

# Statement of Evidence and Report to Planning Panel

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**Melbourne Planning Scheme Amendment C305**

Eckersley & Sons soda fountain works

93-103 Clarendon Street, Southbank

Statement of heritage evidence

Prepared by

**Peter Lovell**

Instructed by

**Ashurst Australia**

July 2020

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Prepared by

**LOVELL CHEN**



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Prepared for

Crown Resorts

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## **Statement of Qualifications and Experience**

### **Authorship**

This statement has been prepared by Mr Peter Haynes Lovell, Director of Lovell Chen Pty Ltd, Architects and Heritage Consultants, Level 5, 176 Wellington Parade, East Melbourne, assisted by Ms Charlotte Jenkins, Research Assistant. The views expressed in the statement are those of Mr Peter Lovell.

### **Qualifications and Experience**

I have a Bachelor of Building degree from Melbourne University and have been director of the above practice, which I established with Richard Allom, since 1981. Over the past 38 years I have worked in the field of building conservation and have been involved in, and responsible for, a wide range of conservation related projects. These projects include the preparation of conservation/heritage studies for the Borough of Queenscliffe, the former City of South Melbourne, the former City of Fitzroy and the former City of Port Melbourne. In addition, I have acted as heritage advisor to the Borough of Queenscliffe and the former City of South Melbourne. In the area of conservation management planning I have been responsible for the preparation of a wide range of conservation analyses and plans including those for the Melbourne Town Hall and Administration Building, the State Library and Museum, the Supreme Court of Victoria, Werribee Park, the Regent Theatre, the Bendigo Post Office, Flinders Street Station, the Old Melbourne Observatory and the Mt Buffalo Chalet. I have been responsible for the preparation of strategic planning reports for Government House, Canberra, the Melbourne Town Hall and the Supreme Court of Victoria.

I am a member of long standing of the National Trust of Australia (Victoria) and Australia ICOMOS (International Council on Monuments and Sites). I am also an honorary fellow of the Royal Australian Institute of Architects.

Over the past twenty years I have appeared frequently before the former Historic Buildings Council, now the Victorian Heritage Council, and the Victorian Civil and Administrative Tribunal in relation to matters relating to conservation, adaptation and redevelopment of historic places.

### **Instructions**

My instructions on this matter comprised a formal brief provided by Ashurst Australia and a letter requesting the preparation of heritage expert evidence and appearance at the subsequent hearing.

As relevant to my consideration of the matter documents with which I have been provided include:

- Melbourne Planning Scheme Amendment C305, Explanatory Report
- Melbourne Planning Scheme Incorporated Document (Am C305), Southbank Statements of Significance
- Melbourne Planning Scheme Incorporated Document (Am C305), Southbank Heritage Inventory 26 April 2018 (Exhibition)
- Southbank and Fishermans Bend Heritage Review, 23 June 2017
- The Victorian Heritage Register Criteria and Threshold Guidelines, Reviewed and Updated, 4 April 2019
- Planning Practice Note No. 1, Applying the Heritage Overlay
- Future Melbourne Committee, Meeting No. 34, Agenda Item 6.2
- C305 Southbank Heritage, Places where the Heritage Overlay is proposed to be applied, May 2020
- WSP, 93-103 Clarendon St South Melbourne, Expert Evidence Report, July 2020

### **Declaration**

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Peter Lovell

## 1.0 Introduction

This statement of evidence has been prepared for Ashurst Australia for its client, Crown Resorts, the owner of the property at 93-103 Clarendon Street, Southbank, and relates to Amendment C305 of the Melbourne Planning Scheme.

As related to the subject property, the exhibited amendment seeks to include 93-103 Clarendon Street, Southbank in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme and to amend Planning Scheme Map 8HO1 and 8HO2. The amendment seeks to introduce a permanent individual control (HO1222) over the subject property and in addition include the property within a heritage precinct (HO1214).

The subject property comprises a one and two storey former factory structure erected in stages in the first half of the twentieth century. The factory was occupied as the premises of Eckersley & Sons, manufacturers of soda fountain dispensing machines and later a wide range of refrigerating equipment. It is a building which extends along frontages to both Clarendon and Haig Streets (Figure 1). In more recent years it has been partially demolished on the eastern side of the property and a substantial part of the facade has been removed on Clarendon Street.

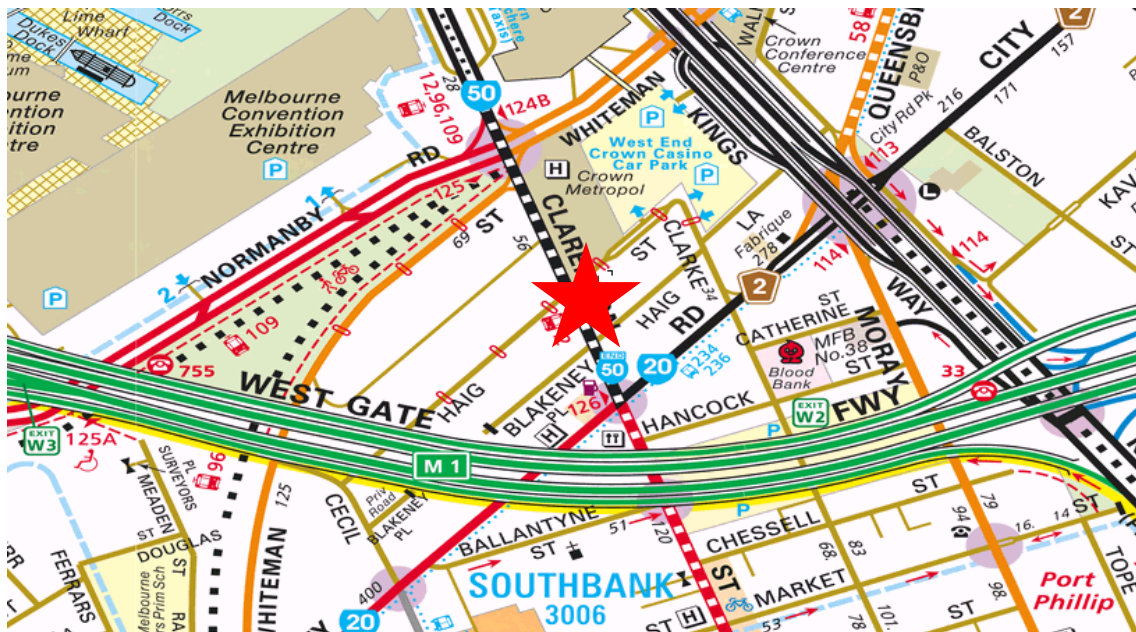


Figure 1 Locality plan, the location of 93-103 Clarendon Street is indicated by the red star  
Source: [www.street-directory.com.au](http://www.street-directory.com.au)

## 2.0 Amendment C305

Amendment C304 implemented the findings of the Southbank and Fishermans Bend Heritage Review by applying the Heritage Overlay to one precinct, two group listings and six individual places in the Southbank area, on an interim basis. Amendment C305 seeks to place permanent controls on these places, including 93-103 Clarendon Street, Southbank. The interim controls are set to expire on 22 January 2021.

