

Heritage Council Determination

Determination date	1 October 2026
Place/Object name	Langdon Building
Location	351–355 King Street, West Melbourne, Melbourne City, Wurundjeri Country
VHR number	H0527
Category	Registered Place
Relevant legislative provision/s	Amendment to the Heritage Register, pursuant to section 62 of the <i>Heritage Act 2017</i>

Determination of the Heritage Council

The Heritage Council of Victoria determined on **1 October 2026**, in accordance with Part 3 and Part 5 of the *Heritage Act 2017* ('the Act'), that the above Place is to be amended in the Heritage Register.

The Heritage Council determined to make the following amendments to the Heritage Register:

- including additional land in the Heritage Register being all of the Place shown hatched on Diagram 527 in accordance with section 49(1)(d)(i) and (ii) of the Act.
 - determining categories of works or activities which may be carried out in relation to the Place for which a permit is not required in accordance with section 49(3)(a) of the Act.
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Executive Director's Recommendation ('the Recommendation')

The State-level cultural heritage significance of the Langdon Building, located at 351-355 King Street, West Melbourne, Melbourne City, Wurundjeri Country ('the Place') was recognised in 1982 by its inclusion in the Historic Buildings Register.

On **23 June 2026** the Executive Director made and accepted an application to amend the registration of the Place to ensure it is consistent with current practices under the Act.

On **13 July 2026** the Executive Director made a recommendation to the Heritage Council ('the Recommendation') that the existing registration for the Place should be amended.

The Recommendation was advertised publicly for a period of 60 days, beginning on **17 July 2026**.

Section 44 submissions

During the 60-day public advertisement period, **one (1)** submission was received pursuant to section 44 of the Act. No request for a hearing was received. The submission is summarised below:

- The owner of the place made a submission requesting a specific permit exemption to be added to enable non-structural works to non-original internal fabric.

Executive Director's response to submissions

The Executive Director's response to the submission received is summarised below:

- The Executive Director notes that many of the works potentially identified by Urbis are already covered by Heritage Victoria's General Permit Exemptions. It is unclear whether Urbis is familiar with this document.
 1. Toilet fitouts (see GPE 2.1, 2.2, 3.1 & 4.1)
 2. Kitchenette fitouts (see GPE 2.1, 2.2, 3.1 & 4.1)
 3. Office fitouts and joinery (see GPE 2.1, 2.2, 3.1 4.2 & 4.3)
 4. Services/utilities (see GPE 6.1, 6.2, 6.3, 6.4, 6.5, 6.6 & 6.7)
 4. Modern and replica decorative finishes, and other introduced internal finishes (see GPE 1.1, 1.2, 2.1, 2.2, 3.1, 3.2, & 3.3)
 6. Plaster finishes (see GPE 1.1, 1.2, 2.1, 2.4, 3.1 & 3.2)
 7. Ceilings (see GPE 1.1, 1.2, 2.1, 3.1 & 3.2)
 8. Ceiling cornices (see GPE 1.1, 1.2, 2.1, 3.1 & 3.2)
 9. Skirtings (see GPE 1.1, 1.2, 2.1, 3.1 & 3.2)
 10. Architraves (see GPE 1.1, 1.2, 2.1, 3.1 & 3.2)

The Executive Director expressed the view that the General Permit Exemptions allow for a broad range of works and are sufficient to accompany any amended registration. It is also possible to apply for one-off exemptions.

The Place

History

Extracted verbatim from pages 5-6 of the Executive Director's Recommendation (footnotes omitted):

Statement of Country

The Wurundjeri people have an unbroken connection to the land and waters around Melbourne from time immemorial.

Wurundjeri Country includes Melbourne (Narrm), the Birrarung (Yarra River) and land extending north beyond the Great Dividing Range, west to the Werribee River, and east to Mount Baw Baw.

In 2025, the Yoorrook Justice Commission recorded how colonisation brought irreparable damage to First Peoples in Victoria with the introduction of diseases, massacres, dispossession of Country, confinement on missions and reserves, forced labour, separation of families and ongoing policies and practices that perpetuate systemic injustice. The dispossession and marginalisation of Aboriginal people was particularly rapid in and around central Melbourne in the decades immediately following British occupation.

This area remains an important place for Aboriginal people, who continue to live, work, practise culture and manage land and waters around Melbourne.

