GJM Heritage

Former Victoria Old Distillery

Heritage Report
Yarra Planning Scheme Amendment C247

15 November 2018

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Document versions

Project no.	Version	Issued to	Date issued
2018-064	1.0	Joel Synder, Best Hooper Lawyers	15 November 2018

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1. Introduction

1.1 The Project

A consortium of owners of units within the Former Victoria Old Distillery (the heritage place), which forms part of 26 Wellington Street and 21 Northumberland Street, Collingwood (the subject land), are seeking to implement Amendment C247 to the Yarra Planning Scheme. The amendment would include the former distillery and silos in the Schedule to Clause 52.03 (now numbered Clause 51.01) - Specific Sites and Exclusions of the Yarra Planning Scheme to regularise the use of the land as a 'dwelling'.

This report assesses the impact of Yarra C247 against the heritage provisions of the Yarra Planning Scheme and the significance of the heritage place.

Figure 1. Location of the Former Victoria Old Distillery, 26 Wellington Street and 21 Northumberland Street, Collingwood – shown with blue drop pin (©Melway.com, retrieved 29 Oct 2018)

1.2 Methodology

A site visit was made on 3 October 2017 and the following documentation has been relied upon:

- Letter from Best Hooper to Mr David Walmsley, Manager, Strategic Planning, City of Yarra dated 26 March 2018
- Report entitled 'Victorian Distillery and Silos Consortium - 26 Wellington Street and 21 Northumberland Street, Collingwood', Urbis, 26 March 2018. Note: this report is to be updated.
- Report entitled 'Victorian Distillery and Silos Consortium - Preliminary Site Investigation - 21 Northumberland Street and 26 Wellington Street, Collingwood, VIC 3066', Edge Group, March 2018. Note: this report is to be updated.

- The Heritage Related Provisions of the Yarra Planning Scheme, namely:
    - Clause 15.03-1S – Heritage Conservation
    - Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay
    - Clause 43.01 – Heritage Overlay
    - Schedule to Clause 43.01.
- Clause 51.01 – Specific Sites and Exclusions of the Yarra Planning Scheme. Note: prior to the approval of Amendment VC148 this clause was numbered Clause 52.03.
- Victorian Heritage Database (VHD) entry for Former Victoria Old Distillery (HO116), 21 Northumberland Street, Collingwood (from Building Citation in the *City of Yarra Heritage Review*, Allom Lovell & Associates, 1998).
- National Trust of Australia (Victoria) Classification Report B2669 – Former Aitken's Distillery
- Planning Practice Note 1 - *Applying the Heritage Overlay* (August 2018)

1.3 Limitations

This report is intended to complement the material listed above and does not seek to repeat content contained within these documents. Internal controls are not specified in the Schedule to the Yarra Planning Scheme and, as a result, internal fabric or spaces within the buildings that make up the former distillery complex have not been inspected or assessed.

The subject land is larger than the heritage place, the latter of which is solely addressed as 21 Northumberland Street. This advice only refers to the land that forms the heritage place as defined by the extent of HO116 – Former Victoria Old Distillery. Refer to Figures 5 and 18 that show the extent of the heritage place in relation to the cadastral block.

2. The Heritage Place

2.1 Location

The subject land is addressed at both 26 Wellington Street and 21 Northumberland Street, Collingwood and borders Byron Street to the east. The immediate context is a mixture of former industrial properties, and commercial development with residential uses.

Figure 2. Aerial photograph of Collingwood with the subject land shaded in red (©nearmap, 19 Oct 2018)

Figure 3. View of the heritage place from the south

Figure 4. View of the heritage place from the intersection of Derby and Wellington Streets

2.2 Description

The subject land is an 'L' shaped parcel. The north-south oriented portion of this land that addresses Northumberland Street is occupied by the Former Victoria Old Distillery, while the east-west oriented portion of land that addresses Wellington Street is occupied by at-grade car parking and provides access to the heritage place and the rear of the adjacent property at 28 Wellington Street. The heritage place is centred around a service lane running north-south.

