



St Peters staff late 1920s,
Source: Taubmans Paints Archive



St Peters staff in the late 1930s,
Source: Taubmans Paints Archive



Varnish kettles in the running room at St Peters, 1930s,
Source: Taubmans Paints Archive



St Peters staff including the chemists, 1941,
Source: Taubmans Paints Archive

2.6.3 Tenants 1965 - present

Genimplex bought the property from Taubman's in 1965. Initially the buildings were leased to predominantly rag-trading businesses, however over time a mixture of businesses took up tenancies on the site. This mixed use continues to evolve under the current ownership of the property.

Determination No. 12268, dated 4 May 1989, approved an application to use the existing factory complex at 73-83 Mary Street, St Peters, for fifty-seven (57) industrial units.

Since then, the only applications received by Council have been for the use of individual industrial units, not for the site as a whole.

3.0 STATUTORY CONTEXT

The site is located within the Marrickville local government area and is currently zoned Light Industrial (IN2). The proposal involves rezoning the site to Mixed Use (B4).

The site is not in a heritage conservation area nor listed as a heritage item.

The relevant planning controls governing the site are:

- Marrickville Local Environmental Plan (LEP) 2011;
- Marrickville DCP 2011;

The proposal is accompanied by a Statement of Environmental Effects prepared by Mersson.

4.0 SITE AND FABRIC ASSESSMENT

4.1 Streetscape Assessment

The site comprises a large block that spans between Mary Street and Edith Street.

Edith Street has a mixture of one to two storey cottages, warehouses and rear facing garages and back fences. The streetscape is inconsistent, the footpaths are narrow and there are no street trees.

Mary Street is a one-way road that connects the Princes Highway to Unwins Bridge Road. The streetscape comprises predominantly one to two storey cottages to the east of the site with street plantings of Melaleuca. Larger commercial and light industrial buildings are located opposite the site to the south extending towards Unwins Bridge Road.

Unwins Bridge Road is the closest cross street to the site. It is a north south arterial road that follows the railway tracks along its western side. Housing on the eastern side is typically single storey brick, fibro and weatherboard cottages.

Robert Street terminates in a cul-de-sac on the eastern boundary of the site. The streetscape comprises of single storey weatherboard, brick and fibro cottages.



View north on Edith Street showing 1918 warehouse building opposite the site.



View north east on Edith Street showing different building setbacks and rear access driveways across the road from the site.



House adjacent to site on Edith Street.



View south from Edith Street showing edge of carpark area.



View west along Edith Street with site on left.



View west along Edith Street showing site street frontage.



View west along Edith Street showing the culmination of Mary Street with intersection of Unwins Bridge Road.



View south showing corner of Edith Street and Unwins Bridge Road.



View south from the corner of Unwins Bridge Road and Edith Street.



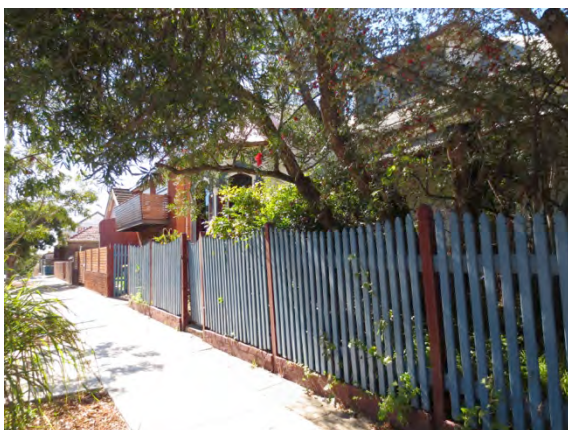
Single storey brick housing along Unwins Bridge Road.



View of south elevation of house on the corner of Unwins Bridge Road and Edith Street.



View from Unwins Bridge Road of house on the corner of Unwins Bridge Road and Edith Street.



View north on Unwins Bridge Road showing single storey brick terrace housing.



View south on Unwins Bridge Road showing single storey brick terrace housing.



View east along Mary Street.



73B Mary Street.



71 Mary Street.



View east along Mary Street.



View west along Mary Street.



Property opposite site at No. 52 Edith Street.



Property opposite at No. 60 Mary Street.



Properties opposite site at No. 62 Mary Street.



View west along Robert Street.



View west along Robert Street.



View west on Robert Street. With No. 43 at end of cul de sac.

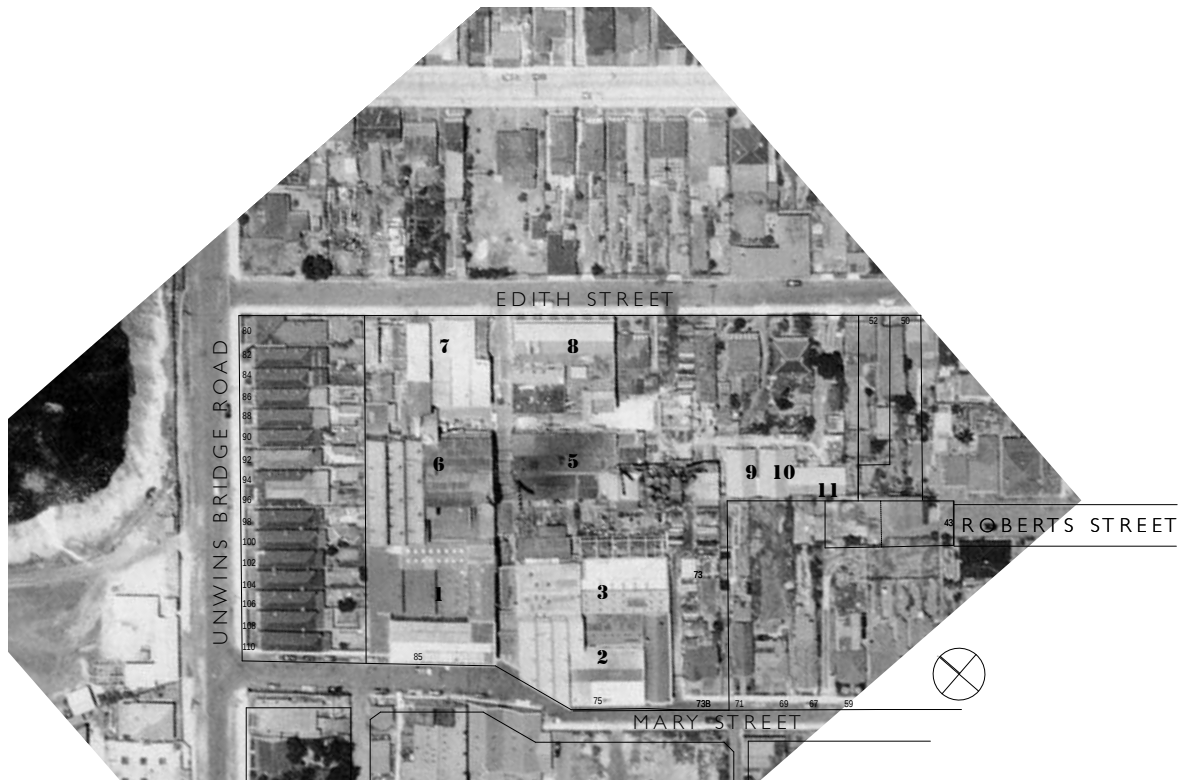


No. 41 Robert Street.

4.2 Site Survey



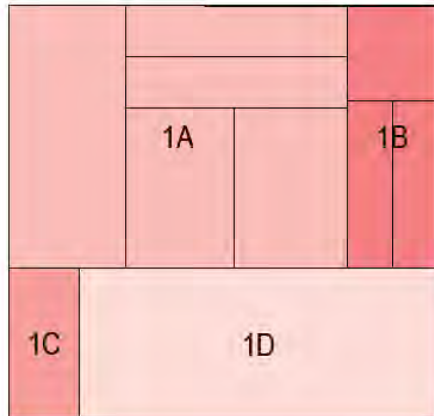
All of the buildings have been altered over time making it difficult to date them. The 1943 aerial of the site shows buildings in their current locations and cottages in the area that is now used as a carpark. Based on the information contained in the Sands Directory, Land Title information and this photograph it can be assumed that the buildings were constructed during Taubmans ownership between 1905 and 1943 and that most of them were constructed from the late 1920s to the early 1940s.



1943 Aerial photograph with building numbers overlaid.
Source: Taubmans Paints Archive

4.3 Building I

Building I, is located in the south-west corner of the site and is built to the Mary Street boundary. The building was constructed between 1923 and 1943 during Taubmans ownership of the site and comprises four sub structures. The bulk of the building presents as a three storey parapeted face brick warehouse with large double hung timber framed windows. The parapet to Mary Street is rendered and terracotta ventilators are paired above the windows.



Plan showing parts of Building I and location on the site, TZG, 2014.

Building 1A is a single level brick building for the most part, with a small second floor to the north. The ground floor of the building is concrete with timber structural columns and is divided into three equal bays with a sawtooth roof, while the second level has a gable roof. The roof is made from metal decking, sarking, timber trusses and contains skylights of translucent sheeting. The western wall of the structure abuts the property boundary. An internal stair in the north west corner provides access to part of level 1 (the bathrooms). The remainder of the space is accessed via Building 1B from the east and Building 6C from the north.

Building 1B is a three storey brick building divided into two separate portions. The roof is a combination of metal, sarking with timber trusses. The southern portion has a gable roof, while the northern portion has a flat roof with a parapet wall to all facades. It has steel framed windows at ground level and aluminium framed on levels 1 + 2. An internal stair provides access to level 1. Level 2 is accessed via Building 1C.

