

**Former Cuming Smith Site, 221A Whitehall Street,
Yarraville:
HO179 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 221A Whitehall Street, Yarraville. This land is included within the Schedule to the Heritage Overlay of the City of Maribyrnong Planning Scheme as HO179 – ‘the HO179 Heritage Overlay’ (see plan below).

The former Pivot fertiliser site comprises some early buildings from the Cuming Smith fertiliser factory which operated on the site from 1872-1929. Subsequently, Commonwealth Fertilisers and then Pivot Industries occupied the site until 2000, when the Port of Melbourne Corporation purchased the site and manufacture ceased.

This incorporated plan recognises that amongst the complex of buildings on the site within the HO179 Heritage Overlay there are two building groups of historical and architectural significance as the surviving buildings of the Cuming Smith & Co occupation of the site, the Administration complex and Shed 4-6.

The **Administration complex** comprises the former laboratory, office block, former electrical substation and nitrate store. The buildings were erected and modified successively from the 1910's which has to some degree diminished their significance.

Former Laboratory: The former laboratory is a two-storeyed, painted rendered brick structure with a partial double bay along its south side. The existing configuration of doors and windows dates from the 1950's. The portico above the main entrance on the east elevation dates from the 1970's. The roof is gabled in form and clad with corrugated cement sheeting. A modern external stair has been added to the west elevation.

Office Block: The office block is of similar design and construction to the laboratories. The extent of the 1950's addition is clearly evident from lines in the brickwork. The original internal plan has been repeatedly altered.

Electrical substation: The electrical substation is a single storeyed, gabled rendered brick structure square in plan. It is generally intact to its 1920's construction. Windows are steel framed and the roof is clad with corrugated cement sheeting.

Former Nitrate Store: The former nitrate store is a concrete walled shed with a partial bluestone floor and a c.1950's corrugated sheet cement clad roof. A small brick amenities block has been added to the north elevation.

Shed 4-6 was one of a series of storage sheds erected in several stages in the 1910's and early 1920's as part of a major phase of development probably driven by the need to handle increasingly large quantities of materials.

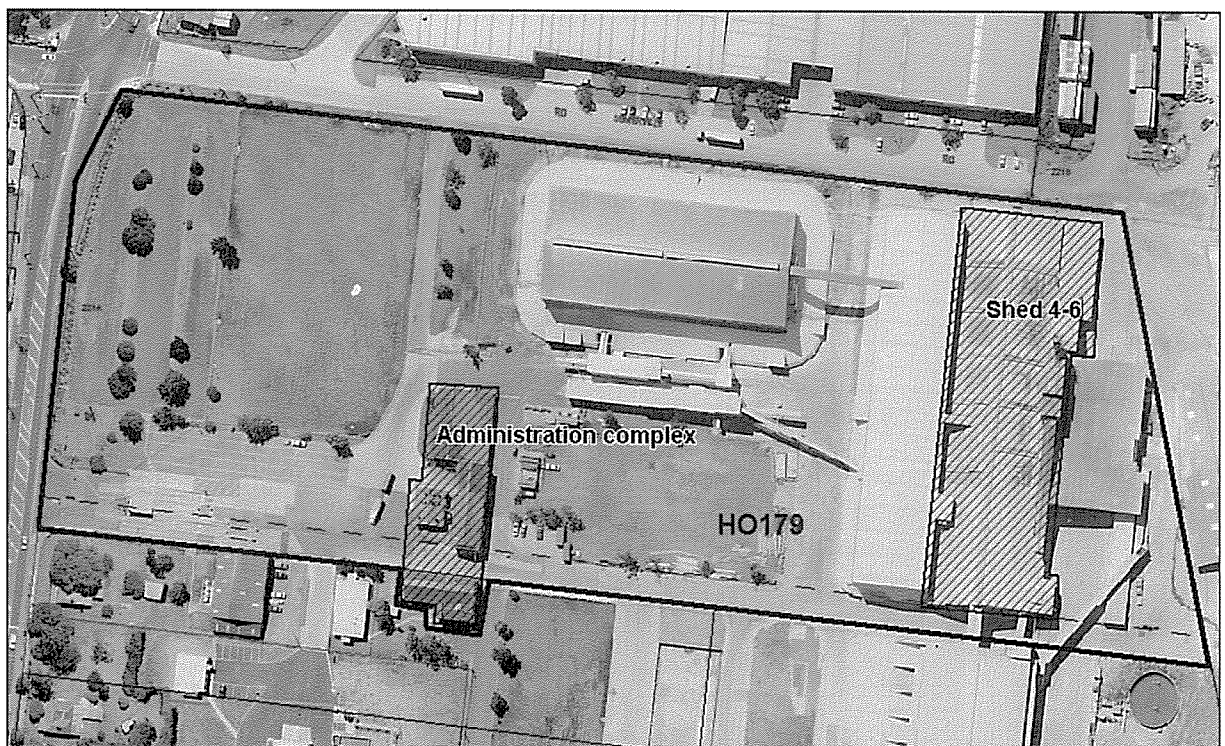
Shed 4-6 is a large timber-framed storage shed with a pitched roof which is externally clad with modern corrugated, galvanised steel sheeting. The frame is composed of a grid of eight by thirty-four undressed timber log columns, with thirty-five single span timber trusses supporting the roof sheeting.

Shed 4-6 was constructed in stages, only part of the structure dating from the 1910's. Various additions and structural bracing have been added to the building throughout the 20th century.

It is noted that this shed is in relatively poor condition and has been extensively added to and modified on the eastern side. On the western side, apart from the columns and framing it is open to the adjacent Shed 7 and is understood to be in part dependent for structural support on that shed.

Beyond these two building groups parts of the site are thought to have archaeological significance.

Figure 1: Aerial image of 221A Whitehall Street, Yarraville showing HO179 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 and adaptation.

It is recognised that 'conservation by use' is an important heritage principle. On this basis, there may be circumstances where demolition and 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 from the requirement for a permit under the provisions of Clause 43.01 of the Scheme.

3. Statement of Significance

The site is historically significant for its association with James Cuming who made his fortune from the works and for its sake played an influential role in the civic and commercial affairs of Footscray.

The administration complex is of some historical significance as a focal point for the former Cuming Smith factory complex. While not of particular architectural distinction, the laboratory, offices, electrical substation and former nitrate store are the earliest and most architecturally elaborate structures remaining from the Cuming Smith works. Located along the principle entry road into the site from Whitehall Street, they define a sense of entry and closely relate to each other stylistically.

Shed 4-6 is of historical significance as one of the earliest surviving buildings associated with the Cuming Smith & Co phase of occupation of the site.

Shed 4-6 is of technological interest as an unusual example of a large, broad span timber framed store.

4. Exemptions from Planning Scheme requirements

4.1 For all of the land included in HO179, except the administration group comprising the former laboratory, office block, electrical substation and nitrate store, Shed 4-6, and a 3-metre curtilage around these buildings, 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 administration group comprising the former laboratory, office block, electrical substation and nitrate store, Shed 4-6, and a 3-metre curtilage around these buildings 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.
 - Replacement of non-original external cladding including roof cladding.
 - Repair, removal and replacement of roller doors.
 - Repair and replacement of underground services.
 - Construction of bracing and other forms of additional structural support.
 - 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.
 - Removal or installation of signage, notice boards, rubbish bins and similar items.
- 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.

5. Reference Documents

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

Statement of Evidence, Amendment C31 regarding the former Pivot Industries site, 221 Whitehall Street, Yarraville Allom Lovell and Associates May 2004