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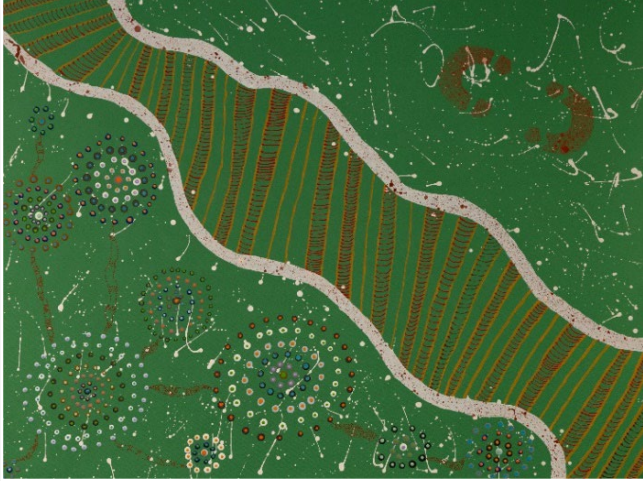
MARRICKVILLE TIMBERYARDS

Heritage impact Statement

Prepared for
RTL CO.
November 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director, Heritage	Kate Paterson, B Arch, B Arts (Architecture), M. ICOMOS
Heritage Consultant	Maria Glaros, PhD, B Arts (Hons), Grad Cert Arch, M. ICOMOS
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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. EXECUTIVE SUMMARY

Urbis has been engaged by RTL Co to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Application (SSDA) for proposed works to the property located at the 'Marrickville Timberyards' - 2.3ha allotment within the suburb of Marrickville, bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street (hereafter referred to as the 'subject site').

The client is now submitting a State Significant Development Application (SSDA) as part of the project specific SEARS for the site's redevelopment. As such, this HIS is required for this application.

Further details of the proposed works are included in Section 6.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of 2.3ha allotment within the suburb of Marrickville, bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street (the subject site). The subject site comprises a mixture of Inter-War period and late 20th century commercial buildings (particularly along Victoria Road and Sydenham Road).

The Desired Future Character is described as

The vision for the Victoria Road Precinct is to support the long-term transition of the precinct into a vibrant, and sustainable mixed-use area, that provides interesting and appropriate new built forms in the precinct. The vision also includes public accessible spaces such as new footpaths, high-quality public spaces, improved connectivity and increased employment opportunities that will make the precinct a desirable place to work and live.¹

None of the buildings on the subject site are state or locally listed heritage items, nor is the subject site located within a heritage conservation area. An assessment of significance of the subject site is undertaken in Section 5 of this report, which concluded that it does not meet the requisite threshold for heritage listing as assessed against the Heritage Council of NSW's seven criteria for assessing heritage significance.

It is important to note to previous report prepared by Artefact on *Victoria Road, Marrickville Planning Proposal: Heritage Report* in July 2016 referred to the cottage group of properties on Farr Street and Victoria Road within the timberyard Precinct. The report provided the assessment of these cottages and recommended that these cottages were not to be assessed any further and not included in the Marrickville LEP.

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report. The proposed development has been assessed to have an acceptable impact on the subject site. Key aspects of the proposal assessment are listed below:

- It is proposed to develop a multi building complex space that provides affordable housing for residential uses, a consolidated site under single ownership and development.
- There are no items within or adjacent to the site that are identified as heritage items.
- The site is not located within the Heritage Conservation Area and is not impacted by the Inner West Local Environmental Plan 2022.
- The proposed plans are strategically aligned with Marrickville Development Control Plan 2011 (DCP) controls including building envelopes and height; movement network.

The subject site is located within the vicinity of heritage items, "Lauraville" (LEP Item I1281) and Marrickville Public Primary School (LEP I1218 Item), listed on the Inner West Local Environmental Plan 2022 (LEP). This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the vicinity items mentioned above. This will be achieved in the following ways:

- The proposed demolition and proposed new development are restricted to the subject site – which is not heritage listed, nor within a heritage conservation area.

¹ 'Section 9.47 Strategic Context Victoria Road' from the *Marrickville Development Control Plan 2011*.

- The proposed works will not have a detrimental impact on the heritage items within the vicinity. As the proposed development on the subject site is located south of Marrickville Public Primary School and east of the house “Lauraville”, the primary street views of and to the heritage items will not be affected and will largely be seen as a backdrop to the items.
- Proposal includes the repurpose of materials to be incorporated into the new development.
- The proposed development will transform the subject site as part of the wider redevelopment of the Marrickville Timbervard Precinct. The new mix of Build-to-Rent (BTR), Co-Living, and Affordable Housing (AH) urban development will provide a positive contribution to the area through its placemaking initiative.
- The increased pedestrianisation of the subject site as well as new public open spaces and new commercial amenities along the ground level will create opportunities to provide a contemporary and sympathetic setting, in contrast to the current warehouses/commercial buildings on site.

Overall, the proposed redevelopment of the subject site is sympathetic to the vicinity heritage items whilst also taking design cues from the industrial character of the site and surrounds in its design and will revitalise this area of Marrickville.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

2. INTRODUCTION

2.1. BACKGROUND & PURPOSE

Urbis has been engaged by RTL Co. to prepare the following Heritage Impact Statement (HIS) to accompany a SSDA for proposed works to the property located at the 'Marrickville Timberyards' - 2.3ha allotment within the suburb of Marrickville, bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street (hereafter referred to as the 'subject site').

The client is submitting a State Significant Development Application (SSDA) as part of the project specific SEARS for the site's redevelopment. As such, this HIS is required for this application.

Further details of the proposed works are included in Section 6.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of 2.3ha allotment within the subject site. The subject site comprises a mixture of Inter-War period and late 20th century commercial buildings (particularly along Victoria Road and Sydenham Road).

The Desired Future Character as outlined in the site specific DCP is described as

The vision for the Victoria Road Precinct is to support the long-term transition of the precinct into a vibrant, and sustainable mixed-use area, that provides interesting and appropriate new built forms in the precinct. The vision also includes public accessible spaces such as new footpaths, high-quality public spaces, improved connectivity and increased employment opportunities that will make the precinct a desirable place to work and live.²

None of the buildings on the subject site are state or locally listed heritage items, nor is the subject site located within a heritage conservation area. An assessment of significance of the subject site is undertaken in Section 5 of this report, which concluded that it does not meet the requisite threshold for heritage listing as assessed against the Heritage Council of NSW's seven criteria for assessing heritage significance.

It is important to note the previous report prepared by Artefact on *Victoria Road, Marrickville Planning Proposal: Heritage Report* in July 2016 referred to the cottage group of properties on Farr Street and Victoria Road within the timberyard Precinct. The report provided the assessment of these cottages and recommended that these cottages did not meet the threshold for heritage listing consideration and were not to be assessed any further and not included in the Marrickville LEP.

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report. The proposed development has been assessed to have an acceptable impact on the subject site. Key aspects of the proposal assessment are listed below:

- It is proposed to develop a multi building complex space that provides affordable housing for residential uses, a consolidated site under single ownership and development.
- There are no heritage items within or adjacent to the site.
- The site is not located within the Heritage Conservation Area and is not impacted by the Inner West Local Environmental Plan 2022.
- The proposed plans are strategically aligned with Marrickville Development Control Plan 2011 (DCP) controls including building envelopes and height; movement network.

The subject site is located within the vicinity of heritage items, "Lauraville" (LEP Item I1281) and Marrickville Public Primary School (LEP I1218 Item), listed on the Inner West Local Environmental Plan 2022 (LEP). This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the vicinity items mentioned above.

Some of the key aspects of the proposal include:

² 'Section 9.47 Strategic Context Victoria Road' from the *Marrickville Development Control Plan 2011*,

- The proposed demolition and proposed new development are restricted to the subject site – which is not heritage listed, nor within a heritage conservation area.
- The proposed works will not have a detrimental impact on the heritage items within the vicinity. As the proposed development on the subject site is located south of Marrickville Public Primary School and east of the house “Lauraville”, the primary street views of and to the heritage items will not be affected and will largely be seen as a backdrop to the items.
- The proposal includes the repurposing of some materials to be incorporated into the new development.
- The proposed development will transform the subject site as part of the wider redevelopment of the Marrickville Timbervard Precinct. The new mix of Build-to-Rent (BTR), Co-Living, and Affordable Housing (AH) urban development will provide a positive contribution to the area through its placemaking initiative.
- The increased pedestrianisation of the subject site as well as new public open spaces and new commercial amenities along the ground level will create opportunities to provide a contemporary and sympathetic setting, in contrast to the current warehouses/commercial buildings on site.

Overall, the proposed redevelopment of the subject site is sympathetic to the vicinity heritage items whilst also taking design cues from the industrial character of the site and surrounds in its design and will revitalise this area of Marrickville.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the Marrickville Timbervard Precinct. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report.

2.2. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines ‘Assessing Heritage Significance’, and ‘Statements of Heritage Impact’. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Inner West Local Environmental Plan 2022* (Inner West LEP) and the Marrickville Development Control Plan 2011 (Marrickville DCP). It is important to note that Section 9.47 of the Marrickville DCP was established in 2019 and subject to

*specific controls to guide the future development of the precinct. Development within the precinct will need to have regard to this section of the DCP as well as other relevant provisions in the DCP. In the event of any inconsistency between this section and other sections of the DCP, this section will prevail to the extent of the inconsistency.*³

This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

2.3. AUTHOR IDENTIFICATION

The following report has been prepared by Maria Glaros (Consultant). Kate Paterson (Director) has reviewed and endorsed its content.

³ ‘Section 9.47 Strategic Context Victoria Road’ from the *Marrickville Development Control Plan 2011*, p. 2

We note that some sections concerning historical descriptions of this report have been adapted from the Marrickville Local Government Area Southern Area Heritage Review: Final Report prepared in April 2015 by Paul Davies. A previous heritage assessment is also referred to, a report prepared by Artefact *Victoria Road, Marrickville Planning Proposal: Heritage Report* for JBA Urban on behalf of Danias Holdings, July 2016.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

3. SITE DESCRIPTION

3.1. SITE LOCATION

The subject site is located within Precinct 47 – ‘Victoria Road Precinct’ location within the former Marrickville Local Government Area Boundary. at Marrickville within the Local Government Area (LGA) of Inner West. The site is 22,564sqm and consists of a number of lots withing the Marrickville Timberyard Precinct. The site is situated on Gadigal and Wangal land.



Figure 1 Location map showing the subject site outlined in red.

Source: SIX Maps 2024

3.2. SETTING

Figure 2 provides the context map for Precinct 47 and its location with the former Marrickville Local Government Areal Boundary. As noted by the Strategic Plan established 2019, adapted from the Marrickville DCP 2011:

The precinct has a very irregular subdivision pattern.... Whilst there are some large industrial sites, many of them have been fragmented into smaller individual industrial sites. Access to many of the industrial sites is provided through rear lanes and cul-de-sacs.⁴

The subject site encompasses much of the block bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville. The subject site is partially developed, with several built structures situated along the street frontages, while much of the centre of the site is undeveloped hardstand area used for light industry. Overall, the subject site contains a mixed character. It is dominated by industrial factory units, as well as residential dwellings and some local business shop fronts located along the main road of Sydenham Street and Victoria Road. The subject site features 20th century commercial buildings and warehouses on the Victoria Road frontage and Sydenham Road frontage. This includes a single-storey Inter-War commercial/retail building currently utilised as a café, which features a typical Inter-War parapet.

⁴ Section 9.47 Strategic Context Victoria Road from the Marrickville Development Control Plan 2011.

Planning context is located within Precinct 47 'which has been identified by Council as an area for transition with increased density, height and mixed-uses'.⁵ The precinct site is described by the Victoria Road (Precinct 47) DCP 2019 as an irregular subdivision pattern with some large industrial sites that have been fragmented into smaller individual industrial sites. There is access to many of these sites though rear lanes and cul-de-sacs.⁶

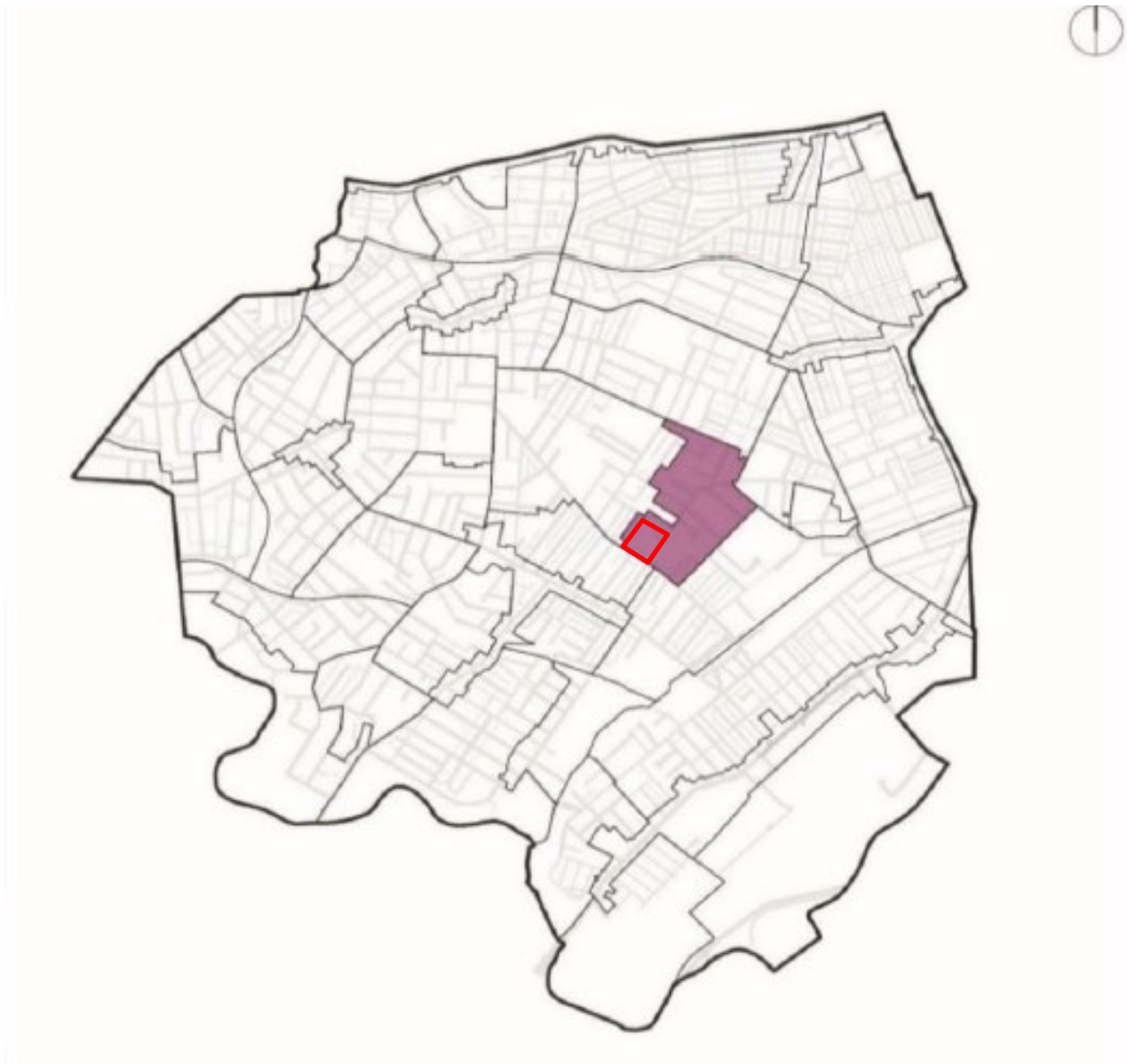


Figure 2 Context map – Precinct 47 – 'Victoria road Precinct location within the former Marrickville Local Government Area Boundary' – subject site outlined in red.