In the exhibited C305 documentation, the subject property is identified as HO1222 in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme. The exhibited Schedule includes external paint controls for the property. The property is also included in the City Road Industrial and Warehouse Precinct which is identified as HO1214 in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme. External paint controls are proposed for this precinct. The exhibited extent of the proposed overlay is indicated at Figure 2 and Figure 3.

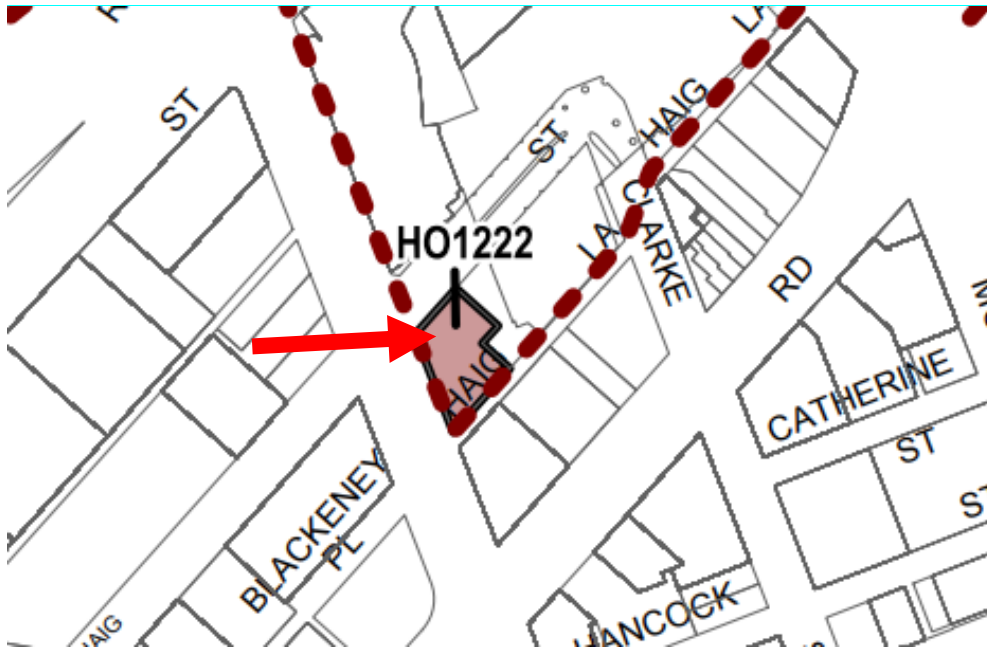


Figure 2 Detail of the Interim Control Heritage Overlay map 8HO2 showing the individual inclusion of the subject property in the Heritage Overlay, with the subject property indicated  
Source: Melbourne Planning Scheme

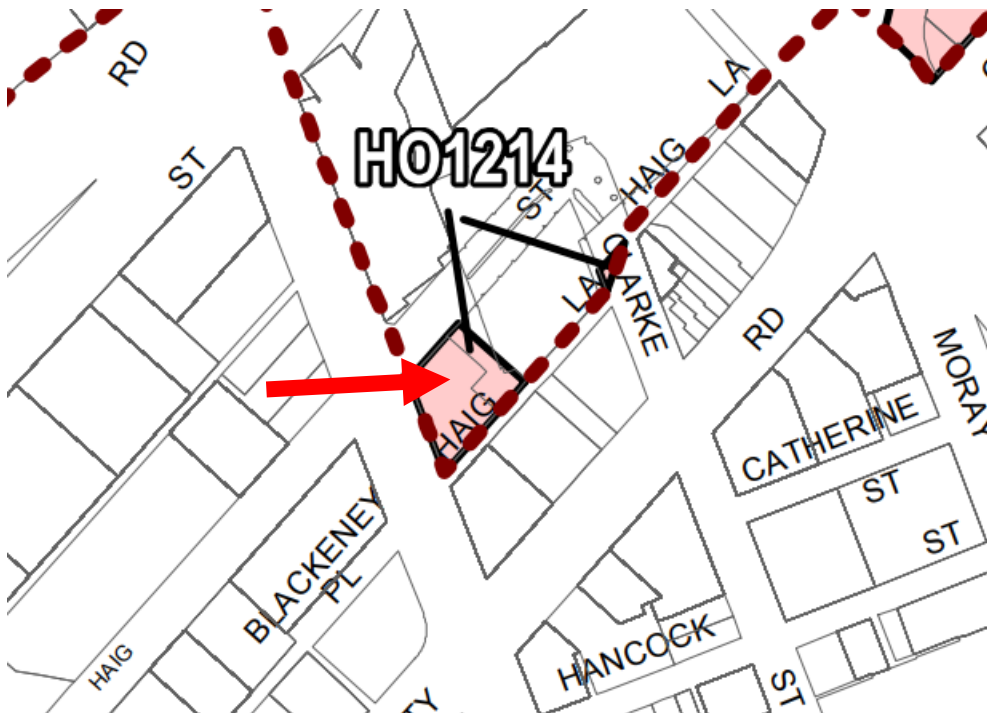


Figure 3 Detail of the originally proposed Amendment C305 Heritage Overlay map 8HO1 showing the inclusion of the subject property in the precinct, with the subject property indicated. Note the full extent of the precinct is not shown.  
Source: Melbourne Planning Scheme Amendment C305

## 2.1 Southbank and Fishermans Bend Heritage Study

The subject property was included in the *Southbank and Fishermans Bend Heritage Review* (June 2017) undertaken by Biosis. The Review was commissioned by the City of Melbourne to identify places of

heritage significance, prepare a thematic history and make recommendations for the inclusion of places under the heritage overlay. The Review recommended the retention of 17 existing individual heritage overlays, deletion of 14 existing individual heritage overlays, the introduction of two new heritage precincts and 35 new individual heritage overlays. Citations and statements of significance were prepared for all individual places and the two precincts.

The citation for 93-103 Clarendon Street identifies the subject property as being individually significant and contributory to the precinct and recommends that the subject property be included in the Heritage Overlay. This assessment is addressed in detail below.

## **2.2 Heritage citations**

The property citation prepared by Biosis includes a statement of significance, history, description, comparative analysis and assessment against criteria. These sections are variously discussed throughout the statement. While the Review is already a policy reference document in the Melbourne Planning Scheme at Clause 22.04, only the statement of significance for the individual property is included in the exhibited incorporated document *Southbank Statements of Significance* (2 October 2017).

