25 November 2013

GRAHAM BROOKS AND ASSOCIATES
ARCHITECTS PLANNERS AND HERITAGE CONSULTANTS

Ms Susie Danias
E & D Danias Pty Ltd
P O Box 3247
Marrickville Metro NSW 2204

Dear Susie

Victoria Road Planning Precinct 47
61-65 Shepherd Street, Marrickville
14 Rich Street, Marrickville
Preliminary Heritage Analysis

Further to our inspection of the properties at 61-65 Shepherd Street and 14 Rich Street, Marrickville, and a desk top review of the available information we have pleasure in providing this Preliminary Heritage Analysis.

Applicable Heritage Listings
The property at 61-65 Shepherd Street contains an office and factory complex constructed over three land parcels that are identified by NSW Land and Property Information (LPI) as Lot 52 in DP 866480 and Lots A and B in DP 180526.

Part of this property is identified in Schedule 5 of the *Marrickville Local Environmental Plan (LEP) 2011* as item I118, Sims Metal Factory, including interiors, Lot 5 in DP 785027, having local heritage significance. The land parcel referenced in the Schedule 5 entry is no longer valid. However, the *Marrickville LEP 2011* Heritage Map 4 identifies Lot 52 DP 866480 as the heritage item and shows that the listing does not apply to Lots A and B in DP 180526.

The property known as 14 Rich Street contains a number of attached factories with frontages to Shepherd Street, Chapel Street and Rich Street. These are constructed on four land parcels, identified by NSW LPI as Lot C in DP 178259, Lots 2 and 3 in DP 785027 and Lot 4 in DP 785028.

The Chapel Street facade of this group of buildings was identified in the 1986 *Marrickville Heritage Study* as an unusual industrial facade and an important streetscape element. It is listed in Schedule 5 of the *Marrickville LEP 2011* as item I117, Industrial facade 14 Rich Street, Lot C in DP 178259, Lots 2 and 3 in DP 785027 and Lot 4 in DP 785028.

Although the property is known as 14 Rich Street the *Marrickville LEP 2011* heritage map clearly shows it is the Chapel Street facade that is the listed heritage item. We note that Lot 3 in DP 785027, included in the Schedule 5 entry for this item, fronts Rich Street and does not extend through to Chapel Street. It is not identified as a heritage item on the heritage map of the *Marrickville LEP 2011*.

71 York Street, Level 1
Sydney 2000 Australia
Tel: 61 2 9299 8600
Fax: 61 2 9299 8711
gbamain@gbaheritage.com
www.gbaheritage.com

Graham Brooks and Associates Pty Ltd
Incorporated in NSW
ACN 073 802 730
ABN 56 073 802 730
Nominated Architect Graham Leslie Brooks
NSW Architects Registration 3836

