



# Heritage Impact Statement

Proposed Works at

102-108 Jeffcott Street, West Melbourne

Author Claire Miller M.Arch  
Trethowan Architecture  
Date 16 March 2021

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



# ADVERTISED PLAN

Revision	Description	Date	Issued To
1	Draft	03-03-2021	Internal
2	Final	05-03-2021	Client
3	Revised Final	16-03-2021	Client

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## CONTENTS

---

<b>1</b>	<b>Introduction</b>	<b>1</b>
<b>2</b>	<b>Site Description</b>	<b>2</b>
	2.1 Location & Description	2
	2.2 Building Condition	4
<b>3</b>	<b>Heritage Controls</b>	<b>6</b>
	3.1 Statutory Controls	6
	3.2 Non-Statutory Controls	7
<b>4</b>	<b>Proposed Works</b>	<b>8</b>
	4.1 Demolition	8
	4.2 Alterations to Existing	9
	4.3 New Work	10
<b>5</b>	<b>Assessment</b>	<b>11</b>
	5.1 Demolition	11
	5.2 Alterations to Existing	11
	5.3 New Work	12
<b>6</b>	<b>Conclusion</b>	<b>14</b>

# ADVERTISED PLAN

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# 1 Introduction

This report assesses the heritage related impacts of proposed amended works to 102-108 Jeffcott Street, West Melbourne (the subject site). This report has been commissioned by Fusion Project Management on behalf of Blue Earth Group, owner of the subject site.

A planning permit (PA1800480) for the subject site, and two adjacent properties, was issued by the Minister for Planning in accordance with VCAT Order P1269/2019 in October 2019. Adjacent properties relevant to the existing permit are located at 355-369 and 371-383 Spencer Street, West Melbourne immediately east of the subject site.

Subsequent to the issue of planning permit PA1800480, Blue Earth Group purchased the subject site and intends to develop the portion of the approval applicable to the subject site, with the balance of the properties affected by the Planning Permit to be developed by their respective land owners. As a result, an amendment to the permit is now being sought, in order to stage the delivery of the approved works, whilst the scheme has been altered to facilitate a residential use (with ground and first floor commercial uses), rather than a residential hotel use.

This Heritage Impact Statement accompanies the proposed amendments and discusses them from a heritage point of view.

This report refers to the updated drawings, prepared by CHT Architects and dated 22.01.2021, as follows:

Drawing No.	Title	Rev.
TP0.000	Cover Page	A
TP0.001 - TP0.002	Development Summary	A
TP0.101	Site Conditions – Existing	A
TP0.102	Staging Diagram	A
TP1.001 - TP1.003	Existing & Demolition Plans	A
TP1.101 - TP1.128	Overall Plans (basement 03 – top roof level)	A
TP1.300 - TP1.308	BADS Assessment	A
TP2.001	Heritage Elevations – South	A
TP2.002	Heritage Elevations – North	A
TP2.003	Heritage Elevations – East	A
TP2.004	Heritage Elevations – West	A
TP2.101 - TP2.103	Building Elevations	A
TP2.301	Carpark Sections	A
TP3.101 - TP3.106	Building Sections	A
TP5.001 - TP5.004	Existing & Proposed Shadow Diagrams	A
TP6.117	Overall Section	A
TP6.118 - TP6.119	Detailed Sections	A

## 2 Site Description

### 2.1 Location & Description

The subject site is located within the block bound by Spencer, Batman, Adderley and Jeffcott streets, and is sited on the north side of Jeffcott Street at the corner with MacDougall Lane which curves around the north (rear) site boundary. The immediate surroundings have a light industrial character with a mix of scales. The area is currently undergoing a shift towards higher scale and the introduction of more residential sites. Notable recent developments include new residential towers north of the subject site at the corner of Batman and Spencer streets, and the Melbourne West Police complex south of the subject site at the corner of La Trobe and Spencer streets. The area has retained its nineteenth-century character and has successfully absorbed contemporary infill and changing use patterns.