### **2.2.1 Statement of significance**

The statement of significance for the subject property as included in the *Southbank Statements of Significance*, a document exhibited as part of Amendment C305 (from 24 May 2018-29 July 2018), is reproduced below:

#### **What is significant?**

Eckersley & Sons soda fountain works, 93-103 Clarendon Street Southbank  
Contributory elements include:

- parapeted brick and cement rendered Edwardian style facades to Clarendon Street, Haig Street & Haig Lane
- timber and steel framed windows
- deep mouldings and brick decorations
- corrugated iron clad saw tooth roof profile

#### **How is it significant?**

The Eckersley & Sons soda fountain works is significant historically and aesthetically to Southbank and the City of Melbourne.

#### **Why is it significant?**

The Eckersley & Sons soda fountain works is significant historically as one of few remaining relatively intact engineering works in the Southbank area, representing what was once the characteristic building form and use. Eckersley was an unusual manufacturer which reflects the wide range and diversity of industrial activity that developed in Southbank in the early twentieth century. The Eckersley & Sons factory is of aesthetic significance for the well resolved utilitarian Edwardian style which was typical of both the period and function.<sup>1</sup>

The statement of significance for the precinct as included in the *Southbank Statements of Significance*, is as follows:

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<sup>1</sup> Melbourne Planning Scheme, *Southbank Statements of Significance*, 2 October 2017 as exhibited as part of Amendment C305 of the Melbourne Planning Scheme, p.46.

### **What is significant?**

The City Road industrial and warehouse precinct, Southbank comprising the extent of land and significant and contributory buildings.

Contributory elements to the precinct include:

- The scale and character of the one to five-storey factory and warehouse buildings constructed in City Road, Queensbridge Street, and surrounding streets between the late nineteenth century and Second World War and the predominant building forms and materials of the precinct.
- The traditional association with mercantile and motoring activities.

### **How is it significant?**

The City Road industrial and warehouse precinct is historically and aesthetically significant to Southbank and the City of Melbourne.

### **Why is it significant?**

The City Road industrial and warehouse precinct is historically significant for its rare surviving industrial and commercial buildings which were once the characteristic building types in the area south of the Yarra River. This area was regarded as the industrial seed bed, supporting commercial activities with essential warehousing and wholesale supplies for Melbourne business.

The variety of industrial and warehouse building forms are distinctive expressions of the important mercantile activity that developed along the south bank of the Yarra River around the turn of the twentieth century and so is representative of the major industrial development that occurred in the Victorian-era and Interwar periods.

The surviving buildings in the precinct are aesthetically significant for the range of late Victorian, Edwardian and Interwar architectural treatments of commercial and industrial premises, which despite being utilitarian, still had a finely resolved presentation to the street. This is evidence of the role that the buildings' appearance had as part of the companies' public face in their marketing and promotion. Styles employed reflect the fashions of the time whether Classically derived, Arts & Craft or Streamlined Moderne, indicating that the functional spaces were seen as contributing to the aesthetic character of the city.

#### **2.2.2 Property grading**

The exhibited documents include two documents that will become incorporated documents in the Melbourne Planning Scheme (*Southbank: Statements of Significance* and *Southbank Heritage Inventory 26 April 2018*), which provide a grading and statement of significance for the property.

The *Southbank and Fisherman's Bend Heritage Review* identified the subject property as a C grade property within a level 2 streetscape.<sup>2</sup> 'C' grade buildings are defined in the *Southbank and Fisherman's Bend Heritage Review* as follows:

'C' graded buildings demonstrate the historical or social development of the local area and/or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally, they are substantially intact and any alterations are reversible. In some instances, buildings

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<sup>2</sup> Biosis, *Southbank and Fishermans Bend Heritage Review*, June 2017, p. 158



of high individual historic, scientific or social significance may have a greater degree of alteration.<sup>3</sup>

Level 2 streetscapes are defined in the *Southbank and Fisherman's Bend Heritage Review* 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.<sup>4</sup>

As noted, the property was also included in the City Road Industrial and warehouse Precinct which is identified as HO1214 in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme under interim controls. Amendment C305 seeks to place permanent heritage controls over the precinct.

### **Amendment C258**

Amendment C258 to the Melbourne Planning Scheme was placed on exhibition in December 2017 and was the subject of a panel hearing in August 2018. This amendment seeks to implement the recommendations of the *Heritage Policies Review 2016* and the *West Melbourne Heritage Review 2016*. Of relevance to the subject property, amendment C258 replaces the existing alphabetic grading system which identified a building grading (A to D) and streetscape grading (1 to 3) with gradings of significant, contributory and non-contributory. This amendment has now been approved with changes by the Minister for Planning and is awaiting gazettal.

In the *Southbank Heritage Inventory 26 April 2018*, as exhibited under Amendment C305, the property at 93-103 Clarendon Street is identified as an individually significant heritage place. It is also identified as contributory to the precinct. Significant heritage places are defined in Clause 22.04, as exhibited under Amendment C258 as follows:

#### **'Significant' heritage place:**

A 'significant' heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.<sup>5</sup>

The methodology of the *Southbank and Fishermans Bend Heritage Review* notes that C buildings are generally converted to 'significant' gradings.<sup>6</sup>

It is noted that the extent of the property that is mapped varies between the individual listing and the precinct. The mapping for the individual controls includes the property parcel identified as 93-103 Clarendon Street, while the precinct incorporates the larger parcel of land that extends to the rear incorporating two additional parcels and part of the Crown development (Figure 2 and Figure 3), as well part of Haig Street.

As relevant to mapping, the Planning Practice Note 1 'Applying the Heritage Overlay' identifies that there is:

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<sup>3</sup> Biosis, *Southbank and Fishermans Bend Heritage Review*, June 2017, p.23

<sup>4</sup> Biosis, *Southbank and Fishermans Bend Heritage Review*, June 2017, p.23

<sup>5</sup> Melbourne Planning Scheme, Clause 22.04 as exhibited as part of Amendment C258 of the Melbourne Planning Scheme, pp.6-7.

<sup>6</sup> Biosis, *Southbank and Fishermans Bend Heritage Review*, June 2017, p.24.

‘no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property with a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.’<sup>7</sup>

At present there is no distinction between the place controls under the heritage overlay and the precinct controls. It is however recognised that the City of Melbourne has continued to separately map places of individual significance within precincts and accordingly the approach proposed is consistent with this precedent.

#### *Previous studies*

The subject property has not been identified in heritage studies and assessments, completed prior to the recent *Southbank and Fishermans Bend Heritage Review*.

