

# Victoria Road, Marrickville Planning Proposal

Heritage Report

Report to JBA Urban on behalf of  
Danias Holdings  
July 2016



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## EXECUTIVE SUMMARY

The Planning Proposal for the Victoria Road Precinct, Marrickville, seeks rezoning with intent to develop the area as a more intensive and diverse business and residential precinct. The Precinct has two items identified as being of local heritage significance and listed on the Marrickville Local Environmental Plan 2011. Preparation of a heritage study which also identifies other potential heritage items within the Precinct was a condition of the Gateway approval. The Department of Planning & Environment requested a review of previous heritage recommendations and preliminary heritage assessment of a number of potential items within the study area. This report presents the results of this heritage assessment.

### Findings

#### Listed Items

- Industrial Façade, 93-97 Chapel Street. This item has local historic and aesthetic heritage values. The location of this item has been inaccurately recorded in the listing datasheet.
- Sims Metal Factor (including interiors), 65 Shepherd Street. This item has local historic and aesthetic heritage values. It retains a significant structural frame including the roof. However, it has undergone modifications and recladding.

#### Unlisted heritage items

The following items were found to reach the threshold for local heritage significance and warrant consideration for any future Council LEP heritage listing review.

- Former Ambulance building, 158 Edinburgh Road. This item demonstrates local historic, associative, aesthetic and rarity heritage values.
- Electricity Substation no. 284, 200 Victoria Road. This item demonstrates local historic and aesthetic heritage values.

#### Potential heritage items

The following items were considered to potentially be of local heritage significance and warrant further detailed heritage assessment (exterior and interior) as part of any future comprehensive Council heritage review.

- Kennards building, 64 Chapel Street. This warehouse may have local historic and aesthetic heritage values.
- 23-33 Faversham Street. This factory may have local historic and aesthetic heritage values.
- 8-12 Rich Street. Comprising two buildings currently divided as three properties, they have potential to demonstrate local historic and aesthetic heritage values.
- Air Raid Shelter, Wickes Park. The buried remains of the World War two air raid shelter may have local historic, associative and social heritage values.

### Discounted potential heritage items

The following items were reviewed and assessed as not reaching the threshold for local heritage significance and should not be included as heritage items.

- 171-177 Victoria Road
- 15-31 Farr Street
- John Fisher Printing, 2 Smith Street
- Factory Theatre, 105 Victoria Road
- Brompton Street tin sheds
- Hardwood Floors, 169 Victoria Road.

### Recommendations

The eight known and potential industrial heritage items provide opportunity to demonstrate the layered history and enhance the cultural and urban character of the study area.

- It is recommended that site-specific DCP controls include the heritage values of the study area under the heading 'Heritage'. The items presented in Section 5.2 and Figure 80 should be identified as known and potential heritage items. The controls should refer to Part 8 of Marrickville DCP 2011.
- The objectives of the DCP provisions should also include the historic industrial development and character of the study area to ensure these values are conserved and appropriately managed in future development.
- The unlisted heritage items and potential heritage items presented in Section 5.2 and Figure 80 of this report are recommended for detailed heritage assessment as part of any future Council heritage review.
- A Heritage Impact Statement should be submitted with new development applications affecting the items presented in Section 5.2 and Figure 80 of this report.
- Heritage items in the study area should be retained for modern industrial uses or adaptively re-used in a way that respects their heritage significance.

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## 1.0 INTRODUCTION

### 1.1 Background

JBA Urban on behalf of Danias Holdings is preparing a Planning Proposal for the Victoria Road Precinct, Marrickville (the Precinct). The Precinct is land within the wider Precinct 47 identified and defined in the Marrickville Development Control Plan (DCP) 2011. This part of Marrickville is currently characterised by light and small scale industrial businesses and warehouses, with some residential streets. The Planning Proposal seeks rezoning with intent to develop the area as a more intensive and diverse business and residential precinct.

The Precinct has two items identified as being of local heritage significance and listed on the Marrickville Local Environmental Plan (LEP) 2011. The Planning Proposal has Gateway approval to proceed with a condition that a heritage study be prepared prior to public exhibition. The Department of Planning & Environment (DPE) provided further clarification on the scope of the heritage study and identified a number of specific streets and properties to be included.

This report identifies listed heritage items and potential heritage items within the Precinct. It also considers the implications of the proposed land use changes, and makes recommendations for further investigation and potential heritage listings. The report is intended to inform the Planning Proposal and development of future heritage management controls.

### 1.2 Study area

The Precinct is located in the southwest of the suburb of Marrickville. Marrickville is located in the Inner West Council Local Government Area (LGA). It includes land either side of 79-203 Victoria Road, parts of Sydenham Road, Faversham Street, Chalder Street, Chapel Street, Smith Street, Edinburgh Road, Cook Road, Brompton Street, Shephard Street, Rich Street, Mitchell Street and Farr Street (Figure 1). The Victoria Road Precinct is located within the wider Precinct 47 (Figure 2).

### 1.3 Report approach

The DPE endorsed the scope for this heritage study who requested specific streets, properties and 'character buildings' were included. It is not intended to be a comprehensive heritage study, rather it provides a high-level review and identification of potential heritage items within the Precinct. In identifying known and potential heritage items, and formulating planning recommendations in relation to heritage, the following has been undertaken:

- identification of existing statutory and policy context
- a site survey to inspect existing heritage items and identify potential items for further consideration
- preparation of a thematic based history to provide a framework and inform the preliminary heritage assessment
- a review of existing heritage studies and previous recommendations
- a review of the proposed land use changes and resulting opportunities and constraints.

The specific streets identified by DPE for consideration were Faversham, Brompton and Chapel. Specific properties were 2 Smith Street, 8-12 Rich Street, 23-33 Faversham Street, 105 Victoria Road, 171-177 Victoria Road, Brompton Street tin sheds and the Kennards building. The study also includes the buildings identified as 'character buildings' in the Strategic Urban Design Review (Simpson, 23 Oct 2015).

Figure 1: The Victoria Road Precinct study area

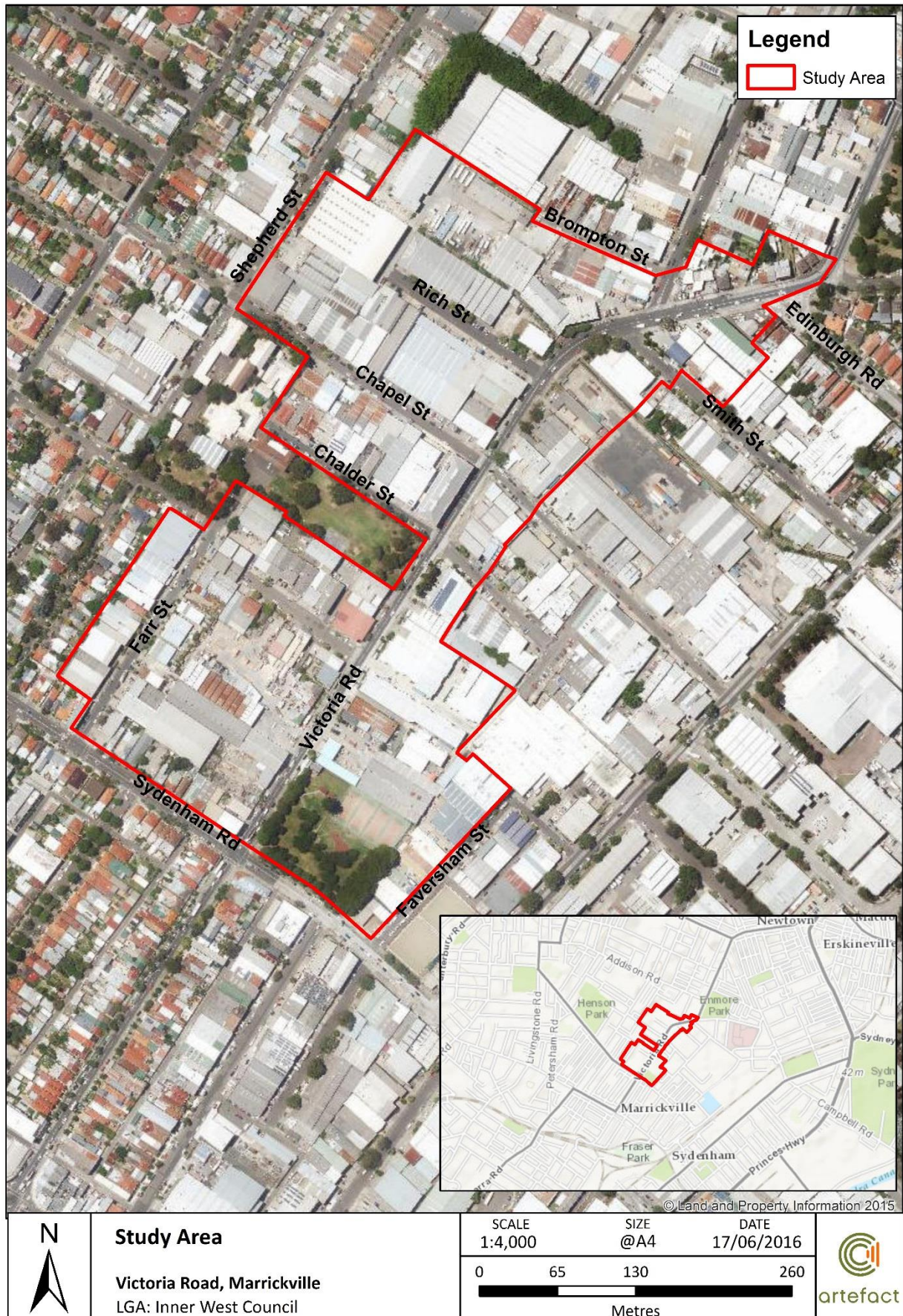
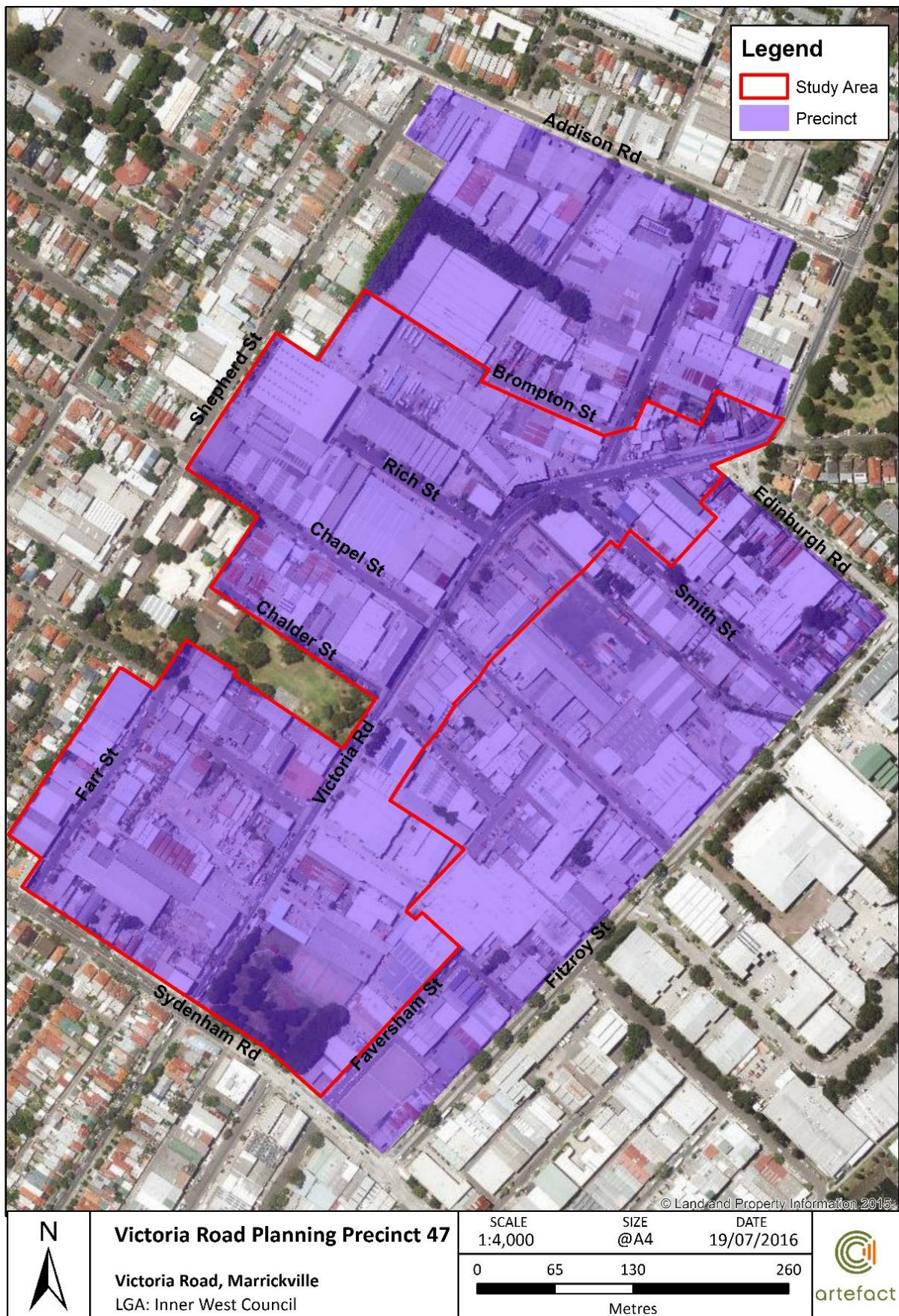


