

## East Side

# Who says big cats hate water?

The Richmond Football Club has opened its new swimming pool to the community.

Located at the Punt Road Oval in Richmond, the facility has been developed under a funding arrangement with the City of Melbourne and the Richmond Football Club.

It will be used by the club for its training and rehabilitation programs and will also be available

to the public at certain times.

The pool is 25 metres long, features four lanes and is ideal for serious and recreational swimmers.

The venue is being managed by Klim Swim, a company established by the Klim family.

A comprehensive Learn To Swim program has also been designed by a group of top international experts including Olympic swimmer Michael Klim and 2002 Australian Rookie Coach of the year Glenn Baker.

**Public swimming times are:**

Weekdays: Morning session 6am to 8.45am  
Evening session 6pm to 8.30pm  
Weekends: Morning session 9am to noon

**Learn to swim times are:**

Weekdays: Morning session 9am to noon

For more information call the Richmond Football Club Community Pool call 9427 1770.



Jolimont Square in East Melbourne, originally owned by Victoria's first Lieutenant Governor, Charles Joseph La Trobe, is set for redevelopment.

Council recently issued a Notice of Decision granting a planning permit to redevelop 101 Wellington Parade bounded by Agnes, Palmer and Charles streets.

Originally La Trobe's private enclosure, the East Melbourne site was converted into Jolimont Square,

a residential precinct, after La Trobe left in 1854. Later, the Adult Deaf Society of Victoria acquired

the site for use as an institute, hostel, secondary college and recreation facility adding administration buildings, tennis courts, and a chapel.

Last year, a planning application proposed to build 43 (two-storey plus) apartments and 98 car parking spaces.

But Council received 40 objections, and the amended application now allows for 22 dwellings (19 new, three retained) and 52 car parking

spaces after consultation between developers, residents and the Council.

"The amended decision was appropriate and shows how the City of Melbourne's commitment to public consultation can deliver significant results for all parties concerned," Lord Mayor John So said.

"The decision balanced residents' concerns with appropriate development in the East Melbourne area, and has ensured Melbourne retains a significant piece of cultural heritage."

## Your residents' associations

Your local residents' association details are:

**Margaret Wood**, President  
East Melbourne Group Inc  
Tel: 9419 1640  
Email: [secretaryemg@hotmail.com](mailto:secretaryemg@hotmail.com)

**Andrew Bennett**, President  
Melbourne South Yarra Group Inc  
Email: [msyg@vicnet.net.au](mailto:msyg@vicnet.net.au)

# Jolimont makes history

A window on Melbourne's history was recently uncovered by Heritage Victoria's time sleuths at developer Folkestone's Jolimont Square residential project at 101 Wellington Parade South, East Melbourne.

They unearthed the remnants of the site's first dwellings, dating to the 1850s when the 8000-square metre-site was owned briefly by Lieutenant-Governor Charles La Trobe, Victoria's first governor.

Foundations, floorboards and fireplaces give an improved understanding of the way early Victorians lived in the eastern suburban enclave.

Heritage Victoria's find brought time to a brief standstill for Folkestone, which won a tender to develop the site two years ago. But the developer has kept a stiff upper lip throughout the process, and will launch the \$17 million project on the market next week.

After buying the site from the Victorian Deaf Society for about \$10 million, it will build two terrace rows of 21 dwellings designed by architect Robert Mills.

The terrace rows will be connected by an existing internal loop road that opens to Wellington

Parade South. Also on offer are two period houses and a chapel, which will be sold as separate single residences.

It was reputedly La Trobe, or rather his Swiss-French wife, who gave Jolimont its name, borrowing it from a town in Switzerland. Agnes and Charles streets were named after their children.

The construction of Jolimont Square is expected to begin in February, with a completion date in early 2005.



Lieutenant-Governor Charles La Trobe lived briefly in Jolimont

# Classic, yet modern

Jolimont Square is set for a "polite contemporary" redesign by architect Robert Mills.

OCCUPYING a site that has been part of Melbourne since its early days, a proposed residential endave at Jolimont Square in East Melbourne puts a new interpretation on the traditional form of the terrace house.

The site was formerly the home of the Victorian Deaf Society and, long before that, of Victoria's first Lieutenant Governor, Charles La Trobe. Now, 18 new terrace houses will be built around the perimeter of the site in a \$36-million project. Architect Robert Mills says it will capture not only spectacular city views but also the essence of inner-city living itself.