### **3.0 History and description**

A history and description of the property is contained in the citation included in the *Southbank and Fishermans Bend Heritage Review* (Biosis, 2017) as follows:

#### **Description**

Single-storey brick factory with timber-framed windows and sawtooth roof. The facade features prominent pilasters extending above the parapet, with dog-tooth corbelled frieze. A deep cornice runs above the windows and a curved, bracketed window hood is above the main pedestrian door. Several bays of the facade to Clarendon Street appear to have been removed or stripped back and reclad, as modern laminated alloy sheeting is in place. The other elevations are intact.

#### **History**

Allotments 1 & 2, Section 79, were purchased by D. Boud in 1879. The blocks appear to have remained unbuilt up to the end of the century. Eckersley & Sons established a soda fountain manufacturing works in Clarendon Street, South Melbourne, by 1913, selling electrically operated and -refrigerated equipment to the catering and hospitality trade (*The Age*, 15 October 1913). They had previously operated from 623 Bourke Street producing Mentoline and other health concoctions as well as equipment for the manufacture of aerated water.

Eckersley & Sons branded bottles are known from the early-20<sup>th</sup> century, generally packaging cordial. The company expanded from cordial and aerated water manufacture to manufacture of retail refrigeration and dispensing equipment. Advertising as ‘SODA FOUNTAINS – Eckersley’s for Electric Automatic Refrigerated Fountains’, they stressed that they were the ‘actual makers’, and trademarked their claim that their soda was ‘made from pure carbonic acid’. They also had the trademark brand ‘Clown’. In the 1920s the firm was making complex fittings incorporating counters, soda dispensers, refrigerators, ice cream servers, sinks and cabinets, which were advertised as the most modern and scientifically constructed.

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<sup>7</sup>

Department of Environment, Land, Water and Planning, *Applying the Heritage Overlay: Planning Practice Note*, August 2018, p. 5

The firm had retail branches in Queensland, South Australia and Western Australia (*The Argus*, 6 July 1927, p.9).

In the 1940s, Eckersley & Sons were advertising as refrigeration and air conditioning engineers, but by the 1950s the factory had been taken over by Johnson & Phillips (Mahlstedt Plans). By the 1960s A. J. Eckersley & Sons Pty Ltd of Melbourne had been taken over by the South Australian firm of Coldstream Refrigeration Ltd, which was the parent company of a number of manufacturing businesses (GABR).<sup>8</sup>

As described in the above citation 93-103 Clarendon Street comprises single and part double storey factory building the earliest part of which was erected in 1912-13 (Figure 5).<sup>9</sup> The building fronts Clarendon Street (41 metres) with return facades to Haig Street (24 metres) and Haig Lane 34 metres). In 1932 it appears that the Reeve & Marshall Foundry site to its east was acquired and incorporated into the site and a two storey structure was constructed on Haig Lane (Figure 6).<sup>10</sup> In more recent times part of the building has been demolished, including across the eastern third of the site and on Clarendon Street, where over half the brick façade has been removed and replaced with a framed infill structure.

The external walls which survive on the street frontages are in painted brickwork divided into regular bays set between wide pilasters. The upper wall area is broken by a projecting cornice above which rises a tall parapet. The parapet height to Clarendon Street is higher than that in Haig Street, concealing a saw tooth roof behind. The walls are punctuated by various window openings and at least one infilled doorway. These openings appear in part to be original (Figure 5 to Figure 7). One of the vehicle openings on Haig Street also appears to be a later insertion.

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<sup>8</sup> Biosis, Southbank and Fishermans Bend Heritage Review, June 2017, pp. 375-376

<sup>9</sup> 'South Melbourne', *The Herald*, 29 August 1912, p.3.

<sup>10</sup> 'New Factory Building', *The Herald*, 7 December 1932, p.18. Note, the article appears incorrectly to refer to the 'west' side rather than the east side.



Figure 4 MMBW plan from 1895 with the approximate extent of the existing building indicated by the blue line and the proposed extent of the subject property to be included in the precinct indicated by the red line  
Source: State Library of Victoria

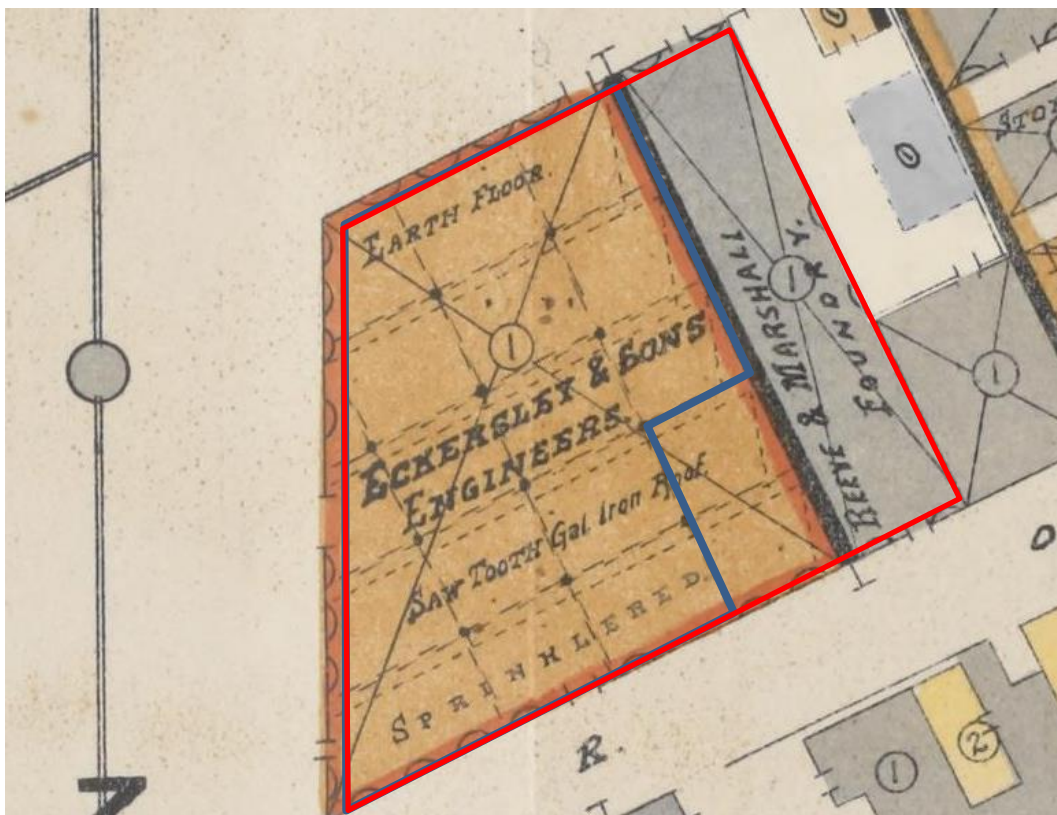


Figure 5      Mahlstedt plan from 1920s with the approximate extent of the existing building indicated by the blue line and the proposed extent of the subject property to be included in the precinct indicated by the red line  
Source: State Library of Victoria