Figure 2: Victoria Road Precinct (red outline) within the wider Precinct 47 (blue shading)



## 1.4 Limitations

The site inspection was limited to the exterior of buildings, except for 171-177 Victoria Road and 15-31 Farr Street where an internal inspection of select properties was possible. Extensive primary historical research, detailed heritage assessment, impact assessment and archaeological evaluation were beyond the scope of this report.

## 1.5 Authorship

This report was prepared by Shona Lindsay (Graduate Heritage Consultant) with input and review by Abi Cryerhall (Principal). The assistance of Gordon Kirkby (Director), JBA Urban in the preparation of this report is greatly acknowledged.

## 2.0 STATUTORY AND PLANNING CONTEXT

### 2.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning, development consent and environmental impact assessment processes. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that local governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the EP&A Act to provide guidance on the level of environmental assessment required.

#### 2.1.1 Marrickville LEP 2011

The study area falls within the boundaries of the Inner West Council LGA (formerly Marrickville LGA). Clause 5.10 outlines the provisions which apply to heritage conservation and requirements in relation to development applications affecting a heritage item or within a conservation area. The aim of the LEP in relation to heritage is to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, views and archaeological sites. The LEP lists identified items of heritage significance in Schedule 5.

#### 2.1.2 Marrickville DCP 2011

The DCP provides guidelines for development proposals and heritage under Part 8. It provides examples of the types of development and how this could affect heritage, and what requirements are needed before development can commence, such as heritage impact statements. Controls are listed depending on what type of development is proposed. The controls for currently listed LEP items encourage the retention of the items while enabling sympathetic change. New development must not diminish the significance of the item.

### 2.2 Heritage register search

A search of the heritage registers was undertaken on 7 June 2016. The following table presents the results for the study area. Heritage items within the vicinity of or adjacent to the study area have not been included.

**Table 1: Heritage register search**

| Item Name                 | Address                           | Lot No.                        | Significance | Item/Listing Number                                                 |
|---------------------------|-----------------------------------|--------------------------------|--------------|---------------------------------------------------------------------|
| <b>Industrial Façade</b>  | 39-97 Chapel Street, Marrickville | Lot 4<br>DP785028              | Local        | Marrickville LEP 2011<br>No. I117                                   |
| <b>Sims Metal Factory</b> | 65 Shepherd Street, Marrickville  | Lot 52<br>DP866480             | Local        | Marrickville LEP 2011<br>No. I117                                   |
| <b>Terrace</b>            | 171-177 Victoria Rd, Marrickville | Lot A, B, C,<br>D DP<br>301985 |              | Register of the<br>National Estate (Non-<br>Statutory)<br>No. 19474 |

## 3.0 HISTORICAL AND HERITAGE CONTEXT

### 3.1 Historical background

Land in the Marrickville area was first granted to European settlers in the 1790s. Initially used for low intensity timber getting and agricultural activities, subdivision and establishment of various manufacturing industries, such as brickmaking, began in the 1830s. By the 1860s Marrickville had grown as a suburb with both residential and industrial development areas. Marginal swampy land, such as the study area, was slow to develop. During the early to mid 1900s the study area developed primarily as a location for industry and manufacturing, rather than residential subdivision. The topography and development history influenced the subdivision pattern and land use throughout the twentieth century. The study area today remains predominately industrial in character surrounded by both residential and other industrial pockets.

#### 3.1.1 Early land grants and subdivision

Land grants were first issued in 1793 for farms and crop growing in the Marrickville area. By 1810 all the land in Marrickville was granted to settlers. Marrickville was originally part of a 1970 acre grant to Thomas Moore.<sup>1</sup> Thomas Moore arrived in Sydney in 1796 and worked as the master boat builder at the dockyard at Circular Quay. He was granted 470 acres in 1799, which later grew over the coming years with successive grants. The land was used for timber-getting for boatbuilding, with many people stealing timber for their own use.<sup>2</sup>

Dr Robert Wardell, the founder of The Australian newspaper, began to buy and lease land in Marrickville during late 1820. In 1830 he purchased Moore's estate and owned 2000 acres in the area before being killed by bushrangers in 1834.<sup>3</sup> His death led to the subdivision and sale of the land, creating small farms for orchards and dairy cattle, and new industries such as brickmaking.

Most of the remaining land was scrub earning the name of 'Wardell's Bush'. Some of Wardell's land was sold to Thomas Chalder who arrived in Sydney in 1842. Chalder was born in Marrick, Yorkshire, naming his 60 acres Marrick estate after his home town. Chalder subdivided his land for sale in 1855, which would become the village of Marrickville. To promote the area, local auctioneer William Dean added the 'ville' to the end when advertising the subdivision.<sup>4</sup> The new village quickly saw cottages, shops, churches and civic buildings appear.<sup>5</sup> The growing village of Marrickville formally became a council in 1861.

#### 3.1.2 Subdivision and early industry

In the 1880s there was a Sydney wide population boom, resulting in mass residential and commercial development for the area. Steam trams were introduced and in 1881 a line ran from Newtown Bridge to Marrickville. The introduction of the Bankstown railway line in 1895, which included a station at Marrickville, prompted residential subdivision and commercial enterprises developing near the station hubs. This resulted in more land being needed for the growing area.

The draining of the Gumbramorra Swamp in 1897 allowed for industrial businesses to utilise the land that was deemed unsuitable for residential development.<sup>6</sup> Industries included potteries, metal work,

<sup>1</sup> Whitaker 2006, 5.

<sup>2</sup> Meader 2008

<sup>3</sup> Whitaker 2006, 5.

<sup>4</sup> Whitaker 2006 17.

<sup>5</sup> Meader 2008

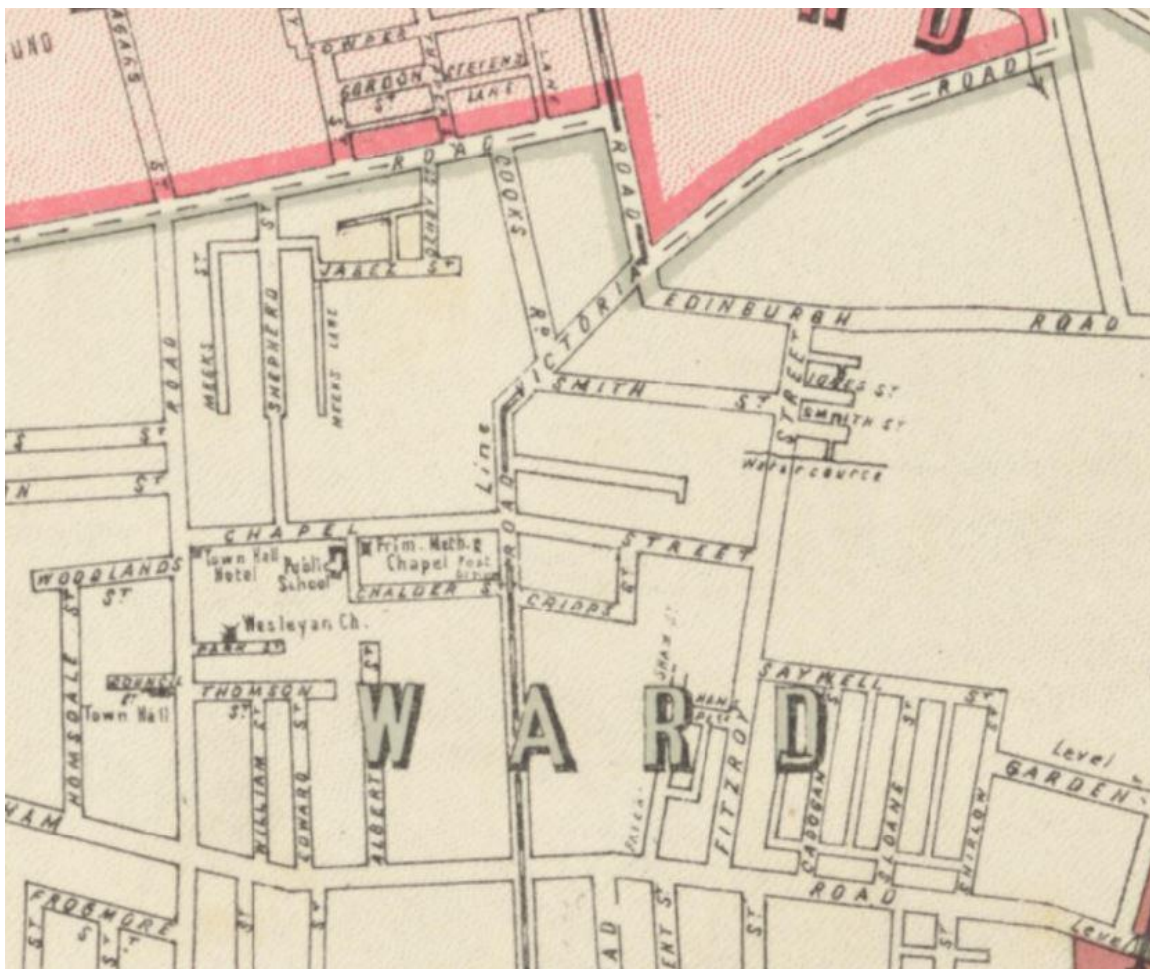
<sup>6</sup> Fox 1986, 29; Whitaker 2006, 6.

quarries, and food manufacturing. Brickmaking was still prominent in the area, with many of the former market farms converting their land to brick pits.<sup>7</sup> The proliferation of the brick business also witnessed the demolition of grand homes, and subdivision of the estates for cheap worker's accommodation was made.

