



## Memorandum of Advice

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**Heritage Advice:** Heritage Implications of Yarra Planning Scheme Amendments C218 and C219

**Prepared for:** Evan Burman, Strategic Planner, City of Yarra

**Date:** 25 January 2018

**File:** 2018-005

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### 1. Introduction

Proponent-led Planning Scheme Amendments to facilitate the redevelopment of two sites on Trenerry Crescent, Abbotsford – at 18-62 Trenerry Crescent and 112-142 Trenerry Crescent – are currently being considered by the City of Yarra (Council).

GJM Heritage (GJM) provided advice on these amendments in May 2017 and Jim Gard'ner, Director of GJM provided expert evidence to Planning Panels Victoria (Panel) in August 2017. Prior to this, in July 2016, GJM prepared Heritage Citations and Statements of Significance for two former industrial properties affected by Amendments C218 (18-62 Trenerry Crescent) and C219 (112-124 and 126-142 Trenerry Crescent).

Panel issued its report into Amendments C218 and C219 on 25 October 2017, which recommended a number of changes to the amendments that were contrary to the position of Council and the evidence provided by its expert witness. Council officers have now prepared a preferred Framework Plan for C218 and a preferred Indicative Framework Plan for C219 for Council consideration and adoption.

Council has requested GJM to undertake the following work:

1. Review Panel's recommended Heritage Citation and Statement of Significance for 18-62 Trenerry Crescent, Abbotsford.
2. Review the Panel-recommended Framework Plan within the C218 Incorporated Plan compared to Council's preferred plan, particularly:
  - The facades recommended for retention and the wording in the legend
  - The setback distance from the façade – noting that Council is seeking to reinstate the 6m setback in their preferred plan.
3. Review the Panel-recommended Indicative Framework Plan within the Schedule to the DPO (C219) against Council's preferred plan, specifically:
  - The pink building envelope on northern edge of building
  - Removal of the height limit from the rear interface (which Council is seeking to reinstate in their preferred plan)
  - The interface at the northern edge of the main building to 'Maintain Key Views to Heritage Façades'.

These matters have been considered in the context of the Panel Report and the expert evidence prepared by Jim Gard'ner, Peter Lovell, Bryce Raworth and Bruce Trethowan.

We note that although Panel frequently use the term 'preferred' to describe their recommended form of the Heritage Citation or Framework Plans, this memorandum uses the term 'recommended' for Panel's version and 'preferred' for Council's revised version of the documentation.

## 2. Background

The subject sites (18-62 Trenerry Crescent and 112-142 Trenerry Crescent) are located on the eastern side of Trenerry Crescent, Abbotsford, and are bound to the east by the Yarra River. The majority of Trenerry Crescent is subject to HO337 - Victoria Park Precinct.

### 2.1 Trenerry Crescent

Trenerry Crescent extends generally in a north-south direction from the Eastern Freeway to Johnston Street. It follows the line of the Yarra River and demonstrates very different characteristics on its eastern and western sides, with the western side typified by single-storey Victorian and Edwardian-era dwellings and Victoria Park Oval and the eastern side occupied by a number of late-nineteenth and early-twentieth century former factory buildings. These buildings were deliberately located on the banks of the Yarra River to provide access to water and to allow the easy disposal of liquid waste. Industrial activity in this part of the Yarra dates back to the mid-nineteenth century and the construction of Dights Mill (from 1838) and the associated weir to power the mill, which is now a popular recreational reserve. The former factory and industrial buildings have now been converted to office or multi-unit residential uses.



**Figure 1.** Approximate locations of 18-62 Trenerry Crescent (blue) 112-124 Trenerry Crescent (orange) 126-142 Trenerry Crescent (red) (Google Maps, accessed 19 January 2017)

### 2.2 18-62 Trenerry Crescent

The Former W. Saunders & Son Factory/Warehouse Complex was constructed between 1911 and the 1920s for the extraction of malt and cod liver oil. The building located towards the Yarra River on Turner Street was constructed in the 1920s. In 1984, renowned architect Daryl Jackson AO designed additions as part of the

adaptive reuse of the complex for the offices of fashion house Esprit de Corps. In 1985 the Jackson-designed alterations and additions were recognised by a Royal Australian Institute of Architects President’s Award Citation.

The 1911 building and the 1984 additions are of high integrity and are in good condition. Having undergone later additions, the 1920s structures are of lower integrity. The 1984 conversion of the complex remains a respected example of early adaptive reuse of industrial buildings and demonstrates a sophisticated integration of contemporary additions - in this case as lightweight pavilions and linking elements.

The principal public realm views of the complex are afforded from Trenerry Crescent and Turner Street. Glimpses of the complex – in particular the Jackson-designed additions – are visible from the Yarra River Trail.

The Former W. Saunders & Son Factory/Warehouse Complex (later Esprit de Corps offices) is identified as ‘Individually Significant’ in *City of Yarra Review of Heritage Overlay Areas 2007 - Appendix 8*, an Incorporated Document pursuant to Clause 81.1 of the Yarra Planning Scheme (Appendix 8).



**Figure 2.** 18-62 Trenerry Crescent, Abbotsford (23 Dec 2016, ©nearmap)

KEY:      Boundary – dashed blue line  
             1911-1920s brick factory structures shaded in red  
             1984 Esprit de Corps structures shaded in yellow

### 2.3 112-142 Trenerry Crescent

The former Austral Silk and Cotton Mills Factory/Warehouse Complex is a substantial four-storey brick factory building constructed in 1927. The same Stripped Classical architectural treatment has been utilised on all four façades of the building, reflecting the fact that it was designed to be seen in the round as the dominant element within a large factory complex. A single-storey sub-station building in the same style is located immediately to the north of the main building and a two-storey link structure connects the factory/warehouse to the property to the south. The land to the north of the four-storey building was occupied by factory buildings with saw-tooth roofs until at least 1966 and now houses car parking and the Australian Education Union (AEU) building at 126-142 Trenerry Crescent.

The factory/warehouse building is of a moderate to high level of intactness with changes to the exterior form largely being limited to a lightweight roof-top addition and the removal of a single-storey element on the Trenerry Crescent façade and its replacement with a rendered wall and portico entrance.

The north and west elevations of the building (including the single-storey sub-station building) are the dominant features of the Trenerry Crescent streetscape north of Victoria Park (Abbot Street). The prominent ridge top location and the scale of the building make it a landmark feature when viewed from Trenerry Crescent adjacent to the Dights Falls Reserve, from the Yarra River Trail, and from the Dights Mill site itself.

The Former Austral Silk and Cotton Mills Factory/Warehouse Complex is identified as ‘Individually Significant’ in Appendix 8.

126-142 Trenerry Crescent is occupied by the AEU building. This building was constructed in the 1980s in a Post-modern style. An at-grade car park occupies what was once the northern part of the Austral Silk and Cotton Mills Factory/Warehouse Complex.

Only the southern part of 126-142 Trenerry Crescent falls within the extent of HO337. The building is not identified as being either ‘Contributory’ or ‘Individually Significant’ within the precinct.



**Figure 3:** 112-124 & 126-142 Trenerry Crescent, Abbotsford (23 Dec 2016, ©nearmap)

**KEY:**     Boundary – dashed blue line  
               Main Austral Silk and Cotton Mills Factory/Warehouse shaded in red  
               Two-storey link structure shaded in yellow  
               Substation shaded in orange

## 2.4 Current Planning Controls

Both sites are currently within the Commercial 2 Zone (C2Z) of the Yarra Planning Scheme and are subject to the Design and Development Overlay - Schedule 1 (DDO1) and the Environmental Significance Overlay - Schedule 1 (ESO1). 18-62 Trenerry Crescent, 112-124 Trenerry Crescent and the southern part of 126-142 Trenerry Crescent are subject to the Heritage Overlay (HO337 - Victoria Park Precinct). Part of 18-62 Trenerry Crescent is also affected by the Land Subject to Inundation Overlay (LSIO). Both sites are identified as Areas of Aboriginal Cultural Heritage Sensitivity.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are Not exempt under Clause 43.01-3?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO337	Victoria Park Precinct, Abbotsford	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

Figure 4. Extract from the Schedule to the Heritage Overlay (Yarra Planning Scheme, accessed 11 Jan 2017)

The Schedule to the Heritage Overlay (Figure 4) does not apply External Paint Controls, Tree Controls or Internal Alteration Controls, but HO337 is subject to an Incorporated Plan containing planning permit exemptions (dated July 2014).