Building 1C is a single level brick building with a concrete floor at the south-west corner of the building. A roller door allows vehicle access from Mary St. It has a skillion metal roof with a parapet wall to the west and south. The western wall of the structure abuts the property boundary.

Building 1D is a three storey brick building that fronts onto Mary St. It has a metal gable roof with a parapet wall to the south, east and west facades, which feature timber framed windows. The ceiling conceals the structure of the roof itself. The building has a hoist that can be accessed from Mary St. There are two bridges, one on level 1 and another on level 2, which provide access to Building 2. The building has one internal stair in the north west corner. Level 1 and 2 can also be accessed from an external stair/bridges.

Building I: Exterior



View looking east along Mary Street, Building 1C in foreground, Building 1D in middle and Building 2 in background.



View looking west along Mary Street, Building 1D in background.



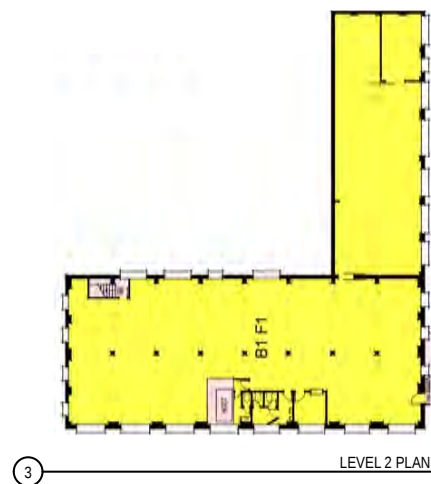
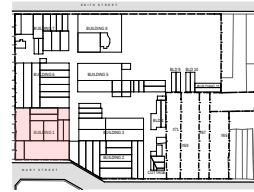
Mary Street south, elevation, Building 1C on left hand side and 1D to the right.



Building 1B east elevation,.



Building 1D, showing ceramic insulators that should be retained.



Building 1, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

Building 1 is currently tenanted as follows:

Ground Level 1	Several tenancies including a furniture designer and showroom. Caretaker and series of small tenancies including a creative consultancy firm and an architectural firm.
Level 2	Woodworking co-operative.

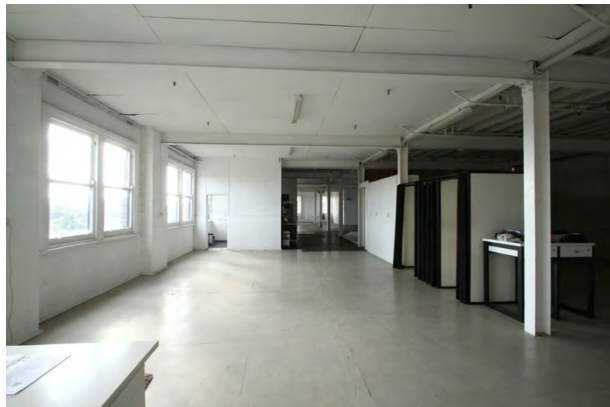
Building I: Interior



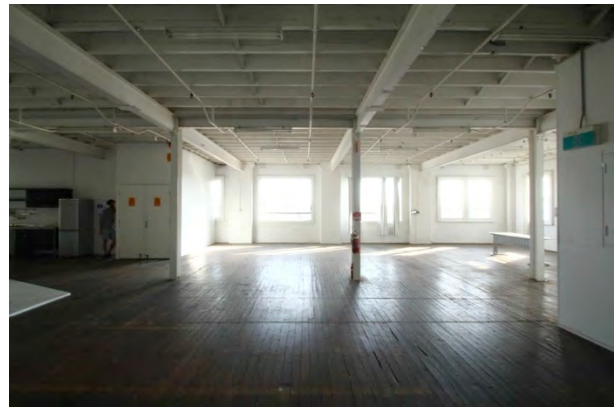
Building I, G, circulation space looking south.



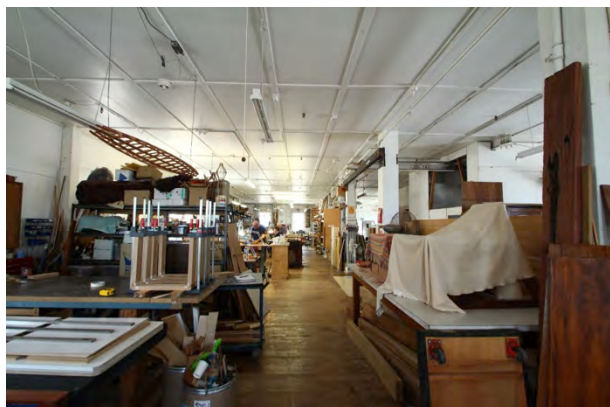
Building I, Ground level showing timber trusses + steel rod construction.



Building I, L1, Tenancy BIFI current caretakers office set up as photographic studio looking west.



Building I, L1, Tenancy BIFI current caretakers office set up as photographic studio looking south



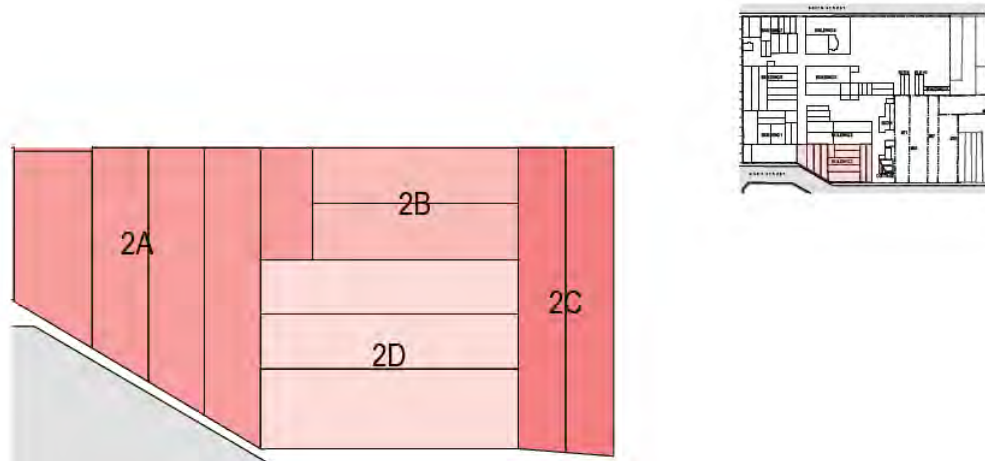
*Building I, L2, Tenancy BIFI looking east.
Woodworking co-operative*



*Building I, L2, Tenancy BIFI heavy machinery annex
looking north. Woodworking co-operative*

4.4 Building 2

Building 2 is located on land acquired by Taubmans in 1902. The building is comprised of four sub-structures, three of which are built to the Mary Street boundary at the bend in the road. All parts of the building appear on the 1943 aerial photograph, but are different to those shown on a 1920s survey of the site, and hence are assumed to have been built in the period between 1920 to 1940.



Plan showing parts of Building 2 and location on the site, TZG, 2014.

Building 2A is a three storey rendered brick building with steel structural columns and a concrete floor. It has a single storey loading bay at its west side. The southern facade of the building fronts Mary St. The three storey portion of the building is divided into four equal bays with a sawtooth roof with glazed skylights, and a parapet wall on its south (Mary St) facade. The loading bay has a skillion roof and a parapet wall on its south facade. Windows are steel framed. There are two bridges, one on level 1 and another on level 2, that provide access to Building 1. There is no internal stair in this portion of Building 2, however level 1 can be accessed internally via Building 2D. Level 2 can be accessed via an internal stair from the adjacent structure, Building 3A. There is an external stair and bridges on the west side of the building that provide access to all levels.

Building 2B is a single storey building with a gable roof and concrete floor. This building is 'land locked' by other portions of Building 2 and Building 3.

Building 2C is a two storey face brick building with timber structural columns. The floor is concrete at ground level and framed on level 1. It has a gable roof and parapet wall on its south (Mary St) facade. Windows are timber framed. There is an internal stair in the south west corner of the structure.

Building 2D is a two storey brick building with steel structural columns, divided into two sections. The southern section has a skillion roof and a parapet wall to Mary St. The northern section has a gable roof. The ground floor is concrete with framed on level 1. Windows are timber framed. There is an internal stair in the south east corner of the structure. The building can also be accessed via Building 2A adjacent.

Building 2: Exterior



Mary Street south elevation, Building 2A, 2D and 2C.



East elevation Building 2C.



North elevation Building 2A in the distance.



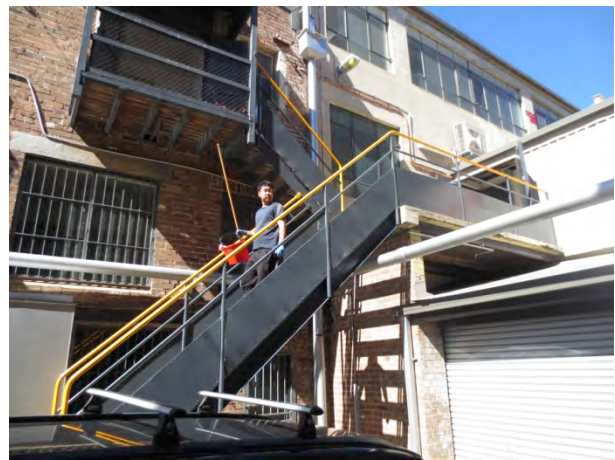
Building 2A, north elevation window detail L2.



Bridge connecting Building 1D & Building 2A, L2.



Bridge connecting Building 1 & Building 2A, L2.



Building 2A, external stairs and loading bay.



Loading bay on Mary Street, Building 1D with Building 2A in background.



Detail of entry, Building 2A.