Figure 1: Aerial view of the subject site (indicated in red) and adjacent properties. Note the large Sands & McDougall factory building to the east, and the two new residential towers to the north. Source: Nearmap, accessed February 2021.

The subject site dates from 1914 and comprises a two-storey, brick, industrial building featuring a hipped roof with double gabled façade. The original design of the façade and internal arrangement has been altered (Figure 2 and Figure 3). The building is currently vacant but was recently used as a carpark at the ground floor, accessed via a large opening at the west side, with office space at the first floor. The building's openings have been altered, particularly along Jeffcott Street, but the original 1914 industrial character remains evident in the double gabled parapet form and simple (overpainted) red brick materiality (Figure 3). The central pedestrian entry has been completely remodelled, and the garage entry is also new. Concrete lintels have been overpainted and new glazing and frames added to the front windows and to upper windows along MacDougall Lane (Figure 4).

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



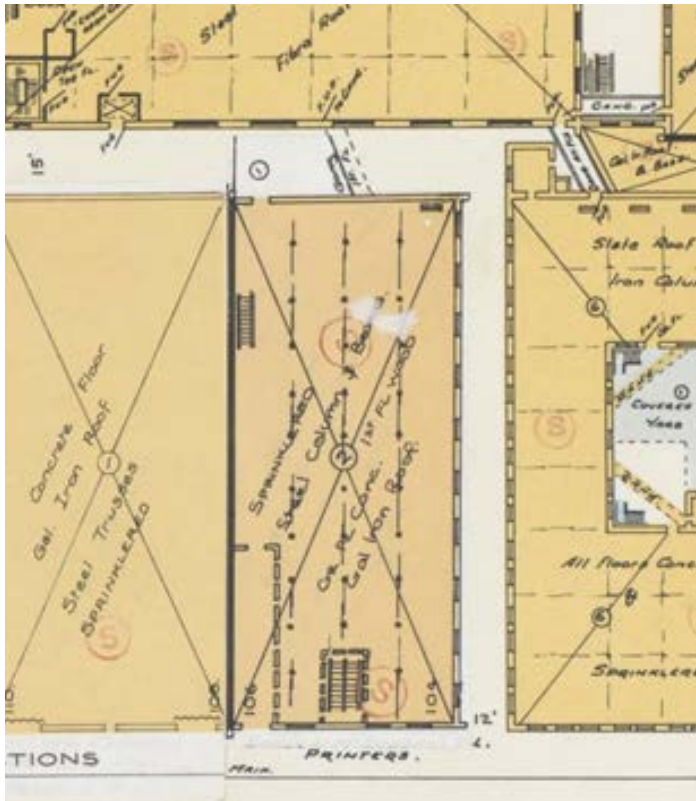


Figure 2: Extract of City of Melbourne Mahlstedt fire plan, c1923-28, showing the ground floor of the subject site and its original Jeffcott Street façade configuration. Source: State Library of Victoria.



Figure 3: View of the subject site's primary frontage to Jeffcott Street. Note the garage door entry at the left, central pedestrian entry, and McDougall Lane at the right side. Source: Trethowan Architecture.



Figure 4: View of the subject site’s east façade to McDougall Lane. Note the already altered upper windows. Source: Trethowan Architecture.



Figure 5: View of the rear (north) elevation to McDougall Lane. Note the extent of alterations. Source: Trethowan Architecture.

## 2.2 Building Condition

At the primary frontage to Jeffcott Street, cracking to brickwork is noted to the painted brickwork and cracked render to sills of openings. Evidence of water ingress into the brickwork is seen in the loss of mortar joints and moss growth at the base of the building and Upper-level rainwater goods are missing, and downpipes are damaged in places. A small patch of efflorescence was recorded to the LHS of the central window to the lower-level windows.

This document must not be used for any purpose which may breach any copyright



pedestrian entry has been completely remodelled, and the garage entry is also altered with the loss of a former window above. The original timber windows to the upper level have been replaced with modern aluminium frames, and the lower-level windows still retain the original timber frames. Iron security bars to the lower windows appear to be in good condition.