Source: Section 9.47 Strategic Context Victoria Road from the Marrickville Development Control Plan 2011.

⁵ Section 9.47 Strategic Context Victoria Road from the Marrickville Development Control Plan 2011.

⁶ Section 9.47 Strategic Context Victoria Road from the Marrickville Development Control Plan 2011, p. 3.



Figure 3 View looking north east on Victoria Road (corner of Victoria Road and Mitchell Street).

Source: Urbis



Figure 4 View looking south west on Victoria Road (corner of Victoria Road and Mitchell Street)

Source: Urbis



Figure 5 View looking north west on Mitchell Street.

Source: Urbis



Figure 6 View looking east on Mitchell Street.

Source: Urbis



Figure 7 View looking south on Victoria Road (Corner of Victoria Road and Sydenham Road)

Source: Urbis



Figure 8 View looking north east on Victoria Road

Source: Urbis



Figure 9 View looking west on Sydenham Road (Corner of Sydenham Road and Farr Street).

Source: Urbis



Figure 10 View of looking north on Farr Street (Corner of Sydenham Road and Farr Street).

Source: Urbis



Figure 11 View looking north on Farr Street.

Source: Urbis

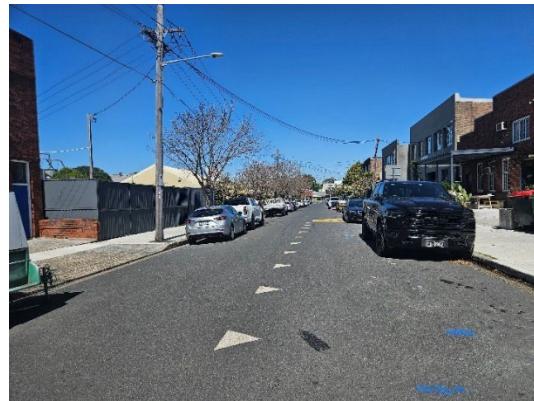


Figure 12 View looking south on Farr Street.

Source: Urbis

Two local heritage items are located within the vicinity and feature below:

3.2.1. Victorian Italianate style mansion (LEP I1281)

The Victorian Italianate style mansion is situated west of the subject site at 2 Thompson Street Marrickville. The view of all primary facades is obscured heavily by the landscaped vegetation that follows along the fence boundary of the property.

The following description of the villa has been adapted from the State Heritage Inventory page on the item:

A large freestanding 2 storey Victorian Italianate style villa with rendered brick walls, a hipped unglazed terracotta tiled roof and skillion unglazed terracotta tiled balcony roof, hipped at the edges. The house is set on the corner of Thompson Street and Edward Street, and is designed to address both street frontages. The house façade to Thompson Street features a 2 storey verandah/balcony structure with barley twist cast iron columns and decorative cast iron balcony balustrade and verandah frieze (frieze missing from balcony). Two pairs of glazed timber-panelled french doors open onto each level of the verandah/balcony. At first floor level, there is also a gothic arched stained glass fixed window (presumably lighting an internal staircase).

On the Edward Street façade there is a central two storey faceted bay window with 3 timber framed double hung windows to each level, and decorative stucco drip moulds over each window.

At the rear (south) end of the Thompson Street façade is a two storey wing with a hipped unglazed terracotta tiled roof with timber framed double windows to each level (3 windows to the first floor, 2 to the ground floor).

The front fence is a modern fence with a low brick base and aluminium spearhead fencing above. There is a small single storey fibro garage to the south of the house with a corrugated asbestos gabled roof.⁷

3.2.2. Marrickville Public Primary School

Marrickville Public School is located north of the subject site located at 116 Chapel Street. The primary school was built during the was built in 1878 and believed to be a part of an 1865 structure One entry to the School is located at the end of Farr Street which and consists of painted brick façade with more contemporary buildings adjacent on the western side along Shepherd and Chapel Street. The primary is landscaped with row of large trees along the fence lines making the heritage item visibility difficult from streetscape view.

The following description of Marrickville Primary School has been adapted from the State Heritage Inventory page on the item:

The building dated 1878 is believed to include part of the old 1865 structure. This painted brick building has two side wings which feature pointed windows. The square tower on one corner has a truncated, metal clad spire, with an adjoining castellated parapet over the entry. The adjacent two storey red brick building was erected in 1899 and features moulded brick and sandstone detailing. Next in the row is the 1890 sandstock brick building which features classical sandstone detailing.⁸

3.3. SUBJECT SITE DESCRIPTION

The site consists of a single-storey Inter-War commercial/retail building currently utilised as a café, which features a typical Inter- War parapet. At the north part of the Victoria Road boundary there is a row of semi-detached residential cottages and a possible Inter-War or Federation single-storey shopfront at the northern

⁷ Statement of Significance extract taken from the NSW State Heritage Inventory.

⁸ Statement of Significance extract taken from the NSW State Heritage Inventory.

boundary near the corner of Victoria Road and Mitchell Street. It is noted that the two early retail buildings in Figure 25 and Figure 43 are altered, however demonstrate typical built form from the period, notably the typical parapet styles.

The Sydenham Road and Farr Street frontages feature late 20th century double-storey brick warehouse buildings, with associated carparking spaces. There are residential dwellings along Sydenham Road which are excluded from the subject site. At the north side of the Farr Street frontage, the subject site comprises semi-detached cottages which demonstrate the form of early 20th century or late 19th century dwellings, however, have been heavily modified and do not demonstrate the typical characteristics of the typology.

It is important to note to previous report prepared by Artefact on *Victoria Road, Marrickville Planning Proposal: Heritage Report* in July 2016 referred to the cottage group of properties on Farr Street and Victoria Road within the timberyard Precinct. The report provided a heritage assessment of these cottages and recommended the cottages were not to be assessed any further, and are not to be included in the Marrickville LEP. The report referred to two reports prepared for the cottages 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 2011.⁹

The subject site has been sectioned into four areas based on locations the properties are bounded by within the study area. Pictures of the site are shown in Sections 3.3.1 to 3.3.4 in the following order of location/address:

- Mitchell Street is located from south east to the northern boundary, consisting of properties 2 – 14 Mitchell Street, Marrickville.
- Victoria Road is located on the south to south eastern boundary and consist of properties 165-191 Victoria Road, Marrickville.
- Sydenham Road is located at the south to south western boundary of the subject site, and consists of properties 109 -135 Sydenham Road, Marrickville.
- Farr Street is located southwest to northern boundary of the subject site, and consists of properties 7-35 Farr Street, Marrickville.

⁹ A report prepared by Artefact on *Victoria Road, Marrickville Planning Proposal: Heritage Report* for to JBA Urban on behalf of Danias Holdings, July 2016, p. 12.



Figure 13 Aerial diagram showing the subject site outlined in red.

Source: SIX Maps 2024

3.3.1. Mitchell Street

Mitchell Street is located from south east to the northern boundary, consisting of properties 2 – 14 Mitchell Street, Marrickville. The properties within the subject site are located on the southern side of Mitchell Street and consist of contemporary brick/rendered infill structures utilised for factory purposes. Mitchell Street also begins from the one direction lane way heading south with the bakery located on the corner of the laneway and Mitchell Street. The lane way provides access to areas part of properties located on Victoria Road. The last property is situated at 10/14 Mitchell Street, including partial view of building located on Farr Street – also within the subject site.



Figure 14 View looking south at building located at the corner of Victoria Road and Mitchell Street (165 Victoria Road).

Source: Urbis



Figure 15 View looking south west along lane way located on Mitchell Street.

Source: Urbis



Figure 16 View of car park space, entry located from laneway located on Mitchell Street (167-169 Victoria Road).

Source: Urbis



Figure 17 View of car park space, entry located from laneway located on Mitchell Street (167-169 Victoria Road).

Source: Urbis



Figure 18 View of building adjacent to laneway located in Mitchell Street (2 Mitchell Street).

Source: Urbis



Figure 19 Building located at 4 Mitchell Street.

Source: Urbis

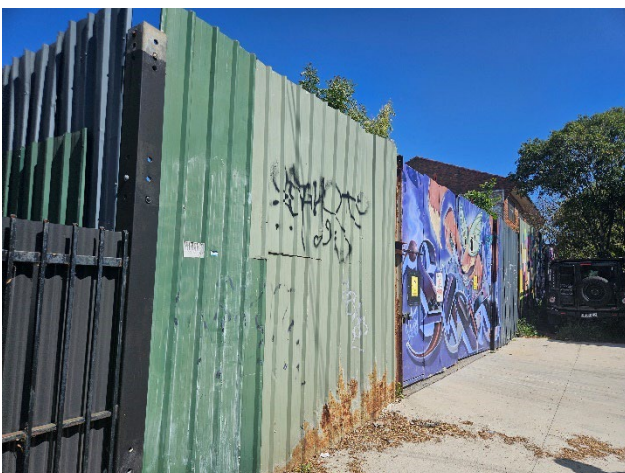


Figure 20 Access to timberyard area, Mitchell Street entry.

Source: Urbis

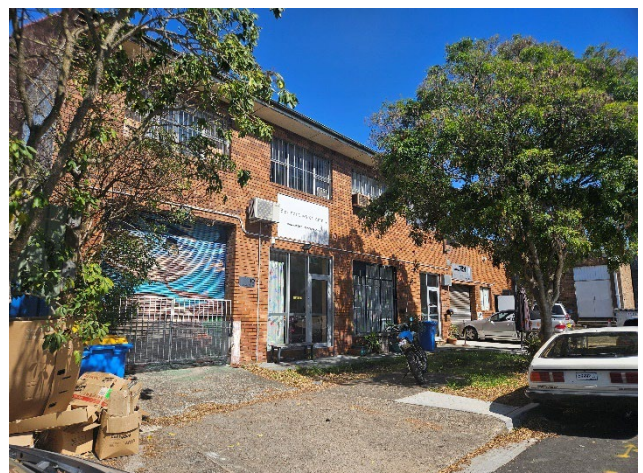


Figure 21 building located at 10/12 Mitchell Street.

Source: Urbis



Figure 22 Building located at 1/10-14 Mitchell Street, showing part of building located at 35 Farr Street.

Source: Urbis



Figure 23 View looking south east along Mitchell Street.

Source: Urbis

3.3.2. Victoria Road

Victoria Road is located on the eastern boundary and consist of properties 165-191 Victoria Road, Marrickville. Located at the north eastern corner of the subject site is a contemporary infill brick factory, which is followed a typical contemporary shop front style. Other structures include four cottage dwellings, which is followed by the main entrance to the timberyard which occupies a large area at 183 Victoria Road. On the southern side of Victoria Road are Inter-War period structures adjacent to another access point for the timberyard, followed by a typical shop front style café and a contemporary brick building located at the corner Victoria Road and Sydenham Road which is located outside the subject site area. A visit to the site subject area appears to show that all structures located within this vicinity have been heavily modified.

Victoria Road also consists of Danias Timberyard, a business that has been established for over 40 years within the Timberyard Precinct area. The business has been the highlight if some media attention, with the focus being on the post-war migration, and successful small business's run by Greek Australians similarly to the history of Danias.¹⁰

The Victoria Road cottages are located at 171-177 Victoria Road, Marrickville within Lot A, B, C, D DP 301985. A report by Artefact assessed these cottages were Victorian style built in the 1880s and it was determined that the cottages were to be 'subsequently discounted as potential heritage items. Further consideration and heritage assessment is not recommended for these items' as a result of the heavy alterations conducted over the years since their erection during the early twentieth century.¹¹

¹⁰ See 'Opposition Leader 'Albo' visits Marrickville's Danias Timber to address decrease in apprenticeships'. The Greeh Herald, 27 September 2019 and 'Vasili's Taxidi: As the family Grows, So Does The Family Buisness'. The Greek Herald, 18 April 2020.