Building 2, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

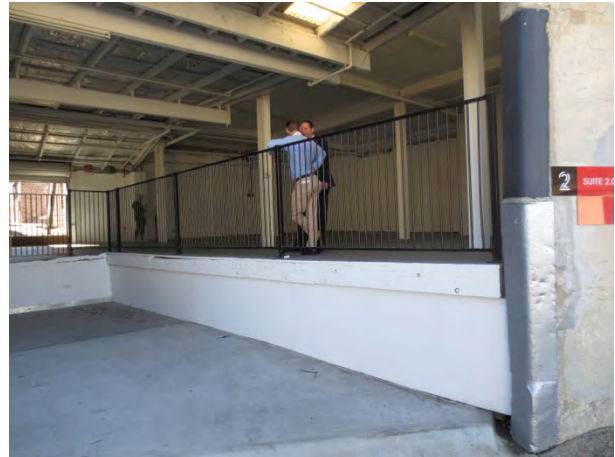
Building 2 is currently tenanted as follows:

Ground	Craft Brewery, IT service provider company, swimwear designer and a loading bay
Level 1	Creative consultancy firm, painter, fashion designer, photographic studio and several small industrial design offices.
Level 2	Currently unoccupied.

Building 2: Interior



Building 2, G, Tenancy B2F1, currently unoccupied looking south towards Mary Street.



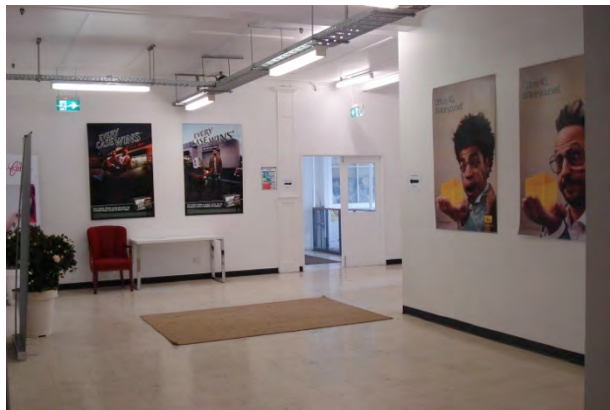
Building 2, G, Tenancy B2F1 Mary Street loading dock.



Building 2, L1, timber stair.



Building 2, L1, timber stair + office room. These elements should be retained if possible.



Building 2, L1, Common area.



Building 2, L2, Tenancy B2F1, currently unoccupied looking south.

4.5 Building 3

Building 3 is also located on land acquired by Taubmans in 1902, but located away from Mary Street to the rear of Building 2. The building appears on the 1943 aerial photograph, but is different to that shown on a 1920s survey of the site, and hence is assumed to have been built in the period between 1920 to 1940.



Plan showing parts of Building 3 and location on the site, TZG, 2014.

Building 3 is comprised of three sub-structures:

Building 3A is a single storey lightweight building with metal cladding and a concrete floor. The structure has a gable roof on its southern portion and a skillion roof to the north made from metal decking and steel trusses. The building is essentially a 'lean-to', whereby its southern side is supported by the adjacent brick wall from Building 3B.

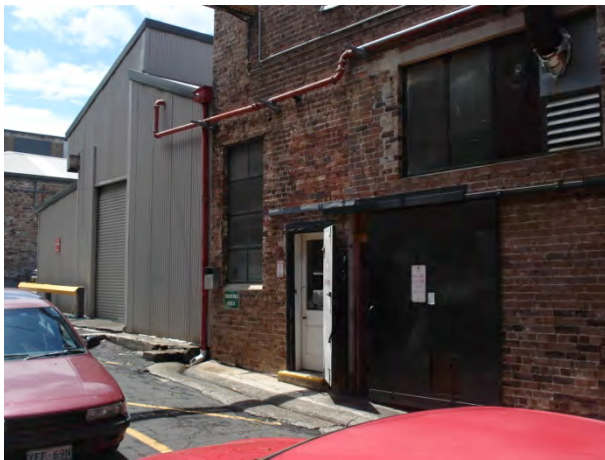
Building 3B is a two storey face brick building with timber structural columns and a metal gable roof. It has a concrete floor at ground level and framed on level 1. Windows are steel framed at ground level and vary at level 1. There is a stair in the south west corner of the building that provides access to a small mezzanine level. Level 1 can also be accessed internally via adjacent Building 2A or via an external stair on the west side of the building.

Building 3C is a single storey face brick building with timber structural columns and a metal gable roof. The floor is concrete. There is a mezzanine level across the southern side of the structure. There are two internal stairs that provide access to the mezzanine level. This building has timber rodded trusses.

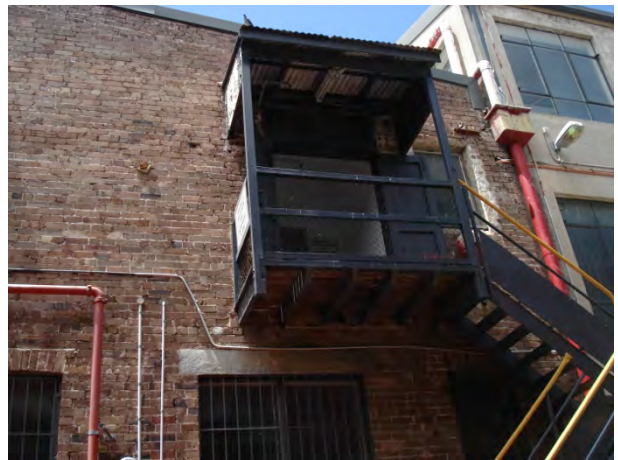
Building 3: Exterior



Building 3C north elevation.



Building 3 west elevation.



Building 3B west elevation showing external stair.



Building 3A west elevation.



Building 3B, large fire bell that should be salvaged and relocated.



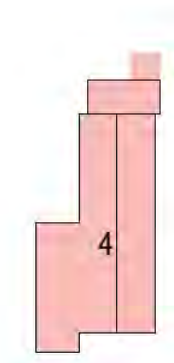
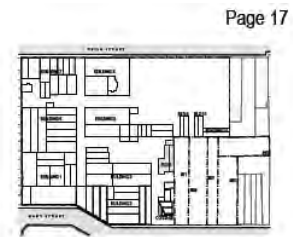
Building 3, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

Building 3 is currently tenanted as follows:

Ground	Machinery workshops
Level 1	Artists studios

Building 3: Interior*Building 3 Ground level machinery workshop.**Building 3 Ground level threshold.***4.6 Building 4**

Building 4 is a single storey lightweight shed clad in painted corrugated metal with timber framed windows that is currently used as a Screen Printing Studio. Taubmans acquired this site in 1945.

*Plan showing Building 4 and location on the site, TZG, 2014.**Building 4, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.***Building 4: Exterior**

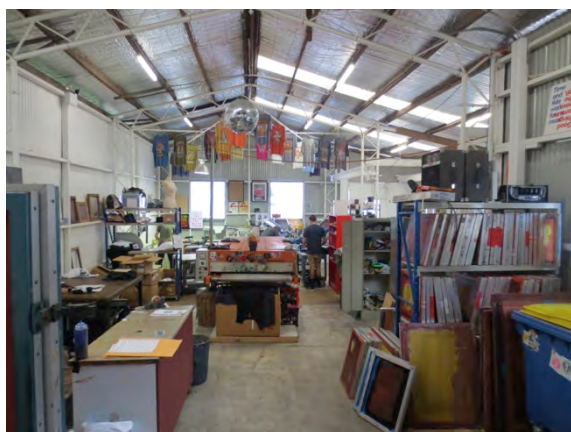


Building 4 looking north.



Building 4 looking south east.

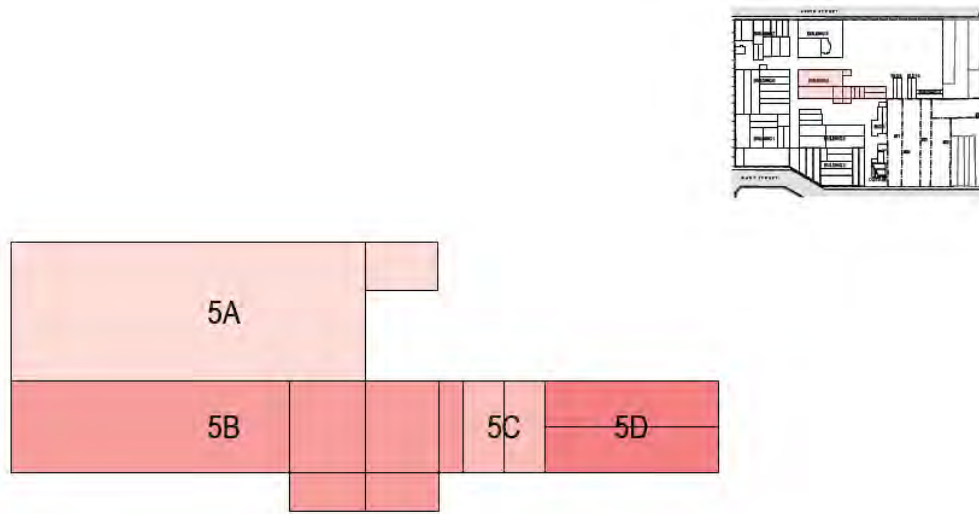
Building 4: Interior



Building 4 ground level.

4.7 Building 5

Building 5 is located at the centre of the site on land acquired by Taubmans in 1903. The building comprises four substructures of varying age ranging from approximately 1910 to 1943, by which time they appear on the aerial photograph of the site.



Plan showing parts of Building 5 and location on the site, TZG, 2014.

Building 5A is a single storey face brick building with a skillion metal roof and concrete floor.

