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URBIS

HERITAGE IMPACT STATEMENT

74 Edinburgh Road,
Marrickville NSW 2204

Prepared for

WOOLWORTHS GROUP LIMITED

27 August 2020

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Project Code	P0026069		
Report Number	01	26.08.2020	Draft
	02	27.08.2020	Final

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EXECUTIVE SUMMARY

Urbis has been commissioned by Woolworths Group Limited (the **Applicant**) to prepare this Heritage Impact Statement in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (**SEARs**), and in support of the SSD- 10468 for the design, construction and operation of a warehouse and distribution centre with associated offices at 74 Edinburgh Road, Marrickville (**the Site**).

The warehouse will be fitted out for the purposes of a speculative warehouse(s) and Customer Fulfillment Centre which will service the inner west and city suburbs. Specifically, this report addresses the following SEARs:

SEARs	Report Reference
14. Aboriginal and non-Aboriginal cultural heritage – including: <ul style="list-style-type: none"> ▪ An assessment of potential impacts on State and local heritage items in the surrounding area. 	This Heritage Impact Statement has been prepared to satisfy this SEAR. A detailed impact assessment is included at Section 6 of the report.

Woolworths Group Limited are proposing the construction of a new warehouse facility with associated infrastructure on the subject site. The proposed works will include:

- Demolition of the existing buildings, associated structures and landscaping.
- Construction of a two-storey warehouse comprising two warehouses (Warehouse 1 at ground floor and Warehouse 2 above).
- Construction of associated offices across five levels to be used by the warehouse tenants
- Construction of a two-storey car park adjacent to Edinburgh Road.
- Construction of a two-storey hardstand loading and delivery area adjacent Sydney Steel Road.
- Construction of private vehicle access from two points on Edinburgh Road.
- Construction of heavy vehicle / loading vehicle access from four points on Sydney Steel Road.

The subject site is not heritage listed but is located within the broader vicinity of a number of heritage items. Accordingly, the SEARs are requesting an assessment of the proposal to identify potential heritage impacts.

The site has been subject to multiple stages of industrial development since initial occupation and as such the built improvements across the site have been replaced and altered to meet the changing demands of each new use. The site has been progressively developed with warehouse buildings as needed. The office building to the Edinburgh Road frontage which dated to pre-1943 was demolished in c.2018. The only other structure dating to this period is a small warehouse centrally located on the site which is expected to have been substantially altered over time as it has been enveloped by later warehouse additions.

The subject site has been assessed against the criteria for assessing heritage significance as set out by the Heritage Council of New South Wales. The site does not meet the requisite threshold for heritage listing at a local or state level under any of the criteria. There are no elements of heritage significance located within the subject site and the existing built improvements are not considered to warrant retention on heritage grounds. The proposed developed as outlined in Section 5 of this report will not have any adverse impacts to existing heritage items or any elements of heritage significance.

The two heritage items located in close proximity to the subject site are not typical built heritage items in the sense that they are pieces of infrastructure and not a common building typology for the area.

The flood storage reserve heritage item is substantially physically distanced from the subject site to the south-west and does not have any critical interfaces or visual relationships with the subject site. The subject proposal will not have any physical or visual impact on the flood storage reserve heritage item. The heritage listing and curtilage for this state significant item will be retained and will not be impacted by the subject proposal.

The brick paving heritage item located to the north-east of the subject site along Bourne Street will not be affected physically or visually by the redevelopment of the subject site.

The proposed new building will not seek to replicate the detailing of the vicinity heritage items, rather it has been designed with regard for the industrial character of the immediate Marrickville area. The proposed scale of the new building is consistent with the scale and overall building form for other warehouse buildings in the area and therefore will not detract from the character of the area or have any adverse heritage impacts on the heritage items in the vicinity. The proposed materiality for the new building has been carefully considered within the heritage context of the area and responds to the dominant materiality cues which contribute to the industrial character of Marrickville including face brick and metal cladding.

More broadly heritage items in the larger Marrickville area comprises dwellings and conservation areas. None of these heritage items or conservation areas will be physically or visually impacted by the subject proposal.

Overall the proposed new warehouse and office building is considered to have no adverse heritage impacts on the character of the area or on any of the vicinity heritage items. The proposal respects the industrial history and character of the place and will not obstruct or impact the vicinity heritage items in any way.

It is beyond the scope of this report to assess the archaeological potential of the site or consider potential archaeological impacts of the proposal. These assessments are being separately undertaken for the proposal.

The proposal is recommended for approval from a heritage perspective.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been commissioned by Woolworths Group Limited (the **Applicant**) to prepare this Heritage Impact Statement in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (**SEARs**), and in support of the SSD- 10468 for the design, construction and operation of a warehouse and distribution centre with associated offices at 74 Edinburgh Road, Marrickville (**the Site**).

The warehouse will be fitted out for the purposes of a speculative warehouse(s) and Customer Fulfillment Centre which will service the inner west and city suburbs. Specifically, this report addresses the following SEARs:

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Woolworths Group Limited are proposing the construction of a new warehouse facility with associated infrastructure on the subject site. The proposed works will include:

- Demolition of the existing buildings, associated structures and landscaping.
- Construction of a two-storey warehouse comprising two warehouses (Warehouse 1 at ground floor and Warehouse 2 above).
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- Construction of a two-storey car park adjacent to Edinburgh Road.
- Construction of a two-storey hardstand loading and delivery area adjacent Sydney Steel Road.
- Construction of private vehicle access from two points on Edinburgh Road.
- Construction of heavy vehicle / loading vehicle access from four points on Sydney Steel Road.

The subject site is not heritage listed but is located within the broader vicinity of a number of heritage items. Accordingly, the SEARs are requesting an assessment of the proposal to identify potential heritage impacts.

1.2. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Marrickville Local Environmental Plan 2011 and the Marrickville Development Control Plan 2011.

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian (Senior Heritage Consultant). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.4. LIMITATIONS

The following limitations apply to this heritage impact statement:

- Due to COVID-19 and social distancing restrictions, this report has been undertaken as a desktop assessment and a site inspection was not conducted.

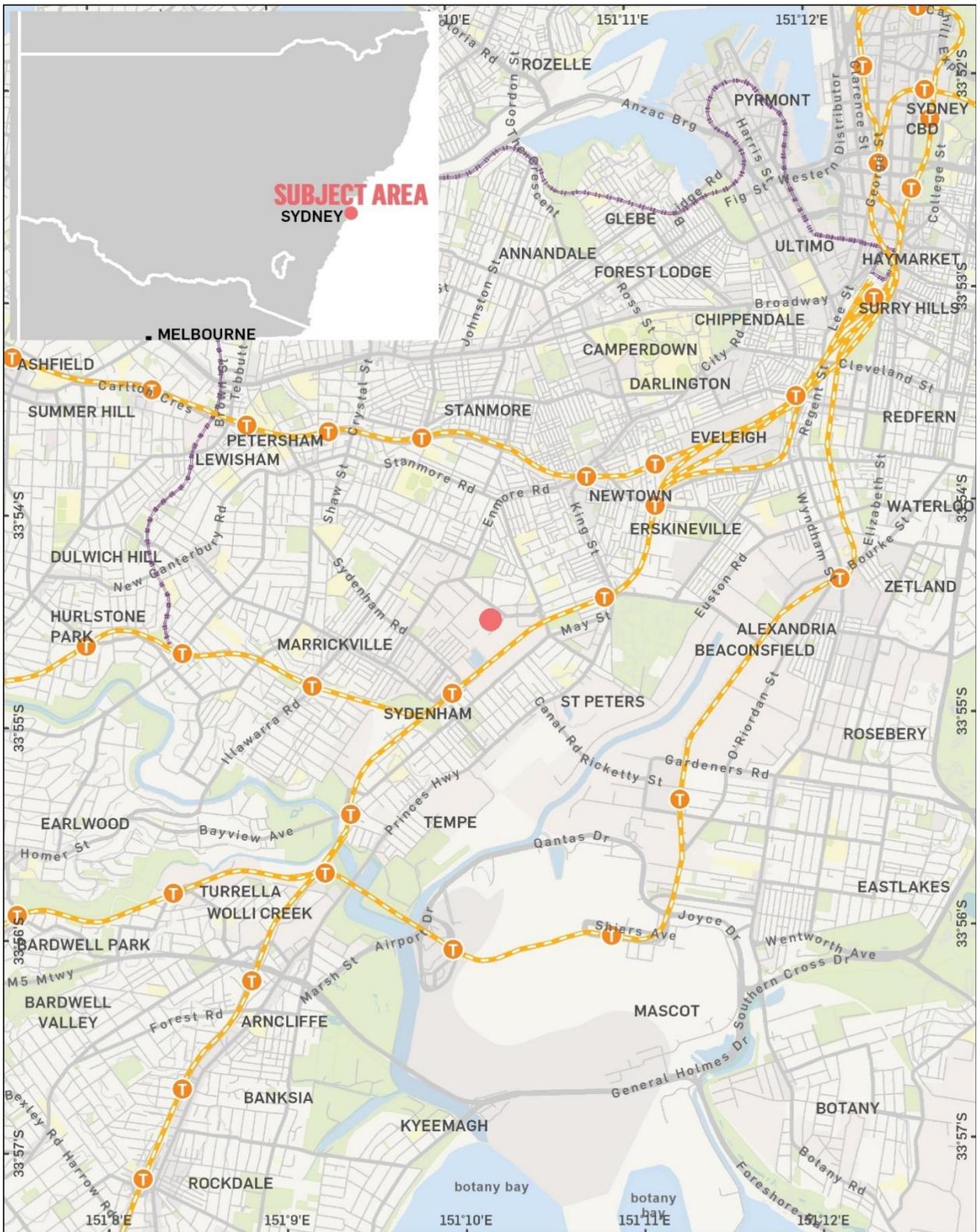
- It is beyond the scope of this report to assess the archaeological potential of the site or consider potential archaeological impacts of the proposal. These assessments are being separately undertaken for the proposal.

1.5. SITE LOCATION

The Site is legally described as Lot 202 in DP 1133999, Lot 3 in DP 318232 and Lot 3 in DP 180969, commonly known as 74 Edinburgh Road, Marrickville (see Figure 1). The Site has an area of approximately 27,315sqm and has frontages to both Edinburgh Road (north) and Sydney Steel Road (east).

The key elements within and surrounding the Site include;

- The Site is located within the industrial area of Marrickville and currently accommodates several large freestanding industrial buildings and associated car parking and loading areas;
- Vehicular access to the Site is via an existing entry and exit driveway at the Edinburgh Road frontage. Access is also available from Sydney Steel Road;
- The Site contains minimal vegetation which is fragmented by buildings and areas of hardstand surfaces. Vegetation is limited to scattered trees and shrubs within the Site and planted within the nature strip;
- Is located within 1km of Sydenham Railway Station, which is currently being upgraded as part of the Sydney Metro Chatswood to Bankstown metro line; and
- The Site is well positioned in terms of access to arterial and main roads, public transport modes of bus and rail, Sydney Airport and the retail centre of Marrickville.



