

# MORELAND CITY COUNCIL

## REFERRAL TO HERITAGE ADVISER

<b>To:</b>	Ruth Redden (Heritage Advisor)
<b>Date Referred:</b>	29-August-2019
<b>From:</b>	Richard Tolliday (Project Manager Major Projects)
<b>Application No:</b>	Heritage Victoria - Permit application P31649 for a permit to facilitate site construction requirements, Service and Combined Services Route works and temporary relocation and restoration of items within and adjacent to Moreland Station Reserves including the eastern reserve and western reserve (Gandolfo Gardens)
<b>Description:</b>	Proposed site establishment works at Moreland Station, including tree removal and signal box and signal relocation. The proposed works are part of the Bell Moreland Level Crossing Removal Project
<b>Heritage Status: HO Number.</b>	The site is located within the following heritage overlays: <ul style="list-style-type: none"><li>• HO180 (Precinct - Upfield Railway Line Precinct)</li><li>• HO115 (Precinct - Moreland Station Precinct)</li><li>• Part of the site is included on the Victorian Heritage Register under the Heritage Act 2017 (Ref No H952)</li></ul>

### REFERRAL REQUEST

Council Officers request your review of the application by the Level Crossing Removal Project (LXRP) to Heritage Victoria which seeks to conduct site establishment works at Moreland Station, including tree removal and signal box and signal relocation on the Upfield trainline.

Officers are seeking an independent review of the heritage merits of the application to assist in the formation of its advocacy position and any subsequent submission to Heritage Victoria on this matter. The review should include a recommendation as to whether the recommendations of the application are reasonable from a heritage perspective and should be accepted and supported or whether they are unreasonable and not supported.

### INFORMATION

Relevant information including the application can be found at <https://www.heritage.vic.gov.au/permits/currently-advertised-permits>

Relevant documents for your review include:

- Heritage Impact Statement
- Reasonable and Economic Use Statement
- Scope and Plan Part 1
- Scope and Plan Part 2

## **OFFICER'S COMMENTS**

The following questions are proposed to guide your review and are key to Council's considerations:

1. Are the conclusions of the application reasonable from a heritage perspective?
2. Specifically, are the proposed service and combined services route works and temporary relocation and restoration of items within and adjacent to Moreland Station Reserves including the eastern reserve and western reserve reasonable, having regard to the Statement of Significance for Heritage Overlay Schedules 180 and 115?
3. Is there sufficient information provided in the application to form a position. If not, what specific information is missing and should be requested?
4. Does the Heritage Impact Statement and Reasonable Economic Use Statement reasonably account for the current Heritage Victoria nomination process which seeks to regard the Gandolfo Gardens as being of state significance?
5. Should the application be supported or objected to from a heritage perspective?

Your confirmation and/or further comments are requested.

If you have any queries in regard to this referral, please contact me on 9240 1167 or via email.

TIMING:

Urgent      Within  business days

RICHARD TOLLIDAY  
**Project Manager Major Projects**

# MORELAND CITY COUNCIL

## RESPONSE TO REFERRAL

<b>To:</b>	Richard Tolliday (Project Manager Major Projects)
<b>Date of response:</b>	5-September-2019
<b>From:</b>	Ruth Redden (Heritage Advisor)
<b>Application No:</b>	Heritage Victoria - Permit application P31649 for a permit to facilitate site construction requirements, Service and Combined Services Route works and temporary relocation and restoration of items within and adjacent to Moreland Station Reserves including the eastern reserve and western reserve (Gandolfo Gardens)
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### Relevant documents reviewed:

- Heritage Impact Statement
- Reasonable and Economic Use Statement
- Scope and Plan Part 1
- Scope and Plan Part 2

**Expert's ability to comment on this referral:**

(a) Full name:

- Ruth Redden

(b)

Qualifications

- Bachelor of Design, Deakin University, 2008
- Master of Architecture, Melbourne University, 2010
- Registered Architect (18147), 2011
- Conservation of Traditional Buildings (short course), Canberra University, 2013
- International Specilised Skills Institute Fellow (Conservation of Post-War Buildings, New York City, USA), 2014
- PhD Candidate, Melbourne University, current
- Australian ICOMOS National Scientific Committee on Energy and Sustainability, member
- National Trust (Victoria) Building and Estates Committee, member

Experience:

2017 – current: RR Conservation Design, Director  
2015 – current: Yarra City Council, Heritage Advisor  
2012 – current: Maribyrnong City Council, Heritage Advisor  
2012 – 2016: Heritage Alliance, Project Architect  
2011 – 2011: Yarra City Council, Assistant Heritage Advisor  
2011 – 2011: Woodhead Pty Ltd, Graduate Architect  
2005 – 2010: Woodhead Pty Ltd, Student Architect

Areas of expertise:

- Restoration of historic buildings (especially Victorian, Edwardian and Inter-War structures)
- Construction of new builds to historic sites
- The environmental performance of historic buildings
- Heritage advice to private and public organisations
- Heritage Impact Statements, Conservation Management Plans, typological studies and feasibility studies

## RESPONSE TO OFFICER'S QUESTIONS

### 1. Are the conclusions of the application reasonable from a heritage perspective?

No.