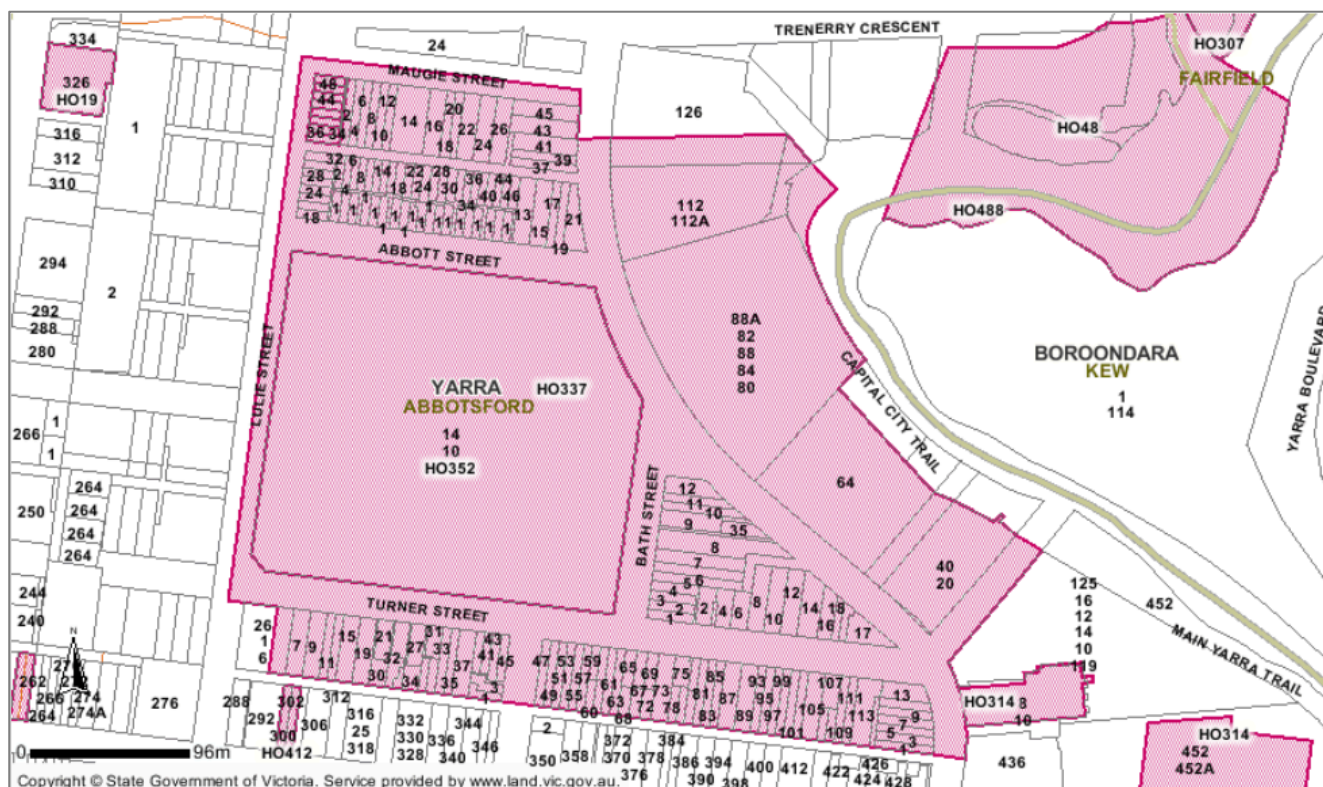


Figure 5. Extent of HO337 – Victoria Park Precinct, Abbotsford (retrieved 18 January 2018)



### **3. Heritage Citation and Statement of Significance - 18-62 Trenerry Crescent, Abbotsford**

GJM has been requested to review Panel's recommended Heritage Citation and Statement of Significance for 18-62 Trenerry Crescent, Abbotsford.

#### **3.1 Background**

Although identified as 'Individually Significant' within the HO337, no Statement of Significance had been prepared for 18-62 Trenerry Crescent prior to the July 2016 citation prepared by GJM. The contents of the citation and Statement of Significance were addressed by Messrs. Lovell and Raworth in their expert evidence to Panel.

The citation identified that the 1984 additions and alterations by architect Daryl Jackson AO contributed to the significance of the place. Mr Raworth disagreed with this assertion concluding that no significance could be attributed to the 1980s work, describing these additions as being of 'modest interest'<sup>1</sup>. Mr Raworth also asserted that the property as a whole did not warrant its 'Individually Significant' grading and should more appropriately be identified in Appendix 8 as 'Contributory'.

Mr Lovell's assessment was that the heritage place warranted its 'Individually Significant' grading in Appendix 8, but in relation to the 1984 works stated "...that while recognised at the time in architectural circles and of interest, they are not works which warrant elevation in assigning significance to this place"<sup>2</sup>. While Mr Lovell only attributed 'primary significance' to the 1911 building, Mr Lovell did acknowledge that the 1984 works are of 'contributory significance' to the site, and this is reflected in the amended Statement of Significance provided as part of his evidence.

Panel recommended that Mr Lovell's amended citation, which graded the heritage place 'Individually Significant', be adopted by Council for 18-62 Trenerry Crescent, Abbotsford.

#### **3.2 GJM Commentary and Advice**

In response to Panel's recommendation GJM has reviewed the Statement of Significance in Appendix D of the Panel Report. It is our view that revised Statement of Significance adequately describes the heritage place, including the contribution the 1984 additions and alterations make to its significance.

Having said that, we recommend that the following minor amendments be made:

##### Integrity

Page 1: Mr Lovell has changed the integrity of the 1920s building from moderate to low, however in our opinion the integrity of the 1920s building should be considered as moderate as the building retains its original form and scale despite alterations to openings on the Turner Street façade and the addition to rear. We recommend the integrity of this element be described as 'moderate'.

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<sup>1</sup> 18-62 Trenerry Crescent Abbotsford - Expert Witness Statement to Panel Amendment C218 to the Yarra Planning Scheme, 4 August 2017 (Bryce Raworth), para. 35.

<sup>2</sup> City of Yarra Amendment C218, Statement of Heritage Evidence and Report to Planning Panel 18-62 Trenerry Crescent, Abbotsford, August 2017 (Peter Lovell), p. 23.

### Place History

Page 3: The first sentence of the Place History states, 'The complex ... comprises four buildings...'. This needs to be clarified to state that these four buildings are comprised of the 1911 building, 1920s building, 1984 building towards the Yarra River, the extensively remodelled 1920s building to the north and the 1984 entrance and linking elements.

Page 4: The final paragraph states, 'The development adapted the three (replacing GJM 'two') early twentieth century buildings...'. This should clarify that these are the 1920s building on the corner of Trenerry Crescent and Turner Street, the 1911 building on Turner Street and the building to the north.

### Assessment against Criteria

Pages 8-9: The word 'interest' was introduced into the citation by Mr Lovell a number of times. This term has no recognised meaning in the context of Planning Practice Note 1: *Applying the Heritage Overlay* (July 2015) and should be replaced with the word 'value' or 'significance' (as relevant) to assert heritage value.

Page 9: In the final paragraph '1911' should be deleted and 'respond' replaced by 'responds'.

### Statement of Significance

Page 10: Under '*What is significant?*' the statement 'The 1984 new and adapted structures...' needs clarifying and should read 'The new 1984 structures and the 1984 adaption of the 1920s building ... are of contributory significance to the site'.

Page 10: Under '*Why is it significant?*', second paragraph, delete '1911'.

An amended version of the Heritage Citation that incorporates the changes recommended by Peter Lovell and the amendments noted above is provided at Appendix 1. As per the original citation prepared by GJM for the heritage place and that recommended by Panel, the property has been addressed as 20-60 Trenerry Crescent, Abbotsford.

## **4. Amendment C218 (18-62 Trenerry Crescent)**

GJM has been requested to review the Framework Plan within the C218 Incorporated Plan recommended by Panel as compared to Council's preferred plan, particularly in respect of the facades recommended for retention, the wording in the legend, and the setback distance from the façade.

This review is limited to a consideration of the Panel-recommended and Council-preferred Framework Plan and does not involve a detailed review of the written Schedule to the Incorporated Plan Overlay.

In Appendix C of their report, Panel provided a recommended version of the Framework Plan (Figure 7), which substantially amended the exhibited version (Figure 6). This has subsequently been further modified by Council as their preferred plan for adoption (Figure 8).

The comments provided below are based on the assumption that any development on the site will demolish the maximum extent of heritage fabric allowed under the plan and will build to the maximum massing allowable.

