



19 October 2016

**Submission to the Heritage Council
Registration Hearing
Richmond Maltings (VHR 2050)
NTAV ref: B7204**

Overview

The National Trust of Australia (Victoria) appreciates the opportunity to speak relation to this matter.

What are main points?

- Accept B7 & B10 not a matter for Heritage Council as not included in application
- Regret that HV did not also address exemptions for B1, 2, 3,
- Concentrate on B9 as that is matter disputed; exemption should be removed
- There has been a material change in circumstances since 2004.

In line with our submission, we said we would have thought it pertinent to consider the permit exemptions applying to the site in its entirety, but given 7 & 10 were not part of the application by Save Dimmeys, we accept that B7 and B10 were not required to be considered by HV and therefore are properly not under consideration at this hearing. ,

We prefer and therefore generally support the position of the nominator, and advocate that the existing registration for the Richmond Maltings (VHR2050) be amended to remove the permit exemptions allowing demolition of:

- the remaining walls to the 1903 malt house [B2] fronting Gough Street;
- the remaining walls to the 1928 malt house [B1] fronting Gough Street and Cremorne Street;
- the 1922 and later office building (including the remnants of the 1903 malting's) [B3] fronting Gough Street;
- the 1960-62 and later silos [B9], fronting Harcourt Parade;

In as far as Heritage Victoria did consider the application for removal of the permit exemptions applying to the registered buildings, The National Trust of Australia (Vic) supports the recommendation by Heritage Victoria for removal of exemption to B9.

The Heritage Council, reporting its decision to uphold a refusal by the Executive Director for a permit in November 2006, itself stated that the B9 exemption was *somewhat anomalous* and *'inconsistent with the express reference to the heritage significance of the silos'*. In summary, in 2003-2004, the level of significance of some buildings was under contention:

- National Trust: B10, B11 (did not classify)
- Heritage Victoria: B1, B2, B10, B11 (recommended exemptions)
- Heritage Council: B1, B2, B3, B7, B9, B10 (granted exemptions)

Given the significant time, the 12 years that has elapsed since this assessment, and the evolving appreciation of mid-century industrial heritage in Victoria since that time, it is reasonable for a reassessment of the permit exemption in question.

Since 2004, changes to industrial heritage landscape in Melbourne have been substantial –

- in City of Yarra itself the Yorkshire Brewery has finally been redeveloped after decades of being a bomb site;
- city of Melbourne heritage amendment c207 (2014), adding a number of industrial complexes including Dustday Investments, 85-105 Sutton Street (1956)...the Carlton & United Brewery site has been redeveloped;
- Victoria Dock – Docklands – has had its heritage torn out;
- industrial heritage is being scrutinised in City of Port Phillip as Fishermans Bend redevelopment gets under way.

As we note later, public and community consciousness of the significance of silos - their iconic status across Victoria and reuse potential - have emerged very recently, and regrettably that there has been a large number of demolitions of malting silos since 2004.

The National Trust is supportive of the position outlined by the ED in his submission-in-reply at point 14:

‘While the view of the HC in 2004 ought to carry some weight, the HC is not bound by its past decisions and is permitted – indeed, obliged – to consider the present recommendations afresh’.

Permit exemptions

Heritage Victoria is recommending an amendment to the registered place under s54 of the *Heritage Act*. An amendment to the registration is treated in the same way as a registration.

Guidelines for nominations to amend a registration are published by Heritage Victoria on their website.

www.dtpli.vic.gov.au/heritage/heritage-registration-and-certificates/registration/altering-or-removing-a-registration

They specifically draw the attention of the nominator to s42. Hence s42(4) may apply:

(4) In determining that a place or object or part of a place should be registered, the Heritage Council may also determine the works and activities that can be carried out at the place or in relation to the object without the need for a permit under this Act.

, we also note permit exemptions may also be declared by the Heritage Council under s66 “from time to time” for classes of works or activities. Power of revocation exists under s66 (5).

Whilst guidance about how exemptions may be *applied* for is provided by Heritage Victoria on its website at www.dtpli.vic.gov.au/heritage/apply-for-heritage-permits/permit-exemptions, we note the absence of any published policy on permit exemptions to guide the decision-making of the Heritage Council under either s42 or s66.

The National Trust’s experience of the practice of Heritage Victoria, acting on behalf of the Executive Director, for assessing permit exemptions has been to confine them to minor alterations that will not in their opinion detrimentally impact the stated heritage significance of a place.