Similar issues are noted at the east side elevation to McDougall Lane. General damage, cracking and poor repair to the painted brickwork, lintels and sills is noted but not to the same degree as on the north elevation. Some water damage is noted at the lower level and patch repairs above the former door into the upper level. The original timber windows to the upper level have been replaced with modern aluminium frames, and a small degree of alterations have occurred to some of the glazing in the lower-level windows, which still retain the original timber frames. Iron security bars to the lower windows appear to be in good condition

The north (rear) elevation to McDougall Lane, while still retaining the double gable form and unpainted brickwork, has seen the most alteration and been subject to a lot of damage through graffiti and vehicular impact (Figure 5). Existing, new, and infilled openings are evident and undertaken in a variety of materials. Current and redundant services are visible, along with embedded former fixings of previous equipment. Brickwork is missing, damaged and general poor repair across the façade. Weathered brickwork is noted in exposed parts of the wall and along the base. Cracking in the brickwork is noted in various locations and in the rendered lintels above the openings. Original timber windows and doors have been replaced with modern steel or aluminium frames and roller shutter doors.

In general, the building retains fair integrity to its original design, and is reasonable condition despite damage and alterations.

### 3 Heritage Controls

#### 3.1 Statutory Controls

##### 3.1.1 Victorian Heritage Register (VHR)

The subject site is not included on the VHR.

##### 3.1.2 Melbourne Planning Scheme

The subject site is located within the City of Melbourne Planning Scheme under Heritage Overlay *HO771: Sands and McDougall Precinct* (Figure 6) and is subject to external paint controls. No other controls apply to the site.

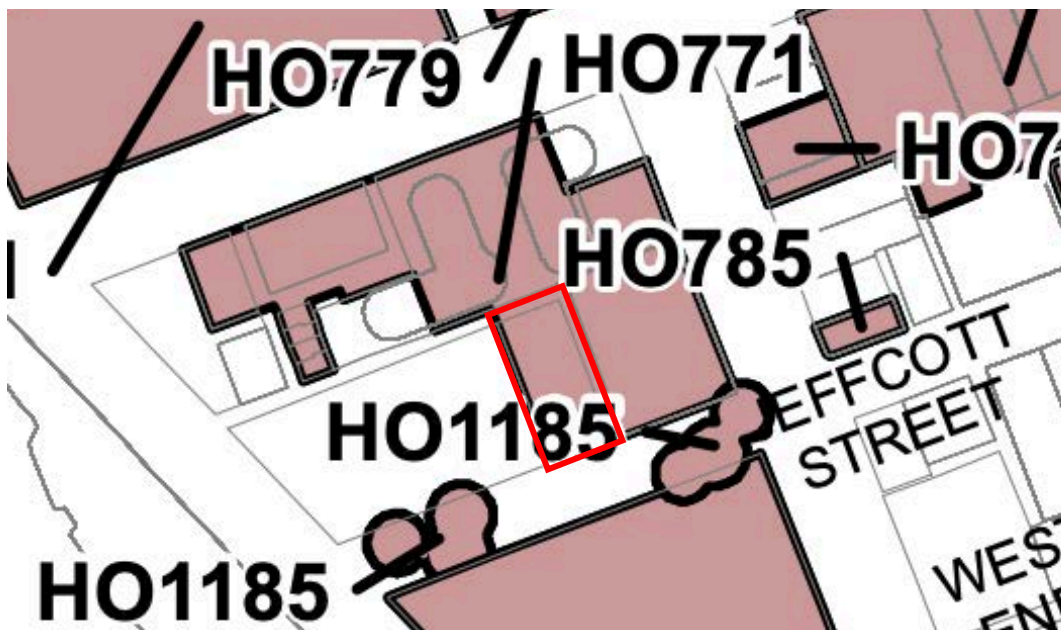


Figure 6: Extract of Heritage Overlay map 8HO showing the extent of *HO771*. The subject site is indicated in red. Source: Melbourne Planning Scheme.

