

# ETHOS URBAN

## Jack's Magazine

Management Plan  
June, 2018

FINAL



<b>CONTACT</b>		Prepared by © Ethos Urban Pty Ltd.	
Lisa Riddle	Director	LRiddle@ethosurban.com	
Larry Parsons	Director	LParsons@ethosurban.com	
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Ethos Urban Pty Ltd. ABN 13 615 087 931 ACN 615 087 931 ethosurban.com 30 Collins Street Melbourne VIC 3000 t +61 3 9419 7226			

# Project

Project

**Jack's Magazine  
Management Plan**

Client

**Working Heritage**

Date

**Final  
June, 2018**



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# 1.0

## Introduction

### 1.1 — Jack's Magazine

Jack's Magazine is one of Victoria's most remarkable historic places.

Development of the Magazine complex began in 1875 to provide safe storage for explosives imported to the State for use in gold mining operations.

The complex comprises numerous buildings which are nestled within and around landscaped blast mounds, and set within a bluestone perimeter wall.

The site is included on the Victorian Heritage Register and is of historical, architectural and scientific state significance. The site is an intact example of a 19th century gunpowder storage facility and was the largest of its kind constructed in the State of Victoria. It has a high level of integrity and still represents the specialised nature of the facility through the site layout, built form and materials.

### 1.2 — Working Heritage

This Management Plan was commissioned on behalf of Working Heritage Incorporated; a Committee of Management appointed by the Minister for Energy, Environment and Climate Change under the *Crown Land (Reserves) Act 1978*.

Working Heritage is appointed to manage Government owned heritage places that are no longer required for their original purpose, allowing for opportunities to bestow heritage buildings with a new use, function and purpose while conserving architectural, cultural and social significance.

### 1.3 — Purpose of this Plan

The purpose of this Management Plan is to provide a framework for the use and development of Jack's Magazine, in accordance with the requirements of Clause 37.02 of the Maribyrnong Planning Scheme.

Schedule 3 of the Comprehensive Development zone requires that a Management Plan be prepared for the Jack's Magazine site.

**15.0**  
19/01/2006  
VC37

#### Jack's Magazine

Before Jack's Magazine, being the area identified as such on the Riverside Physical Framework Plan No 1, Gordon Street, Maidstone is used or developed for any purpose the owner of the land must prepare a management plan to the satisfaction of the responsible authority. The plan must:

- Set out proposals for the permanent management and upkeep of the site.
- Show the land and buildings available to the public and their usage.
- Show the landscape and conservation treatment of all open space areas including the community tough psoralea.
- Specify times when public areas will be available to public and how it is intended to ensure that they will be available at those times.
- The use and development of jack's magazine must be in accordance with the management plan.

At the request or with the consent of the owner, the management plan may be amended to the satisfaction of the responsible authority.

Notwithstanding any other provisions, no buildings or works shall be demolished, removed or altered in any way except in accordance with a permit.

Source: Clause 37.02 Schedule 3 Section 15.0, Maribyrnong Planning Scheme

The Management Plan must therefore include information about:

- management and ongoing maintenance of the site
- what land and buildings will be available to the public and in what way
- landscaping and maintenance of the open space, and in particular the 'community tough psoralea' on site
- the use and any proposed changes to the land and buildings

The Plan can be amended by the responsible authority. A permit is still required under the zone to alter or demolish buildings.

The Management Plan only applies to the area of the Jack's Magazine site that is within the CDZ. A small portion of the site is within the Public Park and Recreation zone, and as such is not included in the Management Plan.



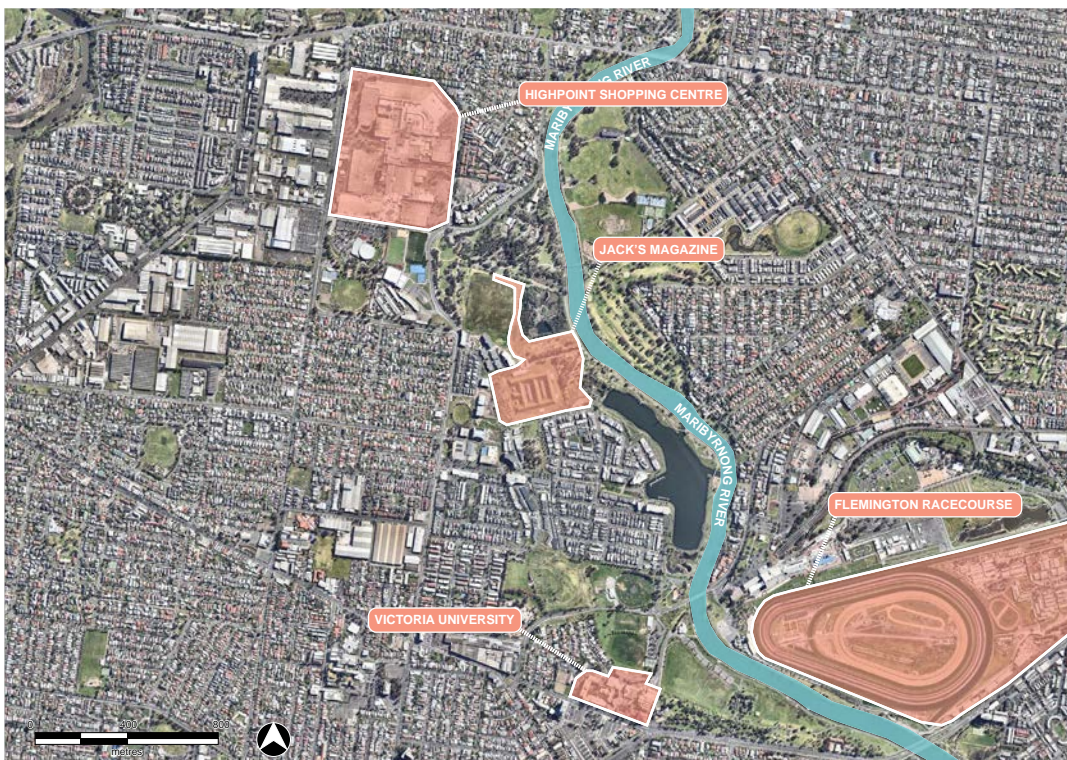
## 2.0 Place Description

### 2.1 - Site Location

Jack's Magazine is located on Magazine Way, Maribyrnong, on the west bank of the Maribyrnong River. It is a highly significant heritage site with numerous buildings and an unique setting adjacent to the Maribyrnong River.