The tram was electrified in 1900 which enabled easier access to Marrickville, with widespread electricity starting in Sydney in 1904. Victoria Road was originally known as Brick Kiln Road, following the borders of Thomas Mitchell and Thomas Chalder's properties and led to the brickworks that were located in the current Henson Park.

By 1910 Marrickville was dominated by iron and woollen works, with residential development continuing in the remaining suitable open areas of land subdivision, mostly for the working class. Dairies were prominent along Edinburgh Road in 1911. Woollen mills, such as Vicas Woollen Mills which was founded in 1893, were located along Victoria Road.<sup>8</sup> James Steel Engineering was established in 1915 on Victoria Road, and the Sydney Steel Company on Edinburgh Road in 1910.<sup>9</sup> Malco Industries (formerly Malleable Castings Ltd), started in 1915 on Rich Street. The industry was so important to the people of Marrickville that they held annual exhibitions in the town hall.<sup>10</sup>

**Figure 3: 1886 parish map including study area (Source: NLA MAP RaA 48 Plate 17)**



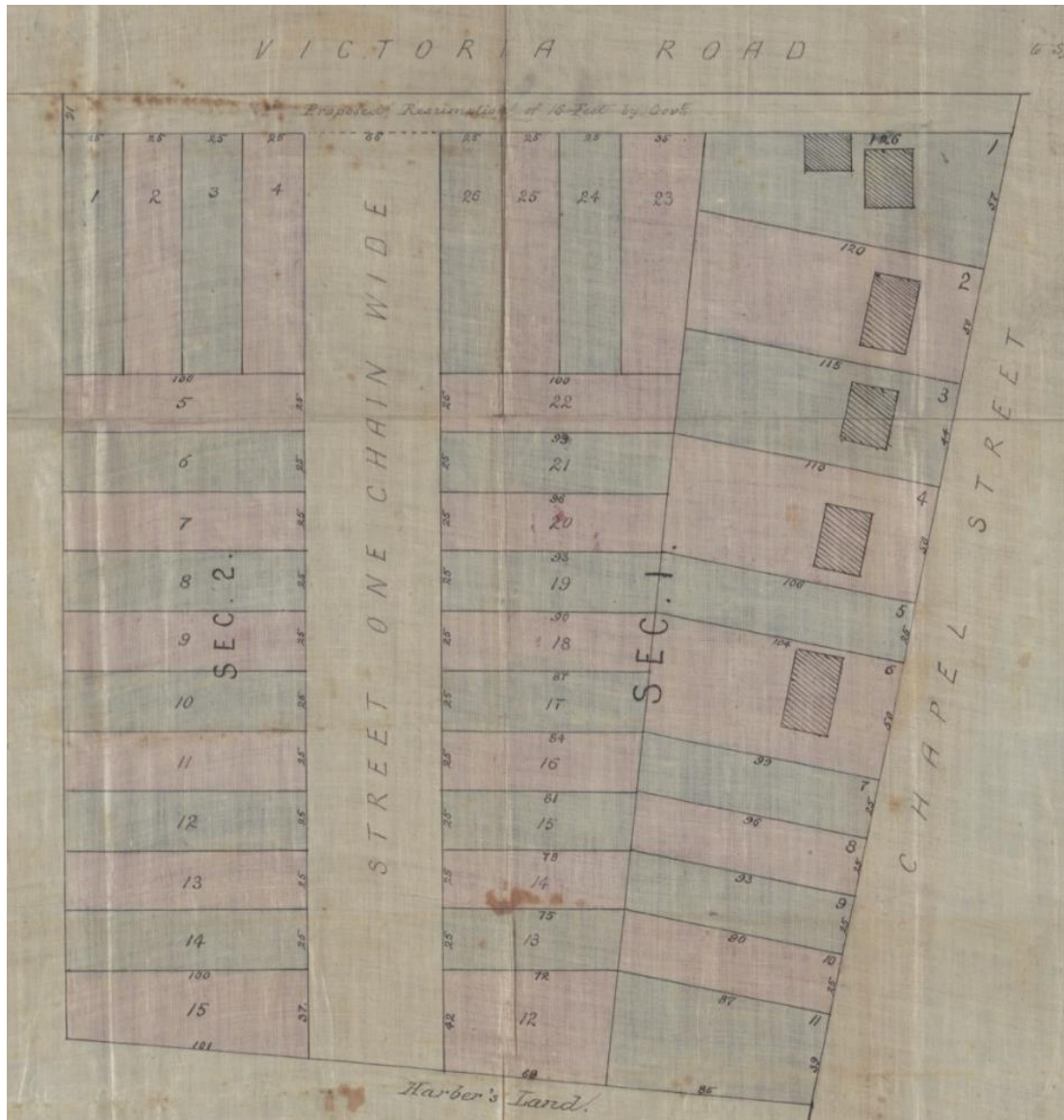
<sup>7</sup> Meader 2008

<sup>8</sup> Cashman & Meader 1990, 168.

<sup>9</sup> Cashman & Meader 1990, 173.

<sup>10</sup> Meard 2008

**Figure 4: 1880-1889 Subdivision plan of Mr Gripps land along Victoria Road and Chapel Street**  
(Source: NLA MAP F 642/D)



### 3.1.3 Industrial consolidation

The 1929 Wall Street crash led to many of the industries within Australia, including Marrickville, being effected, with many workers left jobless.<sup>11</sup> Prior to World War Two the industrial area was consolidated in the low lying areas, but new growth began after the founding of new raw materials for iron and steel works.<sup>12</sup> Immigration increased after World War Two with the factories and warehouses providing jobs for unskilled workers with little English and cheaper accommodation.<sup>13</sup>

With increased road transport, industries were not relying as heavily on rail transport, resulting in many of the industries in the Marrickville area moving out cheaper sites. In the 1943s aerial, the study area was a mix of residential and light industry (Figure 9). By 1970s many of the larger industries

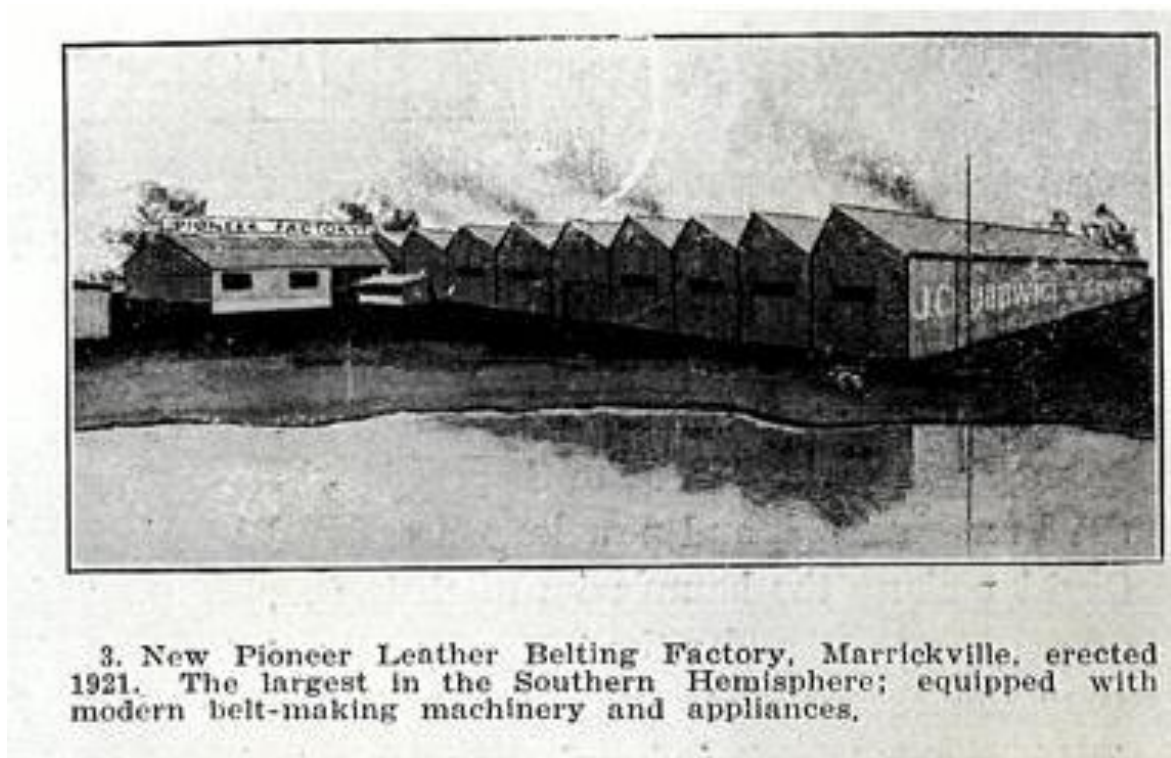
<sup>11</sup> Whitaker 2006, 13.

<sup>12</sup> Fox 1986, 30.

<sup>13</sup> Whitaker 2006, 13.

within Marrickville had moved out of the Marrickville area, although smaller industries still continue to the present day.

**Figure 5: Sims Metal Factory in 1922 (Source: Marrickville Image Library)**



3. New Pioneer Leather Belting Factory, Marrickville, erected 1921. The largest in the Southern Hemisphere; equipped with modern belt-making machinery and appliances,

**Figure 6: 1911 Richards Brothers factory located on the corner of Victoria Road and Richards Street (Source: Marrickville Image Library - Diamond Jubilee Souvenir of Marrickville)**



Figure 7: 1922 picture of C. Parsons and Co workshops located on Victoria Road and Richard Street (Source: Marrickville Image Library)

|                                                                              |                                                                      |
|------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Bobbin Makers, General Wood Turners and Toy Manufacturers<br>Phone Pet. 2265 | Wood Turning and Bandsawing Done for the Trade<br>Phone L 1131 Auto. |
|------------------------------------------------------------------------------|----------------------------------------------------------------------|




Established 1890    **C. PARSONS AND CO.**    Established 1890

Workshops :

308 & 310 VICTORIA ROAD & RICHARD STREET, MARRICKVILLE

Figure 8: 1911 Rappeneker and Richards factory later to be Marrickville Engineering Works, Victoria Road (Source: Marrickville Image Library)

Telephone, 344 Newtown.