The complex comprises a five-storey distillery tower at the northern end of the site. It is constructed of red brick, with cream brick string courses at each level. Windows are semi-circular arched, within recessed arched openings. The building is surmounted by a cream brick bracketed cornice, above which is a brick balustraded parapet. The red brick corner pilasters are decorated with cream brick diaper patterns.

A four to five storey building is attached to the tower to the south. Also constructed of red brick, the building has segmental-arched window openings with segmental loading bay door openings. A later, and architecturally plainer, brick kiln tower towards the centre of the site retains two brick chimneys.

A group of four attached reinforced concrete grain silos located towards the north of the site date from its use as a maltings. Apartments have been created in the silos through the introduction of aluminium framed windows and a stair and lift tower and attached balconies. Later two and three storey buildings also in red brick make up the remainder of the original form of the complex. The large shed element at the southern end of the site has been converted to corrugated steel clad three storey units.

Many of the original windows have been replaced throughout the complex and additional openings have been introduced to many buildings to facilitate their adaptation to studios, offices and residential apartments. Industrial-style steel balconies have been added to various buildings within the complex. Steel plant and other elements have been reused on the exterior of the buildings for primarily decorative purposes, which also help interpret the industrial nature of the complex.

The complex is now occupied by a range of studio, commercial, home office and residential units integrated within the shell of the former distillery and maltings buildings.

Figure 5. Aerial of the Former Victoria Old Distillery – subject land outlined in red and the heritage place outlined in yellow (©nearmap, 19 Oct 2018)

Figure 6. Wellington Street entrance

Figure 7. At-grade car parking off Wellington Street

Figure 8. view from adjacent property to the south

Figure 9. View east along Northumberland Street

Figure 10. View north along Byron Street

Figure 11. View west along Northumberland Street

Figure 12. Distillery tower

Figure 13. Distillery courtyard

Figure 14. Silos

Figure 15. View west along Byron Street

2.3 History

The following history is adapted from the Building Citation in the City of Yarra Heritage Review (Allom Lovell & Associates, 1998).

In 1862 Thomas Aitken opened his distillery on this site, and by 1864 it was employing 5 to 6 staff. By 1878, the works continued under the proprietorship of Aitken and were known as the Victoria Parade Distillery. The Victoria Brewery to the south in East Melbourne was also in his ownership until 1884. In 1885, when Alfred Nation and Son acquired the Brewery, the distillery also passed into their ownership, retaining its name. By 1891 William Blanchard was the manager. Its fortunes continued to be tied to the Victoria Brewery; ownership of both complexes passed to the Melbourne Brewing and Distillery Co between 1894 and 1901.

The complex operated as a malting complex by Samuel Burston and Co Ltd from 1910. It continued in this use until the redevelopment of the complex in the late 1990s.

In 1995 a planning permit (95-103) was issued for the conversion of the distillery buildings into 20 lots for partial use as offices including 15 caretaker units. This was followed in 1997 by planning permit (97-128) that provided for the 12-lot subdivision, alterations and additions of the silos component of the site for office, light industrial and caretaker unit use.