The historic walled and mounded perimeter of the Magazine is currently accessible by foot from the car park located at the south east of the site or by vehicle through Pipemaker's Park.

Jack's Magazine is situated approximately 660m from Highpoint Shopping Centre and 1km from Ballarat Road and the Footscray campus of Victoria University.



**Map 01** Site Context Map

## 2.2 — Site Description

The Magazine complex is comprised of:

- Bluestone and Brick Magazine Buildings
- A man-made Canal
- Blast Mounds and Escarpment
- Bluestone Perimeter Wall
- Car park
- A strip of land providing an access road to Pipemaker's Park
- Paths to the Magazine from the car park
- Landscaped Open Area

### Interfaces

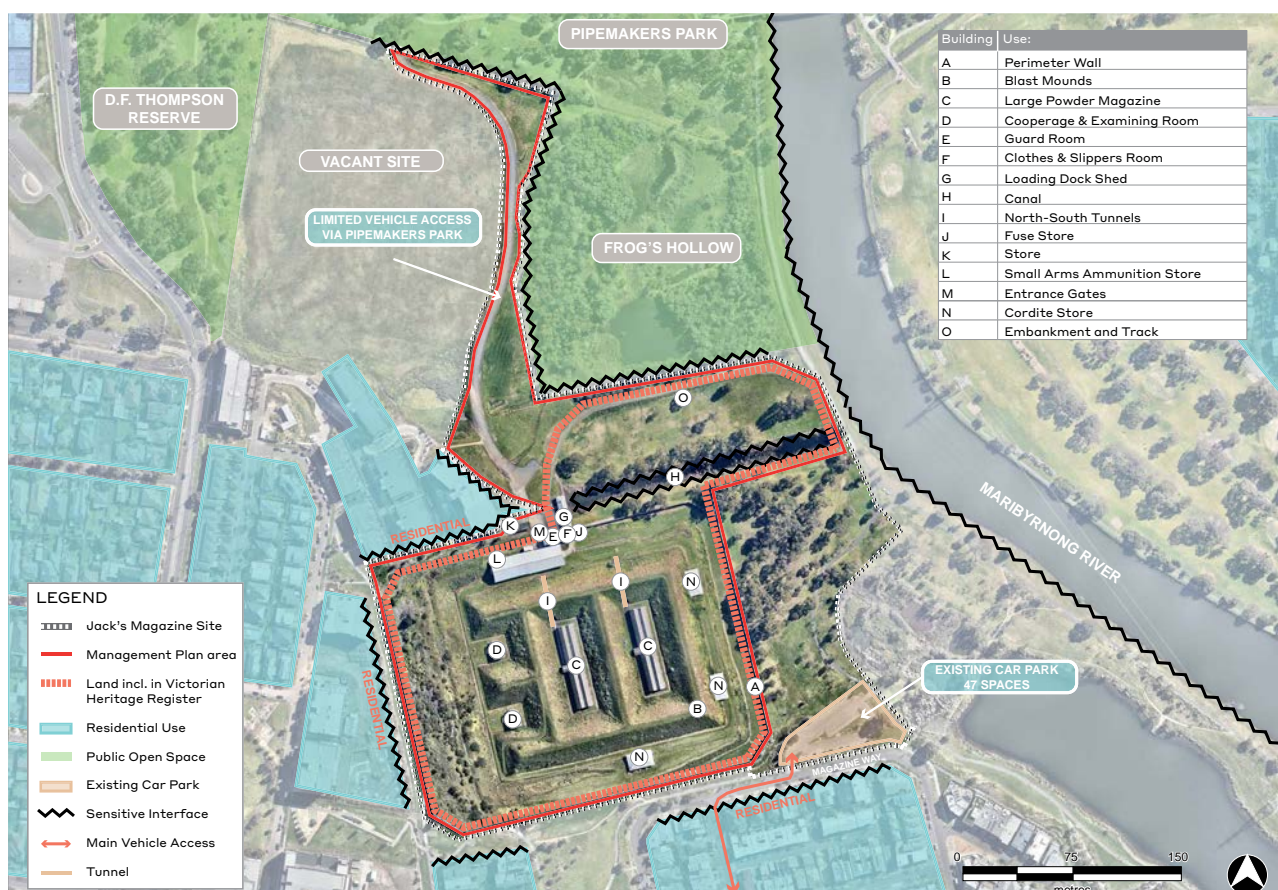
The site's north-west and west boundaries interface with recently developed residential apartment buildings. The apartment buildings range in height from six to seven storeys, with balconies and windows overlooking the Magazine site. To the south are further

residential buildings, predominantly two storeys in height.

The narrow extension of the parcel to the north incorporates a gravel access road to Pipemakers Park. Access to this road is restricted by a locked gate at the entrance to Pipemakers Park. The vacant site adjacent to this portion of the site is currently land locked and owners are understood to be negotiating with Council regarding the use of this access road for their property.

### Access

The site is currently accessed via an entrance at the northern side of the site, through the Small Arms, Store and Guard Room. A small car park is located at this entrance, with restricted access available via locked gates from Magazine Way. The public car park for 47 cars is located to the south off Magazine Way.





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## 3.0 Vision and Principles

The Vision and Principles for Jack's Magazine have been adopted from the Site Management Plan, prepared by *Tract Consultants*, November 2016.

### 3.1 — Vision

Jack's Magazine Vision:

*Jack's Magazine will be a vibrant place of diverse activity that is used and valued by a broad range of people, communities and groups. Its unique character will be protected and enhanced by any change and development. Its history and heritage will be understood, conserved and celebrated. It will be financially, environmentally and socially sustainable.*

### 3.2 — Principles

The following principles will guide the use, development and management of the Site:

#### Vibrancy

Jack's Magazine will be a place of lively activity. It will be used and valued by those who live close by and will be known and visited by people from across Melbourne and Victoria. There will be a mix of cultural, commercial and community uses – temporary, short-term and long-term.