**RAPPENEKER & RICHARDS LTD,** Victoria Road, Marrickville.

Manufacturers of Dry Press and Plastic Brickmaking Plants.  
 Gold Mining, Colliery and Pumping Machinery made to order.  
 Pulleys from 3 inches to 14 feet made at the shortest notice.  
 Saw Milling Machinery.



Secondhand Engines and Boilers always in stock.  
 Estimates given for all classes of Electrical Work.  
 Repairs for all kinds of Machinery a Specialty.

Secondhand Machinery a Specialty.

Figure 9: 1943 aerial of the study area (Source: SIX Maps with Artefact annotation)



### 3.1.4 Historical themes

The NSW Heritage Division guidelines highlight the importance of the relationship between a site and its historical context in the assessment process.<sup>14</sup> The NSW Historical Themes were developed by the Heritage Council of NSW to connect local issues to the broader history of NSW and provide a context in which the heritage assessment criteria can be applied. The themes relevant to the study area are provided in Table 2.

**Table 2: Historical themes for study area**

| Australian theme                                    | NSW theme | Notes                                                                    |
|-----------------------------------------------------|-----------|--------------------------------------------------------------------------|
| 3 Developing local, regional and national economies | Commerce  | Activities relating to buying, selling and exchanging goods and services |

<sup>14</sup> Heritage Council 2001

| Australian theme                                    | NSW theme     | Notes                                                                                                                          |
|-----------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------|
| 3 Developing local, regional and national economies | Health        | Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans |
| 3 Developing local, regional and national economies | Industry      | Activities associated with the manufacture, production and distribution of goods                                               |
| 4 Building settlements, towns and cities            | Utilities     | Activities associated with the provision of services, especially on a communal basis                                           |
| 7 Governing                                         | Defence       | Activities associated with defending places from hostile takeover and occupation                                               |
| 8 Developing Australia's cultural life              | Domestic life | Activities associated with creating, maintaining, living in and working around houses and institutions.                        |

### 3.2 Previous heritage studies

The following heritage studies and listing data were reviewed for this report:

- Fox and Associates 1986 *Marrickville Heritage Study*. Prepared for the Department of Environment and Planning and Marrickville Municipal Council.
- Graham Brooks and Associates Pty Ltd 2001 *15-31 Farr Street, Marrickville*. Prepared for Danias.
- Graham Brooks and Associates Pty Ltd 2003 *171-179 Victoria Road, Marrickville*. Prepared for Danias.
- Graham Brooks and Associates Pty Ltd 2013 *Victoria Road Planning Precinct 47. 61-65 Shepherd Street, Marrickville. 14 Rich Street, Marrickville. Preliminary Heritage Analysis*. Prepared for E & D Danias Pty Ltd.
- 'Industrial Façade', State Heritage Inventory (SHI) database no. 2030144.
- Marrickville Development Control Plan 2011
- Marrickville Local Environmental Plan 2011
- Paul Davies Pty Ltd 2009. *Marrickville Review of Potential Heritage Conservation Areas*. Prepared for Marrickville Council.
- Paul Davies Pty Ltd 2009. *Marrickville Review of Potential Heritage Items*. Prepared for Marrickville Council.
- 'Sims Metal Factory', State Heritage Inventory (SHI) database no. 2030145.

- Tanner Architects 2011 *Draft Marrickville Local Environmental Plan 2010. Proposed Heritage Items*. Prepared for Marrickville Council.
- Thorp, W. 1995 *Marrickville. Conservation Area Study. Historical Context*. Prepared for Brian McDonald and Associates.
- Tropman & Tropman Architects 2001 *Marrickville Heritage Study Review*.
- Woodhead Firth Lee 1985 *Malco Industrial Park Marrickville Heritage Assessment*.

### 3.2.1 Discussion

The previous heritage reports range from SHI listing data sheets, council heritage studies for LEP reviews and site-specific heritage assessments. The following provides a review of the relevant reports specific to the study area.

#### SHI listing datasheets

Two listed heritage items within the study area are included on the SHI. The listing data sheets provides basic assessment information. It gives a general description and statement of significance, although does not provide a detailed historical context or assessment against the NSW Heritage Council significance criteria. Both items were assessed in the 1986 and 2001 heritage studies. Sims Metal factory was initially assessed by Woodhead Firth Lee in 1985, describing some of the modifications that occurred to the building at this time.

A preliminary heritage analysis was conducted for both LEP items by Graham Brooks and Associates Pty Ltd in 2013, finding that the listed address and lots for both properties was inaccurate. The Industrial Façade that should be listed is the Chapel Street frontage. The preliminary heritage analysis recommended that future LEP schedules should rectify the lot boundary and addresses of both properties. Sims Metal Factory was assessed as not retaining significant original fabric and that the only originally elements were the metal frame structure, which should be retained in future development. The preliminary heritage analysis found the façade on Chapel Street should be retained and incorporated into future development proposals.

#### Heritage studies

The most recent LEP heritage listing review was undertaken in 2011 by Tanner Architects for the Marrickville LEP 2011. This was based on previous heritage studies in the area. The initial heritage study was conducted in 1986 by Fox and Associates when heritage was first seen as an important part of the Marrickville area. The heritage study listed possible heritage items, and provided a townscape study. Two items within the study area were inventoried: Sims Metal Factory, the Chapel Street industrial face. This study was later reviewed by Tropman & Tropman Architects in 2001, which included both LEP items, and 171-177 Victoria Road, and 15-33 Farr Street.

#### Heritage assessments

Two detailed heritage assessments were prepared for properties within the study area. Both were prepared by Graham Brooks and Associates Pty Ltd for Danias in 2003. One assessed the cottage group of 15-31 Farr Street, Marrickville. The other assessed the cottages of 171-177 Victoria Road, Marrickville. Both heritage assessments found the properties to be heavily modified with little original fabric remaining. The assessment found that the properties had little heritage significance and would not qualify for heritage listing under the NSW heritage guidelines. It was concluded that both groups of cottages should not be included in the heritage schedules of the Marrickville LEP. Both of these items were not pursued as part of the Marrickville LEP 2011.

## 4.0 HERITAGE ASSESSMENT

### 4.1 Methodology

The following heritage assessment is considered preliminary and is based on the results of background document review and a site survey. NSW heritage guidelines and significance assessment criteria (Table 3) have been used to provide a framework to review listed heritage items and identify potential heritage items.

**Table 3: NSW heritage assessment criteria**

| Criterion                          | Description                                                                                                                                                                                                                                               |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A– Historical Significance</b>  | An item is important in the course or pattern of NSW’s cultural or natural history (or the cultural or natural history of the local area).                                                                                                                |
| <b>B– Associative Significance</b> | An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).                                            |
| <b>C– Aesthetic Significance</b>   | An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).                                                                                                     |
| <b>D– Social Significance</b>      | An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.                                                                                             |
| <b>E– Research Potential</b>       | An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).                                                                          |
| <b>F– Rarity</b>                   | An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).                                                                                                       |
| <b>G– Representativeness</b>       | An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places; or cultural or natural environments (or a class of the local area’s cultural or natural places; or cultural or natural environments). |

#### 4.1.1 Properties reviewed

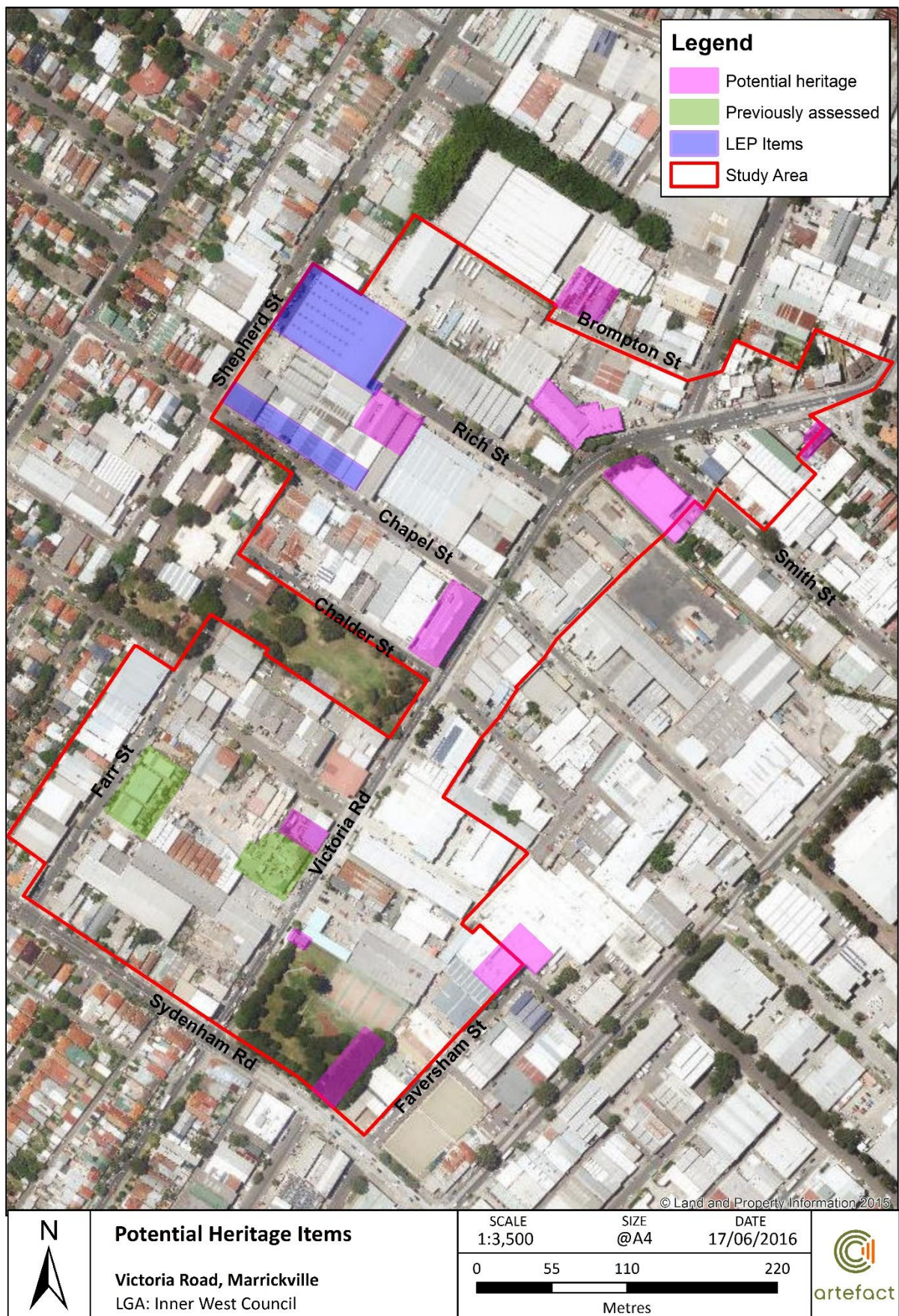
Included in the assessment were the existing listed heritage items and a number of properties with potential heritage values provided in the brief. Additional potential heritage items were identified during the site survey. These items are listed in the below Table 4 and Figure 10.

