

Bradmill Site, 341-351 Francis Street, Yarraville: HO 125 Incorporated Plan

**This plan is incorporated in the Maribyrnong Planning Scheme under clause 43.01-
Heritage Overlay and Clause 81 Incorporated Documents.**

1. *Where the Plan applies*

This Plan applies to land which forms part of the site at 341-351 Francis Street, Yarraville. This land is included within the Schedule to the Heritage Overlay of the City of Maribyrnong Planning Scheme as heritage overlay HO125.

The former Davies Coop/Bradmill site comprises a large industrial complex with the majority of buildings constructed in the early to late 1950's and designed by the Melbourne architect and engineering firm, Alder & Lacey. The buildings on the site include a range of sawtooth roofed factory buildings and multistorey boiler house.

This incorporated plan recognises that amongst the complex of buildings on the site within the HO125 Heritage Overlay there are several building groups of historical and architectural significance:

The **boiler house, chimney, conveyor and hopper buildings** are amongst the earliest structures to be built on the site. The boiler house is built with steel structural framing with a gabled roof clad in corrugated iron (replacing the original asbestos sheeting). The building is clad in red face brickwork detailed in the stream-lined manner of the early Modernist period.

A freestanding, steel-banded, circular chimney which is located on the south-west side of the boiler house was reduced in height by approximately 12 metres in the 1970's. The coal-fired boiler equipment, though still extant within the boiler house, has been replaced by gas-fired boilers. An elevated conveyor connects the north-western corner of the boiler house to the coal hopper on the ground.

The boiler house has local landmark qualities within its context and as viewed from the Westgate Freeway.

The original **dye house and proofing building** comprises red brickwork walls with a mixture of parapeted and steel framed sawtooth truss roofs covered with cement sheet. In 1958 the dye house was extended by a bay width along the length of the west wall.

The basement of the dye house reportedly has a substantial intact tunnel system for the reticulation of liquid waste.

The composite appearance of the original buildings and subsequent additions are primarily legible by variations in the colour of the red brick batches.

The **canteen building** is of Modernist design featuring many facets of contemporary styling. The structural design elements include lozenge-shaped fascias, north facing aluminium window wall and vertical louvres for sun control on the western end. The interior contains superior quality fittings and fixtures for the period and type.

Comparing the types of buildings over the whole site, the earliest manufacturing buildings, dating to the early 1950's, reflect a transition phase in factory design, still featuring the large south-lit sawtooth roof design, but with trussed roof able to span greater distances and so avoid the close column spacing of earlier buildings. The later buildings on the site use a clear-span, low-pitched gable roof form, which is still current practice in factory design.

Figure 1: Aerial image showing the Bradmill site, HO125 and the location of the significant buildings



2. Purpose of the plan

The intent of this plan is to acknowledge the heritage significance of the listed buildings and elements while at the same time recognising that the site will be subject to ongoing industrial use. It is recognised that 'conservation by use' is an important heritage principle. On this basis, there may be circumstances where demolition, buildings and works will be necessary in order to meet legislative health and safety, and environmental requirements.

This incorporated plan is prepared for the purpose of Clause 43.01-2 of the Scheme to exempt certain development, including demolition, from the requirement for a permit under the provisions of Clause 43.01 of the Scheme.

3. Statement of Significance

The former Davies Coop/Bradmill site is of architectural and aesthetic note for its scale and form in the predominantly industrial landscape of the West Footscray/Brooklyn area, the boiler house in particular standing out as a local landmark. The manufacturing buildings are also significant because they reflect a transition phase in factory design, still featuring the large south-lit sawtooth roof design, but with trussed roofs (as opposed to earlier industrial buildings with close column spacing and later buildings with clear span roof support).

The canteen building, which is still close to its original external condition, has historical and architectural significance to the City as the architect-designed social centre of the Francis Street site.

The site is of social and historical interest for its association with two major companies, Davies Coop and Bradmill, both of which made a contribution to the development of industrial infrastructure in the district.

4. Exemptions from Planning Scheme requirements

4.1 For all of the land included in HO125, except the boiler house, chimney, conveyor and hopper, dye house and proofing buildings and canteen building, no permit is required under Clause 43.01 of the Maribyrnong Planning Scheme:

- For emergency and safety works to prevent damage and injury to property and persons.
- For removal of extraneous items such as plant and equipment, external lighting, pipe work, ducting, wiring, etc and making good.
- To demolish or remove a building or element provided the building or element has been recorded to the satisfaction of the responsible authority.
- To construct a building or construct or carry out works.
- To externally alter a building.
- To externally paint an unpainted surface.
- To externally paint a building if the painting constitutes an advertisement.

4.2 For the boiler house, chimney, conveyor and hopper, dye house, proofing buildings and canteen building, no permit is required for:

- Emergency and safety works to prevent damage and injury to property and persons.
- Removal of extraneous items such as plant and equipment, external lighting, pipe work, ducting, wiring, etc and making good.
- Remedial treatment of corroded or contaminated elements.

- The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features.
- 4.3 The responsible authority shall be notified of any proposed exempt buildings and works prior to the works taking place. The notification will make reference to the relevant basis of exemption as listed in 4.1 and 4.2 of this incorporated plan.

6. Reference Documents

Maribyrnong Heritage Review Volume 3 (2004 version) prepared by Francine Gilfedder & Associates

Davies Coop & Company Ltd Canteen – Individual Heritage Place Citation, Graeme Butler & Associates 2004

Bradmill Factory Heritage Assessment and Comment on the Proposed Heritage Overlay, Allom Lovell & Associates May 2004