The Trust submits the demolition, with the benefit of a permit exemption, of any of the identified registered maltings buildings in their entirety has the potential to have a detrimental impact on the significance of the place as a whole. It is the place that is included on the register. The place is the Richmond Maltings. All the land L1 and all the structures identified with b designators make up the registered place. Permit decisions and decisions to grant permit exemptions are considered as impacts on the cultural heritage significance of the place. The possible demolition of b9 must be assessed for its impact on the significance of the registered place as a whole.

Such impacts are usually and properly regulated through the *Heritage Act* permit process. The Act allows owners to make applications to demolish part of or all of a registered place.

Demolition is not precluded by registration; the permit process allows a proper process for assessment of the heritage impacts of a proposed demolition. It is established practice that the registration process determines the heritage significance and hence the extent of registration (supported by a statement of significance). Applications for works including demolition are then properly reserved for the permit process.

To allow demolition of part or all of significant places by way of permit exemption is to defy the logic and provisions established by the Act. Permit exemptions are usually reserved for minor works, and where cultural heritage significance will not be impacted. The logic and consistency of the registration and the processes of the Act are not compromised. This is in contrast to the Maltings registration as it currently stands.

Thus, the National Trust supports the arguments outlined in the ED's submission in reply at point 15 as follows:

[the] demolition of heritage buildings B9 would therefore have the capacity to substantially reduce the cultural heritage significances of the Place and of the Nylex sign. In this circumstance, it is appropriate that a proposal to demolish heritage building B9 be subject to the scrutiny of the permit application and appeal process.

National Trust Classification Report

In reaching this position, the National Trust has made reference to several policies and reports. Notably, the Trust classified the Cremorne Maltings (B7204) in June 2003, when the significance of the silos was highlighted:

"The buildings include the two large mid-1960s concrete silos, which together comprise the largest surviving maltings silos in Victoria, and are one of the largest examples of the concrete silos that are strongly associated with Victoria's farming areas and the food processing industries of urban areas."

It continues, under heading Silos in comparative analysis,

As probably the most prominent silos in Melbourne, they have landmark status, representing a gateway to the SE suburbs by virtue of their location on the SE Freeway and Punt Rd. This has been identified as early as 1985 Richmond Conservation Study (notably only 24 years after their construction, which noted that "These concrete silos form an important landmark in Richmond, and are visible from approaches along the Yarra River. In addition, the Nylex digital clock and thermometer on top of this exceptionally high and prominent vantage point has also become a landmark for Melburnians. The silos and the sign feature in Paul Kelly's 'Leaps and Bounds' and their possible demolition has generated an unusual amount of media and public opposition.

And, I would submit to you, this public opposition has not diminished in any way since 2004. Notably, identified in Richmond Conservation Study, so suggest silos have high degree of local significance that is not being protected by neutralising the VHR registration. This is in direct opposition to objectives of the Heritage Act.

VHR Statement of Significance

Crucially, we note that all of the structures named above (B1, B2, B3, B7, B9 and B10) are individually included in the Statement of Significance, described under 'what is significant' about the Richmond Maltings.

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The 1952 and 1960s concrete silos by reason of their height scale and bulk visually dominate the immediate townscape, and are also viewed over a wide distance in eastern Melbourne. Together with the Nylex sign, which sits atop the silos, they have become a significant cultural iconic feature in the Melbourne landscape and psyche and even feature in the song Leaps and Bounds by musician Paul Kelly.

Return to this shortly in discussing how this statement of significance might evolve over time.

Richmond Maltings Permit Exemption Policy (VHR2050)

The Policy (Appendix 2 of this letter) explicitly states,

'The list of features identified in the extent of registration contribute in a fundamental way to the understanding of the historical, technological, architectural, social and cultural significance of the site. While most of the buildings have been subsequently altered and are not intact, they retain many external and internal features that demonstrate the function of the buildings and the site.'

As documented in the Permit Exemption Policy (Appendix 2), *'the buildings demonstrate the different processes used for producing malt, including traditional floor malting and pneumatic malting, using salad boxes and drums'*.

The Policy goes on to state that *'the storage of barley and malt, important to the process of manufacture, is demonstrated by the 1939-40 storage building, 1952 and 1960s silos'*.