"I wanted to design houses that were really low maintenance, so you could come home and just chill out and then, on the weekend, dose your front door and go down to your weekender," he says.

Two houses on Wellington Parade — a two-storey residence dating from 1860 and known as Mornington and a Federation-era residence known as Redcourt — will be retained (and sold as separate residences), as will a centrally located Romanesque-style chapel built in the 1930s for the deaf society.

Listing of the site by Heritage Victoria means the design will also incorporate a central quadrangle which follows the shape of a driveway built when, after La Trobe's departure in 1854, the block was subdivided for housing. All large trees will remain.

Tom Shelton, the development manager at the project's developers Folkstone Limited, says the final design conjures up images of

an old English square. While admitting there were planning difficulties (there were initially plans to build 40 residences on the 0.8-hectare site) Shelton says that, in the end, "ifs come out probably a better scheme".

"We wanted to emulate a lot of East Melbourne living, which is terraces, and we've been able to do that with this new form."

Mills, whose previous work includes the design of the Fawkner Apartments in the former Fawkner Club Hotel and the Versaille Apartments in Brighton, says that while contemporary in design, the project will fit the character of the surrounding district.

The exterior form has been "layered" with the upper levels set further back from the street to create a softer streetscape and to create space on the first floor for terraces. Traditional materials, such as glass, painted stone, dark-stained timber shutters on some windows, and wrought iron, will be used to give the buildings a "familiar" look.

"When you look at these buildings, you already know them," says Mills. "You're comfortable with them because that's what's been used for centuries."

Shelton says the project, whose name comes from the original Jolimont Estate owned by La Trobe, will have "dassic appeal without being too offensive". "Ifs sort of coined a term — polite contemporary — which sits quite comfortably with everyone," he says.

A fall in land height along Agnes Street means that, unlike those homes facing out on other streets, residents will enter from the central courtyard at the first floor. As with all



the houses, the first floor will contain the main living areas.

"By elevating the living room you capture more of the view," says Mills. "Ifs a very old solution. In European cities, you've got all the living on the first floor because the quality of light is better and privacy is better."

The three-storey terraces will feature a home office or home theatre on the ground floor with the bedrooms on the third level, while in the two-storey homes, the bedrooms will be on the ground floor.

Mills says the houses, which range in size from about 223 square metres to 381 square metres, have been designed on an "extravagant scale" (including 2.9 to three-metre-high ceilings). Floors are a mix of stone, carpet and dark-stained polished blackbutt hardwood, while kitchens have reconstituted stone benchtops.

While period terrace houses can have a problem with light in the middle of the home, these have been designed with sizeable expanses of glass to bring light inside. Some also feature central light wells.

The central quadrangle will help to bring light into the houses and aid cross-

101 Wellington Parade South,  
East Melbourne

**Developer:** Folkstone Ltd

**Architect** Robert Mills Architect Pty Ltd  
Eighteen two and three-storey terrace houses featuring three and four bedrooms.

**Price:** From around \$1.5 million to more than \$2 million.

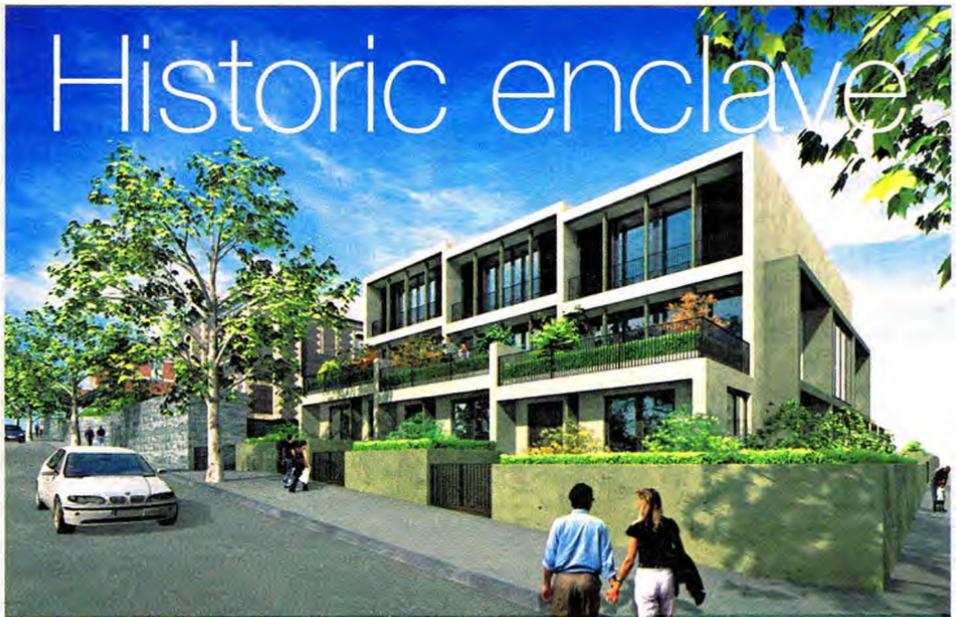
**Information:** A display suite is located on site. Phone Kay & Burton on 9820 1111 or RT Edgar on 9826 1000 or visit [www.jolimontsquare.com.au](http://www.jolimontsquare.com.au)