**Table 4: Properties inspected and considered for this heritage assessment report**

| Item Name                               | Address                          | Status                       |
|-----------------------------------------|----------------------------------|------------------------------|
| Sims Metal Factory, including interiors | 65 Shepherd Street, Marrickville | Local heritage item          |
|                                         | Lot 52 DP 866480                 | Marrickville LEP 2011 (I118) |

| Item Name                 | Address                                               | Status                                           |
|---------------------------|-------------------------------------------------------|--------------------------------------------------|
| Industrial façade         | 39 - 97 Chapel Street, Marrickville                   | Local heritage item                              |
|                           | Lot 4 DP 785028                                       | Marrickville LEP 2011 (I117)                     |
| Victoria Road cottages    | 171-177 Victoria Road, Marrickville                   | Previously assessed as not a heritage item       |
|                           | Lot A, B, C, D DP 301985                              | Register of the National Estate No. 19474        |
| John Fisher Printing      | 2 Smith Street, Marrickville                          | Potential heritage item                          |
|                           | Lot 1, 2, and 3 DP 1083956 and Lot 1 DP 508           |                                                  |
| 8-12 Rich Street          | 8-12 Rich Street, Marrickville                        | Potential heritage item                          |
|                           | Lot 3 DP 785027 and SP 41310                          |                                                  |
| 23-33 Faversham Street    | 23-33 Faversham Street, Marrickville                  | Potential heritage item                          |
|                           | Lot 4 DP 226899                                       |                                                  |
| Kennards building         | 64 Chapel Street, Marrickville                        | Potential heritage item                          |
|                           | Lot 2 DP 521192                                       |                                                  |
| Factory Theatre           | 105 Victoria Road, Marrickville                       | Potential heritage item                          |
|                           | Lot 4 DP 775440                                       |                                                  |
| Brompton Street tin sheds | 13 Brompton Street, Marrickville                      | Potential heritage item                          |
|                           | Lot B DP 316416                                       |                                                  |
| Hardwood Floors shop      | 169 Victoria Road, Marrickville                       | Potential heritage item                          |
|                           | 1 and 2 Lot 1 DP 4590                                 |                                                  |
| Ambulance building        | 158 Edinburgh Road, Marrickville                      | Potential heritage item                          |
|                           | Lot 2 and 3 DP 13013                                  |                                                  |
| Farr Street cottages      | 15-31 Farr Street, Marrickville                       | Previously assessed as not a heritage item       |
|                           | Lot 1-9 DP 252507                                     |                                                  |
| No. 284 substation        | 200 Victoria Road, Marrickville                       | Potential heritage item identified on site visit |
|                           | Lot 1 DP 668054                                       |                                                  |
| Air raid shelter          | Wickes Park, Sydenham and Victoria Road, Marrickville | Potential heritage item identified on aerial map |
|                           | Lot 2 DP 802618                                       |                                                  |

Figure 10: Location of items included in the heritage report



## 4.2 Listed heritage items

The following provides a review of the currently LEP heritage listed items within the study area. Both items retain heritage significance and should continue to be listed.

### 4.2.1 Sims Metal Factory, including interiors – LEP I118

#### Location

Sims Metal Factory is located at 65 Shepherd Street, Marrickville within Lot 52 DP 866480.

#### Description

The building is a saw-tooth roofed structure with the original asbestos sheeting reclad with metal. Riveted metal roof trusses support the saw-tooth roof which has windows set on an angle rather than the more common vertical setting.<sup>15</sup> Although the form is original, the external fabric has been replaced.

The building was originally built in 1921 for J C Ludowici & Son Ltd as the Pioneer Leather Belting Factory. Part of the building was sold to Malleable Castings Limited in 1925. The factory was later purchased by Malco industries in 1960 as a large foundry operation. During this time the building was modified including the exterior recladding of the walls and roof. It became Sims metal in the mid 1980s for metal recycling works.<sup>16</sup>

#### Statement of significance

The following statement of significance is reproduced from the Sims Metal Factory SHI listing.<sup>17</sup>

---

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

---

#### Review

There is little information provided in the listing data sheet and the interior was not inspected. The original structural form appears to be intact and the item provides a good example of this industrial architectural type in the area. However, the integrity of this item is somewhat diminished by the replacement of original cladding. This report concurs with the findings and recommendations of the 2013 heritage report (Graham Brooks and Associates) in regards, to future development:

- detailed heritage assessment which identifies significant elements
- retention of the original metal frame structure and any other elements of high significance.

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<sup>15</sup> OEH 2012a

<sup>16</sup> Graham Brooks and Associates 2013

<sup>17</sup> OEH 2012a

**Figure 11: View of roof detail on Shepherd Street, east aspect**



**Figure 12: View of façade on Shepherd Street, south east aspect**



#### 4.2.2 Industrial façade – LEP I117

##### Location

The industrial façade is identified as 39 - 97 Chapel Street, Marrickville, with the façade being located within Lot 4 DP 785028.

##### Description

This item is listed as the 39 [93] – 97 Chapel Street frontage of the building at the corner of Shepherd Street and Chapel Street, though the address and lot description in the listing is inaccurate. It relates to the façade of a large industrial building occupying the block corner and is identified in the listing as in the manufacturing and processing category. There appear to be a number of subdivisions and several businesses associated with the listing.

The façade is decorative and is face brick. It features a central part of wide gables, and adjoining raised flat parapets, with additional gables behind. The building façade is constructed stretched bond brickwork of purple/orange shale dry pressed bricks, which date from the late nineteenth and early twentieth century. It is bonded with a hard coarse sand and lime mortar. The building has concrete footings with cinder aggregate/coke with sandstone. The façade is divided into bays by pilasters and also decorative stepped strings with dentil detailing.

There is a potential rebuild on the corner of Shepherd and Chapel Street. More modern bricks have been used on Chapel Street on the north west side. Some infill on the Chapel Street frontage, possibly for previous air-conditioning units.

##### Statement of significance

The following statement of significance is reproduced from the Industrial Façade SHI listing.<sup>18</sup>

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

<sup>18</sup> OEH 2012b

## Review

The listing data sheet is incomplete and doesn't provide full heritage assessment detail or historical notes for the item. Background research and physical analysis would suggest the building dates to the late nineteenth or early twentieth century. It is therefore one associated with a growth period for Sydney and suburbs prior to World War One. The interior and structure of the associated building(s) was not inspected, though it is likely there have been a number of internal refits and modifications over the years resulting the façade being the only part retaining heritage value.

Detailed heritage assessment would clarify the address of the façade listing in relation to the modern property boundaries. Further assessment would also identify the heritage values of this item and considerations for any future development proposals. This report concurs with the findings and recommendations of the 2013 heritage report (Graham Brooks and Associates) and that the façade should be retained in future developments.

**Figure 13: View of façade on Chapel Street, south west aspect**



**Figure 14: Detail of Chapel Street façade, south west aspect**



**Figure 15: View of façade on Chapel Street, north east aspect**



**Figure 16: View of corner of building, east aspect**



### 4.3 Unlisted heritage items

Two items identified during this assessment are considered to have heritage value and reach the threshold for local heritage significance. The former ambulance building (recommended for review by the DPE) and Electrical Substation No. 284 (identified in the site visit). These two items are recommended for detailed heritage assessment as part of any future comprehensive Council LEP heritage listing reviews.

#### 4.3.1 Ambulance building

##### Location

The ambulance building is located at 158 Edinburgh Road, Marrickville within Lot 2 and 3 DP 13013.

##### Description

The old Newtown Marrickville Branch Ambulance was opened on March 15 1930.<sup>19</sup> It was built by the Mayor of Marrickville, Alderman H.J. Morton. It is an Inter War period brick building of two storeys. The building has timber framed six panel casement windows. A panel runs across the top of the first storey, with the words 'Newtown Marrickville Branch'. Two St John emblem moulded medallions are located on the ends of the façade. The exterior of the building is in fair-good condition.

A newspaper article dating to 1930 provides the following description<sup>20</sup>:

- two stories
- frontage of 40ft to the former road by a depth of 84ft
- front of the building is finished in black O.K brick with cement bands with glazed dark chocolate T.C. tile roof
- three sets of doors of Riverside pattern glazed with bevelled plateglass and accordeon hung
- ground floor has garage, causality room, call and inquiry office, equipment store, oil store, and conveniences
- the garage has accommodation for nine
- the corner block showing a tower of 220ft from the footpath

<sup>19</sup> Sydney Morning Herald, Tuesday 25 March 1930 *New Headquarters, Newtown Marrickville Ambulance* pg. 8.

<sup>20</sup> Sydney Morning Herald 1930

- wagons, is finished internally with an 8ft dado of black O.K. bricks with white frieze, and is equipped with bowser pump, repair pit, hoist, and conveniently placed power points to facilitate the running repairs and maintenance of the wagons, which work is carried out by the stall
- the casualty-room is finished with white glazed tiles, and the wood-work, which is reduced to a minimum, is enamelled white. Hot and cold water is laid on to the pedestal basin, and the room is fully equipped with the most hygienic type of fixtures
- the call and inquiry office has installed the latest type of telephone switch-board, with direct connection to the various metropolitan hospitals and ambulance stations, with extensions to each room in the building
- the first floor comprises recreation and billiard room, 24ft x 18ft, secretary's and board room, 16ft x 14ft, five dormitories, dining-room, and kitchen, bathroom, conveniences, and drying yard. The walls of the recreation-room are panelled in slash grained oregon, 7ft high. This room opens on to a balcony, 24ft x 6ft, which overlooks Marrickville Park. A feature of the first floor is the built-in furniture, each dormitory being fitted with wardrobe and dressing table, while in the board-room is a fitment comprising filing cabinets, book cupboards, and clothes press, and in the kitchen, a dresser and crockery cabinet with leadlight doors. The bathroom, which is particularly commodious, has white tiled walls, and is fitted with built in Roman bath, pedestal basin, with hot and cold water, and similar facilities are provided in the kitchen.
- the cost of the building, including furnishings, was approximately £3000
- the builder was the Mayor of Marrickville, Alderman H. J. Morton, who also supplied the plans and specifications.

