

Former Mt Lyell Site, 295 Whitehall Street, Yarraville: HO184 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 295 Whitehall Street, Yarraville. This land is included within the Schedule to the Heritage Overlay of the City of Maribyrnong Planning Scheme as HO184 – ‘the HO184 Heritage Overlay’.

This incorporated plan recognises that there are three buildings and several elements of historical, technological and architectural significance in the HO184 Heritage Overlay:

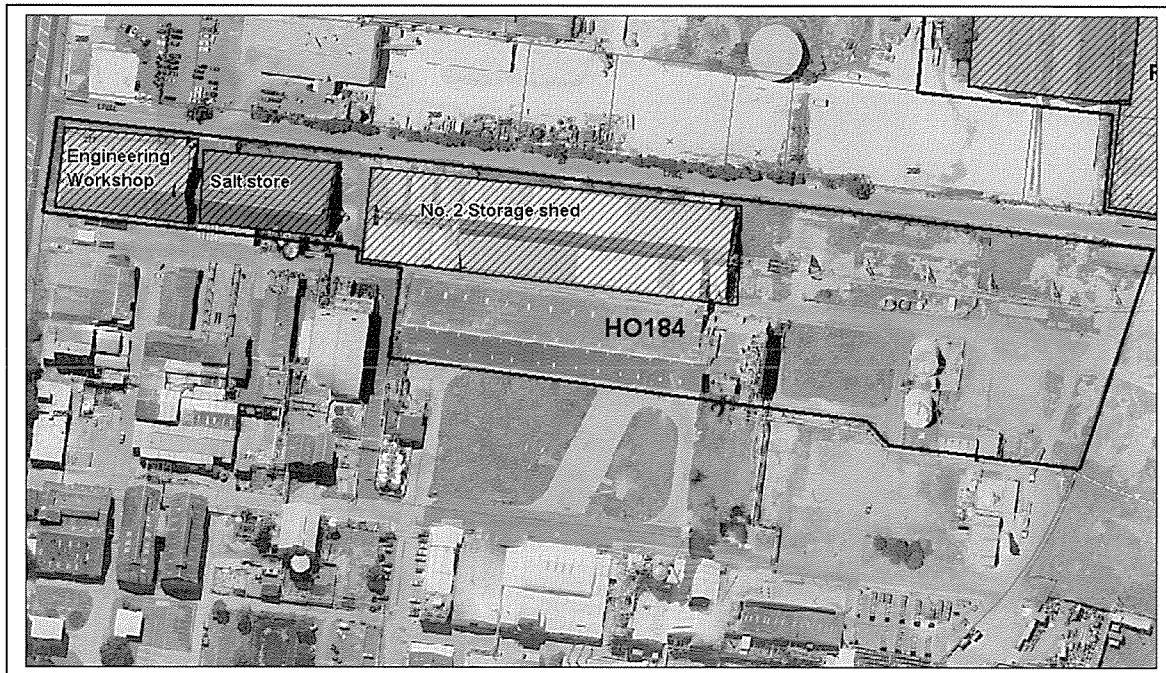
The former **Engineering Workshop** was originally the principal engineering workshop of the former Mt Lyell operation, and a highly visible building from Whitehall Street. It is located near the junction of Whitehall and Lyell Streets, is a large steel-framed (trussed portal frame) brick building with gable ends, a hipped lantern roof with skylights, bands of timber-framed multi-paned clerestory windows, and skillion-roofed sides to the north and south elevations. It is comparatively intact in terms of original fabric and form.

The **Salt Store** was originally a superphosphate storage shed, connected by conveyor to the No. 2 Storage Shed to its east. It is located to the east of the Engineering Workshop, abutting Lyell Street, and is a large structure of simple plan form, with a steel trussed portal frame, gable ends, a lantern roof, a skillion-roofed annexe on the south side of the building, and asbestos sheet cladding to the roof and external walls. Internally, the remnant conveyor system remains. Alterations have been made to the roof, annexe and east gable wall. Demolition of the Brine Cell Plant with tanks, hoppers and piping leave an opening on the south-east section of the building. The steel structural elements are heavily corroded, particularly at lower levels.

The **No. 2 Storage Shed** was originally used for the storage of superphosphate, and was connected to the Salt Store to the west by a conveyor system. It is located to the east of the Salt Store, abutting Lyell Street, and is a long rectilinear building with a pitched roof, a triple-gabled form at its west end, and external non-original corrugated iron cladding. The roof is clad with a combination of asbestos and steel sheeting, with a large brick chimney at the east end. Internally, the structure comprises an unusual system of trussed arch frames, with long (Oregon) timber sections, and ends of frames embedded into the ground. The conveyor system remains at central ceiling height, supported independently of the building frame: a manual bagging area is located on the south side of the building. Alterations include vehicle openings to the north elevation, the introduction of a timber frame with plastic sheeting to the east elevation, and the removal of three large gable roofed dormer elements from the south side of the roof.

The elements are the remnant bluestone paving to the north of the site (including between the Engineering Workshop and the Salt Store) and remnant stone retaining walls possibly associated with the demolished Rock Storage Shed which was formerly to the east of No. 2 Storage Shed.

Figure 1: Aerial image of 295 Whitehall Street, Yarraville showing HO184 and location of significant building



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 for reasons including 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 three most substantial early buildings on the site, the Engineering Workshop, Salt Store and No. 2 Storage Shed, are of local historical, technological and architectural significance.

The three buildings are of historical and technological significance:

- Through being associated with a site which is one of a group of large industrial sites in this part of Yarraville, where the processing of agricultural and industrial chemicals commenced in the late nineteenth century, and in part continues today
- In representing a site which is one of several surviving fertiliser manufacturing complexes in Melbourne's western region.

- Through demonstrating an operation which was established on the site in the early 1900s, to process sulphuric acid and superphosphate fertiliser from the by-products of copper production (and within a short period supplied nearly one third of Australia's national superphosphate output). The development of the site continued under successive ownerships, including Imperial Chemical Industries of Australia & New Zealand (ICI/ANZ, later ICI and then Orica), which acquired the site in 1936.

The Engineering Workshop, Salt Store and No. 2 Storage Shed, which date from the early twentieth century, are also structures of architectural significance due to their form and scale which reflects their storage and workshop use, and in the case of the No. 2 Storage Shed, for its unusual timber arch structure.

Collectively, the three buildings form a prominent group within the former Mt Lyell site, have historically defined the northern boundary of the complex (on Lyell Street), and contribute to the historic industrial character of the site as seen from Whitehall and Lyell Streets.

4. Exemptions from Planning Scheme requirements

- 4.1 For all of the land included in HO184, except the Engineering Workshop, Salt Store and No. 2 Storage Shed, 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 by structural work, rendering or blasting or in any other way provided the building has been recorded to the satisfaction of the responsible authority.
 - To externally paint an unpainted surface.
 - To externally paint a building if the painting constitutes an advertisement.
 - To construct or display a sign.
- 4.2 For the Engineering Workshop, Salt Store and No. 2 Storage Shed 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 and areas.
- 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.

5. Exemption from notice and appeal

An application for development under Clause 43.01 of the Scheme, including demolition, subdivision and consolidation is exempt from the notice requirements of Section 52(1)(a), (b) and (d) and the decision requirements of Section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

6. Reference Documents

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

Statement to the Panel with respect to the proposed inclusion of part of the former Mt Lyell site, 295 Whitehall Street, Yarraville 2004 prepared by Allom Lovell & Associates Pty Ltd