

# THE REINFORCED CONCRETE & MONIER PIPE CONSTRUCTION Co. Propy. Ltd.

REGISTERED OFFICE: COLLINS HOUSE, 360-366 COLLINS STREET

FACTORY: BURNLEY STREET, RICHMOND

J. GIBSON, MANAGING DIRECTOR  
P. T. FAIRWAY, C.E., SUPERINTENDING ENGINEER  
TELEPHONE 1212

Melbourne, 29th February 1924

The City Engineer,  
Town Hall,  
Melbourne

OFFICE OF CITY ENGINEER  
AND SURVEYOR

6912

FEB 29 1924

Dear Sir,

Re Temple Court - Collins Street

In proceeding with the excavation for foundations for the above building, we find that except for the front 30 to 40 feet, the earth is of an extremely hard nature - in fact rock.

We understand that you have permitted a soil pressure of 11,000 lbs. per sq. Ft. for the adjoining building (Scott's Hotel ) and would ask you to permit us to adopt the same pressure for the rear portion of Temple Court.

We would also suggest that we slightly increase the widths of footings in front portion ( Collins Street ) so as to reduce soil pressure to say three tons per sq. ft.

Trusting that the above will meet with your approval,

Yours faithfully,

THE REINFORCED CONCRETE & MONIER PIPE  
CONSTRUCTION CO. PROPY. LD.

Per. *J. Gibson*

Managing Director.

*The Kemp*  
*29/2/24*

*Need for partitions*  
*CHK*



BA 5826

13th March, 1924.

The Reinforced Concrete & Monier Pipe Constn. Co.  
360 Collins Street,  
MELBOURNE.

Gentlemen,

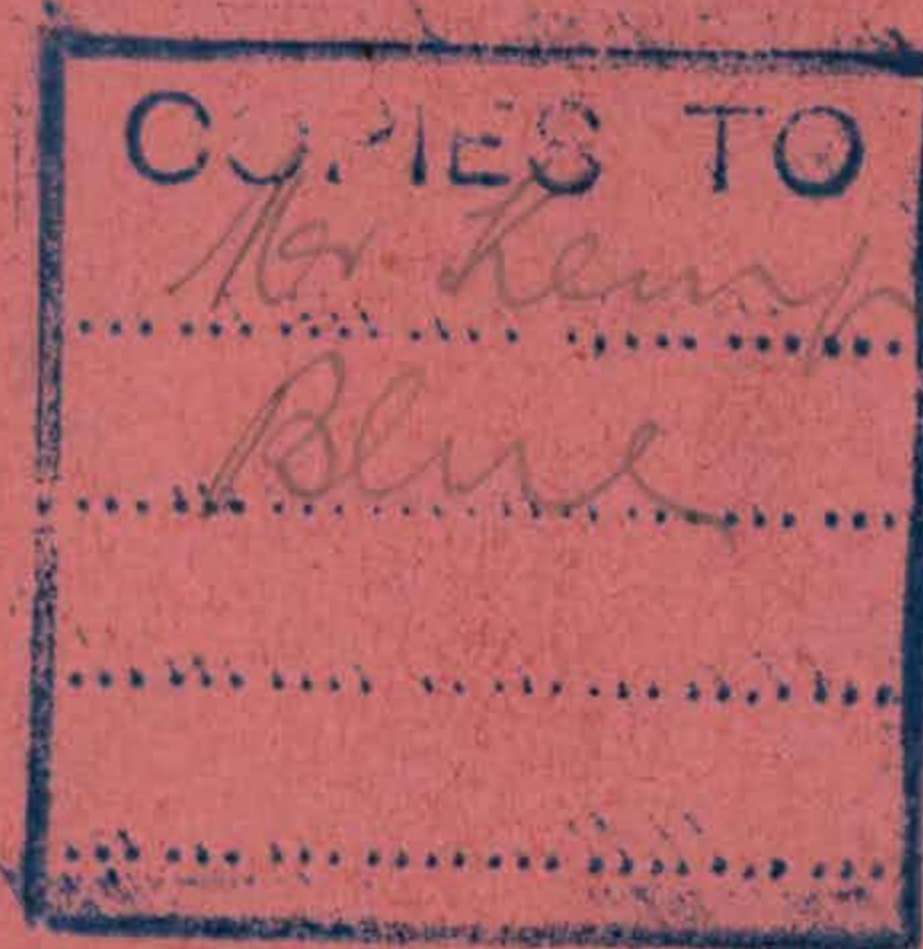
Re Temple Court, Collins Street.

In reply to your letter of the 29th ult. I have to state that your proposal to adopt a soil pressure of 11,000 lbs. per sq. ft. for the rear portion of Temple Court, is approved of. Details of the amended footings will require to be submitted to this office for approval.

