

Additional material on Trenerry Crescent Abbotsford heritage and development

Heritage Protection

The area of this walk along the Yarra River and Trenerry Crescent is largely covered by two of the City of Yarra's heritage overlays:

HO337 Victoria Park Precinct, Abbotsford

<https://vhd.heritagecouncil.vic.gov.au/places/73453>

HO314 Yarra Falls Precinct (Byfas building and 452-484 Johnston St Yarra Falls Complex part)

<https://vhd.heritagecouncil.vic.gov.au/places/73430>

The Victoria Park Heritage Overlay Area, Abbotsford (industrial sub-area) is significant:

- *For the strong cultural connection with the highly significant Dight's Mill complex (adjoining the Heritage Overlay Area) as an early and significant industrial site in the State and the precursor to this long-term riverside industrial domain;*
 - *For the many notable, large inter-war former industrial complexes that remain contributory and individually significant because of skilful adaptation to new uses; and*
 - *For the major aesthetic contribution made by the location of these buildings on the curve of Trenerry Crescent and the Yarra River, particularly from close and middle distant views to the riverbank and towering landmark factory buildings, above, that dominate the surrounding low scale residential development.*
- (Graeme Butler and Associates, City of Yarra Heritage Review of Heritage Overlay Areas 2007 (updated March 2013pp168-170)

It is thus important to retain these aspects and not surround heritage industrial buildings with new taller structures.

There is also more recent state government protection of the land all along the Yarra River:

DDO 1-Area C: Yarra River Protection

DDO1 gazetted in February 2017 provides mandatory maximum building heights for future development along Trenerry Crescent and requires minimum setbacks for buildings from the Yarra River so that future developments do not cast any additional overshadowing of the Yarra River. The applicable Setback Map Reference Area C, DDO1 provides:

- Mandatory Minimum Setback Line (MMSL): 30 metres (measured from the property boundary nearest the river).
- Maximum height:
 - between 0 and 5 metres from the MMSL: 11 metres. (3 storeys)
 - between 5 and 20 metres from the MMSL: 18 metres. (5 storeys)
 - beyond 20 metres from the MMSL: 25 metres. (8 storeys)

This provides interim protection until January 2021

Yarra Falls Ltd

Yarra Falls spinning and weaving mills, became a major industry along the river and Trenerry Crescent from the early 20th century, replacing earlier houses. The extensive Yarra Falls Ltd site was taken over in the 1972 by Claude Neon Ltd. The buildings were recommissioned for light industrial or commercial use and are now returning to residential. A 5-hectare site was acquired in 1980 by

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Trenerry Crescent Properties (founded 1979), a company associated with estate agent Peter Alexander. The property holding covered the bulk of the land between Johnston Street, Trenerry Crescent, the Eastern Freeway and the Yarra. New and transformed buildings progressively emerged in the area.

8 Trenerry Crescent Byfas building

In 1937 a new company Byfas Pty Ltd was formed – the name derived from Ballarat Silk Mills, Yarra Falls Ltd and the Austral Silk and Cotton Mills – to manufacture piece goods in silk, silk and wool, rayon, and other kindred lines (*Evening Post* 22 September 1937, p. 14). A substantial factory was built and is still standing at 8 Trenerry Crescent, although it has now been converted to apartments. Architect Joseph Plottel designed BYFAS in the inter war Moderne style.

Architect Edgard Pirotta was commissioned to design the regeneration of BYFAS from industrial use to apartment living. The redevelopment started in 2004 and was completed in mid 2005 when the first residents moved in to the 38 apartments.

<https://trove.nla.gov.au/newspaper/article/141809763>

10-16 Trenerry Crescent

In a curious move part of this former Yarra Falls site was removed from the heritage overlay in 1999 at the request of the developer. This included the Yarra Falls chimney which was only later reinstated in the heritage overlay. The removal did not follow the Planning Panel's recommendation (Report Amendment L78 1999 p20) and was attributed to a "drafting error". This helped VCAT approve the unfortunate high-rise buildings on the edge of the Yarra.