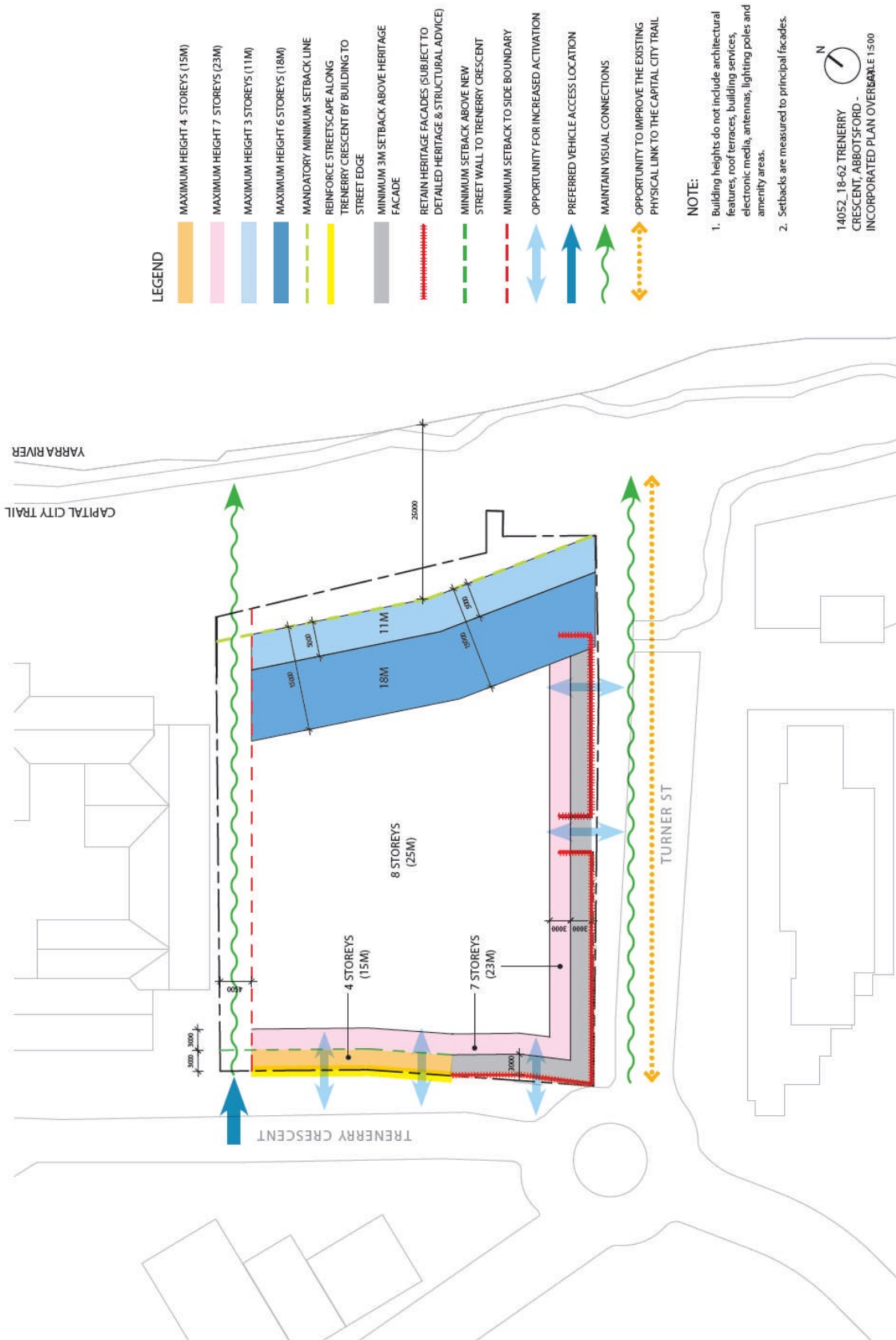
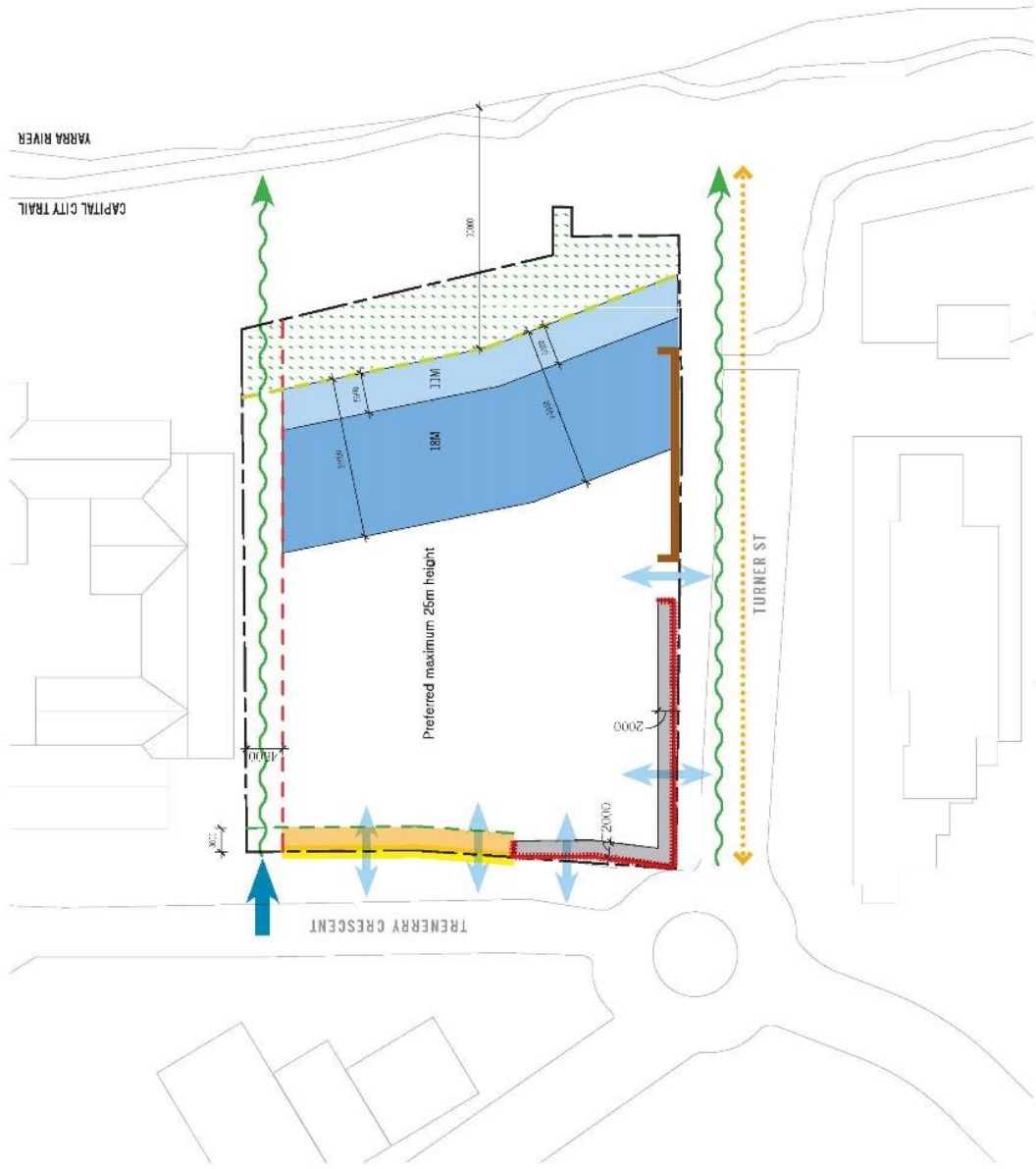


Figure 6. Framework Plan – as exhibited



- LEGEND**
- 15M PREFERRED HEIGHT
  - 11M PREFERRED MAXIMUM HEIGHT
  - 18M PREFERRED MAXIMUM HEIGHT
  - LANDSCAPED INTERFACE AREA
  - MANDATORY MINIMUM SETBACK LINE
  - MINI ORGCL. SETBACK ALONG TREMERRY CRESCENT BY BUILDING TO STREET EDGE
  - PREFERRED MINIMUM 2M SETBACK ABOVE HERITAGE FACADE
  - RETAIN 1911 HERITAGE FACADES (SUBJECT TO DETAILED HERITAGE & STRUCTURAL ADVICE)
  - OTHER HERITAGE FABRIC
  - PREFERRED SETBACK ABOVE NEW STREET WALL TO TREMERRY CRESCENT
  - PREFERRED MINIMUM SETBACK TO SIDE BOUNDARY
  - OPPORTUNITY FOR INCREASED ACTIVATION
  - PREFERRED VEHICLE ACCESS LOCATION
  - MAINTAIN VISUAL CONNECTIONS
  - OPPORTUNITY TO IMPROVE THE EXISTING PHYSICAL LINK TO THE CAPITAL CITY TRAIL
  - SIT. AREA - DOES NOT APPLY



18 - 62 TREMERRY CRESCENT, ABBOTSFORD - INCORPORATED PLAN (Panel preferred version, October, 2017)

Figure 7. Framework Plan - Panel recommended version

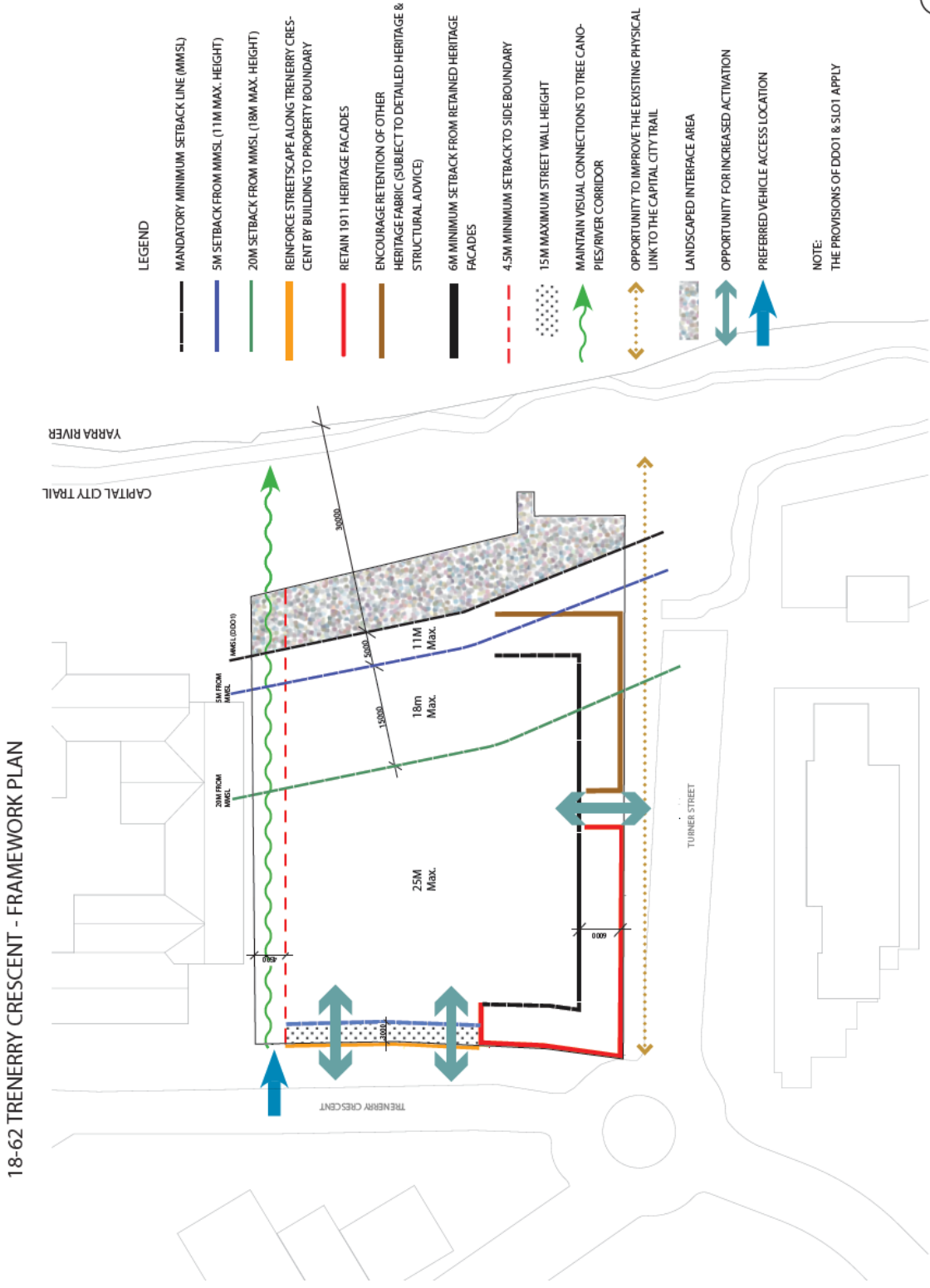


Figure 8. Framework Plan - Council preferred plan for adoption

#### **4.1 Framework Plan as Exhibited**

Detailed commentary on the exhibited Framework Plan was provided in expert evidence and is discussed in the Panel Report. It is not repeated in this memorandum.