#### Character

The unique character of Jack's Magazine will be protected and enhanced. Its rugged built forms, rigid geometry, sense of protection and enclosure, dramatic designed landscape, natural values and open surrounds will draw people to Jack's Magazine.

Jack's Magazine was designed as a confined and concealed place. Conversely, future use will result in it being increasingly open and accessible. This tension between past and future use will inspire creative new uses and design responses.

#### History and heritage

The history of Jack's Magazine is understood and will be interpreted. Its architectural, historical and technological / scientific significance as identified by its inclusion on the State Heritage Registration, will be conserved and celebrated. Regard will be given to the general conservation policies outlined in the 2006 Jack's Magazine Conservation Management Plan, Lovell Chen and the Conservation Principles for Places of Cultural Significance, as set out in the 2013 Burra Charter, ICOMOS.

#### Sustainability

Jack's Magazine will have uses and tenancies that generate income to contribute to its financial sustainability.

Improvements and interventions will support the environmental sustainability of Jack's Magazine. Opportunities for energy generation and water conservation will be taken.

Jack's Magazine will be socially sustainable because it is used, valued, supported and embedded in the community.

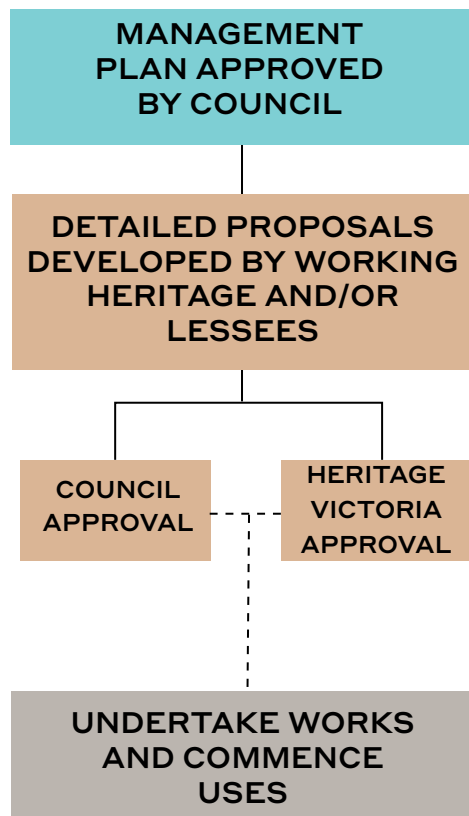
Jack's Magazine will physically and socially integrate with its surrounds, the community, local business, government and interested stakeholders.

## 4.0 Management & Approvals

### 4.1 - Management structure, processes and responsibilities

Jack's Magazine is situated on Crown Land. Working Heritage has been appointed the Committee of Management by the Minister for Energy, Environment and Climate Change under the *Crown Land (Reserves) Act 1978*.

The Comprehensive Development Zone, Schedule 3 (CDZ3) requires the approval of a Management Plan by Maribyrnong City Council. Any future use and development of the site will require Council approval and to be in accordance with the Management Plan. Any changes to the built fabric and/or building modifications will require separate approval from Heritage Victoria.



### 4.2 - Victorian Heritage Register

The heritage of the site is protected by its inclusion on the Victorian Heritage Register. Approval must be sought from Heritage Victoria for any future development or alterations to the historic fabric.

Its inclusion on the Register recognises that Jack's Magazine (VHR No. H1154) is of historical, architectural and scientific significance to the state. The site is an intact example of a 19th century gunpowder storage facility and was the largest of its kind constructed in the State of Victoria. The site has a high level of integrity and still represents the specialised nature of the facility through the site layout, built form and materials and is a representation of the importance of the mining industry in Victoria of the time.

Jack's Magazine's architectural significance is demonstrated through the high-quality design and bluestone masonry and through the construction of multiple buildings, tunnel portals and the extensive perimeter wall.

The site is of technological (scientific) significance as it demonstrates multiple approaches to the storage of explosives within the one site. Although the bluestone buildings were typical at the time of magazine construction, the surrounding landscaped blast mounds was a new type of concept and development within the state in the 1870s.

## VHS Statement of Significance

Last updated on - May 6, 1999

What is significant?

Jack's Magazine is a virtually intact complex of 19th century, bluestone, and gunpowder storage buildings with associated earth mound blast walls, tunnels, tramways, service buildings, loading dock and canal. The complex was designed by the Victorian Public Works Department under the supervision of William Wardell and built by contractor George Cornwell between 1876 and 1878. On Federation the complex passed to the Commonwealth which built several brick magazines between 1908 and 1921. The complex became part of the former Ammunition Factory Footscray from the 1920s.

How is it significant?

Jack's Magazine is of historical, architectural and scientific significance to the State of Victoria.

Why is it significant?

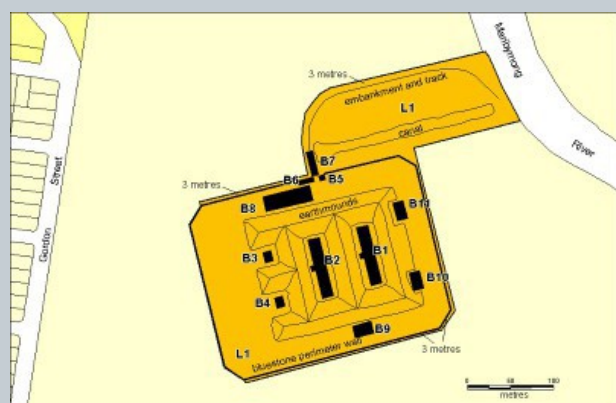
Jack's Magazine is historically significant as an extraordinary and essentially intact example of an extensive 19th century gunpowder storage facility. It is the largest gunpowder magazine complex ever constructed in Victoria. Its high degree of integrity, siting, layout, materials and form, clearly demonstrate the specialised function and process of the site for the storage of gunpowder. Its size is a direct manifestation of the importance of mining in Victoria's history. Its canal and loading dock are extremely rare in Victoria.

Jack's Magazine is historically important for its catalytic influence on the location of the bulk of Australia's nationally important munitions manufacturing capability in the western region of Melbourne.

