

Yarraville Terminal Station, 308 Hyde Street, Yarraville: HO 130 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 308 Hyde Street, Yarraville. This land is included within the Schedule to the Heritage Overlay of the City of Maribyrnong Planning Scheme as heritage overlay HO130.

The Yarraville Terminal Station comprises a complex of rendered brick and concrete buildings and timber and iron sheds which were constructed from 1921 onwards. Electricity was supplied to Melbourne from the site from June 1923.

The earliest elements of the site are the Machine Hall, switchyard, a workshop and smaller buildings such as the amenities block. The entrance to the Terminal Station appears to have originally been off Globe Street to the north of the Machine Hall. A later addition to the complex, a large laboratory, was constructed in around 1938.

This incorporated plan recognises that the components of historical, technological and architectural significance in the HO 130 Heritage Overlay are:

- The Machine Hall, including the original remnant electrical equipment
- The former laboratory buildings
- The toilet/amenities block
- The form of the original entrance road off Globe Street and associated turning circle and raised grassed area
- The entrance and associated gates off Vockler Street

The **Machine Hall**, which was constructed in 1921/22, is a relatively intact large two/three storey, steel reinforced concrete structure of classically-inspired form with regular fenestration, a prominent hipped roof and overhanging eaves. Two story annexes flank parts of the southern, western and northern sides of the hall. The principal elevation is the northern, more detailed, façade which features a small formal portico entrance facing the raised grassed area in the centre of the turning circle.

The ground floor comprises the machine room, which retains some original tiled floor areas, high voltage testing equipment and a crane gantry, and the adjacent annexe areas dedicated to workshops and equipment storage spaces, a battery room and switchboard room.

The first floor at the west end of the building comprises the original control room and stores and offices.

The current and former **laboratory buildings**, which were constructed in the late 1930's and after, and which were subsequently extended and altered, are located to the north and south of the current entrance road off Hyde Street.

The **toilet/amenities block** is a single storey interwar building with rendered masonry and a hipped iron roof, sited to the east of the Machine Hall. The building is thought to be contemporary to early development on the site.

The significant **landscape elements** are:

- The form of the original entrance road off Globe Street and associated turning circle and raised oval grassed area to the north of the Machine Hall.
- The entrance and associated gates off Vockler Street in use since 1950, including the double iron gates which may have been relocated from the original Globe Street entrance.

Figure 1: Aerial image of 308 Hyde Street, Yarraville showing HO130 and location of 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 of 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 Terminal Station at Yarraville is of historical, technological and architectural significance.

The site is of historical and technological significance for being the first Terminal Station established in Melbourne in the early 1920's by the newly formed State Electricity Commission (SEC) and for its provision of electrical power from the Latrobe Valley brown coal deposits. The creation of the Latrobe Valley brown coal electricity generation scheme and the SEC was a major step in the development of Victoria, having ramifications for industry, employment and quality of life throughout Melbourne.

The Terminal Station is also of historical significance for its association with Sir John Monash who was the first chairman of the SEC and one of the main proponents behind the development of Victoria's brown coal electricity generation.

Architecturally the Machine Hall is significant as one of the earliest remaining SEC buildings in the State. Its functional, yet monumental and classically inspired form, is typical of many large scale government works and initiatives in Victoria. The building is also a prominent element of the site, with visibility from the surrounding area. The Machine Hall is of additional interest for being associated with the work of the Reinforced Concrete and Monier Pipe Construction Co.

Internally, the main building is relatively intact with original crane gantry, crane and some electrical installations contributing to the significance.

The laboratory buildings are of interest architecturally, although this aspect of significance (and their technological significance) has been greatly diminished through internal changes.

The toilet/amenities block is of interest as a surviving early element on the site.

The remains of the original entrance road off Globe Street and associated turning circle and oval area to the north of the Machine Hall, and the Vockler Street entrance gates are significant landscape elements.

4. Exemptions from Planning Scheme requirements

4.1 For all of the land included in HO130, except the Machine Hall, former laboratory buildings, toilet/amenities block, the form of the original entrance road off Globe Street and associated turning circle and raised grassed area and the entrance and associated gates off Vockler Street, 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 Machine Hall, former laboratory buildings, toilet/amenities block, the form of the original entrance road off Globe Street and associated turning circle and raised grassed area and the entrance and associated gates off Vockler Street, 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 Despite internal alterations applying to the switch gear control panels and original crane in the Machine Hall, no permit is required for development which affects those internal elements except in the case of:
- Significant changes to the visual integrity of the control panels.
 - Demolition or removal of the control panels or original crane.
- 4.4 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 the exemption as listed in 4.1 and 4.2 of this incorporated plan. In the case of exempt changes to the scheduled internal elements in the Machine Hall according to 4.3 of this incorporated plan, the responsible authority shall be notified but this may occur after the works have taken place.

5. Reference Documents

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

Former SEC Terminal Station Hyde Street, Yarraville, Heritage Appraisal, prepared for SPI Powernet August 2003 by Allom Lovell & Associates