

18 September 2018

Mr N Parthimos
Prime Port Melbourne Pty Ltd (ABN: 76 169 070 160)
By email: nick@stamoulispropertygroup.com.au

Dear Nick

**19 Salmon Street Port Melbourne
Comparison of the Conservation Management Plan with the new Heritage Overlay**

You have asked me to consider *'the appropriateness of the proposed extent of demolition having regard to the current Heritage Overlay and area of primary heritage significance'* at 19 Salmon Street Port Melbourne.

On 24 May 2018, Amendment C143 was gazetted with the extent of HO472 consistent with the recommendation of the Port Phillip Planning Scheme Amendment C143 Panel Report, 5 September 2017. The Panel Report recommended a reduction in the extent of HO472 to only the part of the site shown as 'Primary Significance' in the citation and to update and revise aspects of the citation. In the citation, areas of Primary Significance were:

'buildings constructed up to 1946 including the Salmon Street office block (including the interior) and original sawtooth factory section extending 50m to the east of this block; foundry and 3 bays of original sawtooth factory east of Smith St & south of Tarver St.'

The Panel excluded other areas of the site and found that:

'The 1955 extensions are of low heritage significance; they are not of aesthetic significance, post-date the significant war time uses, and are generic industrial buildings that do not communicate the nature or extent of the former car manufacturing operations.'

The Panel recommendations are consistent with the Conservation Management Plan (CMP), February 2016, HLCD Pty Ltd. Although the terminology is slightly different, the CMP identified the same extent as significant and excluded the 1955 additions as being of low significance for the same reasons.

The CMP provided more detail than the Panel Report, distinguishing between the Art Deco corner tower area which has substantially intact interiors and the balance of the significant

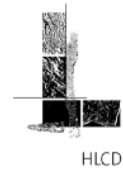
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Helen Lardner
Director, Architect

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PORT PHILLIP PLANNING DEPARTMENT
Date Received: 08/10/2018



1940s fabric. This distinction was picked up in the amendment with only the tower area having internal controls under the Schedule to the Heritage Overlay.

The significance of the remaining area was described in the CMP as
'Although substantially altered, this part of the site is representative of factory construction and demonstrates the relationship between the key components of the site.'

The CMP Policy suggested that:

The first four bays of the sawtooth drawing office facing the internal roadway should be retained as representative of the factory, and to retain the relationship between the Art Deco corner entry and the factory behind in significant views.

This area has been substantially altered as new double doors and a roller door have been inserted in the facade, and all evidence of the interior rooms, materials and finishes relating to the AFV period has been removed.

Four bays of representative fabric should be retained, including the following:

- *the facade elements, including horizontal bands of brickwork, windows and corrugated cladding;*
- *the form and corrugated cladding of the roof; and*
- *internally the steel structural system which articulates the bays including columns, trusses and cross bracing.*

The extent of demolition proposed is consistent with this policy and still allows the retention of the steel structure which is to be incorporated into the redevelopment of this area. It also references the horizontality of this part of the factory design. Therefore, it is my view that the proposed extent of demolition is appropriate having regard to the current Heritage Overlay and the area of primary heritage significance.

Please feel free to contact me if any further information is required.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Helen Lardner", with a stylized flourish at the end.

Helen Lardner
Architect, Director – HLCD Pty Ltd