GDA 1994 MGA Zone 56

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Project No: P0026069
 Project Manager: Andrew Crisp
 ● Subject Area

REGIONAL LOCATION
 74 Edinburgh Road, Marrickville
 Woolworths

Figure 1 – Regional location

1.6. HERITAGE LISTING

The subject site is not heritage listed. The site is located within the vicinity of a small number of heritage items including the following items:

- Item 81 under the Marrickville LEP 2011, Flood storage reserve and brick drain (Sydenham Pit and Drainage Pumping Station 1) – also listed on the NSW State Heritage Register as SHR 01644
- Item 98 under the Marrickville LEP 2011, Brick paving.



Figure 2 Heritage context of the site showing the subject site outlined in red

Source: NSW Planning Portal 2020

2. SITE DESCRIPTION

2.1. SITE CONTEXT AND LOCATION

The Site is located within the suburb of Marrickville, which falls within the Inner West Local Government Area (LGA). The Site is also located within the Sydenham Station Precinct which is part of the Sydenham to Bankstown Urban Renewal Corridor. The precinct borders the suburbs of Marrickville to the north and west, St Peters to the east and Tempe to the south.

An overview of the site characteristics is provided below. Photos of the site and surrounds are also provided below.



Figure 3 Aerial view of Site

Source: Urbis

2.2. LEGAL DESCRIPTION

The Site is legally described as Lot 202 in DP 1133999, Lot 3 in DP 318232 and Lot 3 in DP 180969, commonly known as 74 Edinburgh Road, Marrickville (refer to Survey Plan submitted at **Appendix A**). The Site has an area of approximately 27,315sqm and has frontages to both Edinburgh Road (north) and Sydney Steel Road (east) as identified in Figure 3.

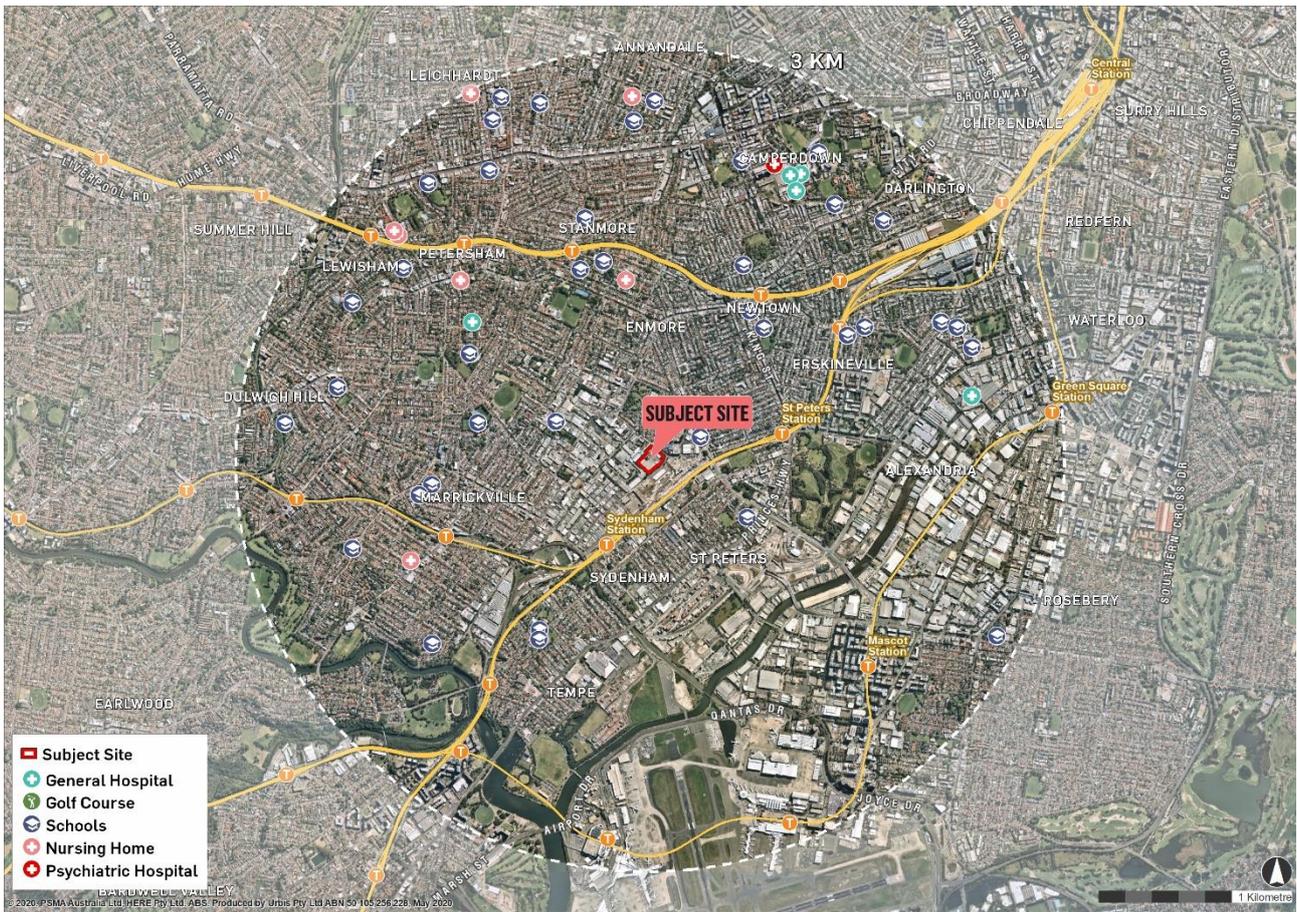


Figure 4 Local Context Map

Source: Urbis

2.3. EXISTING DEVELOPMENT

The Site is located within the industrial area of Marrickville and currently accommodates three large freestanding industrial buildings and associated car parking and loading areas.

2.4. SURROUNDING DEVELOPMENT

The Site is well positioned in terms of access to arterial and main roads, public transport modes of bus and rail and the retail centre of Marrickville. The Site is located on the northern periphery of the Sydenham industrial lands within Marrickville LGA, which stretches from the airport in the south.

The Site is on the northern periphery of the Marrickville/Sydenham industrial precinct. This forms part of a large industrial precinct approximately bounded by Edinborough Road to the north, Railway Parade and the railway line to the east, Marrickville Road/the railway line to the south and Meeks Road/Farr Street/Shepherd Street to the west.

The Industrial precinct includes the following:

- Large free stranding industrial buildings.
- Industrial estates including smaller individual warehouse buildings to the south and east.
- Manufacturing, freight and logistics uses and includes storage facilities, car smash repairs, warehousing and factories.

The Marrickville Metro retail development lies to north of the site. Residential uses are well separated from the Site to the south and east. There is also physical separation physically from housing to the north west of the Site on the northern side of Edinborough Road.



Figure 5 Vehicular access to the Site from Edinburgh Road

Source: Urbis



Figure 6 The Site as viewed from Edinburgh Road

Source: Urbis



Figure 7 The existing recycling facility at the front of the Site, adjoining Edinburgh Road.

Source: Urbis



Figure 8 The Site as viewed from Sydney Steel Road

Source: Urbis



Figure 9 The existing Site

Source: Urbis



Figure 10 Vehicular access to the Site from Sydney Steel Road

Source: Urbis



Figure 11 Development to the north on the corner of Edinburgh Road and Sydney Steel Road.

Source: Urbis



Figure 12 Low density residential dwellings to the north along Bourne Street.

Source: Urbis



Figure 13 Existing pedestrian through-site link connecting Sydney Steel Road to Sydenham Road.

Source: Urbis



Figure 14 Southern end of Sydney Steel Road.

Source: Urbis

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

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.² Marrickville was incorporated into the Municipalities Act of 1858 in 1861, with the population estimated at 600 at the time and the number of house 130.³

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 Thomas Moore and Dr Robert Wardell, who consolidated a number of the early Estates including Moore’s 470 acres into a 2,000 acre landholding.⁴ Parts of Marrickville were still known as ‘Wardell’s Bush’ due to the thick vegetation cover well into the late-1800s.⁵ Other prominent early landholders in the area include James Waine, with a grant of 30 acres, and William Bligh with 240 acres (see Figure 15).

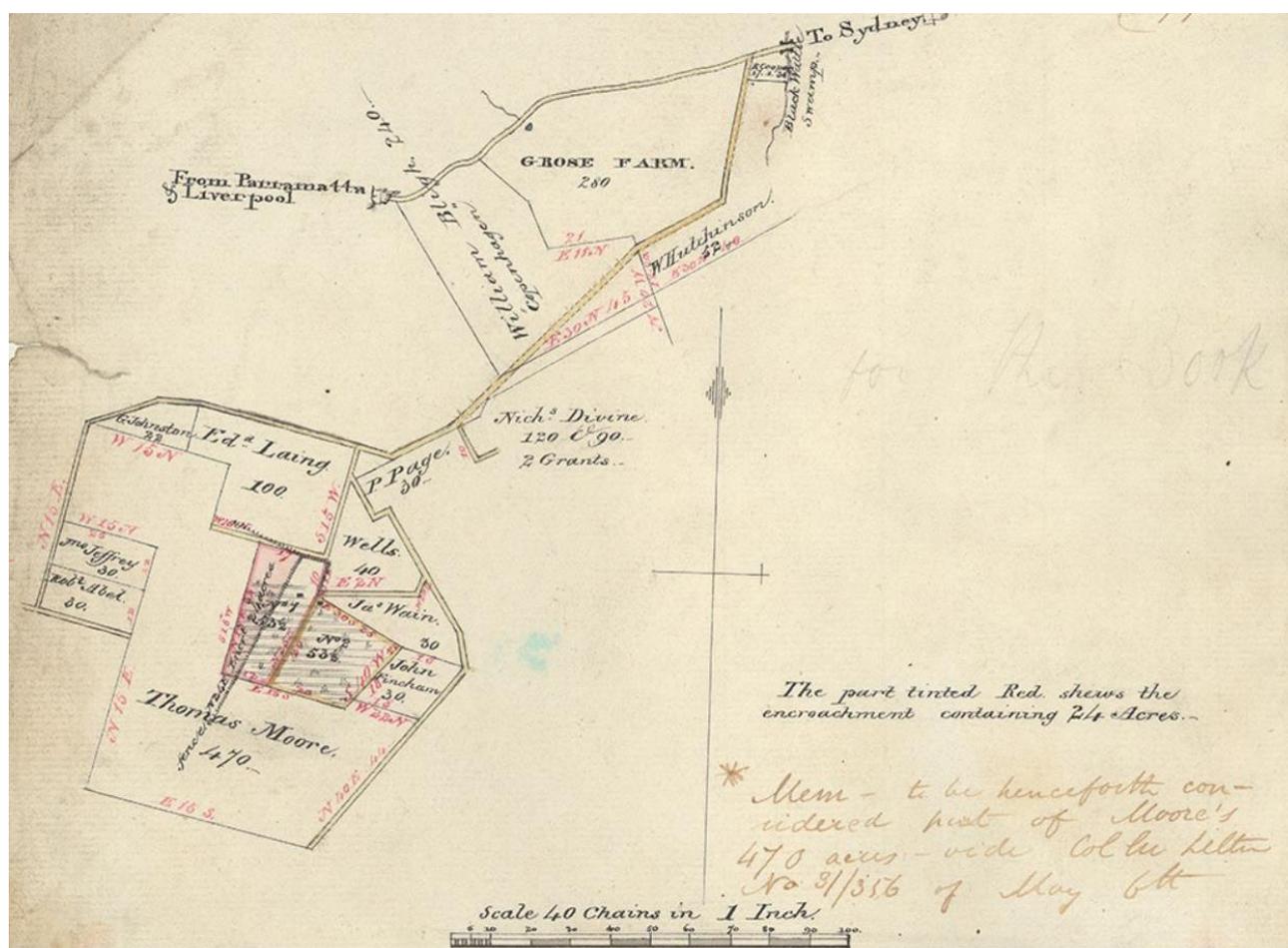


Figure 15 – 1831 surveyor sketch of the Gumbramorra Swamp area, showing the location of early land grants within the area.

