

# Flour Mill 2-32 Smith Street, Summer Hill

## *Statement of Heritage Impact of Stage 1 works*



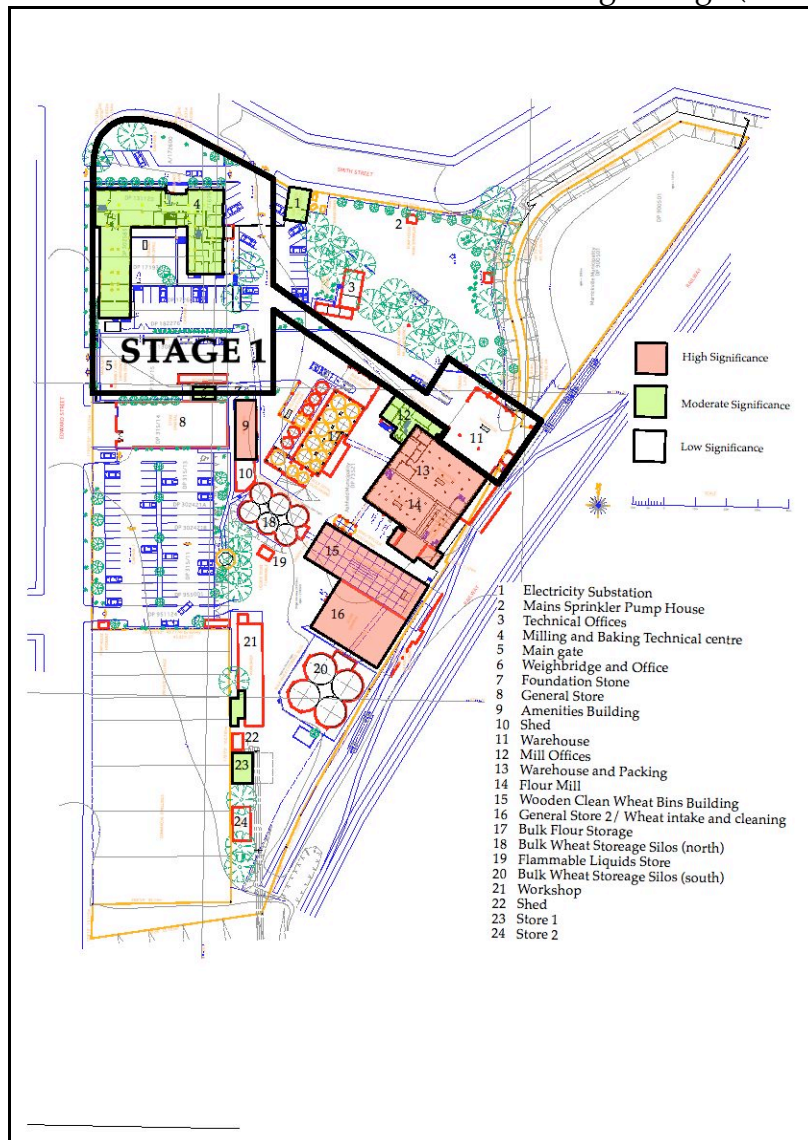
Prepared for  
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9 October 2012

## Executive summary

The former Mungo Scott flourmill at Summer Hill is no longer operational and is now owned by EG Funds Management who plan to develop it in stages to the design of HASSELL Architects. Stage 1 consists of the subdivision, partial demolition and construction of 2 to 6 storey residential and mixed use residential/retail/commercial buildings with basement carparking, together with infrastructure works including new public roads and public access to the Lewisham west light rail stop and removal of encroachments into the light rail corridor. Stage 1 necessitates demolition of 2 items that have been identified as being of Moderate Heritage Significance; the former Milling and Baking Technical Centre (Item 4 in Figure 1) on the corner of Smith and Edward Streets and the Office for the Weighbridge (Item 6 in Figure 1).



**Figure 1: Identification of the extent of Stage 1 works**

*Adapted from Figure 22 in the Heritage Assessment of the site undertaken by the author and dated 10 March 2011*

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Stage 1 works

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It also involves demolition of several metal sheds of no cultural significance and the demolition of lean-to structures that encroach into the light rail corridor. The works are considered to have an acceptable heritage impact.

