

# CSR COMPLEX



CSR COMPLEX SOHE 2008



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h01311 1 csr yarraville veiv  
from west 12 04 mz



h01311 csr whitehall street  
yarraville bag store 12 04 mz



h01311 csr whitehall street  
yarraville bulk sugar store 12  
04 mz



h01311 csr whitehall street  
yarraville engineers  
workshops 12 04 mz



h01311 csr whitehall street  
yarraville golden syrup and  
treacle packing store 12 04  
mz



h01311 csr whitehall street  
yarraville interior bulk sugar  
store 12 04 mz



h01311 csr whitehall street  
yarraville north char end 12  
04 mz



h01311 csr whitehall street  
yarraville interior south char  
end 01 12 04 mz



h01311 csr whitehall street  
yarraville interior south char  
end 02 12 04 mz



h01311 colonial sugar  
refinery whitehall street  
yarraville boiler house



h01311 colonial sugar refinery whitehall street yarraville char tower



h01311 colonial sugar refinery whitehall street yarraville melting house



h01311 colonial sugar refinery whitehall street yarraville retail packing house



h01311 csr whitehall street yarraville december 1939



h01311 csr whitehall street yarraville august 1949



Colonial Sugar Refinery Whitehall Street Yarraville Store



Colonial Sugar Refinery Whitehall Street Yarraville View from West



2077\_CSR\_Complex\_HV\_Dec: 2077\_CSR\_Complex\_HV\_Dec:

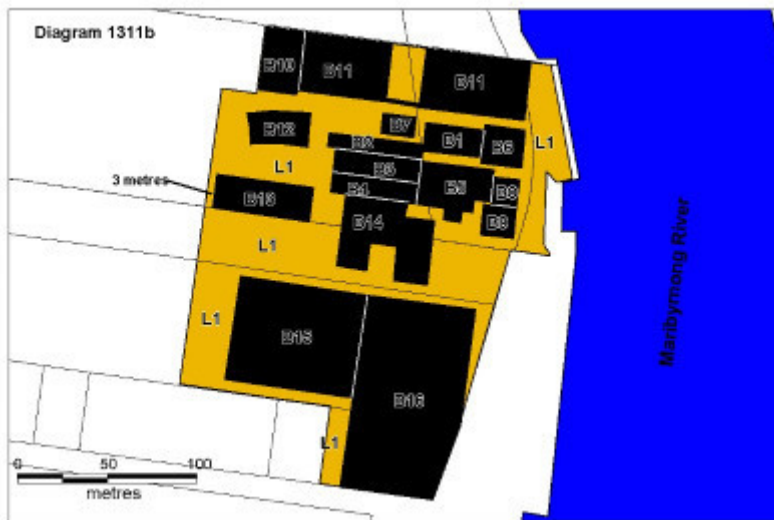


2077\_CSR\_Complex\_HV\_Dec: 2077\_CSR\_Complex\_HV\_Dec:





h01311 csr yarraville plan a mz april2005



h01311 csr yarraville plan b mz april2005

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## Location

265 WHITEHALL STREET YARRAVILLE, MARIBYRNONG CITY

## Municipality

MARIBYRNONG CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1311

## **Heritage Overlay Numbers**

HO75

## **VHR Registration**

May 8, 1997

## **Amendment to Registration**

July 14, 2005

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - July 27, 2005

### **What is significant?**

The CSR Sugar Refinery Complex is comprised of buildings dating from three main periods: the 1870s, 1900s and 1910s. The buildings on the site are predominantly brick, timber or metal framed structures; the pan house is the only structure which utilises stone. The structures are generally roofed using metal or timber framed trusses clad in galvanised sheeting. The former Packing Station, (now drier station) is a five storey building and was constructed c.1913. The structures of the Cistern House and Char Ends exhibit a complete range of the technologies employed in iron and steel frame construction from the 1870s to the 1930s. These buildings were first constructed in 1875 and house original cisterns and kilns. The Pan House comprises the original refinery building constructed to Thomas Watt's design in 1872-73; it is the oldest building on site and exhibits technology from the period. The Retail Packing Station was constructed c.1880 and has a distinctive timber framed structural system. The former Melting House was built in 1902 and has retained its cast iron refabricated internal frame, although now enclosed in concrete. The Golden Syrup and Treacle Packing Store dates from the 1880s and has cast iron columns; this building houses a CSR designed golden syrup filling machine. The former Power House contains machinery which demonstrates the power generating process.

The original refinery building was constructed by the Joshua Brothers Company in 1873 and it was built in direct competition with the Victoria Sugar Company, a sub-company of the Colonial Sugar Refining Company. In 1875, the original Victorian Sugar Company Refinery (built c. 1857) burnt down and the company took over the Joshua Bros. and the Yarraville site. Nationally, CSR had a refining monopoly which continued well into the 20th century.

### **How is it significant?**

The CSR Sugar Refinery Complex is of historical, scientific (technical) and architectural importance to the State of Victoria.

### **Why is it significant?**

The CSR Sugar Refinery Complex is historically significant for the strength of its association with the sugar refining industry and in particular, the Colonial Sugar Refining Company which was instrumental in the development of cane growing and sugar refining in Australia.

The CSR Sugar Refinery buildings are historically important for their on-going relationship with major sugar refining companies in Victoria.

The CSR Sugar Refinery Complex is historically significant as an early large scale industrial complex in Victoria

which still retains its original function.

The CSR Sugar Refinery Complex is of architectural significance as a representative example of a nineteenth century industrial complex and as a rare example of a nineteenth century sugar refining plant.

The CSR Sugar Refinery Complex is of architectural significance for its remarkable integrity. Other important architectural features are the cast iron and masonry elements and the enormous timber trusses and its unique prefabricated structural systems.