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

¹ Meader, Chrys, 2008. *Dictionary of Sydney – Marrickville*, <https://dictionaryofsydney.org/entry/marrickville>

² Evening News, 27 August 1904, *The Suburbs of Sydney*, Pg. 3.

³ Evening News, 16 March 1918. *The City's Growth*, Pg. 6

⁴ Meader, Chrys, 2008.

⁵ 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.⁶ 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.⁷

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."*⁸

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 900.⁹ 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."*¹⁰



Figure 16 – undated aerial of Marrickville, with interspersed residential and commercial buildings visible.

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

⁶ Meader, Chrys, 2008.

⁷ *Ibid.*

⁸ Sunday Times, 13 June 1897, *Sydney Suburbs*, Pg. 10

⁹ Meader, Chrys, 2008.

¹⁰ Evening News, 16 March 1918. *The City's Growth*, Pg. 6

De-industrialisation activities began in Marrickville in the 1970s, with the moving of larger industrial companies to cheaper sites on the outskirts of the city suburbs. Big industrial ventures were converted to suburban hubs, including schools or, in the case of Vicars Woollen Mill, shopping centres. While some small industry was retained, the suburb became largely residential, with a high migrant population still typical of the suburb today.¹¹

3.2. SUBJECT SITE HISTORY

3.2.1. Early Site History, 1799-1870s

The subject site consists of land originally forming part of the grant of Thomas Moore, given in October 1799.¹² 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.¹³ 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.¹⁴

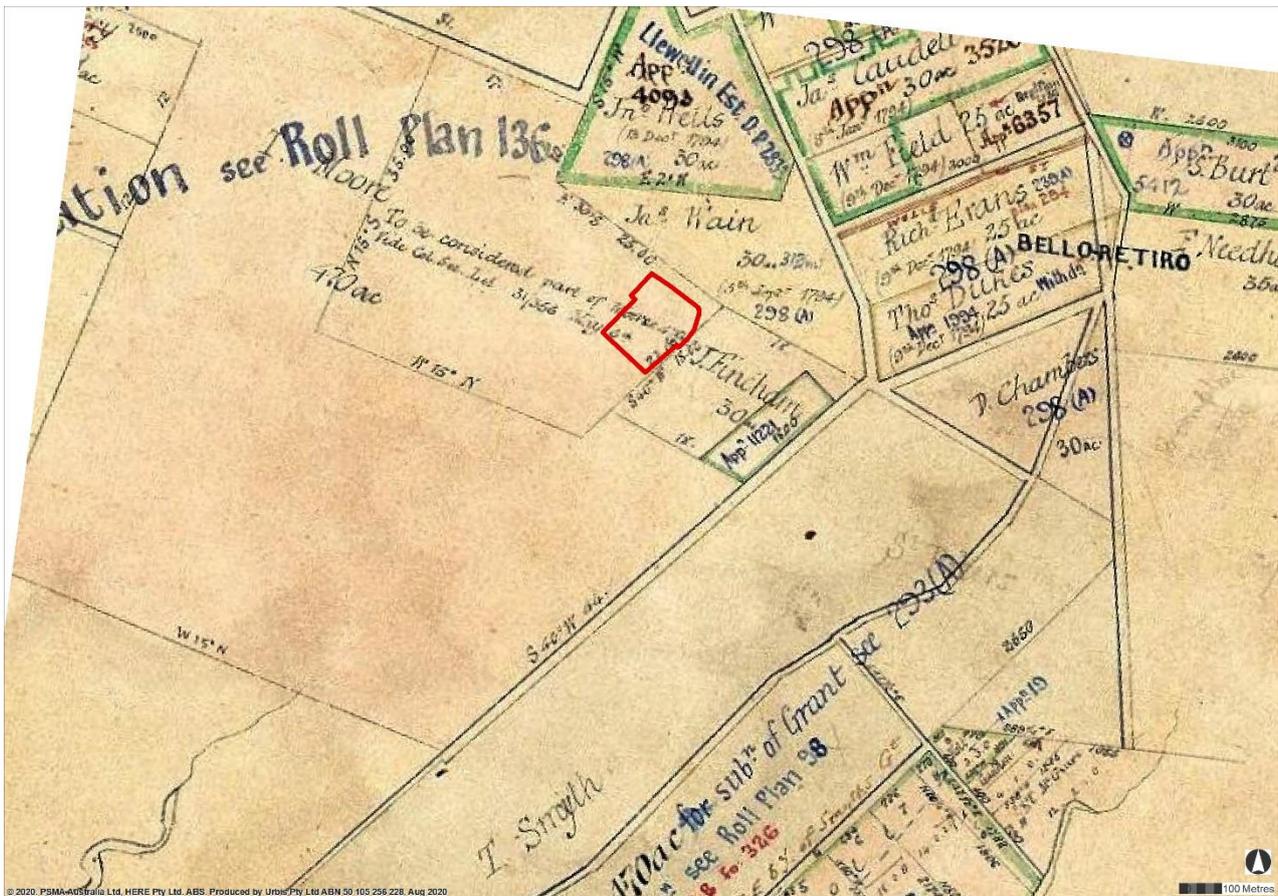


Figure 17 – undated Parish map, Parish of Petersham, County of Cumberland. Approximate location of the subject site indicated in red.

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

¹¹ Meader, Chrys. 2008.

¹² Certificate of Title, *Volume 14622, Folio 121*. And Certificate of Title, *Volume 4564, Folio 238*.

¹³ Meader, Chrys. 2008.

¹⁴ *Ibid*



Figure 18 – c.1915, plan of Moore’s Grant
 Source: Inner West Library, Local History Collections.

3.2.2. Tannery, 1870-1903

In October 1870, the majority of the subject site was purchased by Daniel Bulman, Esquire.¹⁵ Bulman held the portion of the property which encompassed the subject site until February 1873, when it was sold to Christopher Newton of the City of Sydney.¹⁶ Newspaper articles from the period demonstrate the Bulman and Newton operated a business as merchant and warehousemen together prior to their ownership of the subject site.¹⁷ However, shortly after Bulman acquired the property, this partnership was dissolved and Newton continued to operate the business known as Christopher Newton, Brother and Company, on his own.¹⁸ Further advertisements demonstrate that even after acquiring the Marrickville property, Newton continued to operate his business from a site on George Street, Sydney.¹⁹

Only a few months after becoming the sole proprietor of the site, Newton sold it on. The site was purchased by a joint venture of four men - John Plant Wright, Joseph Davenport, Thomas Henry Alcock and Robert Broughton.²⁰ The men owned a tannery and boot factory operated from land to the west of the current subject site on Victoria Road, known as Wright, Davenport and Co. The operation had been ongoing for 7 years by 1874, and the extent of lands owned by the company at this time covered some 13 acres of land, only four of which were occupied by the tannery buildings along Victoria Road. The subject site presumably

¹⁵ Certificate of Title, *Volume 108, Folio 184.*

¹⁶ Certificate of Title, *Volume 153, Folio 233*

¹⁷ Empire, 5 September 1868, *Advertising – To Storekeepers and Others*, Pg. 8.

¹⁸ The Sydney Morning Herald, 1st September 1871, *Advertising – Dissolution of Partnership*, Pg. 1

¹⁹ The Sydney Morning Herald, 23 September 1873. *Advertising*, Pg.8

²⁰ Certificate of Title, *Volume 159, Folio 41*

formed a portion of the undeveloped land at this time.²¹ Newspaper articles discuss the success of the firm's operation:

*Among the hives of industry, rapidly rising into importance in Sydney and its suburbs, there is nowhere the proverb "there is nothing like leather" is so forcibly illustrated as at the Marrickville Tannery and Boot Manufactory...The main building... is in all respects a capital structure, admirably adapted for the purposes in view. It has only been completed a few months. The main building is of patent-press bricks, in an L shape on stone foundations; it is three storeys in height...These premises were built by Mr. George Reynolds, the architect being Mr. Henry Robertson, the cost exceeding £4000.*²²

The firm intended to develop the rest of their land holdings into residential lots for workers and their families, with a plan for 40 houses on land near the factory.²³ It appears that by 1876 some of these cottages were constructed, with advertisements for 4 brick-built houses and land on Edinburgh Road "close to the manufactory of Messrs. Wright Davenport and Co."²⁴ In 1901, a portion of the land was resumed for drainage by the Minister of Public Works under the Public Works Act of 1888.²⁵ By October 1902, the majority of the property was sold into the sole ownership of Joseph Davenport.²⁶ The rest of the property was privately subdivided before being eventually sold to Marrickville Margarine Ltd in 1928.²⁷

Davenport sold a year later in September 1903 to Francis John Noble, a Lime Merchant from Marrickville.²⁸ Noble was a notable member of society within Marrickville, associated with movements for progress before his death in 1925.²⁹ Noble sold to Charles David Murray & Thomas Arthur Ashton, a housekeeper and potter respectively, in 1903.³⁰ Murray retained the northern lots bordering Edinburgh Road and north of the stormwater drain until 1937 when the site was consolidated.³¹

²¹ Australian Town and Country Journal, 17 October 1874, *Wright, Davenport and Co.'s Marrickville Boot Factory*, pg. 20-21.

²² *Ibid*

²³ *Ibid*.

²⁴ The Sydney Morning Herald, 14 September 1876, *Advertising*, Pg. 8

²⁵ Certificate of Title, *Volume 159, Folio 41*

²⁶ Certificate of Title, Volume 1423, Folio 108.

²⁷ Certificate of Title, 1928. *Volume 4212, Folio 177*.

²⁸ Certificate of Title, Volume 1486, Folio 92.

²⁹ The Daily Telegraph, 17 November 1925, *Mr F. J. Noble*, Pg. 5

³⁰ Certificate of Title, *Volume 1501, Folio 14*.

³¹ Certificate of Title, 1903, Volume 1501, Folio 13.



Figure 19 – Wright, Davenport & Co tannery operations in Marrickville, operating from the main frontage to Victoria Road but comprising some 13 acres of land, with intentions to redevelop portions for residential purposes.