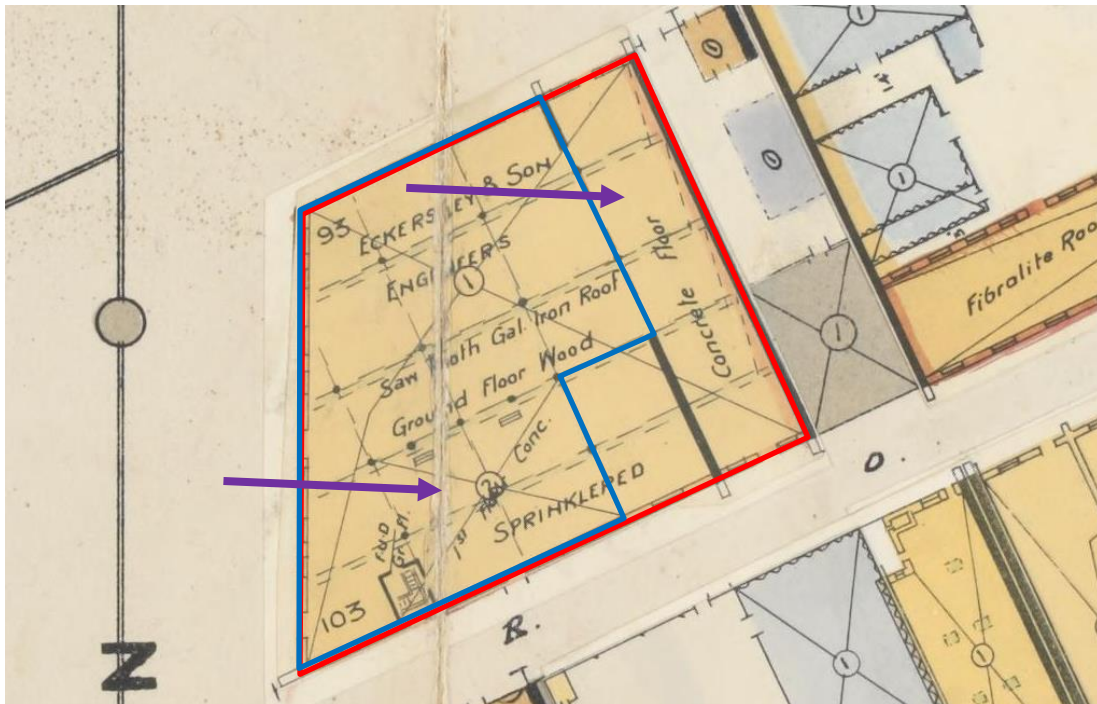


Figure 6      Mahlstedt plan from 1930s, with the 2 storey block and the eastern side addition indicated  
Source: State Library of Victoria



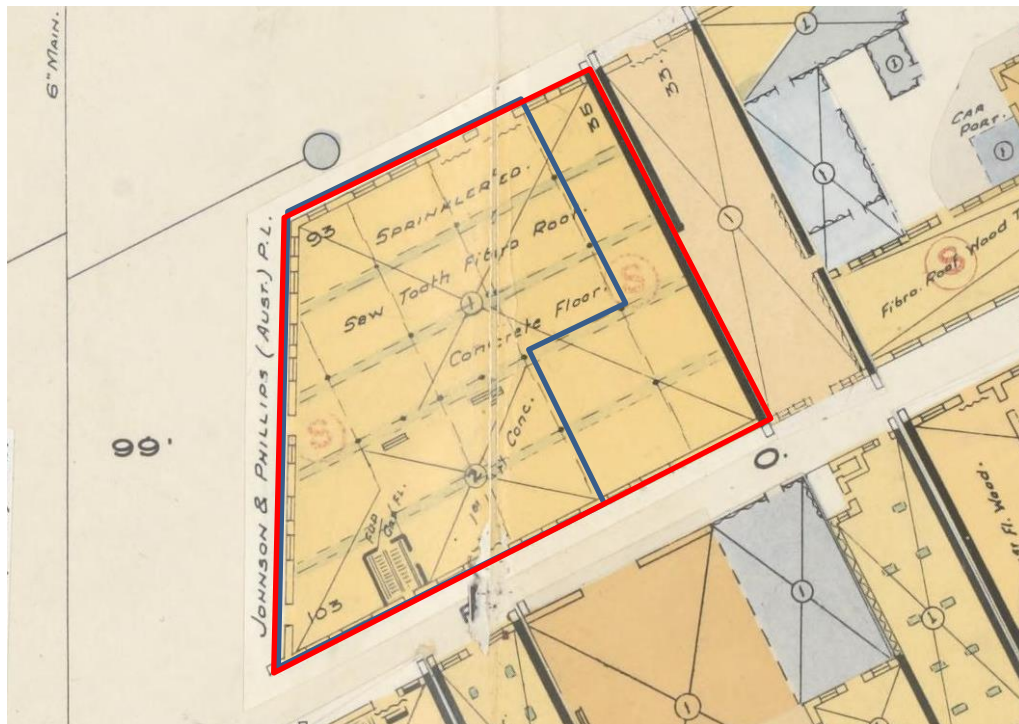


Figure 7 Mahlstedt plan from 1950 with the approximate extent of the existing building indicated by the blue line and the proposed extent of the subject property to be included in the precinct indicated by the red line  
Source: State Library of Victoria

Internally the retained section of walling to Clarendon Street is supported by angled props, tied back to concrete blocks. The internal space is otherwise largely open albeit divided up by light weight partitions. There is nothing internally to evidence the processes which took place in the building.

On the eastern part of the subject property the external wall enclosing the former factory is a lightweight wall clad in corrugated galvanised steel sheet. It appears from early images of the property that the factory formerly extended across this area and in more recent times has in part been demolished (Figure 8 & Figure 9). The shadow of the sawtooth roofs is visible to the rear where the two-storey section of the factory is located.

