

INCORPORATED PLAN

FORMER COHN BROTHERS ICE WORKS AND
BREWERY (COLIBAN WATER)

37-45 Bridge Street, Bendigo

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1.0 Introduction

This incorporated plan applies to the former Cohn Brothers Ice Works and Brewery (now the premises of Coliban Water) at 37-45 Bridge Street, Bendigo. The place has been recommended for inclusion in the Schedule to the Heritage Overlay of the City of Greater Bendigo Planning Scheme. The extent of the proposed Heritage Overlay applies to the property title boundary (Figure 1).

The site is highly evolved, having undergone a series of phases of development since the 1850s. From that time until the 1980s it operated as brewery, ice works and aerated drinks manufactory. In more recent times it has been occupied by the local water authority, Coliban Water, which operates from a new office building to the east of the site and addressing Bridge Street. The west side of the site comprises a large at-grade car park and remnants of the brewery/aerated drinks manufactory.

The purpose of this document is to describe the elements of significance at the subject site, and to exempt certain works from the requirement for a planning permit under Clause 43.01 in the Greater Bendigo Planning Scheme.

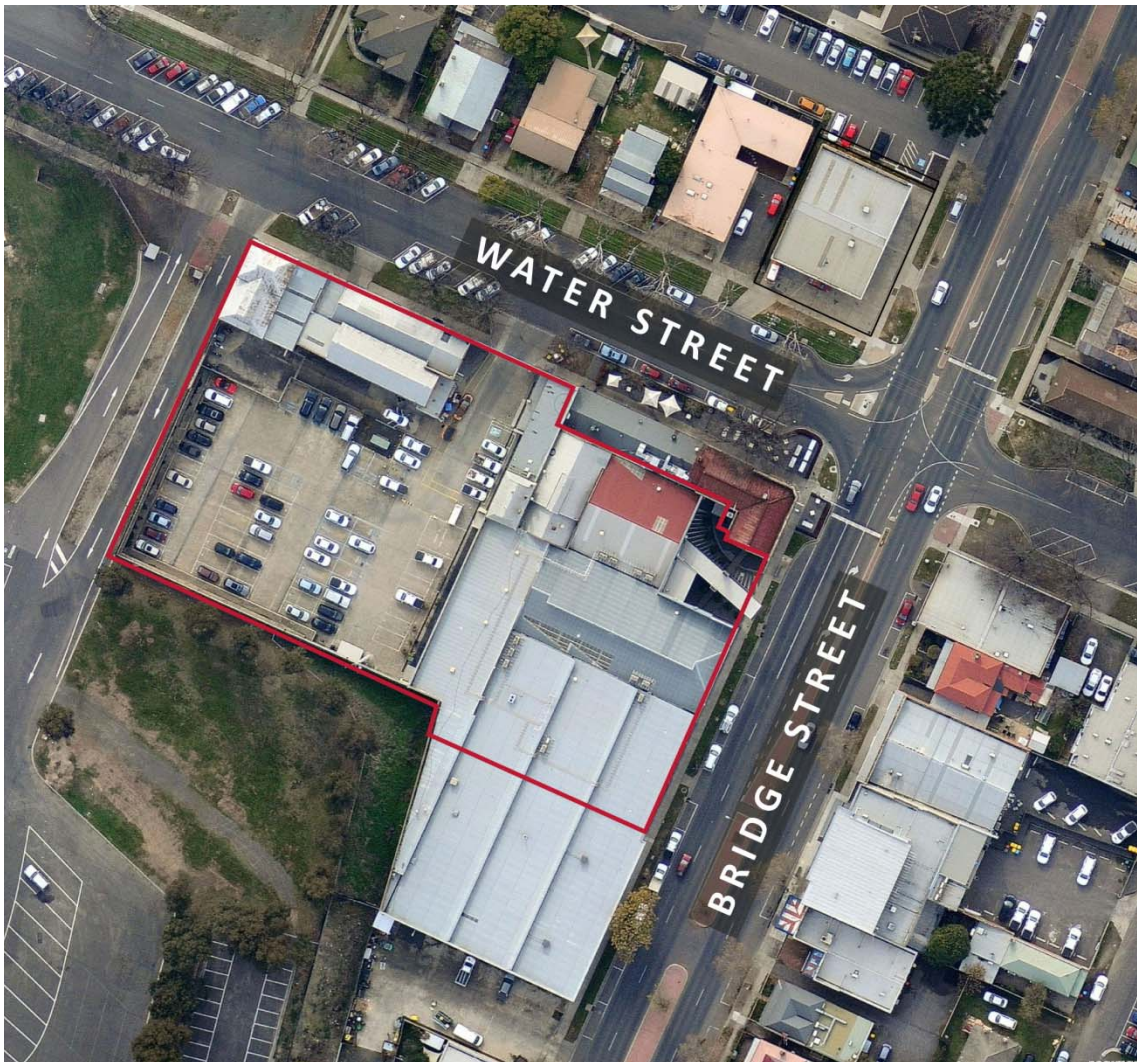


Figure 1 Aerial view of the former Cohn Brothers site: the title boundary is indicated and represents the recommended extent of the Heritage Overlay for the site

2.0 Statement of significance

The following statement of significance is from the heritage citation for the property prepared for the White Hills and East Bendigo Heritage Study (2014).