Source: *Australian Town and Country Journal*, 17th October 1874, Pg. 21

3.2.3. Sydenham Pottery Company, 1903 – 1930s

Under Ashton's ownership, the subject site may have operated as the Sydenham Pottery Company. This is unclear as, while Ashton owned the land, the government gazette notes that Ashton formed a partnership with Wilfred Cox and William Bloomer, dissolved in 1924, which operated Sydenham Pottery Company from 'Garden and Shirlow Streets, Marrickville'.³² The company continued following this dissolution, with Ashton and Cox continuing operations at the address. Garden and Shirlow Streets are to the south of the current site. A newspaper article from 1922 stated that the Sydenham Pottery Company occupied "portion of a site of 17 acres...showing a most interesting and unique exhibit".³³

Nevertheless, the southern portion of the site, south of the drainage channel, was sold to Richard Taylor Limited, a concrete and reinforced concrete business, in December 1925. This operation was likely running from the Edinburgh Street frontage of the site for a considerable time, having also been mentioned in 1922 newspapers.³⁴ However, by 1938 a resolution had passed the Extraordinary General Meeting of the company for the company to 'be wound up voluntarily'.³⁵

³² Government Gazette of the State of New South Wales, 26 September 1924 (Issue No. 124). *Notice*, Pg. 4571

³³ Evening News, 31 March 1922. Marrickville Manufacturers Week, Pg. 7

³⁴ *Ibid.*

³⁵ Government Gazette of the State of New South Wales, 25 February 1938 (Issue No.30), *The Companies Act, 1936*, Pg. 961.



Figure 20 – Certificate of Title Map

Source: *Certificate of Title, Volume 1501, Folio 14.*

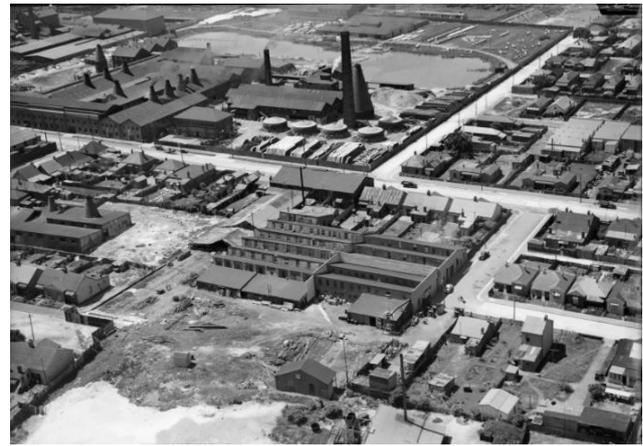


Figure 21 – Aerial view of factories from Fitzroy-Garden Street, 1939.

Source: *SLNSW, ON 447/Box 184*

3.2.4. Marrickville Margarine Ltd, 1930s-1980s

The Sydney Steel Company had operated from the site to the east from approximately 1914.³⁶ Transfer notes on prior titles identify that the Sydney Steel Company owned portions of the subject site the mid-1930s.³⁷ The Sydney Steel Company were fundamental in the supply of steel for projects including the Sydney Harbour bridge and Sydney naval dock.³⁸ The steel company was one of the largest labour employers in Marrickville, with over 7,500 employees, operating until the 1960s.³⁹

On the 12th of July 1937, Sydney Steel Co consolidated the site to the east of the subject site, while the subject site itself was consolidated into the ownership of Marrickville Margarine Limited, being the first time that the entirety of the subject site (excluding the drainage easement, which remains a separate title) was brought together under one title.⁴⁰ Marrickville Margarine Limited owned the property through to at least the 1970s.⁴¹ By 1984, Unilever owned and operated the site, and Unilever remained on the site until recent times.⁴² Despite this, the ETA signage on the roof remained into the 1990s.

³⁶ Certificate of Title, 1914. Volume 2469, Folio 61

³⁷ Certificate of Title, 1903. Volume 1501, folio 13.

³⁸ Marrickville City Council, 2011. *Development Control Plan – 9.43 Strategic Context - Sydney Steel.*

³⁹ Meader, Chrys, 2008b. *Dictionary of Sydney – Sydenham.* <https://dictionaryofsydney.org/entry/sydenham>

⁴⁰ Certificate of Title, 1937. Volume 4855, Folio 165 and . Volume 4855, Folio 174.

⁴¹ Certificate of Title, 1949. Volume 5987, Folio 29.

⁴² Certificate of Title, Vol 14622, Fol 121.



Figure 22 – Sydney Steel Company, Marrickville, c.1922, from lot to the east of current site.

Source: *Inner West Library*, 227013



Figure 23 – Sydney Steel Company, Marrickville, c.1922, from lot to the east of current site.

Source: *Inner West Library*, 226049

Marrickville Margarine Limited was established in 1908 on Edinburgh Road by Charles Abel, responding to a butter shortage he noted while operating a bakery in Newtown.⁴³ In 1921, they established ETA, a company which made peanut-based products.⁴⁴ The company had owned land to the west of the current site from 1918.⁴⁵ They purchased the drainage easement in 1928.⁴⁶ In 1913, tenders were sought for the erection of a large three-story factory for the company on Edinburgh Road, with Mr. Donald Esplin the architect.⁴⁷ Newspaper articles also demonstrate that in 1920, a boiler house was added to the Edinburgh Road property.⁴⁸ Further additions were undertaken to the factory in 1942.⁴⁹



Figure 24 – ETA factory buildings in the background, undated.

Source: *Inner West Library, Local History Collections*.



Figure 25 – ETA factory, Edinburgh Road, undated.

Source: *Inner West Library, Local History Collections*.

⁴³ Marrickville Historic Society, 2013. *Marrickville Margarine Company*. <http://marrickville-heritage.blogspot.com/2013/04/marrickville-margarine-factory.html>

⁴⁴ *Ibid*

⁴⁵ Certificate of Title, 1918. Volume 2849, Folio 12.

⁴⁶ Certificate of Title, 1928. Volume 4212, Folio 177.

⁴⁷ The Sydney Morning Herald, 22 April 1913. *Tenders*, pg. 4

⁴⁸ Construction and Local Government Journal, 13 December 1920. *Advertising*, Pg. 1

⁴⁹ Construction, 11 March 1942, *Metropolitan Water, Sewerage and Drainage board*. Pg. 5



Figure 26 – Map from the Public Works Department, 1873-1953, showing the buildings constructed on site, including the Marrickville Margarine Company identified as occupying the Edinburgh Road frontage

Source: Sydney Water Archives, PWDS1544-S949

Across their period of ownership, Marrickville Margarine variously altered the subject site. Historic aerials demonstrate these changes. In 1943, the site is occupied by saw tooth roofed factory and warehouse buildings to the east, north and south, with silt trenches on the north east of the site (see Figure 27). By 1949, the site had been cleared of structures across the majority of the eastern side, with the west dominated by factory buildings (see Figure 28). In the 1950s, the site underwent redevelopment, with heavy earthworks and the construction of new saw tooth roofed buildings to the east (see Figure 29).

The ETA building was constructed between the 1950s and 1980s and is still present today as the Flora building in the north east (see Figure 30). The saw tooth buildings to the east were demolished by the 1990s, with the only buildings which have remained on site from the 1940s to the 1990s being the office building in the north western corner, and factory buildings to the south of the office (see Figure 31). The office building was demolished in c.2019-2020.

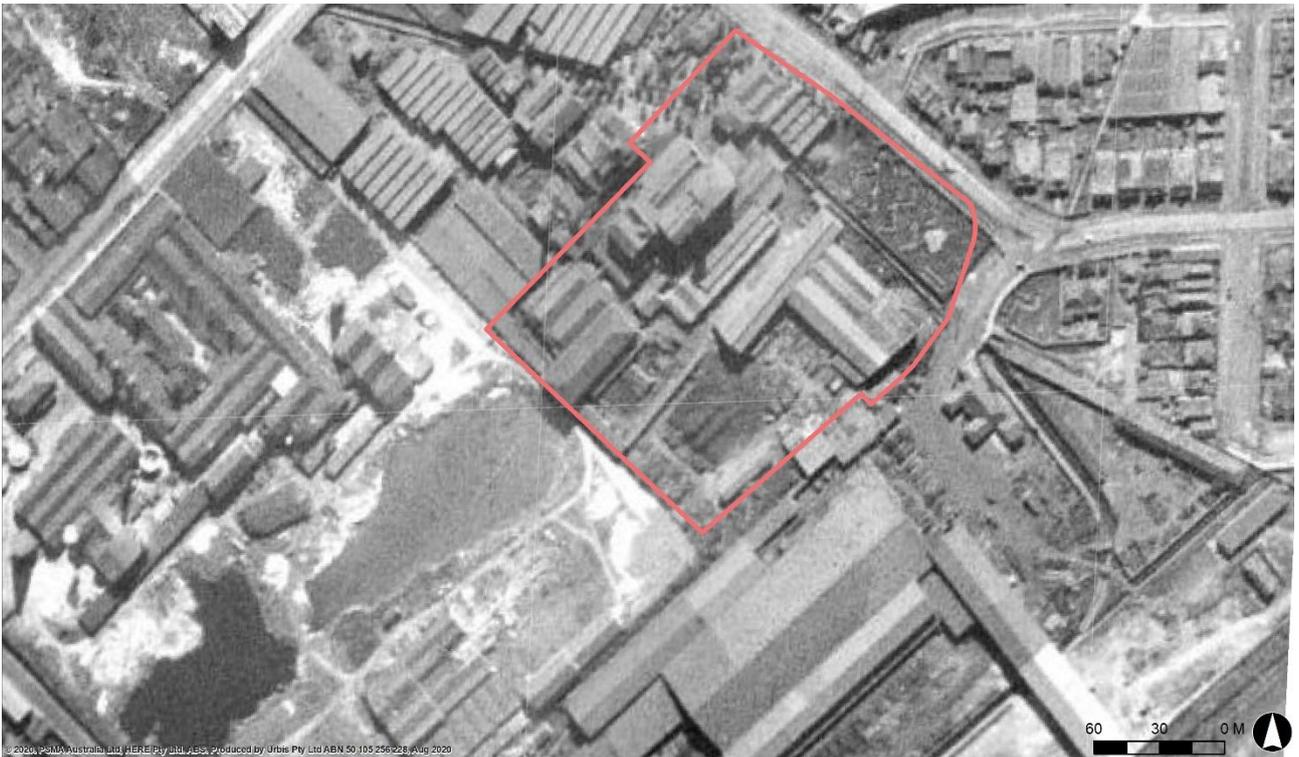


Figure 27 – 1943 aerial of Marrickville, with subject site indicated in red and silt trenches in the north eastern corner. Buildings include saw and tooth roofed factory buildings as well as brick office.

