

CAMPERDOWN STEAM LAUNDRY



CAMPERDOWN STEAM LAUNDRY SOHE 2008



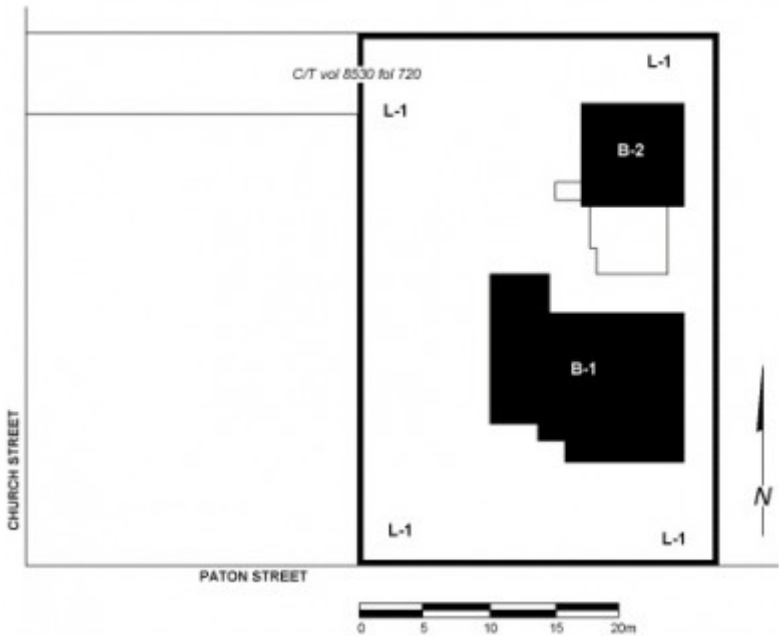
1 camperdown steam laundry front view sep1997



camperdown steam laundry paton street camperdown front sign she project 2003



camperdown steam laundry paton street camperdown shed she project 2003



camperdown steam laundry plan

Location

6 PATON STREET CAMPERDOWN, CORANGAMITE SHIRE

Municipality

CORANGAMITE SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1386

Heritage Overlay Numbers

HO54

VHR Registration

December 11, 1997

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 18, 1999

What is significant?

The Camperdown Steam Laundry was built in 1920 for the Camperdown Steam Laundry Company Pty Ltd. It was designed by local architect of note, WP (Perry) Knights, who won many commissions in the Camperdown district in the first decades of this century. When built the two-storey, brick and timber structure incorporated both a modern steam laundry complex and accommodation for the manager. Water for the laundry was stored in a concrete tank. The laundry building is Tudor or Old English in style and features many stylistic elements derived from the early twentieth century English Arts and Crafts Movement including steeply pitched gable roofs, rough cast cement render, oiled timber shingles and strapwork on the prominent gables, Diocletian window, and timber piers and bracketing,. The Steam Laundry successfully captured much of Camperdown's industrial, commercial and domestic laundry business. Laundry operations ceased in the 1970s, after which the building was variously used as a restaurant and private residence. The exterior is largely intact and incorporates original signage in the fabric of the archway at the entrance to the building. The interior has been modified to accommodate former restaurant and current residential facilities. The concrete water tank has been converted to a shed and was used for many years to house a dry cleaning operation.

How is it significant?

The Camperdown Steam Laundry is historically and architecturally important to the State of Victoria.

Why is it significant?

The Camperdown Steam Laundry is architecturally significant as an intriguing and rare adaptation of a building of domestic style and scale to an industrial use. The steam laundry operation was successfully incorporated into the structure without detracting from the interesting Tudor or Old English design elements. Knights was able to

achieve the appearance of a residence in a largely residential precinct, with the scale and form of the building complementing the streetscape. The Camperdown Steam Laundry is architecturally important as one of the most interesting and creative works of noted Camperdown architect Perry Knights.

The Camperdown Steam Laundry is historically important as a surviving, substantially intact, purpose-built steam laundry and residential complex. The operation successfully serviced the commercial laundry needs of the Camperdown district for many years, and its mid-century incorporation of the dry cleaning process emphasises its commercial viability over a long period. While its significance has been somewhat reduced by the removal of its boiler and laundry equipment, the distinctive appearance of the structure, combined with its well known industrial history, contribute to its landmark qualities.

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:

EXEMPTIONS FROM PERMITS:

(Classes of works or activities which may be undertaken without a permit under Part 4 of the Heritage Act 1995)

General Conditions:

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.

If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.

Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Exterior

Minor repairs and maintenance which replace like with like.

Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Installation or repair of damp-proofing by either injection method or grouted pocket method.

All works other than additions to the adjacent office building and toilet block addition.

Interior

Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of curtain track, rods, blinds and other window dressings.

Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.

Refurbishment of bathroom and toilets including removal, installation or replacement of fixtures.

Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.

Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.

Installation, removal or replacement of bulk insulation in the roof space.

Installation, removal or replacement of smoke detectors.

Construction dates	1920,
Architect/Designer	Knights, WP,
Heritage Act Categories	Registered place,
Hermes Number	5310
Property Number	

History

Associated People: Owner CAMPERDOWN STEAM LAUNDRY COMPANY PTY LTD;

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under Section 46 that the Victorian

Heritage Register is amended by including the Heritage Register Number 1386 in the category described as a Heritage Place:

Camperdown Steam Laundry, 6 Paton Street, Camperdown, Corangamite Shire Council.

EXTENT:

1. All of the buildings marked B-1 (Steam Laundry and Residence) and B-2 (Concrete Water Tank/Shed) on Diagram 608110 held by the Executive Director.

2. All of the land marked L-1 on Diagram 608110 held by the Executive Director being part of the land described in Certificate of Title Volume 8530, Folio 721.

Dated 4 December 1997

RAY TONKIN

Executive Director

[Victoria Government Gazette No. G49 11 December 1997 p.3433]

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/>