Building 5B is a predominantly single storey face brick building with a small, two storey, painted corrugated metal clad lightweight extension to the south side. This structure has two main sections - one has a hipped metal roof and the other a sawtooth metal roof. The ground floor is concrete with a framed floor on the small upper level. The window frames vary in material. There is an internal stair in the south east of the structure that provides access to the small second level.

Building 5C is a two storey face brick building with a concrete and metal flat roof. The floor is concrete at ground level and framed at level 1. Windows are aluminium framed. There is an external stair on the northern side that provides access to level 1.

Building 5D is a two storey brick structure with a gable roof that combines metal decking and a steel portal. The windows are aluminium framed. Level 1 is accessed via the adjacent structure, Building 5C.

Building 5: Exterior



Building 5 south elevation, looking west.



Building 5D & 5C south elevation, showing external stair.



Building 5B, south elevation, looking west.



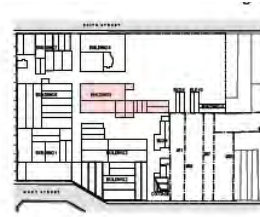
Building 5D, south elevation.



Building 5A, north and west elevations.



Between Building 5A and 8, looking east.

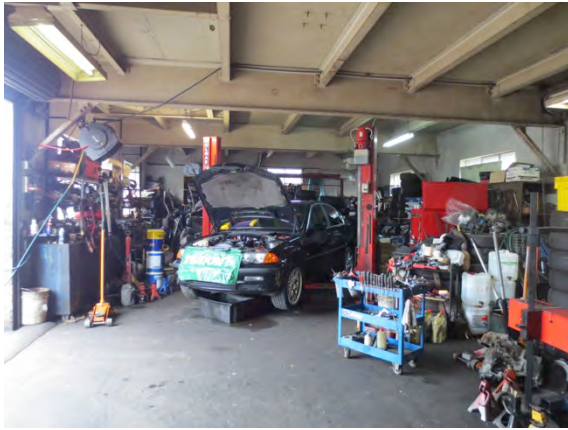


Building 5, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

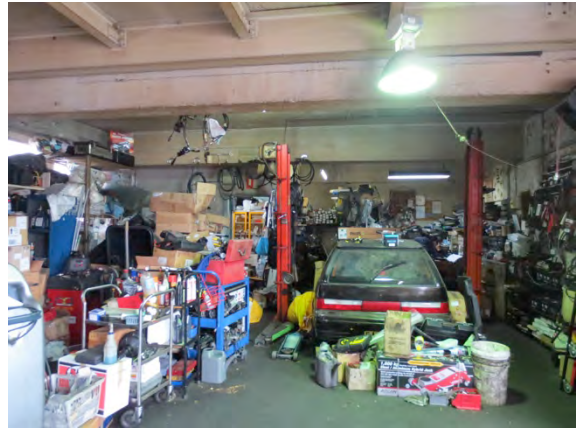
Building 5 is currently tenanted as follows:

Ground	Motor mechanics Suite 01 Wieland Motors
Level 1	Suite 03 Paper Go Round Suite 11 Sundara Production

Building 5: Interior



Building 5, Ground level, mechanics workshop.



Building 5, Ground level, mechanics workshop.



Building 5, Ground level, Paper Go Round.



Building 5, Level 1, fashion workshop.



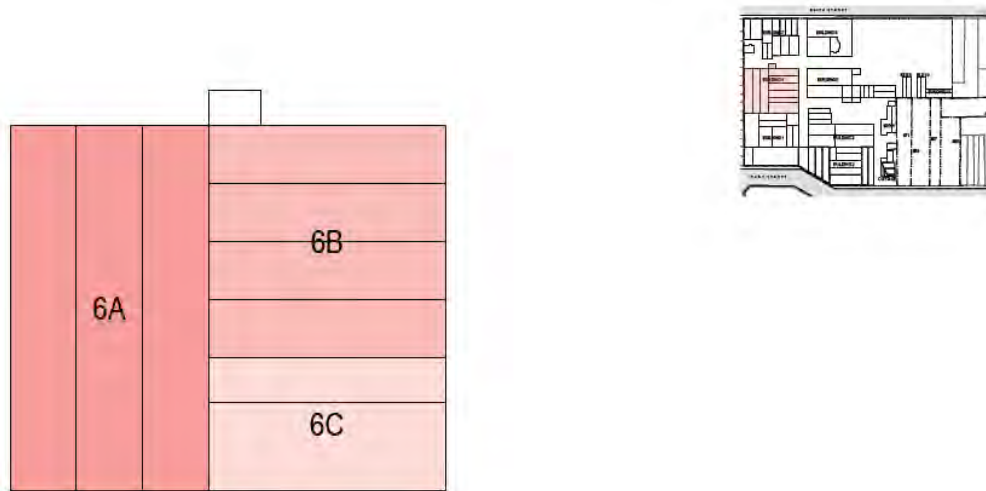
Building 5, Ground level, Artist's studios.



Building 5, Ground level, Artist's studios.

4.8 Building 6

This face brick building is located at the centre of the site, adjacent to the western boundary, on land acquired by Taubmans in 1923, and comprises three substructures. Building 6 is evident on the 1943 aerial of the site, although there have been alterations since that time.



Plan showing parts of Building 6 and location on the site, TZG, 2014.

Building 6A is a three storey brick building, with a lightweight metal clad mezzanine in the south east corner between the ground floor and level 1. It has a concrete floor. The building is divided into three equal structural bays with a sawtooth roof of metal decking, sarking and a structure of timber trussing. The windows are steel framed to the west and aluminium framed to the south. The western wall of the structure abuts the property boundary. There are two bridges, one on level 1 and another on level 2, which provide access to Building 7. The mezzanine level is accessed via a stair in the south west of the building. Another internal stair in the south west of the building provides access to level 1 and 2. There is an external stair on the north side of the building that accesses level 1. There are also multiple access points on all levels from the adjacent structure, Building 6B.

Building 6B is a three storey brick building with steel structural columns, divided into two separate portions. The floor is concrete at ground and framed on the upper two levels. The southern portion has a pitched roof with a parapet wall to the south west corner, while the northern portion has a pitched roof with a gable end. The roof is made of metal decking, sarking and a structure of timber trussing that has had recent repairs in steel. It has timber window frames. There is a working goods lift at the north west corner of the building, which accesses all levels. There is no internal stair in this portion of Building 6, however it can be accessed internally via Building 6A. There is an external stair to the north side of the building that accesses all levels.

Building 6C is a two storey brick building with timber structural columns and a combination of pitched and sawtooth metal roof. The floor is concrete at ground and framed on the second storey. The windows are steel framed at ground level and aluminium framed on the second floor. There is no internal stair in this portion of Building 6, however it can be accessed internally via Building 6A.

Building 6: Exterior



Building 6 north elevation



Building 6 east elevation



Building 6B east elevation, looking south.



Building 6B north elevation, looking west.



Building 6C. This section of the building is a later addition.



Building 6, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

Building 6 is currently tenanted as follows:

Ground	Furniture workshops, architectural consultancy firm, Property styling company
Level 1	Photographic studios, Model and prop design company, fine art studios
Level 2	Large series of art studios, screen printing and sign-making company.

Building 6: Interior



Building 6, G, Tenancy B6 F1, looking west.



*Building 6, G, Tenancy B6 F2 B, looking south.
Furniture workshop.*



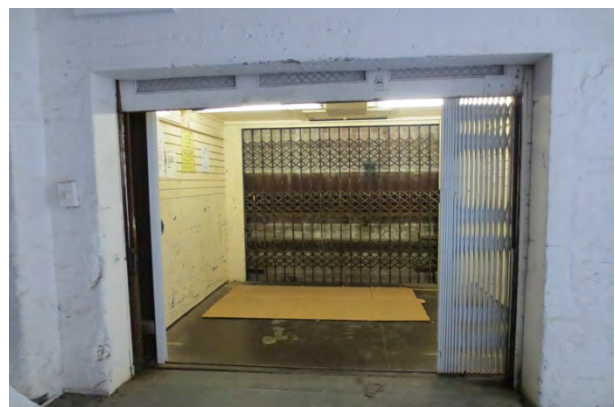
Building 6, LI, Common Area, looking west.



*Building 6, Mezzanine, Tenancy B6 F1C, looking west.
Music promotion company.*



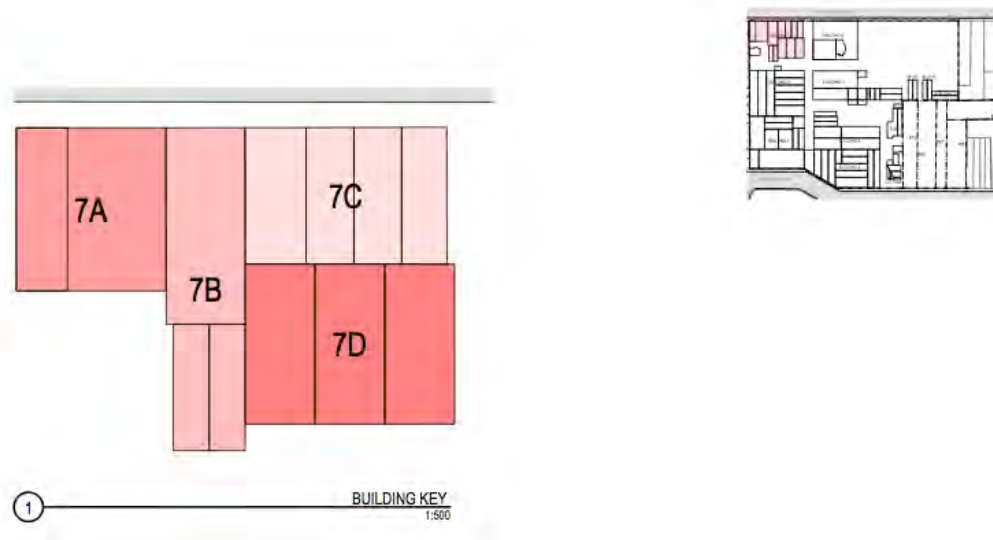
*Building 6, LI, Tenancy B6 F3, looking south.
Photographic Studio.*



Building 6, goods lift.