Source: Spatial Services Web Portal

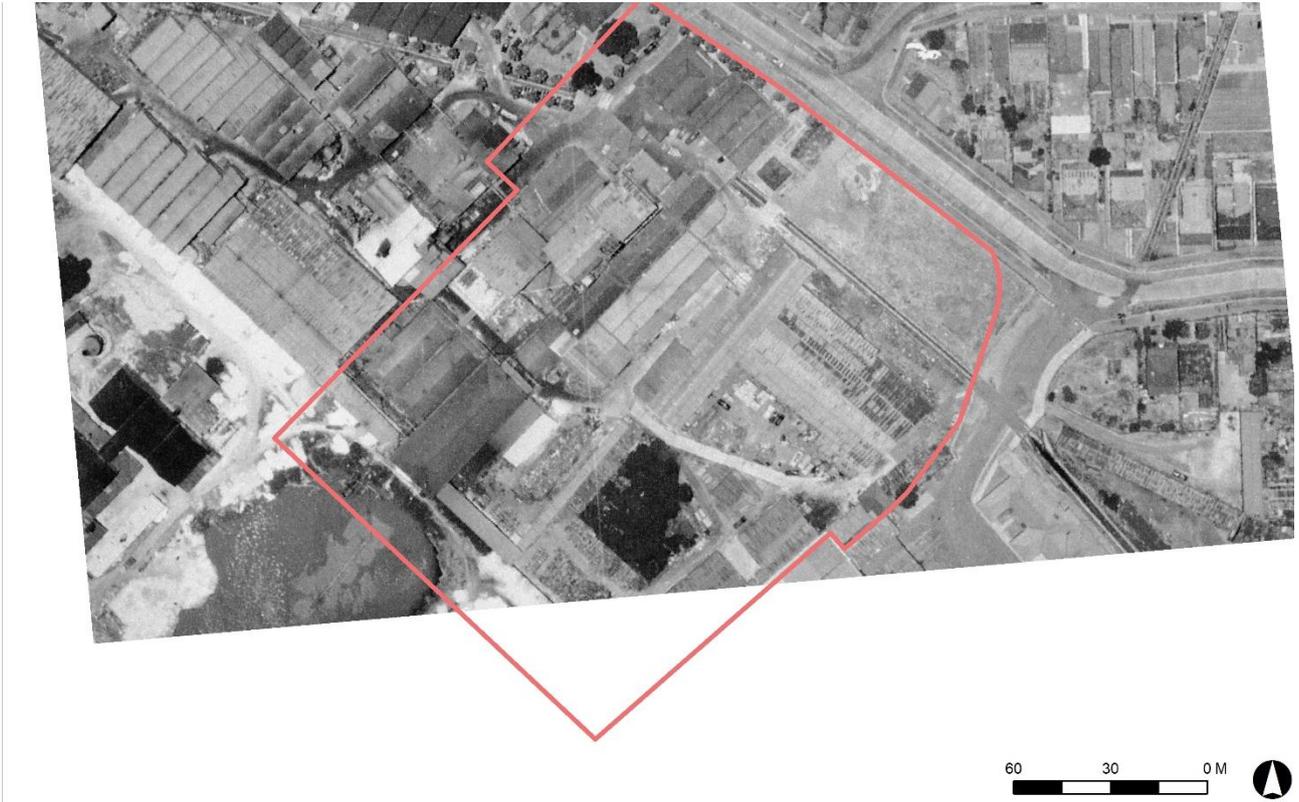


Figure 28 – 1949 aerial of Marrickville with subject site indicated in red and factory buildings along the western portion of site.

Source: Spatial Services Web Portal



Figure 29 – 1950s aerial of Marrickville with subject site indicated in red and new buildings across the site, including saw tooth roofed factory structures.

Source: *Spatial Services Web Portal*



Figure 30 – 1980s aerial of Marrickville, with subject site indicated in red and factory buildings across the site.

Source: *Spatial Services Web Portal*



Figure 31 – 1990s aerial of Marrickville, with demolished saw tooth roofed factory buildings and new buildings to the south.

Source: Spatial Services Web Portal



Figure 32 – Current aerial of Marrickville, showing office building demolished to the north west corner.

Source: Google maps

3.3. CHRONOLOGY OF SITE DEVELOPMENT

Year	Activity
1799	Thomas Moore receives Crown Grant, inclusive of the subject site. The subject site was overgrown and swampy at this time. Moore was known to use his landholdings in Marrickville as a source of timber, with no built elements or agricultural endeavours known to have taken place on the site during this time.
1870-1903	Daniel Bulman purchased the site before selling to his business partner, Christopher Newton. Newton sold to the owners of Wright, Davenport and Co, who operated a tannery from the main street frontage on Victoria Road. There is no evidence that the subject site was developed in this period but may have been used for the purposes of the tannery or as vacant land.
1897	The government drained the Gumbramorra Swamps, improving the area for the purposes of residential and industrial development.
1901	Portion of the site is resumed for drainage under the Public Works Act 1888, for drainage. This followed the draining of the Gumbramorra Swamps.
1903-1920s	The Sydenham Pottery Company may have operated from the site, or at least nearby lands.
1925-1937	Richard Taylor Limited, a concrete and reinforced concrete building, owns and operated the site.
1936-1984	Marrickville Margarine Ltd (MML) operates from the subject site. Marrickville Margarine were a notable company established in 1908 on Edinburgh Road, presumably further to the west, by Charles Abel as a response to butter shortages. Under the ownership of Marrickville Margarine, a number of buildings were constructed and demolished to suit the needs of the operation.
1940s	<p>During World War II, the north eastern portion of the subject site was used to house silt trenches. Should the factories or surrounding residential properties require evacuation due to an air raid, these trenches were intended to provide safety.</p> <p>The trenches are visible in the 1943 aerial (see Figure 27) but are no longer present by 1949 (see Figure 28), by which point the war had ended. By 1949 a number of buildings to the east of the site have been demolished.</p>
1950s	Development supporting the expansion of MML is evident across the site, with a number of buildings constructed across the eastern portion of the site and heavy earthworks to the south eastern portion visible.

Year	Activity
1980s	By the 1980s, the ETA warehouse had been constructed in the north-eastern portion of the subject site, and a number of buildings were constructed to the south east of the site where earthworks had previously been undertaken.
1990s	By the 1990s, Unilever owned the site. The sawtooth roofed building to the south of the ETA warehouse has been demolished and replaced by a carpark.
2018	The front pre-1943 office at the front of the site was demolished.

4. HERITAGE SIGNIFICANCE

4.1. STATEMENTS OF SIGNIFICANCE

4.1.1. Subject Site

The site has been subject to multiple stages of industrial development since initial occupation and as such the built improvements across the site have been replaced and altered to meet the changing demands of each new use. The site has been progressively developed with warehouse buildings as needed. The office building to the Edinburgh Road frontage which dated to pre-1943 was demolished in c.2018. The only other structure dating to this period is a small warehouse centrally located on the site which is expected to have been substantially altered over time as it has been enveloped by later warehouse additions.

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. There are two levels of heritage significance used in NSW: state and local. The subject site has been assessed against the criteria for assessing heritage significance as set out by the Heritage Council of New South Wales. The site does not meet the requisite threshold for heritage listing at a local or state level under any of the criteria. There are no elements of heritage significance located within the subject site and the existing built improvements are not considered to warrant retention on heritage grounds.

4.1.2. Vicinity Heritage Items

The following statements of significance have been directly sourced from the inventory record for the place.

Item 81 under the Marrickville LEP 2011, Flood storage reserve and brick drain (Sydenham Pit and Drainage Pumping Station 1) – also listed on the NSW State Heritage Register as SHR 01644

The drainage of the lowlying parts of Marrickville was an important part of the industrialisation of this area. This overflow pit was an extension of this scheme. It was one of a number of relief schemes in the 1930's which incorporated the use of local stone.

Item 98 under the Marrickville LEP 2011, Brick paving

Well preserved remnant of brick paving that was laid as part of a depression relief scheme of the 1930's. It forms an attractive streetscape and is complemented by the well maintained brick houses and well established tree planting in the area.



Figure 33 Heritage context of the site showing the subject site outlined in red

Source: NSW Planning Portal 2020

5. THE PROPOSAL

5.1. SUMMARY DESCRIPTION

Woolworths are proposing the construction of a new warehouse facility with associated infrastructure on the subject site. The proposed works will include:

- Demolition of the existing buildings, associated structures and landscaping.
- Construction of a two-storey warehouse comprising two warehouses (Warehouse 1 at ground floor and Warehouse 2 above).
- Construction of associated offices across five levels to be used by the warehouse tenants
- Construction of a two-storey car park adjacent to Edinburgh Road.
- Construction of a two-storey hardstand loading and delivery area adjacent Sydney Steel Road.
- Construction of private vehicle access from two points on Edinburgh Road.
- Construction of heavy vehicle / loading vehicle access from four points on Sydney Steel Road.

The following plans prepared by Nettleton Tribe Architects and dated 31 July 2020 have been relied on for this impact assessment.

Drawing List

No.:	SHEET NAME	DATE
DA000	Coverpage	31.07.2020
DA001	Site Plan	31.07.2020
DA002	Demolition Plan	11.05.2020
DA101	Ground Floor Plan	31.07.2020
DA102	Level 1 Floor Plan	31.07.2020
DA103	Level 2 Floor Plan	31.07.2020
DA104	Level 3 Floor Plan	31.07.2020
DA105	Level 4 Floor Plan	31.07.2020
DA106	Level 5 Floor Plan	31.07.2020
DA107	Level 6 Floor Plan	31.07.2020
DA108	Plantroom	31.07.2020
DA109	Roof Plan	31.07.2020
DA201	Elevations - Sheet 1	24.07.20
DA250	External Finishes	24.07.20
DA301	Sections - Sheet 1	31.07.2020
DA501	Shadow Diagrams	
DA601	Area Plans	

Extracts of the proposed plans are included overleaf for reference.