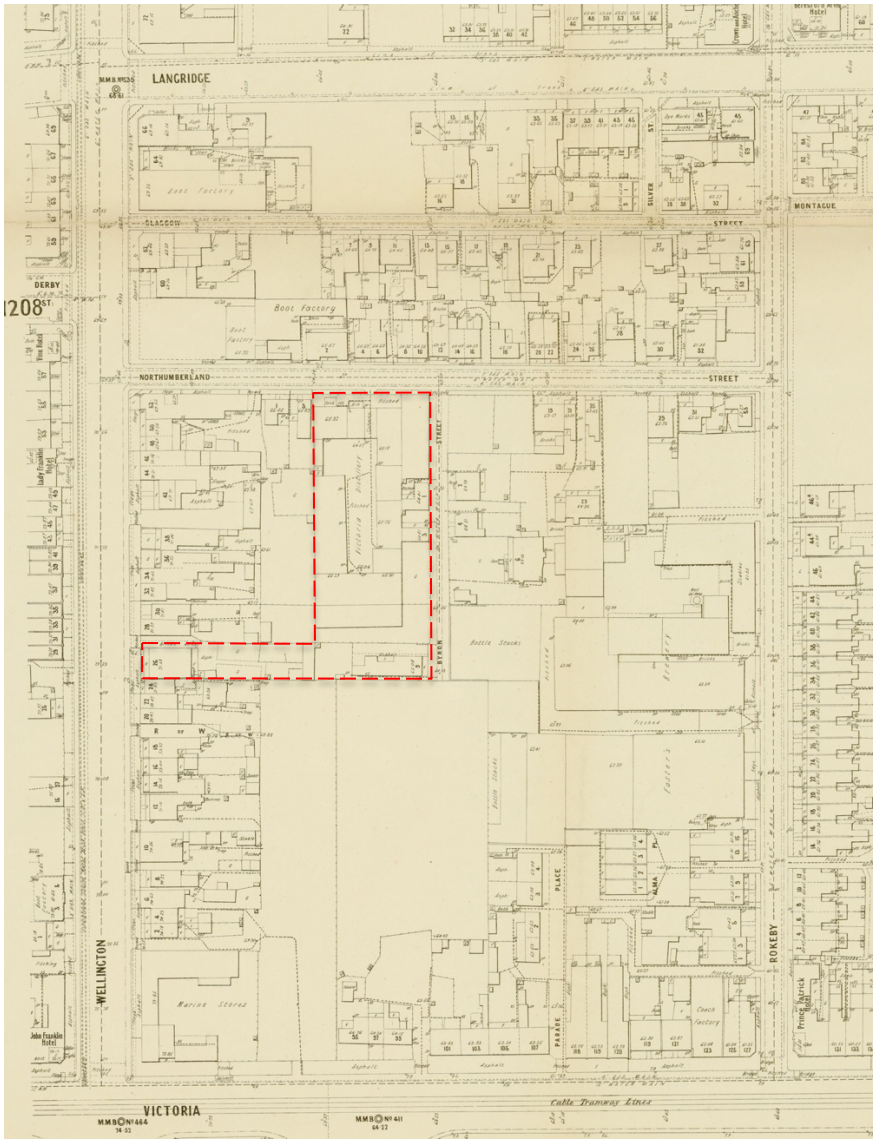

Figure 16. Extract of Melbourne Metropolitan Board of Works (MMBW) Detail Plan No. 1209 (1899) – subject land outlined in red

3. Heritage Controls

3.1 Victorian Heritage Register / Victorian Heritage Inventory

The subject site is not included in the Victorian Heritage Register (VHR) as an individual place, or part of an area, of state-level heritage significance. The subject site is not included in the Victorian Heritage Inventory as a site of potential archaeological value; however, all archaeology older than 75 years is protected under the *Heritage Act 2017*.

3.2 National Trust / Register of the National Estate

The subject site been classified by the National Trust of Australia (Victoria) (B2669 – Former Aitken's Distillery) but is not included on the Australian Government's Register of the National Estate. Classification by the National Trust does not place any statutory obligations on owners.

3.3 Yarra Planning Scheme

The subject land is located within the Commercial 2 Zone (C2Z) of the Yarra Planning Scheme and is subject to Schedule 11 of the Design and Development Overlay (DDO) and in part to Schedule 2 of the DDO.

Of relevance to this report, part of the subject land is located within the Heritage Overlay – HO116 'Former Victoria Old Distillery'. The subject land is not included within a heritage precinct and does not abut any land affected by the Heritage Overlay.

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?
HO116	NORTHUMBERLAND STREET COLLINGWOOD Former Victoria Old Distillery	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

Figure 17. Extract from the Schedule to the Heritage Overlay of the Stonnington Planning Scheme showing HO116 (accessed 24 Oct 2018).

External paint controls are called up in the Schedule to the Heritage Overlay but internal alteration or tree controls are not applied to HO116. The Incorporated Plan 'Planning Permit Exemptions' (Lovell Chen, July 2014) applied to HO116, which exempts some repair and minor alteration works from triggering a permit under Clause 43.01-1.