Early Melbourne and the Langdon Building

The gold rush of the 1850s resulted in a surge of new arrivals to Melbourne and the west side of town was developed to accommodate this population. Town allotments were put up for sale in 1852. The Langdon Building began as three adjoining residential terrace houses on King Street directly opposite Flagstaff Gardens built in stages by owner Robert Kidd. At that time, King Street was an unmade, busy road that provided bullock drays loaded with supplies a route out of Melbourne to the Victorian goldfields.

Robert Kidd, a builder by trade, had ownership of the land by 1860. Kidd had previously owned and occupied a small house and a timber workshop on the site. The three terraces were built as follows:

- *No. 351 sometime before 1858*
- *No. 353 in 1865*
- *No. 355 in 1869.*

Each terrace has two storeys and is constructed of brick with coursed bluestone facades. Stylistically the buildings adopt a conservative Colonial Georgian revival manner.

In 1863-64 no.351 was occupied by Cecile Zander, a storekeeper for imported goods. From 1871 the three buildings were used as a clothing factory that manufactured Crimean shirts, and soon were conjoined through twin archways in the party wall with the Phoenix Clothing Factory, which occupied the building next door. During this time the building was owned by Orlando Fenwick, who later became Mayor of Melbourne. During the late nineteenth and early twentieth centuries the Langdon Building had multiple uses, including a wine store, boarding house, tea merchants and private residence.

In 1953 the Langdon family purchased the three terraces for their importing business, HJ Langdon & Co, and the name 'Langdon Building' can be traced to that era of ownership. During the 1950s, the Langdon company undertook major alterations, the most substantial being converting the three terraces into a single, integrated office space. The original architraves were replaced, and 'all other panelling, built-in counters, office partitions, architraves, skirtings, cornices, marble and cedar fireplaces, doors were introduced from other places'. These include the Leura Mansion (a nineteenth century residence once situated on the corner of Orrong and Toorak roads, demolished in the 1950s), the old Chamber of Commerce building, and the Goldsborough Mort building. The cellar below No.351 was rebuilt to improve drainage of water seeping down the hill from Flagstaff Gardens, and according to one source, a bomb shelter was installed to safeguard employees against the threat of the Cold War, but there is no evidence of this in the remaining fabric. The original doorways to no. 353 and no. 355 were filled and converted to windows. Substantial changes were also made

to the rear wings at this time, including the removal of three original chimneys and the construction of an enclosed bridge on the first floor connecting no. 351 and no. 353.

Reasons for the amendment application

Additional land

The Executive Director recommended that the Heritage Council amend the Place having formed the view that:

- The State-level cultural heritage significance of the place would be substantially less if the additional land or any part of the additional land which is or has been used in conjunction with the place were developed [s.40(3A)(c)(i)].
- The additional land surrounds the place and is important to the protection or conservation of the place; or contributes to the understanding of the place [s.40(3A)(c)(ii)].

The Executive Director noted that:

- The current extent is limited to the fabric of the building, and is insufficient to protect, conserve and allow for a proper understanding of the place.
- The land proposed for inclusion both is currently and has been used in conjunction with the place since at least 1858 which is over 160 years.

The Executive Director expressed the view that:

- If any of the additional land proposed for inclusion in the registration were developed, depending upon the nature of the proposal, there is potential for the development to impact upon the place and substantially reduce its State-level cultural heritage significance.
- The proposed inclusion of additional land, particularly around the currently registered building will enable works that could potentially impact on its conservation, such as drainage and paving, to be managed under an approvals process.
- The proposed inclusion of additional land will ensure that the land around the currently registered building and all structures extant are included in the extent of the Registered Place, and will be subject to an approvals process to manage change.

Heritage Council's findings

The Heritage Council's statutory remit is confined to the Act. When a place or object is included in the Heritage Register, the description, history, Statement of Significance and permit policy do not form components of the Heritage Register.

The Heritage Council notes that the Executive Director may make non-statutory amendments as set out in the Recommendation. The Heritage Council's decision in relation to the place is confined to the extent of registration and permit exemptions.

The findings of the Heritage Council generally accord with the Recommendation.

Extent of Registration

The extent of registration is provided as **Attachment 1** and includes all of the place shown hatched on Diagram 527 encompassing all of Lot 1 on Title Plan 567423.

Permit exemptions

The Heritage Council determined specific permit exemptions that would not harm the cultural heritage significance of the place.