¹¹ A report prepared by Artefact on *Victoria Road, Marrickville Planning Proposal: Heritage Report* for to JBA Urban on behalf of Danias Holdings, July 2016, pp. 29-30.



Figure 24 Building located at the north eastern corner of Mitchell street and Victoria Road (165 Victoria Road).

Source: Urbis



Figure 25 Shop front located at 167 Victoria Road.

Source: Google



Figure 26 Dwelling located at 171 Victoria Road.

Source: Urbis



Figure 27 Dwelling located at 171 Victoria Road.

Source: Urbis



Figure 28 Dwelling located at 171-173 Victoria Road.

Source: Urbis



Figure 29 Dwelling located at 173 Victoria Road.

Source: Urbis



Figure 30 Dwelling located at 175 Victoria Road

Source: Urbis



Figure 31 Dwelling located at 175 Victoria Road

Source: Urbis



figure 32 View looking south west from within the timber yard, (183 Victoria Road).

Source: Urbis



figure 33 View , looking north east from within the timber yard entry of factory (183 Victoria Road).

Source: Urbis



Figure 34 View from within the timber yard, looking north east entry of factory (183 Victoria Road).

Source: Urbis

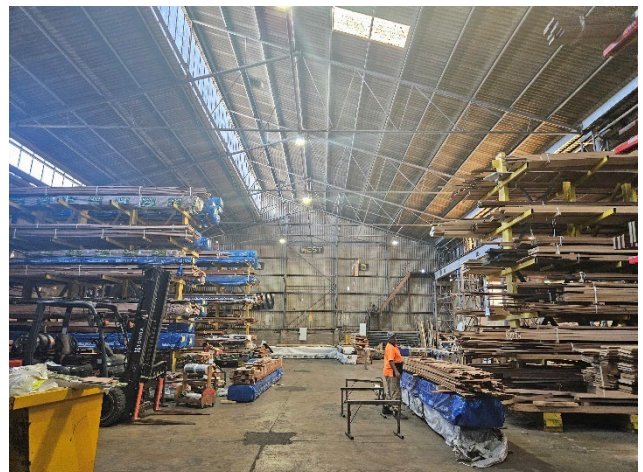


Figure 35 View inside large factory located within the timber yard (183 Victoria Road).

Source: Urbis

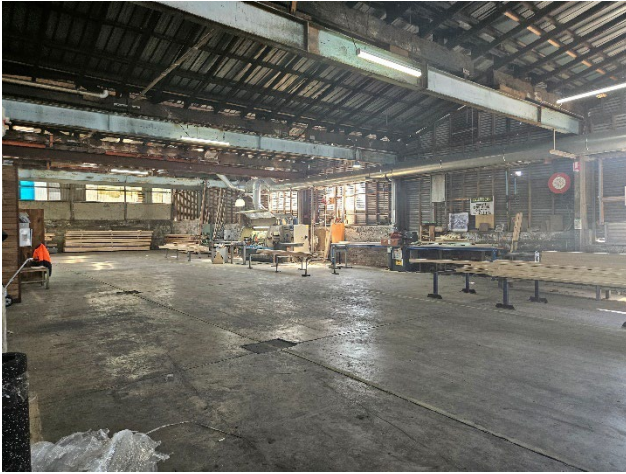


Figure 36 View inside large factory located within the timber yard (183 Victoria Road).

Source: Urbis



Figure 37 View looking south west outside large factory located within the timber yard (183 Victoria Road).

Source: Urbis



Figure 38 Building located 191 Victoria Road.

Source: Urbis



Figure 39 View looking north east along Victoria Road.

Source: Google

3.3.3. Sydenham Road

Sydenham Road is located at the south boundary of the subject site, and consists of properties 109-135 Sydenham Road, Marrickville. The south eastern section of Sydenham Road consists of one and two storey contemporary brick factory buildings followed by dwellings that consist of a mixture of Inter-War and contemporary infill structures that have been heavily altered. A small complex of factories with a driveway entrance and car park area are situated at 119A -121 Sydenham Road. This is then followed by two residential dwellings that have been altered. The property located on the corner of Sydenham Road and Farr Street located at 135 Sydenham Road is a large two storey brick factory.



Figure 40 Factory located 109 Sydenham Road.

Source: Google



Figure 41 Dwelling located at 117-119 Sydenham Road.

Source: Urbis



Figure 42 View looking at gated area of 119A – 121 Sydenham Road.

Source: Urbis

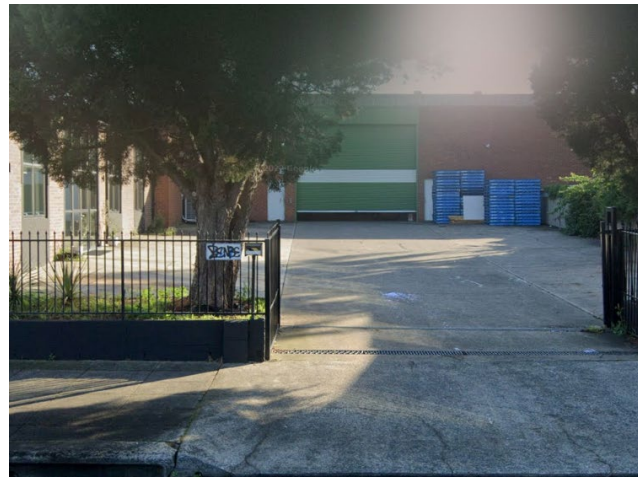


Figure 43 Front view of 121 Sydenham Road.

Source: Urbis



Figure 44 Dwelling located at 129-131 Sydenham Road.

Source: Urbis



Figure 45 Dwelling located at 129-131 Sydenham Road.

Source: Urbis



Figure 46 Dwelling located at 129-131 Sydenham Road.

Source: Urbis



Figure 47 Dwelling located at 133 Sydenham Road.

Source: Urbis



Figure 48 Dwelling located at 133 Sydenham Road.

Source: Urbis



Figure 49 Factory building located at 135 Sydenham Road.

Source: Urbis



Figure 50 Factory building located at 135 Sydenham Road.

Source: Urbis



Figure 51 Factory building located at 135 Sydenham Road.

Source: Urbis



Figure 52 Factory building located at 135 Sydenham Road.

Source: Urbis



Figure 53 Factory building located at 135 Sydenham Road.

Source: Urbis



Figure 54 Factory building located at 135 Sydenham Road.

Source: Urbis



Figure 55 Factory building located at 135 Sydenham Road, with partial view of dwelling at 7 Farr Street.

Source: Urbis

3.3.4. Farr Street

Farr Street is located western boundary of the subject site, and consists of properties 7 – 35 Farr Street, Marrickville. The dwellings are located on eastern side of Farr Street and consist of single storey contemporary commercial and residential houses that have been altered and modified to extend as dual occupancies. An entry point to the rear of the timberyard area is also situated on Farr Street and in-between 11 and 13 Farr Street properties. The subject site is also including the contemporary two storey brick dwellings occupied by the NSW Ambulance and Fire Emergency services.

There are cottages located at 15-31 Farr Street, Marrickville within Lot 1-9 DP 252507. A previous heritage assessment determined the cottages situated on Farr Street were built in late nineteenth century and have since been heavily modified. It was concluded that 'they have been extensively remodelled and do not retain a significant amount of original fabric.... the item does not retain heritage significance and should not be investigated further'.¹²

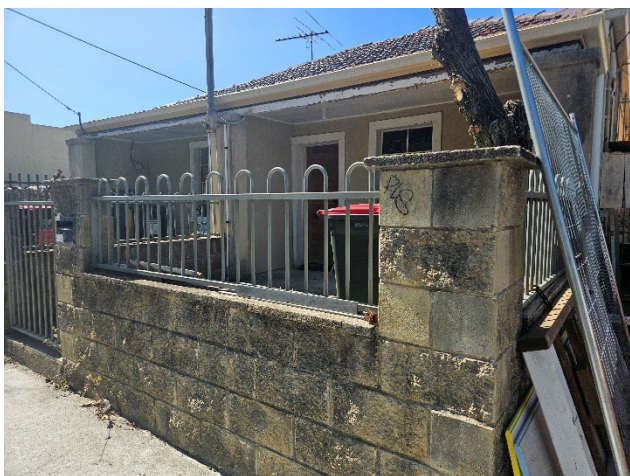


Figure 56 Dwelling located at 11 Farr Street.

Source: Urbis

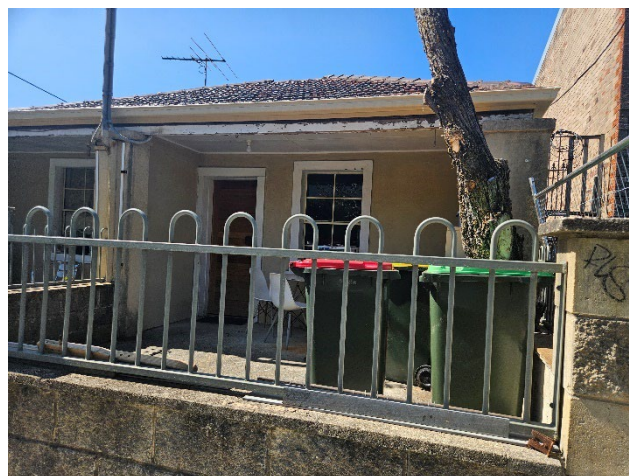


Figure 57 Dwelling located at 11 Farr Street.

Source: Urbis



Figure 58 Entry point to rear timber yard located on Farr Street.

Source: Urbis



Figure 59 Entry point to rear timber yard located on Farr Street.

Source: Urbis

¹² A report prepared by Artefact on *Victoria Road, Marrickville Planning Proposal: Heritage Report* for to JBA Urban on behalf of Danias Holdings, July 2016, p. 34.



Figure 60. Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 61 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 62 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 63 Part of the group of cottages situated on Farr Street.

Source: Urbis

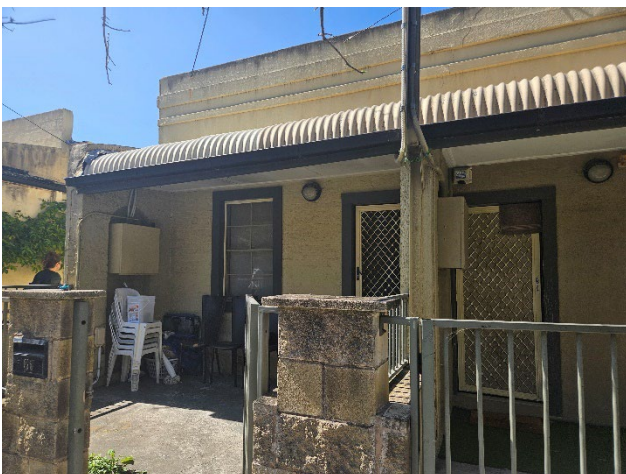


Figure 64 Part of the group of cottages situated on Farr Street.

Source: Urbis

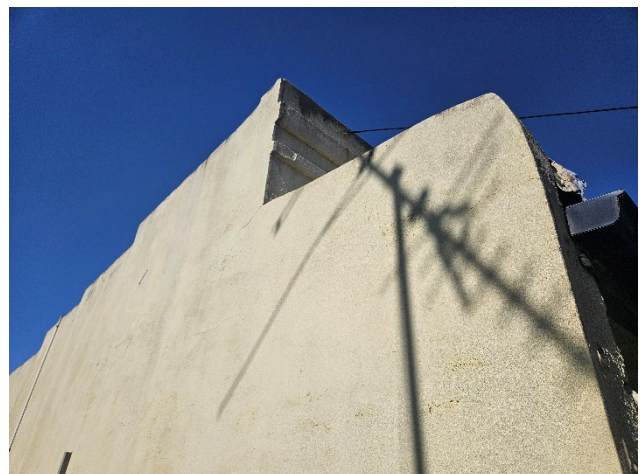


Figure 65 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 66 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 67 Lane way adjacent to the group of cottages situated on Farr Street.

Source: Urbis



Figure 68 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 69 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 70 Part of the group of cottages situated on Farr Street.

Source: Urbis

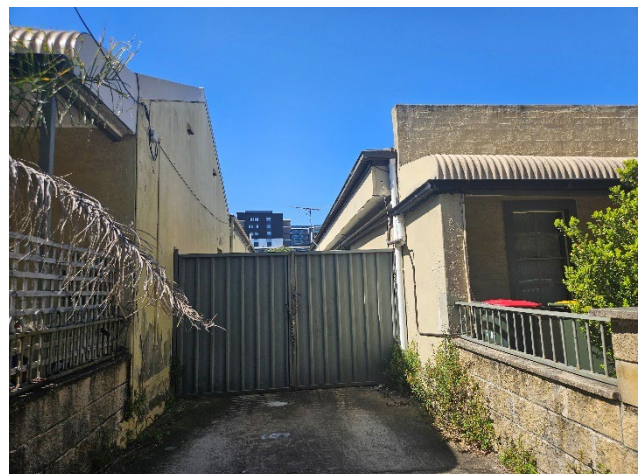


Figure 71 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 72 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 73 Part of the group of cottages situated on Farr Street.

Source: Urbis



Figure 74 Closed laneway adjacent to one of the cottages along Farr Street.

Source: Urbis

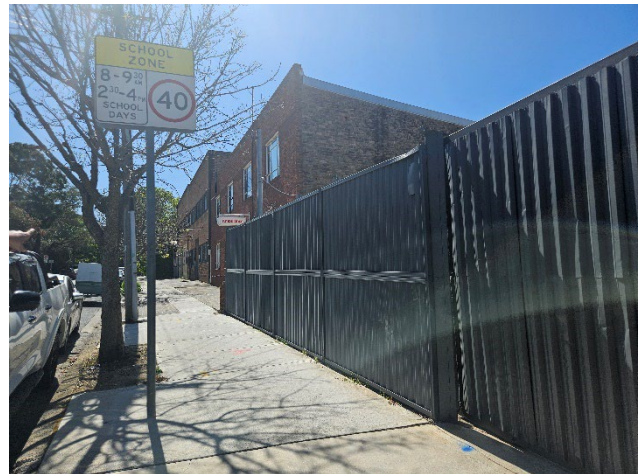


Figure 75 North view along Farr Street

Source: Urbis



Figure 76 Ambulance and Fire Brigade building located on Farr Street.