In 2010 the proposal at 10 to 16 Trenerry Crescent for a 15-level building was rejected by Council but Council and VCAT then agreed to reduce it by a mere 3 levels (9 metres) to a 9-level building. Council guidelines for activity centres, heritage guidelines and riverbank setbacks were all ignored. This produced a development that visually dominated the Yarra River and partly hid the heritage chimney.

18–62 Trenerry Crescent Former Saunders Malt Extract factory

This site (not part of Yarra Falls) contains building of three periods: 1911, 1920s and 1984, all assessed as contributing to the heritage significance of the site.

The 1911 buildings on the corner of Trenerry Crescent and Turner Street were built for W Saunders and Sons, manufacturers of malt extract and cod liver oil. The buildings behind them on Turner Street were built in the 1920s. Malt extract and cod liver oil were important food products in the first half of the twentieth century.

In 1984 the site was redeveloped for the Esprit clothing company with an award-winning redevelopment by the architect Daryl Jackson. It is now argued that this redevelopment has heritage significance in its own right. In 2007, in reference to development plans for the site, the Heritage Council at that time felt that the 1984 buildings were not of sufficient heritage significance to go on the state register. However, the significance of these buildings has more recently been revisited for Yarra Council. In July 2016, the GMJ Heritage Report to Yarra Council outlined:

In 1984, architect Daryl Jackson AO designed four structures for the site, to accommodate the reuse of the place by the Esprit de Corps clothing company. The development adapted the two early twentieth century buildings which underwent some alterations (along with additions to the rear of the 1920s building), while the new structures comprised an office building at the north-east end of the site (which was designed to reference an early twentieth century industrial structure), a glazed walkway between this and the 1911 building, a two-storey glazed link between the 1911 and 1920s buildings and a glazed warehouse building to the rear of the site. Jackson's design integrated a stylised industrial theme appropriate to the site's history and was

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the recipient of the Royal Australian Institute of Architects Presidents Award Citation in 1985.
(GJM p4)

A special overlay (Incorporated Plan Overlay [IPO] – Amendment C218) has been approved for this site which sets some guidelines for development, but which removes the need for public advertising. A development proposal has been submitted to Yarra Council by the current owners, the Valmorbida family, imported food distributors. (20-62 Trenerry Crescent Planning application 19/0361 05 Jun 2019) This is for a mixed-use development including 85 new dwellings, change of use, extension to existing building, reduction in car parking, and tree removal.

Heritage issues include how much of the significant heritage fabric of the buildings will be retained, and how the proposal meets Yarra's heritage guidelines and statements of significance given that the IPO does not provide adequate heritage protection in itself.

112-124 Trenerry Crescent Austral Silk and Cotton Mills

Yarra Falls Mills acquired the Austral Hat Factory and built their impressive new **Austral Silk and Cotton Mills** on the site in 1927. Modern additions have since been constructed on the rooftop to extend the fourth floor, while a modern entrance porch, with stairs and ramp, has been constructed at the entrance.

From the 1990s the Victorian Branch of the Australian Education Union was located at number 112 Trenerry Crescent but in recent years (c 2011) the union purchased the neighbouring property **126-142 Trenerry Crescent**, moved there and in 2019 sold the Austral Mills building to the Zagame family.

<https://www.realestatesource.com.au/zagame-family-pays-aeu-21-million-for-prime-abbotsford-site.html>

This site and the adjoining number 126-142 Trenerry Cres have a somewhat similar overlay to the former W Saunders site. (Development Plan Overlay (DPO) Amendment C219). Future development must take place within the building limits of the Yarra River Protection overlay, but it is important that the grand mills building remains visible in the round. As with the Saunders Malt Buildings the DDO does not really give the heritage protection that was envisaged in the initial Council proposal and further heritage protection will be required.

Other buildings in Trenerry Crescent include:

70 (64-78) Trenerry Crescent John Holland House Sold in 2018, leased until 2020. The substantial building was built following the demolition of houses on the site in the 1970s or 1980s. The building's redbrick façade following the curve of Trenerry Crescent had been designed to respect the nearby Yarra Falls buildings. Not Contributory.

80-110 Trenerry Crescent Yarra Falls Weaving Mills (on the site of the house *Mikado*)

Built 1922 with additional weaving mills in 1935. Redevelopment c 1999 with a 7 to 9 storey building approved in 2009, in spite of proximity to the Yarra River.