4.9 Building 7

Building 7 is located on the north west corner of the site fronting Edith Street and is comprised of four sub-structures from different periods. Taubmans acquired this land in 1923.



Plan showing parts of Building 7 and location on the site, TZG, 2014.

Building 7A is a single storey brick structure with timber structural columns that abuts both the north and west boundaries of the site. The north facade of the building fronts onto Edith St. The building is comprised of two separate parts, each with a metal skillion roof. The windows are timber framed glass louvres. It has a concrete floor. There is a courtyard on the south side of the building, which houses a sub-station.

Building 7B is a three storey lightweight building with steel structural columns. The north façade that faces Edith Street is rendered brick and all other facades are clad in metal. It has a metal skillion roof built onto a timber and steel structure. The floor is concrete at ground and framed on level 1 and 2. Windows are steel framed at ground level and aluminium at Level 1 and 2. There is an internal stair between level 1 and 2. There are two external stairs on the west side of the building that provide access to level 1. There is also adjacent in Building 7D internal access to level 1 via stairs.

Building 7C is a two storey lightweight building with metal cladding and steel structural columns, divided into four bays of similar proportion. The bays have a series of gable and skillion metal roofs, the most easterly of which is only a single level. The floor is concrete at ground level and framed on the upper level. The windows have both timber and aluminium frames. The north facade of the building fronts onto Edith St. An internal stair adjacent in Building 7D provides access to level 1.

Building 7D is a two storey brick building with steel structural columns, divided into three equal bays with a metal sawtooth roof built onto a steel and timber structure. The floor is concrete at ground level and framed above. The windows are a combination of timber, steel and aluminium. There is an internal stair in the south west corner of the building.

Building 7: Exterior



Building 7C & 7B north elevation.



Building 7C, 7B & 7A north elevation.



Building 7C & 7D east elevation.



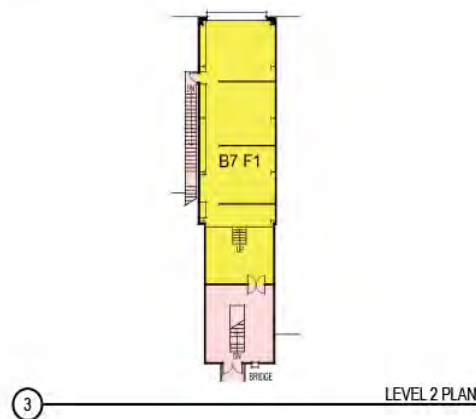
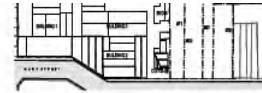
Building 7D east elevation.



Building 7A south elevation.



Building 7D south elevation.



Building 7 is currently tenanted as follows:

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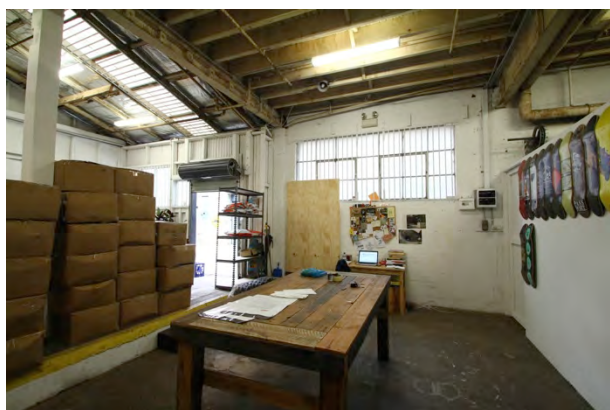
Building 7: Interior



Building 7, G, Tenancy B7 F2, looking west.



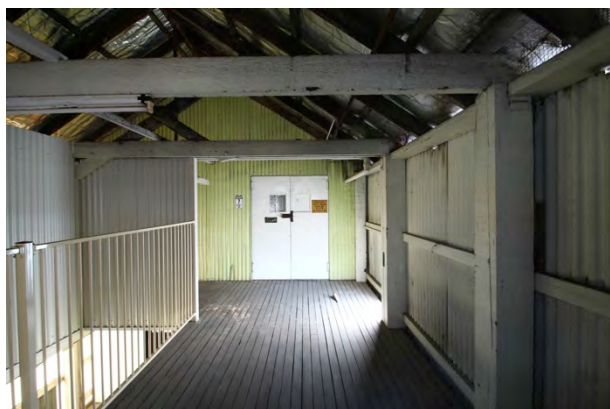
Building 7, G, Tenancy B7 F2, showing ceiling.



Building 7, G, Tenancy B7 F1, looking east.



Building 7, G, Tenancy B7 F3, looking west.



Building 7, L2, Common Area, looking north.



Building 7, Level 1.

4.10 Building 8

The north facade of Building 8 fronts Edith St. Taubmans owned this site from 1903.



Figure 4.114 Plan showing parts of Building 8 and location on the site, TZG, 2014.

Building 8 is a three storey face brick building with concrete structural columns. The third floor is relatively small. The first two storey part of the building has a flat concrete slab roof, while the third storey is made up of two parts, each with a skillion metal roof. The floors are concrete and the windows are steel framed. There are two internal stairs on the south side of the building, both of which provide access to all levels.

Building 8 - Exterior



Building 8, north elevation.



Building 8, south elevation.



Building 8, east elevation.



Building 8, west elevation.



Building 8, Rooftop



Building 8, Rooftop



Building 8, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

Building 8 is currently tenanted as follows:

Ground	Furniture Restoration and timber joinery workshops, signmaking company.
Level 1	Fashion design company, recording studio, photographic studio.
Level 2	Recording studio.

Building 8: Interior



Building 8, G, Tenancy B8 F4, looking east.



Building 8, L1, Common Corridor, looking south.



Building 8, L1, Tenancy B8 F1, looking north.



Building 8, L2, Shared Toilets, looking south.



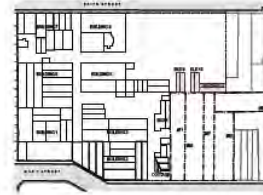
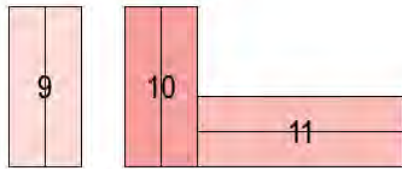
Building 8, Level 2.



Building 8, Level 2, Recording studio.

4.11 Building 9, 10 + 11

Buildings 9, 10 & 11 are single storey lightweight sheds with simple gable roof structures located on land owned by Taubmans from 1937. All of these buildings appear on the 1943 aerial photograph of the site.



Plan showing parts of Buildings 9, 10 & 11 and location on the site, TZG, 2014.

Building 9, 10 + 11 – Exterior



Buildings 9 & 10.



Building between 9 & 10 housing amenities.



Building 11.



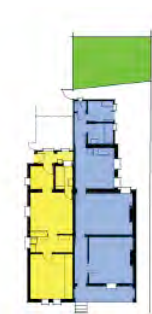
Buildings 9, 10 & 11, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

4.12 Cottage, 73B Mary Street



Plan of cottage at 73B Mary Street and location on the site, TZG, 2014.

Constructed circa 1900, this single storey painted brick cottage has a later addition to the rear. It has a timber framed metal deck roof and timber framed, double hung windows.



Cottage, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

The cottage is currently used as a pottery studio by the Mary Street Pottery Group.

Building 12 – Cottage 73 Mary Street - Exterior



Building 12, South elevation..



Building 12, North & West elevations.

4.13 Carpark and Substation



Carpark, Looking South.



Carpark, Looking north towards neighbouring property.



Substation behind Building 7.



Over looking carpark towards building 10, 11 + 12.

The site has a large carpark in the north eastern part of the site that was once occupied by houses, as evidenced by the 1943 aerial photograph of the site.

A kiosk style substation is located at the rear of building 7.

The ground plane of the site is hard surfaces ranging from bitumen to concrete to gravel, with no landscaping.

4.14 43 Roberts Street



43 Roberts Street, St Peters

Constructed post 1933, this single storey dwelling is set back from the street behind a timber paling fence and has a front garden that features a Norfolk Island pine. It is constructed of rendered and painted brickwork and has a tiled roof and timber window frames.

This property belonged to Taubmans from the 1950s until 1965.

This property is owned by the applicant.

4.15 50 Edith Street



50 Edith Street, St Peters

Constructed post 1928, this single storey dwelling is set back from the street behind a timber paling fence, hidden behind a Lilly Pilly tree.

This property is owned by the applicant.

4.16 52 Edith Street



52 Edith Street, St Peters

Constructed post 1900, this single storey workers cottage is set back from the street behind a painted timber picket fence. It is constructed from weatherboards and has a corrugated iron roof.

This property is owned by the applicant.

5.0 HERITAGE VALUES

5.1 Assessment of Heritage Values

The following assessment of heritage values is based on the NSW Heritage Office method.

5.1.1 Overall Site Character

The site has an overall industrial character that relates to its former use as the Taubmans paint factory. The site is large with internal streets related to this former use with predominantly hard surfaces and no landscaping. The buildings to Mary and Edith Streets are built to the street edge and are proud, robust warehouse type buildings, whilst many of the buildings to the interior of the site are less substantial, lightweight and of lesser importance.