### Preliminary significance assessment

The item is of local heritage significance for historical, associative, aesthetic and rarity values (Table 5). It is a good example of a local emergency service building which retains original elements and contributes to the heritage qualities and character of the study area.

**Table 5: Preliminary significance assessment for the former Ambulance building**

| Criterion                          | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A– Historical Significance</b>  | The ambulance station building is associated with the early to mid twentieth century historic development of the local area. It was constructed in 1930 and during a time of economic depression. Industrial development, in particular metal works and other raw material manufacturing processes, in the Marrickville area expanded following World War One. The former ambulance station is associated with the developing need for municipal emergency service within the suburban areas during this period. |
| <b>B– Associative Significance</b> | The ambulance has associative significance with the NSW ambulance service.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>C– Aesthetic Significance</b>   | The building has aesthetic significance as an Inter War municipal services building.                                                                                                                                                                                                                                                                                                                                                                                                                             |

**F– Rarity**

This type of item is rare in the local area.

**Statement of significance**

The ambulance station has local significance as being the former main branch building in the Newtown and Marrickville area in the mid twentieth century. It is associated with the development of the NSW ambulance service. The building has aesthetic significance as an Inter War municipal services building.

**Figure 17: View of front of building, south aspect**



**Figure 19: Moulded medallion on façade**



**Figure 18: View of side of corner of building, south east aspect**



**Figure 20: Side of building, east aspect**



#### 4.3.2 Electricity Substation no. 284

**Location**

Electricity Substation no. 284 is located at 200 Victoria Road, Marrickville within Lot 1 DP 668054.

**Description**

The substation is brick built with two original windows that have been filled in, and a single front entrance. It is made of purple/orange brick that was prominent in brick buildings in the area. It appears on the 1943 aerial, but most likely pre-dates this and is early twentieth century when electricity was spreading to this region of Sydney. Above the door the inscription 'M.C of S. Electricity Dept. Substation No. 284' is given in a brick arch. A brick fence fronts the property and a palm is planted to the north of the lot boundary. It is in good condition, retaining the majority of the original

external fabric with the only external modifications that could be seen being the infill of the two front windows.

Electricity first came to Sydney in 1904. No. 284 substation is a good example of the utilities buildings that were introduced throughout Sydney from the early twentieth century. Substations were designed to blend in with the surrounding architecture and this substation is an example of the industrial character of the area. Substations were located close to large users such as industrial areas, and this example reflects the industrial heritage of the area that has slowly been replaced by lighter industry. Substations were an integral part of industrial changes from water and steam power to electricity. This allowed for new modernised equipment in factories and warehouses, and the replacement of large windows with electric lighting.<sup>21</sup>

### Preliminary significance assessment

The item is of local heritage significance for historical, aesthetic and rarity values (Table 6). It is a good example of an electrical substation dating to the early-mid twentieth century. It is relatively intact and contributes to the heritage qualities and character of the study area.

**Table 6: Preliminary significance assessment for the Electricity Substation No. 284**

| Criterion                         | Discussion                                                                                                                                 |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A– Historical Significance</b> | It has historical significance as being part of the expansion of electricity across Sydney and the development of industry in Marrickville |
| <b>C– Aesthetic Significance</b>  | It has aesthetic significance as being an example of industrial influenced electrical substation building                                  |
| <b>F – Rarity</b>                 | It is a rare example of an industrial influenced electrical substation in Marrickville                                                     |

### Statement of significance

The Electricity Substation no.284 has local heritage significance of being a good example of an industrial-influenced substation in the area. It mimics the industrial architecture of the area, and is still an operating substation. It exemplifies the public works that were carried out in the early-mid twentieth century as electric services spread throughout Sydney. It played an important part in the industrial development of Marrickville, facilitating electricity supply to the large warehouses and factories in the area.

<sup>21</sup> City Plan Heritage 2014

**Figure 21: View of building and palm, east aspect****Figure 22: View of building, east aspect**

## 4.4 Potential heritage items

The DPE recommended the following four items be reviewed for potential heritage significance. These properties were found to have potential heritage significance and should be subject to detailed heritage assessment as part of future Council LEP heritage listing review.

### 4.4.1 Kennards building

#### Location

The Kennards building is located at 64 Chapel Street, Marrickville within Lot 2 DP 521192.

#### Description

The Kennards building is a three-storey brick warehouse with detailed parapet dating to the early 1900s. The fenestration is original on the upper two levels, but not on the ground floor. It has been modified with aluminium window frames, possibly in the 1980s. The ornate parapet walls are probably original but have been modified in between with a pebblecrete finish. A similar parapet example is the Milroy and Simmons building located in Petersham. Its architectural style stands out from the other buildings in the area. The building exterior is in fair-good condition.

#### Preliminary significance assessment

The item is potentially of local heritage significance for historical and aesthetic values (Table 7). It is likely to contribute to the heritage qualities and character of the study area. It is possibly a rare example of this type of brick warehouse within the area as no other examples are within the immediate vicinity.

**Table 7: Preliminary significance assessment for the Kennards building**

| Criterion                         | Discussion                                                                                                                                                    |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A– Historical Significance</b> | The Kennards building likely dates to the early 1900s and is associated with a historic phase of increased industrial and commercial development in the area. |

|                                  |                                                                                                                                                                                      |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>C– Aesthetic Significance</b> | It is a good example of warehouse / industrial architecture in the early twentieth century. The building has landmark qualities and contributes to the character of the streetscape. |
| <b>F - Rarity</b>                | It is possibly a rare example of this type of building style used in a warehouse/industrial setting in Marrickville                                                                  |

## Discussion

The Kennards building has the potential to reach the local significance threshold. It was built during an historic phase of increased industrial development which defines the character of the area. It has landmark qualities and a good example of this type of industrial warehouse architecture.

The building exterior has been modified but could be restored to enhance aesthetic qualities. More detailed heritage assessment would identify the values of this item. The building lends itself to renovation and adaptive reuse in future development.

**Figure 23: View of side of building on Chapel Street, south aspect**



5

**Figure 24: View of front and side of building, south west aspect**



### 4.4.2 23-33 Faversham Street

#### Location

The properties are located at 23-33 Faversham Street, Marrickville, although the current address is listed as 28 Faversham Street, within Lot 4 DP 226899.

#### Description

The building is a brick workshop with a detailed brick façade art deco warehouse type detailing, which dates to c. 1915-1940. The brick is purple shale, and the rear wall has been rebuilt. It has a metal and timber framed roof, with metal cladding near the top of the walls. Vertical brick fin walls divide the façade. The façade has moulded bricks and is a distinguished industrial architecture style. The windows appear to be original and the building is in fair-good condition. The adjacent façade on Hans Place was most likely part of the same construction period.

#### Preliminary significance assessment

The item is potentially of local heritage significance for historic, aesthetic and rarity values (Table 8) and contributes to the heritage qualities and character of the study area.

**Table 8: Preliminary significance assessment for 23-33 Faversham Street**

| Criterion                          | Discussion                                                                                                            |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>A – Historical Significance</b> | The building is part of the industrial development of the Marrickville area during the early to mid twentieth century |
| <b>C– Aesthetic Significance</b>   | The building has aesthetic significance for being an art deco brick warehouse                                         |
| <b>F– Rarity</b>                   | The buildings architectural type is rare in the Marrickville area                                                     |

## Discussion

The buildings on Faversham and Hans Place have an original façade with some nice architectural detailing. Though now separate properties, there is similarity in both façades which indicate they were originally associated. The building on Faversham Street appears to have undergone interior modifications, including a replacement roof. Though the façade of the Hans Place buildings appears to be similar, they are now separate properties. Though internal inspection was not carried out for either sets of buildings, the Hans Place buildings appear to have been less modified. Detailed heritage assessment would identify the values of 23-33 Faversham.

**Figure 25: View of façade on Faversham Street, north west aspect**



**Figure 26: View of interior of Hans Place, north aspect**



**Figure 27: View of façade on Hans Place, north aspect**



#### 4.4.3 Rich Street

##### Location

The properties are located at 8-12 Rich Street, although the current address numbering is 12, 2/12 and 14 Rich Street, within Lot 3 DP 785027 and SP 41310.

##### Description

Three buildings make up the group of possible heritage items on Rich Street.

No 12 and 2/12 were once one structure with a saw tooth type roof structure. They are constructed with a brick façade and metal / timber frame structure. Number 12 façade has four windows, one door, and a roller door. It has later additions include internal office space constructed with cement rendered concrete breeze block. The Number 2/12 is currently used as a marble workshop. The owner stated that the two premises had been separated internally to form the two businesses. The façade has two windows, a door, and a roller door. Marble has been added to the lower windows of Number 2/12. Other later additions also include an internal office and kitchen. Number 12 and 2/12 appear to be in fair condition

No 14 is of early twentieth century date. It is a two-storey brick structure with a low parapet wall on the flat roof. It has decorative brick work on the upper storey. The building has a moulded brick architrave and a moulded string course. The five upper storey windows have been replaced, although the fenestration appears original. The roller door opening appears original. The ground floor windows and door opening appear to be original. No 14 is in good condition.

##### Preliminary significance assessment

This group is potentially of local heritage significance for historical, aesthetic and rarity values (Table 9). They are a good example of early industrial buildings within Marrickville and contribute to the heritage qualities and character of the study area.

**Table 9: Preliminary significance assessment for 8-12 Rich Street**

| Criterion                         | Discussion                                                                                                                  |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>A– Historical Significance</b> | The buildings have historical significance as being part of the industrial development of Marrickville                      |
| <b>C– Aesthetic Significance</b>  | No 12 and 2/12 are good examples of industrial warehouse architecture. No 14 is a quality building with decorative details. |
| <b>F– Rarity</b>                  | The buildings architectural style is potentially rare in the Marrickville area                                              |

##### Discussion

These three properties may have local heritage significance and should be subject to detailed heritage assessment as part of any future development proposals. The buildings have been modified though the main structure may be original (subject to detailed interior inspection). The buildings would be suitable for continued light industrial use or adaptive reuse appropriate to its heritage significance.

Figure 28: View of buildings, west aspect



Figure 29: View of façade of No. 12, south aspect



Figure 30: View of buildings, south west aspect



Figure 31: View of façade of No. 2/12 south aspect



Figure 32: View of brick detail of No. 2/12, south aspect

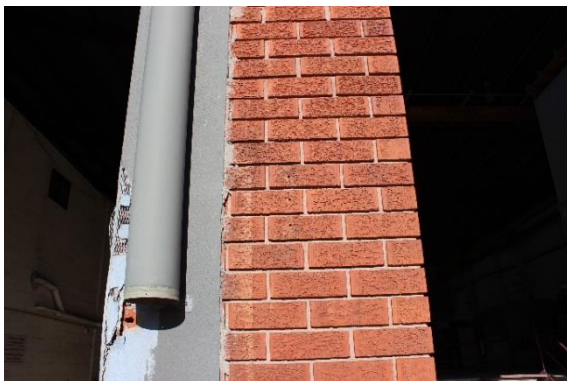


Figure 33: View of No. 14, south aspect



#### 4.4.4 Air raid shelter

##### Location

The former air raid shelter is located within Wickes Park which is on the corner of Sydenham and Victoria Roads, Marrickville. It is situated within Lot 2 DP 802618.

