

1 October 2020

6 Parliament Place  
East Melbourne  
VIC 3002

Steve Kozlowski  
Chief Executive Officer  
Maroondah City Council  
PO Box 156  
Ringwood VIC 3134

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T 03 9656 9818

CC: Phillip Turner, Director Strategy and Community

E: [maroondah@maroondah.vic.gov.au](mailto:maroondah@maroondah.vic.gov.au)

**Re: Former Blood Brothers Store, 1 Bedford Road, Ringwood**

Dear Mr Kozlowski,

The National Trust of Australia (Victoria) (National Trust) is the state's largest community-based heritage advocacy organisation actively working towards conserving and protecting our heritage for future generations to enjoy, representing 30,000 members across Victoria.

As Victoria's premier heritage and conservation organisation, the National Trust has an interest in ensuring that the wide range of natural, cultural, social, and Indigenous heritage values of the municipality are protected and respected, contributing to strong, vibrant and prosperous communities.

The Jubilee Park Residents Group and the Ringwood District Historical Society recently alerted the National Trust to a proposal by Maroondah City Council for a multi-level carpark at 1 and 1A Bedford Road, Ringwood, a site which was purchased by Council in February 2020. We note that Council has publicly stated that it considers the carpark to be a priority project, with funding having been secured from the Commonwealth.

As you will be aware, the proposed site includes the Former Blood Brothers Store, which is covered by a Heritage Overlay (HO5) in the Maroondah City Council Planning Scheme. The Statement of Significance notes that "It is architecturally significant as a rare and relatively intact rural Edwardian corner shop" and that it is "socially significant as known and valued as a landmark used by the community for orientation and part of the sense of identity of the place" (Victorian Heritage Database).

We feel strongly that Council has not given adequate consideration to the heritage impacts this proposal will have on the Former Blood Brothers Store, and community concerns regarding this matter.

Firstly, we would have expected Council to have undertaken due diligence regarding the heritage values of the site **prior** to its selection as the proposed location of a new development.

We understand that Council is commissioning planning report to inform a future planning permit application, including a heritage assessment of the Blood Brothers Store. This approach is counter to best practice in heritage management, including the process outlined in the *Burra Charter (The ICOMOS Charter for Places of Cultural Significance)*, which holds that an understanding of cultural significance for a place should be established prior to decisions regarding its management.

Currently, Council's own website states that "Council is making it a priority to ensure the carparks are designed and constructed as quickly as possible", and that "construction is expected to commence in early to mid-2021".

These statements, as well as the steps Council has already taken to facilitate the development on the subject site, appear to pre-empt Council's own planning processes, and the outcome of the heritage assessment, presenting the development as a *fait accompli*, and undermining public confidence in the planning process.

We respectfully call on Council to undertake further community consultation regarding this proposed development prior to the lodgement of a planning application. While the community will have an opportunity to provide feedback once the planning permit has been advertised, we understand that consultation has not been undertaken in regard to alternative sites or feedback on the proposal overall.

We feel strongly that any future development of the Former Blood Brothers Store site should be respectful of the architectural and social significance identified in the existing Statement of Significance. We welcome the opportunity to provide support to Council to ensure the heritage values of this place are respected and celebrated as part of any future changes.

I welcome you to contact this office on 9656 9818 or with me directly at [felicity.watson@nattrust.com.au](mailto:felicity.watson@nattrust.com.au) to discuss this matter further.

Kind Regards,



Felicity Watson  
Executive Manager — Advocacy  
National Trust of Australia (Victoria)