

**City of Yarra**  
**Heritage Advice – Wetlap Building**

**Application No.:** PLN2019/0931  
**Address of Property:** 30 Chandler Highway, Alphington (Precinct 5)  
**Planner:** Lara Fiscalini

**Constraints:**

Due to COVID 19 restrictions no site inspection was undertaken and documentary sources have necessarily been relied upon.

**Yarra Planning Scheme References:** Clauses 43.01, 21.05, 22.02 and DPO11

**Heritage Overlay No.:** HO70. **Site specific:** 626 Heidelberg Road Alphington.

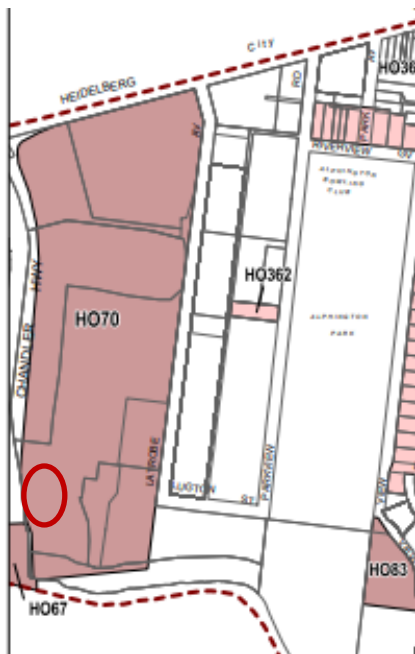


Figure 1 Heritage Overlay map.

**Level of significance**

A question has been raised as to the level of significance, if, any, ascribed to the Wetlap Building.

*Conservation Management Plan*

Any assessment of significance of the site/elements/buildings/infrastructure/landscape and the like should properly have been included in the Conservation Management Plan. (*Former AMCOR Mill 626 Heidelberg Road, Fairfield Conservation Management Plan, prepared for Alphington*)

Developments Pty Ltd, May 2014 (Re-Issued August 2015). P. 122 of the CMP lists individual buildings and structures which have been identified as being significant and therefore warrant retention. Additionally, elements which have been subject to significant change and/or have limited potential for adaptive reuse are also listed together with some which have been found to be of minor significance. There is no identification of the Wetlap Buildings in Figure 66, (p. 95) Levels of Significance Plan which is another place in the CMP where one would expect to find an indication of significance. The Wetlap Building is not identified.

CMP Appendix A contains a heritage citation for the 1954 Boiler House. DPO11 states *inter alia viz.*: "A Conservation Management Plan, including a Heritage Interpretation Plan must: ... Identify sites, buildings or structures which have been assessed as significant...".

The Wetlap Building is not mentioned anywhere in the CMP and on this basis it can be concluded that no level of individual significance has been ascribed to it. A building may warrant retention for various reasons other than its level of significance.

The Wetlap Building is in the area assessed as being of Minor significance. (Fig. 66, p.95) This does not equate to the building having any individual level of significance.

#### *Development Plan*

The development plan is underpinned by a detailed Conservation Management Plan and the findings from the heritage study have informed the development plan response which includes the retention and adaptive re-use of key heritage assets and the interpretation of other elements.

The Development Plan states, *inter alia viz.* "The Conservation Management Plan that forms part of this Development Plan sets out the framework for retaining and reusing existing buildings that will retain important links to the site's industrial past." [Emphasis added.]

Figure 24 refers to Existing Heritage Building to be Retained/Demolished. Figure 38 refers to "significant building". Based on the CMP, there is no basis for using this term other than in a very loose sense. Figure 39 refers to Heritage building. Figure 97 identifies a Heritage building to be retained i.e Boiler House A (East) and this is correct.

Buildings are proposed to be retained for various reasons and only one is proposed to be retained because of its level of significance. The use of the terms "heritage" and "significant" elsewhere in the Development Plan are either incorrect or are a convenient "descriptor" to easily identify buildings of a broad heritage nature rather than buildings having a level of significance as might have been ascribed in the CMP,

In summary, the Wetlap Building has no level of individual significance

#### **Proposal**

To construct two additional storeys on the Wetlap Building and to otherwise alter the façade. As this building has not been ascribed any level of heritage significance there are no heritage aspects to consider

#### **Signed:**

A handwritten signature in black ink, appearing to read 'Riddett', with a long, sweeping horizontal stroke above the letters.

Robyn Riddett

**Director – Anthemion Consultancies**

**Date:** 13 October, 2020.