

## RICHMOND MALTINGS



RICHMOND MALTINGS  
SOHE 2008



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h02050 1 richmond maltings  
view along gough st ro jun03



h02050 richmond maltings  
view east along gough st ro  
june03



h02050 richmond maltings  
view from harcourt pde ro  
june03



h02050 richmond maltings  
view from melrose st ro  
june03



h02050 richmond maltings  
view from punt rd ro june03



h02050 richmond maltings  
east elevation 1880  
malthouse mz june03



h02050 richmond maltings  
west elevation 1930  
malthouse mz june03



h02050 richmond maltings  
ground floor 1920 malthouse  
mz june03



h02050 richmond maltings  
first floor 1920 malthouse mz  
june03



h02050 richmond maltings  
saladin box 1880 malthouse  
mz june03



h02050 richmond maltings  
storage rooms and machinery  
mz june03



h02050 richmond maltings  
steeps and grain hoppers  
1930 malthouse mz june03



H2050 RICHMOND  
MALTING LHA 2015 1.JPG



H2050 RICHMOND  
MALTING LHA 2015 2.JPG



H2050 RICHMOND  
MALTING LHA 2015 3.JPG



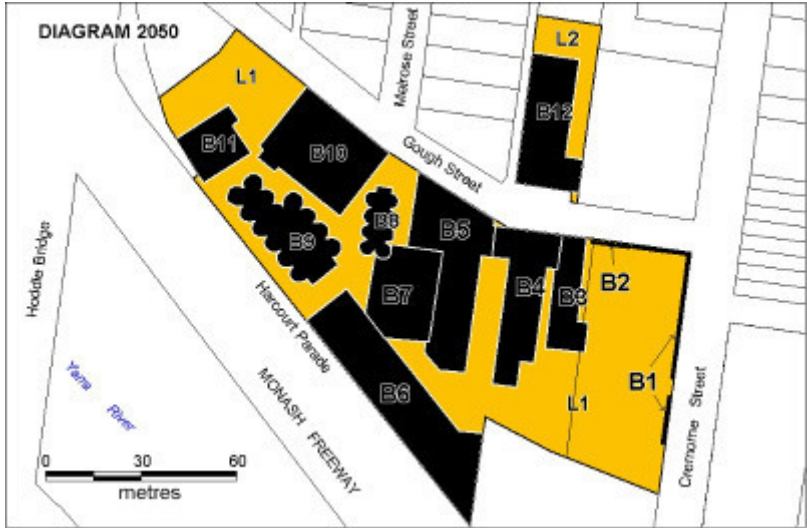
H2050 RICHMOND  
MALTING LHA 2015 4.JPG



H2050 RICHMOND  
MALTING LHA 2015 5.JPG



H2050 RICHMOND  
MALTING LHA 2015 6.JPG



h02050 richmond maltings plan

## Location

2 AND 15 GOUGH STREET CREMORNE, YARRA CITY

## **Municipality**

YARRA CITY

## **Level of significance**

Registered

## **Victorian Heritage Register (VHR) Number**

H2050

## **Heritage Overlay Numbers**

HO350

## **VHR Registration**

March 25, 2004

## **Amendment to Registration**

December 24, 2016

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - April 2, 2004

What is significant?

The Barrett Burston Richmond Maltings site was initially developed as a brewing and malting site in the 1850s-60s. By 1879 brewing had entirely given way to malting which continues on the site today.