##### Description

The former air raid shelter was identified on the 1943 aerial. The air raid shelter would date to the beginning of World War Two when defences were built in response perceived threats. The air raid shelter is an underground structure with an apparent zig-zag shape. They were usually concrete structures and six feet deep. Similar air raid shelters survive in various park or open space locations in Sydney.

##### Preliminary significance assessment

The item is potentially of local heritage significance for historical, associative and social values (Table 10).

**Table 10: Preliminary significance assessment for the air raid shelter**

| Criterion                          | Discussion                                                                                                                            |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>A– Historical Significance</b>  | The air raid shelter has historical significance for providing shelter in World War Two.                                              |
| <b>B– Associative Significance</b> | The air raid shelter has associative significance with the Australian Defence Forces that were part of World War Two.                 |
| <b>D – Social Significance</b>     | The air raid shelter has the possibility to have social significance for people in Marrickville that were connected to World War Two. |

##### Discussion

The air raid shelter has the potential to have local heritage significance. Detailed heritage assessment and review of other examples listed should be undertaken. This item should be considered for LEP listing as an example of the local area's wartime defence structures.

**Figure 34: View of location of air raid shelter in Wickes Park, north aspect**



**Figure 35: 1943 aerial identifying air raid shelter in Wickes Park (Source: SIX Maps with Artefact annotation)**



## 4.5 Discounted potential heritage items

The following items were inspected, reviewed and subsequently discounted as potential heritage items. Further consideration and heritage assessment is not recommended for these items.

### 4.5.1 Victoria Road cottages

#### Location

The cottages are located at 171-177 Victoria Road, Marrickville within Lot A, B, C, D DP 301985.

#### Description

Cottages 173-177 were internally inspected.

#### Exterior

The Victoria Road Cottages consist of four cottages that form a group fronting Victoria Road. They are late nineteenth century Victorian cottages built for the working class in the 1880s. The properties are currently used as a mixture of offices, commercial and residential.

Numbers 175-177 have sash windows that appear to be original but in poor condition. Number 171-173 have had the sash windows replaced. The front external walls have plaster render mimicking stone for 173-177, and 171 has a pebblecrete finish. The front doors and galvanised iron roof have been replaced to the street facing side. The tile roof of number 171 is not original. The veranda posts are possibly original. There are two chimneys still intact. An arch wing wall separates each cottage. The veranda has a curved convex roof, and there are iron underfloor vents. The porch is rendered brick. Number 171 has the name 'Wincanton' on the front. The front gardens are not intact and the buildings have no external mouldings or decorative detail.

The rear of the properties show some original features, such as original arched doorways with one original door present to 177. The door has four panels and glass fanlight detail. The original brick is mostly intact to the rear walls. An unsympathetic extension has been added to the south of 177. The rear roofing of the properties appears to be the original corrugated iron.

#### *Interior*

The interior of 175 and 177 has been gutted to make way for the timberyards sales room. The dividing walls have been removed and the original layout has not been retained. The southern wall of 177 has been partially removed for an extension. The flooring is concrete and non-original.

The interior of 173 has few surviving original features. The original layout has not been retained, with some dividing walls removed. The flooring is modern floorboards. No decorative features remain. The two fireplaces have been boarded up, along with the original two rear windows. The rear of the 173 has some original features such as the original brick walls.

Overall the cottages are in fair condition.

#### **Discussion**

These cottages have previously been assessed by Graham Brooks Pty Ltd in 2003, both externally and internally. This assessment found that the properties do not meet the NSW Heritage Criteria for heritage listing as they have been extensively remodelled and do not retain a significant amount of original fabric. Other properties within Marrickville provide a better example of this type of historical development.

The current assessment concludes the results of the 2003 heritage assessment are still valid, and the item does not retain heritage significance and should not be investigated further.

**Figure 36: View of cottages, south west aspect**



**Figure 37: View of front of cottages, north aspect**



**Figure 38: View of front of cottage 177, west aspect**



**Figure 39: View of front of cottage 171, west aspect**



**Figure 40: View of window of cottage, west aspect**



**Figure 41: View of iron underfloor vent, west aspect**



Figure 42: View of rear of cottage 177 showing southern extension



Figure 44: View of rear of cottage 173



Figure 46: View of interior of cottage 173, east aspect



Figure 45: View of original door at rear of cottage 177



Figure 47: View of flooring in cottage 173, west aspect



Figure 48: View of interior beams of cottages 175-177



Figure 49: View of the southern wall of cottage 177 that has been partially removed for modern extension



Figure 50: View of original wall at rear of cottage 173



Figure 51: View of boarded up window at rear of cottage 173



Figure 52: View of boarded up fireplace in cottage 173



Figure 53: View of entrance to cottage 175



#### 4.5.2 Farr Street cottages

##### **Location**

The cottages are located at 15-31 Farr Street, Marrickville within Lot 1-9 DP 252507.

##### **Description**

Cottages 21, 27, and 29 were internally inspected which showed the range of the types of cottages present.

##### *Exterior*

The Farr Street cottages are a group of one storey brick cottages fronting Farr Street. The cottages are grouped as follows: 15-21 are a set of four cottages, 23-27 are a set of three cottages, and 29-31 are two adjoining cottages. The cottages were originally Victorian style and built in the late nineteenth century. The buildings were originally stone walled with pitch roofs. All of the cottages have had extensions to the rear.

Cottages 15-21 have a non-original bullnose verandah roof. The parapet has two brick string courses. Cottages 23-27 have a non-original bullnose verandah roof and a non-original plain, flat parapet. Cottages 29-31 have a non-original bullnose verandah roof and the cottages have a gable roof with the original chimneys removed. An arch wing separates the cottages. No decorative features remain. The walls of the cottages have been rendered.

The front brick fences are non-original, and the front and rear gardens are mostly concreted.

##### *Interior*

The cottages are a mix of two and four-bed accommodation. The buildings were renovated in the 1990s and the 2000s removing the majority of heritage features of the properties. They have been heavily modified with little original fabric remaining.

Cottage 21 has some original features such as some original wooden door frames, with possibly some original internal four-panel doors remaining. The front door is non-original although it has been designed in a similar way to the original doors. The windows have been replaced. The floorboards are non-original.

Cottage 27 has been completely modified with modern additions and an internal wall removed in the front room. No original decorative features remain.

Cottage 29 has retained the original layout to the front with an extension to the rear. The wooden door and window frames are non-original and the windows and doors have been replaced. The original pedestal arch at the front entrance retains its original mouldings and corbels. A boarded up fireplace remains in the front room. The floorboards are non-original.

##### **Discussion**

These cottages have previously been assessed by Graham Brooks Pty Ltd in 2003, both externally and internally. This assessment found that the properties do not meet the NSW Heritage Criteria for heritage listing as they have been extensively remodelled and do not retain a significant amount of original fabric. Other properties within Marrickville provide a better example of this type of historical development.

The current assessment concludes the results of the 2003 heritage assessment are still valid, and the item does not retain heritage significance and should not be investigated further.

Figure 54: View of exterior of cottage 21, east aspect



Figure 55: View of exterior of cottage 23, east aspect



Figure 56: View of exterior of cottage 25, southeast aspect



Figure 57: View of exterior of cottage 27, east aspect



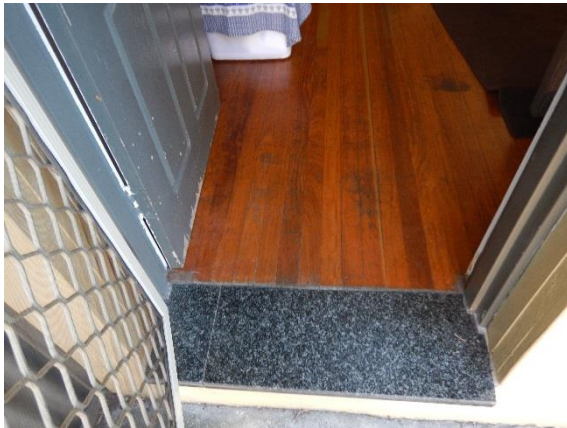
Figure 58: View of exterior of cottage 29, east aspect



Figure 59: View of exterior of cottage 31, east aspect



**Figure 60: View of floorboards and marble doorstep of cottage 21**



**Figure 61: View of ceiling in cottage 21**



**Figure 62: View of interior of cottage 27**



**Figure 63: View of flooring in cottage 27**



**Figure 64: View of original pedestal arch with mouldings in cottage 29**



**Figure 65: View of boarded up fireplace in cottage 29**



#### 4.5.3 Brompton Street tin sheds

##### Location

The warehouses ('tin sheds') are located at 13 Brompton Street, Marrickville within Lot B DP 316416.

##### Description

The Brompton Street tin sheds are two timber a-frame structures and were likely originally associated with light industry. The building has dry press shale brick footings, and some asbestos roof sheeting remains. Both sheds currently have a roller door at the front. Both sheds appear in the 1943 aerial, and were part of the early twentieth century industrial development in the area. The shed cladding has very recently been replaced. They are similar to other a-frame sheds that were present when the area was highly industrial. The buildings are in fair condition as most of the original exterior fabric has been removed.

### Discussion

Until recently the Brompton Street sheds had rusted cladding which resulted in an appearance of heritage aesthetic. The façade has recently been reclad and this character is now lost. Although the buildings may have originally added to the 'historic character' of the area, they do not meet the criteria for heritage listing. Other examples of a-frame sheds, such as the ones at Sydenham Railway Station are better and more intact examples of this type of architecture.

**Figure 66: View of front of buildings, north west aspect**



**Figure 67: View of front of building, north east aspect**



## 4.5.4 Factory Theatre

### Location

The Factory Theatre is located at 105 Victoria Road, Marrickville within Lot 4 DP 775440.

### Description

The Factory Theatre is a two storey brick commercial building with a flat roof. The building appears to be an amalgamation of a couple of lots which were constructed at the same time, possibly in late nineteenth or early twentieth century. The façade contains recessed detail and the windows and doors are all modern. The building is in fair condition.

### Discussion

The Factory Theatre is a prominent live music and entertainment venue in the local area. However the building is somewhat unremarkable in architectural style and does not appear to have significant historical or associative heritage values.

**Figure 68: View of front of building, south west aspect**



**Figure 69: View of side of building, north aspect**



**Figure 70: View of front of building, south west aspect**



#### 4.5.5 Hardwood Floors shop

##### Location

The Hardwood Floors shop is located at 169 Victoria Road, Marrickville within 1 and 2 Lot 1 DP 4590.