Jack's Magazine is important as an example of architectural design by the Public Works Department under William Wardell. The consistently high quality of bluestone work

throughout the magazine buildings, tunnel portals and perimeter wall constitute an extraordinary example of the stonemason's craft.

Jack's Magazine is technologically (scientifically) important for its ability to demonstrate, on the one site, changing approaches to the storage of explosives. The heavy masonry buildings are typical of early magazine design, but the extensive use of earth mound blast walls was a new development in Victorian magazine design in the 1870s. Finally, the relatively light construction of the Commonwealth magazines illustrates the contemporary approach to the problem.



**Map 03 VHR Jack's Magazine Plan**

Source: Victorian Heritage Database Report, Victorian Heritage Register

## 4.3 - Planning Policy and Controls

### MSS and Local Policy

The Maribyrnong Planning Scheme recognises the importance of the heritage places within the municipality and encourages the protection and conservation of these places. The Municipal Strategic Statement (MSS) also supports the adaptive reuse of heritage buildings in a manner that will assist in their conservation. Conservation Management Plans are recognised as a method to manage change.

The Cultural Heritage Policy at Clause 22.01 includes a number of criteria against which proposals for the development of heritage places are to be assessed. These criteria include ensuring new buildings are visually recessive, preservation of significant fabric and sympathetic alterations.

### Zones

The site is primarily within the Comprehensive Development Zone, Schedule 3 (CDZ3) and is affected by multiple overlays of the Maribyrnong Planning Scheme.

A small area of the Jack's Magazine site located to the south-east and abutting the River, is within the Public Park and Recreation Zone. This area of the site is therefore not subject to the Management Plan, and will be separately managed through the zone and overlay controls.

The general purpose of the CDZ is to encourage a mixture of residential, commercial, office, light industrial, entertainment, community and ancillary uses and for the provision of limited retail activities. The CDZ3 also requires that the scale and character of any redevelopment is compatible with the existing and future amenity of the local context with the capacity of the existing local road network upgraded accordingly.

The adaptation and re-use of existing buildings is also encouraged.

### Overlays

The following overlays apply to the site, in part or whole:

#### **Incorporated Plan Overlay, Schedule 3 (IPO3)**

Jack's Magazine is included in the Incorporated Plan, Lower Maribyrnong River Concept Plan, 1984. The principal objective of the Plan is the protection and enhancement of the Maribyrnong River and adjoining land.

#### **Environmental Audit Overlay (EAO)**

The entire site is covered by the Environmental Audit Overlay (EAO) which requires a certificate of environmental audit or alternatively an auditor must make a statement that the land is suitable, before a sensitive use commences or before the construction or carrying out of buildings or works in association with a sensitive use (i.e. residential use, child care centre, pre-school centre or primary school) on the site.

#### **Land Subject to Inundation Overlay (LSIO)**

The eastern side and north-eastern corner of the site is covered by the Land Subject to Inundation Overlay (LSIO). As this area has been identified as land in a flood storage or flood fringe, a permit is required to construct or carry out works.

This provision is to ensure development is compatible with the flood hazard and local drainage conditions.

#### **Heritage Overlay (HO45)**

The Heritage Overlay covers the area of the site within the walled perimeter and the canal to the north.

The purpose of the Heritage Overlay is to conserve and enhance the heritage significance of the place.

A permit is required to demolish or remove a building, construct a building or carry out works, externally alter a building, construct or display a sign, externally paint an unpainted surface, or change the appearance of the heritage place through routine maintenance.

NOTE: A detailed report of all Planning Controls can be found in [Appendix A](#).

## **4.4 — Strategic Documents**

### **Maribyrnong Open Space Strategy, 2014**

The 2014 Open Space Strategy aims to identify and categorise existing open space within the City of Maribyrnong and develop recommendations to protect, improve and expand the existing open space network.

The Strategy identifies Jack's Magazine as potential future open space. The strategy states that although the site does not currently form part of the existing open space network, it does directly adjoin this network and thus contributes to the character of the surrounding open space and open space within the site.

### **Conservation Management Plan - Lovell Chen, 2006**

The Conservation Management Plan prepared by Lovell Chen, Architects & Heritage Consultants, provides guidance, policies and strategies for the potential future use, management and conservation of the Jack's Magazine site and associated buildings. The report outlines possible future uses and multiple options for physical transformation and development opportunities.

The key structures are the two large bluestone Powder Magazines occupying the central space behind the blast mounts with tunnel access.

The plan identifies the three Brick Magazines and the Small Arms Ammunition Store as contributory elements to the overall significance of the place, with a moderate to high scope for adaptation and change with an even greater scope for internal modification.

Overall any alterations and/or additions made to the external or internal fabric must ensure that the heritage significance of the form, materiality or character of the site is not detrimentally affected. New development should respect the general scale, horizontal rhythm and key structural elements of Jack's Magazine.

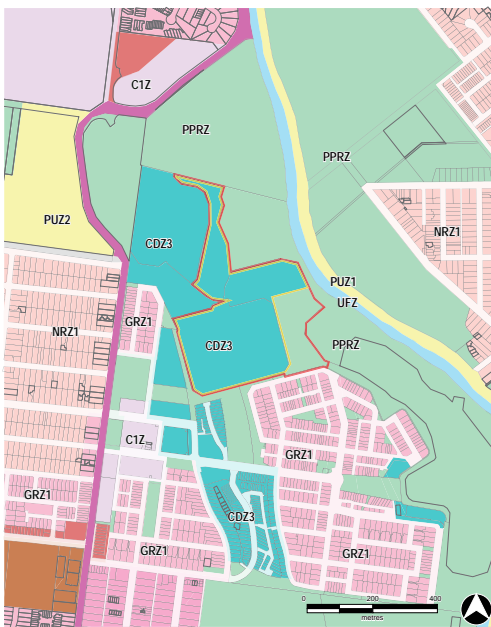
Although completed in 2006, this CMP is still current as the site's circumstances are unchanged.