Despite this, these buildings are afforded varying degrees of permit exemption:

- the 1939-40 storage building (B4), subject to interior works under the permit exemption;
- the 1952 silo (B8), with no applicable permit exemption; and,
- the 1960s silo (B9), subject to demolition under the permit exemption.

Whilst the permit exemption policy notes,

'It is acknowledged that within the features identified in the extent of registration, particularly some later additions and alterations in the 1960s, that there exists scope for works, alteration and adaptation to any given feature without diminishing the overall significance of the place',

at no point does the Policy suggest that demolition of these buildings would be considered acceptable – it clearly points to an intent for adaptive reuse of buildings.

Report of Heritage Council Registrations Committee Hearing, Friday 13 February 2004

The Heritage Council Registrations Committee Hearing report emphasises the disconnection between the significance of the site and the decision to approve permit exemptions:

'Reasons for Decision: In consideration of the integrity of the buildings within the site, the Committee concluded that while substantial modifications have occurred throughout its history, the complex as a whole retains the capacity to demonstrate the malting process...' (our emphasis)

and later, a seemingly contradictory statement that,

'The permit policy for this site should be amended to allow for the demolition of the following buildings subject to full recording to the satisfaction of the Executive Director: B1, B2, B3, B7, B9, B10.'

Heritage Council decision, 22 November 2006, for large illuminated promotional sign on the 1960s silo

In 2006 the Heritage Council confirmed the decision of the Executive Director to refuse a permit for installation of a large illuminated promotion sign. The Heritage Council reported:

'The Executive Director refused the permit application for installation of a large promotional advertising sign on the south side of the silos on the basis that it would have an unacceptable visual impact on the aesthetic and social significance of the silos and would visually compete with and detract from the Nylex sign (registered place H2049) that sits on top of the silos, thereby detrimentally impacting on its historical and social significance.'

The Committee's decision stated that:

'The Committee is satisfied that the industrial use and character of the site as a whole are of heritage significance, that the silos are an important part of that industrial use and that by virtue of their height, scale and bulk the silos are visually dominant component of the industrial character.'

It is particularly important to note the reason for the Committee's Decision (our emphasis), at point 20:

'The Committee regards the permit exemption policy in the statement of significance which allows demolition of the silos subject to recording as somewhat anomalous. There is nothing in the reasons of the Registration Committee which determined to register the Maltings complex which explains the exemption. The exemption appears inconsistent with the express reference to the heritage significance of the silos in the statement of significance and incongruous with the subsequent decision to register the Nylex sign which sits on the silos. The Registration Committee reasons to refer to a Conservation Management Plan for the complex prepared by Allom Lovell which describes the silos as elements of no significance (page 49). However, the Registration Committee made no explicit findings on the heritage significance of the silos. This Committee is not prepared to accept that the permit exemption policy implies that the silos are of

no significance at all; indeed, the permit applicant and its witnesses did not urge that proposition upon us.'

Reasonable or Economic use / undue financial hardship

We note that the Heritage Act 1995 reads, at section 73:

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

We agree with the submission of Heritage Victoria, with regard to the reasonable and economic use of a place, and undue financial hardship caused, that these are both inherently changeable – owners regularly change, as do their finances. We support Heritage Victoria's submission that:

'Considerations of reasonable and economic use and financial hardship to the owner are irrelevant to the question of whether to record a place on the Register, and the controls that apply to that registration. There is no principle of statutory construction or policy which indicates otherwise, and consideration of any accrued rights does not alter this situation. Only once the permit application and appeal stages are reached, when a proposal and an owner are known and may be considered, do considerations of reasonable and economic use and financial hardship to the owner properly and lawfully come into place.'

We support the submission of the City of Yarra that there is no requirement under the Heritage Act 1995 for the Committee to consider the economic impacts of amending the registration on the future use or development of the site. Such considerations are only relevant to the grant of a permit, not whether a permit requirement should be applied.

We note that Section 38(3) of the Heritage Act provides that a 'submission must relate only to the issue of whether or not a place or object is of cultural heritage significance or to any recommendation under section 33 in relation to the place or object' – and we agree with the City of Yarra's view that it follows that this also applies to any response to a submission.