#### Grading

102 Jeffcott Street is graded as contributory, per the City of Melbourne *Heritage Places Inventory*, February 2020. This is defined in the *Inventory* as follows:

*'Contributory' heritage place:*

*A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.*

#### Statement of Significance

A Statement of Significance for the subject site, and adjacent properties related to the Sands & McDougall factory, was prepared as part of the *West Melbourne Heritage Review* (Amendment C258). Relevant sections have been extracted as follows:

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

*Sands and Kenny (1857-61) and Sands and McDougall, (1862-c1974) were the publishers of the directory to commercial and general Melbourne, later, the Melbourne*

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

and suburban directory and the 'Directory of Victoria' providing the longest issue of any other directory publisher in Victoria. They also published a directory of Canberra.

Thomas Watts and Sons accepted tenders for erection of the adjoining 3 level warehouse in Spencer Street, Melbourne in 1900 for Sands and McDougall Ltd. In 1914 Reynolds Bros of 118 Rose Street Fitzroy erected a factory for Sands and McDougall, West Melbourne in Jeffcott Street designed by Arthur and Hugh Peck. The design firm, Thomas Watts and Sons, is also known for commercial buildings, such as Robb's Building (1866) formerly in Collins Street; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in McKillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne (since renovated as apartments).

Contributory elements include:

Buildings at 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street; Sands and McDougall Pty. Ltd. Main wing, 355 Spencer Street, 1888-9

Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914

- face brick (bricks painted over) one level plus basement building set on a stone paved lane between it and the main building
- double gabled parapeted roofline, corrugated iron clad roof behind. Openings altered, entry altered.

**How is it significant?**

Sands and McDougall precinct is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

**Why is it significant?**

Sands and McDougall complex precinct is significant.

- Aesthetically, like many other warehouse or factory buildings of the period and earlier, this complex dominates its residential contemporaries in scale and adopts the Italian Renaissance Revival ornament of commercial designs current since the 1870s but in this case executed in red brick with stucco trim. The main building of 1888-9 is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century. The adjacent contributory buildings from the Interwar period use the same architectural language and materials but with a modern interpretation.
- Historically, the complex includes most of the known surviving and most substantial buildings linked with this most well known of stationery firms that had a national presence and is one of the most significant industrial complexes in Victoria, with the Goetz factory also representing a specialised area of manufacture that differs from the more typical heavy industry.

**3.2 Non-Statutory Controls**

The subject site is not subject to non-statutory heritage controls; this type of control is typically associated either with classifications by the National Trust of Australia (Victoria) or the now archived register of the National Estate.

Non-statutory heritage controls relate to property listings that have no formal or legal weight in the planning scheme. While having no legal recourse, such listings are customarily considered when making planning decisions and are representative of heritage values in the community by local authorities.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**





**4.2 Alterations to Existing**

The primary frontage to Jeffcott Street is to feature new and enlarged window and door openings with a mix of grey and blue tinted glazing within metal frames (Figure 11). Paint to the original brickwork is to be removed and not repainted. Altered openings provide a new garage door at the west, central double-height main pedestrian entrance, and entry doors to café at the east. The enlarged window at the east is formed by the removal of original brick and part of the concrete lintel – the ends of the lintel are to be retained as a visual cue to the original window size.