The application concludes that:

- From a State perspective, the significance of the site pertains to the 19<sup>th</sup> century infrastructure only.
- From a State perspective, the significance of Gandolfo Gardens pertains only to being public open space associated with the Moreland Railway Station (not that the trees have significance in and of themselves).

However, from a local perspective, infrastructure from both the late 19<sup>th</sup> and early 20<sup>th</sup> century is significant – as detailed in the heritage citation for HO180.

Gandolfo Gardens is not (and will not be) included in the Heritage Victoria extent of registration for H0952. However, it is included in both local heritage overlays HO180 and HO115.

The citation for HO180 states (pertinent sections included only):

- *The Upfield Railway Line Precinct is of state historical significance as a rare and **remarkably intact** section of Melbourne's metropolitan railway system from the late 19th and early 20th century, which was an important component of city development and city life during that period and afterward; and*
- *The Upfield Railway Line Precinct is of state social significance as a **lively, vital linear element** in the fabric of the City of Moreland.*

The citation for HO115 states (pertinent sections included only):

- *The Moreland Station Precinct is of local historical significance for its capacity to demonstrate, **through the conjunction of the railway elements** and the surrounding housing on small allotments, the role of the railways in encouraging speculative development in Melbourne's northern suburbs.*

Neither the citation for HO180 or HO115 mentions specifically the significance of mature trees in the reserve, or the social significance of Gandolfo Gardens as a site of strong community activism regarding the preservation of public open space. This is a limitation of the citations as included in the Moreland Planning Scheme. However, the significance of the mature trees in Gandolfo Gardens is recognised by the fact that:

- Some trees are from the early 20<sup>th</sup> century. The HIS (GJM, 2019: Section 5) states that by 1911, 250 trees were planted in the reserve, and that most of the trees that exist today are from the 1970s (making them nearly 50years old);
- The age of the trees contributes to the **intactness and setting** of the historic station; and
- The schedule to the heritage overlay includes tree controls for HO115 (precisely for the above reasons).

Accordingly it is strongly recommended that Council advocates on the basis that Gandolfo Gardens is significant as a long-running public reserve associated with

Moreland Railway Station, and that the mature trees, many planted in the early and mid 20<sup>th</sup> century, contribute to the intactness and setting of the Station.

*Note: Further consideration should also be given to updating the statement of significance for HO180 and/or HO115 to include the social significance of Gandolfo Gardens and the significance of mature trees.*

**2. Specifically, are the proposed service and combined services route works and temporary relocation and restoration of items within and adjacent to Moreland Station Reserves including the eastern reserve and western reserve reasonable, having regard to the Statement of Significance for Heritage Overlay Schedules 180 and 115?**

***Regarding service route works***

The proposed service routes are highly disruptive to the site, especially in terms of the number of trees required to be removed to accommodate the routes. The number of mature trees which will require removal will have an adverse impact on the heritage significance of HO180 and HO115 by significantly altering the historic vista. Whilst the proposal includes replanting trees, it would take decades for those trees to grow into mature specimens.

Tree replacement in historic areas is not uncommon. Replacing mature trees can be of long term benefit, as trees eventually die or become unsafe and need to be removed, so replacing them with new can ensure contributory landscaping for another generation. However heritage best practice is to replace trees in planned stages – to minimise the immediate and relatively long lasting impact on the presentation of historic areas.

Accordingly, it is strongly recommended that Moreland City Council advocate for:

- Additional evidence that the proposed routes are the best option from a heritage perspective, and that more mature trees cannot be retained.
- A cost analysis comparing the proposed service routes vs an alternative option (including building the new station on the south side of Moreland Road where less trees will be disturbed. Note: in order to preserve the significance of HO180, the existing railway building would have to be conserved and re-activated as part of this plan).