5.1.2 Historical Values

75 Mary Street has historic values as the site of the former Taubmans factory (1902-1965), however, the buildings have been altered to such a degree that this is barely legible in the fabric that remains on the site. There is little remaining evidence of the former use of the buildings as a paint factory.

5.1.3 Historical Associations

The site has historical associations with the Taubman family, including George Henry Taubman, Henry George Taubman (his son) and Nathaniel George Taubman, who lived on the site in 1902, and expanded their land holdings and factory operations over the next sixty years until they sold the site in 1965.

5.1.4 Aesthetic Values

The existing buildings on the site date from the 1920s to 1940s. Many are robust buildings, utilitarian in nature, without ornamentation - built to serve their intended purpose.

The buildings built to the street, including parts of buildings 1, 2, 6, 7 and 8 have landmark qualities, within their immediate streetscape context, and are considered worthy of retention and adaptive reuse.

Little evidence remains of the Taubmans use of the site, as it appears that all of the equipment was stripped out of the buildings at the time of sale. All of the buildings on the site have all undergone numerous alterations and additions and many elements appear to have been moved from one building to another, which has resulted in a lack of integrity and hence significance.

Some of the buildings have distinctive elements that relate to their former light industrial use that should be retained in situ. These include the goods hoist in Building 6, ceramic insulators and fire bells on the exterior of the buildings and the various crane rails and hoisting jibs.

There are several elements of industrial archaeology associated with the buildings that are to be demolished that contribute to the character of the site and are considered worthy of salvage and reuse elsewhere on the site. This would be in keeping with the past tradition of changes to buildings.

The Mary Street entrance to Building 2, timber stair and office on the first floor should be retained, as they appear to have served as the main public entrance to the larger Taubmans site.

The lightweight sheds on the site are considered to be of little heritage value.

The houses that form part of the site at 59-73 Mary Street and 43 Robert Street are not listed as heritage items nor located within a heritage conservation area. They are representative examples of houses constructed in the area between 1900 and 1940.

An arborist will examine the trees related to these properties in more detail as part of the Development Application for the proposal.

5.1.5 Social Values

The site has associations with the factory workers who worked at the Taubmans paint factory from 1902-1965.

The buildings have been leased to a variety of tenants on a commercial basis since 1965, which has also established a community of tenants.

5.1.6 Scientific Values

Further research could be carried out into the operations of the factory on site, as little evidence remains in the building fabric to provide clues. Some of the buildings have timber trusses with steel rods, which are considered unusual and should be retained or reused where possible.

Due to the extent of previous disturbance on the site, no archaeology is expected to be found. An archaeologist will, however, be on call during the construction phase of the project to ensure that any finds are appropriately recorded.

5.1.7 Rarity

The site is not rare.

5.1.8 Representativeness

The site is a representative example of a factory within the Marrickville local government area. There are, however, many other factory sites in the area that remain operational or have been adaptively reused such as the Silos in Newtown, Enmore Box and Case Factory. At 75 Mary Street, there is little remaining evidence associated with the former use of the site as the Taubmans paint factory.

5.2 Aboriginal Heritage

There are no known items of Aboriginal heritage in the vicinity of the site.

5.3 Archaeology

There are no known items of archaeological significance in the vicinity of the site.

5.4 Natural Heritage

There are no known items of natural significance in the vicinity of the site.

5.5 Heritage Items in the Vicinity

There are no heritage items in the vicinity of the site.

5.6 Summary of Heritage Values

75 Mary Street site does not meet the criterion for listing as an item of local significance despite the size of the site, the number of extant buildings dating from the 1920s to 1940s and the overall industrial character. This is due to the extent of changes that have been made to the building fabric, which have resulted in a loss of integrity and hence significance.

5.7 Recommendations

Regardless of the level of heritage significance of the site, it is recommended that some of the more robust buildings be adaptively reused, that the former use of the site be interpreted and that elements of industrial archaeology be salvaged for reuse. This would be a sustainable outcome that retained a tangible link to the former industrial use of the site for future generations.

6.0 THE PROPOSAL

6.1 Scope of Work

The proposal involves a change of site zoning from Light Industrial (IN2) to Mixed Use (B4). It also involves the selective demolition of buildings, adaptive reuse of others and construction of new buildings with associated infrastructure and landscaping.

6.1.1 Demolition

Four lightweight sheds (Buildings 4, 9, 10 and 11) are proposed to be demolished along with two brick industrial buildings (Buildings 3 and 5) and three houses (50-52 Edith Street and 43 Roberts Street) on the western part of the site. These buildings are not listed as heritage items and are considered to be of little heritage value.



Demolition Plan, TZG Architects, 2014.

6.1.2 Adaptive Reuse

The more robust buildings on the site, of higher heritage value, are proposed to be retained and adaptively reused for commercial purposes, similar to those on site at present. In order to comply with relevant codes including the BCA and ASI428, new stairs, lifts and services are required and acoustic upgrading will also be needed. Modest contemporary additions are proposed to some of the buildings.

Building 1 & 6

Buildings 1 & 6 are to be predominantly retained for commercial uses. A four storey addition is proposed on top of Building 1, which provides increased commercial floor space. The new addition will be carefully detailed, in a contemporary manner, and set back and articulated from the original building.

The proposal also includes the demolition of the later brick infill structure at the south-east corner of Building 6. This part of the building is an intrusive later addition that restricts light into the windows in both buildings. A new service core is proposed in the void space created between the two buildings.

Building 2

Building 2 is to be predominantly retained for commercial uses. The proposal includes the demolition of the single storey loading bay on the western side of the building to facilitate a pedestrian through site link to Mary St.

Building 7

Alterations and additions are proposed to Building 7, which will also be used for commercial purposes. 7C is a lightweight structure with corrugated metal cladding and 7B is a predominantly lightweight structure with corrugated metal cladding, however, it has a brick facade on its south eastern corner, which is proposed to be retained. Parts 7A and 7B of the building are proposed to be retained.

Building 8

Building 8 is to be predominantly retained, however a new stair, lift and service core is to be inserted at the centre of the building to access the upper levels. This will require localised internal demolition.

There will also be minor demolition on Level 2 of the intrusive later addition. A two storey addition is proposed on top of the existing building, which includes a landscaped roof terrace. The new addition will be carefully detailed, in a contemporary manner, and articulated from the original building.

6.1.3 New Buildings

Three new buildings are proposed on the site. Commercial and community uses are proposed on the ground floor of the buildings. This will provide increased amenity not only to residents and tenants of the site, but the wider community. Residential apartments on the western side of the site have been designed to step down to respond to the scale of the surrounding residential context.

Building	Use	Storeys
A	Residential apartments	6 storeys
B	Residential apartments	4 storeys
C	Commercial (G) + Residential over	8 storeys

Two levels of basement parking are proposed, accessed from Edith Street.

Pedestrian through site links and landscaping are integral to the proposal and will improve the context of the area.

6.2 Design in Context

The design aims to maintain and enhance the site's distinctive identity and sense of place. The alterations and additions to the existing buildings and infill building aim to preserve the special qualities that give the place its industrial character in a way that respects the old whilst reflecting the new and meeting the amenity need of its users in accordance with The Burra Charter.

The new infill development is considered appropriate in terms of character, scale, form and siting and will be developed using appropriate materials and detailing for lodgement at Development Application stage.

6.2.1 Character

The planning proposal is based on careful analysis and evaluation of the historic context of the site and the surrounding context and respects important elements of the overall character of the place. The buildings have been designed to harmonise with their surroundings with respect to the scale and form of the buildings, street and subdivision patterns, setbacks and views. Adaptive reuse of original buildings on the site for commercial purposes, similar to those in place at present, continues a tradition of uses established on the site in 1965.

6.2.2 Scale

Buildings in the neighbourhood vary in scale from one to two storey residential dwellings to the east to larger scale commercial and industrial developments to the south. The existing buildings to be retained on the site are one to three storeys in height with generous floor to ceiling heights.

In response to the scale of buildings in the surrounding context, the proposal steps the new buildings down from eight storeys proposed at the centre of the site to two storeys at the eastern boundary to meet the established lower scale residential pattern which is of a finer grain. The scale of the larger buildings proposed is broken into smaller elements to reduce the apparent bulk.

The proposed density and arrangement of buildings responds to the existing site configuration but extends it to connect into the existing street pattern.

6.2.3 Form

Existing building forms on the site are large, utilitarian and block like, reflecting their past uses. The commercial development opposite the site on Mary Street also has large block like forms whilst the surrounding residences are of a smaller scale and domestic in character.

The proposed additions defer to the original buildings and have been designed with simple well-articulated forms to read as secondary elements.

The forms of the new buildings are shaped by the historic street pattern, with further subdivision to increase the level of pedestrian permeability of the site.

An interpretative design strategy has been used to design the forms of the new buildings. Those buildings relating to the original factory buildings have been designed with a set of simple factory forms, whilst the residential buildings to the south of the site are highly articulated and have shaped roofscapes that relate to the existing residential buildings on Edith, Mary and Roberts Streets. This has been done intentionally to create a positive relationship with the neighbouring context.

6.2.4 Siting

Whilst the buildings on Mary and Edith Street are built to the street boundaries, the site is unusual in that it has an internal street and hence not all of the buildings are oriented in this way. Neighbouring residential buildings on Mary Street are generally set back from the street behind a low height fence. Edith Street has a mixture of conditions with some buildings addressing the street mixed with the rear fences and garages of properties that face Silver Street. Side setbacks vary in the area.

The new buildings have been designed to add sympathetically to the local streetscape and the grain of the area. Front and side setbacks and the general location of the new buildings on the site and the complementary treatment of street edges reinforce this aim. New fences relate to adjacent properties where possible.