ventilation, while aluminium awnings help protect against the hot summer sun. Each home has a two-car garage.

Other features include terraces, a security system and intercom and high-speed voice and data cabling.

Shelton says he believes the market will respond well to the project which he describes as an "enclave in the inner city". "You go through the main gates and it's very private. Ifs a bit of an oasis."

# New homes & developments



## A respect for the city's past is guiding this exclusive housing development

By PAUL EDWARDS

**T**he *Jolimont Square* development in East Melbourne is not for everyone. It's just for everyone who can afford it. Tucked away in a historic site between the MCG and Fitzroy Gardens, the small, exclusive development by Folkestone Limited starts at \$1.45 million per unit and heads northwards to \$2.35 million.

"These prices are entirely realistic," Folkestone development manager Tom Shelton says. "You get an awful lot of home for your money."

And that's the truth. The largest homes are a whopping 41 imperial squares — 380 square metres — exclusive of garage, terraces and internal courtyards. That's 41 squares of living space — and what spaces they are!



**Above and top: An artist's impression of the *Jolimont Square* development.**

The hidden world of *Jolimont Square* is in one of Melbourne's most coveted and peaceful enclaves. More than any other part of town, East Melbourne refuses to change. In many cases, the powers that be refuse to let it change.

Thus it has been with *Jolimont Square*. The developers knew there were great sensitivities attached to the former Victorian Deaf Society site in an old square running off Wellington Parade South.

"This is one of the oldest parts of Melbourne," Mr Shelton says. "To achieve a sympathetic development we had to conduct an archeological investigation, which revealed foundations dating back to the city's earliest days. Then we had to comply with Victorian Heritage Inventory considerations regarding

a couple of impressive existing houses, a chapel and a very fine bluestone wall."

*Jolimont Square* extends over almost a hectare and was subdivided from the larger *Jolimont Estate* owned by the first governor of Victoria Charles La Trobe. Described as one of the more important and historically significant sites in Melbourne, it was named after *Jolimont* in Switzerland, where La Trobe and his Swiss wife Sophie had honeymooned.

The new 23-lot development retains a central carriageway where horse-drawn vehicles would once have clattered.

However, the residents will hear precious little clatter of any kind — six-star STC-65 acoustic insulation will eliminate sounds of neighbours, traffic and even the grand final roars from the nearby MCG.

Folkestone reports considerable interest since the development was formally launched, with several signed commitments. The launch took the form of a jazz-and-cocktail party for 200 people who had indicated interest. RT Edgar and Kay & Burton are handling sales and inspections are by appointment only.

The luxurious terraces were designed by Robert Mills, who specialises in high-quality houses and apartments and regularly travels overseas to monitor trends.

Each home has a two-car garage with direct access and 3m ceilings. There are internal courtyards and lightwells and large outdoor living areas.

Ground floors, garages and main outdoor terraces have concrete slab floors; upper levels have timber truss floor systems.

Living areas, studies and bedrooms have pure-wool carpets, while kitchens, powder rooms and other areas have polished and stained, blackbutt hardwood flooring.

All homes have reverse-cycle air-conditioning, high-speed voice and data cabling, security systems and intercom. The entire development has a wrought-iron security gate to the main entrance and internal driveway.

