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Submission for: P27432 VHR0526 Robur Tea Building, 28 Clarendon Street, Southbank

We would like to object to the grant of permit P27432 for the construction of a 24 level tower next to the Tea House site, thus dominating this culturally significant heritage building. A heritage building that is characterised by its freestanding, tall nature and is a beloved landmark among Southbank residents and visitors alike.

The Robur Tea Building is of scientific, architectural, and historical significance to the State of Victoria as per the VHR. Further, the Robur Tea House is classified by the National Trust of Australia (Victoria) as a building of state significance. It is one of the finest and most prominent examples of a 19th century warehouse in Melbourne. It was for many years one of the tallest buildings outside the CBD, its height and freestanding character making it the Southbank landmark it is today. As heritage landmarks are scarce in Southbank, it's important to maintain the Tea House's freestanding character, as it positively contributes to the area's character and should not be dominated by a modern building.

We do commend the proposed removal of the 1984 lift core, and the careful consideration of the tower lower levels' design in an effort to detract less from the Tea House. However with the proposed 24 levels, the Tea House south elevation will be entirely dominated by the new tower addition, detracting from this significant building.

As per the Robur Tea Building Heritage Impact Statement: *"The Robur Tea Building is of historical significance as a reminder of the character and location of 19th century commerce in Melbourne. The Tea building is one of the few remaining traces of the industrial and warehousing establishments that until the 1970s and 1980s dominated the south bank of the Yarra, in an area where swampy land made substantial building difficult and residential development unattractive. These older uses have now been 'swamped' in their turn by leisure and luxury apartment developments."* (p.4)

Let's not swamp this beautiful landmark any more than we've already have and maintain Southbank's few remaining freestanding area character pieces as the proud heritage landmarks that it is.

Artemis

Artemis Pattichi
Treasurer
Southbank Residents Association