The heritage place is identified as being 'Individually Significant' in *City of Yarra: Review of Heritage Overlay Areas 2007 – Appendix 8, Revised May* 2017 (Appendix 8). Clause 22.02 defines 'individually significant' heritage places as:

> *Individually significant: The place is a heritage place in its own right. Within a Heritage Overlay applying to an area each individually significant place is also Contributory.*

Figure 18 shows that the Former Victoria Old Distillery is an isolated heritage place that does not abut any other land that is subject to the Heritage Overlay or the VHR. The nearest heritage place to the former distillery complex is HO109 – Former William Peatt Boot Factory, 55 Langridge Street, Collingwood which is located approximately 50m away at its nearest point.

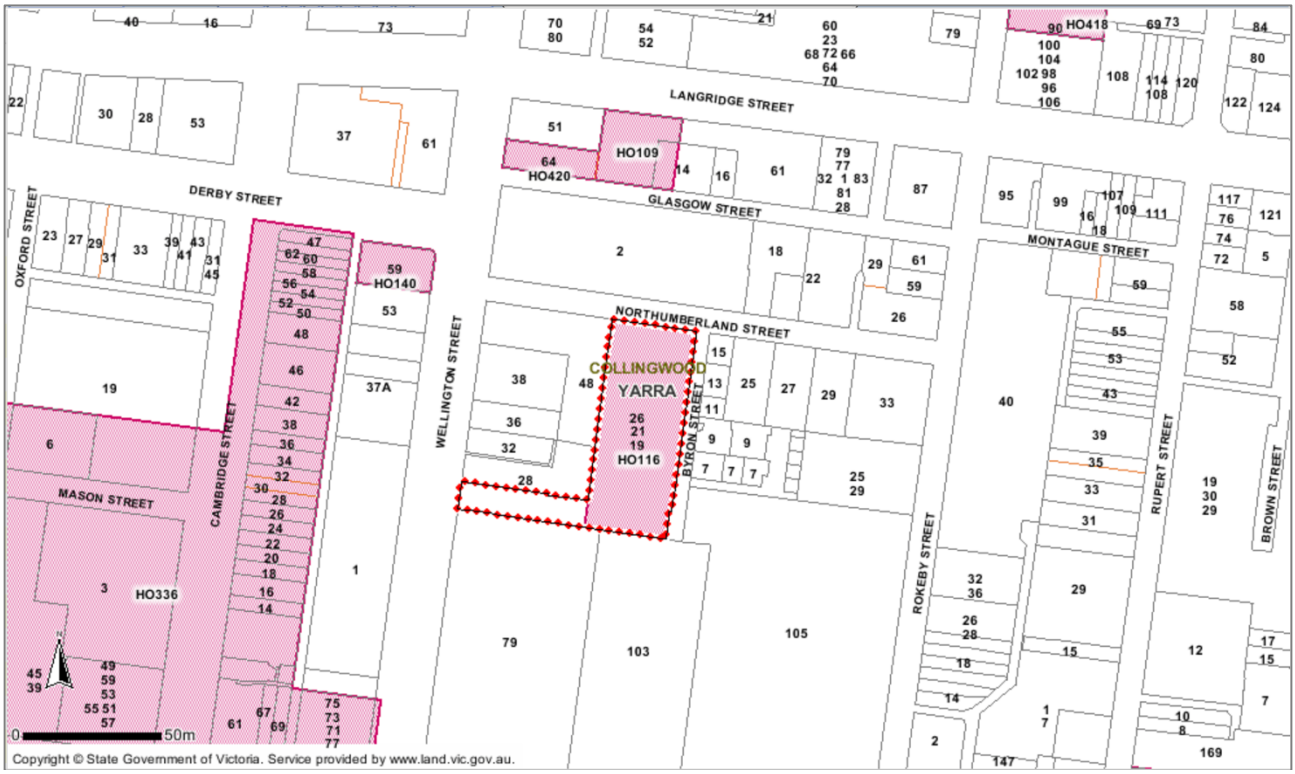

Figure 18. Planning Maps Online showing the subject land (indicated by red dotted line) and HO116 in pink (accessed 29 October 2018)