Central to the estate is a garden featuring elm trees and landscaping. **mpg**

# Market news

## Historic appeals



Folkestone project manager Tom Shelton shows off a mock-up of the Jolimont Square project.  
PICTURE: NICOLE EMANUEL

A contentious project in East Melbourne has become a model of what co-operation can achieve, reports **Georgina Hall**.

**A** historically significant East Melbourne property will be redeveloped in an ambitious project that not only survived initial opposition from the Melbourne City Council and a highly mobilised resident group, but managed it without an appeal to Victoria's planning tribunal.

Jolimont Square was home to the first governor of Victoria, Charles La Trobe. It is steeped in history, a common occurrence in this tiny inner-city suburb, which has 68 Victorian Heritage Register listings — more than any other suburb in Melbourne.

Folkestone developers spent 18 months planning the project until council and Heritage Victoria permits were issued. While Folkestone project manager Tom Shelton groans at the length of the planning process, many other developers keen on this picturesque area see the postcode and keep walking.

East Melbourne is not just historic — the mansions and townhouses, bedsits and converted churches are occupied by a monied and smart vanguard of passionate local resident protectors. If any development was going to get bogged down in vehement protest, this was it.

The initial application for 43 apartments — including two four-storey towers, and the removal of two established elm trees and an internal loop road that was a classic example

of early colonial subdivision — was surely doomed to be buried under tons of council paperwork and ultimately join the long and costly queue at the Victorian Civil and Administrative Tribunal.

Current VCAT statistics show the wait for planning permit appeals is between four and six months, and industry pundits estimate an appeal costs about \$200,000.

Folkestone bought Jolimont Square in November 2001, and a February 2002 planning submission to the Melbourne City Council generated more than 50 complaints arguing against the height and setback.

In June 2002 a resident lodged a nomination with Heritage Victoria, which meant any party with plans for the site needed a permit from Heritage Victoria before even beginning to get an MCC planning permit.

Heritage consultant Peter Lovell, of Allom Lovell & Associates, who advised on the Jolimont Square project, now advises developers to pre-empt any Heritage Victoria interest by lodging a nomination themselves if there is any hint of a site being of state significance.

"It has become a little bit of a frustration for developers where resident groups have used the threat of nominating a property as a way of stymieing or delaying development," Mr Lovell says.

If owners nominated properties themselves, the registration could be done on their terms and not on those of an external lobby group.

The power of a heritage listing is that it shifts planning permits into the realm of a panel of 10 people at the Heritage Council.

Philip Martin, planning and environment partner at Gadens Lawyers, who acted for Folkestone in the matter, believes the planning issues in the Jolimont

Square development showcased the frustrations and delays faced by all developers wanting to work in heritage-rich areas.

Mr Marlin says many big property projects in East Melbourne involve both planning issues under the Planning & Environment Act, and heritage issues under the Heritage Act.

"It would be in the interests of all stakeholders if these two acts were much better co-ordinated where there is overlap on the one project," he says.

It appears much of Folkestone's Jolimont Square success was due to its willingness to consult local residents early in the project, and maintain contact even during the more difficult periods.

There were also significant design concessions. The approved project site plan is vastly different to the original, now comprising 19 two-storey terraces in two rows on either side of the loop road and garden, and preserving the elm trees, the Spanish chapel and two existing residences.

"We just had to factor in the active opposition we knew we'd face, acknowledge it and accept that it wasn't going to be easy, but we thought being transparent was the only way to ensure that relations were good and open," Mr Shelton says.

Such openness included more than 20 meetings with the MCC planning committee, Heritage Victoria and various residents' groups, something the company had anticipated and factored into the project and into the sale price of each \$1.5 million terrace.

MCC councillor and the chairwoman of its planning committee, Catherine Ng, concedes the Jolimont Square project was a protracted negotiation because of the heritage listing, but that most planning permit applications had a turnaround time of 32 days from an application lodgement to decision.

She says the MCC had only 93 planning appeals lodged with VCAT in 2002-03, ranking it 12th of 80 councils.

For the past two years, only six appeals related to East Melbourne, compared with 59 from Brighton and 58 from Richmond.

Ms Ng agrees with lawyer Philip Martin in calling for greater clarity in the planning system, believing there should be harder, faster and clearer rules at the council and State Government levels, where a more prescriptive regime with more certainty would remove a lot of angst.