### **Pipemaker's Park and Environs Master Plan, 2015**

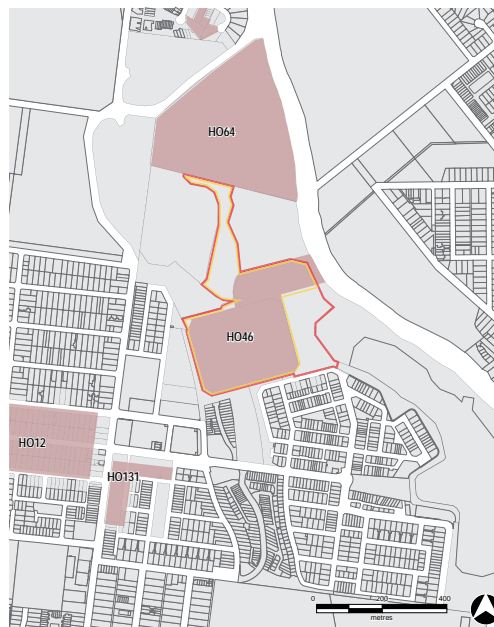
The Master Plan prepared by Council, who now controls and manages the site, aims to increase visitation and improve park facilities by enhancing and upgrading natural and heritage features of Pipemaker's Park and Frogs Hollow Wetlands.

The Master Plan does not indicate altering the current controlled access to the north of Jack's Magazine.





**Map 04 Zones Map**



**Map 05 Heritage Overlay Map**



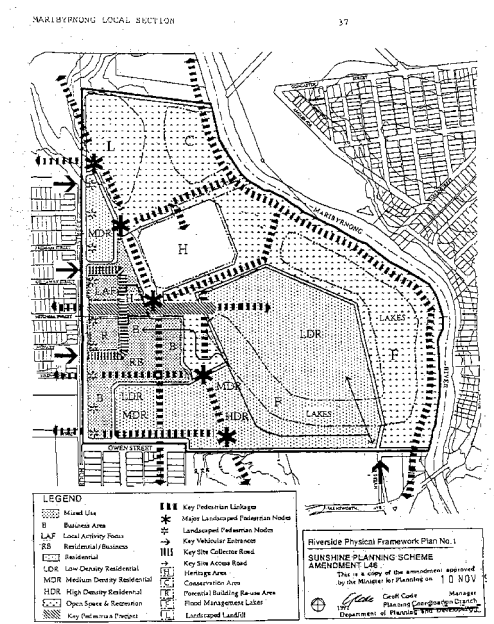
**Map 06 Incorporated Plan Overlay Map**



**Map 07 Environmental Audit Overlay Map**



**Map 08 Land Subject to Inundation Overlay Map**



**Map 09 Riverside Physical Framework Plan, 1992**

— Jack's Magazine Site  
— Management Plan area

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## 5.0 Maintenance & Conservation

The maintenance and conservation of Jack's magazine will be undertaken with reference to the Conservation Management Plan 2006, and the overarching principles of the Burra Charter. The CMP includes principles for the approach to adapting the heritage fabric and future interpretation opportunities.

Working Heritage will review and update the CMP at regular intervals as part of the management regime for the Jack's Magazine site. When updated, it will include a current condition assessment, and a schedule of prioritized conservation works.

Regular inspections will be documented and undertaken under the direction of an appropriately qualified person. These inspections will determine any works required for the site's buildings and substructures and all landscape features inclusive of the bluestone perimeter wall, embankment and track, earth mounds and the canal.

The following heritage elements will undergo regular inspections:

- **Annual Inspection**
  - roof cladding
  - gutters
  - downpipes
  - drains
  - roofspace
  - plumbing
  - electrical
  - general safety elements
- **4-5 Yearly Inspection**
  - external walls
  - windows
  - joinery
  - internal ceilings
  - floors
  - fixtures
  - building services

The ongoing maintenance and conservation of the Magazine must include the involvement of stakeholders, staged future works, and a process for recording all interventions, development and maintenance actions.

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## 6.0 Public Access

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### 6.1 — Land and Buildings Accessible to the Public

The area of the site outside the bluestone walls of the Magazine is available at all times for public access. The Magazine is currently available for public access by appointment and to lease holders.

All buildings within the Magazine could be available for lease under individual lease agreements. Each lease agreement will specify that each building will be made available for public access as requested by Working Heritage.

### 6.2 — Public Access to the Site

#### Vehicular Access

Vehicular access to the site by the public is currently available via the existing Magazine Way car park located at the south-east corner.

#### Pedestrian Access

Pedestrian access to the site is currently available from the path located to the east along the Maribyrnong River, that runs from Magazine Way to the north entrance of the site.

#### Future Potential Access Improvements

In future the access road from Pipemaker's Park will be available for service and staff vehicles as well as being the location of accessible parking spaces.

The site will continue to be accessible to the public via the existing Magazine Way car park located to the south (and outside the Management Plan area). As staged development and works progress, this car park could be expanded to the north to accommodate increased patronage.

The Entrance Gate will be maintained to accommodate pedestrians arriving on foot or bicycle primarily from the west and north. The existing pedestrian path along the Maribyrnong could be upgraded to accommodate pedestrians, cyclists and the occasional maintenance/delivery vehicles.

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To facilitate use and activity at Jack's Magazine the issue of access to the site and its buildings must be addressed in order to:

- Provide access within the walled area for emergency and service vehicles;
- Provide universal access to buildings within the walls;
- Establish an identifiable visitor entry from the east (addressing Magazine Way and the Maribyrnong River);
- Establish new functional links between the buildings while retaining and interpreting the cultural significance of the site's design and planning; and
- Improve emergency egress for users of the site and its buildings.

Any modification to the historic fabric of Jack's Magazine proposed to deliver these outcomes will require approval from Heritage Victoria under the Heritage Act 2017.

### 6.3 — Car Parking

The Magazine Way car park is located in the south-east corner of the site; it has 47 car spaces. It is noted that the existing car park and land to its north are not located within the Management Plan area. The following information regarding the car parking is provided for completeness in relation to the proposed land use and built form changes.

The Magazine site has multiple public open days. During peak usage times, the land directly north of the Magazine Way car park is opened as an overflow area to accommodate additional vehicles.

As part of the staged future development, this overflow parking area will continue to be used in the same manner. As the development progresses and visitation to the site increases, this area has been identified for provision of a further 100 (approx.) car spaces and a potential new access point to the Magazine compound.