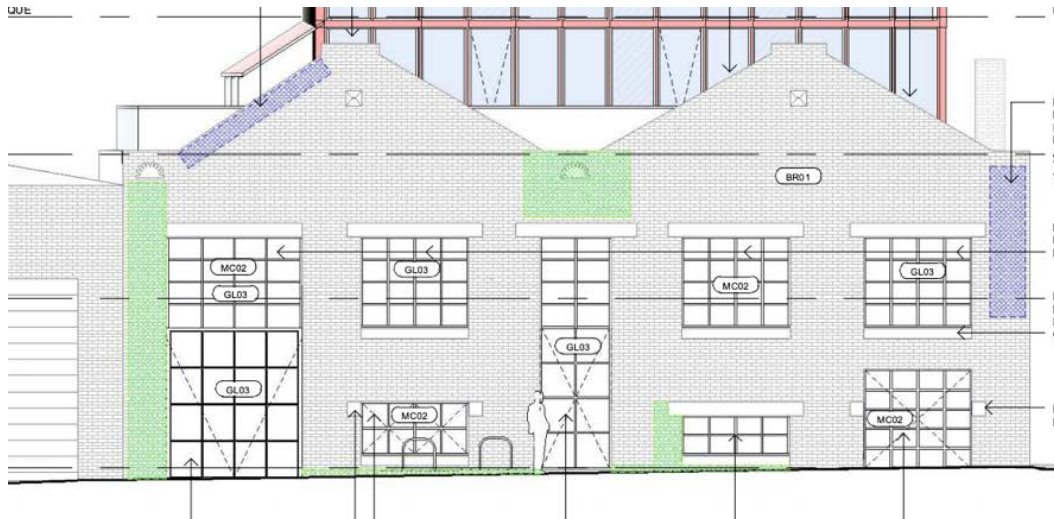


Figure 11: Extract of TP2.001 showing the proposed Jeffcott Street façade. Source: CHT Architects.

The east side façade to McDougall Lane is to feature new metal framed windows and doorways accessing the new residential apartments behind (Figure 12). The original openings are retained to a depth of 5m from Jeffcott Street but with new metal framed windows, with light grey tinted glass, installed. As per the Jeffcott Street façade, the existing overpainting is to be removed and the original brickwork left unpainted.



Figure 12: Extract of TP2.003 showing the proposed east elevation to McDougall Lane. Source: CHT Architects.

The rear (north) façade is to be entirely re-clad with bronze-look metal cladding with two new upper-level windows with clear glazing. New carpark entry doors are proposed for pedestrians and vehicles. Existing high-level door is to be removed and reused within the proposed café area.

The original roof is to be removed and trusses reinstated to a depth of 5m, The roof is to be reclad in bronze-look metal and a new skylight inserted at the east face. This new roof cladding matches the screen and window frame material for the tower above forming a skirt around the new tower (Figure 12).

Conservation works to the south and east façades are proposed but are dealt with in a separate report.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.**



### 4.3 New Work

It is proposed to construct a new 18-storey residential tower plus three levels of basement carparking and a roof deck. The tower design curves in at the south-east corner of the base in a sweeping motion. This means the lower levels are narrower than the upper levels which cantilever slightly (Figure 13). The tower is clad in light blue tinted glazing with expressed grid-like framing in bronze-look metal. The new tower is set back from all elevations of the existing building ranging from about 5m at the south and west, to about 2m at the north and east. At the lower levels the setback increases to about 13m at the south east corner.



Figure 13: Extract of TP0.000 showing 3D render view of the new tower above the altered Jeffcott Street façade. Note the carved out lower level opening up views to the adjacent Sands & McDougall factory.  
Source: CHT Architects.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

## 5 Assessment

### 5.1 Demolition

Removal of significant elements (such as original fabric and form) is not generally permitted for *contributory* buildings, per Clause 22.05 of the Melbourne Planning Scheme. In this case, it should be noted that the subject site's primary frontage has been altered and the new openings are considered necessary to successfully convert the place to a new use. Significant areas of original fabric will be retained from ground to parapet level along the length of the façade so that the original form of the warehouse is intelligible. This includes the retention of most of the original lintels and their use to frame the new openings. The double-gable façade form will also be retained.

Demolition of windows and some areas of wall along the east side elevation are similarly considered necessary to provide access to the new development. While the loss of original fabric is not preferred, this façade has also been altered and substantial areas of original material are retained. The original rhythm and pattern of openings will still be legible on the façade, and the retention of the first 5m of built form retain examples of original windows.

The bulk of the roof fabric and form is to be removed reinstated to a depth of 5m. This section will provide visual evidence of the original appearance of the roof and the three-dimensional form of the building.

