

FORMER SWALLOW & ARIELL BISCUIT FACTORY



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SOHE 2008



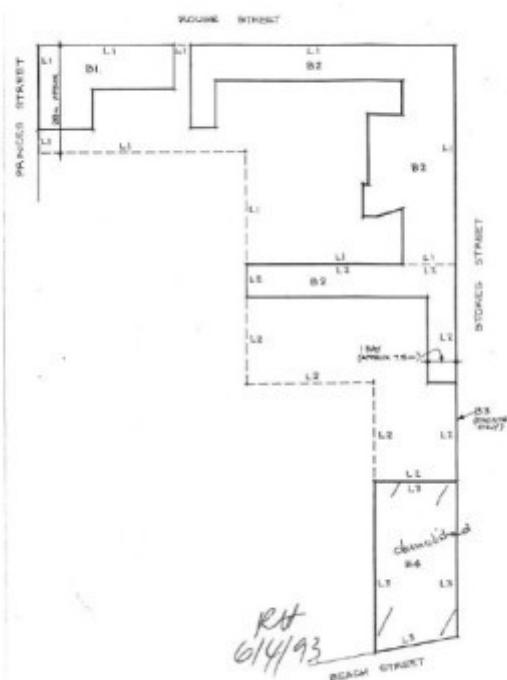
FORMER SWALLOW & ARIELL BISCUIT FACTORY
SOHE 2008



1 former swallow & ariell
biscuit factory stokes street
port melb corner building
jun1995

REPORT TO MINISTER

PLAN 605327K(A)



swallow and ariell plan.jpg

Location

1 STOKES STREET AND 241-265 ROUSE STREET AND 40-44 PRINCES STREET AND 29-53 STOKES STREET AND 2-14 CAPISTRANO PLACE AND 2-10 MURTONS WAY PORT MELBOURNE, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0567

Heritage Overlay Numbers

HO244

VHR Registration

March 14, 1984

Amendment to Registration

May 20, 1993

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 24, 1999

The Port Melbourne Swallow & Ariell Factory occupies the majority of the block bound by Stokes, Rouse, Princes and Beach Streets. The Swallow & Ariell Steam Biscuit Manufactory was first established by Thos. Swallow in 1854 (Thos. Ariell became a partner later that year, and prior to 1858, occupied rented premises opposite the present building).

The complex was built in stages with the earliest building being the three-storey section on the corner of Stokes and Rouse which was built in 1858. This building originally was constructed of face brick with rendered dressings. It was later totally rendered and the ground floor fenestration removed in recent years to accommodate a freezing room in that area. The factory was extended in stages along both Stokes and Rouse Streets in two-storey additions in the 1870s and 80s. As part of this extension a malthouse in Stokes Street was acquired from John Burley Morton in 1876 and refaced to match the existing section. The Rouse Street elevation was completed with a three-storey building at the corner of Princes Street to match the original building in scale. The second major phase of the building was at the corner of Stokes Street and Beach Street early in the 20th century.

A building designed by Gordon McRae was constructed in Stokes Street in 1911 and the building at the corner of Beach Street was designed by Bates Peebles and Smart in c 1922. The space between these two was filled by a loading bay which appears to date from the 1940s. Internally the ground floor has been totally modernised. The Swallow & Ariell complex is of historical importance as the first industrial establishment of its type in Victoria and displays a continuum of architectural styles between the 1850s and the early 20th century. The scale of the structures dominates its surrounds and presents a unified facade around the block.

[Source: Report to the Minister]

The Swallow & Ariell factory, bounded by Rouse, Stokes and Beach Streets,

Port Melbourne, is of historical significance as the oldest and largest biscuit manufacturing complex in Victoria until its absorption by Arnott's Biscuits in 1964. The factory was established in 1854 and by 1883 it was described at the royal commission into the tariff as the fifth largest factory in the world.

(criterion b.2)

The facades of the factory, with their extensive signage and use of Swallow symbols are an important example of corporate advertising which describes the processes and products of Swallow & Ariell from the 1850s to the 1950s.