The CSR Sugar Refinery Complex is of architectural significance for its association with the architect, Thomas Watts, who designed the first buildings on the site in 1872 and who was also responsible for a number of important industrial and commercial buildings in Victoria.

The CSR Sugar Refinery Complex is of scientific (technical) significance for its retention of early operating systems and machinery particularly those found in the Cistern House, the Char Ends and the Pan House.

As a sugar refining complex CSR Yarraville is both rare and significant at a national level.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

#### General Conditions: 1.

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. **General Conditions: 2.**

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and the Executive Director shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from Heritage Victoria before the undertaking any works that have a significant sub-surface component. **General Conditions: 3.**

If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. **General Conditions: 4.**

Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. **General Conditions: 5.**

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

#### **Regular Site Maintenance :**

The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials; c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation. e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric. Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

#### **Vermin Control:**

The following vermin control activities are permit exempt under section 66 of the Heritage Act 1995, a) Vermin control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; Note: Particular care must be taken with vermin control works where such activities may have a detrimental affect on the significant fabric of a place **Public**

#### **Safety and Security:**

The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) 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; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional. **Signage and Site Interpretation:**

The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place; d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation. **Minor Works:**

Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted. **Painting:**

Painting will not require permit approval if the painting: a) does not involve the disturbance or removal of earlier

paint layers other than that which has failed by chalking, flaking, peeling or blistering; b) involves over-coating with an appropriate surface as an isolating layer to provide a means of protection for significant earlier layers or to provide a stable basis for repainting; c) employs the same colour scheme and paint type as an earlier scheme if they are appropriate to the substrate and do not endanger the survival of earlier paint layers. If the painting employs a different colour scheme and paint type from an earlier scheme a permit will not be required if a) the Executive Director is satisfied that the proposed colour scheme, paint type, details of surface preparation and paint removal will not adversely affect the heritage significance of the item; b) the person proposing to undertake the painting has received a notice advising that the Executive Director is satisfied.

If the painting employs a different colour scheme and paint type from an earlier scheme a permit will not be required if a) the Executive Director is satisfied that the proposed colour scheme, paint type, details of surface preparation and paint removal will not adversely affect the heritage significance of the item; b) the person proposing to undertake the painting has received a notice advising that the Executive Director is satisfied. Any proposal to undertake such work should be submitted to the Executive Director, detailing the proposed colour scheme, paint type, details of surface preparation and paint removal involved in the repainting, for approval. Removal of extraneous items such as external lighting, air conditioners, pipe work, ducting, flues, wiring, antennae, aerials and louvres etc, and making good. **Miscellaneous**

Modification, other than that at which is explicitly permit exempt, of any building included in the extent of registration will require the written approval of the Executive Director. Where such modifications may affect any fabric, structure or equipment considered to be of significance, a permit will be required.

All works including demolition and internal modification (but not) additions to buildings not included in the extent of registration are permit exempt.

Installation or repair of damp-proofing by either injection method or grouted pocket method.

Installation, removal or replacement of garden watering, fire services and water supply systems to the grounds.

Installation or removal of external fixtures and fittings such as hot water services and taps.

Installation, removal or replacement of carpets and/or flexible all floor coverings and finishes.

Demolition or removal of non-original stud/partition walls, suspended ceilings or non-original wall linings (including plasterboard, laminate and Masonite), non-original glazed screens, non-original flush panel or part-glazed laminated doors, aluminium-framed windows, bathroom partitions and tiling, kitchen wall tiling and equipment, lights, built-in cupboards, cubicle partitions, computer and office fitout and the like.

Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.

Refurbishment of existing bathrooms, toilets, kitchens and wet areas including removal, installation or replacement of sanitary fixtures, fittings and associated piping, equipment, mirrors, wall and floor coverings.

Removal of floor tiling or concrete slabs in wet areas provided there is no damage to or alteration of original structure or fabric.

Installation, removal or replacement of ducted heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.

Replacement of lift car, mechanisms, motor and any associated elements which are not integral to the building.

Installation, removal or replacement of electrical wiring.

Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like.

Installation of new fire hydrant services, fire doors and elements.

Resurfacing of existing paths and roadways.

X 389 Demolition of the gantry between Building 6 and Building 7 in accordance with the Allom Lovell report, Building 6 Sugar Australia, Yarraville depot, Report on Proposed Demolition, March 2003 which is endorsed by the Executive Director and forms part of this permit exemption.

Construction dates 1873,  
Architect/Designer Watts, Thomas,  
Heritage Act Categories Registered place, Registered object integral to a registered place,  
Other Names COLONIAL SUGAR REFINERY,  
Hermes Number 2077  
Property Number

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## History

Associated People:

## Extent of Registration

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended in that the Heritage Register Number 1311 in the category described as a Heritage Place and Heritage Objects is now described as:

CSR Sugar Refining Complex, 265 Whitehall Street, Yarraville, Maribyrnong City Council.

### EXTENT:

1. All of the buildings marked as follows on Diagram 1311b held by the Executive Director:

B1 Drier Station  
B2 North Char End  
B3 Cistern House and kilns  
B4 South Char End  
B5 Pan House  
B6 Retail Packing Station  
B7 Former Melt House  
B8 Golden Syrup and Treacle Packing Store  
B9 Former Power House  
B10 Bag Store  
B11 Refined Sugar Store  
B12 Engineer's Store  
B13 Workshop  
B14 Boiler Station including the Carpenters Shop  
B15 Raw Sugar Store 1  
B16 Raw Sugar Store 2

2. All of the land (including any archaeological remains) marked L-1 on Diagram 1311a & 1311b held by the Executive Director.

Dated 14 July 2005



RAY TONKIN  
Executive Director

[Victoria Government Gazette G 28 14 July 2005 1560]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*