3.4 Statement of Significance

The citation from the 1998 City of Yarra Heritage Review is brief but defines the significance of the Former Victoria Old Distillery as:

> *The former Victoria Old Distillery is of considerable local historical and architectural significance. It is a surviving example of a large 19th century distilling complex, illustrating an early phase of industrial activity in Collingwood. The building reflects the development of the brewing industry in Victoria and in particular in Collingwood, an area noted for its breweries in the 19th century. The distillery is associated with Thomas Aitken, its founder and influential protectionist in the colony. The complex was also connected with the nearby Victoria Brewery, East Melbourne.*
>
> *Architecturally, the building is relatively intact, and is a notable element in the vicinity.*

The full City of Yarra heritage citation from the VHD is provided at Appendix 1.

The National Trust statement of significance reads:

> *Of national importance, Aitken's distillery is historically significant as one of the earliest large-scale mechanized distilleries in Victoria. Located in the center* [sic] *of the country's nineteenth century brewing and distilling industry on the Collingwood slope, the distillery was the first and remained the largest of the Collingwood distillers and is the sole survivor. It is of interest for its establishment by noted brewing entrepreneur and protectionist Thomas Aitken as well as for its intactness.*
>
> *Operated as a malting complex by its present owners since around 1910. The buildings are an outstanding example of continuity of function and physical integrity in an industrial site.*

4. Yarra Planning Scheme Provisions Relating to Heritage

On 31 July 2018 Amendment VC148 to the Victorian Planning Scheme implemented changes to the Victorian Planning Provisions, including the content and form of the Heritage Overlay and associated policy. The Yarra Planning Scheme retains local heritage policy at Clause 22.02 as it has not yet been integrated into Clause 15.03 and the Schedule to the Heritage Overlay also remains in the previous format.

4.1 Heritage Overlay

The purposes of the Heritage Overlay is:

> *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
>
> *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.*
>
> *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Because the subject site is affected by a Heritage Overlay, pursuant to Clause 43.01-1 of the Victoria Planning Provisions, a planning permit is required to carry out a range of activities including (amongst other things) to:

- *Subdivide land*
- *Demolish or remove a building*
- *Construct a building or construct or carry out works*
- *Externally alter a building.*

Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider the following decision guidelines set out in Clause 43.01-8:

- *The Municipal Planning Strategy and the Planning Policy Framework*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*

- *Whether the lopping or development will adversely affect the health, appearance or significance of the tree.*
- *Whether the location, style, size, colour and materials of the proposed solar energy facility will adversely affect the significance, character or appearance of the heritage place.*

4.2 State Planning Policy Framework

Clause 15.03-1S of the Victoria Planning Provisions contains the State's heritage planning policy. Its objective is:

> *To ensure the conservation of places of heritage significance.*

The strategies to achieve the objective, which are relevant to this proposal, are:

> *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific, or social significance.*
>
> *Encourage appropriate development that respects places with identified heritage values.*
>
> *Retain those elements that contribute to the importance of the heritage place.*
>
> *Encourage the conservation and restoration of contributory elements.*
>
> *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

Clause 15.03-1S also requires that the following policy guidelines be considered as relevant:

> *The findings and recommendations of the Victorian Heritage Council.*
>
> *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.*

4.3 Municipal Strategic Statement (MSS)

Yarra's MSS at Clause 21.05-1 recognises the role heritage plays in creating the city's character. It goes on to state that *"In conserving areas of heritage significance there is also a need to provide for adaptive reuse and change of buildings"*, which has occurred extensively on former industrial sites across the municipality including the Former Victoria Old Distillery.

Object 14 of the MSS is *"To protect and enhance Yarra's heritage places",* which is consistent with the purposes of the Heritage Overlay. Clause 21.05-1 goes on to identify nine (9) strategies to achieve this objective.

