

**tonkinzulaikhagreer** HERITAGE

HERITAGE ASSESSMENT + STATEMENT OF HERITAGE IMPACT

PRECINCT 75 | MARY ST | ST PETERS

SEPTEMBER 2015





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## INTRODUCTION

### 1.1 Background

This Heritage Assessment and Statement of Heritage Impact forms part of the supporting information for the Planning Application lodged for the site. Precinct 75 is a large site that currently accommodates mixed uses ranging from artists studios to mechanics workshops, in a series of buildings ranging in age and type from robust brick warehouse buildings to lightweight sheds. The Application proposes to change the zoning of the site from Light Industrial (IN2) to Mixed Use (B4). The proposal also involves demolition of buildings of little significance and alterations, additions and adaptive reuse of buildings considered worthy of retention and construction of new buildings, with associated infrastructure and landscaping.

The site is not located within a conservation area nor does it contain any heritage items, however, in response to a pre DA meeting held in July 2014, Council have requested that a heritage assessment be undertaken for the entire site, in order to establish the heritage values and overall character of the site and the immediate surrounding residential context. Further Council have requested an examination of the likely heritage impacts on the site and on the surrounding context and how these will be mitigated in the proposal. Impacts identified by Council include, but are not limited to, demolition, scale, intensification, materials, connections between old and new and Roberts Street becoming a 'throughway'.

This report comments on the Planning Application drawings prepared by Tonkin Zulaikha Greer Architects. A more detailed Statement of Heritage Impact will be prepared to accompany the Development Application.

Address:	75 Mary Street, St Peters, NSW, 2044
Real Property Description:	Parish of Petersham, Cumberland County Lot 1, DP 556914 Lot 1, DP 745014 Lot 1, DP 745657 Lot 1, DP 180958 Lot 1, DP 87885 Lot A, DP 331215
Heritage Listings:	None
Authors:	Julie Mackenzie BSc(Arch)BArchMHeritCons Registered Architect Rebecca Zulaikha BFA(Hons)BLArchCHeritCons Tonkin Zulaikha Greer Architects
Photographer:	Tonkin Zulaikha Greer Architects (unless noted otherwise)
For:	JVM Holdings and Chalak Holdings Pty Ltd

## 1.2 Terminology

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardized terminology for conservation processes and related actions should be adopted. The terminology in The Burra Charter is a suitable basis for this.

The following terms apply to the historic fabric of the site and are included here to assist in understanding of the intent of the conservation requirements in this section.

*Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

*Fabric* means all the physical material of the place including components, fixtures, contents, and objects.

*Conservation* means all the processes of looking after a place so as to retain its cultural significance.

*Maintenance* means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair.

*Repair* involves restoration or reconstruction.

*Preservation* means maintaining the fabric of a place in its existing state and retarding deterioration.

*Restoration* means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

*Reconstruction* means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

*Adaptation* means modifying a place to suit the existing use or a proposed use.

*Use* means the functions of a place, as well as the activities and practices that may occur at the place.

*Compatible use* means a use, which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