Underground parking is proposed to avoid the need for garages and carports to the street frontages.

Significant views to and from the site along Mary and Edith Street are retained.

There are some mature trees on the site. An arborists report will be prepared to accompany the Development Application for the property and where possible these will be retained.

There are no known archaeological remains or sites of Aboriginal significance that will be affected by the proposed works.

The spaces created between the existing and new buildings will be of the highest quality. A landscape plan accompanies the proposal prepared by JMD Design. This plan acknowledges the industrial history of the site and proposes appropriate treatments and finishes that reflect its past use.

6.2.5 Materials and colour

The existing buildings on the site employ a simple earthy palette of materials and colour. The characteristic materials, textures and colours used in the existing buildings will be reinterpreted and incorporated into the new buildings and the landscape.

A simple palette of materials will be used for the new works, commensurate in quality with those of the existing buildings, with a clear distinction between old and new elements. A sample board of materials and finishes will be submitted with the Development Application for the site.

6.2.6 Detailing

The existing buildings are simple, robust utilitarian structures with minimal detailing.

The new buildings will be detailed in a distinctly contemporary, yet complementary manner.

Significant elements will be salvaged during the demolition works and reinterpreted on the site within the new works.

Environmentally sustainable design is integral to the design of the new buildings.

6.3 Options

Many options have been considered in the design process.

A pre DA meeting was held in July 2014 with Council and the drawings adjusted following this meeting to take on board advice received. This heritage report has been prepared in direct response to the outcomes of this meeting, despite the fact that the site is not listed as a Heritage Item, is not in a Conservation Area and is not in the vicinity of any Heritage Items.

A meeting was also held with Council's Heritage Planner on 17 October to discuss the proposal, particularly with respect to the existing buildings on the site.

Council have requested that a heritage assessment be undertaken for the entire site, in order to establish the heritage values and overall character of the site and the immediate surrounding residential context. Further Council have requested an examination of the likely heritage impacts on the site and on the surrounding context and how these will be mitigated in the proposal. Impacts identified by Council include, but are not limited to, demolition, scale, intensification, materials, connections between old and new and Roberts Street becoming a 'throughway'.

7.0 STATEMENT OF HERITAGE IMPACT

7.1 Potential Heritage Impacts

The following table sets out the potential heritage impacts on the site and the surrounding context of the proposal:

Proposal	Impact on the site	Impacts on surrounding context	Mitigation measures
Demolition of lightweight sheds	Neutral. These buildings are of little value to the site.	Positive These sheds are utilitarian structures of little value to the context.	Record prior to demolition. Salvage and reuse materials and industrial artefacts on site where possible. Interpret.
Demolition of brick buildings 3 and 5	Minor but acceptable due to the condition of the fabric, extent of alterations and additions and lack of integrity of these buildings. Positive impact on presentation of adjoining more substantial buildings.	Neutral These buildings are located at the centre of the site away from neighbours and cannot be seen from either street.	Record prior to demolition. Salvage and reuse materials and industrial artefacts on site where possible. Interpret.
Demolition of houses at 50 & 52 Edith St & 43 Roberts St.	Minor but acceptable The houses are not heritage items or located in a conservation area	Minor but acceptable The houses are not heritage items or located in a conservation area	Record prior to demolition. Salvage and reuse materials. Interpret.
Partial demolition of existing buildings to add compliant circulation cores	Minor but acceptable. Partial demolition is required to provide compliant access and to improve the interiors.	Minor but acceptable. Most partial demolition proposed is set to the centre of buildings, away from street frontages.	Record prior to demolition. Salvage and reuse materials and industrial artefacts on site where possible. Interpret.
Compliance with relevant codes - access	Minor but acceptable The buildings need to be upgraded to comply with relevant codes including the BCA and AS1428. This requires additional stairs and lifts.	Neutral/positive These upgrades will result in safer buildings and improved appearance in the streetscape.	Record prior to demolition. Salvage and reuse materials and industrial artefacts on site where possible. Interpret.
Services upgrades including fire services Proposal	Minor but acceptable The buildings need to be upgraded to comply with relevant codes. Impact on the site	Neutral/positive These upgrades will result in safer buildings. Impacts on surrounding context	Services to be run in concealed spaces where possible. Careful detailing. Mitigation measures

Acoustic upgrades (ANEF25)	Minor but acceptable The buildings need to be upgraded to comply with relevant codes.	Neutral/positive These upgrades will result in better acoustic performance.	Careful detailing of ceiling and window treatments.
Connections between old and new	Minor but acceptable. The new work will be articulated from the old and distinctly contemporary, yet complementary. The original buildings will read as the primary forms with the additions reading as secondary forms.	Positive The works to the existing buildings will result in repairs and maintenance being carried out and enhance their presentation in the streetscape.	Clear distinction between old and new work. Contemporary language for detailing the new elements that complements that of the original buildings.
New buildings	Minor but acceptable. The site is large and capable of supporting additional buildings whilst retaining the industrial character of the existing buildings.	Positive The site is large and capable of supporting additional buildings on undeveloped areas. The context is currently not homogenous. The new buildings will improve the context.	Relate forms to surrounding context. Reduce scale and grain of the development to the east. Interpret former site uses and configuration.
Increased scale of new buildings	Minor but acceptable. The existing buildings are robust enough to read along side the new buildings.	Minor but acceptable. The largest buildings are proposed at the centre of the site, away from neighbours and existing streets.	Scale steps down towards east to meet scale of adjacent residential areas.
Intensification	Minor but acceptable. The site is large and capable of supporting the proposed intensification.	Minor but acceptable. The site is large and is capable of supporting the proposed intensification. Amenity will be improved for neighbours through the introduction of pedestrian only areas, increased landscaping, retail and community facilities.	Provision of pedestrian only areas, landscaping, retail and community facilities.
Materials	Minor but acceptable. The palette of materials will be simple and chosen to complement the materials used in the existing buildings on the site and the context.	Minor but acceptable. The palette of materials will be simple and chosen to complement the materials used in the existing buildings on the site and the context.	Appropriate choice of materials complementary to both the existing buildings on site and those in the immediate context. Appropriate repairs to original buildings including painting and reroofing.
Proposal	Impact on the site	Impacts on surrounding context	Mitigation measures

Robert Street becoming a through way	Minor but acceptable. The former Taubmans site once included 43 Robert Street as part of the land holding.	Minor but acceptable. The connection of Robert Street into the larger site extends the existing street pattern. This will change the nature of the street, from a cul de sac to a through road, albeit pedestrian only. Neighbouring residents will benefit from this change through improved amenity.	Robert Street through way pedestrian only. Provision of landscaping, and access to additional retail and community facilities to support both the development on the site and neighbours.
Change of zoning from Light Industrial (IN2) to Mixed Use (B4)	Minor but acceptable. The proposal retains the original buildings as commercial tenancies, similar to their current uses.	Positive The uses of the original buildings are largely unchanged. The new residential development will enhance the context by improving the amenity of the area.	Careful design that responds to both the original buildings and the context.
Landscaping	Positive The landscaping reflects the industrial nature of the original site.	Positive The landscaping reflects the industrial nature of the original site whilst providing increased amenity for both residents and neighbours.	Careful design that responds to both the original buildings and the context. Retention of mature trees on residential lots where possible, subject to an arborists report.
Subdivision			Subdivision will be the subject of a further application.

7.2 Statement of Heritage Impact

- *The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*

The site is not located within a heritage conservation area, nor does it contain any heritage items, however the proposed adaptive reuse of the former Taubmans buildings retains a memory of the former industrial use of the site and interprets this for the public.

The vision for the project is an environment that embraces its industrial past, and in doing so, respects the prevailing character of St Peters. By retaining a substantial proportion of the buildings on site, the proposal will minimise natural resource consumption, waste, pollution and toxicity during refurbishment and construction. These outcomes will be similarly reflected in the proposal's intention to reuse materials and elements that have been salvaged during demolition.

The site has historically provided significant employment opportunities in the area. With the adaptive reuse of the existing buildings, the project will allow for continued employment opportunities and provide economic benefits for the area.

- *The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

Demolition

The proposal involves selective demolition of buildings in order to develop a coordinated, long-term urban strategy for the site.

In general, those buildings that have been selected for demolition fall into one or more of the following categories; contemporary lightweight sheds, intrusive later additions, houses not identified as heritage items or of poor construction making them unsuitable for reuse. These buildings include:

Buildings 3 + 5

These buildings, originally brick, have been majorly altered over time. They have been reclad in unsympathetic materials and infilled in some areas. Items installed in the building that have inherent industrial character, such as the fire doors and gantry, will be photographically recorded and salvaged for reuse.

Buildings 4, 9, 10 + 11

These buildings are contemporary lightweight sheds with little heritage value.

The Cottage, 43 Roberts St, 50 & 52 Edith St

These houses are not heritage items, nor are they located in a conservation area, however, to mitigate the impact of their removal the proposal includes salvage and reuse of materials.

Buildings 6 + 8

These buildings do not comply with the BCA, Australian Standards or the DDA. To rectify this the proposal involves partial internal demolition to insert new lift and circulation cores. The proposed upgrades will allow the continued use of these buildings and will aid in conserving them for future generations.

New Basement Carparking

The proposed basement is close to some of the industrial buildings that are being retained. These buildings may, as a result of these works, require underpinning to be carried out and/or the careful propping of buildings during construction. This will be included in the scope of the builder's work.

Excavation

Both a Geotechnical and a Site Investigation Report have been carried out and following on from these measures, a Remediation Action plan will be implemented. During excavation, there may be archaeological finds. An archaeologist will be engaged with a watching brief for the duration of construction.