Strategy 14.1	*Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.*
Strategy 14.2	*Support the restoration of heritage places.*
Strategy 14.3	*Protect the heritage skyline of heritage precincts.*
Strategy 14.4	*Protect the subdivision pattern within heritage places.*
Strategy 14.5	*Protect the significant landscape and heritage within streets, parks, gardens, waterways or other open spaces.*
Strategy 14.6	*Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.*
Strategy 14.7	*Protect sites of significance to Aboriginal people.*
Strategy 14.8	*Apply the Development Guidelines for sites subject to a Heritage Overlay policy at clause 22.02.*
Strategy 14.9	*Apply the Landmarks and Tall Structures policy at clause 22.03.*

4.4 Local Planning Policy

The heritage policy within the Yarra Planning Scheme is currently set out at Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay. This policy provides the following objectives at Clause 22.02-4, which are consistent with both the state policy at Clause 15.03-1S and the MSS at 21.05-1:

> *To conserve Yarra's natural and cultural heritage.*
>
> *To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.*
>
> *To retain significant view lines to, and vistas of, heritage places. To preserve the scale and pattern of streetscapes in heritage places.*
>
> *To encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places.*
>
> *To ensure the adaptation of heritage places is consistent with the principles of good conservation practice.*
>
> *To ensure that additions and new works to a heritage place respect the significance of the place.*
>
> *To encourage the retention of 'individually significant' and 'contributory' heritage places. To protect archaeological sites of cultural heritage significance.*

Policies are provided under a range of development types.

Yarra C247 is only considering regularising, what became in part, a residential subdivision of this previously industrial complex and does not contemplate any works beyond that approved under earlier permits (93-103 & 07-128). The relevant policy matters within Clause 22.02 is therefore limited to subdivision:

> ***22.02-5.6 Subdivison***
>
> *Support the subdivision of sites which do not detract from the heritage value of the place or contributory element.*
>
> *Where appropriate, use a building envelope plan to protect the heritage values of the place. The building envelope plans should:*
>
> - *Reflect the original rhythm of the streetscape.*
> - *Allow sufficient space surrounding the heritage place or contributory element to a heritage place to retain its significance or contribution.*

5. Yarra Amendment C247

Yarra Planning Scheme Amendment C247 proposes to allow the continued use of the heritage place as 'a dwelling' through its inclusion within Clause 51.01 - Specific Sites and Exclusions.

5.1 Clause 51.01 - Specific Sites and Exclusions

Amendment VC148 made a number of changes to the layout and content of the Victoria Planning Provisions including renumbering Clause 52.03 to 51.01. The Schedule to Clause 51.01 provides, under certain circumstances, for specific controls that allow the land to be used or developed in a manner that would otherwise be prohibited or restricted. In this case, it is proposed that land within C2Z be used as a dwelling, which would otherwise be a prohibited use.

The application of Clause 52.03 (now Clause 51.01) – Specific Sites and Exclusions is considered in the Urbis report (26 March 2018).

5.2 Other potential responses

5.2.1 Rezoning the subject land

An alternative mechanism to regularise the existing residential use would include the rezoning of the subject land to a zone - such as the Commercial 1 Zone - that allows such a use either with a permit or as of right. Again, the Urbis report (26 March 2018) considers this matter in depth. The Urbis report concluded that the proposal for a site-specific exemption is an appropriate mechanism to regularise the continued use of the site for dwellings.

5.2.2 Amending the Schedule to the Heritage Overlay

Clause 43.01-9 – Use of a heritage place provides for a permit to be granted to use a heritage place for a use that would otherwise be prohibited if the following conditions are met:

- *The schedule to this overlay* [the Heritage Overlay] *specifies the heritage place as one where prohibited uses may be permitted.*
- *The use will not adversely affect the significance of the heritage place.*
- *The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.*

While these conditions are likely to be met, selecting the 'Prohibited uses may be permited?' column in the Schedule to the Heritage Overlay for HO116 would still require that a permit be issued for the use of the heritage place for a dwelling. This change would also not address the land at 26 Wellington Street that is not subject to the Heritage Overlay.

6. Analysis

This assessment is limited to the impact of the proposed regularising of the existing use of the heritage place, as a dwelling, through the implementation of Yarra Planning Scheme Amendment C247. No comment is provided in relation to the land outside the extent of HO116 as it has no recognised heritage significance.