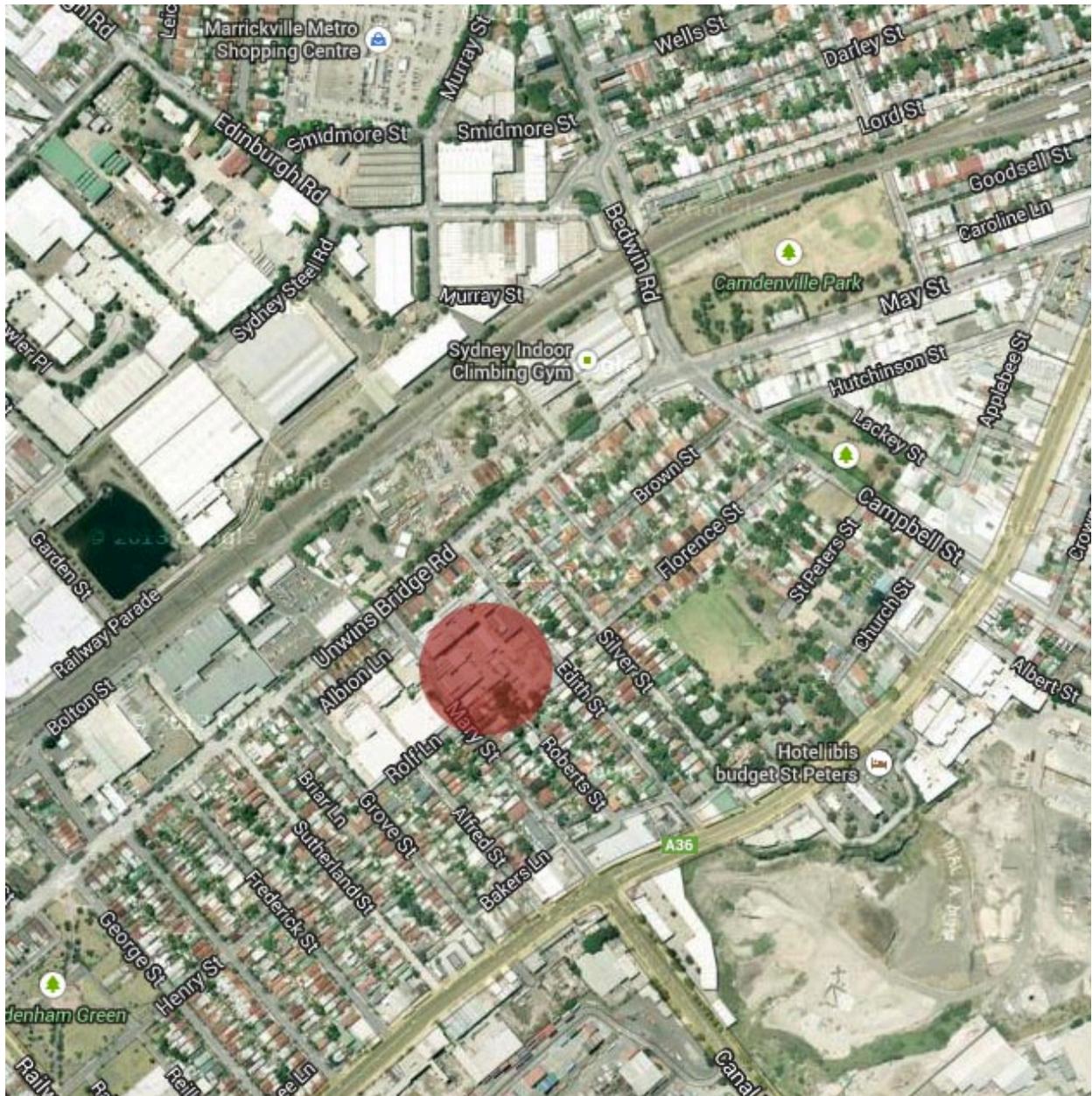
*Setting* means the area around a place, which may include the visual catchment.

*Related place* means a place that contributes to the cultural significance of another place.

*Interpretation* means all the ways of presenting the cultural significance of a place.

### 1.3 Location

The site is located at 75 Mary Street, St Peters and is bounded by Mary Street to the south and Edith Street to the north.



*Location Plan.*

Location of 75 Mary Street marked with a red circle.

Source: Google Maps, 2014.

## 2.0 HISTORICAL CONTEXT

### 2.1 Aboriginal History

Prior to European settlement the grasslands, swamps, creeks and rivers that crisscrossed the area of St Peters were the hunting and camping grounds for the Gadigal and Wangal aboriginal people. In the early 19th century it became known as the district of Bullanaming, also referred to as 'Kangaroo Ground.'<sup>1</sup>

### 2.2 Brief History of St Peters

In 1794 Sergeant Thomas Smyth was granted 470 acres of land that covered most of what is now the area of Tempe and St Peters. Prior to his death in 1799, Smyth managed to clear approximately 50 acres of his land. In 1808 Smyth's land was transferred into the ownership of the renowned Sydney merchant Robert Campbell.