Yours faithfully,

(Sgd.) *B. H. Kemp*  
Dep. Building Surveyor.

WT/VL



TRUMBLE & HAMILTON  
SOLICITORS, &c.

J. W. TRUMBLE  
E. J. HAMILTON  
T. C. TRUMBLE

TELEPHONE CENTRAL 6601

TCT

Yorkshire House,  
20 Queen Street,

Melbourne, 18th July, 1924.

BRANCH OFFICES AT DROUIN AND BUNYIP

The Building Surveyor,  
Town Hall,  
MELBOURNE.

Dear Sir,

re "TEMPLE COURT"  
-----

We have been requested by Messrs. Grainger Little Barlow & Hawkins to report to you the position in regard to mutual easements of light being arranged between the owner of "Temple Court" and the owners of adjoining properties.

The "Temple Court" site was acquired by Mr. T.J. Noske as trustee for a Company to be formed and this Company will shortly be registered under the name of Temple Court Limited. The Agreements with adjoining owners have been held over pending registration of the Company, but in contemplation of an early registration we have written the solicitors for the Royal Insurance Company, Mr. Robertson (Bank House) and R. W. Kennedy Pty. Ltd. (Stalbridge Chambers) to prepare and submit to us the draft agreements.

Arrangements are also being made with Mr. Wilson of Scott's Hotel and Osboldstone & Co. Pty. Ltd.

Yours truly,

*Trumble & Hamilton*

*The Kings  
19/7/24*

*W. Reed  
see me  
OKK  
Phone Mr. Barlow  
re this 22/7/24*

OFFICE OF CITY ENGINEER  
AND BUILDINGS SURVEYOR  
007762 19 JUL 1924  
REFD. TO

6/8/1924

Memo.

Mr. Dean

Re Temple Court Bedgs.

Letter to Gaininges Little Barlow & Hawkins informing them that <sup>as</sup> the angle of light ~~is~~ provided in light Court "D" does not comply with the requirements of the bedg. regl<sup>s</sup> it is necessary for them to amend the plans submitted in order to provide the required offsets in the upper storeys abutting on to this court.

Please have this matter attended to immediately.

A.R.

B.A. 5826.

7th August, 1924.

Messrs. Grainger, Little, Barlow & Hawkins,  
360 Collins Street,  
MELBOURNE

Gentlemen,

With reference to the new building on the old Temple Court site, I have to inform you that as the angle of light provided in the light court "D" does not comply with the requirements of the Building Regulations, it will be necessary for you to amend the plans submitted in order to provide the required offsets in the upper storeys abutting on to this light court.

I must request that this matter have your immediate attention.

Yours faithfully,

*Agd. H. E. Morton*

Building Surveyor.

GD/VL



# CITY OF MELBOURNE.

Application No. 5826

## APPROVAL

### Remarks

Approval in accordance with plans, specification & computations submitted and amended.

The building line in Collins St. must be 17' 5 <sup>3</sup>/<sub>4</sub>" at the East corner of the new building and 17' 4" at the West corner of same.

In L. Collins St. 4' 6" at each corner of the new building.

Measurements are to be taken from the Kerb line.

The width of the R. of Way on the West side of the new building must be 12' 0" at ~~the~~ each end.

This approval does not include the cutting away and re-grading of the R. of W. off Heire Place to form approach to the entrance on East side of the new building. A separate application must be made to the City Engineers for this.

Copy of approval to be sent to Architects also.

Building Fee £ 143. 12. 6

Computation Fee £ 106. 0. 0

Alignment Fee £ 1. 1. 0

*C. H. Kemp*  
29/8/24

TRUMBLE & HAMILTON  
SOLICITORS, &c.

J. W. TRUMBLE  
E. J. HAMILTON  
T. C. TRUMBLE

TELEPHONE CENTRAL 6601 TCT

*Yorkshire House,  
20 Queen Street,*

*Melbourne,* 22nd August, 1924.

BRANCH OFFICES AT DROUIN AND BUNYIP

The Building Surveyor,  
Town Hall,  
MELBOURNE.

Dear Sir,

re "Temple Court" & Bank House  
-----

In reference to our recent interview with your Mr. Kemp we now enclose draft of the Agreement between the Owners of the aboverproperties.

As we explained in our interview there are difficulties in the way of immediate registration but the Agreement has been approved of by us on behalf of the owner of "Temple Court" and it has also been approved of by Messrs. Arthur Phillips Pearce & Just Solicitors for the owners of Bank House. On behalf of the owner of "Temple Court" we undertake that the Agreement will be carried into effect and we enclose herewith a similar undertaking from Messrs. Arthur Phillips Pearce & Just. As far as regards the Mortgagees in Sydney we are in close touch with them and their solicitors and as the Agreement is for the benefit of "Temple Court" there will be no doubt of their approval to the arrangement.