6.1 Current Uses

The current mix of uses – light industrial, commercial studios, home office and residential – have been operating within the heritage place for approximately 20 years. The subdivision pattern evident within the distillery and factory/warehouse parts of the complex provide for various space types within the existing structures that have enabled a wide range of uses and activities including home office, small scale manufacturing, professional services and apartments. In contrast, the four concrete silos associated with the later, maltings use are generally smaller repetitive units that are more compatible with use as apartments.

6.2 Impact of the Existing Development

The late-90s works to convert and adapt the heritage place were principally undertaken as part of planning permits 95-103 and 97-128 and this development can still be considered to be an exemplar of adaptive reuse for the retention of the primary forms of the distillery complex, the use of existing spaces without gutting the interior of buildings and the use of remnant elements of plant and equipment to interpret the industrial past of the buildings.

More common contemporary approaches to the redevelopment of former industrial sites, but arguably less successful in heritage terms, include where only the façades of the building are retained and a new medium or high-rise building is constructed within this form, or where new apartment buildings are constructed in close proximity to enable the conservation of the heritage place. The latter approach is evident in the redevelopment of the nearby Yorkshire Brewery Complex at 1-21 Robert Street, Collingwood which is included on the VHR (H0807).

The heritage values identified in the heritage citation for the Former Victoria Old Distillery remain legible in the heritage place as it exists today, and it is our view that the redevelopment was acceptable in terms of the Yarra Planning Scheme and represents a good heritage outcome.

6.3 Yarra Amendment C247

Yarra Amendment C247 does not include the approval of alterations or additions to the heritage place and will not change the character or appearance of the former distillery complex. The impacts are therefore limited to a theoretical change of use and amendment to the nature of the existing subdivision.

6.3.1 Impact of a change of use

The Heritage Overlay does not consider use beyond Clause 43.01-9 – Use of a heritage place, as discussed above. Likewise, state policy only references use in terms of "*Support adaptive reuse of heritage buildings where their use has become redundant*" (Clause 15.03-1S). This along with the statement within the MSS, *"… there is also a need to provide for adaptive reuse and change of buildings"* (Clause 21.05-1) recognises that heritage places, such as the Former Victoria Old Distillery, which no longer fulfil their original need to be adapted to meet current needs and contemporary uses.

Although no further works are proposed, Clause 22.02-2 defines 'Adaptation' as *"… modifying a place to suit the existing use or a proposed use"*. The adaptive reuse of the Former Victoria Old Distillery, whether for commercial or residential uses, is appropriate and consistent with the relevant provisions of the Yarra Planning Scheme.

A theoretical change to the uses that occur at the former distillery brought about by Yarra Amendment C247 will have no impact on its cultural significance. Therefore, the proposal is consistent with the relevant decision-making guidelines in Clause 43.01.

6.3.2 Subdivision

The primary change that Amendment C247 makes is altering the nature of the approved subdivision, from a predominantly commercial subdivision with caretaker's residences, to allow residential use.

The subdivision policy at Clause 22.02-5.6 seeks to *"Support the subdivision of sites which do not detract from the heritage value of the place or contributory element"*, and in the case of the Former Victoria OId Distillery, there will be no impact in the nature of the subdivision to allow for its use as a dwelling.

The policy goes on to describe the use of a building envelope plan to protect the heritage values of the place. In this case no development is contemplated and the provisions of this policy do not apply.

Strategy 14.4 of the MSS seeks to protect the subdivision pattern within heritage places. However, this strategy is written in the context of precinct Heritage Overlays with a historic subdivision pattern, which is not relevant in this case.

The following decision guidelines of Clause 43.01 are relevant to subdivision:

- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*

Subdivision has already occurred on this site and was necessary to enable the adaptive reuse of the former distillery. The changes proposed to the nature of that subdivision through allowing its use as a dwelling will have no additional impact on the identified significance on the heritage place. Likewise, Yarra Amendment C247 will not alter the nature of any future development that may be contemplated at the former distillery.