***Regarding temporary relocation and restoration of contributory items***

The proposal seeks to dismantle, store off-site, restore and reinstate:

- The Moreland Signal Box
- Signal 35 (with relocation next to the Signal Box)
- The Canoe Tree memorial.
- 3 x Canary Island Date Palms

*As a whole, dismantling, storing (with the potential for loss or damage) and reconstructing the above items is highly disruptive to the historic site. Accordingly, the following comments are made in case a more sensitive solution cannot be found.*

Dismantling the Signal Box for restoration and reconstruction is supported on the condition that sufficient documentation is provided prior to the commencement of works. To date insufficient information has been provided to ensure heritage best practice is observed when dismantling, storing and reconstructing items.

Dismantling Signal 35 and relocation is supported. However, the proposal also

includes removal of push rods and other fixtures because they are 'heavily deteriorated and altered' which is not supported without further evidence that they cannot be retained.

Storage for the Canoe Tree memorial, for re-erection is supported.

Removal and relocation of the 3 x Canary Island Date Palms is supported on the condition that additional information is provided on the methodology and that the methodology be peer reviewed by an expert with suitable qualifications to assess impact on the historic trees.

It is strongly recommended that Moreland City Council advocate for:

Prior to the commencement of works, development of:

- 1) Additional information on the physical state of Signal 35 and additional justification for removal of 'push rods and other infrastructure at ground level'.
- 2) Additional information on the methodology for relocating 3 x Canary Date Palms and that the methodology be independently peer reviewed by an expert with suitable qualifications to assess impact on the palms.
- 3) Archival quality photographic survey of items to be removed and stored.
- 4) Detailed existing drawings including plans, elevations and sections of the Moreland Signal Box.
- 5) Detailed proposed drawings including plans, elevations and sections of the Moreland Signal Box.
- 6) A Conservation Works Plan which indicates in detail the methodology for dismantling (including labelling parts), transport, confirmation of WHERE materials will be stored, and methodology for reconstruction.

It is also strongly recommended that Moreland City Council advocate for a financial bond to be placed with Heritage Victoria for the safeguarding and guaranteed reconstruction and relocation of significant elements.

**3. Is there sufficient information provided in the application to form a position. If not, what specific information is missing and should be requested?**

No. Current information does not outline in detail the merits of alternative options that would retain more trees and avoid dismantling historic items for storage (resulting in potential loss or damage) and reconstruction.

See recommendations above for information that should be requested.

**4. Does the Heritage Impact Statement and Reasonable Economic Use Statement reasonably account for the current Heritage Victoria nomination process which seeks to regard the Gandolfo Gardens as being of state significance?**

The application asserts that the significance of the reserve pertains to its use as a public open space. To this extent the proposal is reasonable. However, the application does not acknowledge the significance and value that mature trees (as opposed to any, and young trees in particular) make to the historic vista of the site. If the significance of mature trees was acknowledged, then the application should seek to retain more trees or relocate the proposed station (potentially south of Moreland Road) so less contributory fabric would be affected.

## 5. Should the application be supported or objected to from a heritage perspective?

It is strongly recommended that Moreland City Council object to the application on the basis that insufficient information has been provided on a) alternative options which would conserve more contributory fabric; and b) methodologies for the current proposal.

It is strongly recommended that Moreland City Council advocate for:

- A. Additional evidence that the proposed routes are the best option from a heritage perspective, and that more mature trees cannot be retained.
- B. A cost analysis comparing the proposed service routes vs an alternative option (including building the new station on the south side of Moreland Road where less trees will be disturbed).

*Note: in order to preserve the significance of HO180, the existing railway building would have to be conserved and re- activated as part of any plan to move the station south.*

In the event that a permit is granted for the works as proposed, it is strongly recommended that:

- C. Prior to the commencement of works, the applicant must produce:
  - i. Additional information on the state of Signal 35 and additional justification for removal of 'push rods and other infrastructure at ground level'.
  - ii. Additional information on the methodology for relocating 3 x Canary Date Palms and that the methodology be independently peer reviewed by an expert with suitable qualifications to assess impact on the palms.
  - iii. Archival quality photographic survey of items to be removed and stored. 1 copy for HV, 1 copy for Council and 1 copy for local historical society.
  - iv. Detailed existing drawings including plans, elevations and sections of the Moreland Signal Box.
  - v. Detailed proposed (including restoration) drawings including plans, elevations and sections of the Moreland Signal Box.
  - vi. A Conservation Works Plan which indicates in detail the methodology for dismantling (including labelling parts), transport, confirmation of WHERE materials will be stored, and methodology for reconstruction.

It is also strongly recommended that Moreland City Council advocate for:

- D. A financial bond to be placed with Heritage Victoria for the safeguarding and guaranteed reconstruction and relocation of significant elements.

Please do not hesitate to contact me if you require any further comments or clarification on the above.

Regards,



Ruth Redden  
Heritage Advisor

**Date: 05/09/19**