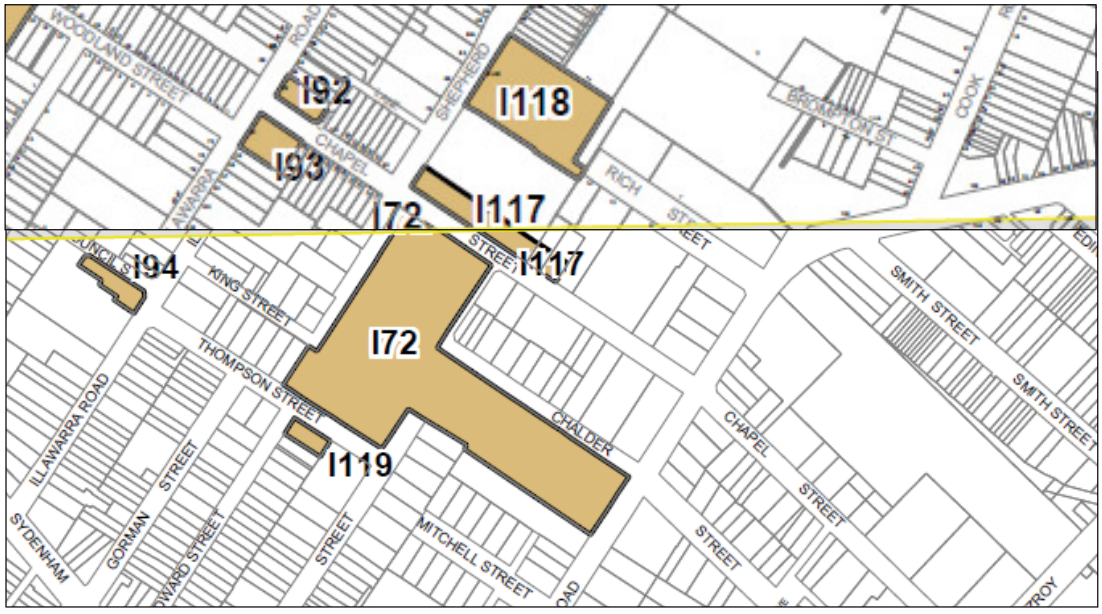

Figure 1: Composite of *Marrickville LEP 2011* Heritage Maps 3 and 4 showing the heritage listing for item I118, 61-65 Shepherd Street is limited to the land parcel currently identified as Lot 52 in DP 866480 (formerly Lot 5 in DP 785027) and that the heritage listed facade of item I117 at 14 Rich Street does not include the built element fronting Rich Street on Lot 3 in DP 785027 as indicated in Schedule 5 of the *Marrickville LEP 2011*

Figure 2: Aerial photograph showing the location of the listed heritage items highlighted in blue
Source: NSW LPI

61-65 Shepherd Street

Part of the existing factory building, located on Lot 52 DP 866480, was constructed in 1921 for J C Ludowici & Son Ltd for use as the Pioneer Leather Belting Factory. A 1922 photograph of the site, reproduced in Figure 4, shows the original building had more than nine bays, and extended to the south west beyond the current site boundary. NSW LPI records show the southern portion of the factory was sold to Malleable Castings Limited in 1925, leaving the six bay factory on the subject site. Remnants of the original four south west bays appear to exist on the adjoining property. (See Figure 2 and Figure 3).

A 1943 aerial photograph of the site shows the rear (south east) portion of the site toward the Rich Street entrance, was vacant confirming the eastern addition to the factory was constructed separately and post 1943. It also shows that the two land parcels fronting Shepherd Street on which the office is now situated were occupied by residential dwellings, as were the properties to the north.