The State Planning Policy at Clause 15.03-1S makes no reference to subdivision.

7. Conclusion

Yarra Planning Scheme Amendment C247 serves to regularise an existing use that has successfully been housed with the Former Victoria Old Distillery for 20 years. The amendment will have no adverse impact on the cultural significance of the heritage place, nor will it affect its character or appearance. It will not materially change the nature of the existing subdivision or limit potential future development outcomes.

The absence of adjacent or abutting heritage places means that the Amendment will also have no impact on other land that is subject to the Heritage Overlay.

It is our view that Yarra Amendment C247 is appropriate under the heritage provisions of the Yarra Planning Scheme.

Appendix 1: VHD Entry for Former Victoria Old Distillery (HO116)

(From Building Citation in the *City of Yarra Heritage Review*, Allom Lovell & Associates, 1998 – retrieved 29 Oct 2018)

Victorian Heritage Database Report

Report generated 30/10/18

Victoria Old Distillery, Former

Victoria Distillery

Victoria Distillery

Victoria Distillery

Victoria Distillery

Location

21 Northumberland Street,COLLINGWOOD, City of Yarra

Municipality

YARRA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO116

Heritage Listing

Yarra City

Statement of Significance

Last updated on - January 1, 2008

The following wording is from the Allom and Lovell Building Citation, 1998 for the property. Please note that this is a "Building Citation", not a "Statement of Significance". For further information refer to the Building Citation held by the City of Yarra.

History:

In 1862 Thomas Aitken opened his distillery on this site, and by 1864 it was employing 5 to 6 staff. By 1878, the works continued under the proprietorship of Aitken and were known as the Victoria Parade Distillery. The Victoria Brewery to the south in East Melbourne was also in his ownership until 1884. In 1885, when Alfred Nation and Son acquired the Brewery, the distillery also passed into their ownership, retaining its name. By 1891 William Blanchard was the manager. Its fortunes continued to be tied to the Victoria Brewery; ownership of both complexes passed to the Melbourne Brewing and Distillery Co between 1894 and 1901. Samuel Burston and Co Ltd, Makers, were in owners in 1910.

Description:

The former Victoria Old Distillery is a five-storey tower constructed of red brick, with cream brick string courses at each level. Windows are semi-circular arched, within recessed arched openings. Most of the original windows have been replaced. The building is surmounted by a cream brick bracketed cornice, above which is a pierced brick balustraded parapet. The red brick corner piers are decorated with cream brick diaper patterns.

A four and five storey building is attached to the tower to the south. Also constructed of red brick, the building has segmental-arched window openings. Ground, first and second floor levels have segmental arched loading bay door openings.

Significance:

The former Victoria Old Distillery is of considerable local historical and architectural significance. It is a surviving example of a large 19th century distilling complex, illustrating an early phase of industrial activity in Collingwood. The building reflects the development of the brewing industry in Victoria and in particular in Collingwood, an area noted for its breweries in the 19th century. The distillery is associated with Thomas Aitken, its founder and influential protectionist in the colony. The complex was also connected with the nearby Victoria Brewery, East Melbourne.

Architecturally, the building is relatively intact, and is a notable element in the vicinity.

Heritage Study/Consultant	Yarra - City of Collingwood Conservation Study, Andrew Ward & Associates, 1989; Yarra - City of Collingwood Conservation Study, Andrew Ward & Associates, 1995; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1862,
Hermes Number	99177
Property Number	

Physical Description 1

The former Victoria Old Distillery is a five-storey tower constructed of red brick, with cream brick string courses at each level. Windows are semi-circular arched, within recessed arched openings. Most of the original windows have been replaced. The building is surmounted by a cream brick bracketed cornice, above which is a pierced brick balustraded parapet. The red brick corner piers are decorated with cream brick diaper patterns.

A four and five storey building is attached to the tower to the south. Also constructed of red brick, the building has segmental-arched window openings. Ground, first and second floor levels have segmental arched loading bay door openings.

Integrity

not assessed

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online*http://planningschemes.dpcd.vic.gov.au/