The National Trust has long held the view, well-articulated by the City of Yarra, that:

'Clearly there is a difference between the role of a registration hearing and the role of a permit hearing. The two processes are not the same and to characterise the purpose of them as being the same is to misconceive the process. In the context of the error made in this regard, the submission can be understood. But it is erroneous. The purpose of a registration hearing (or one which revisits an exemption) is not to permit or not permit demolition. It is to determine whether a permit process is

required in order to properly consider the role and function of a component of a site in terms of cultural heritage significance. It enables the critical question to what extent is the cultural heritage significance of the place diminished or affected by the proposed demolition, to be asked whereas in the context of an exemption, it cannot be asked. Accordingly, it is misconceived to suggest that the issue is the same and therefore to interpolate that an issue which is of significance to the permit process is therefore, of significance to the registration (determination of exemption) process.'

We emphasise that this view has been previously upheld by the Heritage Council – noting that City of Yarra have pointed to the Heritage Council decision regarding **Lorne Cinema R9432 [2010] VHerCI 3**, who stated¹:

'The Committee is not required to consider and has not considered the economic impacts of registration on the future use of the place. This is a matter to be considered by the Executive Director pursuant to Section 73(1)(b) of the Heritage Act should he receive a permit application in relation to the place. '

We note this matter was also addressed by the Heritage Council in the registration of the **Dromana Drive-In R9436 [2010] VHerCL 9**, where the Committee stated at [23] that:

'The Registration Committee cannot consider matters relative to financial viability. The Committee's role, pursuant to s.42(1) of the Heritage Act is to determine whether the place or object is of cultural heritage significance. Registration of a place does not necessarily preclude development or change of use; however, some works may require a permit. Matters of financial viability may be considered by the Executive Director in relation to the determination of a permit application. '

Further, the Heritage Council Registrations Committee report regarding the inclusion of **Total House, 170-190 Russell Street Melbourne (dated 30 April 2014)** on the VHR states at part 15:

'The Committee is of the view that it is bound by the provisions of s38(3) Heritage Act which state that only material relating to the 'issue of whether or not a place or object is of cultural heritage significance' should be considered. The Committee agrees with the submission of Ms Brennan that the Heritage Act does not allow for the consideration of material relating to the economic use during the registration process. The Committee specifically rejects Mr Morris' submission that s42(1) should be construed so as to enable the Heritage Council to have a discretion to refuse to register a place even if it satisfies one or more of the criterion'. The Committee denotes that the purpose of the Heritage Act, as outlined in s1(a), is to 'provide for the protection and conservation of places and objects of cultural heritage significance and the registration of such places and objects'. The Committee is of the view that it

¹ Citations of Heritage Council decisions have been italicised in this document.

is incumbent on it to include a place on the Register if it satisfies one or more of the criterion. As was noted by Ms Brennan, s73(1)(b) Heritage Act requires the Executive Director (or the Heritage Council in the event of an appeal) to consider the economic impact of subsequently refusing any permit for the redevelopment of the Place.

At part 16, it continued:

'As a result of its conclusion, the Committee has determined to exclude all material submitted that does not relate to the cultural heritage significance of the Place. '

The full decision of the Heritage Council Registrations Committee regarding Total House is included in Appendix 1.

Has there been a material change of circumstances?

The National Trust does not agree with the submission submitted by Best Hooper Solicitors on behalf of Caydon Property Ground Pty Ltd, which submits at part 10 that there has been no material change of circumstances to warrant the removal of the exemptions.

We note that the expert evidence by Lovell Chen Architects & Heritage Consultants, prepared on behalf of Caydon Cremorne Developments Pty Ltd, states on page 26:

'Since registration of the Richmond Maltings in 2004, there have been some changes in terms of broader context of related sites. There are a number of other maltings complexes that were extant in 2005, but have subsequently undergone a level of change. In some cases, this has been through adaptation and development, as is proposed for this site, while in one case there has been more wholesale demolition.

Continued on page 27 (our emphasis):

'It is evident from the above that Richmond Maltings sits within a broader context and generally comparable industrial sites, either purpose-built or adapted maltings complexes, within a date range from the mid-nineteenth century through to more recent times.

In terms of a material change, the site could be considered to be of **slightly increased rarity** in the context of the demolition of the former Joe White Maltings in Ballarat. This is one of three comparisons referenced in the VHR statement, the other two being the former James Hood complex in Islington Street, Collingwood, and the Barrett Burston complex in Gibdon Street, Richmond. These both survive, albeit the Collingwood example has been adapted and developed.