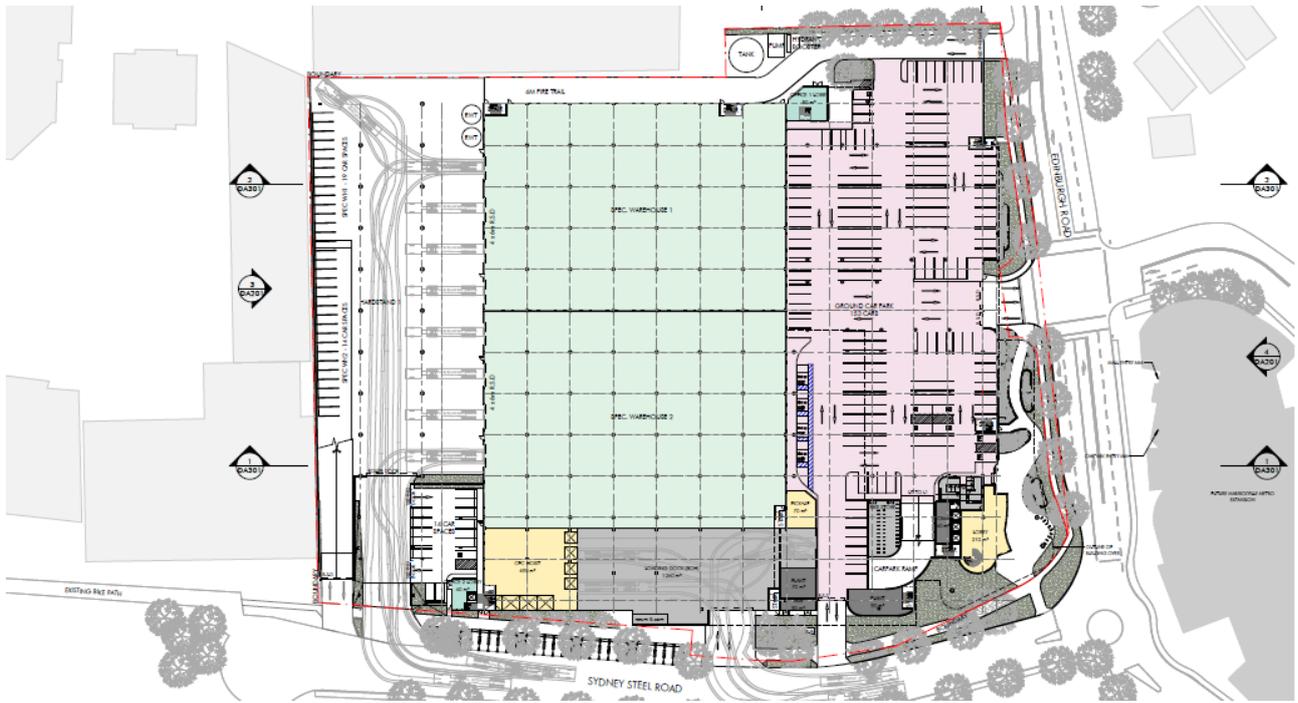


Figure 34 Extract of proposed plan – ground floor plan
 Source: Nettleton Tribe 2020