#### **4.2 Framework Plan recommended by Panel**

Panel's recommended Framework Plan complies with the setbacks identified in DDO1, however we note that the Panel version states that building heights within the Area Boundary for DDO1 – Area C are preferred maximum heights, contradicting DDO1 which states that these are mandatory maximum heights. This inconsistency should be corrected prior to adoption and approval of the amendment to avoid contradictory controls.

The Panel-recommended plan increases the amount of fabric of the Trenerry Crescent façade required to be retained by requiring that "...so much of the return on Trenerry Crescent and Turner Street as necessary to support the retained wall."<sup>3</sup> However, we note that with modern construction techniques for retaining facades this means that the return depth may be no more than the thickness of the masonry wall itself.

Other changes made to the exhibited Framework Plan recommended by Panel will, in our view, have a detrimental impact of the cultural heritage significance of both 18-62 Trenerry Crescent and the contribution it makes to the Victoria Park Precinct (HO337). These impacts include:

- Removal of the requirement to retain the Turner Street façade of the 1920s building
- Reduced requirement to retain return walls of both the 1911 and 1920s buildings on Turner Street
- Reduced setback behind the retained façade of the 1911 building from 3m to a height of 23m and a further 3m to the height to 25m, to 2m.

These changes are contrary to the heritage provisions of the Yarra Planning Scheme as they allow the complete demolition of all the heritage fabric that has been identified as being of contributory significance (that is the 1920s structures and the 1984 additions and alterations) in Panel's recommended Statement of Significance.

In relation to new built form, the reduction in the setback behind the retained façade of the 1911 building from 3m to 2m further increases the likelihood that the new development will not be visually recessive and will dominate the heritage place.

#### **4.3 Council's preferred Framework Plan**

In response to the Panel Report, Council has prepared an amended Framework Plan (Figure 8). This document reflects the increased setbacks from the Yarra River recommended by Panel and retains the heritage elevations of the 1911 building facing both Trenerry Crescent and Turner Street, including return elevations on both streets.

Council's preferred Framework Plan also encourages the retention of the Turner Street elevation and the returns of this building, including the Daryl Jackson adaptation to the end of this building facing the Yarra River (Figure 10). In addition, the Council-preferred Framework Plan draws on Mr Gardner's evidence that a minimum 6m setback from the retain heritage fabric is necessary to retain the cultural heritage significance of the place (Figure 9).

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<sup>3</sup> Panel Report - Yarra Planning Scheme Amendments C218 and C219, 25 October 2017, p. 42.



**Figure 9.** Figure 23 from Mr Gard’ner’s evidence showing minimum acceptable setbacks, roof retention and façade retention (including the 1984 link structure and projecting elements on Yarra River elevation of the 1920s factory building)

KEY:      ..... minimum set back (6m)      ■ roof to be retained      - - - - façade to be retained

#### 4.3.1 Retention of Heritage Fabric

Consistent with Mr Gard’ner’s evidence – and in the absence of any analysis or justification in the Panel Report for the rejection of Council’s position – it is our view that the Panel-recommended Framework Plan will allow the demolition of the vast majority of the significant and contributory fabric in an industrial complex that is identified as being ‘Individually Significant’. We are of the view that the amount of fabric sought to be retained in the Panel-recommended Framework Plan is insufficient to ensure the cultural heritage significance of the place is conserved. We therefore support the retention of historic fabric of both primary and contributory significance to the heritage place, as broadly articulated in Council’s preferred plan. This approach will serve to retain some elements, however modest, of the Jackson designed works that are identified in Panel’s recommended version of the Heritage Citation as being of ‘contributory significance’ to the site.

It is our view that the Council-preferred Framework Plan should not just ‘Encourage Retention of Other Heritage Fabric’ on Turner Street but require that this fabric be retained. The loss of this fabric will remove any record of the history of development on this site beyond its original 1911 form and would result in the complete removal of all fabric that is identified as ‘contributory’ in the Panel-recommended version of the Heritage Citation for the place. Council’s preferred plan allows for the demolition of much fabric of primary and contributory significance, and it is therefore our view that it is reasonable to require that future development retain the Turner Street facades and the return wall facing the Yarra River (including the 1920s and 1984 works) in order to conserve a physical record of the historic development of the site.

In addition, we recommend that Council require the retention of the glazed link element on Turner Street between the 1911 and 1920s building that was designed by Daryl Jackson (Figure 11). This element is already

designed to provide vehicle access and could readily be adapted to meet the requirements of the new development.



**Figure 10.** 1984 additions to the 1920s building on Turner Street facing the Yarra River



**Figure 11.** 1984 glazed link on Turner Street

#### 4.3.2 Proposed Setback for Upper Level Development

In the absence of any analysis or justification in the Panel Report for the recommended 2m upper level setbacks, it remains our view that the 6m setback for upper level development in Council's preferred plan represents the minimum depth necessary to retain the perception of the three-dimensional form and depth of the heritage structures in the streetscape. A lesser setback will result in facadism, where the heritage building has no depth beyond the thickness of the wall itself. The 6m depth has been informed by analysis of the historic fabric, particularly the architectural form of the 1911 building that is identified as being of 'primary significance'. The 6m depth equates to the architectural module of the 1911 building as evidenced by the solid wall separating the grouped windows on the Turner Street and courtyard elevations and the structural bays of the saw-tooth roof.

It is our view that a lesser setback, such as those as recommended by Panel, will not achieve the following objectives of Clause 22.02:

- *To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.*
- *To preserve the scale and pattern of streetscapes in heritage places.*

A development that is not adequately set back from the retained heritage facades is not considered to meet the policy at Clause 22.02-5.7.1 (General), which is to:

*Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:*

- *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage built forms.*
- *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.*



- *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- *Be visually recessive and not dominate the heritage place.*

In addition, it is our view that a lesser setback is inadequate to achieve the policy at Clause 22.02-5.7.2 (Industrial, Commercial and Retail Heritage Place or Contributory Elements), which is to:

*Encourage new upper level additions and works to:*

- *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage built forms.*

It is also our view that the Panel-recommended Framework Plan fails to achieve the following purposes of Clause 43.01 – Heritage Overlay:

- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*

While the extent of demolition and the 6m setback proposed in the Council-preferred version of the Framework Plan will not create an ideal heritage outcome, it does represent the minimum necessary to retain a meaningful amount of the heritage fabric to ensure the contribution the place makes to the Victoria Park Precinct is conserved.

#### 4.3.3 Application of Mandatory Controls

It is our view that the application of a mandatory upper level setback is reasonable in this case. We note that Panel's recommended version of the Framework Plan has a 2m preferred setback. In our view, this is likely to lead to upper level setbacks of no greater than 2m, which will reduce the three-dimensional form of the heritage buildings to a thin veneer applied to the elevations of the new development.

The guidance provided in Planning Practice Note 60: *The role of mandatory provisions in planning schemes* (June 2015) notes that mandatory controls are the exception. The Practice Note provides a number of criteria for the use of mandatory controls (including those for building setbacks) "...to assess whether or not the benefits of any proposed mandatory provision outweigh any loss of opportunity and the flexibility...".

It is our view that the criteria for the application of a mandatory control is met because a lesser distance will not adequately conserve the cultural heritage significance of this 'Individually Significant' place, nor will it retain an appreciation of the three-dimensional form of the heritage buildings when viewed from the public realm. Noting this, we consider it reasonable to allow open balconies to encroach into a mandatory 6m setback.

#### 4.3.4 Framework Plan Legend

The wording of the legend is considered to be broadly reasonable in the various iterations of the Incorporated Plan, noting that the Panel-recommended version adds the word 'preferred' to the descriptions of maximum height and minimum setback. The appropriateness of mandatory setback controls is discussed in section 4.3.3 above.

We recommend that Council's preferred plan remove the qualifying statement in relation to retained heritage fabric being "Subject to detailed heritage and structural advice". The heritage structures are in good condition and there is no apparent reason why they should not be retained as part of any redevelopment. The onus should be on the developer to undertake any structural work necessary to retain the relatively small amount of fabric that the Framework Plan requires.



The wording of the 6m minimum setback could also be amended as it is currently unclear if the setback should be applied if the heritage façade of the 1920s building is demolished.

## **5. Heritage Citation and Statement of Significance – 112-124 Trenerry Crescent, Abbotsford**

Panel has recommended the adoption of the Heritage Citation and Statement of Significance for the Austral Silk and Cotton Mills (Austral) prepared by GJM and therefore no changes to this document are recommended.

## **6. Amendment C219 (112-124 and 126-142 Trenerry Crescent)**

GJM has been requested to review Panel's recommended Indicative Framework Plan within the Schedule to the DPO (C219) and Council's preferred Indicative Framework Plan, specifically:

- The pink building envelope on the northern edge of the heritage building
- Removal of height limits from the rear interface (which Council proposes to reinstate)
- The interface at the northern edge of the main building to 'Maintain Key Views to Heritage Façades'.

The following advice is limited to a consideration of the Indicative Framework Plan and does not involve a review of the written Schedule to DPO14.

In Appendix E of their report, Panel provided their recommended version of the Indicative Framework Plan (Figure 13), which amended the exhibited version (Figure 12). This has subsequently been further modified by Council as their preferred plan for adoption (Figure 14).

The following comments are based on the assumption that any development on the site will demolish the maximum extent of heritage fabric allowed under the plan and will build to the maximum massing allowable.