Loss of all fabric to the rear (north) elevation is considered acceptable as this elevation has been highly altered and does not contribute to the streetscape character or understanding of the precinct as a complex of related industrial buildings. Demolition of this façade is mitigated by reconstructing the original double-gable form with zero setback.

There are no internal controls applied to the subject site. As such, demolition of interiors is not a consideration of this assessment.

### 5.2 Alterations to Existing

Proposed alterations restore the original red brick character to the primary frontage, and the east side façade. This is a positive outcome that restores a key attribute of the assessed significance of the heritage precinct. This is encouraged by policy which states that *removal of paint from original unpainted masonry [is] encouraged provided it can be undertaken without damage to the heritage place*.

Heritage policy objectives at Clause 22.05 discourages facadism and encourages the *retention of the three dimensional fabric and form of a building*. The retention of the façade, the lane way wall and the roof ensures this 3D form is maintained. By setting back the new tower from all elevations and retaining the front 5 metres of roof form the proposal complies with these objectives. While altered, the original three-dimensional built form remains legible, and the retained double-gable façade contributes to the warehouse character.

The original appearance of the roof, however, is altered with the insertion of a skylight at the east face and the use of a bronze-look metal cladding material. The skylight, while visible from the side view, is considered acceptable as it does not affect the three-dimensional form of the roof. The skylight is a modern version of traditionally used skylights or clerestory windows typical of industrial buildings of this period. Furthermore, the skylight assists the adaptive reuse of the building by providing light to a proposed tree inside within the new café function of the building. This accord with policy supporting adaptive reuse of heritage buildings to ensure their continued use.

The current windows are a mixture of original and later aluminium replacements and makes for a confused and messy façade. To resolve this the proposal seeks to remove all windows and replace with industrial style metal framed windows. While the preference would be to retain original windows and reconstruct new ones to match, this is not proposed given the desire to have an aesthetically pleasing facades that are consistent, compliant and fit for purpose. In taking the new windows on merit, it is noted that the proposed steel-framed windows will be distinguishable as new; they are unobtrusive in their design and adopt the same rhythm on the building façade as the current windows. The current windows are also not suitable for use in a commercial context in terms of

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



accessibility or light, given their small size. The new openings along the primary (south) and side (east) frontages activate the streetscape and provide a connection between the building and the public realm. The metal-framed design is sympathetic and appropriate for a warehouse building.

Alterations at the primary frontage to Jeffcott Street are required so that the place can meet requirements of the new use. The existing garage door opening at the west side provides access for the new basement carparking. The window above this has been widened to have a consistent width with the door below. The low-level window opening between the garage door and central entry has been enlarged in order to house the fire booster. Other location options were considered, including inside the building and along the east lane elevation, but these were found not to be compliant with the NCC. The booster must be located in a prominent location as advised by the fire engineer. Impacts of this alteration have been mitigated by retaining part of the lintel detail to mark the location of the original window. While the space is used for the fire booster, it will present to the street as a window, matching the rest of the façade. At the east side, window is enlarged to provide access to the new café premises, a commercial requirement. Again, the impact is mitigated by retaining part of the original lintel so the former window size remains legible. Alterations to this window are supported as an option in Condition 1(e) of Planning Permit PA1800480. Overall, these changes are necessary to ensure the successful adaptive reuse for the building, supporting its continued use and preservation. This complies with Clause 22.05 which encourages adaptive reuse of heritage places as an alternative to demolition.

Cladding the roof in the same bronze-metal look material that is used for the tower to form a 'skirt' around the tower base blurs the distinction between old and new. It is policy that new work *distinguishable from the original fabric of the building*. In this case, a more distinct material separation between old and new would have been preferred. Nevertheless, the material choice is appropriate for the site's industrial character and complements the dominant red brick appearance of the heritage precinct.

New cladding to the rear (north) elevation will not adversely affect the building's contribution to the precinct, or the streetscape character.