Malt is an artificially germinated grain, usually barley, with germination arrested at a critical point by kilning. By this process the starch stored up in barley is converted into sugar, one of the principal constituents after fermentation of beer. The complex consists of malt houses, stores, silos (including the illuminated Nylex sky sign and clock) and offices. The earliest surviving malt house on the site is the Temperley, Edwards & Badger designed building of 1880 which formerly housed a process based on the French Galland pneumatic system, one of the earliest uses of this malting technology in Australia. This malt house was extended in 1912 and 1918, and following a fire in December 1950 a modern Saladin box system was installed replacing the Galland process. In 1903, a new malt house designed on the older, floor malting process, was constructed. Another two substantial floor malt houses were constructed in 1920 and 1928, and an office building in 1922. By the late 1930s the 1860s former brewery malt house was replaced with a new pneumatic malt house and in 1939 a new store constructed. In 1942 a second pneumatic malt house was constructed on the north side of Gough Street but this was converted to offices in the 1980s and is currently leased by Barrett Burston as its Australian headquarters. In 1952 a building was constructed to house six pneumatic malting drums imported from the United Kingdom, the first of this type of system to be installed in a maltings in Victoria. The landmark 11 concrete silo barley store was erected in 1952. In the 1950s and 1960s a continuing process of mechanisation of the site took place, and further malting and storage capacity added, with a new Saladin box malt house fronting Gough Street (1956) on the site of the 1860s malt house, and more large concrete barley silos fronting Harcourt Parade (1960-62).

The important malting companies operating on the site have been Smith, Winn & Fielding, maltsters, which operated until 1901, when it became Smith, Winn & Co. In 1906, Smith McDonald & Co, took over the 1880 malt house, and Barrett Bros, a substantial sale (as opposed to brewing) maltster company, took over the balance of the site until 1926, and also operated a 1860s malt house adjoining until 1936. In 1912, the company Smith, Mitchell & Co was formed to take over the 1880 malt house. In 1926 it acquired the balance of the site. In 1941 Smith, Mitchell & Co Pty Ltd, became a public company and further expanded the site. In 1972 it was taken over by Barrett Bros & Burston Co Pty Ltd, one of the two largest malting companies in Australia. Barrett Burston currently operates the site.

How is it significant?

The site is historically, scientifically (technologically), aesthetically, socially and archaeologically significant to the State of Victoria.

Why is it significant

The Barrett Burston Richmond Maltings site is historically significant as the oldest surviving independent sale (as opposed to brewing) maltster site in Australia. It has been continuously associated with the brewing and malting industry since 1852. It is the earliest and most intact of the four remaining nineteenth century sale maltster sites still operating in Victoria, the others being the former James Hood & Co site, Islington Street, Collingwood (1878), the Barrett Burston Gibdon Street site, Burnley (1892), and Joe White Maltings, Gregory Street site, Ballarat (1898).

The site is historically important for its strong associations with significant malting companies such as Smith, Mitchell & Co, which developed and operated the site between 1912 and 1972, and Barrett Burston, one of the largest malting companies in Australia. The site is of historical interest for its association with Charles Smith, who was involved in the site until his death in 1903. Smith, one of the earliest sale maltsters in Victoria, was Mayor of Richmond 1873-74 and Lord Mayor for Melbourne 1883-84, and was a member of the Legislative Assembly.

The Barrett Burston Richmond Maltings site is scientifically (technologically) significant for its pivotal role in understanding the industrial production of malt both by the pneumatic and the floor processes. The 1880 malt house is the only nineteenth century pneumatic malt house surviving in Australia, and is of outstanding technological significance as one of the earliest pneumatic malt houses in the world. While the building was substantially re-modelled following fires in 1950 and again in 1965, the existing mechanised Saladin box process with two parallel germinating boxes and perforated floors is very similar to the original Galland box process described in the opening of the malt house in 1880.

The 1920 malt house, with its low floor to ceiling height of 9 feet, a large open concrete floor, with open store room above, and timber louvred windows set opposite each other in the side walls to control air flow, is scientifically (technologically) important for its demonstration of many of the essential characteristics of a traditional floor maltings. While once relatively common in Victoria, with many having been demolished and others adapted to pneumatic malting systems from the 1930s onwards, or adapted to alternative uses, it now represents a very rare surviving example of its type.

The 1952 pneumatic drum malting building, originally built with six drums imported from the United Kingdom, later replaced by drums constructed in Victoria by Vickers Ruwolt Pty Ltd, demonstrates the earliest use of this malting technology on a sale maltster site in Victoria. The 1939-40 building for storing barley was supplemented in 1952 by 11 concreted silos, which represent an early surviving example of this form of barley storage system on a sale maltster site in Victoria with only the 1937 silos in Abinger Street Richmond (now converted to residential use) being older.