(see [Map 10](#))

Pedestrian access to the Magazine compound will be improved and enhanced by upgrading of the path at the base of the north wall; landscaping and improvement to the former haul road embankment to the north of the canal; and by establishment of an eastern entry facing the Maribyrnong River and connected to Magazine Way.

To ensure public safety, lighting will be installed within the existing and proposed car park operated by a movement switch or timer.

### 6.4 — Public Opening Hours

Currently the opening hours of the Magazine complex are determined by the opening hours of Pipemaker's Park (8.30am - 5.30pm) which restrict vehicular access for staff and tenants.

In future, Pipemaker's Park will not form a primary public access to the site. Construction of a new entrance will establish a clear street identity and access route.

A more easily accessible eastern entrance would allow for a mix of future uses at varying days and times within the site, as patrons would have shorter pedestrian access routes capable of comfortably accommodating larger visitor numbers.

Public opening hours are proposed to be within the maximum window of 8am and midnight. In general, use of the site will be within 8am and 6pm, however occasional events will occur outside these hours. Should any event be proposed to fall outside these hours an event management plan will be submitted to Working Heritage and/or Council as appropriate, detailing mitigation of all noise and other impacts.

All activities will be managed to mitigate disruption to nearby residents by noise or movement of vehicles.

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## 7.0 Landscape and Conservation Treatment of Open Space Areas

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### 7.1 — Surrounding Landscape Conservation Areas

The Jack's Magazine site is located west of the Maribyrnong River, with the east wall approximately 140m from the river's edge.

A freshwater canal is situated to the north-east of the site's bluestone perimeter wall. The canal was constructed for the transport of gunpowder to the Magazine from the river, and is considered to be a part of the Magazine and to contribute to the heritage value of the site. The canal is sited to the south of the Frogs Hollow Wetlands, which is an area rich in vegetation and wildlife.

Pipemaker's Park is an eight hectare reserve located to the north of the wetlands. The Pipemaker's Park and Environs Master Plan was completed by Council in October, 2015 and is inclusive of the Frogs Hollow Wetlands. The Master Plan ensures the bushland and riverine setting of Pipemaker's Park and Frogs Hollow Wetlands, which are adjacent to the Jack's Magazine site, are enhanced through:

- weed removal
- planting of new canopy trees
- protection of mature trees
- removal of poor quality trees
- creation of usable lawns
- improvement of wetlands by weed removal, re-grading of channels and directing additional storm water flow.



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## 7.2 — Environmental Conservation Areas

It is important that any future use or development ensures the protection and enhancement of any environmentally significant landscape features within the Jack's Magazine site proper.

A Biodiversity Assessment conducted in October 2017 on behalf of Working Heritage considered the conservation value of the escarpment and the canal areas. These areas were found to support limited indigenous flora and fauna values and are considered to be of low conservation priority. In particular the community tough psoralea (*cullen tenax*), specifically mentioned in Cl. 37.02 of the Maribyrnong Planning Scheme was not recorded during the site assessment and is unlikely to be present. No specific conservation treatment is therefore required.

As the protection of the landscape attributes of the Frogs Hollow Wetlands are considered within the Pipemaker's Park and Environs Master Plan, and less than 10% of the wetlands are located within Jack's Magazine site boundary, the conservation of this area is not included within this Management Plan.

## 7.3 — Management of Significant Vegetation, Landscape and Open Space

Landscape, vegetation and open space will be the subject of a management strategy that will include the following:

- removal of poor quality vegetation and weed removal.
- protection of views to the river and the city from the escarpment and the ridge of the blast mounds.
- the principle that future landscaping reinforces the site's historical character.
- that any future landscaping is in accordance with Council's guidelines in relation to indigenous species, while increasing visual and physical connections to the surrounding context.
- that future landscaping and planting aims to increase visual and physical connections to the river, walking trails and surrounding reserves and parklands.

The Jack's Magazine complex is not identified as open space within Maribyrnong's Open Space Strategy, 2014, however this Management Plan outlines the importance of the site in connecting and contributing to the surrounding and overall open space network adjacent to the Maribyrnong River and plays a role in improving and expanding the existing open space network.



**Map 10** Key Conservation Areas Map



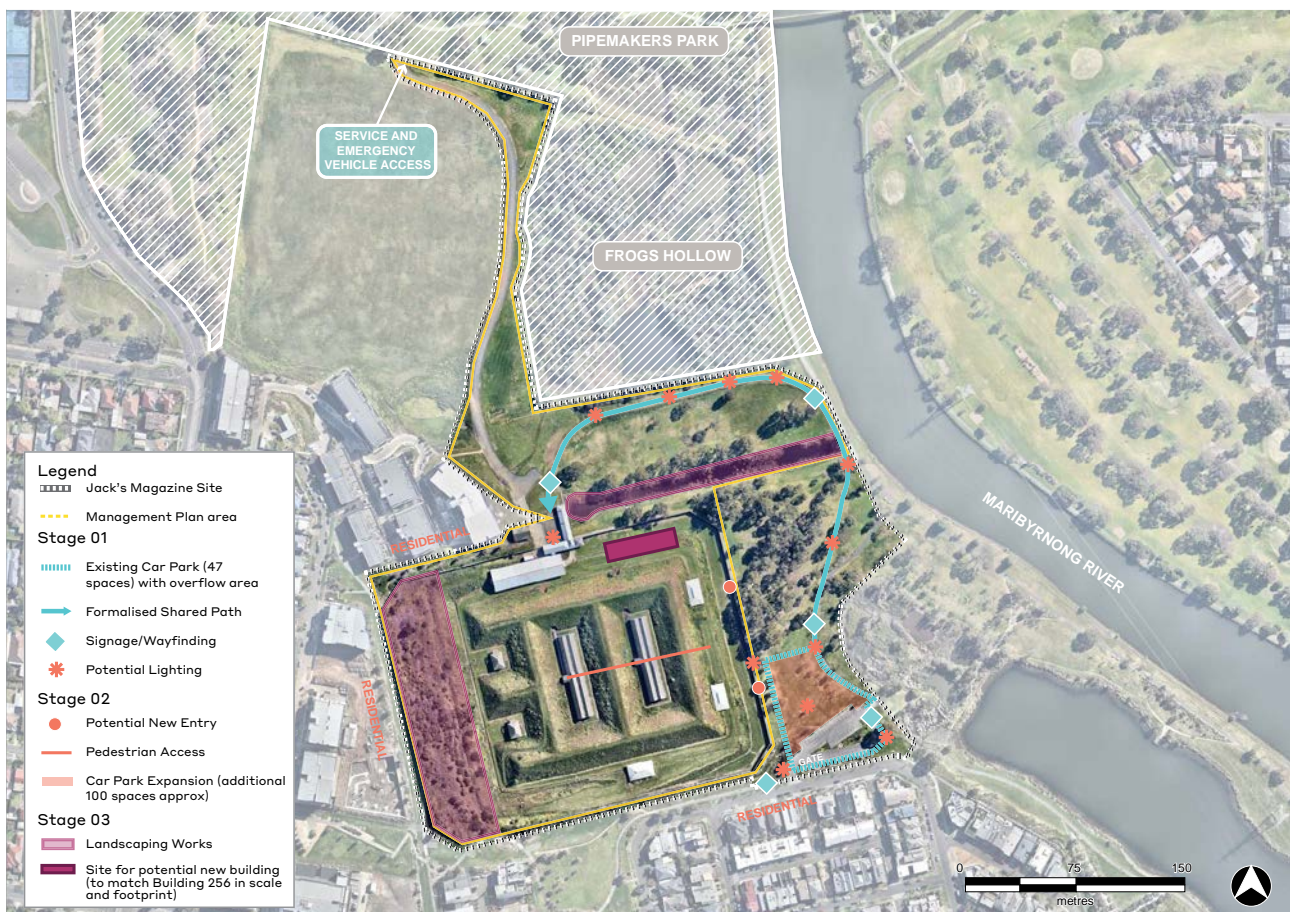
## 8.0 Future Use and Development of the Site