We trust that the steps we have taken in this matter will be satisfactory to you.

Yours truly,

*Trumble & Hamilton*

ENCS.



ARTHUR PHILLIPS, PEARCE & JUST,  
SOLICITORS.

ARTHUR PHILLIPS.  
W.B. PEARCE.  
H.C. JUST.

TELEPHONES N<sup>o</sup> { 6620.  
6621.

CABLE ADDRESS: "PHILLIPLAW."

60 Queen Street

Melbourne 22nd August 1924

The Building Surveyor,  
Town Hall,  
MELBOURNE.

Dear Sir,

re Temple Court and Bank House:

Referring to Mr. Trumble's and our Mr. Just's interview with Mr. Kemp on the 18th August instant, we hereby undertake, on behalf of Messrs. C.V. & H.J.R. Robertson of Collins --- Street Melbourne, Accountants, that the Agreement, sent you by Messrs. Trumble & Hamilton and made between Temple Court Limited of the first part, Laura Ione Lillias Scott Hurst and others of the second part, and our clients of the third part, will be --- duly executed and carried into effect by our clients.

Yours truly,

Arthur Phillips Pearce & Just

McReed

This can be accepted  
Check light counts in  
both buildings & if  
satisfactory, fix up  
approval for both buildings

OK.  
25/8/24

File with  
P.A. 5826

Application No. 5826

30th August, 1924.

Messrs. Grainger, Little, Barlow & Hawkins,  
360 Collins Street,  
MELBOURNE.

Gentlemen,

With reference to the proposed erection of new premises in Temple Court, Collins Street, Melbourne, approval is hereby given for the work in accordance with plans, specification and computations submitted and amended.

This approval is subject to the following requirements :-

The building line in Collins Street must be 17'5 $\frac{3}{4}$ " at the East corner of the new building and 17'4" at the West corner of same.

In Little Collins Street 4'6" at each corner of the new building.

Measurements are to be taken from the kerb line.

The width of the Right of Way on the West side of the new building must be 12'0" at each end.

This approval does not include the cutting away and re-grading of the Right of Way off Mitre Place to form approach to the entrance on East side of the new building. A separate application must be made to the City Engineer for this.

Yours faithfully,

*Edw. H. E. Morton*

Building Surveyor

5826

30th August, 1924.

Messrs. Bolton & Aitken,  
21 Alexandra Street,  
EAST ST. KILDA.

Gentlemen,

With reference to the proposed erection of new premises in Temple Court, Collins Street, Melbourne, approval is hereby given for the work in accordance with plans, specification and computations submitted and amended.

This approval is subject to the following requirements :-

The building line in Collins Street must be 17'5 $\frac{1}{4}$ " at the East corner of the new building and 17'4" at the West corner of same.

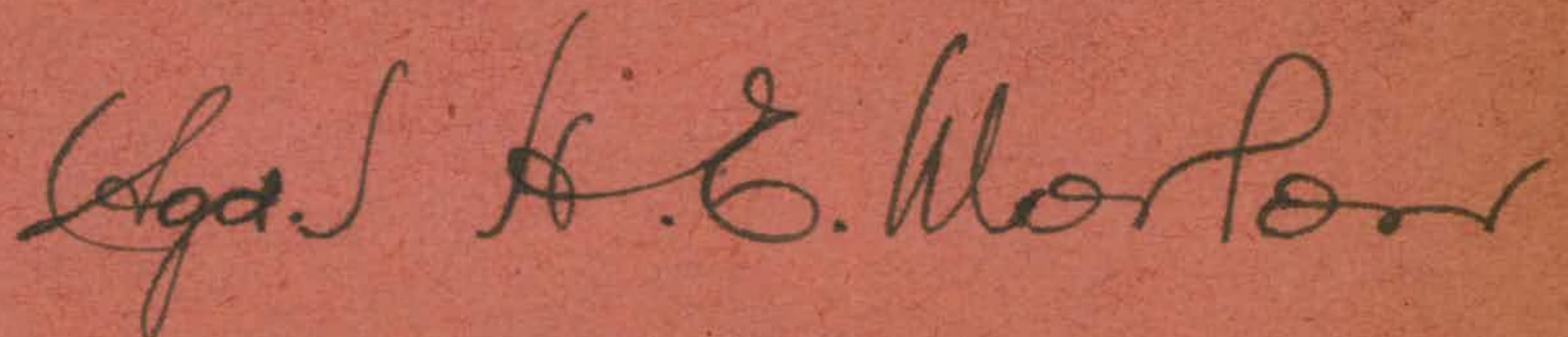
In Little Collins Street 4'6" at each corner of the new building.

Measurements are to be taken from the kerb line.

The width of the Right of Way on the West side of the new building must be 12'0" at each end.