The Barrett Burston Richmond Maltings site is aesthetically and socially significant as a substantial Melbourne landmark. This collection of four brick malt houses dating from 1880, 1920, late 1930s and 1942 together with the 1952 and 1960s concrete silos present a distinctive industrial aesthetic, which has formed a significant part of the townscape of Richmond, the adjoining River Yarra and South Yarra, for many years. Three of the malt houses retain distinctive external evidence of malt kilns, a feature found on only two other remaining malt houses in Victoria. The 1952 and 1960s concrete silos by reason of their height scale and bulk visually dominate the immediate townscape, and are also viewed over a wide distance in eastern Melbourne. Together with the Nylex sign, which sits atop the silos, they have become a significant cultural iconic feature in the Melbourne landscape and psyche and even feature in the song *Leaps and Bounds* by musician Paul Kelly.

The Barrett Burston Richmond Maltings site is archaeologically significant not only for its visible remnants of the malt houses constructed in 1903 and 1928 but also for the potential archaeological remains of the brewing buildings of the 1852 Cremorne Brewery and 1860s malt house.

## 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 alterations 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 alteration shall cease and the Executive Director shall be notified as soon as possible. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable. Subject to full recording to the satisfaction of the Executive Director, the demolition of the 1922 and later office building, including the remnant of the 1903 maltings, [B3] fronting Gough Street. subject to the full recording to the satisfaction of the Executive Director, the demolition of the 1952 drum malting building, [B7]. Subject to the full recording to the satisfaction of the Executive Director, and an assessment of the archaeological potential of the site of the former 1860s malt house, the demolition of the 1956 pneumatic maltings [Building 10] Subject to full recording to the satisfaction of the Executive Director, the demolition of the remaining walls to the 1903 malt house [Building 2] fronting Gough Street Subject to full recording to the satisfaction of the Executive Director, the demolition of the remaining walls to the 1928 malt house [Building 1] fronting Gough Street and Cremorne Street.

Minor repairs and maintenance which replaces like with like.

Repainting of previously painted surfaces

Removal of extraneous items such as external lighting, pipe work, ducting, wiring, antennae, aerials etc, and making good

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

The repair patching and replacement of existing roadways, carriageways, tracks and path surfacing and associated kerbing with new bitumen or concrete paving

The repair and replacement of all underground surfaces

#### Interior

Subject to full recording to the satisfaction of the Executive Director, in the late 1930s former pneumatic malt house [Building 4], the removal of the partitions to the ground floor workshop, and the removal of the laboratory area and staff amenities room to the first floor.

The removal of non-original stud partition walls, suspended ceilings or non-original wall linings, doors, windows, bathroom partitions and tiling, sanitary and kitchen fixtures, fittings and equipment, lights, built-in cupboards, cubicle partitions, computer and office fitout and the like.

Refurbishment of existing bathrooms, toilets and kitchens, including installation of sanitary fixtures and associated piping, mirrors, walls and floor finishes.

Installation, removal or replacements of hot water systems, either internal or external.

Installation, removal or replacement of heating or air conditioning systems, electrical wiring systems and computer ducting, and all fire, electrical and hydraulic systems including but not limited to emergency lighting, sprinklers and hydrant systems to the former 1942 malt house, now office building. [Building 12]

Construction dates	1880,
Heritage Act Categories	Registered place, Registered archaeological place,
Other Names	NYLEX SIGN, NYLEX SILOS,
Hermes Number	12809
Property Number	

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## History

### History of the site

The Barrett Burston Richmond Maltings site was developed as a brewing and malting site in the 1850s-60s. At the eastern end of the site was the Cremorne brewery established in 1852, while at the western end, adjoining the Sir Henry Barkly Public House, was a malt house, which began operation in 1862.