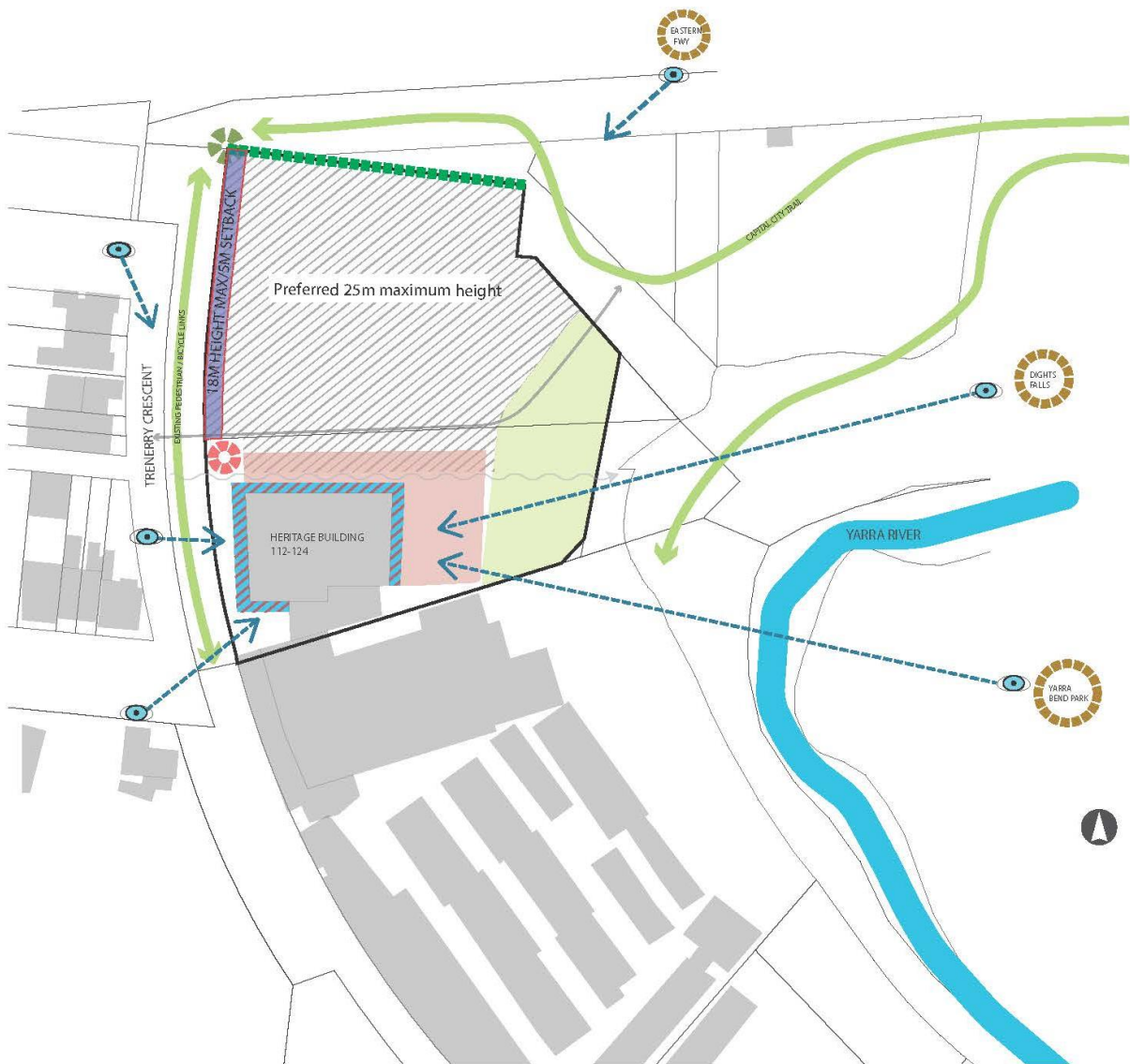


**LEGEND:**

SITE AREA	EASTERN FREEWAY INTERFACE
EXISTING PEDESTRIAN / BICYCLE LINKS	LANDSCAPE TREATMENT INTERFACE
PUBLIC SHARED LINK OPPORTUNITY	OPPORTUNITY TO IMPROVE CORNER FOR PEDESTRIANS AND CYCLISTS
VEHICULAR ACCESS OPPORTUNITY	MAINTAIN SEPARATION BETWEEN BUILDINGS (MIN. 20M)
LANDSCAPED SETBACK AREA	HERITAGE SUBSTATION
SENSITIVE RIVER INTERFACE	
HERITAGE INTERFACE	
TRENERRY CRESCENT INTERFACE	

Figure 12. Indicative Framework Plan – as exhibited





LEGEND

- SITE AREA - DDO1 APPLIES
- EXISTING PEDESTRIAN / BICYCLE LINKS AND CAPITAL CITY TRAIL
- MAINTAIN VIEWS TO HERITAGE BUILDING FACADES
- KEY VIEWS TO HERITAGE BUILDING
- MAINTAIN VIEWS TO UPPER LEVELS OF HERITAGE FACADE / DEVELOPMENT TO RESPECT THE HERITAGE BUILDING
- PREFERRED MAXIMUM 18M STREET WALL HEIGHT / 5M SETBACK TO UPPER LEVELS
- ENHANCE INTERFACE WITH PUBLIC REALM
- EXPLORE IMPROVEMENTS TO CORNER FOR PEDESTRIANS AND CYCLISTS THROUGH NEGOTIATIONS WITH LANDOWNER
- HERITAGE SUBSTATION
- WELL DESIGNED AND ARTICULATED BUILT FORM (THE PROVISIONS OF DDO1 AND SLO1 RELATING TO HEIGHT AND SETBACK APPLY)
- POTENTIAL PUBLIC LINK OPPORTUNITY TO BE NEGOTIATED WITH LANDOWNER
- RETAIN VISUAL CONNECTION TO YARRA RIVER CORRIDOR THROUGH NEGOTIATION WITH LANDOWNER

Figure 13. Indicative Framework Plan - Panel recommended version

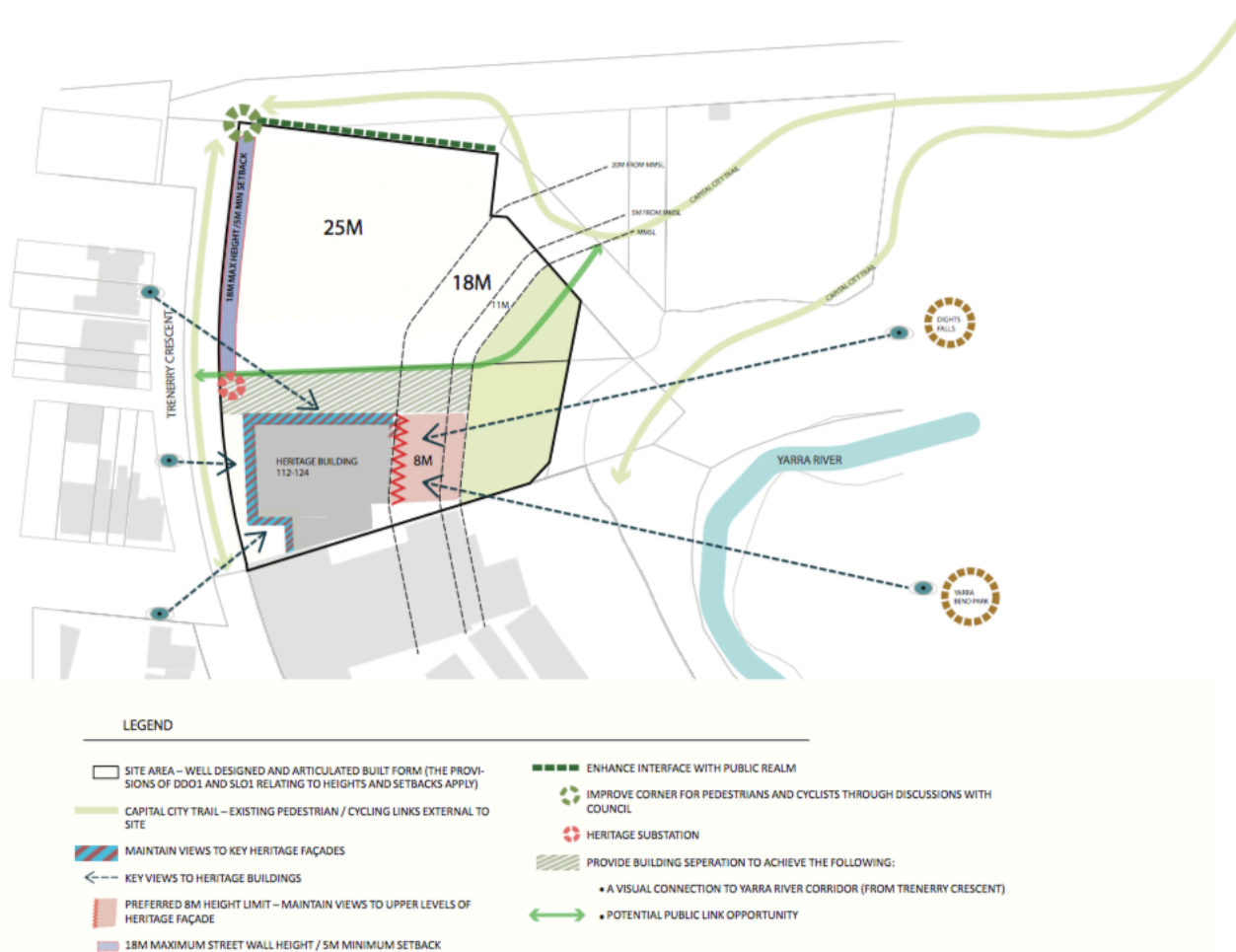


Figure 14. Indicative Framework Plan – Council’s preferred plan

### 6.1 Indicative Framework Plan as Exhibited

Detailed commentary on the exhibited Indicative Framework Plan was provided in expert evidence and is discussed in the Panel Report. It is not repeated in this memorandum.