Further, we acknowledge the following comments outlined by Maddocks on behalf of Yarra City Council in their submission in reply at point 4:

Council also submits that, buildings can become more significance over time. This is particularly so where other comparative examples have been demolished or

extensively redeveloped. Mr Lovell's report identified a number of these at Section 2.7 of his report, including one of the 3 comparisons referenced in the Statement of Significance (Joe White Maltings complex in Gregory street, Wendouree, Ballarat, which has since been demolished) and one within the municipality (the Joe White Maltings complex in Victoria Parade, Collingwood, which has since been demolished).

We have undertaken some comparative analysis of these sites to consider the broader context of generally comparable industrial sites. Given the focus of this registration hearing on the 1962 silos, we have focussed on malting sites which also feature, or previously featured, silos.

In reviewing the comparative analysis in the VHR Statement of Significance, and on pages 26-7 of the Lovell Chen report, the National Trust analysed the status of seven sites which currently feature or have previously featured silos:

1. Former James Hood & Co. site (1878), Islington Street, Collingwood– adapted for residential use since 2005
2. Barrett Burston complex (1892), Gibdon Street, Burnley/Richmond– still operational
3. Joe White Maltings Complex (1898), Gregory Street Wendouree/Ballarat – demolished since 2005
4. Joe White Maltings Complex (1910), Victoria Parade, Collingwood – demolished since 2005
5. Former Maltings complex, 22-28 Abinger Street & 37-45 Lyndhurst Street, Richmond – adapted for residential prior to 2005
6. Aitken's Victoria distillery (1862), Northumberland Street, Collingwood – adapted for residential use prior to 2005
7. The Yorkshire Maltings, formerly the Yorkshire Brewery (1861/1876), Robert Street, Collingwood – demolished since 2005

Prior to 2005, two of these seven sites had already been adapted for residential use. At 2005, there was a balance of five silos unadapted. Since 2005, the silo buildings have been demolished at three of the sites. One site's silo has been adapted for residential use, and we understand the other site's silo is still operational. In summary, three of the seven comparable sites with silos have had their silos demolished in the decade since the registration hearing. It is the National Trust's submission that this should be considered to be a material change in circumstance.

The following pages provide some detail regarding the current status of the sites listed above.

The first three examples are referenced in the VHR statement of significance.

1. Former James Hood & Co. site, Islington Street, Collingwood (1878)

This silo has been adapted since 2005, as noted in the Lovell Chen report on page 26:

‘In the inner suburbs, the former James Hood maltings complex in Islington Street, Collingwood (1878), has been adapted and partially redeveloped for residential use, albeit it is understood to retain some heritage buildings or building components. The silos on that site have been adapted/developed for residential use. The complex has not been inspected internally.’



Google Maps Street View, January 2010



Google Maps Street View, July 2014

2. Barrett Burston complex on Gibdon Street, Burnley/Richmond (1892)

This silo is still operational, as noted in the Lovell Chen report on page 27:

The Burnley Maltings complex in Gibdon Street, Richmond (1892) remains and is operational. This complex has operated continuously as a maltings since 1892. It includes remnants of its original establishment as a brewery with an on-site malt house of 1892 in the form of the two-storey malt house, and the west and north elevations of the barley store and staff facilities at the west of the site. The silos were constructed in the 1940s to support bulk handling of grain within the site. The remaining fabric, structures and processes date from the 1950s-60s phase of



development, or later upgrades.

Google Maps Street View, Twickenham Crescent, January 2010

3. Joe White Maltings Complex, Gregory Street site, Wendouree/Ballarat (1898)

This silo has been demolished and replaced with a new housing estate, as noted in the Lovell Chen report on page 27:

Further afield, the Joe White Maltings complex in Gregory Street, Wendouree, Ballarat (1898) has been redeveloped including demolition of all buildings. The demolition of this complex has further reduced the number of sale maltings sites in Victoria.