This approval does not include the cutting away and re-grading of the Right of Way off Mitre Place to form approach to the entrance on East side of the new building. A separate application must be made to the City Engineer for this.

Yours faithfully,



Building Surveyor.

Messrs. Grainger, Little, Parlow & Hawkins, 2nd September, 4.

360 Collins Street,

MELBOURNE.

168.

the cutting of the base of a cast iron stanchion on the east side of Collins Street entrance to new building at Temple Court, Collins Street, Melbourne, is not in accordance with the approved plan, contrary to the above By-Law, Part II, Section 6.

*John Hawkins*

*554/24*

*Complied with*

*3-12-24*

*J. Hawkins*

**BRING UP**

*159/24*

seven

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# CITY OF MELBOURNE.

BUILDING SURVEYOR'S OFFICE,

TOWN HALL, MELBOURNE,

To Messrs. Grainger, Little, Barlow & Hawkins, 2nd September, 1924.  
360 Collins Street,  
MELBOURNE.

## NOTICE OF BREACH OF BY-LAW No. 168.

I hereby give you notice that the cutting of the base of a cast iron stanchion on the east side of Collins Street entrance to new building at Temple Court, Collins Street, Melbourne, is not in accordance with the approved plan, contrary to the above By-Law, Part II, Section 6.

You are required to rectify this matter within seven days from date of receipt hereof, otherwise it will be necessary to take legal proceedings against you.

WT/VW

*H. F. Jackson*  
BUILDING SURVEYOR.

No. 1 *Sept* 1924 No. 554

A notice, of which this is a true copy,  
was duly served by me on

J. Carruthers

at address given herein

Time 3.10 p.m.

Date 2nd Sept. 1924.

Fredrick B. [Signature]