### 6.2 Indicative Framework Plan recommended by Panel

It appears that Panel’s recommended Indicative Framework Plan fails to acknowledge the setback and height requirements of DDO1 resulting in a plan that would contradict the requirements for Area C of DDO1. Like Panel’s recommended Framework Plan for Amendment C218, the Indicative Framework Plan for C219 states that the 25m building height within the Area Boundary for DDO1 – Area C is a preferred maximum height. This contradicts DDO1, which contains mandatory maximum heights. These oversights should be corrected prior to the adoption or approval of the amendment to avoid contradictory controls. The Panel-recommended version of DPO14 removes the building height plan included in the exhibited version of the amendment.

Panel’s recommended Indicative Framework Plan removes the requirement for a ‘landscape treatment interface’ along the Trenergy Street boundary, however this is not considered to have any adverse impact on the heritage

significance of the former Austral Silk and Cotton Mills Factory/Warehouse Complex and is consistent with the expert evidence provided.

Panel also identified key views to the former Austral Silk and Cotton Mills Factory/Warehouse Complex comprising three from Trenerry Crescent to the west, one from what appears to be the north side of Trenerry Crescent opposite the Dights Falls Reserve car park, one from Dights Falls itself, and one from Yarra Bend Park. These are generally considered appropriate, subject to the modification identified at 6.3 below.

#### 6.2.1 The interface of the proposed building envelope at the northern edge of heritage building

The Indicative Framework Plan recommended by Panel removes the requirement for a 20m building separation between the former Austral Silk and Cotton Mills Factory/Warehouse and any new development and introduces the ability to build against the northern elevation of the heritage building. The objective in the legend states that it is only necessary to “Maintain views to the upper levels of the heritage façade / development to respect the heritage building”. These changes are likely to result in new development that obscures an appreciation of the former Austral Silk and Cotton Mills Factory/Warehouse from the north and would mean that the building can no longer be viewed in the round. It is our view that a development constructed to the north of the heritage building in accordance with the recommended Indicative Framework Plan is unacceptable in heritage terms.

#### 6.2.2 Removal of the height limit from the rear interface

Panel’s recommended Indicative Framework Plan explicitly introduces the ability to construct a new building east of the former Austral Silk and Cotton Mills Factory/Warehouse, which may obstruct key views of the heritage building from Dights Falls Reserve and Yarra Bend Park. In his evidence, Mr Trethowan stated that any new development east of the heritage building should be limited to one-storey in height and should be set back from the existing eastern façade by 2m<sup>4</sup>. Mr Gard’ner’s evidence suggested that development to a height of approx. 8m (i.e. the height of the top of the second row of windows on the eastern façade) would be acceptable in heritage terms<sup>5</sup> (see Figure 15).

It is our view that a discretionary height control of 8m is necessary to ensure that the height of any new development east of the former Austral Silk and Cotton Mills Factory/Warehouse does not reduce its landmark qualities and visual prominence when viewed from key public vantage points along the Yarra River. The notation in the legend of the Panel-recommended Indicative Framework Plan does not adequately define what constitutes the ‘upper levels’ of the heritage building and could be taken to mean only the upper one or two floors of the building.

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<sup>4</sup> Expert Witness Statement (Heritage) for 112-124 and 126-142 Trenerry Crescent Abbotsford, 7 August 2017 (Bruce Trethowan), paras 62-63.

<sup>5</sup> Expert Witness Statement – Heritage for Yarra Amendments C218 and C219, 3 August 2017 (Jim Gard’ner), p.35.



**Figure 15.** 112-124 Trenerry Crescent – from Dights Falls Reserve (arrow indicates maximum height of new built form to the east) – Figure 22 from Mr Gard’ner’s evidence.

### 6.3 Council’s preferred Indicative Framework Plan

In response to the Panel Report, Council officers have prepared an amended Indicative Framework Plan (Figure 14) which ensures consistency with DDO1. It also removes the key view from the north side of Trenerry Crescent, opposite the Dights Falls Reserve car park, which we consider reasonable as this is not a key public realm location from which the public are likely to view the heritage building.

#### 6.3.1 Retention of Heritage Fabric

Mr Trethowan, the proponent’s expert witness, recommended increased retention of heritage fabric including the two-storey link structure to the south of the former Austral Silk and Cotton Mills Factory/Warehouse and the remnants of the brick wall of the 1930s saw-tooth roof buildings that now form the site’s Trenerry Crescent boundary, including those elements outside the extent of HO337. Consistent with evidence of both Mr Gard’ner and Mr Trethowan, Council’s preferred Indicative Framework Plan includes retention of the addition south of the former Austral Silk and Cotton Mills Factory/Warehouse.

#### 6.3.2 Proposed building separation

It is our view that physical separation between the north elevation of the heritage building and any new development is necessary to retain the three-dimensional form of the former Austral Silk and Cotton Mills Factory/Warehouse.

We note that the Council-preferred Indicative Framework Plan retains a building separation which, although less than the minimum 20m noted in the exhibited amendment, will achieve a satisfactory heritage outcome that allows views of the north façade of the heritage building to be maintained, provides a visual connection to the Yarra River, and allows a potential public access way through the site. In evidence, Mr Gard’ner and Mr Trethowan disagreed that a public (bicycle) link next to the northern façade of the heritage building would have an adverse impact on the heritage significance of the building. It remains our view that a physical separation between the heritage building and any new development can serve as a public link without any adverse impact on the heritage values of the place.

Further, we recommend that a minimum separation distance be annotated on the Indicative Framework Plan. A new building constructed to the edge of the northern wall of the sub-station would provide a separation of



approx. 15m, and this would appear to provide a satisfactory heritage outcome that protects key views of the northern façade of the former Austral Silk and Cotton Mills Factory/Warehouse.

## **7. Conclusion**

It is our view that the adoption and approval of the Panel-recommended Framework Plan for C218 and Indicative Framework Plan for C219 would result in development that has a substantially greater level of detrimental impact on the two heritage places than the exhibited amendments and is likely to result in development outcomes that are contrary to the heritage provisions of the Yarra Planning Scheme.

Council's preferred Framework Plan and Indicative Framework Plan are likely to result in development that represents an improvement on that recommended by Panel. However, we recommend that the following amendments be made to the Framework Plan for C218 and the Indicative Framework Plan for C219 prior to their adoption by Council:

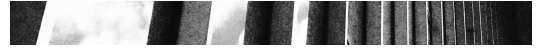
### **7.1 Recommended amendments to Amendment C218 documentation**

1. Amend the Heritage Citation and Statement of Significance for 20-60 Trenerry Crescent to include the recommended changes in Appendix 1.
2. Amend the legend in the Framework Plan from 'encourage retention' to 'retain' the 1920s structure facing Turner Street and the Yarra River.
3. Amend the Framework Plan to encourage the retention of 1984 elements, including the linking element between the 1911 and 1920s buildings on Turner Street.
4. Clarify if a 6m minimum setback from Turner Street and the Yarra River frontage is required if the heritage facades are not being retained.
5. Remove the qualifying statement in the legend that states heritage fabric is to be retained "Subject to detailed heritage and structural advice".

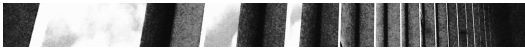
### **7.2 Recommended amendments to Amendment C219 documentation**

1. Include a minimum dimension for the separation between the northern façade of the former Austral Silk and Cotton Mills Factory/Warehouse and any new development to the north.

**GJM Heritage**



**Appendix 1 – Amended Citation for 20-60 Trenerry Crescent incorporating changes recommended by Peter Lovell and identifying subsequent amendments recommended by GJM (highlighted)**



# Heritage Citation

## W. Saunders & Son Factory/Warehouse Complex (later Esprit de Corps offices)

Address: 20-60 Trenerry Crescent, Abbotsford

Prepared by: GJM Heritage

Survey Date: 25 July 2016

<b>Place type:</b> Factory/warehouse	<b>Architect:</b> No known (1911, 1920s), Daryl Jackson (1984 alterations)
<b>Grading:</b> Individually Significant	<b>Builder:</b> Not known
<b>Integrity:</b> Moderate-High (1911); Moderate (1920s); High (1984)	<b>Construction Date:</b> 1911, 1920s, 1984
<b>Status:</b> Included in the Heritage Overlay (HO337 - Victoria Park Precinct, Abbotsford) No external paint, internal alteration or tree controls apply to Precinct	<b>Extent of Overlay:</b> As existing, refer to plan



Figure 1. 20-60 Trenerry Crescent, Abbotsford: the facade of the 1911 building.



**Figure 2.** The north-west elevation of the 1911 building (right) with its gabled third-storey, the 1984 glazed walkway and the modified 1920s brick office building (left).



**Figure 3.** The 1920s factory building (right) and 1984 two-storey glazed structure that links the 1920s and 1911 buildings.



**Figure 4.** The subject site (red) and the existing boundary of HO337 Victoria Park Precinct (pink) (2016).

### Historical Context

The following historical context is taken from the HO337 Victoria Park Precinct citation<sup>6</sup>, unless otherwise cited.

The area surrounding Victoria Park to the Yarra River includes parts of Crown Portions 78, 79 and 88, which had been surveyed by Robert Hoddle and sold in 1839 to R Dacre, J D L Campbell (a pastoralist) and J Dight, respectively. John Dight built Yarra House (later the Shelmerdine residence) and a mill on his allotment, and

<sup>6</sup> Victorian Heritage Database (VHD), City of Yarra citation for 'Victoria Park Heritage Precinct', accessed July 2016.



Campbell built his house, Campbellfield House (later owned by architect and MLA William Pitt as Mikado) on his land overlooking the Yarra River.

In 1878, Edwin Trenerry, a shareholder in a deep lead mining company, subdivided Crown Portions 78, 79 and 88 for residential development, creating the existing street pattern. The design recalled the earlier Darling Gardens development at Clifton Hill, with Victoria Park intended as an ornamental garden square, surrounded by residential properties with 33' frontages to the park. By 1879 much of the land had been sold to David Abbott, with some lots sold to James and John Kelly in the next year. By 1885, all the lots had been sold, and development of many of them had begun.