Source: Urbis



Figure 77 Ambulance and Fire Brigade building located on Farr Street.

Source: Urbis

4. MARRICKVILLE - HISTORICAL OVERVIEW

The following historical overview of the local area has been reproduced from 'Marrickville Town Hall Conservation Management Plan Final Report' May 2007 and 2015 prepared for Marrickville Council by Paul Davies.

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 who 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.¹³



Figure 78 A historical map showing the land granted to Thomas Moore within the area - subject site marked by red star.

Source: NSW LRS, Date Unknown.

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 1834.¹⁴ 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.¹⁵

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 hometown. 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

¹³ Extract taken from A report prepared by Artefact on *Victoria Road, Marrickville Planning Proposal: Heritage Report* for to JBA Urban on behalf of Danias Holdings, July 2016, p. 5.

¹⁴ Extract taken from *Artefact report*, p. 5.

¹⁵ Extract taken from *Artefact report*, p. 5.

when advertising the subdivision.¹⁶ The new village quickly saw cottages, shops, churches and civic buildings appear.¹⁷

Marrickville sits within the Parish of Petersham, County of Cumberland. The suburb comprises mostly of a valley that forms part of the Cooks River Basin. The suburb was originally covered by the Gumbramorra Swamp, which provided an easy hideout for convicts on the run from the colony.¹ The Gumbramorra swamps were drained “at great expense to the government” in the late 1890s.¹⁸

In the early days of settlement, Marrickville was seen as a place to extract valuable resources, especially timber. The stands of trees across the suburb were harvested across the 19th century by landholder’s including Moore and Wardell, who consolidated a number of the early Estates including Moore’s 470 acres into a 2,000 acre landholding.¹⁹ Parts of Marrickville were still known as ‘Wardell’s Bush’ due to the thick vegetation cover well into the late-1800s.²⁰ Other prominent early landholders in the area include James Waine, with a grant of 30 acres, and William Bligh with 240 acres (see figures 90 and 91).

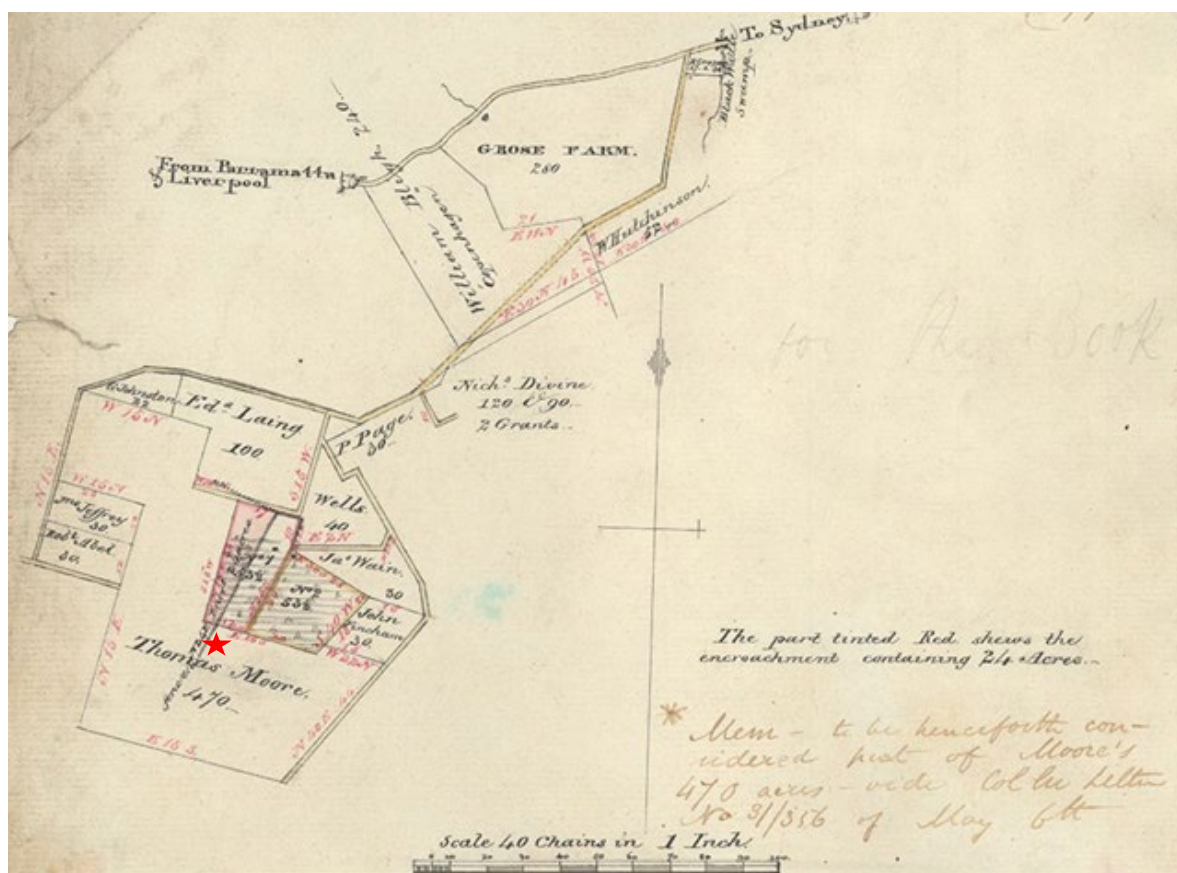


Figure 79– 1831 surveyor sketch of the Gumbramorra Swamp area, showing the location of early land grants within the area.

Source: Surveyor General sketch book 1, folio 4, State Archives & Records

¹⁶ Extract taken from *Artefact report*, p. 5.

¹⁷ Extract taken from *Artefact report*, p. 5.

¹⁸ *Evening News*, 27 August 1904, *The Suburbs of Sydney*, Pg. 3.

¹⁹ Meader, Chrys, 2008. *Dictionary of Sydney – Marrickville*, <https://dictionaryofsydney.org/entry/marrickville>.

²⁰ *Illustrated Sydney News*, 8th August 1889.

Wardell's Wentworth Estate was subdivided following his death in 1824, in what was the first of many subdivisions across the Marrickville area. The estate was divided amongst Wardell's surviving sisters, and market gardens sprung up due to the plentiful water supply. Migrants moved into the area, owning market gardens and quarrying the sandstone from the rocky sandstone cliffs along the Cooks River. This included migrants from Scotland, Italy, China, Germany and Greece, forming the foundations of the multicultural Marrickville known today.²¹ By the late 1880s, many of these market gardens were converted following the more profitable path of brick making, with brick pits dug out of the loamy clay soil.²²

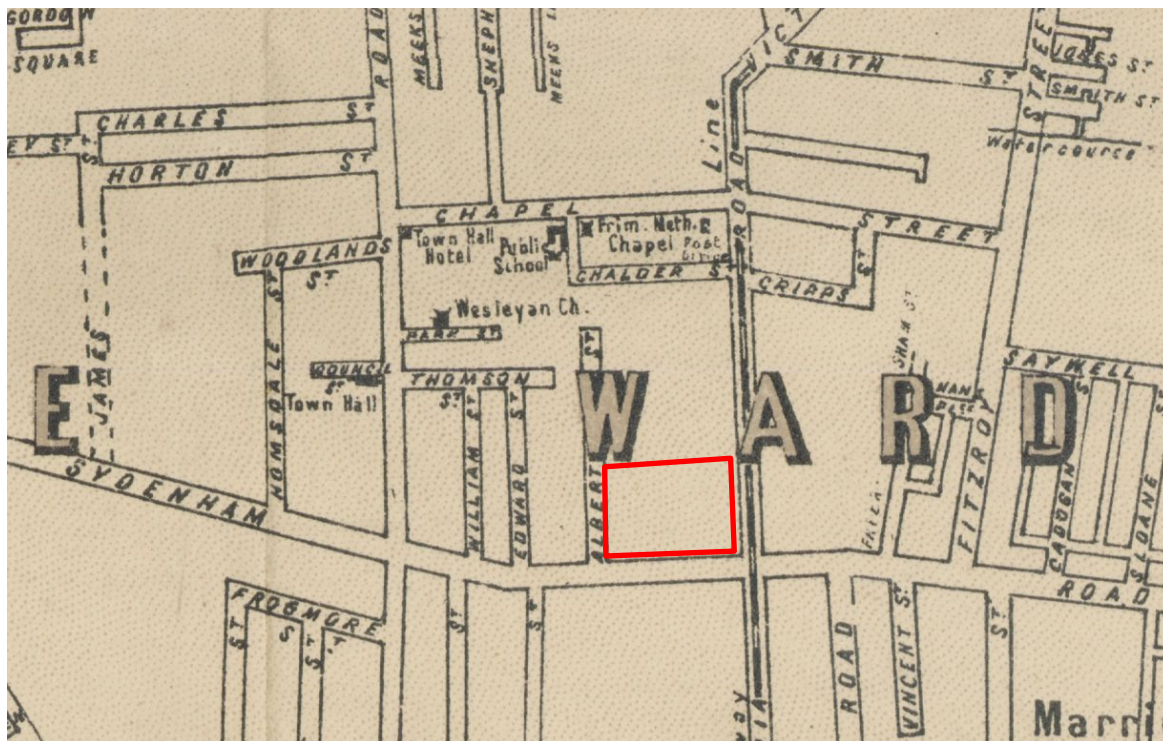


Figure 80 A Marrickville, Parrish of Petersham map published by Higinbotham Robinson and Harrison 1886 – subject site outlined in red.

Source: State Library.

²¹ Meader, Chrys, 2008.

²² Meader, Chrys, 2008.



Figure 81 A map produced by the Department of Land dated 1897 – subject site marked by red star.

Source State Library

Across the late 19th century and early 20th century, Marrickville was not seen as a desirable residential area. The former swampland and propensity for flooding coloured this reputation, as discussed in a newspaper article in 1897, which stated:

Marrickville has obtained the reputation of being a low-lying locality, subject to floods in wet weather...Marrickville has a good deal of unreasonable prejudice to contend against in consequence.²³

From the 1890s, large industrial companies including wool mills, steel and metal operations and automotive factories moved into the area. This industrialisation of Marrickville peaked in the inter war period, and by 1935, there were more than 130 manufacturing businesses in the suburb. By 1961, this had grown to 900.²⁴ This caused a surge in population and was a point of pride for the suburb. A newspaper article from 1918 stated

Marrickville has rapidly grown into favour both as a residential and a manufacturing suburb, as people became better acquainted with it and learnt that within its boundaries is the highest ground between Sydney and Parramatta. It is today a thoroughly up-to-date and thriving district.²⁵

²³ Sunday Times, 13 June 1897, *Sydney Suburbs*, p. 10.

²⁴ Meader, Chrys, 2008.

²⁵ Evening News, 16 March 1918. *The City's Growth*, p. 6.



Figure 82 – undated aerial of Marrickville, with interspersed residential and commercial buildings visible.

Source: Inner West Council Library Archives, Local History Collection, 228040

4.1. MARRICKVILLE TIMBERYARD PRECINCT HISTORY

As noted earlier, the subject site consists of land originally forming part of the grant of Thomas Moore, given in October 1799. At the time of his ownership the subject site formed part of the Gumbramorra Swamps. Moore harvested timber from his land, as did Dr Wardell when he purchased the land from Moore. There is no evidence to suggest that either Wardell or Moore undertook any efforts to improve or build upon the land. Following Wardell's death, the site was subdivided and, in the late 1800s, the Gumbramorra Swamplands were drained and the land reclaimed by council.²⁶

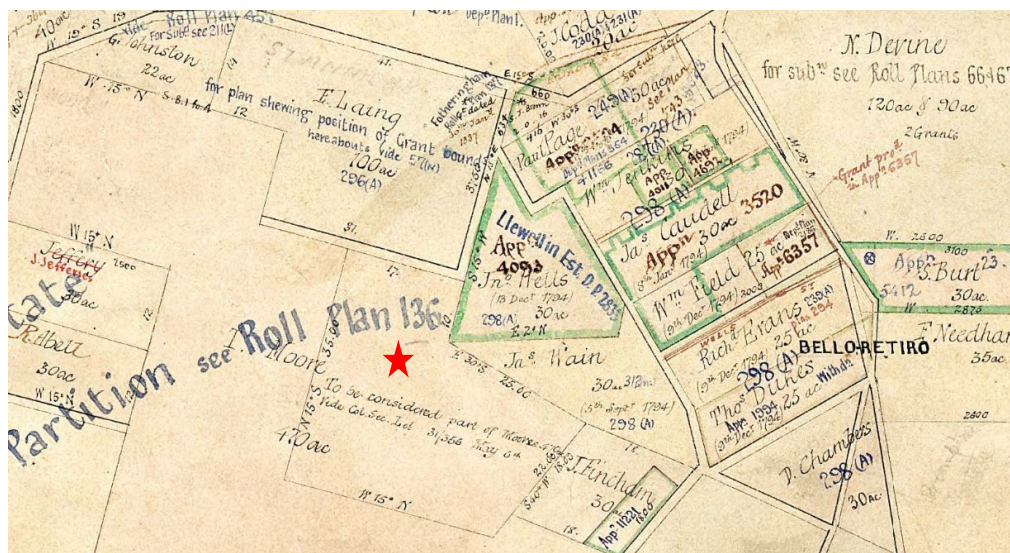


Figure 83 – undated Parish map, Parish of Petersham, County of Cumberland. Approximate location of the subject site indicated by red star.