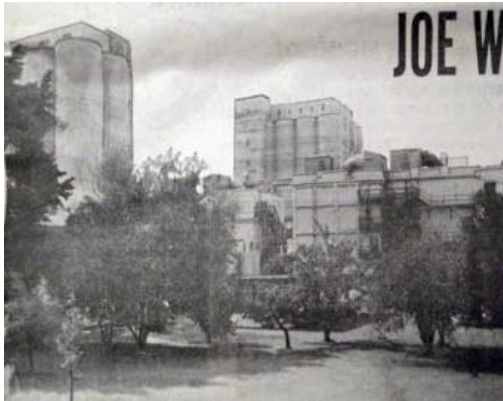


Image: Joe White Maltings Wendouree, c. 1967, University of Ballarat Historical Collection



BEFORE

Google Maps Street View, November 2009, Gregory Street, Wendouree



AFTER

Google Maps Street View, December 2014, Gregory Street, Wendouree

**3. continued, Joe White Maltings Complex, Gregory Street site,
Wendouree/Ballarat (1898)**



BEFORE

Google Maps Street View,
November 2009,
Gregory Street Wendouree



AFTER

Google Maps Street View, December
2014,
Gregory Street Wendouree



BEFORE

Google Maps Street View, November
2009,
Gregory Street, Wendouree



AFTER

Google Maps Street View, December
2014,
Gregory Street, Wendouree



Google Maps, former location of the Joe White Maltings Complex, Gregory Street, Wendouree/Ballarat.

The following four examples, numbers 4 to 7, were given as additional comparative examples in the Lovell Chen report (p. 26).

4. The Joe White Maltings Complex in Victoria Parade, Collingwood (1910)

This silo has been demolished since 2005, as noted in the Lovell Chen report on page 26 (our emphasis):

‘...a brewery converted to a maltings, had been largely demolished in 2005, with only the 1960s concrete silos remaining as part of the Porsche centre. **These too have subsequently been demolished.**’



Image: Silos, Joe White Maltings Ltd., Victoria Parade, Collingwood, 1961, Wolfgang Sievers, Courtesy of the State Library of Victoria

4. continued, Joe White Maltings Complex in Victoria Parade, Collingwood (1910)



Google maps street view,
Victoria Parade, Collingwood,
November 2009



Google maps street view,
Victoria Parade, Collingwood,
March 2014

(silos undergoing demolition)



Google Maps Street view,
Victoria Parade,
Collingwood, October 2015

(silos demolished)

5. Former Maltings complex, 22-28 Abinger Street & 37-45 Lyndhurst Street:

As noted in the Lovell Chen report on page 26 (our emphasis):

‘...maltings complex at Abinger and Lyndhurst Streets, Richmond (c. 1880), adapted and redeveloped for residential use in the 1990s.

Former Maltings Complex, 22-28 Abinger Street, the Yarra City Council HO Statement of Significance Comparative Analysis makes reference to the Richmond Maltings subject site (<http://vhd.heritagecouncil.vic.gov.au/places/194515>), and two of the three other examples cited in the VHR Statement of Significance (our emphasis). It also includes some interesting information about other international examples of silo conversions:

The subject property in Abinger and Lyndhurst streets, Richmond, as a former maltings complex, has comparative examples elsewhere in the City of Yarra. These include the more substantial and intact **Barrett Burston Richmond Maltings site, in Gough Street, Cremorne**, which has a broader mix of malting buildings and silos, the earliest of which also date back to the 1880s. Others include the **former James Hood & Co malting in Islington Street, Collingwood (1878)**, which is currently undergoing a redevelopment and conversion program, as per the subject property; **and the Barrett Burston Gibdon Street maltings in Burnley (1892)**. In terms of conversions, the adaptation of silos to apartments gained publicity with La Pedrera ('the quarry', c 1972-5) in Barcelona, where Ricardo Bofill and Taller d'Arquitectura converted a group of cement-storage silos to circular-plan apartments, lit by small windows and concrete balconies inserted into the sides of each silo. Other components of that site were also retained. This project gained publicity in Australia through its coverage in *Architectural Design*, and through Bofill's increasing international prominence. For maltings conversions, a celebrated example was that of Pebble Mill in Britain, where television studios were created. The Nonda Katsalidis designed conversion of this property, including the adaptation of the silos, followed his already renowned city buildings at 170 La Trobe Street (1991) and 300 La Trobe Street (the Argus Centre, 1991); and the Melbourne Apartments in Franklin Street (1994). The maltings development is also among his best-known projects, not least in part due to the prominence of the development in the inner city context, and the pioneering approach to the silos. The use of pre-rusted steel was also innovative, and reappeared on his later Asian Studies Centre at the University of Melbourne (2001), and his apartment conversion of the former Russell Street Telephone Exchange in the Melbourne CBD (2002). The 'ships' prow' fronts also returned in Katsalidis Republic Tower, at the corner of La Trobe and Queen streets (1997-2000). Philip Goad has described the Richmond building as 'totemic', and 'a brutish totemic tower of inner-city living', adorned by a 'crown of thorns' upper eave.

