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Att: Will Kitchen, Development Manager, Aliro
Suite 4, Level 34, North Tower
80 Collins Street
Melbourne, VIC, 3000

Re: 7 Princes HWY – Review of DA for adaptation of IVECO / International Harvester Company's Dandenong works. Letter of Support for Development Application, dated 9th May, 2024

Dear Will,

Further to your request for review of the drawing package sent through on 19th April and 8th May please find below acknowledgement and support for the design intent and heritage interpretation strategy of the development application for 7 Princes Highway, Dandenong South (the former IVECO / International Harvester Company's Dandenong works site).

Our review takes into consideration the design concept as shown in the latest plan received by us which is 2108-374-DA-004 rev M (dated 6th May), indicative renders and from previous plans, summarising our review of heritage items listed in your email and identified within the Heritage Presentation document dated 14th February 2024.

We note upon your advice that the project has been subject to design review by the OVGA and plans have incorporated aspects of their feedback. It should be noted that our review and any feedback provided is independent of and separate to any identified items which may or may not have been raised by the OVGA.

We have however aimed to provide commentary to cover three key themes raised:

- A desire to see greater retention / incorporation of the existing buildings
- A desire to see higher degrees of landscaping
- Reference to the heritage composition and site layout

**ADVERTISED
PLAN**

General commentary

Across the estate, compared to the previous design response, there is now a more consistent architectural language, where the corners of the warehouse buildings are occupied by office buildings that either retain existing structures or pay homage to them. Typically, the new structure is respectfully set back from the old, creating a hierarchy to the architecture. This formal response is quite successful and serves a few different functions that we are supportive of; it helps to celebrate the heritage, break down the severity of the warehouse typology, function as wayfinding within the estate, function as a safety aspect by drawing attention to spaces that are for people – away from vehicles. Any material detailing that further enhances this characteristic is generally encouraged.

To further enhance this overall estate language, it seems the proposed scheme now seeks to retain additional existing buildings along the western spine of the site. A structural report has been conducted for the Amenities building to evaluate the integrity of the existing conditions, as a result it has been deemed that the northern saw tooth end of the building should be maintained as it has the least amount of distress. Additional to this, the northern two frames of the cab shop factory adjacent to the Administration building have also been retained.

The siting of these retained buildings alongside the Guardhouse and steel truss feature entry, successfully respects the original site entry point of the estate, enabling the collection of heritage elements to be viewed and experienced together. Retaining these elements as a cluster along the most prominent Princes Highway facade creates a legible arrival experience which celebrates the heritage identity of the site. They create opportunity for new structural systems which suit the contemporary needs of the facility to sit in contrast to these original features, telling a story of industrial past and futures.

Feedback on Specific items

- Adaptive reuse of gantry crane truss as entry statement
 - o We support the intent to retain the existing entry and its heritage context in retention of the administration building and guard house
 - o We acknowledge that the exact type/ location of the signage is still to be resolved

ADVERTISED PLAN

- We have discussed the intent to use the original colour of the salvaged gantry crane truss with ISPT, which we strongly support.
- We will continue to work with ISPT to confirm the exact sign writing locations to ensure it appropriately complements the setting of the retained / restored building frontages and entry experience.

- Considerable additional landscaping/setback along the Princes Hwy frontage
 - We are highly supportive of the intent to retain the existing river red gums along the Princes Highway frontage and improve the overall retention of the existing landscape across the estate.

- New Office Facades of Offices 3B, 3C,4 & 5 to pay homage to the architectural sun baffles from the Amenities Building.
 - We support the overall design intent of the new office facades for 3B, 3C, 4 & 5 to reflect the original Hassell sun baffle design, in a manner consistent with the original intent of providing solar protection to glazing panels along the western façade.
 - We have reviewed preliminary concepts and have provided guidance to ISPT regarding Hassell's preference for the sun baffle design to be replicated to their original proportions and spacing, edge alignment with the roof, and colour/appearance.
 - We will continue to provide support to ISPT by reviewing the design as it progresses.

Public Art

- Display of 1 of the existing Parts Press (currently inside the building) on the Hwy frontage, as Public Art, between Warehouse 3B and 4.
 - We acknowledge that an interpretation / wayfinding strategy will occur in future phases and we will continue to work with ISPT to review and provide recommendations on final locations and user experience.

- Vintage International Harvester truck display outside Office 1A in landscape
 - As per above advice.

- Retention of chimneys on the Cab Shop
 - We encourage these to be reviewed / removed from the proposed scheme so as to not obstruct visibility from Princes Highway or the main entry to the restored Office 3A architectural features / entrance.

- Retention of northern part of Amenities building and Retention of northern 2 frames of the c. 1956 cab shop factory
 - No comments

Please do not hesitate to contact me should you require any further information.

Kind regards,



Alison Potter
Principal
Hassell Studio

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