Trenerry Crescent followed the line of the Yarra River and separated the larger riverside allotments from the smaller residential subdivisions to the west. By the turn of the century, the river frontage allotments along Trenerry Crescent were undergoing a transformation from gentlemen's farms to industrial uses. The Melbourne Flour Milling Company operated at the old Dight's Mill site on the Yarra from 1891, at the north end of Trenerry Crescent, with the Shelmerdine's Yarra Hat Works and a quarry located further to the south, both since redeveloped.

Abbotsford emerged as a centre for the textile industry during the interwar period, with much of the vacant land between Johnson Street, Trenerry Crescent and the Yarra River developed with textile mills.<sup>7</sup> The massive Austral Silk and Cotton Mills complex was built at the north end of Trenerry Crescent in 1927 and the Yarra Falls Spinning Mills had also expanded in the area during the early 20th century. Their administrative complex was built in 1919 facing Johnston Street and the landmark 1930s Byfas building was built, facing Trenerry Crescent, to produce textiles during World War Two. The combination of these extensive industrial complexes has a strong built character that is evident from within the Heritage Overlay Area and from distant views down the Yarra River and the Eastern Freeway.

In the last two decades of the 20th century, these large industrial and mill buildings have gradually been decommissioned and recycled for light industrial, commercial or residential uses.

### Place History

The complex at 20-60 Trenerry Crescent comprises four buildings (six structures in total) constructed between 1911 and the mid-1980s: the 1911 building, 1920s building, 1984 building towards the Yarra River, the extensively remodelled 1920s building to the north and the 1984 entrance and linking elements.

From July 1890 Arthur and Isabella Hope owned eight lots on the north side of Trenerry Crescent, which comprised what became Turner Street, and lots to the west. Following the death of both, the lots were transferred to George Hope and William MacLennan in 1900, who on-sold the lots individually from 1906.<sup>8</sup>

The 1901 Melbourne Metropolitan Board of Works Detail Plan (No.1230) indicates that the subject site was vacant at this date. In September 1909, the Abbotsford Manufacturing Company Pty Ltd purchased the lot on the north-west corner of Trenerry Crescent and Turner Street, with a frontage of 20.1 metres (60ft) to Trenerry Crescent.<sup>9</sup> In July 1911, William Stone, clerk, and William Saunders the Younger, malt extract manufacturer of Vaucluse Street, Richmond, purchased the lot.<sup>10</sup>

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<sup>7</sup> Gary Vines & Matthew Churchward (1992) 'Northern Suburbs Factory Study', Part One: 63.

<sup>8</sup> Land Victoria (LV), Certificate of Title V:2279/F669.

<sup>9</sup> LV, Certificate of Title, V:3384/F680.

<sup>10</sup> LV, Certificate of Title, V:3384/F680.

The factory building located on the front title boundary was built in 1911 for W. Saunders & Son, manufacturers of malt extract and cod liver oil. The industrial building to the rear, adjoining Turner Street, is believed to have been built in the 1920s for an engineering works.<sup>11</sup>

On 24 May 1919, William Stone became the surviving proprietor, however, on the same date the property was transferred to W. Saunders & Son Pty Ltd, of Trenerry Crescent, Abbotsford.<sup>12</sup> From the 1910s, the lot to the west was also under the same ownership, on separate titles.<sup>13</sup> W. Saunders & Son Pty Ltd was described as 'Pure Malt extract and cod liver oil and Maltocrete manufacturers, agents for Zeestos' in 1920, while billboards advertised 'Saunders' Malt Extract in 1930 (Figure 5).<sup>14</sup>

Aerial photos dating to 1966 show the saw-tooth roof of the 1911 building on the corner of Turner Street, and the parallel gabled-roofs of the 1920s building adjacent to the river. Other buildings are visible on the site at this date, including a tower adjacent to the 1920s building (since removed) (Figures 6 & 7).

In October 1966, Mauri Brothers and Thomson (Aust.) Pty Ltd became joint proprietors of the site, before it was sold to Anco Plastics Pty Ltd, of 18 Trenerry Crescent, in August 1970. The property was subsequently owned by Trenjohn Pty Ltd from 1972, and Bracebridge Pty Ltd from 1981.<sup>15</sup> In May 1982, Bracebridge Pty Ltd consolidated the lots to form a 41.45 metre frontage to Trenerry Crescent (the current 20-60 Trenerry Crescent).<sup>16</sup>

In 1984, architect Daryl Jackson AO designed works to accommodate the reuse of the place by the Esprit de Corps clothing company. The development adapted the three early twentieth century buildings (the 1920s building on the corner of Trenerry Crescent and Turner Street, the 1911 building on Turner Street and the 1920s building to the north) which underwent some alterations, while the new structures comprised glazed links and a new warehouse/workroom building on the north-east corner of the site. Jackson's design integrated a stylised industrial theme appropriate to the site's history and received a citation as a finalist in the Royal Australian Institute of Architects Presidents Award in 1985.<sup>17</sup> In January 1988 the portion of land next to the river was subdivided off. The property was owned by various companies after this date, and is currently under a 30 year lease to Citipower Pty (from 1999).<sup>18</sup>

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<sup>11</sup> Heritage Victoria (HV) assessment of 'Esprit De Corps Complex, 40 Turner Street & 40-60 Trenerry Crescent, Abbotsford', accessed via Hermes 13 Jul 2016.

<sup>12</sup> LV, Certificate of Title, V:3384/F680.

<sup>13</sup> LV, Certificates of Title, V:3694/F664.

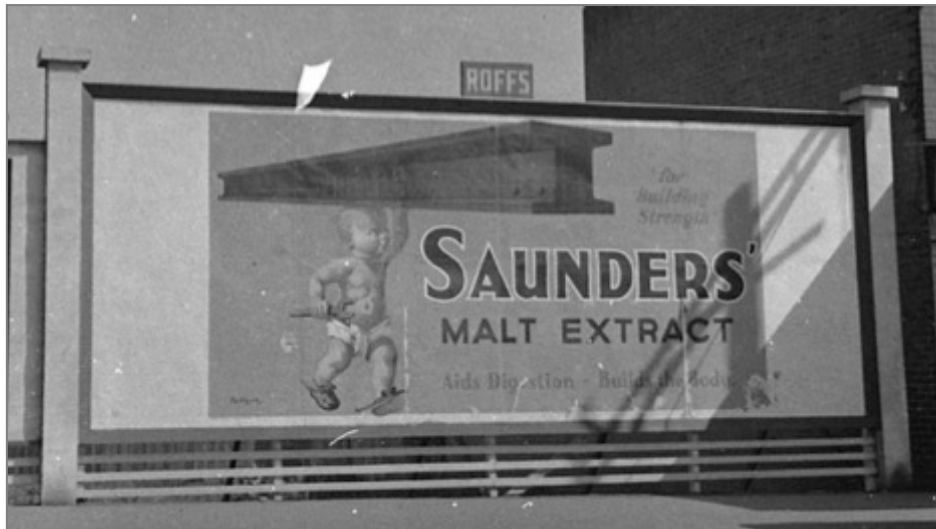
<sup>14</sup> Vines & Churchward (1992) 'Northern Suburbs Factory Study', Part Two: 246.

<sup>15</sup> LV, Certificate of Title, V:3384/F680.

<sup>16</sup> LV, Certificate of Title, V:9464/F422.

<sup>17</sup> HV assessment of 'Esprit De Corps Complex, 40 Turner Street & 40-60 Trenerry Crescent, Abbotsford', accessed via Hermes 13 Jul 2016.

<sup>18</sup> LV, Certificate of Title, V:9464/F422.



**Figure 5.** A c1930s billboard in Sydney for 'Saunders Malt Extract' (Source: State Library of NSW, 'Billboard advertising Saunders', No. 29837).



**Figure 6.** A detail of a 1966 aerial of Trenerry Crescent, showing the subject site (Source: COYL, ID. CL PIC 105).



**Figure 7.** Detail of a second 1966 aerial of Trenerry Crescent and Yarra Falls (Source: COYL, ID. YL CL Pic 104).

This place is associated with the following themes from the *City of Yarra Heritage Review Thematic History* (July 1998):

- 4.0 Developing Local Economies
- 4.2 Secondary Industry

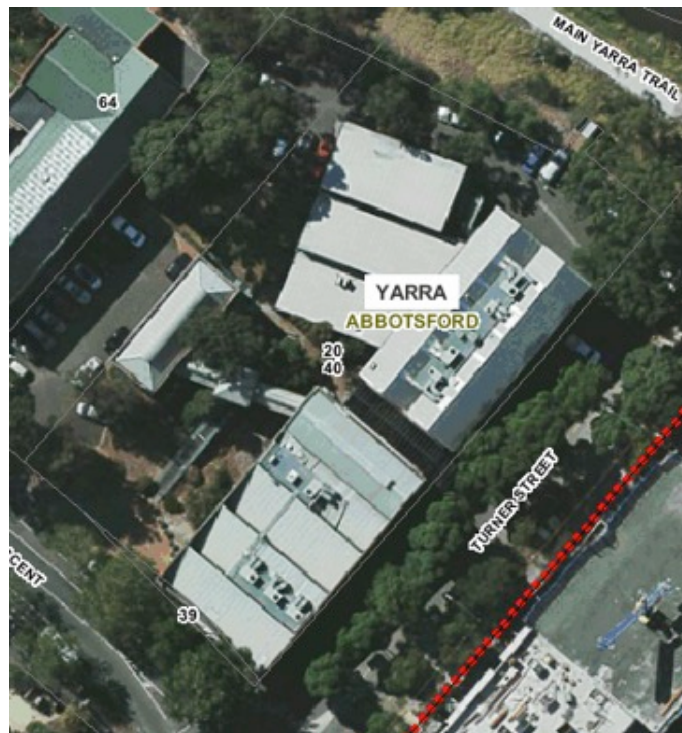
## Description

The site is occupied by a complex of industrial and office buildings dating from 1911 and the 1920s. In 1984 architect Darryl Jackson AO designed additions and made alterations to the existing buildings to accommodate the site's re-use by the Esprit de Corps clothing company.