Source: Inner West Council Library Archives, Local History Collection, 228040

²⁶ Meader, Chrys. 2008.

Marrickville was named after the estate of Thomas Chalder, whose estate of 24.3 ha (60 acres) was subdivided on 24 February 1855. It was known as Marrick, after his native North Yorkshire village. The estate centred on the intersection of Victoria Road and Chapel Street. William Dean, the publican of the Marrick Hotel, in Illawarra Road (now the site of the Henson Park Hotel) is credited with adding the 'ville' to 'Marrick'.

The name Marrickville is derived from Thomas Chalders' Marrick estate. The subject site became known as the 'Petersham Estate' during the early 20th century. The Primary Application shows part of the grant owned by Chalder (see figure 96). It also shows Sydenham Road was previously known as Swamp Road, and the adjacent land is shown to have been purchase by Thornthwaite.²⁷

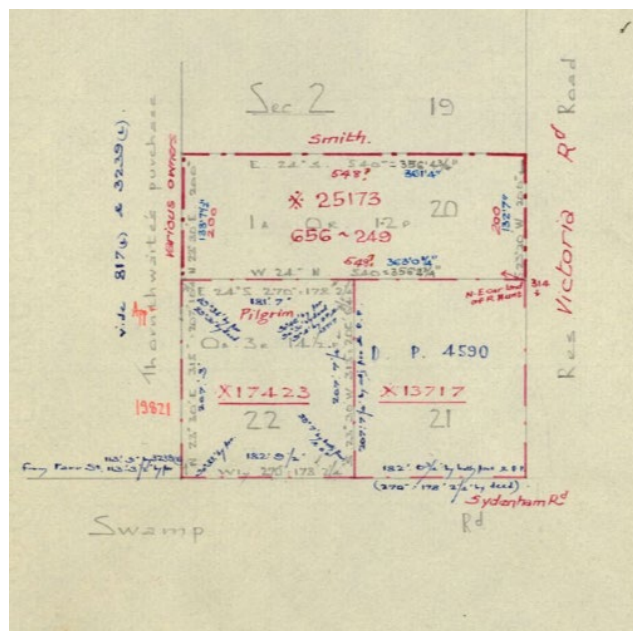


Figure 84 Primary Application showing part of the original grant owned by Thomas Chalder – subject site outlined in red.

Source: NSW LRS PA 17423

²⁷ NSW LRS Primary Application 17423.

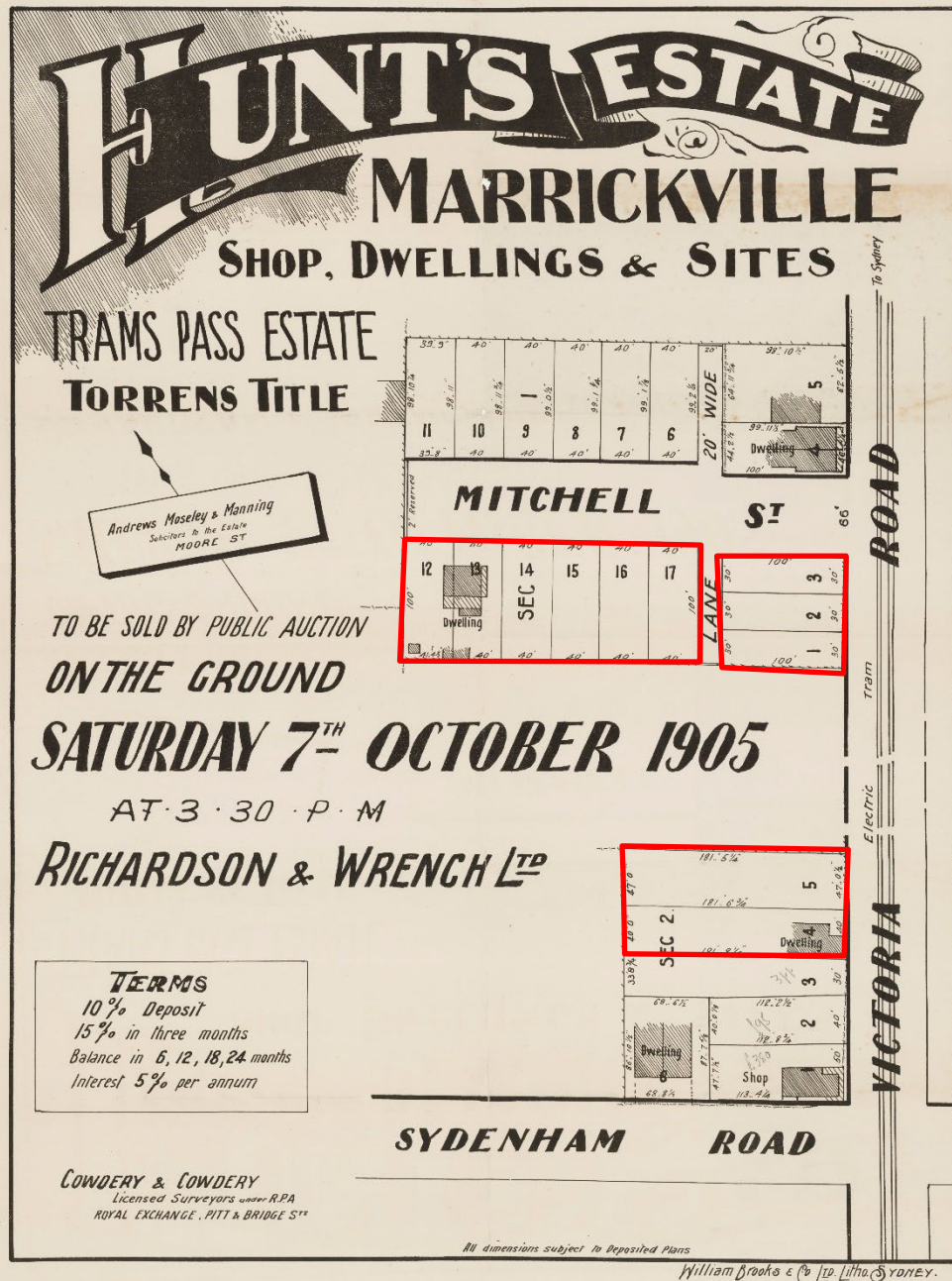


Figure 85 A 1905 Auction of dwellings and shops and lots available within the eastern side of the subject site – subject site outlined in red.

Source: State Library

Land title research revealed that Marrickville gardener Robert Pilgrim became the proprietor of part of the estate on 13 March 1912 containing 3 roods and 18 $\frac{1}{4}$ perches as shown in figures 98 and 99 and known as Lot 22 of Section 2. Upon his purchase, the land was further subdivided and purchased by various owners within that same year. It can be determined that the industrialisation of the area was well established in 1914 evidenced by the subdivision of properties along Sydenham Road south west of the subject site. Further subdivision of this section become 1 rood and 37 $\frac{3}{4}$ perches made by Matthew Collins (see figure 99).

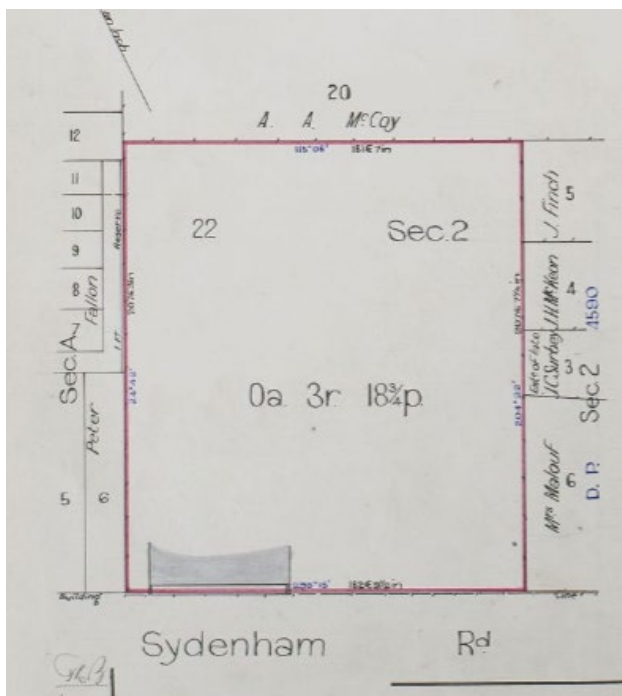


Figure 86 Subdivision of part of the Petersham estate in owned by Marrickville gardener Robert Pilgrim.

Source: NSW LRS Volume 2240, Folio 131.

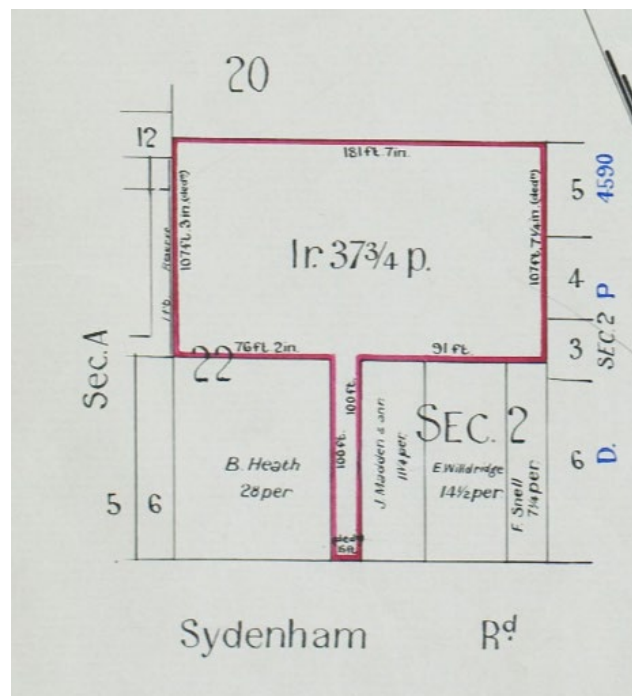


Figure 87 Subdivision of part of the Petersham estate in owned by Matthew Collins.

Source: NSW LRS Volume 2444, Folio 144.



Figure 88 Parish Map dated in 1916 Department of Lands Sydney – subject site outlined in red.

Source: State Library.

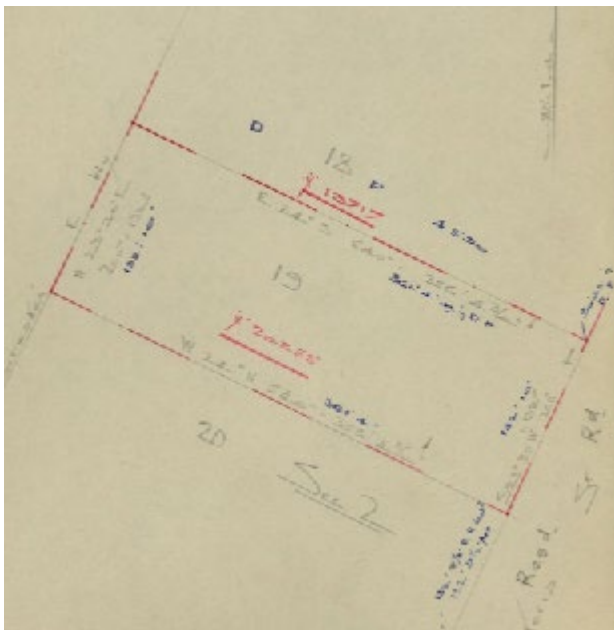


Figure 91 Chalder's subdivided land within subject site situated on the north eastern section.

Source: NSW LRS Primary Application 20255.

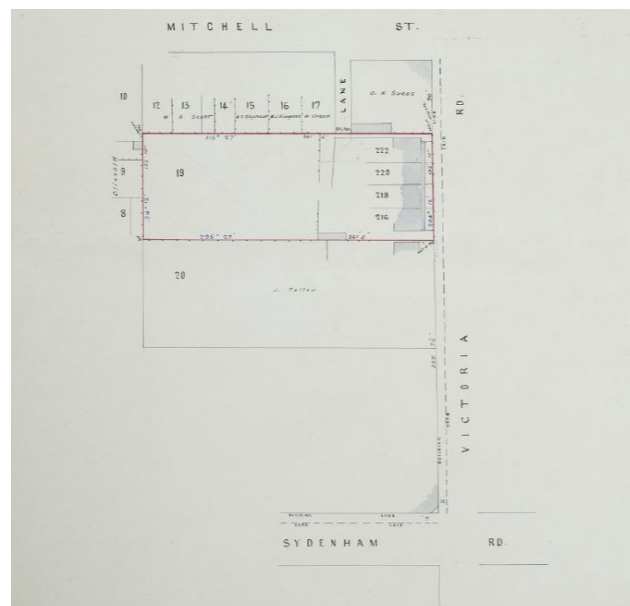


Figure 92 Oluf Froyland purchased the property on 5 October 1919 along Victoria road.