Melbourne, August 20 1924

To the City Engineer and Building Surveyor,

Sir,

Re Premises

Temple Court,  
Collin St

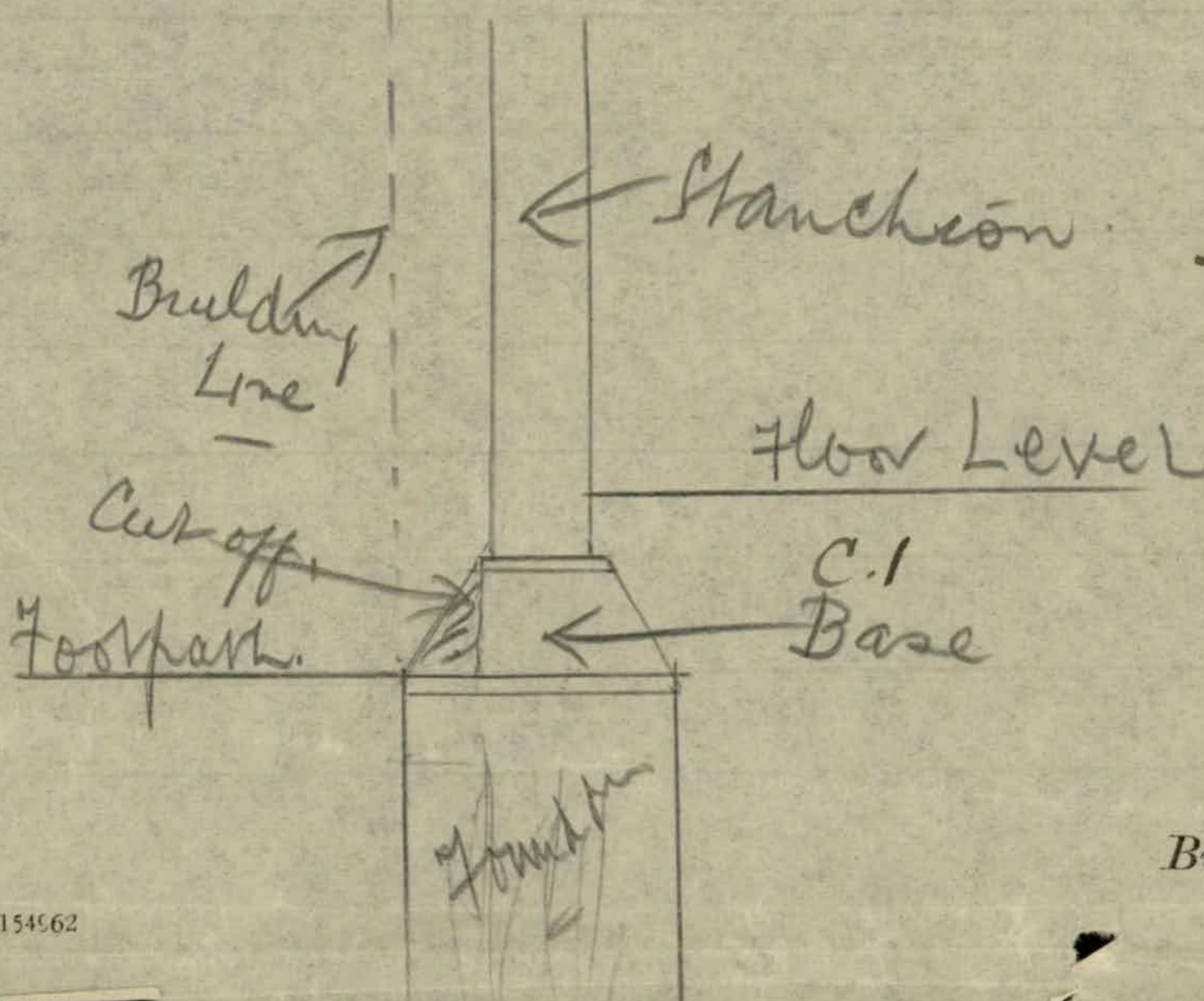
Owner

Occupier

Builder

Bolton & Aiken, PE Ltd

I have to report that:-- a new building is being erected, at the above premises. Plans submitted No 5826, but no official approval given. Upon inspection, I find that one of the Cast Iron Stanchion bases, on the east side of Collin St entrance, as been cut, to allow for the proposed granite.



M. Morton  
Notice should be served re this  
C.H.K.  
20/8/24

Yes  
Footpath  
Building Inspector  
21/8/24



# CITY OF MELBOURNE.

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BUILDING SURVEYOR'S OFFICE,

TOWN HALL, MELBOURNE,

22nd August, 1924.

To Messrs. Bolton & Aitken, Pty. Ltd.,

at Temple Court,

MELBOURNE.

## NOTICE OF BREACH OF BY-LAW No. 168.

I hereby give you notice that the construction of new building at Temple Court, Collins Street, Melbourne, is being carried out without the approval of this office having been obtained as required by the above By-law, Part II, Section 6.

You are required to rectify this matter within ~~48 hours~~ <sup>xxx</sup> days from date of receipt hereof, otherwise it will be necessary to take legal proceedings against you.

WT/VW

*H. J. Jordan*

BUILDING SURVEYOR.

No. 69 Aug. 1924 No. 520

A notice, of which this is a true copy,  
was duly served by me on

.....

at .....

Time .....

Date .....

.....

NOTICE: OF SERVICE: IN CASE OF SERVICE BY MAIL, MAILING BY REGISTERED MAIL IS REQUIRED.

You are notified to appear in court on the date and at the place specified in this notice.

2nd September, 4.

Messrs. Bolton & Aitken,

at Temple Court,

MELBOURNE.

168.

the cutting of the base of a cast iron stanchion on the east side of Collins Street entrance to new building at Temple Court, Collins Street, Melbourne, is not in accordance with the approved plan, contrary to the above By-Law, Part II, Section 6.

*M Bean*

*Imp Hams*

*Complied with*

*3-12-24*

*G Hams*

*555/24*

**BRING UP**

seven..... *15. 9. '24.*

.....

.....

WT/VW

# CITY OF MELBOURNE.

BUILDING SURVEYOR'S OFFICE,

TOWN HALL, MELBOURNE,

2nd September, 192 4.

To Messrs. Bolton & Aitken,

at Temple Court,

MELBOURNE.

## NOTICE OF BREACH OF BY-LAW No. 168.

I hereby give you notice that the cutting of the base of a cast iron stanchion on the east side of Collins Street entrance to new building at Temple Court, Collins Street, Melbourne, is not in accordance with the approved plan, contrary to the above By-Law, Part II, Section 6.

You are required to rectify this matter within seven days from date of receipt hereof, otherwise it will be necessary to take legal proceedings against you.

WT/VW

*H. F. Lockhart*

BUILDING SURVEYOR.

No. 2. *Sept.* 1924 No. 555.

A notice, of which this is a true copy,  
was duly served by me on

E. W. Maling

at address given herein

Time 3.5 p.m.

Date 2nd Sept. 1924.

*Fredrick J. Jenkins*

TEL: CENT NO. 3029  
TELEGRAPHIC ADDRESS  
"BALBUS" MELBOURNE

PRIVATE TEL.  
M.R. BARLOW - CANT. 1030  
F.G.B. HAWKINS-

## GRAINGER. LITTLE. BARLOW. & HAWKINS

ARCHITECTS & CIVIL ENGINEERS.