### 8.1 — Future Site Development

Future development of the Jack's Magazine site would require physical alterations to various components of the complex, both internal and external of the bluestone perimeter wall.

Lovell Chen-Architects and Heritage Consultants will be involved in the preparation of a Development Plan in accordance with the Maribyrnong Council and the Heritage Council requirements. This will ensure any future adaptation and/or reuse of the site maintains the cultural and heritage significance of the place.

**Map 10** illustrates potential physical interventions and site upgrades, which include the following stages:



**Map 11** Potential Future Development Map

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### Stage 01

- Upgrade of the existing shared path to accommodate pedestrians, cyclists and the occasional maintenance or delivery vehicle. The upgrade would include formalising the existing path and desire lines, widening where necessary, appropriate surfacing works and the installation of lighting and wayfinding and site identification signage. All signage/wayfinding and lighting should not be visually dominating or negatively impact the significant heritage fabric of the place.
- Allowing for occasional overflow from the existing Magazine Way car park onto the grassed area immediately to the north during peak times of patronage.

#### Conservation and Interpretation Works

- Essential conservation works to arrest deterioration;
- Prepare Schedule of Conservation Works (Asset Management Plan);
- Prepare Interpretation plan.

### Stage 02

- Establish a new, clearly identifiable visitor entry from the east addressing Magazine Way and the Maribyrnong River frontage of Jack's Magazine (subject to approval from Heritage Victoria).
- New tunnel to provide a pedestrian connection to the East Magazine from the eastern side (and new entry zone) of the Magazine compound (subject to approval from Heritage Victoria).
- Permanently extend the Magazine Way car park to accommodate a further 100 car spaces (approximately), in addition to the existing 47 spaces provided in the Magazine Way car park. (Permit required under the PPRZ)

- New planting and pathways on the escarpment will provide access to a dramatic visual backdrop to the constructed landscape of Jack's Magazine.
- New plantings on blast mounds will enhance the site's unique aesthetic qualities, provide stability and visual appeal.

#### Conservation and Interpretation Works

- Scheduled conservation works.

### Stage 03

- Possible dredging of the canal along with landscaping works to the canal banks and the escarpment to remove invasive species, facilitate access and support interpretation of the cultural landscape of Jack's Magazine.

#### Ongoing Maintenance

- Ongoing managed and systematic cyclical maintenance of the site in accordance with the Conservation Management Plan, 2006 and landscape maintenance

#### Conservation and Interpretation Works

- Scheduled conservation works.

The iterative process of alterations and upgrades to the site proper and its surrounds will ensure the cultural and architectural heritage of the site is conserved.

The minimal physical works that are proposed in this Management Plan are essential in the re-purposing of Jack's Magazine, which currently is predominantly vacant and under-utilised. Increased public usage will require additional car parking with secure access and a shorter more direct route to the complex's core areas and main buildings.

The proposed works will conserve and enhance the elements which contribute to the overall heritage significance of the place.

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## 8.2 — Future Site Uses

The proposed / possible uses that could be contemplated for Jack's Magazine must be compatible with the heritage values of the complex.

The Heritage Overlay that applies to Jack's Magazine, identifies the site as a heritage place where prohibited uses may be permitted if:

- The use will not adversely affect the significance of the heritage place
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place

Any such uses would require Council approval.

The range of uses, which may be sought on site (some of which would be otherwise prohibited) include:

- Place of Assembly (other than Drive-in theatre)
- Minor Sports Facility
- Informal Outdoor Recreation
- Retail Premises (other than Motor vehicle, boat or caravan sales, Adult sex bookshop and Hotel)
- Education Centre
- Office
- Associated Storage for warehousing or industry

## 8.3 — Implementation and Next Steps

The process of re-purposing the Jack's Magazine site, including the physical interventions, requires the following:

- Approval of the Management Plan by Council.
- Applying for planning permits as required for buildings and works and uses under the CDZ and overlays.
- Applying to Heritage Victoria for approval for buildings and works.

This Management Plan (see [Table 01](#) summary) should be periodically reviewed in conjunction with

any updates of the Conservation Management Plan (2006) to ensure that all future uses and development of Jack's Magazine support the conservation and interpretation of the site's cultural significance, and that any impacts on the surrounding sensitive interfaces are managed appropriately.