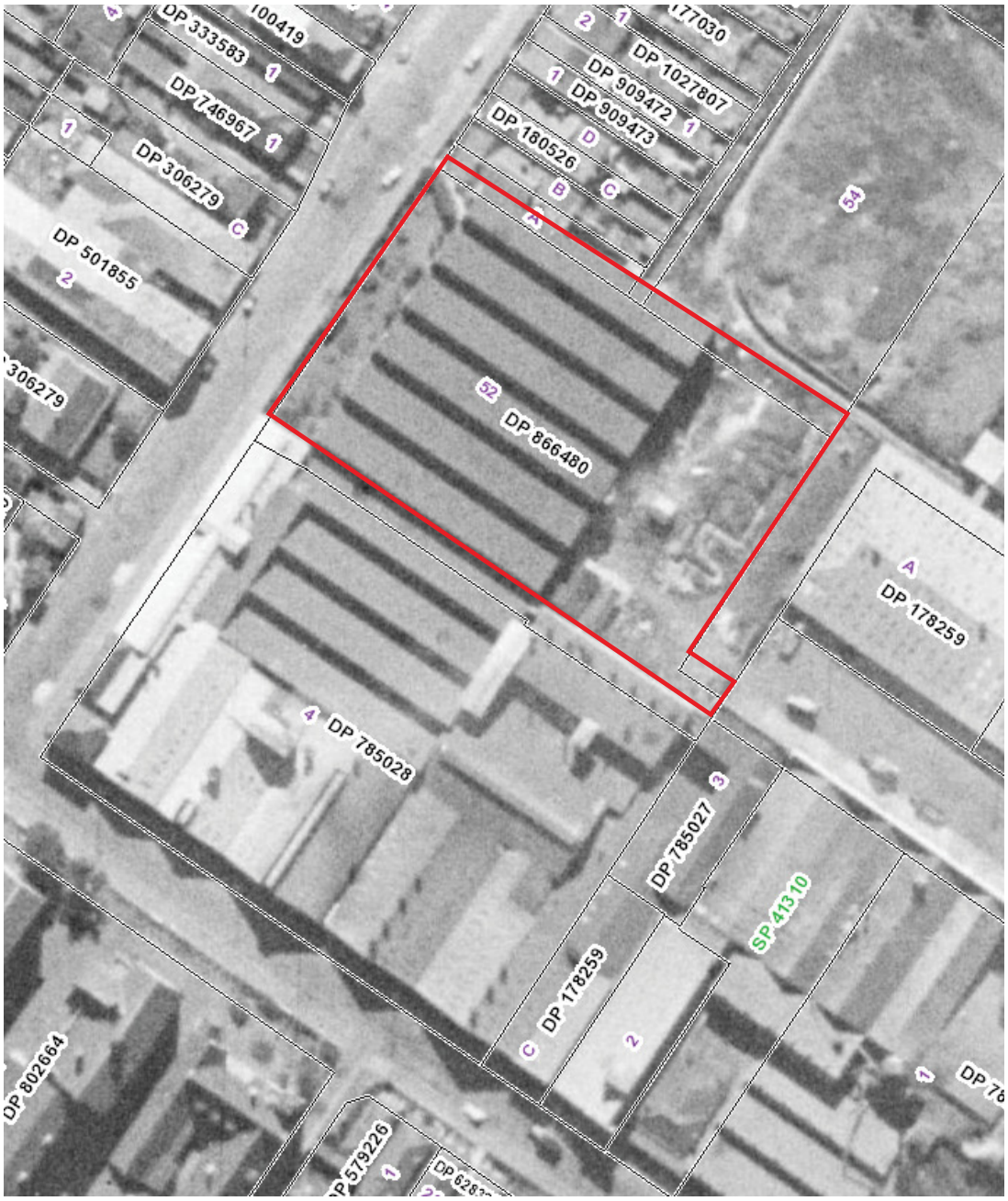

Figure 3: 1943 aerial photograph showing the factory on the western side of Lot 52 DP 86640 (outlined in red) and the vacant land at the rear (east) of the site
Source: NSW LPI