### **Purpose of this document**

As requested by the Director General of the Department of Planning & Infrastructure, this document identifies all heritage impacts associated with Stage 1 works and provides a detailed Statement of Heritage Impact for Stage 1 works, detailing and evaluating any impacts that the development would have on the heritage significance of the site, including both the built and landscape heritage (if applicable).

### **A brief description of Stage 1 works**

The Stage 1 works entail demolition of the former Milling and Baking Technical Centre on the corner of Smith and Edward Streets and the Office for the Weighbridge, both of which are assessed as being of *Moderate* Cultural Significance. It is also proposed to demolish several metal sheds in the vicinity and encroachments onto the light rail corridor.

### **The Baking and Technical Centre**



**Figure 2: The Baking & Technical Centre from the weighbridge**

*Photo: JGA October 2012*





**Figure 3: The Baking and Technical Centre from Smith Street**

*Photo: JGA October 2012*

The Baking and Technical centre is a concrete framed building with brick infill that was documented by the architects RAC Rogers and Coward in 1964. It has undergone numerous changes of use and been either modified or added to at least 5 times since its initial construction. Its demolition and replacement by housing will have little heritage impact as it is neither part of the original mill nor a building of significance in its own right.

#### **The Office associated with the weighbridge**



**Figure 4: The office associated with the weighbridge**

*Photo: JGA October 2012*

Stylistic evidence suggests the weighbridge and associated office are likely to date from the 1960s. They are associated with weighing and recording the amount of bulk flour despatched by road from the steel bins. The weighbridge itself is proposed to be retained. Demolition of the office will have little heritage impact as the structure is of little architectural merit and its function is of relatively recent origin.

#### **Other structures in the vicinity proposed to be demolished**



**Figure 5: Warehouse attached to the Mungo Scott Building**

*Photo: JGA October 2012*

The warehouse attached to the northern end of the Mungo Scott Building was used for storing finished product for later shipment by road or rail. As it is of relatively recent origin and has no architectural merit, its demolition will have little heritage impact.

#### **Demolition of the lean-to structures encroaching on the light rail corridor**



**Figure 6: The lean-to structure covering the siding for receiving bulk wheat**

*Photo: JGA May 2007*





**Figure 7: The lean-to structure covering the siding for despatch of finished product, adjacent to the mill**

*Photo: JGA May 2007*

Demolition of these structures was addressed in a report by the author of this document dated 10 May 2010. The summary of the report is repeated below. Note: The heritage impact of demolition of the clean wheat bins will be addressed in later stages of the works.

#### **Summary**

*As retention of the wooden clean wheat bins is not practical, the bins should be dismantled and the timber from which they are constructed (mostly Douglas Fir) should be recycled. Demolition of the roofed siding and mechanism for receiving wheat contained within the adjacent siding makes sense in these circumstances, however an archival record should be made of the general arrangement and it should be appropriately interpreted on site. It is not considered sustainable to demolish the roof over the siding and to leave the hoppers etc in place as to do so would be dangerous and lead to rapid deterioration of the mechanism.*

*Demolition of the roofed siding adjacent to the Mill would likewise be acceptable if suitable interpretation was provided. Retention of the platform would be desirable if it does not encroach on land owned by State Rail.*

It is proposed that the sidings and associated machinery etc will be interpreted as part of the works undertaken in Stage 3.

#### **A brief description of the proposed development in Stage 1**

In place of the Milling and Baking Technical Centre it is proposed to construct buildings for residential use. Those fronting Edward Street will be 2-3 storeys in height. A building to the northeast, facing Smith Street, will be 4 storeys in height and a third building adjacent to the dedicated public access linkage to the light rail stop will be 6 storeys in height. The site of the Office associated with the Weighbridge will be incorporated into the public road, as will the weighbridge itself.

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### **The Heritage Impact of the proposed development in Stage 1**

Neither the demolition of structures, nor the height, bulk or scale of the buildings for residential use proposed to be constructed on the site of the former Milling and Baking Technical Centre will have an intrusive effect on the heritage buildings to be retained on the site. Their scale and siting is well considered in relation to the adjacent Quarantine Ground Conservation Area to the west of Edward Street.

### **The Heritage Impact of the proposed development in Stage 1 on the landscape heritage**

Neither the demolition of structures, nor the height, bulk or scale of the buildings for residential use proposed to be constructed on the site of the former Milling and Baking Technical Centre will have an intrusive effect on the heritage landscape, none of which will be demolished in this stage of the works.



John Graham