### 5.3 New Work

The new residential tower has already been approved under Planning Permit PA1800480 and is therefore supported in principle. Generally, the new work is in line with the approved. Amendments include an altered relationship between new and old at the ground level, with the current proposal enclosing the entire space and retaining the roof form to 5m. More of the original building is retained along Jeffcott Street and the east façade to McDougall Lane.

Setbacks have been changed in the amended scheme. The new tower is set further back from the Jeffcott Street boundary at the lower floors than the approved design. This is an improved outcome as the new tower is less overwhelming to the original building at the street level, allowing it to retain its prominence in the streetscape. The bulk of the tower, however, has a slightly reduced setback than the approved scheme. The amended tower design is set 5.5m back from Jeffcott Street compared with 5.8m in the approved scheme. This difference is negligible and will not be visually appreciable. There are no additional impacts identified with this change. The side and rear setbacks have been reduced compared with the approved design. Similarly, the differences are negligible and, on balance, do not have any additional impact than the approved. Setbacks comply with policy at Clause 22.05 which requires additions to *maintain the prominence of the building by setting back the addition behind the front or principal part of the building*.

The approved scheme included a bridge connection to the rear (west) façade of the adjacent former Sands & McDougall factory building at 355 Spencer Street. This aspect of the scheme has been removed and the new tower form will stand in isolation. This is considered to be an improved outcome, both physically and visually, for the heritage precinct. Removal of original fabric to the Sands & McDougall factory is no longer proposed, and the entire rear façade of that building is free of obstruction. McDougall Lane is preserved as a clear boundary between the precinct's component buildings. The overall bulk of the new work is reduced, and the tower reads as a discrete element within its block.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



The carved out lower levels of the façade open up views to the former Sands & McDougall factory, which is a positive outcome for the precinct and for that building. Providing these views means that the relationship between the two buildings is more easily legible. As the amended scheme no longer includes the bridge connection, the design of this carved out, sweeping façade has been altered from the approved. The stepping in towards the former Sands & McDougall factory is not as deep in the amended scheme which reduces some views to that building particularly from the south-west. However, the overall effect of the new building stepping away from the adjacent is retained.



## **6 Conclusion**

---

The removal of original fabric, such as the timber windows, is not an ideal outcome and does not comply with the objectives of the heritage policy. Nevertheless, the end result of the proposal is an ordered and complementary façade that does not adversely impact on the heritage precinct or adjacent *contributory* elements.

Alterations to the existing warehouse building are, overall, acceptable. While some aspects are not in line with policy there are aspects that provide a good heritage outcome. Removal of the later paint finish to the original red brick façade is a positive outcome for the site and the heritage precinct. Adaptive reuse of the building is a positive outcome that supports the long-term retention of the place which would otherwise be redundant. Alterations to provide fire booster pumps are required, and alternative options for the location were considered but found not to be feasible. Alterations to provide access to the commercial tenancies are necessary for the adaptive reuse of the place. These changes are accepted as necessary to the ongoing use of the place.

The retained heritage building remains the dominant streetscape feature. The setbacks and carved façade of the new tower are respectful of the adjacent former Sands & McDougall factory building, a prominent element of *HO771* and the surrounding area. Removal of the formerly proposed bridge connection between the two buildings is also a positive outcome for the wider precinct. Reduction in the setback distances are negligible and will not have an appreciable difference compared with the approved scheme. The new tower is set back further from Jeffcott Street than the approved at the lower levels. This change mitigates the reduced setbacks elsewhere and enhances the host building's streetscape presence.

Some aspects of the amended proposal are an improvement on the approved scheme. These include the removal of the bridge connection to the adjacent former Sands & McDougall factory and the retention of more fabric and three-dimensional form to the south and east elevations.

The proposed amended scheme is supported as it will not have an adverse impact on the assessed significance of the heritage precinct, or on the subject site in compliance with Clause 43.01-8. The amended works have been reviewed against Clauses 22.05 and 43.01, and found to be an acceptable outcome.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

# ADVERTISED PLAN

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