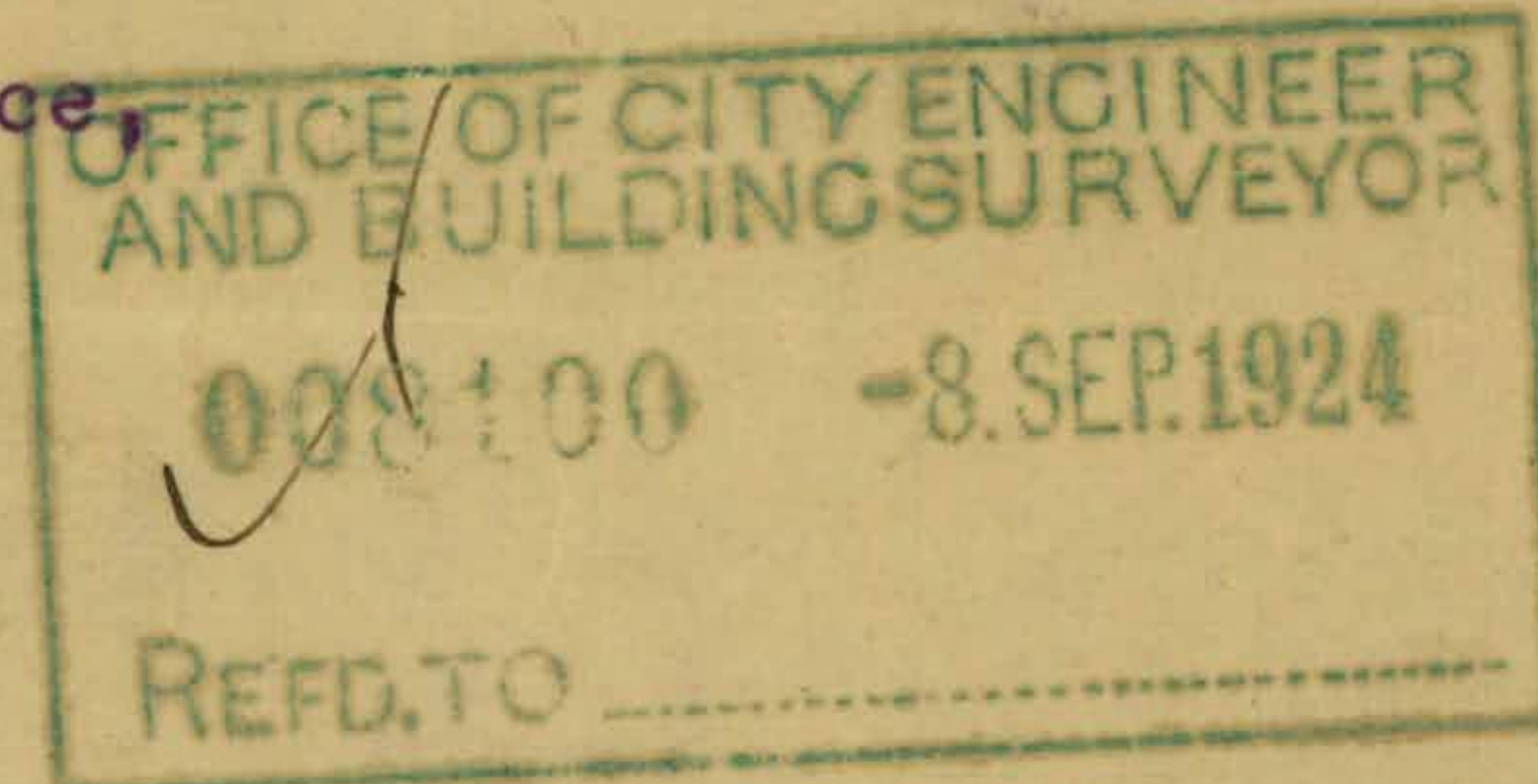
MARCUS. R. BARLOW A.R.V.I.A. M.T.I.A.

F.G.B. HAWKINS. A.R.I.B.A. (LOND.)

*Collins House, 360 Collins St.  
Melbourne.*

6th September, 1924.

The Building Surveyor,  
City of Melbourne,  
Building Surveyor's Office,  
Town Hall,  
MELBOURNE.



Sir,

We have the honor to acknowledge receipt of your letter of the 2nd September, 1924.

With reference to the Breach of By-Law No.168. We enclose herewith a blue print showing by red color the amount of the cutting away that was done.

This question was gone into very thoroughly by Mr.G.Albers, Consulting Engineer for Temple Court, with Messrs Johns & Waygood who supplied the bases.

The bases originally designed would carry 350 tons. The column load on this base now amounts to 228 tons. No allowance has been made for the 4'6" solid concrete pier enclosing the column.

We very much regret that your office was not informed and your sanction obtained for this alteration to the approved plan and we must apologise for the over-sight in not submitting you with details of this earlier.

We trust, however, that when you go into the calculation you will find that all is in order and that it will meet with your approval.

We have the honor to be,

Sir,  
Yours faithfully,  
GRAINGER, LITTLE, BARLOW & HAWKINS.