Between the years 1831 to 1838 the property was divided into 42 farms, and at least a dozen gentleman's residences and country estates were built. In 1836, on the banks of the Cooks River, the merchant Alexander Brodie Spark built Tempe House. It was situated on the opposite side of the river from Sydney and the many guests that Brodie entertained were ferried across the river, until the completion of a dam and causeway in 1840, at the present day site of where the Princess Highway crosses the river, which allowed for vehicle access to the St George area.

Sparks was also a significant representative and trustee of St Peters Church that was consecrated in 1839. It was the third Anglican Church built in Sydney and served an extensive area that covered from the coast to Bankstown, and from the harbour to Port Hacking. The area surrounding St Peters Church, of which it now owes its name, became the vision of Spark, who decided to try his hand at town planning, before his death in 1856. He is buried in the cemetery at St Peters.

The approximate boundaries of Spark's village were modern Unwins Bridge Road, Princess Highway, the Cooks River and Campbell Street and many of the blocks seem to have been reserved for Spark himself. A settlement grew up around the church, which established a school in 1848, and in 1871 St Peters was proclaimed a municipality with a population of five hundred people. In 1878, it was the first municipality to build a town hall. In 1881, the church school became a public school. In 1884, with the opening of the Illawarra railway line, St Peters gained a railway station.<sup>2</sup> The town hall was demolished in 1927 and replaced by the new town hall at 39 Unwins Bridge Road. In 1948 St Peters was amalgamated with Marrickville Council.<sup>3</sup>

By the 1890s dairy farms together with brickmaking made up the two main industries in the area, both competing for the limited land available. In the end it was the brickmakers with their tall landmark chimneys that won the day.<sup>4</sup> One of the most significant brickmakers was Josiah Gentle, who ran a number of brickworks in St Peters during the 1870s. He established Bedford Brick Works, beside the Princes Highway in 1893.

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<sup>1</sup> <http://www.cityofsydney.nsw.gov.au/learn/sydneys-history/people-and-places/park-histories/sydney-park>

<sup>2</sup> *St Peters* in Pictorial History of Marrickville, Anne-Marie Whitaker, 2006, p54.

<sup>3</sup> *Bricks and Butter* in Pictorial History of Newtown, Alan Sharpe, 1999, p97.

<sup>4</sup> *Bricks and Butter* in Pictorial History of Newtown, Alan Sharpe, 1999, p97.

In 1933 the Bedford Brick Works was taken over by Austral Bricks, one of the largest brick companies in NSW. Austral continued operating on the site until 1979. After brickmaking operation ceased the area with its cavernous holes became a dumping ground for municipal waste, before being converted to what is now Sydney Park. Spread over 45 acres the park contains lakes, sporting facilities and regenerated native vegetation.<sup>5</sup> Tall chimneys retained on the corner of Sydney Park Road are a reminder of its former days of brickmaking.<sup>6</sup>

### Summary Chronology

The following timeline is extracted from *A Chronology of the History of the Marrickville Local Government Area*, available on the Marrickville Council website.