- *The following sympathetic solutions have been considered and discounted for the following reasons:*

Demolition of all buildings on site

Many options were considered in the design process. One option considered the demolition of all the existing buildings currently on the site. This option was discounted because the owners of the site saw the value of the industrial character of the place, and wished to conserve this.

August 2014 Scheme

Another option considered was to retain a portion of the industrial buildings, including 1, 2, 6, 7, 8, as these buildings were in the best condition and were most suited to adaptive reuse. As part of this option, the new buildings were proposed in the centre of the site, and to the east corner.

TZG met with Council on 7th August, 2014 to discuss this scheme. Council voiced some concerns with regard to the density in the centre of the site, and one of the proposed buildings to Edith St.

December 2014

TZG subsequently reduced the height of the buildings in question to alleviate the Council's concerns. This has resulted in a more sympathetic relationship between the height of the new buildings and those in the surrounding area.

February 2015

TZG met with Council again on 6th February 2015 to present the revised scheme. Council were generally in favour of the revised approach and provided their support for the proposal.

May 2015

TZG presented the scheme to a Design Review Panel 19th May 2015 in order to receive third-party, independent feedback. The scheme was generally well received with a few minor comments regarding apartment amenity, overshadowing and vehicle access. These comments have been addressed in the current proposal.

The final proposal is the result of much design development and is considered appropriate for the site in heritage terms.

Demolition

- *Have all options for retention and adaptive reuse been explored?*
Many options have been explored in the design process, ranging from total demolition to retention of the buildings that are best suited to adaptive reuse. The current scheme balances the selective demolition of buildings of lesser heritage value, that are not suitable for adaptive reuse, with the retention and adaptive reuse of the more substantial buildings, complemented by new construction.
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
Substantial existing buildings that contribute to the industrial character of the site are retained by the proposal, with new development limited to the centre of the site and the currently vacant eastern corner. The proposal includes the interpretation, salvage and reuse of industrial artefacts, such as the fire bell, fire doors and gantry and materials, such as bricks in the landscaping.
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
The buildings proposed to be demolished are not listed as heritage items, not located in a conservation area and considered to be of little heritage significance.

Partial demolition is required to insert new circulation cores to achieve compliance. This work should be carried out as soon as possible to ensure the continued use of these buildings and their conservation for future generations.

- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If no, why not?*
The advice of a heritage consultant has been sought and implemented.

Change of Use

- *Has the advice of a heritage consultant or a structural engineer been consulted? Has the advice been implemented? If not, why not?*
The site is currently zoned as Light Industrial IN2 and Residential R2. The proposal changes the zoning to Mixed Use B4.

A heritage consultant, structural engineer and planner have been consulted with regard to the adaptive reuse of the existing buildings and rezoning for the site. Council have also been consulted with regard to the proposed change of use and have indicated their support for the proposal.

- *Does the existing use contribute to the significance of the heritage item?*
The use of parts of the site as the Taubmans paint factory from 1902-1965 contributes to the heritage values of the place. Currently, there are many different uses on the site, which include a range of light industrial and commercial uses. Many of these uses will remain, as part of the proposal, providing a link to the past uses of the site. Interpretation will further assist the public in understanding this history.

- *Why does the use need to be changed?*
Some of the light industrial uses of the buildings on site are being retained, however to support the viability of the overall proposal, it is vital that there is a mix of uses on the site, including commercial, community uses and residential.
- *What changes to the fabric are required as a result of the change of use?*
The existing buildings will require upgrades with regard to access and egress as well as services. This is to ensure compliance with current codes, to maintain the appropriate level of safety for its users and will ensure their longevity.
- *What changes to the site are required as a result of the change of use?*
Changes required as a result of the change of use include alterations and additions to the existing buildings, excavation for basement parking, landscaping and construction of new apartment buildings. Pedestrian through site links are also proposed to create more permeability through the site.

Additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
The additions to existing buildings will be distinctly contemporary, yet respectful. The new lift core and stair to Building 6 will be positioned to have minimal impact on the original building fabric and the addition to Building 8 has been designed to match the proportions and footprint of the existing structure to minimise its impact.

New development is restricted to the centre of the site and to the currently vacant eastern corner, ensuring the primacy of the original buildings in terms of streetscape presentation.

- *Can the additional area be located within an existing structure? If no, why not?*
It is not possible to locate the additional area required within the existing structure.
- *Will the additions tend to visually dominate the heritage item?*
The additions will complement and enhance the existing buildings, rather than dominate them.
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
There are no known potentially significant archaeological deposits on site. An archaeologist will be engaged to provide a watching brief throughout construction.
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*
The additions are distinctly contemporary, yet, sympathetic to the existing buildings in form, material palette and industrial aesthetic.

Repainting

- *Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?*
Original colour schemes will be investigated and a sympathetic colour scheme devised for painted elements of the original buildings including window and door frames.
- *Will the repainting effect the conservation of the fabric of the heritage item?*
Repainting will prolong the life of the building fabric.

Reroofing/recladding

- *Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?*

All of the existing buildings on site have recently been reroofed in metal.

- *Is a previous material being reinstated?*

It is assumed that the original roofs were galvanised iron. The new roofing material is zincalume which is the modern equivalent for industrial buildings.

- *Will the recladding affect the conservation of the fabric of the heritage item?*

Reroofing has ensured that all of the buildings are watertight, ensuring the continued conservation of the building fabric.

- *Are all the details in keeping with the heritage significance of the item? (eg guttering, cladding profiles).*

Where repairs to the existing fabric are carried out they will match as closely as possible the detail of the original work. There will, however, be a visual distinction between the old and the new. Whilst being sympathetic and respectful to the old material, the detail of the new work will be distinguishable from the old to permit further interpretation.

- *Has the advice of a heritage consultant or a skilled tradesperson been sought?*

The advice of a heritage consultant has been sought and skilled tradespersons used to carry out maintenance works to date.

New Services

- *How has the impact of the new services on the heritage significance of the item been minimised?*
The impact of new services has been minimised by running them in concealed spaces such as ceilings, roofs and floors wherever possible. Where new services are exposed they will be run in a co-ordinated neat manner to minimise their impact on original building fabric.

- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*

Most of the services in the existing buildings have been upgraded in recent years. Some items of heritage interest remain such as the large fire bell on the rear of Building 2, fire doors and the gantries will be salvaged and reused in the new development, supplemented by interpretation.

- *Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?*

The advice of a heritage consultant has been sought and implemented.

- *Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?*

There are no known archaeological deposits on site affected by new services, however, an archaeologist will be engaged with a watching brief for the duration of construction.

Fire Upgrading

- *How has the impact of the fire upgrading on the heritage significance of the item been minimised?*
From a fire safety perspective a 'building by building' approach is proposed to address the BCA dts variations in relation to BCA Sections C, D and E. However, a site wide strategy is proposed in relation to fire brigade access, fire hydrant coverage and fire safety provisions in the carpark. The impact of fire upgrading has been minimised by engaging a fire engineer to prepare a fire engineering brief and fire engineering report. This work will be carried out in the next phase of the project and will aim to minimise the impact of fire upgrading on original building fabric.
- *Are any of the existing services of heritage significance? Are they affected by the new work?*
The large fire bell to the rear of Building 2 is not operational, however, is of heritage interest. The bell will be salvaged and repositioned during construction.
- *Has the advice of a conservation consultant been sought? Has their advice been implemented?*
The advice of a conservation consultant has been sought and implemented.
- *Are any known or potential archaeological deposits, (underground or under floor), affected by the proposed new services?*
There are no known archaeological deposits on site affected by the fire upgrading, however, an archaeologist will be engaged with a watching brief for the duration of construction.
- *Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?*
The advice of Lote Consulting has been sought to assist with alternate solutions that minimise the impact of fire upgrading on the buildings.

New landscape works and features

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
The proposal includes hard landscaping adjacent original buildings, reminiscent of the industrial landscape and soft landscaping in the form of a pocket park, central lawn and tree lined urban boulevard. The soft landscaping will soften the impact of the new buildings proposed on the site and create much needed green space for the area.
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
The site has had an industrial past, with hard landscaping adjacent buildings and little soft landscaping. No evidence of previous landscape work was found whilst researching the history of the site.
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
No, however, the landscape design has been prepared by JMD who are experienced landscape architects with an interest in history and interpretation.

- *Are any known or potential archaeological deposits affected by the landscape works? If so what alternatives have been considered?*

There are no known archaeological deposits on site affected by the landscape works, however, an archaeologist will be engaged with a watching brief for the duration of construction.

- *How does the work impact on views to and from, adjacent heritage items?*

The landscaping will improve the overall presentation of the site.

New signage

New signage will be the subject of a separate DA.

8.0 CONCLUSION

75 Mary Street site does not meet the criterion for listing as an item of local significance despite the size of the site, the number of extant buildings dating from the 1920s to 1940s and the overall industrial character. This is due to the extent of changes that have been made to the building fabric, which have resulted in a loss of integrity and hence significance.

The proposed redevelopment of Precinct 75 Mary Street will create a vibrant new commercial, residential and community hub for St Peters whilst retaining a tangible link to the former industrial use of the site for future generations. This will be reinforced in the development through the salvage and reuse of industrial artefacts and materials and interpretation.

Selective demolition has been carefully considered and restricted to buildings of lesser heritage value, not suitable for adaptive reuse. Contemporary additions will complement the original buildings in terms of form, materials and detailing. New buildings are restricted to the centre and the eastern corner of the site, allowing the more robust original buildings to take precedence in the streetscape.

The proposal will have minimal impact on the heritage values of the site and surrounding area and is supported and recommended for approval.

9.0 REFERENCES

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