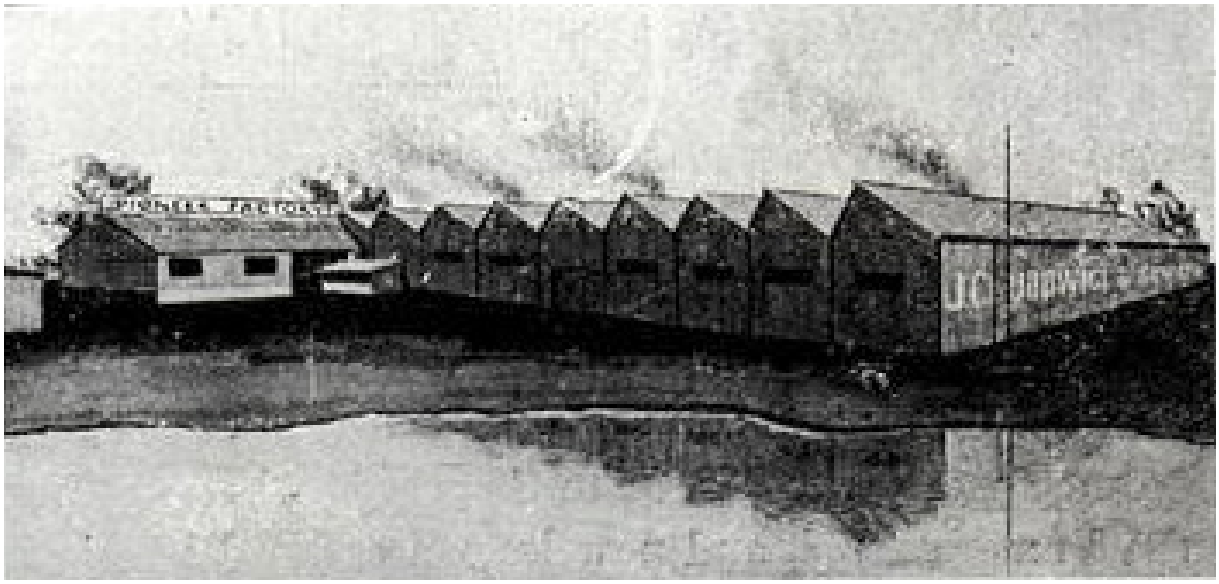

Figure 4: 1922 photograph showing the rear (east) elevation of J C Ludowici's Pioneer Leather Belting Factory
Source: Marrickville Image Library collection, source cited as *Official Souvenir Marrickville Municipality, Diamond Jubilee*, 1922

The factory site was purchased by Malco Industries, formerly Malleable Castings, in 1960 and it became part of a large foundry operation that occupied an area bounded by Chapel Street, Shepherd Street, Meeks Lane, Jabez Street, Cook Road and Victoria Road. Malco Industries began its disposal of this land holding in the late 1980s following consolidation of the site use.

A 1985 Heritage Assessment for the site that included the current buildings at 61-65 Shepherd (*Malco Industrial Park Marrickville Heritage Assessment* prepared by Woodhead Firth Lee) notes that a considerable amount of work was done to the building fronting Shepherd Street at this time, including the construction of a fire wall between this building and that adjoining to the south west, recladdding of the walls and roof with new corrugated iron and construction of a new concrete retaining wall adjacent to Shepherd Street. The building was occupied by Sims Metal in the mid 1980s, and used as a metal recycling works, and in 1993 Council approval was given for Dial a Dump Pty Ltd to use the site for storage purposes.

In the late 1990s Marrickville Council approved several applications for development of the site, including two for the demolition of the heritage listed building. These were:

- Application No. 13/95 for the demolition of nine buildings on the Malco site (including the heritage item) and the construction of eighteen industrial units

- Application No. 407/95 for the demolition of six buildings on the Malco site (including the heritage item) and the construction of five industrial units

- Subdivision Application No. 15/97 creating Lot 52 in DP 866480 on which the subject factory building is sited

- Application No. 1756/1999 for alterations and additions and use of the premises for the manufacturing of confectionery wrapping.

The factory building has been extensively modified and is currently used for the manufacturing and distribution of paper packaging for the bakery industry.

Heritage Listing
The factory building was identified as an item of heritage significance in the 1986 *Marrickville Heritage Study*. The Identification Sheet for this item, Inventory Item No. 2.112, Sims Metal at 65 Shepherd Street, Marrickville, notes the following:

Description
The western building is a saw-tooth roofed structure with walls of wide corrugated iron which is relatively rare in NSW. Riveted metal roof trusses support the saw-tooth roof which has windows set on an angle rather than the more common vertical setting.

Significance
This site is significant in that it features important industrial architectural elements combined with its own interesting operation, both providing a distinctly industrial setting.