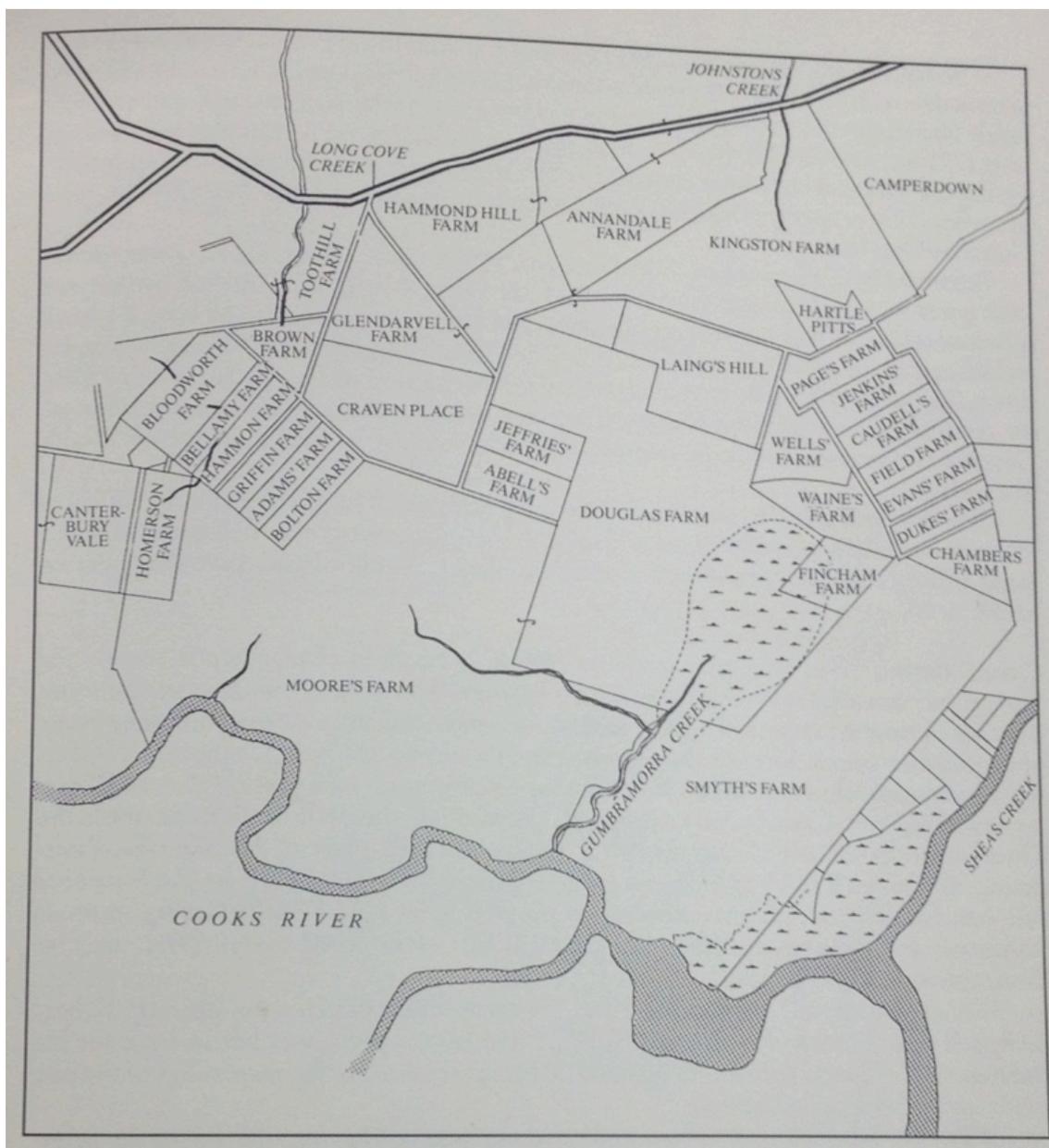
Date	Event
Pre 1770	The original residents of Marrickville were the Cadigal people who lived in the area for more than 40,000 years. The Cadigal were a clan of the Darug people and spoke the coastal Eora language. Other clans of the area included the Wangal, the Kameygal and the Bediagal.
1770	Lieutenant James Cook at Botany Bay; his probable examination of the Cooks River entrance.
1788	First Fleet at Botany Bay and Port Jackson. Settlement at Sydney Cove and first exploration of surrounding area.
1789	Captain Hunter and Lieutenant Bradley, on separate expeditions, explore Cooks River.
1793	Land grants available to officers and officials. Grants to Johnston (Annandale), Rowley (Kingston) and White (Hammond Hill). Timber yard at Petersham.
1799	Beginning of consolidation into large land holdings: main beneficiaries were Moore, Smyth and Johnson
1808	Campbell acquires Smyth's property
1809	Last free grants in Marrickville region.
1810	First road to Cooks River.
1831	Abolition of free land grants and beginning of a policy of minimum upset price. Campbell subdivides Smyth's farm.
1836	Unwins Bridge across Cooks River.
1838	Foundation stone of St Peters Anglican church. 1839 consecration.
1840	St Peters Village laid out. Opening of St Peters cemetery.
1861	Municipality of Marrickville incorporated.
1869	St Peters cemetery closed.
1871	Incorporation of St Peters Municipality.
1878	St Peters Town Hall (demolished 1927)
1891	Census St Peters 4860. Tramway to St Peters
1901	Federation. Census St Peters 5906
1911	Census St Peters 8410
1920	Extension to St Peters municipality to west of Unwin's Bridge Road.
1921	Census St Peters 12700
1927	St Peters Town Hall opened Unwins Bridge Road.
1928	Cooks River Road becomes Prince's Highway
1931	St Peters population estimate 13890
1941	St Peters population estimate 12520
1945	End of World War II
1947	Beginning of new migration policy and rapid rate of arrivals