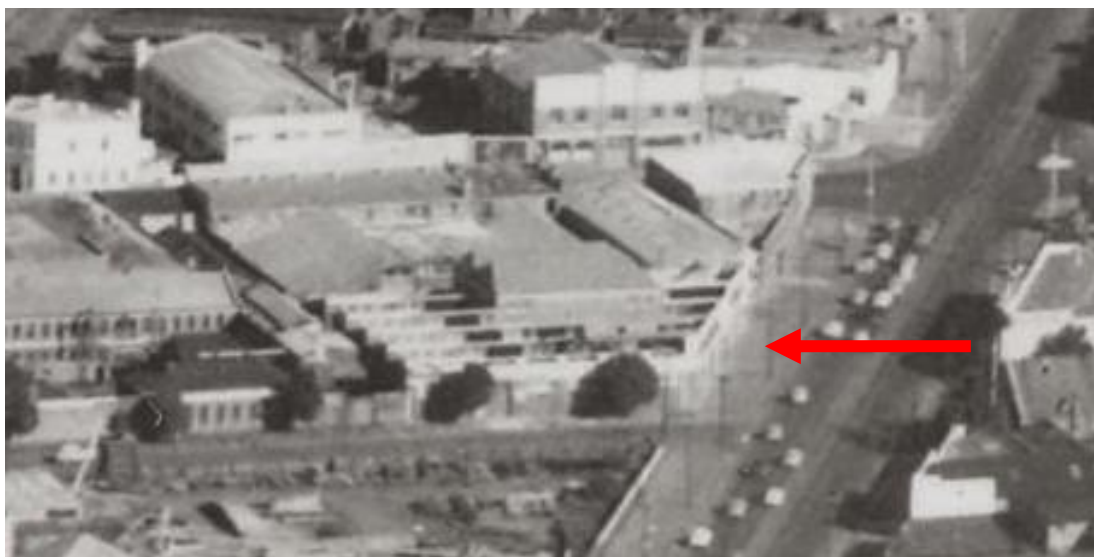


Figure 8 Oblique aerial photograph from 1950-60 (looking south) with the subject property indicated  
Source: Charles Daniel Pratt accessed via the State Library of Victoria



Figure 9 Recent aerial photograph of the subject property, showing extent of facade demolition  
Source: Nearmap, February 2020

#### 4.0 Assessment of heritage issues

Addressing the heritage issues associated with this place two considerations arise: is the place worthy of recognition as a place of individual significance and if not, is the place worthy of inclusion in the proposed precinct as a place of contributory significance.

##### 4.1 Individual significance

In assessing the worthiness of this place for individual inclusion in the Schedule to the Heritage Overlay, the Review has identified that 93-103 Clarendon Street satisfies two of the heritage listing criteria as identified in Planning Practice Note. No. 1. Those criteria are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

##### 4.1.1 *Criterion A Historical significance*

The conclusion that a name-place association satisfies Criterion A in the assessment of values which render a place as locally significant is always challenging. At a basic level, every place has a history which can be investigated and presented as a narrative of interest. The older the place is the more likely that the history is one of a few like histories, rather than one of many. In this context, what is it that distinguishes one history from another and how is that history then determined to be 'of importance' to the course or pattern of our (in this case Melbourne's) cultural or natural history?

From a limited examination of the history, Eckersley and Sons was established as a business by John Eckersley in the late nineteenth century in St Arnaud. Initially advertising itself as the manufacturer of patent medicines and cure-alls it later moved into the manufacture of aerated water machines. The transition appears to have occurred in the late nineteenth or early twentieth century as reflected in regular advertising in the Bulletin magazine between the late 1890s and 1910 (Figure 10).

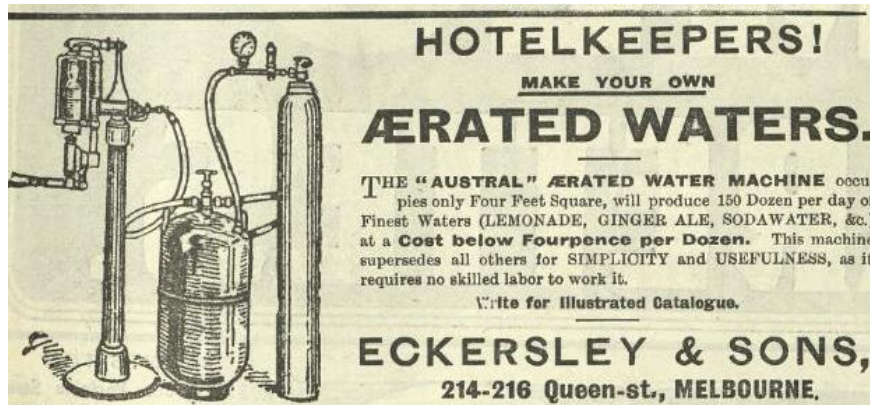


Figure 10 Advertisement for aerated waters  
Source: *The Bulletin*, Vol 22, No. 1140, 21 December 1901, p.7

With premises initially in Queen Street and then Bourke Street, new manufacturing premises were required and the factory in Clarendon Street was constructed in 1912-13.<sup>11</sup> Over the next 42 years the business operated its manufacturing from this site, selling the premises to Regent Motors in 1954.<sup>12</sup> The business became a proprietary company in 1922 and was later taken over by Coldstream Industries, possibly at the time of the sale of the premises. By the time of the sale, the business produced a wide range of refrigerating equipment largely for the food and beverage industry.

From a community awareness perspective it is reasonable to surmise that knowledge of Eckersley name in the wider community was historically associated with their medicines and cure-alls, while in the food and beverage trade it would have been for their equipment. In the absence of the name from any operating market place it is reasonable to assume that current community recognition of the name would be limited. The one specialist group in which the name is known is the antique bottle collecting community where a search under the name on the internet reveals many Eckersely & Sons bottles for sale.

In this context the history of this building is of a place associated with machinery and equipment manufacturing in the twentieth century for a period of in the order 42 years. The history is one which is similar to many such places and as such it is difficult to elevate it over others. As associated with the City of Melbourne, there is no evidence that the Eckersley association with the City is of note.

As initially a small and later mid-sized manufacturer, Eckersley and Sons erected a factory building in South Melbourne to expand their business and occupied the premises for four decades. As might be expected they advertised their aerated water machinery widely and in the inter-war period moved into refrigerated machinery. They were subsequently acquired and these premises sold. Their history, like many such businesses presents, as being of local interest but not more than this. It is not a history which can sustain a proposition that this is a place which at an individual level can be assessed to be of importance to the course of pattern of Melbourne's cultural history.

<sup>11</sup> 'South Melbourne', *The Herald*, 29 August 1912, p.3.

<sup>12</sup> *Argus*, 28 October 1954, p.15.



#### 4.1.2 Criterion E Aesthetic significance

In addressing the individual significance of 93-103 Clarendon Street the fabric also has been determined to be of aesthetic significance. This is as opposed to determining that the building meets Criterion D as a place which is of 'Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)'.

On this issue the statement of significance notes,

Eckersley & Sons soda fountain works, 93-103 Clarendon Street Southbank  
Contributory elements include:

- parapeted brick and cement rendered Edwardian style facades to Clarendon Street, Haig Street & Haig Lane
- timber and steel framed windows
- deep mouldings and brick decorations
- corrugated iron clad saw tooth roof profile

.....