In 1877 the Cremorne Brewery was taken over by John Charles Winn, who then concentrated on malting. In 1880, Charles Smith commissioned Temperley, Edwards & Badger, Architects and Engineers to design a malt house based on the Galland pneumatic system, a malting process developed in France in 1867 and patented in Australia in 1874. It was one of the earliest uses of this malting technology in Victoria, and Australia. Smith was a successful businessman and became an influential sale maltster, initially in partnership with Jesse Gough. Smith and Gough established the first maltings in Victoria on Flinders Street, Melbourne, in the 1850s and are acknowledged to have laid the foundations of the industry in Victoria. Although Gough left Australia in 1870, the streets surrounding the Richmond Maltings bear his name, indicating his importance to the industry in Victoria. In 1881 Charles Smith joined J C Winn and TA Fielding to form, Smith, Winn & Fielding, maltsters, which operated the site until 1901, when it becomes Smith, Winn & Co.

In 1903, a new malt house, designed on the old floor malting process, was constructed. In 1906, Smith McDonald & Co, took over the 1880 malt house, and Barrett Bros, a substantial sale maltster company, which operated both

in Victoria and South Australia, took over the balance of the site until 1926.

In 1912, the company Smith, Mitchell & Co was formed by John Mitchell the former manager of the site, and Mr C R Smith son of Charles Smith, to take over the 1880 malt house. In 1912 and 1918 the 1880 malt house was extended. In 1920 a substantial floor malt house was constructed, and in 1922 an office building. Following the take over of the balance of the site, in 1928 a substantial malt house was constructed. In the late 1930s the former Cremorne malt house was replaced with a new pneumatic malt house and in 1939 a new store constructed. In 1941 Smith, Mitchell & Co Pty Ltd, becomes a public company, and in 1942 a second pneumatic malt house was constructed on the north side of Gough Street.

Following a fire in December 1950, a modern Saladin box system was installed in the 1880 malt house. In 1952 a building was constructed to house six pneumatic malting drums imported from the United Kingdom, the first of this type of system to be installed in a maltings in Victoria. In 1952, an 11 concrete silo barley store is erected with a capacity of 125,000 bushels. In the 1950s ? 60s a continuing process of mechanisation of the site took place, and further malting and storage capacity added, with a new Saladin box malt house fronting Gough Street (1956) on the site of the 1860's malt house, and large concrete barley silos fronting Harcourt Parade (1960-62).

In 1972 Smith, Mitchell & Co Pty Ltd, which was 51% owned by Associated British Maltsters, was taken over by Barrett Bros & Burston Co Pty Ltd, one of the two largest malting companies in Australia. In the 1980s the 1942 malt house was converted to offices, and is currently leased by Barrett Burston as its Australian Headquarters. Barrett Burston operate the site, together with maltings in Islington Street, Collingwood (formerly James Hood & Co) and Gibdon Street, Burnley.

## 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 by including the Heritage Register Number 2050 in the category described as a Heritage place/Archaeological Place:

Richmond Maltings, Gough Street & Harcourt Parade & Cremorne Street, Richmond, Yarra City Council.

### EXTENT:

1. All the land marked L1 and L2 on Diagram 2050 held by the Executive Director being all of the land described in Certificates of Title Volume 9817 Folio 845; Volume 9817 Folio 844 and Volume 10358 Folio 130.

2. All the buildings and structures marked as follows on Diagram 2050 held by the Executive Director:

- B1 1928 malt house wall
- B2 1903 malt house wall
- B3 1922 and later office building
- B4 Late 1930s malt house
- B5 1880 and later malt house
- B6 1920 malt house and mid 1920s extension
- B7 1952 drum malt house
- B8 1952 concrete silos
- B9 1960-62 concrete silos
- B10 1956 and later malt house
- B11 1939-40 barley store
- B12 1942 malt house.

Dated 19 March 2004

RAY TONKIN  
Executive Director

[Victoria Government Gazette G 13 25 March 2004 p.641]

*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/>*