Period: 1919-145 Thematic Context: Industrial Development

Integrity
The 1995 *Malco Industrial Park Marrickville Heritage Assessment* concluded the building was of low integrity and was not considered of sufficient significance to warrant its retention. This assessment was supported in the December 1995 Marrickville Council Development And Environmental Services Committee Meeting report for Application No. 13/95 that includes the following comments from Council's heritage architect, in reference to this building:

> *I concur with the balance of the report that the building is not "considered of sufficient significance to warrant it retention".*
>
> *The unusual corrugated iron was removed in 1987/88 when extensive alterations were carried out, including the removal of much of the internal machinery plinths. The building contributes to the streetscape only as a remnant example of a modernised industrial building, demonstrating little architectural merit or heritage significance.*
>
> *I concur with the heritage assessment report that its internal integrity has been largely lost due to the removal of the external cladding, half the original bulk and all evidence of its former use. The riveted steel structure is all that remains of the original fabric.*

Our inspection of the site confirms the building has been subject to considerable change since the initial construction of the Ludowici factory, much of which was undertaken after it was identified for listing as a local heritage item. These changes include:

- removal of the eastern wall to create a seamless connection to the post 1943 addition
- replacement of the corrugated iron wall cladding to the western facade (Shepherd Street) with a combination of concrete blocks and metal sheeting, finished with painted concrete render in some areas
- a northern office addition replacing part of the original wall and replacement of the remainder of the northern wall with a concrete block wall
- replacement of the roof sheeting and windows
- laying a concrete slab on the former dirt floor.

Essentially this has left the metal frame structure as the only remaining original elements of the original 1921 factory building.

The post 1943 eastern addition to factory also appears to have been subject to relatively recent modification with some walls constructed in concrete block and precast concrete panels and the roof clad in contemporary metal sheeting. The southern party wall of this addition has a stepped brick gable which can be seen in some views from the street.

Figure 5:1984 photograph of the Shepherd Street (west) facade of the factory showing the earlier corrugated iron cladding that was identified as being of heritage interest
Source: *Marrickville Heritage Study*, Fox and Associates, 1986

Figure 6: Current view of the Shepherd Street facade showing the replacement wall and roofing materials

Figure 7: Interior of the factory building, looking west towards Shepherd Street, showing the saw tooth roof structure

Figure 8: The junction of the rear extension and the original factory structure, looking west, showing the rear wall of the factory was removed

Figure 9: Rear (east) facade of the factory extension, at the end of Rich Street

Figure 10: Photograph of the interior of the eastern addition showing the simpler roof structure

Figure 11: Brick gable to the party wall at the southern end of the post 1943 eastern addition to the factory at 61-65 Shepherd Street

14 Rich Street

The industrial facade identified in the *Marrickville LEP 2011* as 14 Rich Street is shown on the heritage map and described in the *Marrickville Heritage Study* as the Chapel Street (south) facade of the group of factory buildings on Lot 4 in DP 785028, Lot C in DP 178259 and Lot 2 in DP 785027.

The Identification Sheet for this item, Inventory Item No. 2.111, Industrial Facade at Chapel Street, Marrickville, notes the following:

Description
Decorative, industrial facade featuring a central pair of wide gables, and adjoining raised flat parapets, beyond which additional gables originally continued. The facade is divided into bays by pilasters which are broken up by decorative stepped strings with widely spaces 'dentils'. The gables are capped by brickwork which steps within the bays formed by the pilasters. Corrugated asbestos roof sheeting. Dark Stretcher bond brickwork.

Significance
This unusual industrial facade is an important streetscape element, particularly when combined with the historic school group on the opposite side of Chapel Street.

Period: 1919-145 Thematic Context: Industrial Development

Although there have been some modifications to the original fenestration of this facade and replacement materials are evident it demonstrates the continuing evolution of the industrial streetscape of the area and has a strong visual presence.

Historical Context of the Development on the Subject Sites

Figure 12: View looking east from the corner of Shepherd Street and Chapel Street showing the western end of the heritage listed facade

Figure 13: View of the central pair of wide gables in the Chapel Street facade

Figure 14: View, looking east, showing the eastern end of the heritage listed facade

The subject sites are directly north of the early village of Marrickville Village which was focussed at the intersection of Victoria Road and Chapel Street and bounded by present day Chapel, Street, Fitzroy Street, Sydenham Road and Illawarra Road. Early use of the surrounding area was generally limited to agriculture and extractive industries such as quarrying and brick making. The Interwar era saw land in the area developed for industrial use in parallel with the provision of better transport connections and an increase in the residential population of the locality.