(criterion d.2)

The Swallow & Ariell factory is of considerable historical significance as a largely externally intact industrial complex. The surviving buildings demonstrate an uninterrupted sequence of development in factory design to accommodate changing processes of production from 1858 to 1984. It has a strong association with the history of manufacturing in Victoria. The growth of Swallow & Ariell and its later absorption by Arnott's biscuits, reflects the general development of manufacturing in Victoria and its eventual decline, particularly after the Second World War. (criteria d.2 and a.4)

The Swallow & Ariell factory, established initially as a manufactory of ships' biscuits, and later supplying products to a large domestic and overseas market, has a strong association with the history of Port Melbourne and the important economic and cultural role Port Melbourne played in the development of Melbourne as a link between Victoria and the rest of the world. (criterion a.4)

The foundations and supporting structure of the reel oven, used exclusively in the production of Uneeda biscuits (situated at the rear of building 5), are important evidence of the production processes at Swallow & Ariell.

(criterion b.2)

[Source: *Melbourne Backlog Study. Prepared for the Australian Heritage Commission. January 1997.*]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must notify the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

Pursuant to Section 26 of the Historic Buildings Act (1981) and in respect to the above-mentioned building, the Historic Buildings Council (HBC) hereby grants the owner of the building a PERMIT, subject to any conditions as prescribed hereunder to carry out the following:

Permit exemptions pursuant to S.26 of the Historic Buildings Act (1981) and in particular to the buildings facing Stoke, Rouse and Princes Street and the Malthouse Building the following exemptions apply:

1. The construction of internal partition walls which do not cut through floors or ceilings and which do not intersect with exterior doors or windows.
2. Internal painting and decoration.
3. Internal provision or alteration of any domestic services including electrical, ducted or other heating or air conditioning devices, waste water disposal, telecommunication, gas, water supply, fire sprinkler pipework, hose reels and other fire devices.
4. The location of reverse cycle heating/cooling equipment on the roof of the Stoke, Rouse and Princes Street building in a zone to be defined and approved by the Director, HBC. This zone plan is to be produced under HB Permit 2177 Condition 5.
5. Provision of internal stairs and the puncturing of floors and ceilings for this purpose with the exclusion of the area title "Proposed Designated Area" shown on unnumbered plans attached to this permit. Note proposed designated area is northern portion of Stokes Street building.
6. Skylights in the roofs of the Stokes, Rouse, Princes Street buildings in a zone defined under HB Permit 2177 Condition 4.
7. The removal, replacement, covering of existing flooring other than in the area nominated on the unnumbered drawings "Proposed Designated Area".
8. Works outlined as exempt in Section 2 of report "Supplementary Information" except the area of Reel Oven.

Conditions:

1. Works which are specifically not exempt from HBC Permit:
 - a) Structural alterations to original internal walls where not encompassed in works pursuant to HB Permit 2177.
 - b) Works which affect the external appearance of Malthouse Building and the Swallow & Ariell facades to Stokes, Rouse and Princes Streets.
 - c) Works to the area of the Reel Oven.
 - d) The location of pipework (other than rainwater goods) or equipment on building facades or on visible roof locations (visible from the street level).
2. The applicant is to provide a consolidated A4/A3 size document of plans and written material which outlines all the above exemptions and zones to the satisfaction of the Director, HBC prior to receiving a Certificate of Occupancy from the Responsible Authority.
3. Approved works are to be planned and carried out in a manner which prevents damage to the registered building/s and/or structure/s.
4. Should it become apparent after this approval is granted, during further inspection or the carrying out of the works that original or previously hidden or inaccessible details of the building's structure, fabric, fenestration, finishes, mouldings, fittings or fixtures are revealed, then any construction works authorised

by this approval which may affect such items shall immediately cease. The Director of HBC shall be notified in writing to enable staff to inspect and record the same, and discussion to take place with a view to retaining or preserving the same, or the issue of modified approval.

5. If there is a Conservation Policy and Plan approved by the HBC, all works shall be in accordance with that Policy and Plan.

Construction dates	1858,
Architect/Designer	McCrae, C. Gordon,
Heritage Act Categories	Registered place,
Other Names	SWALLOW AND ARIELL FACTORY,
Hermes Number	930
Property Number	

History

Associated People:

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 567.

Former Swallow & Ariel Factory, Rouse, Stokes and Beach Streets, Port Melbourne.

(To the extent of:

1. The whole of the buildings marked B1, B2 and B4 and the facade only of building marked B3 on Plan 605327K(A), endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.
2. All of the land marked L1, being part of the land described in Certificate of Title Volume 9567 Folio 384, and all of the land marked L2, being part of the land described in Certificate of Title Volume 3604 Folio 720621, and all of the land marked L3, being all of the land described in Certificate of Title Volume 2687 Folio 537380, as shown on Plan 605327K(A), endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.)

[*Victoria Government Gazette* No. G19 20 May 1993 p.1296]

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 source.

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