

ADVERTISED PLAN

Bryce
Raworth
CONSERVATION | HERITAGE

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

3 May 2024

**Will Kitchen
Aliro Group
Suite 4/Level 34 North Tower
80 Collins Street
Melbourne VIC 3000**

*Re: Proposed Development - Former International Harvester Factory
7 Princes Highway, Dandenong South*

This letter has been prepared in relation to the proposal for the redevelopment of the former International Harvester Factory at 7 Princes Highway, Dandenong South. It addresses heritage issues discussed at the meeting with the representatives of the DPT Development Facilitation Program held on 26 March of this year. Concerns were raised at that meeting in respect to the proposed extent of demolition, and advice was provided to the effect that support for the scheme would be contingent, inter alia, on greater retention of the heritage fabric.

Subsequent to the meeting, the development proposal has been further amended with key heritage outcomes summarised as follows:

- The setback of Warehouse 1A from the front façade of the Administration Building has been increased by 1 metre, and the loading bay canopy substantially reduced in extent. This will make the warehouse and canopy less visually overbearing relative to the Administration Building. Recycled bricks will not be used on the new part of the building so that it will not be confused with original fabric.
- The front setback to the Administration Building has been reconfigured to increase the extent of soft landscaping and to reinstate the horse shoe shaped hardstand, comparable to that which originally existed in this part of the site (refer figures 1 and 2 below).

ADVERTISED PLAN

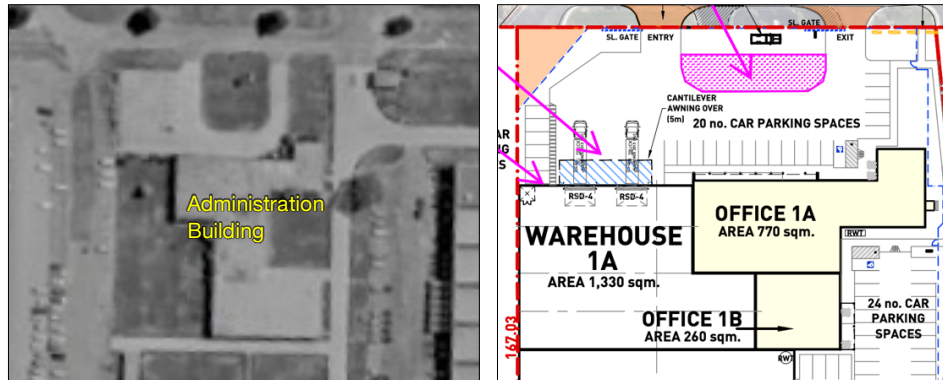


Figure 1 (left) 1963 aerial photograph of the administration building showing horseshoe shaped hardstand to the front of the Administration Building.

Figure 2 (right) Extract from the current site plan showing reinstatement of the horseshoe shaped hardstand to the front of the Administration Building (Office 1A). Note also the substantial reduction in the extent of the canopy to Warehouse 1A and increased setback from the Administration Building façade.

- Warehouse 2A now incorporates a retained portion of the former Amenities Building for use as office space. The project engineer has advised that this is the only part of the Amenities Building that is structurally capable of retention. This change is beneficial from a heritage point of view in that it preserves the distinctive sawtooth roof profile at the northern end of the Amenities Building – this being one of the building’s most distinctive architectural features.



Figure 3 Northern end of the Amenities Building now proposed for retention.

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

- Two bays at the northern end of the former Cab Shop are retained (to their full width), and adaptively reused as the Warehouse 3A office. This change will preserve part of the manufacturing complex that is most prominent in views from the Princes Highway, and further assists in the interpretation of the early industrial character of the place, particularly in respect to retention of an iconic sawtooth roof bay.
- The landscaped set back has been increased in front of Warehouse 3A (ie at the entrance to the site where the change is most impactful).
- Retention of eight River Red Gums at the north east corner of the site.

The revisions to the scheme, and the increased retention of heritage fabric in particular, are supported by this office as a positive and meaningful response to concerns raised at the DFP meeting.

I trust that the above assists in making a determination that the development proposal responds appropriately to the cultural heritage significance of the former International Harvester Factory, whilst also recognising the difficulties and limitations inherent in the adaptive reuse of the manufacturing buildings on the site.

Yours sincerely

Martin Turnor

Bryce Raworth Pty Ltd

**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**