*J.G.B. Hawkins.*

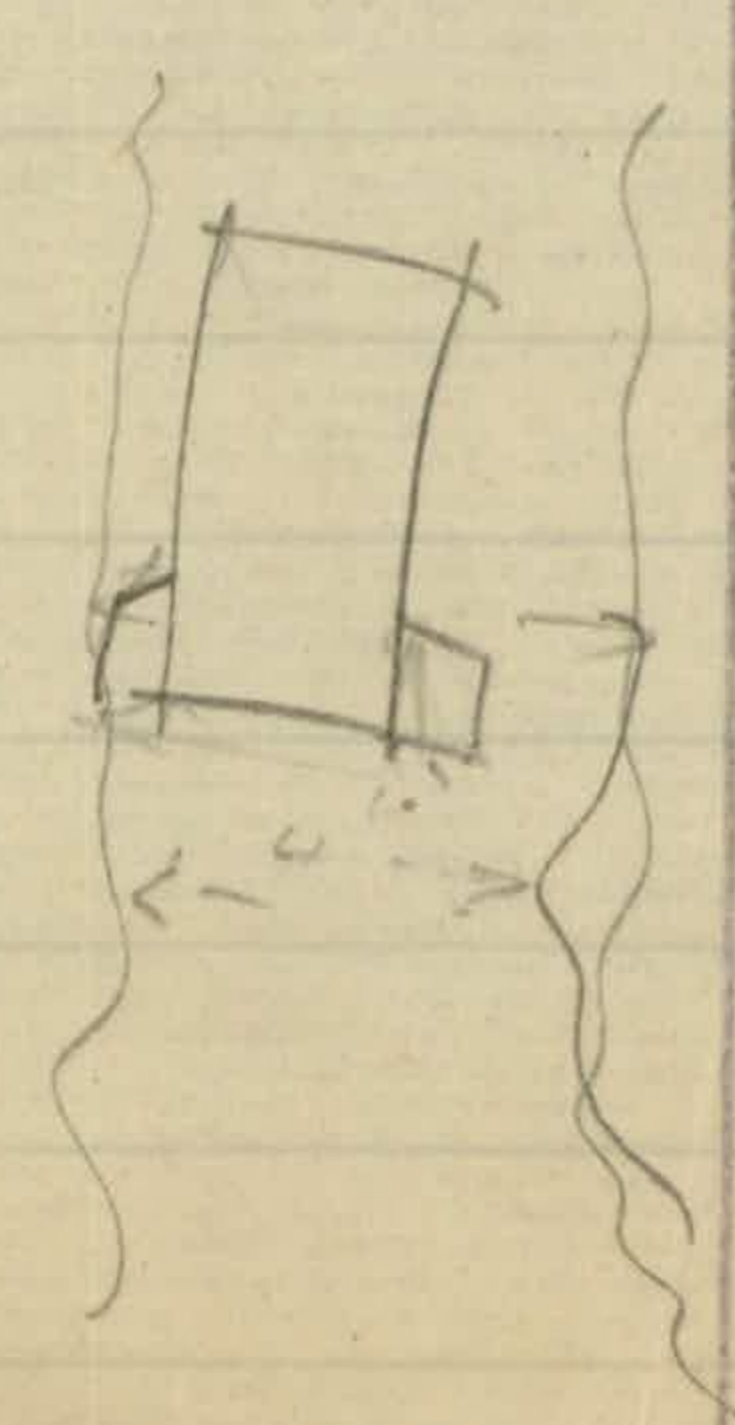
*See Kemp 8/19/24*

*W. Reed  
get this checked  
OK 8/19/24*

*B.A.  
5826*

Amended Widths of Footings at Rear end of Bldg  
increasing soil pressure to 11,000 lbs/ft<sup>2</sup>