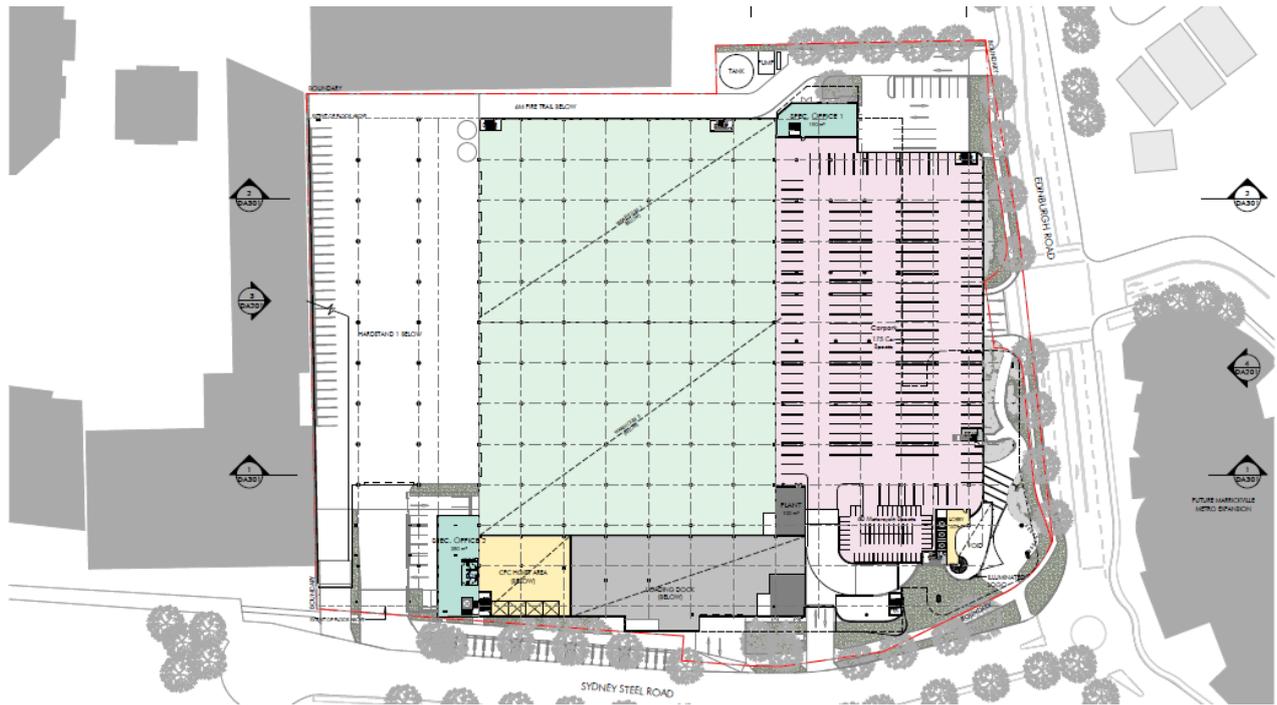


Figure 35 Extract of proposed plan – level 1 plan
 Source: Nettleton Tribe 2020

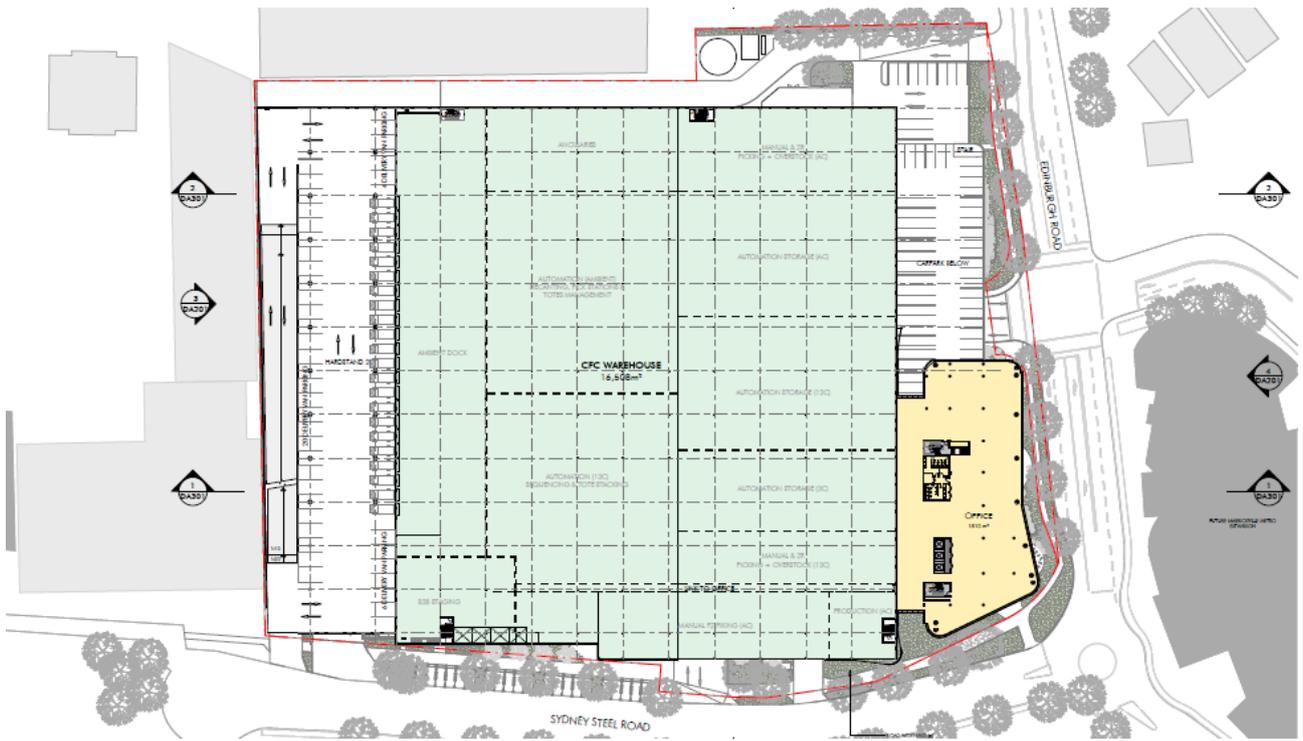


Figure 36 Extract of proposed plan – level 2 plan

Source: Nettleton Tribe 2020

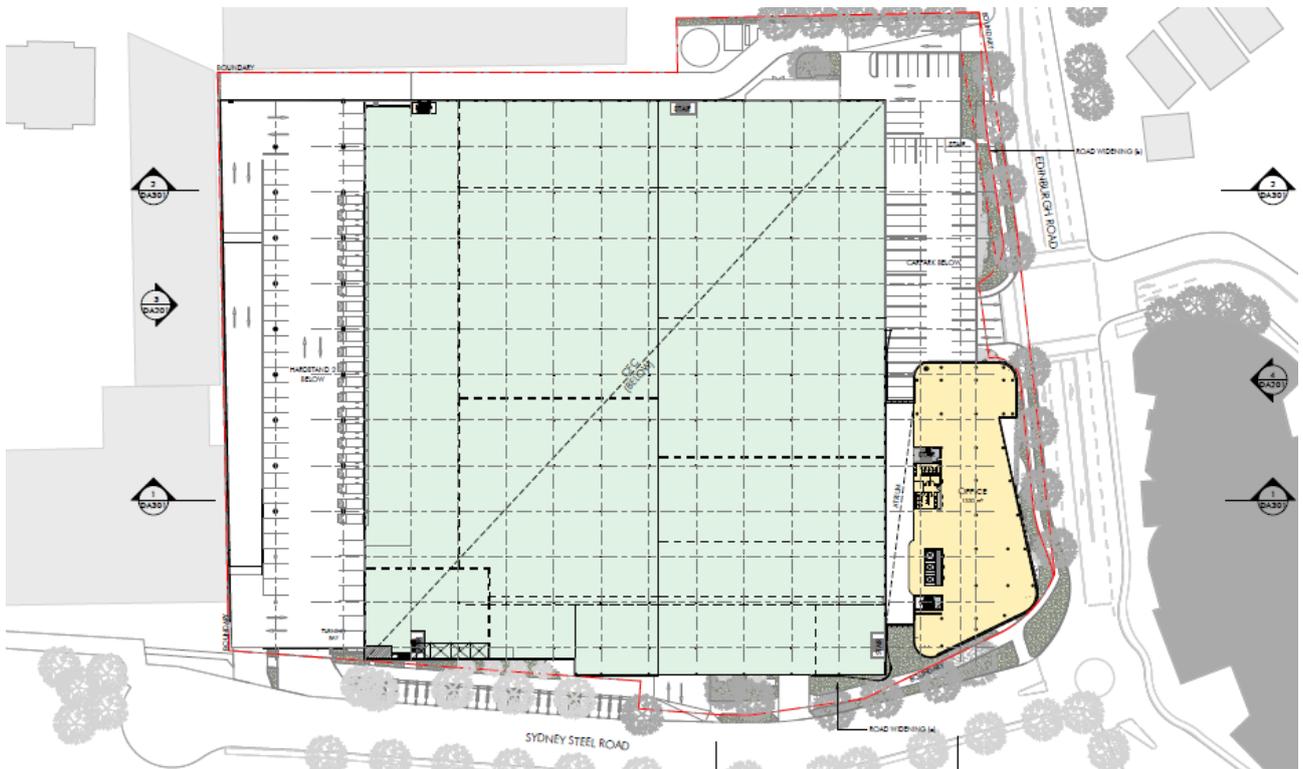


Figure 37 Extract of proposed plan – level 3 plan

Source: Nettleton Tribe 2020

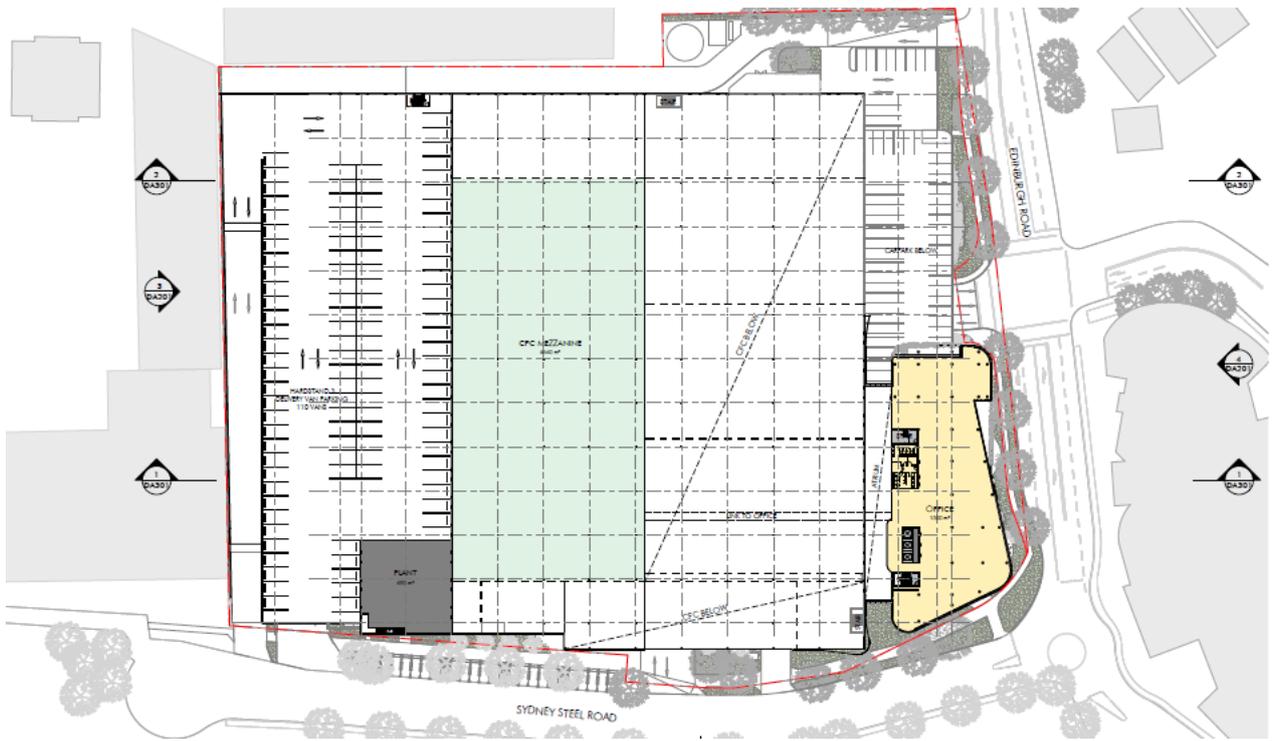


Figure 38 Extract of proposed plan – level 4 plan

Source: Nettleton Tribe 2020

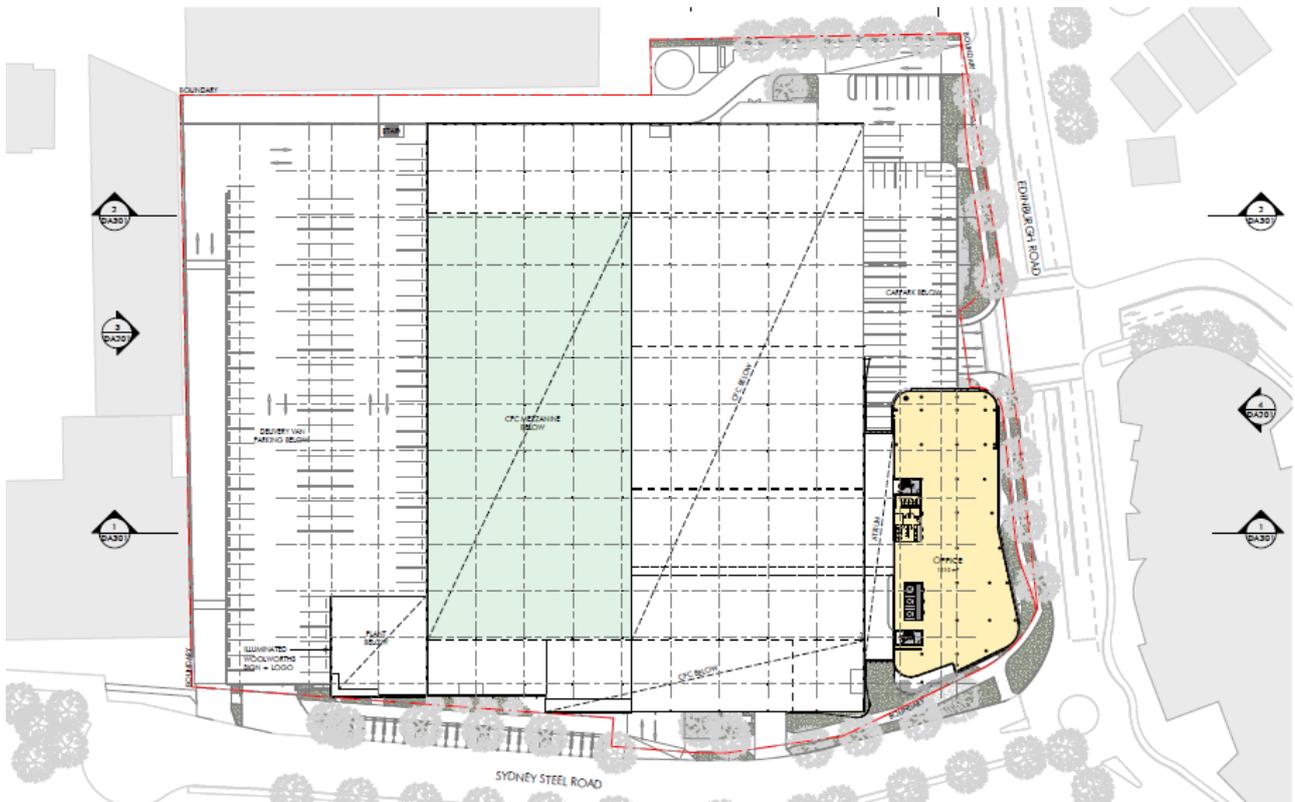


Figure 39 Extract of proposed plan – level 5 plan

Source: Nettleton Tribe 2020

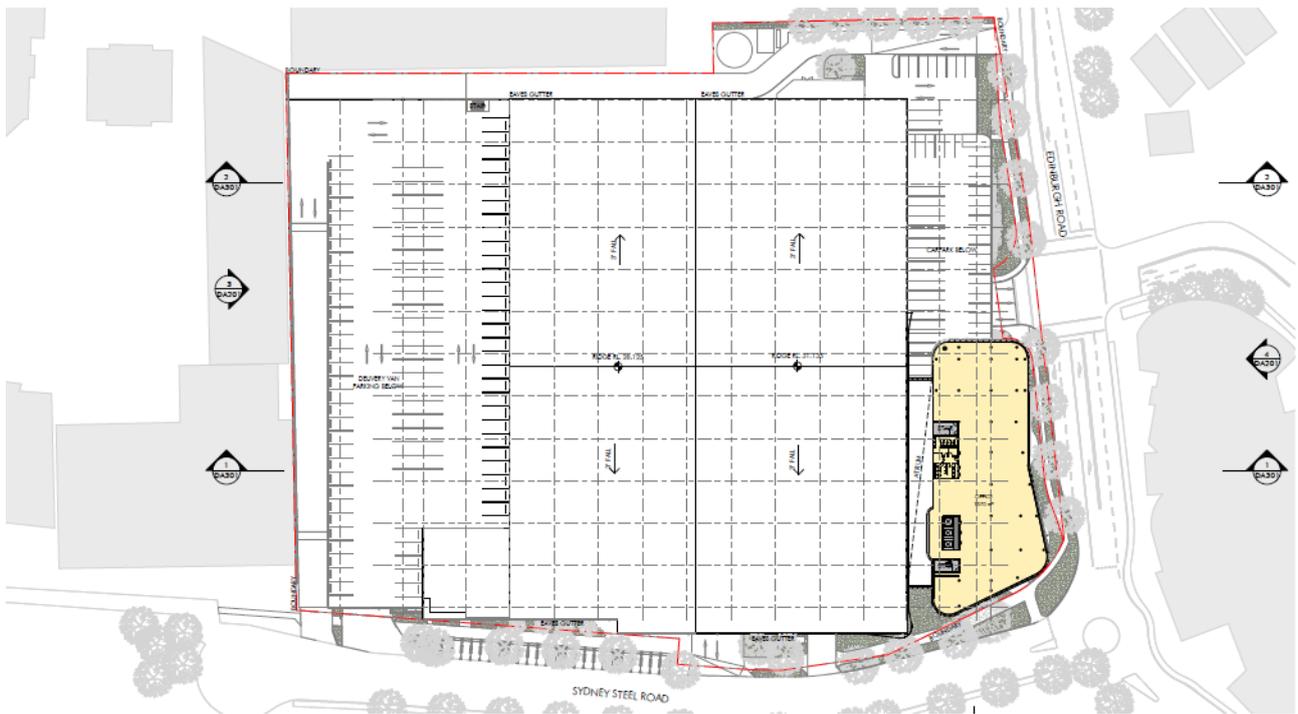


Figure 40 Extract of proposed plan – level 6 plan

Source: Nettleton Tribe 2020



Figure 41 Extract of proposed plan – north east elevation

Source: Nettleton Tribe 2020

5.2. MATERIALS AND FINISHES

The office component of the building is to be constructed from pre-cast concrete, wire mesh screening, vertical aluminium screening with a feature face brick wall at ground level. Floor to ceiling glass windows are also proposed. The entrance lobby to the office component is set back from Sydney Steel Road by vertical columns, landscaping and a feature ‘breeze’ wall to enhance the sense of human scale at the primary street frontage. The warehouse will comprise pre-cast concrete and metal wall sheeting with motorised roller door openings.

The majority of the Site will comprise concrete paving where parking and manoeuvring will occur. At the front of the Site, a concrete/bituminous car park will be provided for general staff parking.