Well known factory operations established in the wider area at this time included Fowler's Pottery, Donney's foundry, Thornley's engineering, James' Steel engineering, the Sydney Steel Company and General Motors. World War Two saw an expansion of the area's manufacturing capabilities which continued into the immediate Postwar period. However, this declined in the following decades and much of the large scale industry had relocated by the 1980s. That remaining is generally of a much smaller scale than was previously seen.

Heritage Considerations for Future Development

Despite the extensive changes that have been made to the building at 61-65 Shepherd Street and the submission of previous assessments that have refuted its significance it has remained a listed item, with the most recent round of review being the gazetting of the *Marrickville LEP 2012*. As such it is unlikely that Council would be supportive of its demolition and are likely to require that the steel structure and saw tooth roof form of the original factory building are retained and incorporated into any future development.

Given that much of the original fabric has been replaced or modified since its initial construction it is considered that the impacts of further change and / or adaptive re-use of the site could be adequately mitigated with design and interpretation.

It is likely that the southern party wall of the post 1943 rear (east) addition, with its distinctive brick gable, will also need to be retained and incorporated into future development of the site.

Although, the adjoining northern office addition is not heritage listed, any future development of this site will need to take account of the potential impact on the setting and significance of the retained factory building. For example, the front setbacks determined for new development will need to demonstrate that publicly available views to the heritage listed factory are retained.

The heritage listed building facade at Chapel Street will need to be retained. Future development proposals for demolition of any of the building components behind this facade will need to demonstrate that the on-going structural stability of the facade can be achieved. Any proposals for new development that is to be higher than the retained facade components will need to demonstrate that it does not dominate the retained facade and that the setbacks ensure its strong visual presence in the street is retained. An example of a similar development concept can be seen at the Powerhouse Apartments, 797 Botany Road, Botany.

It is considered that a setback that respects the heritage significance of the retained wall will also provide

an adequate buffer and visual screen between any new development and the heritage listed buildings of the Marrickville Public School, on the opposite side of Chapel Street. The school buildings form a distinct group and are visually separated from the site by the width of the road and the established street planting.

Preparation for future development of the site should include an architectural analysis of the facade, with input from a Heritage Consultant, to identify the location of former openings and modified fabric. Future design development should respect the integrity of the facade and limit modification to those areas identified as being less sensitive from a heritage perspective.

Conclusion

Our preliminary review of the heritage value of the properties at 61-65 Shepherd Street and 14 Rich Street, Marrickville, concludes that the established significance of the listed items within these sites, could be retained in future development for new uses. This would be managed through the development approvals process, as would any potential impact on the listed heritage item in its vicinity. As such, we consider that the Planning Proposal to rezone this land for mixed use will not adversely affect the established heritage significance of these items.

Recommendation

We recommend that the Planning Proposal currently being prepared include a request to amend *Marrickville LEP* Schedule 5 entry for 61-65 Shepherd Street to correctly identify the land parcel as Lot 52 DP 866480, and that the entry for 14 Rich Street be amended as follows to address the anomaly between the Heritage Schedule and Heritage Maps 3 and 4.

	Locality	**Item name**	**Address**	**Property description**	**Significance**	**Item no**
Current entry	Marrickville	Industrial facade	14 Rich Street	Lot C, DP 178259; Lots 2 and 3, DP 785027; Lot 4, DP 785028	Local	I117
Amendment	Marrickville	Chapel Street Industrial facade	14 Rich Street	Part of Lot C, DP 178259; Part of Lots 2, Part of DP 785027; Part of Lot 4, DP 785028	Local	I117

Yours faithfully
GRAHAM BROOKS AND ASSOCIATES

Graham Brooks
Director
grahambrooks@gbaheritage.com