Source: NSW LRS Volume 2984, Folio 26

Marrickville was incorporated as a municipality on the 5 November 1861, by an Act of Parliament of New South Wales. The first steps towards incorporation were taken at the end of 1860. Early in 1861 a petition in favour of the movement, and signed by 76 resident householders, was gazetted. The population was estimated at 600 and the number of houses at 130. As there appeared no active opposition the municipality was gazetted. It was soon followed by Newtown (1862), then St Peters (1871) and Petersham (1872). Camperdown was proclaimed in 1861 but did not function until 1868.²⁸

From the 1880's to the 1920's Marrickville grew from a sparsely settle rural area to a densely populated industrial region. By 1948 the combined population of the original municipalities peaked at over 113,000 people. The 1996 Census indicates that this has decreased to 76,000. Following the introduction of the Local Government (Areas) Act of 1948, there was an amalgamation of Marrickville, Petersham and St Peters Municipal councils. They became the enlarged Marrickville Municipal council on 1 January 1949. Camperdown Municipal had been amalgamated into the City of Sydney in 1908 and Newtown followed in 1948.²⁹

In 1968 there was a readjustment of local government boundaries and parts of Camperdown and Newtown were added to the Marrickville LGA to form the present Council area. "Migration has been paramount in the history of Marrickville. Each wave of migration has added to its character. The peak of migrants occurred from the 1950s to the late 1970s when very large numbers of migrants arrived from Southern Europe, the Middle East and Asia. The area has become a new home to a diversity of cultural groups. It has one of the highest percentages of overseas - born population of any local government are in New South Wales, being ranked 3rd in the 1991 Census behind Fairfield and Ashfield.³⁰

²⁸ Extract taken from 'Marrickville Town Hall Conservation Management Plan Final Report' May 2007 prepared for Marrickville Council by Paul Davies.

²⁹ Extract taken from Davies Report.

³⁰ Extract taken from Davies Report.

4.2. HISTORICAL AERIAL IMAGERY



Figure 93 An aerial picture dated 1943 – subject outlined in red.

Source: NSW Spatial Services - Historical Aerial imagery.



Figure 94 An aerial picture dated 1955 – subject outlined in red.

Source: NSW Spatial Services - Historical Aerial Imagery.



Figure 95 An aerial picture dated 1971 – subject outlined in red.

Source: NSW Spatial Services - Historical Aerial Imagery.



Figure 96 An aerial picture dated 1975 – subject outlined in red.

Source: NSW Spatial Services - Historical Aerial Imagery.



Figure 97 An aerial picture dated 1982 – subject outlined in red.

Source: NSW Spatial Services - Historical Aerial Imagery.



Figure 98 An aerial picture dated 1994 – subject outlined in red

Source: NSW Spatial Services - Historical Aerial Imagery.

Historical aerial imagery (figures 105-10) shows the Timberyard Precinct well established by 1943 with majority of the construction evident within the southern section of the subject site and along all boundary lines of the subject site. Perhaps the most notable change was one of the largest buildings located in the centre of the precinct. In 1975 aerial imagery shows the roof structure being changed from pitched metal roof to incorporating saw tooth roofing on the northern section of the building. Additional structures for industrial and commercial use were established by the 1990s with modifications being made to most structures.

4.3. CONSTRUCTION DATE

Based on the historical research outlined herein, we have identified the construction date of the Timberyard Precinct to be various dates, with majority industrial and commercial/residential structures being built during the Inter War period, with some being established more recently. The group of cottage dwellings situated on Victoria Road (eastern side) were identified as Victorian style and built during the 1880s. The group of cottage dwellings located on Farr Street (western side) have been identified as Victorian style cottages built late nineteenth century. This is substantiated by the historical parish maps held at the State library, land titles held at the Land Registry of NSW, previous heritage assessments as noted within text, and historical aerial imagery.

5. HERITAGE SIGNIFICANCE

5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

5.2. HERITAGE LISTINGS

5.2.1. Subject Site Heritage Listings

The following heritage listings **do not** apply to the subject site.

Table 1 Statutory Heritage Listings

Heritage List	Item Name	Item Number
<i>Inner West Local Environmental Plan 2022, Schedule 5</i>	Nil	
NSW State Heritage Register under the <i>Heritage Act 1977</i>	Nil	
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i>	N/A	-
Commonwealth Heritage List under the Cwlth <i>Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
Australia's National Heritage List under the Cwlth Environment Protection and Biodiversity Conservation Act 1999	N/A	-
UNESCO World Heritage List (incl Buffer Zones)	N/A	-

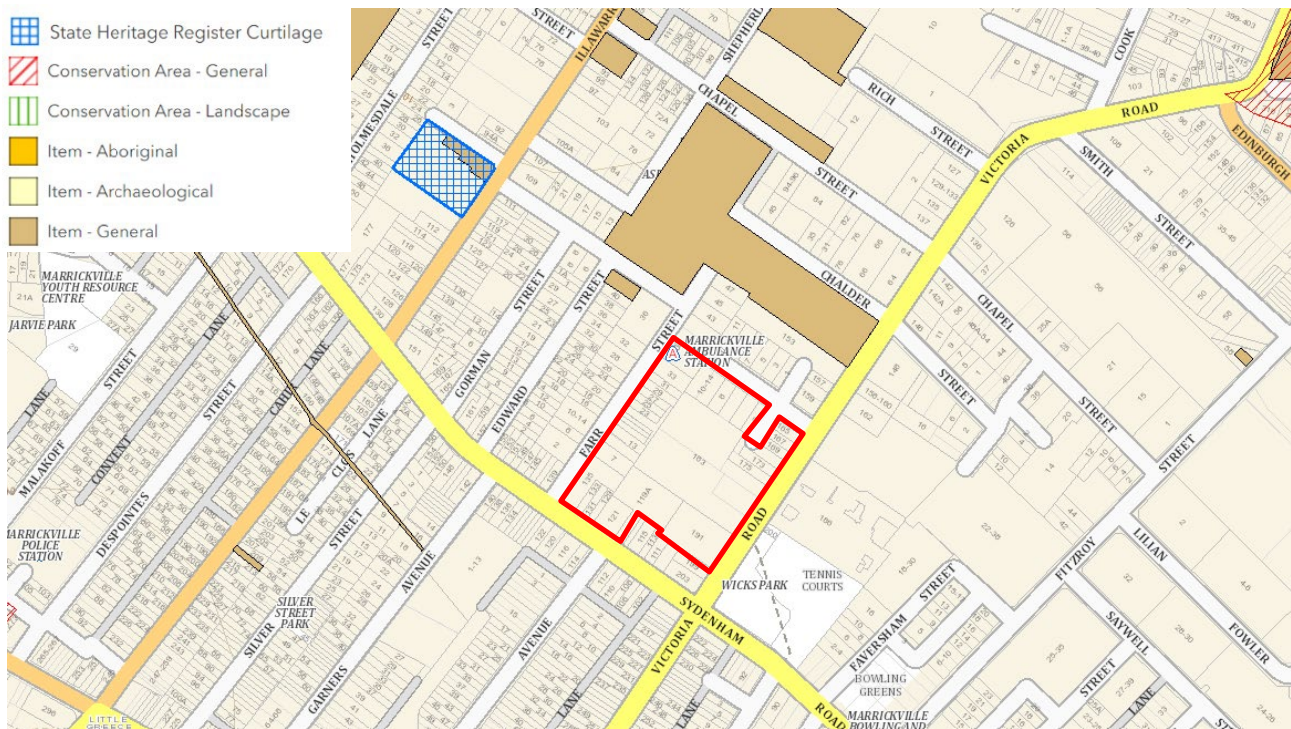


Figure 99 Heritage map showing the subject site outlined in red.

Source: NSW Planning Portal ePlanning Spatial Viewer

5.2.2. Vicinity Heritage items

The subject site is located within the Inner West Local Government Area (LGA) and is administered under the provisions of the *Inner West Local Environmental Plan 2022 (LEP)*. It comprises a mixture of Inter-War and late 20th century commercial buildings (particularly along Victoria Road and Sydenham Road) and single-storey residential buildings along Farr Street.

The subject site does not include any heritage items listed on the Inner West LEP 2022 and is not located within a Heritage Conservation Area. However, there are two vicinity heritage items nearby the subject site, being:

- Victorian Italianate style mansion – “Lauraville”, including interiors, listed as Inner West LEP 2022 I1281
- Marrickville Public School, located at 116 Chapel Street, listed as Inner West LEP 2022 I1218

STATEMENTS OF SIGNIFICANCE

Marrickville Public School

- The State Heritage Inventory provides the following statement of significance for the Marrickville Public School:
- *This school group includes a range of school buildings from the second half of the 19th century. It is further significant as one of the earliest remnants of the original village of Marrickville which was laid out to Victoria Road and Chapel Street in 1855. The site also included the first chapel and first council chambers.*³¹

³¹ State Heritage Inventory, n.d. 'Marrickville Public School, including interiors.' Accessed online: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030143>.

Victorian Italianate mansion - “Lauraville”

- The State Heritage Inventory provides the following statement of significance for the Marrickville Public School:
- *“Lauraville” is of historical significance as evidence of development of the early 1880s Thompson’s Estate subdivision. “Lauraville” is of aesthetic significance as a large freestanding Victorian Italianate style villa, representative of the style.*³²



Figure 100 Marrickville Public School.

Source: SHI – Marrickville Council



Figure 101 ‘Lauraville’ – 2 Thompson Street, Marrickville.

Source: SHI – Marrickville Council.

³² State Heritage Inventory, n.d. ‘Victorian Italianate style mansion – “Lauraville”, including interiors.’ Accessed online: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030340>.

5.3. SIGNIFICANCE ASSESSMENT

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria, or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

5.3.1. Criterion A – Historic Significance

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).

Table 2 Assessment of Heritage Significance Criterion A – Historic Significance

Criterion A – Historic Significance	
Significance Indicators	Significance Assessment
☐ Association with an event, or series of events, of historical, cultural or natural significance.	The subject site is historically associated with the establishment of industrial sites in Marrickville in the early twentieth century. The subject site comprises a mixture of Inter-War period and late 20th century commercial buildings (particularly along Victoria Road and Sydenham Road). It is important to note to previous heritage assessments have referred to the cottage group of properties on Farr Street and Victoria Road within the timberyard Precinct. The report provided the assessment of these cottages and recommended that these cottages were not to be assessed any further and not included in the Marrickville LEP. The buildings located on the subject site were well established by 1940s and do not have any historical associations with significant events, phases or people. The subject site does not meet the threshold for historic significance.
☐ Demonstration of important periods or phases in history.	
☐ Association with important cultural phases or movements.	
☐ Demonstration of important historical, natural or cultural processes or activities.	
☐ Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement.	

5.3.2. Criterion B – Historical Association

An item has strong or special association 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).

Table 3 Assessment of Heritage Significance Criterion B – Historical Association

Criterion B – Historical Association	
Significance Indicators	Significance Assessment
☐ A key phase(s) in the establishment or subsequent development at the place or object was	

Criterion B – Historical Association	
Significance Indicators	Significance Assessment
<i>undertaken by, or directly influenced by, the important person(s) or organisation.</i> ☐ <i>An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation.</i> ☐ <i>One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.</i>	Although the subject site is representative of successful business by post-war migrants such as Danias and associated with being a Timbryard precinct, the subject site is not considered to demonstrate a significant association. Historical research does not demonstrate any known historically significant associations. The subject dwelling does not meet the Criteria for local listing under Criterion B.

5.3.3. Criterion C – Aesthetic/Creative/Technical

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Table 4 Assessment of Heritage Significance Criterion C – Aesthetic/Creative/Technical

Criterion C – Aesthetic/Creative/Technical	
Significance Indicators	Significance Assessment
☐ <i>Recognition as a landmark or distinctive aesthetic natural environment.</i> ☐ <i>Recognition of artistic or design excellence.</i> ☐ <i>Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions.</i> ☐ <i>Distinctiveness as a design solution, treatment or use of technology.</i> ☐ <i>Adapts technology in a creative manner or extends the limits of available technology.</i>	The warehouse buildings located across the subject site are not considered to be distinctive examples of their types. The warehouse buildings bounded by Mitchell Street, Victoria Road, Sydenham Road and Farr Street is a combination of Inter-War and Post War styles, having been developed between early 20th Century. The subject site consists of various examples of the Inter War style; however, the buildings have undergone continuous changes since their erection over the course of the twentieth century, including substantial internal changes, and modifications to original window and doors. The buildings are not known to have been designed by any prominent architect of the time. The warehouses today remain in a fair condition and are common amongst the industrial area of Marrickville. None of the buildings or structures located on the site are representative of breakthrough techniques or innovation in design; nor are they distinct as a design solution or adaptation of new technology. The subject site does not reach the threshold for aesthetic/creative/technical significance.

5.3.4. Criterion D – Social, Cultural and Spiritual

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.

Table 5 Assessment of Heritage Significance Criterion D – Social, Cultural and Spiritual

Criterion D – Social, Cultural and Spiritual	
Significance Indicators	Significance Assessment
☐ <i>Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment.</i>	The subject site is not regarded as a key landmark either within the physical environment nor the community's social and political history. The subject site does not reach the threshold for social, cultural and spiritual significance.
☐ <i>Important to the community as a landmark within social and political history.</i>	
☐ <i>Important as a place of symbolic meaning and community identity.</i>	
☐ <i>Important as a place of public socialisation.</i>	
☐ <i>Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums).</i>	
☐ <i>Important in linking the past affectionately to the present.</i>	

5.3.5. Criterion E – Research Potential

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).

Table 6 Assessment of Heritage Significance Criterion E – Research Potential

Criterion E – Research Potential	
Significance Indicators	Significance Assessment
☐ <i>Comparative analysis.</i>	As the subject site is not architecturally distinctive, nor associated with historically significant phase, it does not provide any evidence of research potential to contribute to an understanding of NSW's cultural or natural history. The subject site is not significant under this criterion.
☐ <i>Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past.</i>	
☐ <i>Potential to inform/confirm unproven historical concepts or research questions relevant to our past.</i>	
☐ <i>Potential to provide information about single or multiple periods of occupation or use.</i>	

Criterion E – Research Potential	
Significance Indicators	Significance Assessment
☐ <i>Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.</i>	

5.3.6. Criterion F – Rare

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).

Table 7 Assessment of Heritage Significance Criterion F – Rare

Criterion F – Rare	
Significance Indicators	Significance Assessment
☐ <i>Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised.</i> ☐ <i>Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.</i> ☐ <i>Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.</i> ☐ <i>Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.</i>	The subject site is not particularly representative of the various industries, as the warehouses do not possess features that are distinctive to those industries either aesthetically nor functionally. The subject site is not significant under this criterion.