The 1911 building presents as a single-storey building fronting Trenerry Street (located on the Trenerry Crescent and Turner Street title boundaries), but extends to three-storeys in height at the rear as the building responds to the topography of the site as it slopes down towards the Yarra River. The brick building retains a saw-tooth roof which is hidden behind parapets on the three main elevations. The façade and parapet is rendered and overpainted. The parapet is defined by string moulds at its top and base. Subtle Classical details are expressed in engaged pilasters that break the façade into five bays and extend above the parapet at the entrance and corners. The central entrance (with a modern aluminum framed door) has a later cantilevered steel porch. Either side of the entrance are pairs of timber-framed casement windows of various sizes. The side elevations are face-brick with rows of single timber-framed casement windows with segmental-arches. Some sills have been replaced (probably during the 1984 development). Vents at ground level on the Turner Street elevation are also later additions dating from the 1980s. The building terminates at the rear with a third-storey with a gabled roof and circular vents to the gabled-ends.

To the rear of the site the original 1920s red-brick engineering works survives as a fragment now largely overbuilt in the 1984 works. This building approximates its original form and scale (see Figures 6 & 7) but the brickwork shows multiple stages of alterations, particularly fronting Turner Street. The windows and sills, the entrance off Turner Street and a large second-storey glazed addition to the rear of the building date from the 1984 development of the site.

The 1984 works include the adapted 1920s red-brick building on northern boundary of the site, the glazed walkway between this building and the 1911 building, a two-storey glazed link between the 1911 and 1920s buildings to the east and a glazed warehouse/workroom building to the rear of the site constructed on an exposed off-form reinforced concrete base.



**Figure 8.** An aerial of the site dating to 2010 (Source: Planning Maps Online, 2016)

## Condition and Integrity

The 1911, 1920s and 1984 buildings have been well maintained and are all in good condition.

The 1911 building retains a moderate to high level of integrity. The 1920s building has a lower level of integrity due to various stages of alterations, most probably dating to the 1980s redevelopment of the site. The 1984 structures retain a high level of integrity.

## Comparative Analysis

This comparative analysis focuses on the 1911 building fronting Trenerry Street which is the earliest and most intact pre- World War II building on the site. The analysis has been informed by a search of the Hermes database and includes places that are individually significant within a precinct-based Heritage Overlay within the City of Yarra.

The following places are comparable in historic use, construction date or architectural style or form:

### **Braun, C J & Co, Shoe Manufactures Factory/Warehouse (former), later Blue Laser Jean Company, 92-94 Easey Street, Collingwood (Individually Significant within HO321)**

This brick and render factory was built in 1933 in the Moderne style, with distinctive details such as the sunburst 'keystone', stepped parapet and string mould. The former factory has now undergone a conversion to flats but the façade remains predominantly intact.

Although the W. Saunders & Son Factory/Warehouse Complex was constructed during an earlier period, the 1911 building is comparable to the Easey Street factory in construction materials, the form and scale of the symmetrical façade, both with stepped parapets defined by string moulds and central entrances with flanking windows. The subject site is much grander in scale with a more dominant presence along two streets, in comparison to the more modest Easey Street factory.



**Figure 9.** 92-94 Easey Street, Collingwood following the conversion to flats © realestate.com

### **Former Factory at 40 Reid Street, Fitzroy North (Individually Significant within Precinct HO327)**

Constructed between 1900 and 1915, the former factory is a single-storey red-brick construction with a parapet, distinctive parapeted gable and single windows. Pilasters define entrances on the façade. The factory has now been converted to apartments, with additions constructed above the saw-tooth roof level and windows on the side elevations altered. With additions and alterations, the Edwardian fabric retains a moderate level of integrity.

The W. Saunders & Son Factory/Warehouse Complex is a similar red-brick construction and has a comparable application of architectural treatment, albeit in a slightly different expression. The subject site retains a higher degree of integrity as it retains its original profile and roof form.



**Figure 10.** 40 Reid Street, Fitzroy North (@Google)

#### **Former factory at the rear of 16 Arnold Street, Princes Hill (Individually significant within Precinct HO329)**

This former factory, constructed between 1900 and 1915, is a two-storey, face-brick construction with a hipped roof, addressing two streets. It retains a high level of integrity. The factory occupies a similar footprint to the 1911 building at the W. Saunders & Son Factory/Warehouse Complex. While their roof forms differ, they are comparable in terms of the unadorned red-brick elevations with repetitive rows of single window placement. The W. Saunders & Son Factory/Warehouse Complex building has more elaborate architectural treatment and detail to the façade in comparison, but is less intact due to alterations to the windows and sills.



**Figure 11.** Rear of 16 Arnold Street, Princes Hill (@Google)

#### **Conclusion**

The W. Saunders & Son Factory/Warehouse Complex has a modestly-scaled façade fronting Trenerry Crescent but a dominant and increasing presence along Turner Street as the buildings respond to the topography as it slopes down towards the Yarra River. Architecturally, the 1911 former factory is typical of factories constructed during the Edwardian period with subtle Classical expression to the Trenerry Crescent façade. The 1984 additions to the complex by Daryl Jackson AO for the Esprit de Corps company are a well resolved contextual design response to the 1911 and 1920s buildings. This design still provides an effective integration of the various buildings on the site and is a successful example of adaptive reuse of former industrial buildings.

## Assessment Against Criteria

Following is an assessment of the place against the heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

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

The place is one of the remaining examples of industrial development in Abbotsford, and particularly on Trenerry Crescent along the Yarra River, where industrial development began from the turn of the century. The 1911 building is of historical value as an example of an Edwardian-era factory, built for W. Saunders & Son, who were manufacturers of malt extract and cod liver oil. The place is of historical value as evidencing subsequent stages of development on an industrial site, including the 1920s building which is believed to have been built for an engineering works and the 1984 additions designed by architect Daryl Jackson for the Esprit de Corps company.

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

The Edwardian building is of aesthetic significance for its architectural presence within the early twentieth century industrial streetscape of Trenerry Crescent and within the riverscape of the Yarra River. The building has subtle Classical details to the façade and responds to the topography of the site by increasing in height and presence as the land slopes towards the Yarra River.

The new structures designed by architect Daryl Jackson AO in 1984 are of architectural value, as an example of the innovative adaptive re-use of a set of former factory buildings that respected the forms, materials and architectural language of the early twentieth century industrial context.

## Statement of Significance

*What is significant?*

The W. Saunders & Son Factory/Warehouse Complex at 20-60 Trenerry Crescent, Abbotsford.

The Edwardian building is of primary significance to the site. The new 1984 structures and the 1984 adaption of the 1920s buildings designed by architect Darryl Jackson AO are of contributory significance to the site. Alterations and additions that have occurred since 1984 are not significant.

*How is it significant?*

The W. Saunders & Son Factory/Warehouse Complex is of local historical and aesthetic significance to the City of Yarra.

*Why is it significant?*

The W. Saunders & Son Factory/Warehouse Complex is of historical significance as one of the remaining examples of the industrial development in Abbotsford, and particularly on Trenerry Crescent along the Yarra River, where industrial development began from the turn of the century. The 1911 building is of historical significance as an externally intact example of an Edwardian-era food processing factory, built for W. Saunders & Son, who were manufacturers of malt extract and cod liver oil. The place is of historical value for its ability to demonstrate subsequent stages of development on an industrial site, including the 1920s building which is believed to have been built for an engineering works and the 1984 additions designed by architect Daryl Jackson for the Esprit de Corps company. (Criterion A)

The Edwardian building is of aesthetic significance for its architectural presence within the early twentieth century industrial streetscape of Trenerry Crescent and within the riverscape of the Yarra River. The 1911 building has subtle Classical details to the façade and responds to the topography of the site by increasing in height and presence as the land slopes towards the Yarra River. (Criterion E)

The works designed by architect Darryl Jackson in 1984 are of aesthetic **significance**, as an example of an innovative adaptive re-use of former factory buildings that respects the forms, materials and architectural language of the early twentieth century industrial context. These include the adapted red-brick building on the northern boundary of the site, the glazed walkway between this and the 1911 building, the two-storey glazed link between the 1911 and 1920s buildings and a glazed warehouse building to the rear of the site. The design integrated a stylised industrial theme in consideration of the site's Edwardian and Interwar buildings. (Criterion E)

### Grading and Recommendations

It is recommended that the place continue to be included in the Heritage Overlay of the Yarra Planning Scheme as an individually significant place within the Victoria Park Precinct, Abbotsford (HO337).

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

<b>External Paint Controls?</b>	No
<b>Internal Alteration Controls?</b>	No
<b>Tree Controls?</b>	No
<b>Outbuildings or Fences not exempt under Clause 43.01-3?</b>	No
<b>Prohibited Uses Permitted?</b>	No
<b>Incorporated Plan?</b>	HO337 Precinct: Yes
<b>Aboriginal Heritage Place?</b>	Not assessed

### Identified by:

Andrew C. Ward & Associates (May 1995), 'Collingwood Conservation Study Review'.

### References:

Andrew Ward C. & Associates (May 1995), 'Collingwood Conservation Study Review'.

City of Yarra Library (COYL) Catalogue, <<http://www.yarracity.vic.gov.au/Libraries/Search-the-catalogue/>>, accessed July 2016.

Graeme Butler and Associates (2007), 'City of Yarra Review of Heritage Overlay Areas, Appendix 8'.

Land Victoria, Certificates of Title.

Melbourne Metropolitan Board of Works Detail Plans

State Library of NSW, online Manuscripts, oral history & pictures collection, <<http://archival-classic.sl.nsw.gov.au/>>, accessed July 2016.

Victorian Heritage Database (VHD), City of Yarra citation for 'Victoria Park Heritage Precinct', accessed July 2016.

Heritage Victoria (HV) assessment of 'Esprit De Corps Complex, 40 Turner Street & 40-60 Trenerry Crescent, Abbotsford', accessed via Hermes 13 Jul 2016.

Vines, Gary & Matthew Churchward (1992) 'Northern Suburbs Factory Study'.