The Heritage Council accepted the position of the Executive Director in response to the section 44 submission received, and agreed that the Heritage Victoria *General Permit Exemptions* are sufficient to permit many of the works and activities. The permit exemptions sought in the section 44 submission are

considered by the Heritage Council to be too open-ended and open to interpretation. General exemptions address many of the requests and one-off permit exemptions can be applied for.

Accordingly, the Heritage Council determined to approve the specific permit exemptions for the Place as set out in the Recommendation of the Executive Director without change.

The permit exemptions are provided as **Attachment 2** to this determination.

Conclusion

The Heritage Council determined, pursuant to Part 3 and Part 5 of the *Heritage Act 2017*, that the registration for the Langdon Building is amended in the Heritage Register.

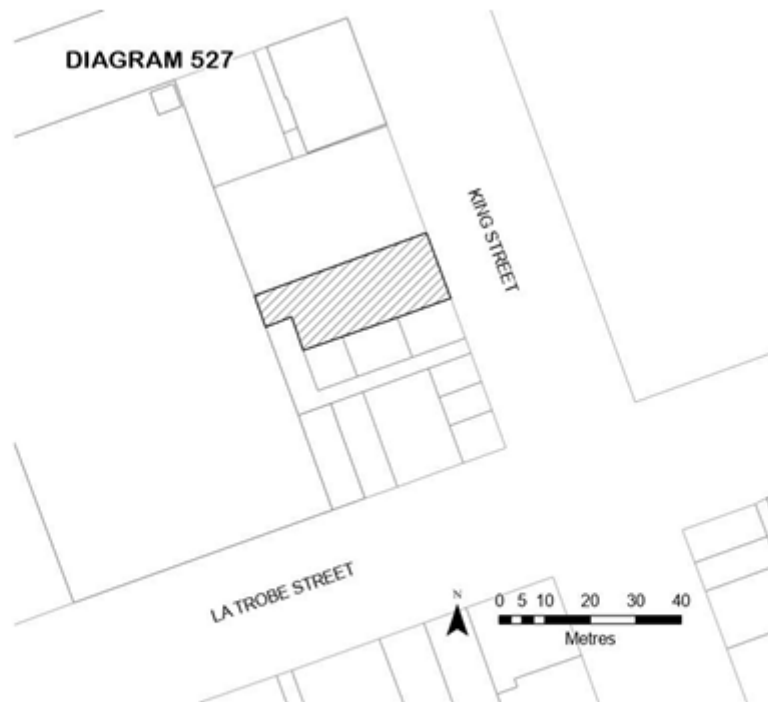


Professor Philip Goad
Chair, Heritage Council of Victoria

Attachment 1

Extent of Registration

All of the place shown hatched on Diagram 527 encompassing all of Lot 1 on Title Plan 567423.



Attachment 2

Categories of works or activities which may be undertaken without a permit (permit exemptions)

Introduction

A [heritage permit](#) is required for all works and activities undertaken in relation to VHR places and objects. Certain works and activities are [exempt from a heritage permit](#), if the proposed works will not harm the cultural heritage significance of the heritage place or object.

Permit policy

It is recommended that a Conservation management Plan be utilised to manage the place in a manner which respects its cultural heritage significance.

Permit exemptions

General permit exemptions

General exemptions apply to all places and objects included in the 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 Act.

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 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 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

The works and activities listed below under the heading 'Exempt works and activities' are not considered to cause harm to the cultural heritage significance of the Langdon Building. These are subject to the following guidelines and conditions:

Guidelines for specific permit exemptions

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.
3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the *Crown Land (Reserves) Act 1978*, prior to undertaking works or activities in accordance with specific exemptions.
4. If a Cultural Heritage Management Plan in accordance with the *Aboriginal Heritage Act 2006* is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the *Planning and Environment Act 1987*, the *Aboriginal Heritage Act 2006*, and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.

6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage consultant or local Council heritage advisor
7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.
8. All works should be informed by a Conservation Management Plan prepared for the place or object. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.

General conditions for specific permit exemptions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.
2. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.
3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the *Aboriginal Heritage Act 2006*) must be contacted

immediately to ascertain requirements under the *Aboriginal Heritage Act 2006*.

4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in

place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the *Aboriginal Heritage Act 2006*, all details about the location and nature of the human remains must be provided to the Aboriginal Heritage Council (as defined in the *Aboriginal Heritage Act 2006*)

Exempt works and activities

1. Demolition of the carport at rear of building.