The Eckersley & Sons factory is of aesthetic significance for the well resolved utilitarian Edwardian style which was typical of both the period and function.<sup>13</sup>

93-103 Clarendon Street, if it was intact, might reasonably be described as a utilitarian Edwardian style factory building typical of the period. As designed by A. E. H. Carleton, a prominent Melbourne architect of the time, the building would have presented as a functional and up to date example of the type of premises expected for a manufacturing works with an office/showroom presence on the street. Within a body of work which includes distinguished residential and commercial work, it would have presented as competent but relatively undistinguished.<sup>14</sup>

The building however has now been much altered and while the Edwardian style can be discerned in the fragments, the aesthetic significance of these fragment is severely and to a degree irreversibly compromised.

On Clarendon Street a little less than two thirds of the facade has been removed, disconnecting the former show room facade, on the Haig Lane corner, from the Haig Street facade. The surviving portion of the facade retains evidence of its original fenestration and door openings but as modified by the insertion of later glazing and framing. The facade suffers from major structural movement and is currently prevented from collapsing into the street by anchor props internally. While the Edwardian style is still evident it is considerably diminished by the extent of change (Figure 11 to Figure 17).

On Haig Street the Edwardian facade extends over five bays comprising three solid bays with highlight windows and two vehicle entry bays. The westernmost of the entry bays has been created by the removal of brickwork from what had been a window bay. Beyond the east end of the facade the two further bays constructed when the adjacent land was acquired in the 1930s have been demolished. The presentation of this facade is less elaborate than the showroom facade reflecting its more utilitarian function (Figure 18 to Figure 21).

At the southern end of the subject property the Edwardian style facade returns for two bays down Haig Lane and then continues as a one and two storey brick wall with steel framed windows. This later section of the building is without any stylistic distinction. Returning to the internal east elevation this

<sup>13</sup> Melbourne Planning Scheme, *Southbank Statements of Significance*, 2 October 2017 as exhibited as part of Amendment C305 of the Melbourne Planning Scheme, p.646.

<sup>14</sup> See for example, the heritage citation report for 153 Reynard Street, Coburg

stepped wall comprises a modern framed wall clad in horizontally placed corrugated steel sheet. The whole structure retains its saw tooth roof arrangement as modified by the two storey insertion (Figure 22 to Figure 24).

While recognising that sections of the facades retain fabric which evidences the Edwardian style, the combination of disconnection, as a consequence of partial demolition and localised alteration, is such that this is not a building which in my assessment meets Criterion E as a level which would warrant recognition as a place of individual significance. It is a place which presents as containing parts of a whole, but these parts are not sufficiently strong in their presentation to sustain the aesthetics of that whole.

#### *Building condition*

In preparing this statement I have been provided with a copy of expert evidence from Mr Phil Gardiner of WSP regarding the condition of the building.<sup>15</sup> Mr Gardiner's statement identifies three 'levels of condition' and associated rectification works to retain the building in the medium to long term. In assessing the cultural significance of a heritage place building condition, typically is not a consideration, whereas intactness is. On the basis of Mr Gardiner's report and from my own observations, this is a building in which there is clear evidence of structural distress. Depending upon the nature of the distress it is also a building which, in the future, will require intervention, some of which may be significant as related to disturbance of the surviving original fabric. Given the already significantly compromised intactness of the building my observation is that the anticipated future interventions required to maintain the place are likely to further compromise that intactness, compounding its already marginal significance.



Figure 11 View of 93-103 Clarendon Street from the opposite side of the street

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<sup>15</sup> Phil Gardiner, 93-103 Clarendon St South Melbourne, Expert Evidence Report, July 2020





Figure 12 View of the south-west façade of 93-103 Clarendon Street



Figure 13 The infill facade on Clarendon Street





Figure 14 The internal view of the infill facade on Clarendon Street



Figure 15 The southern part of the Clarendon Street facade





Figure 16 Major structural cracking in the return facade on Haig Lane



Figure 17 Structural ties to the south end of the Clarendon Street facade





Figure 18 View of the north-west façade of 93-103 Clarendon Street



Figure 19 Detail of the facade on Haig Street





Figure 20 Vehicle openings on Haig Street; the opening to the right was originally a highlight window



Figure 21 The east elevation on Haig Street showing the new east wall and reclad roof where the two eastern bays have been demolished





Figure 22 The Haigs Lane elevation showing the latter two storey block



Figure 23 The two storey block on Haigs Lane showing where the part of the single storey building



has been demolished.

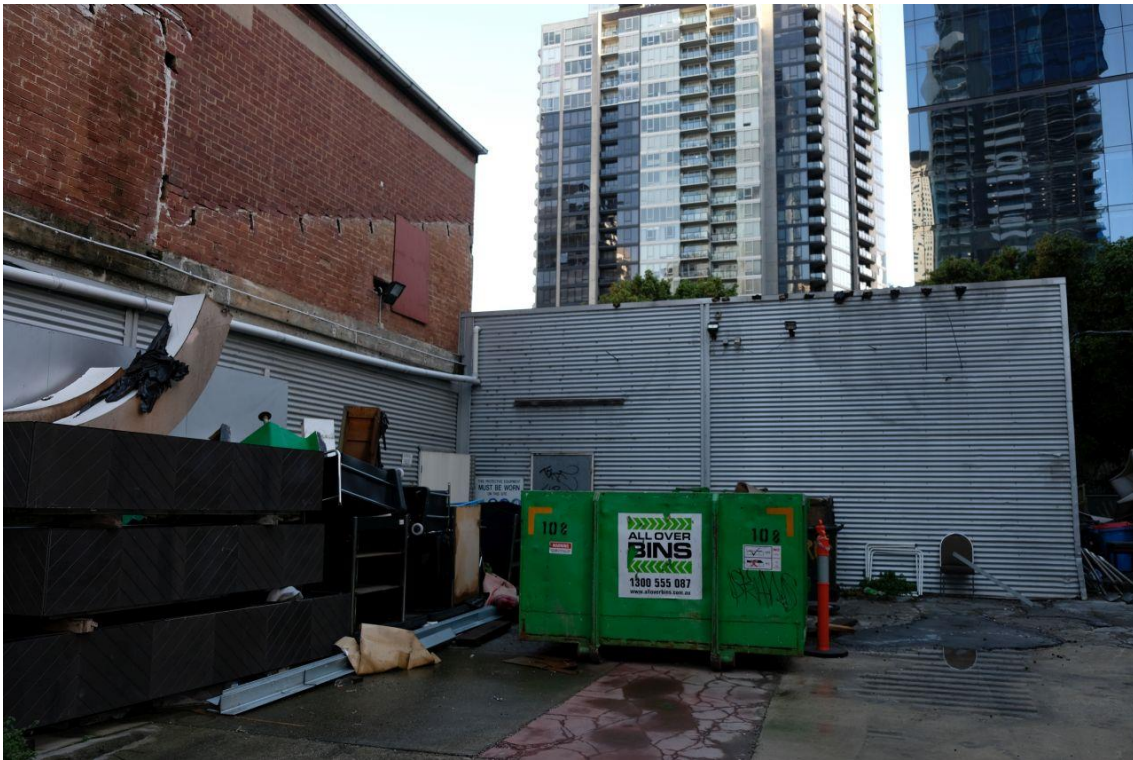


Figure 24 View from Haigs Lane into the rear of the subject property

### *Conclusion*

Addressing the significance of this building as related to the definition of 'C' graded and 'Significant' buildings, my assessment is that it does not meet the requirements of either definition.