##### Description

The Hardwood Floors Shop is a single storey commercial building fronting Victoria Road. It is early twentieth century in date and has the words 'Bakery SUESS' in moulded letters. The building has been highly modified and perhaps only the parapet and urns as original. The Hardwood Floors Shop does not meet the criteria for heritage listing and should not be investigated further.

**Figure 71: View of front of building, south west aspect**



**Figure 72: View of front of building, west aspect**



**Figure 73: View of front of building, west aspect**



#### 4.5.6 John Fisher Printing

##### Location

John Fisher Printing building is located at 2 Smith Street, although the current address listed is 114-118 Victoria Road, within Lot 1, 2, and 3 DP 1083956 and Lot 1 DP 508.

##### Description

The building is a c1960s brown brick building with a flat iron roof. It consists of two distinct parts – an office and a warehouse. The office is two storeys with windows on the north and west side, and a flat roof. It has aluminium framed windows and doors. The warehouse has a saw-tooth roof, with a brick façade and metal clad sides. The upper course is metal clad. The words John Fisher Printing appears on the façade. A brick fence fronts the property. The building is in good condition.

##### Discussion

Although John Fisher Printing has associative significance for being a fourth generation business, this is not their original premises. The building itself does not reach the criteria for heritage listing. The item contributes to the 'character' of the area, but this does not qualify it for further heritage investigation.

**Figure 74: View of side of building, north east aspect**



**Figure 75: View of front of building, east aspect**



**Figure 76: View of side of building on Smith Street, south aspect**



**Figure 77: View of front of building, east aspect**



**Figure 78: View of brick fence detail, east aspect**



**Figure 79: View of wall detail, east aspect**



## 5.0 RECOMMENDED HERITAGE MANAGEMENT

### 5.1 The Planning Proposal

The study area is characterised by light industrial and manufacturing activity, warehouses and factories interspersed with residential properties. The Planning Proposal rezoning and land use changes to allow for more medium density residential development and appropriate light industrial redevelopment.

### 5.2 Findings

In addition to the two LEP heritage listed items, this preliminary assessment report has identified two unlisted heritage items and four potential heritage items. The heritage items and potential items are for the most part industrial in nature.

#### 5.2.1 Listed Items

- Industrial Façade, 93-97 Chapel Street. This item has local historic and aesthetic heritage values. The location of this item has been inaccurately recorded in the listing datasheet.
- Sims Metal Factor (including interiors), 65 Shepherd Street. This item has local historic and aesthetic heritage values. It retains a significant structural frame including the roof. However, it has undergone modifications and recladding.

#### 5.2.2 Unlisted heritage items

The following items were found to reach the threshold for local heritage significance and warrant inclusion in any future Council LEP heritage listing reviews.

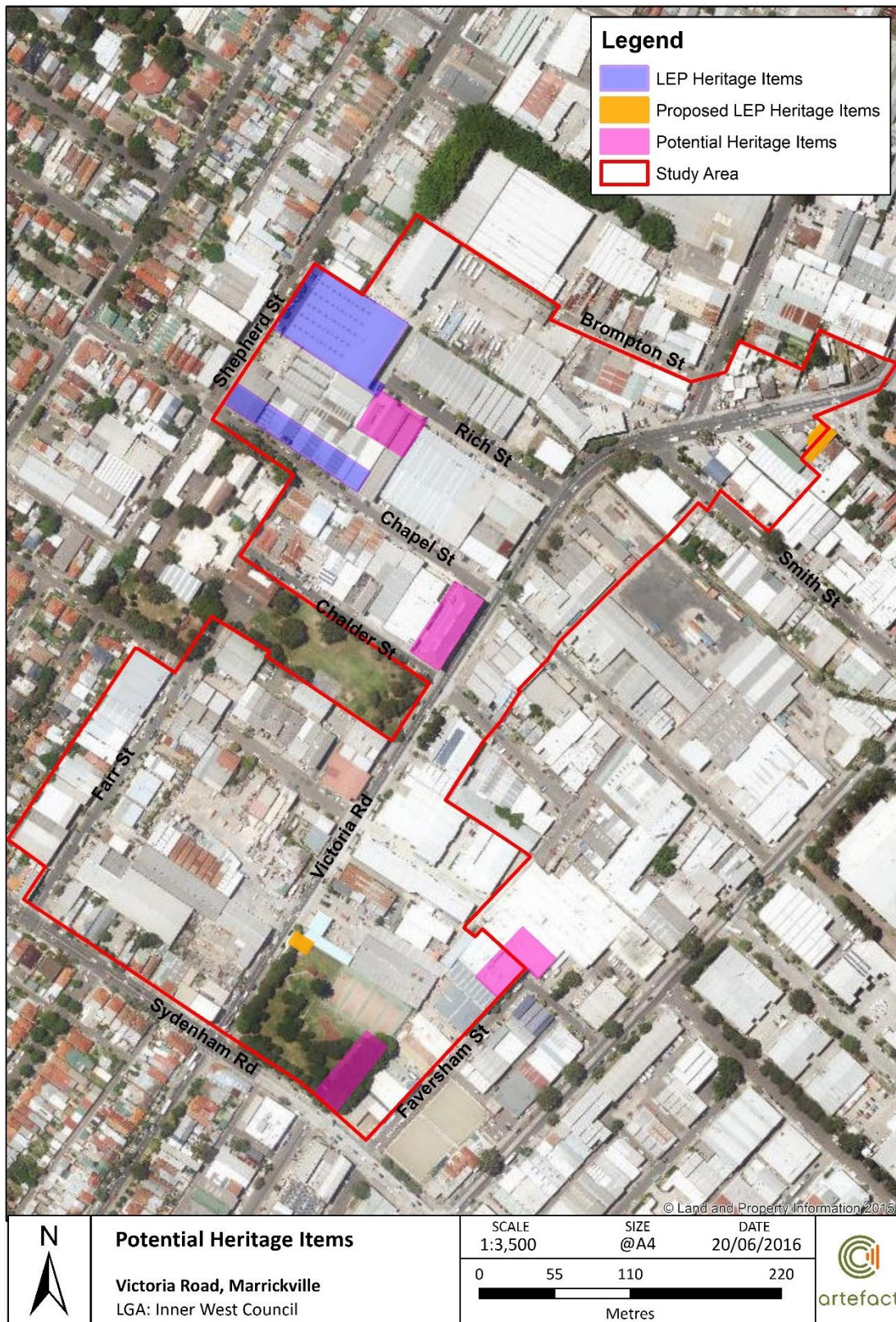
- Former Ambulance building, 158 Edinburgh Road. This item demonstrates local historic, associative, aesthetic and rarity heritage values.
- Electricity Substation no. 284, 200 Victoria Road. This item demonstrates local historic and aesthetic heritage values.

#### 5.2.3 Potential heritage items

The following items were considered to potentially be of local heritage significance and warrant further detailed heritage assessment (exterior and interior) as part of any future comprehensive Council LEP heritage review.

- Kennards building, 64 Chapel Street. This warehouse may have local historic and aesthetic heritage values.
- 23-33 Faversham Street. This factory may have local historic and aesthetic heritage values.
- 8-12 Rich Street. Comprising two buildings currently divided as three properties, they have potential to demonstrate local historic and aesthetic heritage values.
- Air Raid Shelter, Wickes Park. The buried remains of the World War two air raid shelter may have local historic, associative and social heritage values.

Figure 80: Map illustrating existing heritage items, proposed items for listing and potential items requiring detailed heritage assessment.



### 5.3 Current heritage development controls

Controls and guidelines for development affecting heritage in Marrickville form part of the Marrickville DCP 2011. This DCP also divides Marrickville into different planning precincts and the study area is located within Precinct 47 – Victoria Road.

#### 5.3.1 Heritage in Marrickville DCP 2011

Part 8 of the current Marrickville DCP 2011 provides a comprehensive guideline for conserving and managing heritage items and values of the suburb. The objectives in relation to heritage and development are:

1. To conserve heritage items and maintain appropriate setting and views.
2. To retain evidence of historic themes of development evident in the Marrickville LGA, through the proper care and maintenance of individual heritage items and Heritage Conservation Areas (HCA).
3. To provide guidelines for alterations and additions which complement and do not detract from the heritage significance of individually listed heritage items and HCAs.
4. To protect those items and areas of value to the local community.
5. To encourage new development which compliments existing heritage items and HCAs in a modern context.

There are two listed heritage items, two unlisted heritage items and four potential heritage items in the study area. The study area is not within a HCA. Part 8.1.6 applies to Heritage Items and are relevant for the current project. This section provides 19 control policies (C1-C19) for:

1. General controls common to all development.
2. Development in the vicinity of a heritage item
3. Alterations and additions to a heritage item.
4. Building materials and details.

Requirements for a Heritage Impact Statement (HIS) or Conservation Management Plan (CMP), archaeological sites and places of Aboriginal cultural heritage are also outlined.

##### 5.3.1.1 Comment

The current development controls for heritage items are comprehensive and appropriate for the current Planning Proposal. However, it should be noted that industrial heritage does not feature in the specific themes identified. These focus on historic residential development, architectural styles and conservation areas. It is recommended that industrial heritage be included as a theme.

#### 5.3.2 Victoria Road (Precinct 47)

The mixed character of the area with dominant industrial land uses is recognised in the specific context documentation for Precinct 47. The area contains industrial buildings in near original state and adapted for modern use, as well as new facilities. It is recognised that the range of industrial buildings within the precinct illustrate how industrial requirements have changed over time. The desired future character of the precinct includes the following which are relevant to heritage conservation:

- protection of identified Heritage Items
- protection of the integration and retention of industrial zoned land
- encouragement of the consolidation and redevelopment of smaller industrial sites
- activation of ground floor street frontages
- protection of significant streetscapes
- encourage and enhance public activity, amenity and safety.

#### 5.3.2.1 *Comment*

The study area and current Planning Proposal is located within Precinct 47. Heritage items illustrating the industrial history and changing aesthetic or technical attributes of industrial buildings in the area would contribute to achieve the precinct planning aims.

### 5.4 Recommended heritage management

The eight known and potential industrial heritage items provide opportunity to demonstrate the layered history and enhance the cultural and urban character of the study area.

- It is recommended that site-specific DCP controls include the heritage values of the study area under the heading 'Heritage'. The items presented in Section 5.2 and Figure 80 should be identified as known and potential heritage items. The controls should refer to Part 8 of Marrickville DCP 2011.
- The objectives of the DCP provisions should also include the historic industrial development and character of the study area to ensure these values are conserved and appropriately managed in future development.
- The unlisted heritage items and potential heritage items presented in Section 5.2 and Figure 80 of this report are recommended for detailed heritage assessment as part of any future Council heritage review.
- A Heritage Impact Statement should be submitted with new development applications affecting the items presented in Section 5.2 and Figure 80 of this report.
- Heritage items in the study area should be retained for modern industrial uses or adaptively re-used in a way that respects their heritage significance.

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