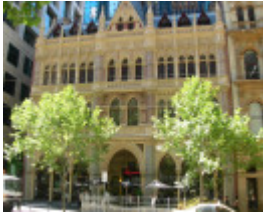


# OLDERFLEET BUILDING



OLDERFLEET BUILDING  
SOHE 2008



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SOHE 2008



olderfleet h37 july2000



Street Facade

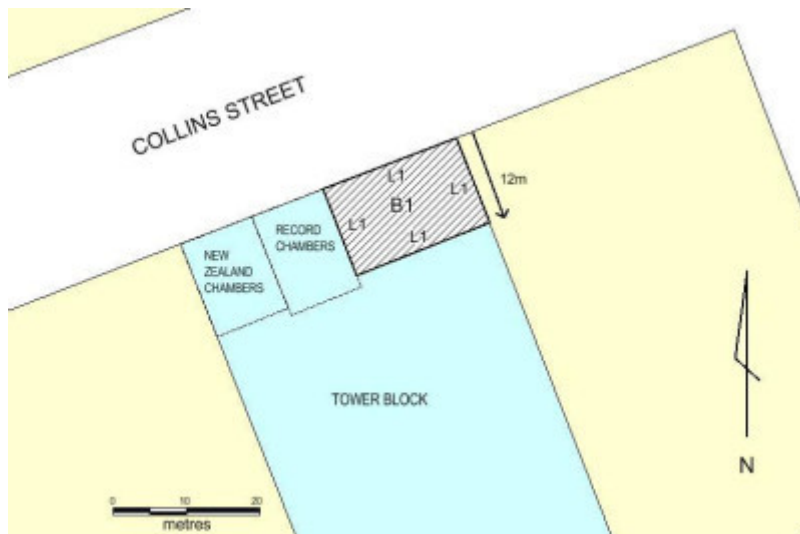


Diagram 37 labeling amended 2017

## Location

471-477 COLLINS STREET MELBOURNE, MELBOURNE CITY

## Municipality

MELBOURNE CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0037

## Heritage Overlay Numbers

HO611

## VHR Registration

October 9, 1974

## Amendment to Registration

December 21, 2000

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - September 12, 2017

What is significant?

The Olderfleet Building of five storeys including the basement, and the retained front section of the building comprising the facade to Collins Street, returning to a depth of approximately 12 metres.

History summary

The Olderfleet Building was built in 1889-90 for the notable businessman P K McCaughan. The architect was William Pitt and the builder G Wadley. It was constructed during the building boom of the 1880s, which transformed this part of the city from one of small warehouses in close proximity to the wharves, to one of commercial and mercantile activity. In the 1890s, tenants in the Olderfleet Building included the Melbourne Woolbrokers Association and others associated with agricultural industries. The original complex included the extant facade plus a large warehouse section that stretched back to Flinders Lane, accessed by a pitched laneway. The building underwent few changes until it was redeveloped in the 1980s. In the 1970s the Olderfleet was the focus of a campaign by the National Trust for its retention, and of a new community heritage action movement. The Trust negotiated with the developers to keep the front portion of the building, and the whole of the rear wing was demolished in 1974. The site as a whole was redeveloped in the mid-1980s.

Description summary

The Olderfleet Building is composed of five storeys including a basement. The facade, which is the most significant part of the building, is designed in the Venetian Gothic style, a style that was introduced in Melbourne during the 1870s. The Olderfleet facade is arranged as three bays, with a central fleche and clock tower with pinnacle. The majority of construction is red brick, with cement dressings. The shafts of the ground floor piers are grey granite, with the columns above being of red granite.

Internally the building has been retained to a depth of approximately 12 metres. Timber trusses have been retained on the top floor, though these have been concealed behind modern finishes.

How is it significant?

The Olderfleet building is of architectural and historical significance to the State of Victoria.

Why is it significant?

The Olderfleet building is historically significant for its associations with late nineteenth century mercantile development in Melbourne, with a particular focus on accommodating the wool and other agricultural industries. The building symbolises the commercial and financial power of Melbourne during the late 1880s. [Criterion A]

The Olderfleet building is historically significant as a prominent work of noted architect William Pitt. It is one of three Pitt buildings located closely together in the west end of Collins Street that contribute to the distinctive Gothic streetscape, the others being the Rialto building and the former Stock Exchange. [Criterion A]

The Olderfleet building is also historically significant for its association with the burgeoning heritage movement of the 1970s, in particular the campaign by the National Trust. The Olderfleet was an early focus of the Trust, and the campaigns to save it and the Gothic streetscape of Collins Street in part led to the introduction of the Victorian heritage legislation. [Criterion A]

The Olderfleet building is architecturally significant as a clear expression of the Venetian Gothic style. The style was favoured by owners and architects as a deliberate evocation of the commercial power and prestige of the mercantile city of Venice. The style sought to reinforce the aspirations and confidence of businesses during the economic boom period of the late 1880s. The secular Gothic revival style contrasted strongly with the more academic and purist non-secular Gothic styles employed in churches of all denominations. [Criterion D]

## 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:

1. 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.
2. 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.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. 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, signage, antennae, aerials etc, and making good.

#### 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.
- \* Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.
- \* 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 existing bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- \* Removal or replacement of existing kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- \* Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.
- \* Installation, removal or replacement of smoke detectors.

Construction dates	1889,
Architect/Designer	Pitt, William,
Heritage Act Categories	Registered place,
Hermes Number	737
Property Number	

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## History

### Architect

William Pitt. Pitt commenced sole practice from 1879 after four years articles with George Browne. In his first year he won first prize for the design of the Melbourne Coffee Palace in Bourke Street, Melbourne's first temperance hotel. In 1883 another prize-winning design was the philanthropic housing for theatrical entrepreneur George

Coppin, known as 'Our Lodgings', but now known as Gordon House.

In the 1880s Pitt's practice took advantage of the opportunities afforded by the economic boom. Notable works include the Princess Theatre (1886), the Federal Coffee Palace in Collins Street (in conjunction with Ellerker & Kilburn), and three Venetian Gothic revival buildings in Collins Street during the 1880s: the Melbourne Stock Exchange, the Olderfleet (1889) and the Rialto (1890). (Phillip Goad, Melbourne Architecture, 1999 p.242)

## **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 in that the Heritage Register Number 37 in the category described as a Heritage place is now described as :

Olderfleet Building, 471-477 Collins Street, Melbourne, Melbourne City Council.

### EXTENT:

1. All the buildings and structures being B1 Olderfleet building as marked on diagram 37 held by the Executive Director.
2. All the land marked L1 on Diagram 37 held by the Executive Director, being described in part of plan CP159396L Vol. 10184, Fol, 749 being part of Crown Allotments 12 and 13, Section 2 in the Parish of Melbourne North.

Dated 13 December 2000

RAY TONKIN  
Executive Director

[Victoria Government Gazette G 51 21 December 2000 p.3009]

*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/>*