**Table 01 Jack's Magazine - Management Plan Summary**

ELEMENT	ACTION
MAINTENANCE	<ol style="list-style-type: none"><li>1. Ongoing annual and 4-5 yearly building maintenance that is documented and recorded</li><li>2. Upkeep and conservation of landscaped areas</li></ol>
PUBLIC ACCESS	<ol style="list-style-type: none"><li>1. Agreed public opening hours</li><li>2. Upgrade existing shared path</li><li>3. Implement overflow car park onto grassed area as required</li><li>4. Surface and formalise overflow car park (this may require the redesign of the existing Magazine Way car park)</li><li>5. Create new identifiable and accessible entry addressing Magazine Way and the Maribyrnong River.</li></ol>
LANDSCAPE & CONSERVATION	<ol style="list-style-type: none"><li>1. Rehabilitation of canal banks and escarpment (more information required regarding the community tough psoralea)</li><li>2. Ensure future landscaping is in accordance with Council's guidelines in relation to indigenous species and increases visual and physical connections to the surrounding context</li></ol>
USE & DEVELOPMENT	<ol style="list-style-type: none"><li>1. Apply for Council and Heritage Victoria permits as required for buildings and works and uses</li><li>2. Implement staged works/development</li></ol>

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# APPENDIX A

## Planning Controls

The site is within the Comprehensive Development Zone (CDZ) and is affected by multiple overlays of the Maribyrnong Planning Scheme.

## Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) provides the key policy objectives and strategies for land use planning within the municipality.

Clause 21.06-3 Heritage, aims to generally protect and conserve heritage places from adverse impacts.

Overall, Objective 9 of Clause 21.01-6 aims for planning to:

- Consider the heritage values and significance of places when assessing planning applications.
- Support applications that conserve heritage places through the adaptive reuse of heritage buildings.
- Support applications that conserve and enhance the public view of significant places. Preserve the public view of cultural heritage places and elements.
- Encourage conservation and other works including maintenance, restoration, reconstruction and adaptation that assist in the restoration of original features of heritage areas and places.
- Use Conservation Management Plans as a tool to manage change where appropriate.

Clause 21.14 (Further Strategic Work) of the Municipal Strategic Statement, sets out the strategic studies and implementation for the municipality. The Community and Development Infrastructure section of clause 21.14 outlines the aim to investigate the feasibility of Jack's Magazine as a potential future arts location.

## Comprehensive Development Zone Schedule 3 (CDZ3)

The subject site is primarily situated in the Comprehensive Development Zone, Schedule 3 (CDZ3). The purpose of the CDZ3 is to:

- To encourage redevelopment of land located on the east side of Gordon Street, City of Maribyrnong in a comprehensive manner for a mixture of residential, commercial, office, light industrial, entertainment, community, residential and ancillary uses.
- To encourage employment opportunities.
- To provide for limited retail activities to meet the requirements of the population of the local neighbourhood.

The purpose of the CDZ3 also ensures that the combination of uses, their scale and character of any redevelopment are compatible with the existing and future amenity of the local context. It also ensures that any development or redevelopment accounts for the capacity of the existing surrounding road network and accommodates and/or upgrades accordingly with the proposed increase in vehicle traffic.

The adaptation and re-use of existing buildings within the zone are also encouraged, along with a high standard of urban design and landscape treatments that enhance the prominent riverside location and harness existing views of the Melbourne city skyline along the Maribyrnong River Valley.

Any development within the CDZ3 must also ensure that it does not adversely affect drainage, flooding or the amenity of the Maribyrnong River, with all buildings and works within proximity to the river, to ensure compatibility with the character of the river valley.

### **Public Park and Recreation Zone (PPRZ)**

A portion of the site, north of Jack's Magazine, occupied by a small water body and public open space, is located within the Public Park and Recreation zone.

Within this zone a permit is required to construct a building or construct or carry out works. This does not apply to:

- Pathways, trails, seating, picnic tables,

drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.

- Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
- Navigational beacons and aids.
- Planting or landscaping.
- Fencing that is 1 metre or less in height above ground level.
- A building or works shown in an Incorporated plan which applies to the land.
- A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.

### **Environmental Audit Overlay (EAO)**

The subject site is covered by an Environmental Audit Overlay (EAO). The purpose of the overlay is to:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

Pursuant to Clause 45.03-1 of the overlay it is a requirement that, before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or

- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

### **Heritage Overlay Schedule (HO45)**

The subject site is covered by a Heritage Overlay (HO45) which identifies the site as Jack's Magazine (formerly Saltwater River Powder Magazine). The purpose of the overlay is to:

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Under Clause 43.01-1 of the HO, a permit is required to:

- Demolish or remove a building.
- Construct a building or construct or carry out works, including a solar energy facility attached to a building, rainwater tank which is visible to the street, fence, road works, street furniture, pergola or verandah, deck, non-domestic disabled access and bicycle pathways and trails.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint an unpainted surface or externally paint a building if the painting constitutes an advertisement.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
- Prohibited uses may be permitted on the site.
- The site is not an Aboriginal heritage place.

Note: The area within the Victorian Heritage Register registration is subject to a Heritage Victoria approval for any works, which are exempt from approval under the Heritage Overlay.

### **Incorporated Plan Overlay – Schedule 3 (IPO3)**

Incorporated plans apply to the subject site:

- Lower Maribyrnong River Concept Plan 1984  
The principal objective of the Concept Plan is the protection, enhancement and rehabilitation of the Maribyrnong River and adjoining land, which is noted as a valuable visual and recreational resource, that is unique to the Western suburbs of Melbourne.
- Maribyrnong Valley Vision (City of Maribyrnong, 1997)
- Open Space Plan, (City of Maribyrnong, 1997)

### **Land Subject to Inundation Overlay (LSIO)**

The subject site is covered by a Land Subject to Inundation Overlay (LSIO). The purpose of the overlay is:

- To identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway

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protection and flood plain health.

Under Clause 44.04-1 of the LSIO, a permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks.
- Bicycle pathways and trails.
- Public Toilets.
- Rainwater tank with a capacity of not more than 4500L.
- A pergola, verandah or deck.
- A non-domestic access ramp.



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