What is significant?

The former Cohn Brothers brewery was established in 1858. Today, only remnants of the once substantial complex survive, including the ice works building (1880s), built for the storage of lager beer on site, and the adjacent fermentation vats building. The ice works and fermentation buildings constitute the public interface with the site, as viewed from Water Street. The site also includes other process and ancillary buildings and a building which appears likely to have been for office/administration use. There is also a substantial retaining concrete wall which provides a reference to the site boundary.

How is it significant?

The former Cohn Brothers ice works and brewery is of local historical and aesthetic/architectural significance.

Why is it significant?

The former Cohn Brothers ice works and brewery, a long-standing and once extensive industrial site, is of local historical significance. Established in the 1850s, the site was contemporary with the establishment and rapid expansion of Bendigo during the alluvial gold rushes. The Cohn Bros' brewery was one of the largest and longest-running in the city. It operated continuously as a brewery and aerated drinks manufactory from 1858 to 1984. The Cohn Bros installed extensive refrigeration and ice-making facilities in the 1880s, to facilitate the production and storage of lager beer. The equipment was acquired from J H Schwalbe and Son of Chemnitz, Germany. The brewery is noted as the first in Australia to produce lager beer. The ice works building, at the north-west corner of the site addressing Water Street, is a remnant of the significant investment in ice making and refrigeration equipment in the 1880s. The construction of the building is specialised, including 76cm-thick walls enclosing chambers housing non-conducting material for insulation purposes.

Individual buildings and elements at the evolved former Cohn Brothers ice works and brewery are of some aesthetic/architectural significance, specifically the ice works and fermentation buildings at the north-west corner of the site. While not elaborate architecturally, they display a robust industrial aesthetic, and are highly distinctive structures. They appear to be largely intact as built, with ground levels of rendered brick, timber-clad upper levels and roof profiles with prominent venting elements. These elements are also reflective of the building's original functions.

The former office/administration buildings have been largely subsumed by later development and partially over-painted. However, their upper levels and roof forms are evocative of their late-nineteenth century date of construction, and provide a sense of the grandeur of the complex. The extant nineteenth century buildings and the large retaining wall provide a

sense of the original scale and operation of the brewery, and are broadly representative of industrial sites as a type of place.

2.1 Elements of significance

As described above, the significance of the site relates to its historic use as a brewery, ice works and aerated drinks manufactory. Buildings and elements at the site relating to these operations are listed below. The numbers of these buildings/elements (1-7) correspond with Figure 2.

- Building/element 1, Ice works building (1880s): The building is notable for its specialised building construction, which includes walls 76.2cm thick at the ground level, with outer brick skins, two air chambers and a central component 45cm thick consisting of sawdust and tan. As built, the roof was the same thickness as the walls, and was lined internally with metal sheeting.
- Building/element 2, Fermentation vats building (1880s): Notable for its specialised building construction, likely to be comparable to the ice works building (above).
- Building/element 3, Former bottling department (1880s): A remnant of the early operation of the ice works/brewery.



Figure 2 Site plan: elements of significance are indicated

- Building/element 4, Drinks store (built between 1918 and 1934): The building has thick (approximately 80cm) walls at the ground level. This is presumed to be a consequence of specialised construction technologies required for cool storage.
- Building/element 5, Administration/office building (c. 1880s): Two-storey brick structure. Sections of the original south and east elevations (ground level) and east elevation (first floor) remain unpainted, and demonstrate the original bi-chrome brickwork. The hipped gable roof structure and chimneys are extant.
- Building/element 6, Administration/office building (c. 1880s): Two-storey brick structure, largely subsumed into the modern Coliban Water development. Sections of the first floor external elevations are unpainted. The roof with its ridge vent superstructure is extant.
- Building/element 7, Retaining wall (date unknown, pre-1934): Concrete retaining wall, with integrated platforms.

3.0 Permit exemptions

Pursuant to Section 43.01-2 of Clause 43.01 'Heritage Overlay' of the City of Greater Bendigo Planning Scheme:

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.

Accordingly, no planning permit is required for the following works within the subject site:

- Demolition or removal of buildings/elements which are not identified as elements of significance in this incorporated document (listed at Section 2.1, above).
- External and internal alterations to buildings/elements which are not identified as elements of significance in this incorporated document (listed at Section 2.1, above).
- Additions to buildings/elements which are not identified as elements of significance in this incorporated document (Section 2.1, above).
- Internal alterations to buildings 3, 5 and 6.

4.0 Permit requirements

A permit is required under the HO provisions of the City of Greater Bendigo Planning Scheme, as identified at Clause 43.01-1, for all other works and activities specified as requiring a permit and not identified above.

Internal controls apply other than for where these are exempted by this incorporated plan. The intention of the internal controls is to manage impacts of any works to the interior of buildings 1, 2 and 4. Each of these buildings features specialised construction as related to its original use and in considering any future internal adaptation or works, consideration should be given to any impact on this fabric and internal spatial qualities and the ability of these to reference the original function of the place.