5.3.7. Criterion G – Representative

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).

Table 8 Assessment of Heritage Significance Criterion G – Representative

Criterion G – Representative	
Significance Indicators	Significance Assessment
☐ <i>A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.</i>	As stated above, although the subject site is associated with the functionality of the Timberyard precinct, the warehouses do not possess features that are distinctive to any other industries either aesthetically nor demonstrate and historical importance and representative of any of the listed significance indicators. The subject site is not significant under this criterion.
☐ <i>Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.</i>	
☐ <i>Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance.</i>	
☐ <i>Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.</i>	

6. THE PROPOSAL

It is proposed to develop a multi building complex space that provides affordable housing for residential uses, a consolidated site under single ownership and development. Section 9.47.4 of the Marrickville DCP has separated the vicinity into sub-precincts and described the Timber Yards Sub-precinct, which will be:

a new residential area that will support the function of the Victoria Road Corridor Sub-precinct, interconnecting with the proposed mixed-use areas along Victoria Road. Built form will transition in height, being predominantly 3-7 storeys along the periphery with opportunities for taller buildings in the central area of the sub-precinct to minimise amenity impacts to adjoining low density residential areas. Siting and design measures will also be required for taller building elements to minimise residential amenity impacts from the operation of Sydney Airport.

Additional footpaths within the sub-precinct will add to the vibrancy of the area, increasing pedestrian activity and connections to the Victoria Road Corridor Sub-precinct.

Urbis has been provided with drawing documentation prepared by Turner Studio. This HIS has relied on these plans for the impact assessment include in Section 7. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 9 Proposed Plans

Author	Drawing No.	Drawing Title	Revision	Date
Turner Studio	DA-110-006	GA Plans (With Landscape) Basement Plan 01	K	12 November 2024
Turner Studio	DA-110-007	GA Plans (With Landscape) Ground Level – Victoria Road	L	12 November 2024
Turner Studio	DA-110-008	GA Plans (With Landscape) Upper Ground Level – Farr Street	M	12 November 2024
Turner Studio	DA-110-010	GA Plans (With Landscape) Level 01	J	12 November 2024
Turner Studio	DA-110-020	GA Plans (With Landscape) Level 02	J	12 November 2024
Turner Studio	DA-110-030	GA Plans (With Landscape) Level 03	J	12 November 2024
Turner Studio	DA-110-040	GA Plans (With Landscape) Level 04	J	12 November 2024
Turner Studio	DA-110-050	GA Plans (With Landscape) Level 05	J	12 November 2024
Turner Studio	DA-110-060	GA Plans (With Landscape) Level 06	J	12 November 2024

Author	Drawing No.	Drawing Title	Revision	Date
Turner Studio	DA-110-070	GA Plans (With Landscape) Level 07	J	12 November 2024
Turner Studio	DA-110-080	GA Plans (With Landscape) Level 08	J	12 November 2024
Turner Studio	DA-110-090	GA Plans (With Landscape) Level 09	J	12 November 2024
Turner Studio	DA-110-100	GA Plans (With Landscape) Level 10	J	12 November 2024
Turner Studio	DA-110-110	GA Plans (With Landscape) Level 11	J	12 November 2024
Turner Studio	DA-110-120	GA Plans (With Landscape) Level 12	J	12 November 2024
Turner Studio	DA-110-200	GA Plans (With Landscape) Roof Level	J	12 November 2024
Turner Studio	DA-210-101	GA Elevations Farr Street_North West Elevation	B	12 November 2024
Turner Studio	DA-210-201	GA Elevations Mitchell Street_North East Elevation	01	12 November 2024
Turner Studio	DA-210-301	GA Elevations Victoria Road_South East Elevation	B	12 November 2024
Turner Studio	DA-210-401	GA Elevations Victoria Road_South West Elevation	01	12 November 2024
Turner Studio	DA-220-101	Internal Elevations The Backyard_North East Elevation	B	12 November 2024
Turner Studio	DA-220-201	Internal Elevations The Backyard_South West Elevation	B	12 November 2024

Author	Drawing No.	Drawing Title	Revision	Date
Turner Studio	DA-220-301	The Court_North East Elevation	B	12 November 2024
Turner Studio	DA-220-401	The Court_South West Elevation	01	12 November 2024
Turner Studio	DA-220-501	The Mews_South East Elevation	B	12 November 2024
Turner Studio	DA-220-601	The Mews_Norht West Elevation	01	12 November 2024
Turner Studio	DA-220-701	The Square_South East Elevation	B	12 November 2024
Turner Studio	DA-220-801	The Square_North West Elevation	01	12 November 2024
Turner Studio	DA-310-101	GA Internal Section Elevation Building B, E_Long Section	F	12 November 2024
Turner Studio	DA-310-102	GA Internal Section Elevation Building A,B,C_Long Section	01	12 November 2024

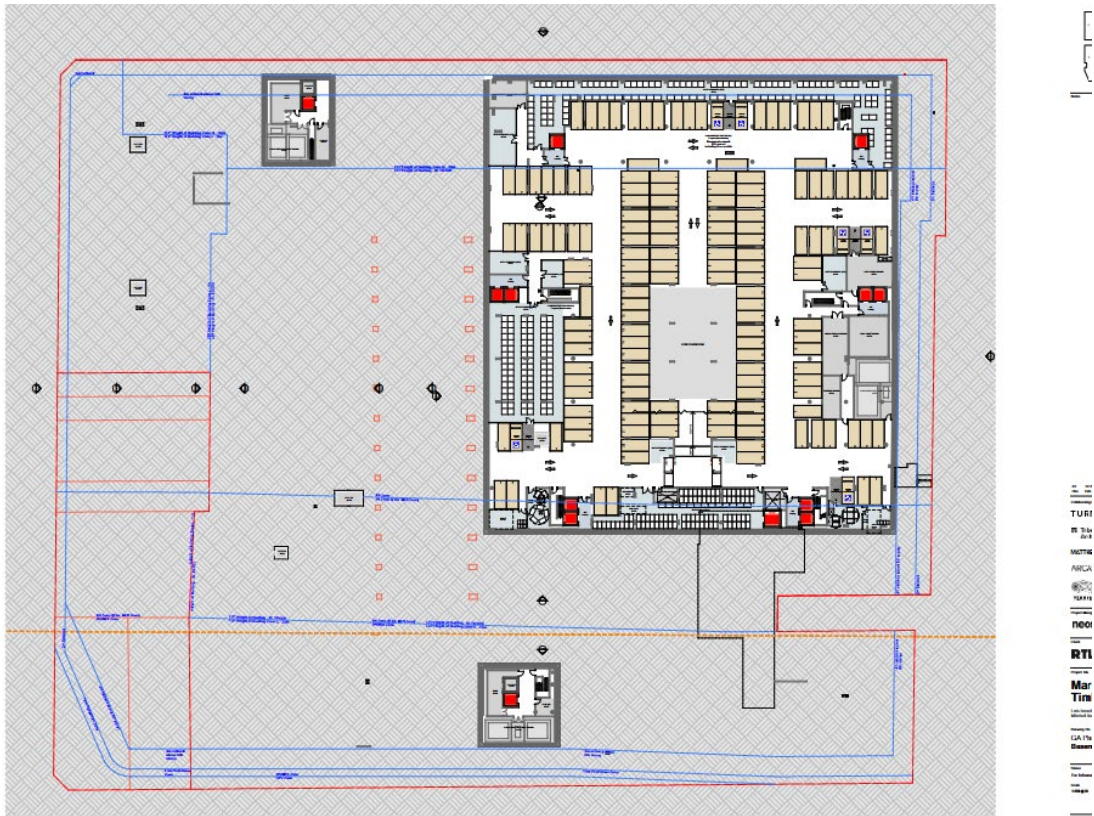


Figure 102 Extract of proposed plans showing basement level plan.

Source: Turner Studio, 12 November 2024.

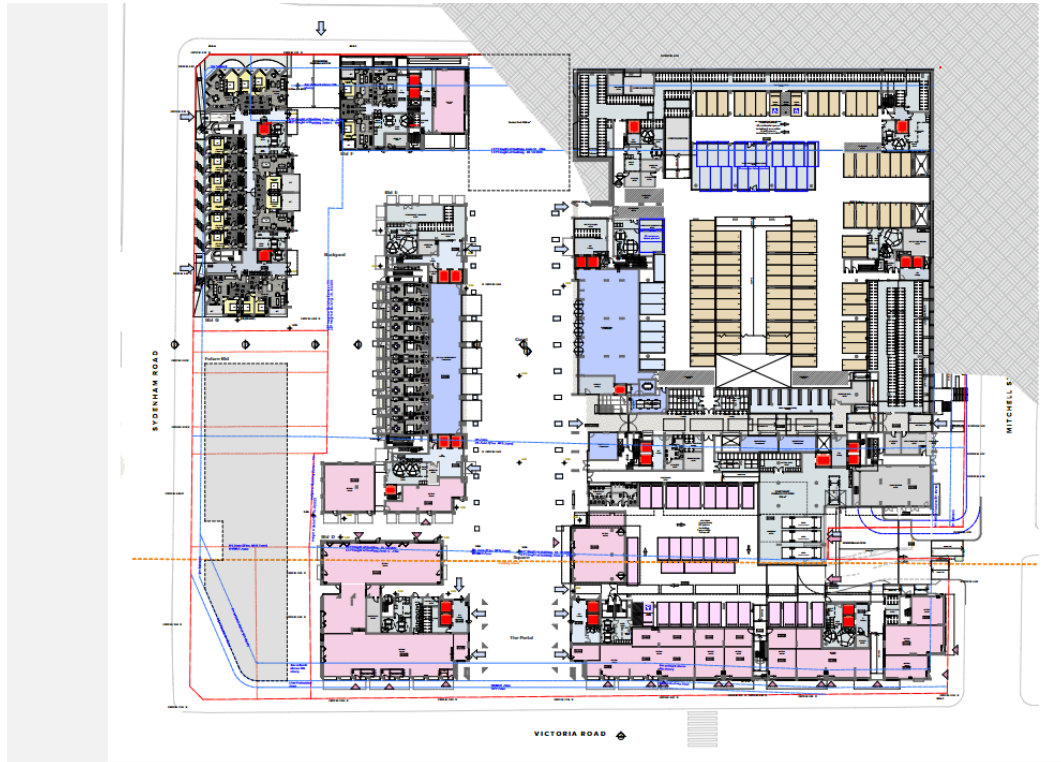


Figure 103 Extract of proposed plans showing ground level (Victoria Road).

Source: Turner Studio, 12 November 2024.

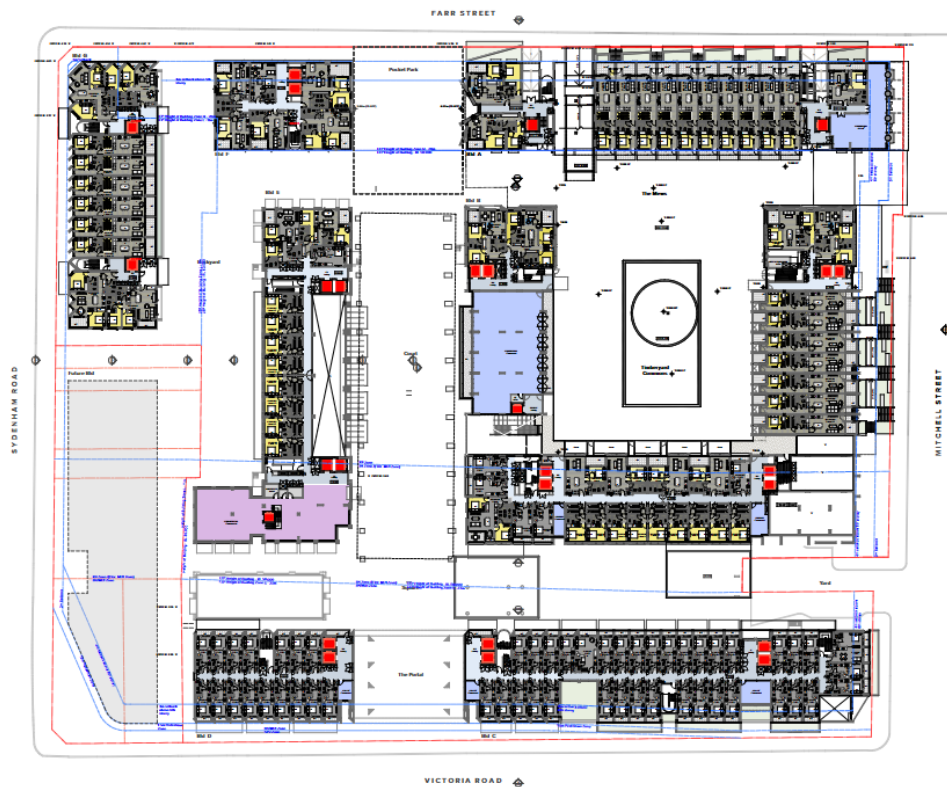


Figure 104 Extract of proposed plans showing upper ground level (Farr Street).

Source: Turner Studio, 12 November 2024.