Footing	Size @ 9000 lbs/ft <sup>2</sup>	11,000 #/ft <sup>2</sup>	Footing	9000 lbs/ft <sup>2</sup>	11,000 lbs/ft <sup>2</sup>
7426	21'-6" x 5'-3"	21'-6" x 4'-4" ✓	61	6'-10" x 6'-10"	6'-2" x 6'-2" ✓
8428	"	"	62	"	"
11429	"	"	63	6'-0" x 6'-0"	5'-5" x 5'-5" ✓
90471	"	"	64	6'-3" x 6'-3"	5'-8" x 5'-8" ✓
12430	16'-6" x 7'-0"	16'-6" x 5'-9" ✓	65		
13431	19'-6" x 6'-0"	19'-6" x 5'-0" ✓	66	6'-0" x 6'-0"	5'-5" x 5'-5" ✓
14432	16'-6" x 6'-9"	16'-6" x 5'-6" ✓	67	6'-4" x 6'-4"	5'-8" x 5'-8" ✓
15433	14'-0" x 7'-9"	14'-0" x 6'-4" ✓	684103	26'-0" x 4'-10"	26'-0" x 3'-11" ✓
16434	"	"	694104	27'-6" x 3'-2"	27'-6" x 2'-7" ✓
17435	"	"	71490	21'-6" x 5'-6"	21'-6" x 4'-6" ✓
18436	16'-6" x 7'-3"	16'-6" x 6'-0" ✓	72	7'-9" x 7'-9"	<sup>7'-0"</sup> 6'-10" x <sup>7'-0"</sup> 6'-10" ✗
19437	"	"	73491	19'-0" x 6'-0"	19'-0" x 4'-11" ✓
20451	26'-0" x 4'-10"	26'-0" x 4'-0" ✓	74494	"	"
21452	27'-6" x 3'-2"	27'-6" x 2'-7" ✓	75495	19'-6" x 5'-8"	19'-6" x 4'-8" ✓
27	7'-6" x 7'-6"	6'-9" x 6'-9" ✓	76496	"	"
39	7'-9" x 7'-9"	<sup>7'-0"</sup> 6'-10" x <sup>7'-0"</sup> 6'-10" ✗	77497	19'-0" x 6'-0"	19'-0" x 4'-11" ✓
40	8'-6" x 8'-6"	7'-8" x 7'-8" ✓	78498	23'-0" x 4'-8"	23'-0" x 3'-10" ✓
41	"	"	79499	"	"
42	"	"	804100	19'-6" x 6'-0"	19'-6" x 4'-11" ✓
43	7'-9" x 7'-9"	<sup>7'-0"</sup> 6'-10" x <sup>7'-0"</sup> 6'-10" ✗	814101	23'-0" x 4'-8"	23'-0" x 3'-10" ✓
44	"	"	82	15'-6" x 4'-4"	12'-9" x 4'-4" ✓
45	8'-2" x 8'-2"	7'-5" x 7'-5" ✓	834102	18'-0" x 5'-9"	18'-0" x 4'-9" ✓
46	7'-9" x 7'-9"	6'-10" x 6'-10" ✗			
47	"	<sup>7'-0"</sup> 7'-0" ✗			
48	"	"			
49	8'-3" x 8'-3"	7'-6" x 7'-6" ✓			
50	"	"			
57	7'-9" x 7'-9"	<sup>7'-0"</sup> 6'-10" x <sup>7'-0"</sup> 6'-10" ✗			
58	6'-10" x 6'-10"	6'-2" x 6'-2" ✓			
59	6'-4" x 6'-4"	5'-8" x 5'-8" ✓			
60	"	"			



# Temple Court

17/3/25

## Additional Storey on Left House at St Collins St end

Additional load on Column =

Take worst case. ie C49. =  $14' \times 12' \times 145^{\#} = 24000 \text{ lbs.}$

Add to load below (See original figures) = 39000

62000 lbs.

Section of Column for this load need only be  $\frac{62000}{726} = 85^{\#}$   $9\frac{1}{4} \times 9\frac{1}{4}$ .  $4\frac{5}{8}''$

Actual Column as originally designed =  $10'' \times 10''$ .  $4\frac{5}{8}''$

Load at floor below. was. 79000 lbs.

add additional load. 24000

103000 lbs.

Column as previously designed is  $10\frac{1}{2}'' \times 10\frac{1}{2}''$ .  $4\frac{3}{4}''$

Column should now be.  $\frac{103000}{726} = 142^{\#}$  = nearly  $12'' \times 12''$ .  $2\frac{7}{8} \times 2\frac{3}{4}''$

So that concrete in Col is now stressed to 760 lbs /  $\square''$

However, it will be noticed that in original computations,

C.49 was grouped with 46, 47 & 48. which carry an area of  $230 \square'$

Now Col 49 only carries an area of approx 140 sq ft. so that the load of 103000 lbs may be reduced as follows.

230  
140  
90

$$90 \times 169 = \frac{15,200}{89,800 \text{ lbs.}}$$

$$\text{Column reqd} = \frac{90000}{726} = 124^{\#} = \underline{11'' \times 11''} \quad 4\frac{3}{4}''$$

So that concrete in Col. is really stressed to approx 645 lbs /  $\square''$

The Firebreak Wall which joins this column was poured with it & extends from Basement to Roof, so that if a small portion of this is taken into account with the Column — as seems reasonable — the stress would easily be reduced to 600 lbs /  $\square''$ .

Slabs & Beams, same as floor below.



Rev 26/2/25 HR

# TEMPLE COURT PENTHOUSE LITTLE COLLINS ST END

BARLOW & HAWKINS  
ARCHITECTS  
COLLINS RD. MELBOURNE.