	1. Metal Wall Sheeting Enseam - Terrain		9. Feature Facebrick Wall
	2. Metal Wall Sheeting Enseam - Jasper		10. Feature Breeze Wall
	3. Metal Wall Sheeting Enseam - Dune		11. Precast Concrete/ Off-form Concrete
	4. Metal Wall Sheeting Enseam - Woodland Grey		12. Polycarbonate Wall Sheeting - Opal
	5. Wire Mesh Screen/ Perforated Screen - Stainless Steel with Black Reveal		13. Timber Soffit to External Recreation Area
	6. Curtain Wall with Spandrel - with Black Mullion, 400mm Vertical Sunshade and Hidden Transom		14. Feature Artwall - synonymous with surrounding neighbourhoods
	7. Vertical Aluminium Screen - Black		
	8. Roller Shutter Door - Woodland Grey		

Figure 42 Schedule of external materials and finishes

Source: *Nettleton Tribe*

6. IMPACT ASSESSMENT

6.1. STATUTORY CONTROLS

6.1.1. Local Environmental Plan

Table 1 Local Environmental Plan

Clause	Discussion
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>A detailed impact assessment is included in the following sections of this report.</p>
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <ul style="list-style-type: none"> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This heritage impact statement satisfies this requirement.</p>

6.1.2. Development Control Plan

Table 2 Development Control Plan

Clause	Discussion
PART 8 – HERITAGE	
<p>8.1.7.2 Development in the vicinity of a heritage item</p> <p>C5 New development need not seek to replicate period details of original buildings, but rather, demonstrate respect for the form and scale of the immediate area.</p>	<p>The subject site is not heritage listed however it is located within the vicinity of a small number of heritage items including the following items:</p> <ul style="list-style-type: none"> ▪ Item 81 under the Marrickville LEP 2011, Flood storage reserve and brick drain (Sydenham Pit and Drainage Pumping Station 1) – also listed on the NSW State Heritage Register as SHR 01644 ▪ Item 98 under the Marrickville LEP 2011, Brick paving. <p>These two heritage items are not typical built heritage items in the sense that they are pieces of infrastructure and not a common building typology for the area.</p> <p>The subject proposal comprises the replacement of the existing warehouse buildings and hardstand with a new warehouse and office building. This new building will not seek to replicate the detailing of the vicinity heritage items, rather it has been designed with regard for the industrial character of the immediate Marrickville area.</p> <p>The proposed scale of the new building is consistent with the scale and overall building form for other warehouse buildings in the area and therefore will not detract from the character of the area or have any adverse heritage impacts on the heritage items in the vicinity.</p> <p>The proposed materiality for the new building has been carefully considered within the heritage context of the area and responds to the dominant materiality cues which contribute to the industrial character of Marrickville including face brick and metal cladding.</p> <p>Overall the proposed new warehouse and office building is considered to have no adverse heritage impacts on the character of the area or on any of the vicinity heritage items. The proposal respects the industrial history and character of the place and will not obstruct or impact the vicinity heritage items in any way.</p>

6.2. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 3 Heritage NSW Guidelines

Clause	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	See discussion below at ' <i>New development adjacent to a heritage item</i> '.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	There are no aspects of the proposal that would detrimentally impact the heritage significance of the vicinity heritage items or the general industrial character of Marrickville.
The following sympathetic solutions have been considered and discounted for the following reasons:	The proposal has not discounted any more sympathetic solutions.
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The site has been subject to multiple stages of industrial development since initial occupation and as such the built improvements across the site have been replaced and altered to meet the changing demands of each new use. The site has been progressively developed with warehouse buildings as needed. The office building to the Edinburgh Road frontage which dated to pre-1943 was demolished in c.2018. The only other structure dating to this period is a small warehouse centrally located on the site which is expected to have been substantially altered over time as it has been enveloped by later warehouse additions.</p> <p>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. There are two levels of heritage significance used in NSW: state and local. The subject site has been assessed against the criteria for assessing heritage significance as set out by the Heritage Council of New South Wales. The site does not meet the requisite threshold for heritage listing at a local or state level under any of the criteria. There are no elements of heritage significance located within the subject site and the existing built improvements are not considered to warrant retention on heritage grounds.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p>	The subject site is not heritage listed however it is located within the vicinity of a small number of heritage items including the following items:

Clause	Discussion
<p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<ul style="list-style-type: none"> ▪ Item 81 under the Marrickville LEP 2011, Flood storage reserve and brick drain (Sydenham Pit and Drainage Pumping Station 1) – also listed on the NSW State Heritage Register as SHR 01644 ▪ Item 98 under the Marrickville LEP 2011, Brick paving. <p>These two heritage items are not typical built heritage items in the sense that they are pieces of infrastructure and not a common building typology for the area.</p> <p>The flood storage reserve heritage item is substantially physically distanced from the subject site to the south-west and does not have any critical interfaces or visual relationships with the subject site. The subject proposal will not have any physical or visual impact on the flood storage reserve heritage item. The heritage listing and curtilage for this state significant item will be retained and will not be impacted by the subject proposal.</p> <p>The brick paving heritage item located to the north-east of the subject site along Bourne Street will not be affected physically or visually by the redevelopment of the subject site.</p> <p>The subject proposal comprises the replacement of the existing warehouse buildings and hardstand with a new warehouse and office building. This new building will not seek to replicate the detailing of the vicinity heritage items, rather it has been designed with regard for the industrial character of the immediate Marrickville area.</p> <p>The proposed scale of the new building is consistent with the scale and overall building form for other warehouse buildings in the area and therefore will not detract from the character of the area or have any adverse heritage impacts on the heritage items in the vicinity.</p> <p>The proposed materiality for the new building has been carefully considered within the heritage context of the area and responds to the dominant materiality cues which contribute to the industrial character of Marrickville including face brick and metal cladding.</p> <p>More broadly heritage items in the larger Marrickville area comprises dwellings and conservation areas. None of these heritage items or conservation areas will be physically or visually impacted by the subject proposal.</p>

Clause	Discussion
	<p>Overall the proposed new warehouse and office building is considered to have no adverse heritage impacts on the character of the area or on any of the vicinity heritage items. The proposal respects the industrial history and character of the place and will not obstruct or impact the vicinity heritage items in any way.</p> <p>It is beyond the scope of this report to assess the archaeological potential of the site or consider potential archaeological impacts of the proposal. These assessments are being separately undertaken for the proposal.</p>

7. CONCLUSION AND RECOMMENDATIONS

The site has been subject to multiple stages of industrial development since initial occupation and as such the built improvements across the site have been replaced and altered to meet the changing demands of each new use. The site has been progressively developed with warehouse buildings as needed. The office building to the Edinburgh Road frontage which dated to pre-1943 was demolished in c.2018. The only other structure dating to this period is a small warehouse centrally located on the site which is expected to have been substantially altered over time as it has been enveloped by later warehouse additions.

The subject site has been assessed against the criteria for assessing heritage significance as set out by the Heritage Council of New South Wales. The site does not meet the requisite threshold for heritage listing at a local or state level under any of the criteria. There are no elements of heritage significance located within the subject site and the existing built improvements are not considered to warrant retention on heritage grounds. The proposed developed as outlined in Section 5 of this report will not have any adverse impacts to existing heritage items or any elements of heritage significance.

The two heritage items located in close proximity to the subject site are not typical built heritage items in the sense that they are pieces of infrastructure and not a common building typology for the area.

The flood storage reserve heritage item is substantially physically distanced from the subject site to the south-west and does not have any critical interfaces or visual relationships with the subject site. The subject proposal will not have any physical or visual impact on the flood storage reserve heritage item. The heritage listing and curtilage for this state significant item will be retained and will not be impacted by the subject proposal.

The brick paving heritage item located to the north-east of the subject site along Bourne Street will not be affected physically or visually by the redevelopment of the subject site.

The proposed new building will not seek to replicate the detailing of the vicinity heritage items, rather it has been designed with regard for the industrial character of the immediate Marrickville area. The proposed scale of the new building is consistent with the scale and overall building form for other warehouse buildings in the area and therefore will not detract from the character of the area or have any adverse heritage impacts on the heritage items in the vicinity. The proposed materiality for the new building has been carefully considered within the heritage context of the area and responds to the dominant materiality cues which contribute to the industrial character of Marrickville including face brick and metal cladding.

More broadly heritage items in the larger Marrickville area comprises dwellings and conservation areas. None of these heritage items or conservation areas will be physically or visually impacted by the subject proposal.

Overall the proposed new warehouse and office building is considered to have no adverse heritage impacts on the character of the area or on any of the vicinity heritage items. The proposal respects the industrial history and character of the place and will not obstruct or impact the vicinity heritage items in any way.

It is beyond the scope of this report to assess the archaeological potential of the site or consider potential archaeological impacts of the proposal. These assessments are being separately undertaken for the proposal.

The proposal is recommended for approval from a heritage perspective.

8. BIBLIOGRAPHY AND REFERENCES

8.1. BIBLIOGRAPHY

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

9. GLOSSARY

GLOSSARY

Term	Definition
The Site	74 Edinburgh Road, Marrickville (Lot 202 in DP 1133999, Lot 3 in DP 318232 and Lot 3 in DP 180969)
The Project	Demolition and the construction of a new warehouse and distribution centre with associated offices.
Customer Fulfilment Centre	The purpose built Woolworths occupied warehouse and distribution facility located on Level 2.
Associated Office	When referring to the office component of the development

ABBREVIATIONS

Abbreviation	Meaning
ACHA	Aboriginal Cultural Heritage Assessment
AHIMS	Aboriginal Heritage Information Management System
AS	Australian Standard
ASS	Acid Sulfate Soils
BC Act	<i>Biodiversity Conservation Act 2016</i>
BCA	Building Code of Australia
BDAR	Biodiversity Assessment Report
CMP	Construction Management Plan
Council	Inner West Council
CPTED	Crime Prevention Through Environmental Design
CPTMP	Construction Parking and Traffic Management Plan
District Plan	<i>Eastern City District Plan</i>
DPIE/Department	NSW Department of Planning, Industry and Environment
DP	Deposited Plan
DSI	Detailed Site Investigation
EIS	Environmental Impact Statement
EPA	<i>NSW Environment Protection Authority</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>

Abbreviation	Meaning
ESD	Ecologically Sustainable Development
Infrastructure SEPP	<i>State Environmental Planning Policy (Infrastructure) 2007.</i>
GANSW	NSW Government Architect's Office
HIS	Heritage Impact Statement
HMS	Hazardous Materials Survey
IMP	Infrastructure Management Plan
LGA	Local Government Area
m	metre
NIA	Noise Impact Assessment
Marrickville LEP 2011	<i>Marrickville Local Environmental Plan 2011</i>
OEH	Office of Environment and Heritage
OWMP	Operational Waste Management Plan
PSI	Preliminary Site Investigation
Region Plan	<i>A Metropolis of Three Cities – Greater Sydney Region Plan</i>
RAP	Remediation Action Plan
RAPs	Registered Aboriginal Parties
RMS	Roads and Maritime Services
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP 55	<i>State Environmental Planning Policy No.55 – Remediation of Land</i>
sqm	Square Metres
SSD	State Significant Development
SEPP SRD	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD DA	State Significant Development Application
TfNSW	Transport for New South Wales
The Minister	The Minister for Planning, Industry and Environment
The Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
The Site	The new warehouse and distribution centre site
TPZ	Tree Protection Zone

Abbreviation	Meaning
Transport Strategy	<i>Future Transport Strategy 2056</i>
WSUD	Water Sensitive Urban Design

10. DISCLAIMER

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