As noted, the definition of C graded buildings is as follows:

'C' graded buildings demonstrate the historical or social development of the local area and/or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally, they are substantially intact and any alterations are reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.<sup>16</sup>

Assessed against this definition the building can be described as demonstrating the historical development of the area as related to small to medium scaled manufacturing premises. Beyond this threshold consideration it is not a building which makes an 'important' aesthetic contribution, nor is it a building which is substantially intact, nor are the alterations reversible. Additionally, it is not a building of 'high' historic, scientific or social significance, such that the greater degree of alteration is countered by such a quality. As such my view is that it does not meet this grading definition.

Regarding the definition for 'Significant' heritage places, this is as follows:

#### **'Significant' heritage place:**

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<sup>16</sup> Biosis, Southbank and Fishermans Bend Heritage Review, June 2017, p.23

A 'significant' heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.<sup>17</sup>

Assessed against this definition this is not a place which is highly valued by the community, it is not externally intact and while it contains features associated with the place type, period and method of construction, these are not notable. As described, it is a building which is typical of the period in which it was constructed, albeit now incomplete. Accordingly it is not a building which presents as meeting this definition.

## **4.2 Precinct significance**

The City Road Industrial and Warehouse Precinct is described in the Biosis citation as follows (not the full description):

The precinct extends from near St Kilda Road to the West Gate Freeway, encompassing properties along City Road, the southern end of Queens Bridge Street, parts of Kavanagh Street and Moray Street. A number of small, bluestone-cobbled laneways are also within the precinct, reflecting the former industrial and residential character where properties were serviced through these rear laneways.

Significant and contributory development in the precinct dates from the late-19th century through to the inter-war period. Some places of heritage value may also be outside this date range, reflecting the continuing evolution of the precinct as a commercial and warehousing area with associated activities into the mid-20th century. The precinct is made up of mainly commercial, warehousing and manufacturing industry, with no surviving residential places. However, a hotel, a bank and the South Melbourne Primary School reflect the civic and support facilities this relatively self-contained community required. A number of small, brick electricity substations point to the supply of power of the industry, initially through the Melbourne Electric Supply Company.

The precinct incorporates a small range of building types, including small, single-storey factory buildings with brick masonry walls and corrugated iron roofs, as well as larger, multi-story structures with more elaborate architect-designed facade forms. The predominant styles are a mix of Edwardian and inter-war styles, including several buildings demonstrating a tall-arched American Romanesque form, which is more common in the Central Activities District in areas like Flinders Lane, but is uncommon at Southbank.<sup>18</sup>

As originally described, this precinct extended along City Road from just west of Fanning Street in the east, to the West Gate Freeway in the west. Following exhibition of the amendment the precinct has now been truncated and extends from Cook Street in the east, to Clarendon Street in the west.<sup>19</sup>

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<sup>17</sup> Melbourne Planning Scheme, Clause 22.04 as exhibited as part of Amendment C258 of the Melbourne Planning Scheme, pp.6-7.

<sup>18</sup> Biosis, Southbank and Fishermans Bend Heritage Review, June 2017, p. 185

<sup>19</sup> Planning Scheme Amendment C305 Southbank Heritage, Heritage Overlay as exhibited with proposed changes following exhibition, May 2020.

The precinct takes in buildings and laneways on one or both sides of City Road, with a wider coverage around the Kingsway intersection. In many respects the precinct comprises what survives in a wider area which was from the later nineteenth century up until the 1960s a focus of industrial, warehousing, manufacturing and commercial activity on the southern edge of the city. In some respects it parallels like development in West Melbourne and parts of Kensington and, outside Melbourne, similar development in Richmond, Collingwood and Abbotsford and parts of Footscray. As is evident in the history of the subject property, as the city grew and developed, such industrial activities, which in the nineteenth century had been accommodated within the city proper, progressively moved to the perimeter where land was cheaper and larger landholdings were available.

In examining the proposed precinct it is evident that it includes both complete buildings and some retained facades fronting more recent high-rise development. The complete buildings are relatively diverse in original function with the predominant group comprising warehouse/manufacturing buildings. Since the study was completed a number of contributory buildings have been demolished and one individually identified building is now a facade only (35-41 City Road).

While it is not the purpose of this statement to re-examine the findings of the study my observation is that visually this is not a precinct that coheres such that an observer would readily understand the connection from one place to the next, nor is it one in which the management of any single site will impact on the values of the whole of the place as related to streetscapes, or views or vistas. It presents as a gathering of parts which have a broadly related development history but which do not rely on a connected setting to reinforce their value. Under such circumstances it presents as a group of places which might be better suited to a serial listing, whereby the focus is on the individual place and less about the reading of the place within a broader heritage setting.

Regarding the contribution which 93-103 Clarendon Street makes to the precinct, the relative remoteness of the subject property from City Road, combined with the physical changes which have occurred, combine to make that contribution limited. While the precinct includes both complete buildings and retained facades in redeveloped sites, 93-103 Clarendon Street is not a building which is engaged with the precinct in a manner which adds to its coherence or significance. Albeit linked by a pitched bluestone lane, the remnant facades as located in an otherwise transformed area convey little about the scale or richness of the industrial and commercial buildings within the precinct. As such any contribution which it makes to the precinct is low and not sufficient to be recognised as a contributory building.

## **5.0 Conclusions**

93-103 Clarendon Street as assessed against the relevant assessment criteria does not meet the local threshold of significance for reasons of historical or aesthetic value so as to warrant individual recognition as a significant heritage place, nor does it warrant inclusion in the proposed City Road Industrial and Warehouse Precinct. The history of the subject property is typical of many such places and unremarkable. It is not a history where the activities of the various owners is evidenced in the fabric, nor is it a history which presents as important in relevant Melbourne historical themes. Regarding the aesthetic qualities of the place, these are characteristic of like-development of the period and of interest, but they have been severely compromised by demolitions, particularly on the Clarendon Street frontage. As such the aesthetic qualities of the place are diminished and no longer present in a visually coherent manner. Having regard to the above conclusions the building additionally presents as an outlier in the proposed City Road Industrial and Warehouse Precinct and not a place which contributes to that precinct in a manner which warrants its inclusion.