5. continued, Former Maltings complex, 22-28 Abinger Street & 37-45 Lyndhurst Street:



Images: National Trust, September 2016

The National Trust Classification Report for the Richmond Maltings states the following (p. 15):

Numerous other concrete silos have been converted into apartments in Melbourne, and elsewhere in Australia. These have invariably become the occasion for innovative and stylish architectural solutions.

6. Aitken's Victoria distillery (1862), Northumberland Street, Collingwood

As noted in the Lovell Chen report on page 26:

'later converted to a maltings, in Northumberland Street, Collingwood, had already been adapted for residential use when the CMP for the Richmond Maltings was prepared in 2005, with the majority of buildings on the site apparently retained.



Google Maps street view, July 2014, Northumberland St, Collingwood



Aitken's Victoria distillery,
September 2016,
Image: National Trust



7. The Yorkshire Maltings (formerly the Yorkshire Brewery), 1861/1876, Robert Street Collingwood

As noted in the Lovell Chen report on page 26:

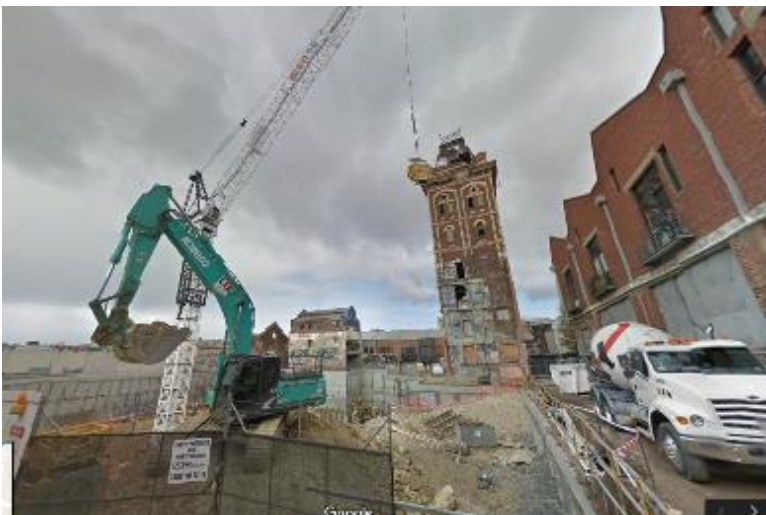
'...adapted for use as a maltings in the 1950s, in Robert Street, Collingwood, was not operational in 2005. It has recently been adapted and redeveloped for residential and mixed use. **Concrete silos on the site were demolished as part of the project.**'



Google maps street view,
Robert Street, Collingwood,
April 2013



Google Maps street view,
Robert Street, Collingwood,
March 2014



Google Maps street view,
Robert Street, Collingwood,
July 2014

Landmark Value

The National Trust is supportive of the summary included in the submission by Miles Lewis in relation to B9 (on page 32)

‘B9 is not important as a silo building, nor as a work of engineering. It is however of considerable importance for its contribution to the ‘distinctive industrial aesthetic’ of the site, and as a landmark. It is also, so far as this may be relevant, integral in conservation terms with the Nylex sign.’

We also support the view outlined by Yarra City Council at point 5 of their submission-in-reply prepared by Maddocks:

we refer to Council’s submission dated 8 August 2016 and 22 September 2016, and the evidence statement of Bruce Trethowan dated 22 September 2016, and submit that Building B9 is significant for its **landmark qualities**, its **industrial aesthetic**, its role in understanding the evolution of the Richmond Maltings site, its relationship with the Nylex sign, and as a **cultural ‘icon’**, and its level of significance warrants the removal of the permit exemption.