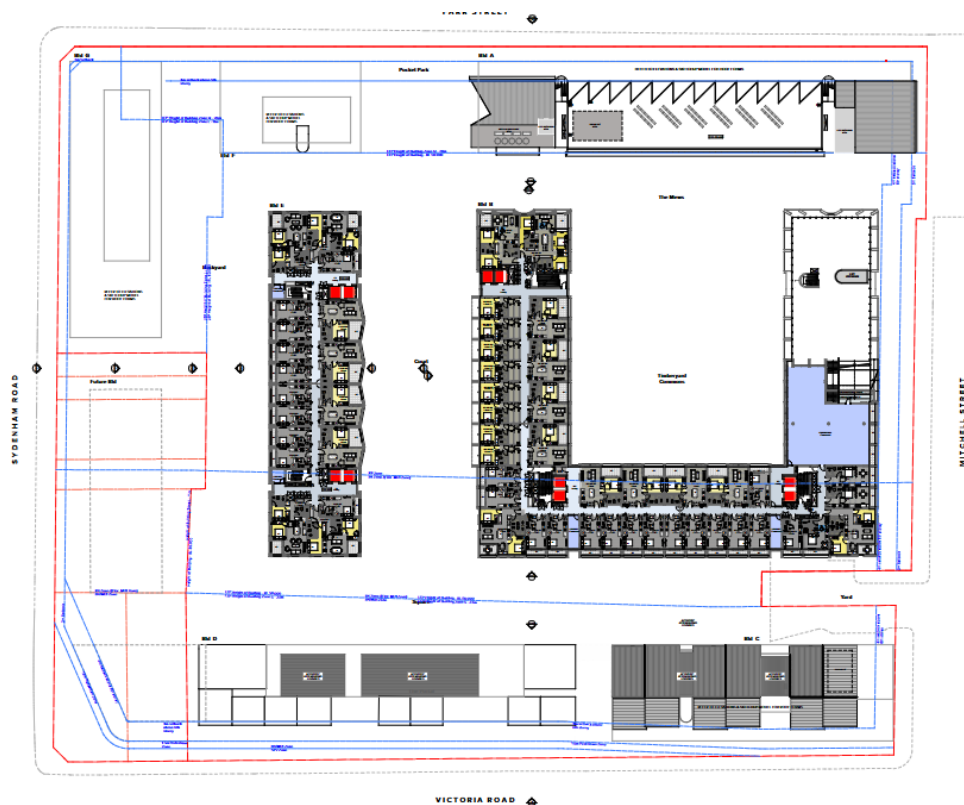


Figure 105 Extract of proposed plans showing mid-levels, 1-6.

Source: Turner Studio, 12 November 2024.

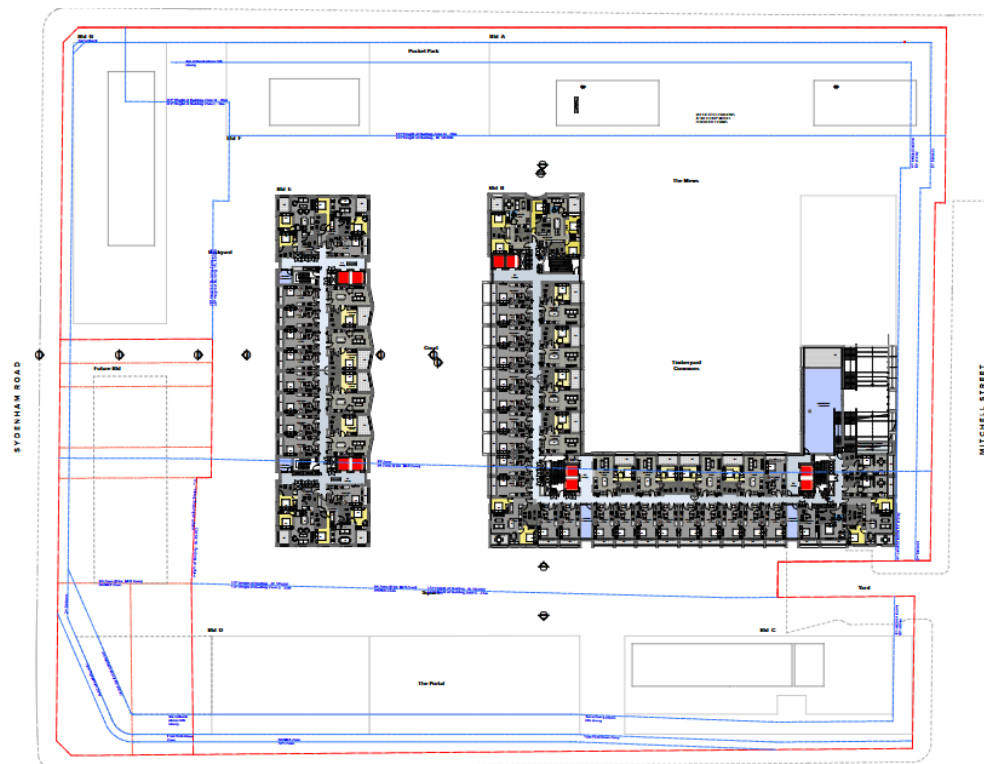


Figure 106 Extract of proposed plans showing concept plan of typical upper level 8 to 11.

Source: Turner Studio, 12 November 2024.

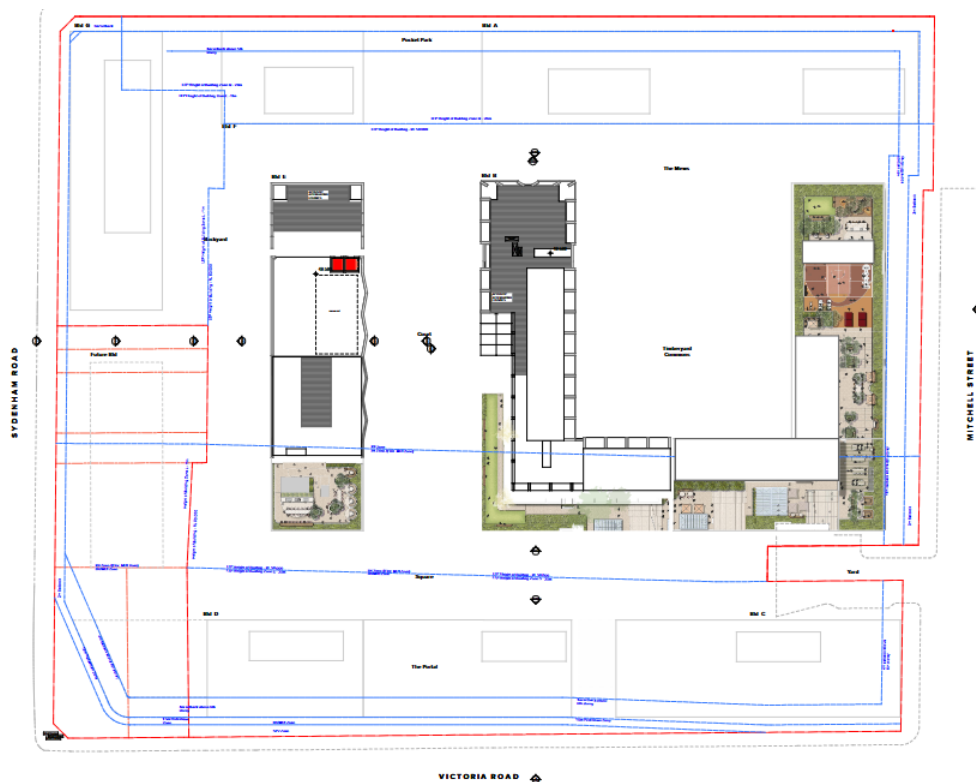


Figure 107 Extract of proposed plans showing Roof Top level.

Source: Turner Studio, 12 November 2024.



Figure 110 Extract of proposed plans showing site section of south-east elevation (Victoria Road).

Source: Turner Studio, 12 November 2024.



Figure 111 Extract of proposed plans showing site section of south-west elevation (Sydenham Road).

Source: Turner Studio, 12 November 2024.

7. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

There are no heritage items listed within the subject site proposed development area. The subject site is also not within the Heritage Conservation Area. Therefore, there are no relevant LEP or DCP legislative provisions that impact the subject site. Section 9.47 from the Marrickville DCP Strategic Context Plan is not relevant to the subject site and states *the 'precinct does not contain any heritage conservation areas' and refers to how the range of industrial buildings in the precinct illustrates how industrial requirements have changed over time*.

The subject site encompasses much of the block bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville. The subject site is partially developed, with several built structures situated along the street frontages, while much of the centre of the site is undeveloped hardstand area used for light industry. Overall, the subject site contains a mixed character. It is dominated by industrial factory units, as well as residential dwellings and some local business shop fronts located along the main road of Sydenham Street and Victoria Road. The subject site features 20th century commercial buildings and warehouses on the Victoria Road frontage and Sydenham Road frontage.

7.1. GENERAL ASSESSMENT

The proposed works will not have a detrimental impact on the heritage items within the vicinity. As the proposed development on the subject site is located south of Marrickville Public Primary School and east of the house "Lauraville", the primary street views of and to the heritage items will not be affected and will largely be seen as a backdrop to the items. It has been determined in previous heritage assessments that there are no potential heritage items within the subject area.

The factories and dwellings located across the subject site were developed between the 1880s and 1980s and have had a series of ownership and uses since their erection. Previous heritage assessments have also concluded that most dwellings have been heavily altered and modified since their erection. None of the warehouse buildings and dwellings are distinctive or known to have been designed by any prominent architect and do not have any historical associations with significant events, phases or people.

The warehouse buildings and dwellings located at the subject site are common across the Marrickville area which has been the location of light industry since the early twentieth century. They are not rare in either Marrickville nor the Sydney Metropolitan area.

7.2. SECTION 9.47 – VICTORIA ROAD STRATEGIC PLAN (2019) OF THE MARRICKVILLE DEVELOPMENT CONTROL PLAN 2011

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within Section 9.47 of the Marrickville Development Control Plan 2011, which was specifically established in 2019 for the precinct that includes the subject site:

*specific controls to guide the future development of the precinct. Development within the precinct will need to have regard to this section of the DCP as well as other relevant provisions in the DCP. In the event of any inconsistency between this section and other sections of the DCP, this section will prevail to the extent of the inconsistency.*³³

Upon review of Section 9.47 Victoria Road – Strategic Plan, it can be concluded that no heritage items are located within the subject site area, nor is the subject site within a Heritage Conservation Area.

³³ P. 2

8. CONCLUSION AND RECOMMENDATIONS

Urbis has been engaged by RTL Co. to prepare the following Heritage Impact Statement (HIS) to accompany a Development Application for proposed works to the property located at the 'Marrickville Timberyards' - 2.3ha allotment within the suburb of Marrickville, bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street (hereafter referred to as the 'subject site').

Urbis has previously provided initial heritage and archaeological advice on the subject site. The client is now submitting a State Significant Development Application (SSDA) as part of the project specific SEARS for the site's redevelopment. As such, this HIS is required for this application.

Further details of the proposed works are included in Section 6.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of 2.3ha allotment within the suburb of Marrickville, bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street (the subject site). The subject site comprises a mixture of Inter-War period and late 20th century commercial buildings (particularly along Victoria Road and Sydenham Road).

The Desired Future Character is described as

The vision for the Victoria Road Precinct is to support the long-term transition of the precinct into a vibrant, and sustainable mixed-use area, that provides interesting and appropriate new built forms in the precinct. The vision also includes public accessible spaces such as new footpaths, high-quality public spaces, improved connectivity and increased employment opportunities that will make the precinct a desirable place to work and live.³⁴

None of the buildings on the subject site are state or locally listed heritage items, nor is the subject site located within a heritage conservation area. An assessment of significance of the subject site is undertaken in Section 5 of this report, which concluded that it does not meet the requisite threshold for heritage listing as assessed against the Heritage Council of NSW's seven criteria for assessing heritage significance.

It is important to note to previous report prepared by Artefact on *Victoria Road, Marrickville Planning Proposal: Heritage Report* in July 2016 referred to the cottage group of properties on Farr Street and Victoria Road within the timberyard Precinct. The report provided the assessment of these cottages and recommended that these cottages were not to be assessed any further and not included in the Marrickville LEP.

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report. The proposed development has been assessed to have an acceptable impact on the subject site. Key aspects of the proposal assessment are listed below:

- It is proposed to develop a multi building complex space that provides affordable housing for residential uses, a consolidated site under single ownership and development.
- There are no items within or adjacent to the site that are identified as heritage items.
- The site is not located within the Heritage Conservation Area and is not impacted by the Inner West Local Environmental Plan 2022.
- The proposed plans are strategically aligned with Marrickville Development Control Plan 2011 (DCP) controls including building envelopes and height; movement network.

The subject site is located within the vicinity of heritage items, "Lauraville" (LEP Item I1281) and Marrickville Public Primary School (LEP I1218 Item), listed on the Inner West Local Environmental Plan 2022 (LEP). This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the vicinity items mentioned above. This will be achieved in the following ways:

- The proposed demolition and proposed new development are restricted to the subject site – which is not heritage listed, nor within a heritage conservation area.

³⁴ 'Section 9.47 Strategic Context Victoria Road' from the *Marrickville Development Control Plan 2011*.

- The proposed works will not have a detrimental impact on the heritage items within the vicinity. As the proposed development on the subject site is located south of Marrickville Public Primary School and east of the house “Lauraville”, the primary street views of and to the heritage items will not be affected and will largely be seen as a backdrop to the items.
- Proposal includes the repurpose of materials to be incorporated into the new development.
- The proposed development will transform the subject site as part of the wider redevelopment of the Marrickville Timberyard Precinct. The new mix of Build-to-Rent (BTR), Co-Living, and Affordable Housing (AH) urban development will provide a positive contribution to the area through its placemaking initiative.
- The increased pedestrianisation of the subject site as well as new public open spaces and new commercial amenities along the ground level will create opportunities to provide a contemporary and sympathetic setting, in contrast to the current warehouses/commercial buildings on site.

Overall, the proposed redevelopment of the subject site is sympathetic to the vicinity heritage items whilst also taking design cues from the industrial character of the site and surrounds in its design and will revitalise this area of Marrickville.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

9. BIBLIOGRAPHY & REFERENCES

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NSW Planning Portal ePlanning Spatial Viewer, available at <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

10. DISCLAIMER

This report is dated 30 August 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of RTL Co. (**Instructing Party**) for the purpose of Heritage Services (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