The National Trust does not agree with the following line of argument pursued by Bryce Raworth in his submission-in-reply at point 9:

I agree that B9 is of some importance for its contribution to the ‘distinctive industrial aesthetic’, and as a landmark, **however I do not believe that these aspects of interest are, or were found by the Heritage Council Registration Committee of 2004, of state significance.** While they are matters referenced in the statement of significance, they are not of a similar level of state significance to those matters set out in the Registration Committee’s Explanatory Notes as being the basis of the registration of the site – just as B1 and B2 were identified as having some lesser contributory value, so is B9 identified as having a lesser value, **albeit a visually prominent lesser value.**

In speaking with members of the broader Melbourne and regional community, the National Trust would like to point out the fact that if all buildings were demolished within the Richmond Maltings complex while retaining the concrete silos at B9, there would be little outrage in terms of cultural value and significance. The silos and the associated Nylex sign are the elements of the sign entrenched in the minds of the community, not the sum of the site as a whole.

We do agree with Raworth’s statement at point 14 that ‘clearly the relative importance of the landmark qualities of the silos in terms of the registration of the site is a key issue that is in dispute’ (submission in reply point 14).

Connection of Silos to Nylex sign

Lovell Chen note in their submission in reply on pg. 2 that while the silos and the Nylex sign can be drawn together within the context of the Burra Charter concept of place, **this is not essential to the competition of the significance of one or the other.**

The National Trust rejects this assertion. The following articles drawn from the Burra Charter are particularly relevant in this regard:

Article 11. Related places and objects: The contribution which related places and related objects make to the cultural significance of the place should be retained.

Separation of the silos from the Nylex sign:

Article 8. Setting: New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location 9.1: The physical location of a place is part of its cultural significance. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

Melbournalia Gifts and Art

We also submit that the social significance of the silos has been increasingly recognised since 2005 – the silos now feature on a range of ‘Melbournalia’ gifts and art including coffee cups, tea towels and in art and children’s books about the city. The following images show some representative examples:



Make Me Iconic giftware, coffee cup and teatowel

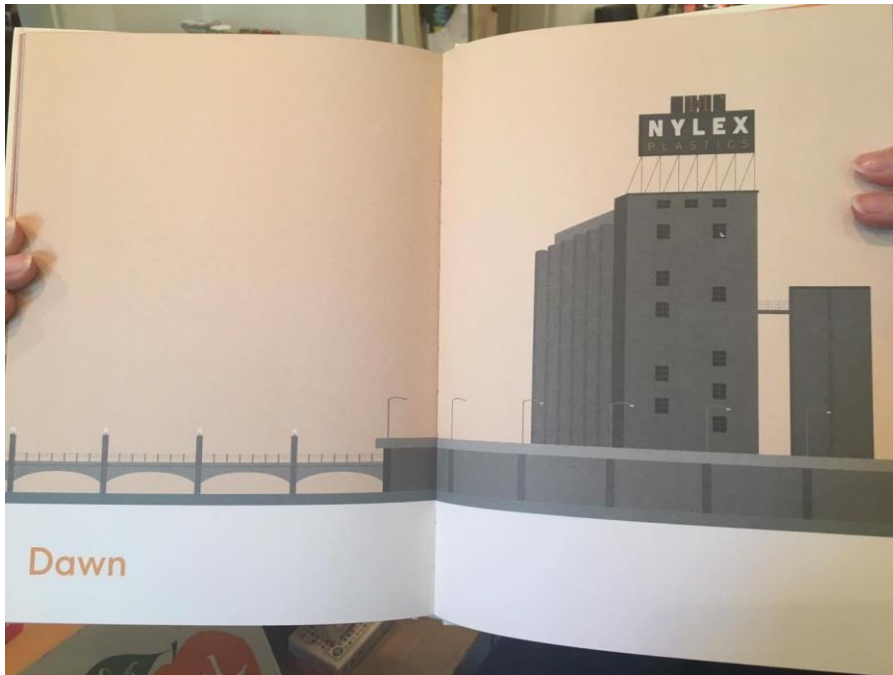


Illustration from
'Melbourne Word by
Word', by Michael
McMahon, 2016

Not the only silos making their transition into cultural objects

- mural artists painting portraits at Brim and Patchewollock
- Quambatook now has a silo cinema, screening Rocky Horror Show for Halloween

Conclusion

In summary, given the silos' established heritage significance, its increasing rise in prominence of the silos as a physical landmark, as a cultural icon, and as an increasingly rare example of maltings silos given the demolition of three other comparable silos since 2005, we submit that this amounts to a material change in circumstance. We also support the submission of Heritage Victoria and the City of Yarra with regard to the consideration of economic use in the amendment of the registration.