<sup>5</sup> *St Peters in Pictorial History of Marrickville*, Anne-Marie Whitaker, 2006, p54.

<sup>6</sup> *St Peters in Pictorial History of South Sydney*, Anne-Marie Whitaker, 2002, p101.

Date	Event
1948	Local Government Areas Act: Marrickville, St Peters and Petersham combined as Marrickville.
1953	Beginning of decline in small manufacturing concerns in area
1957	Tramway services discontinued, replaced by buses.

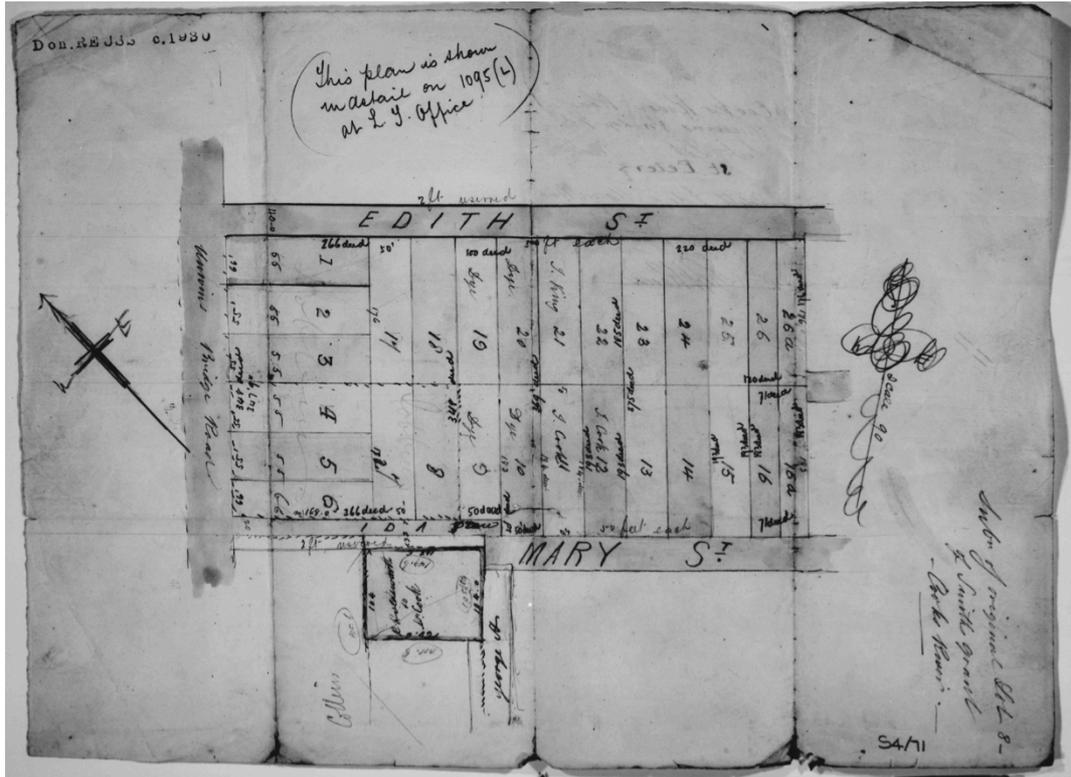
## 2.4 History of Subdivision



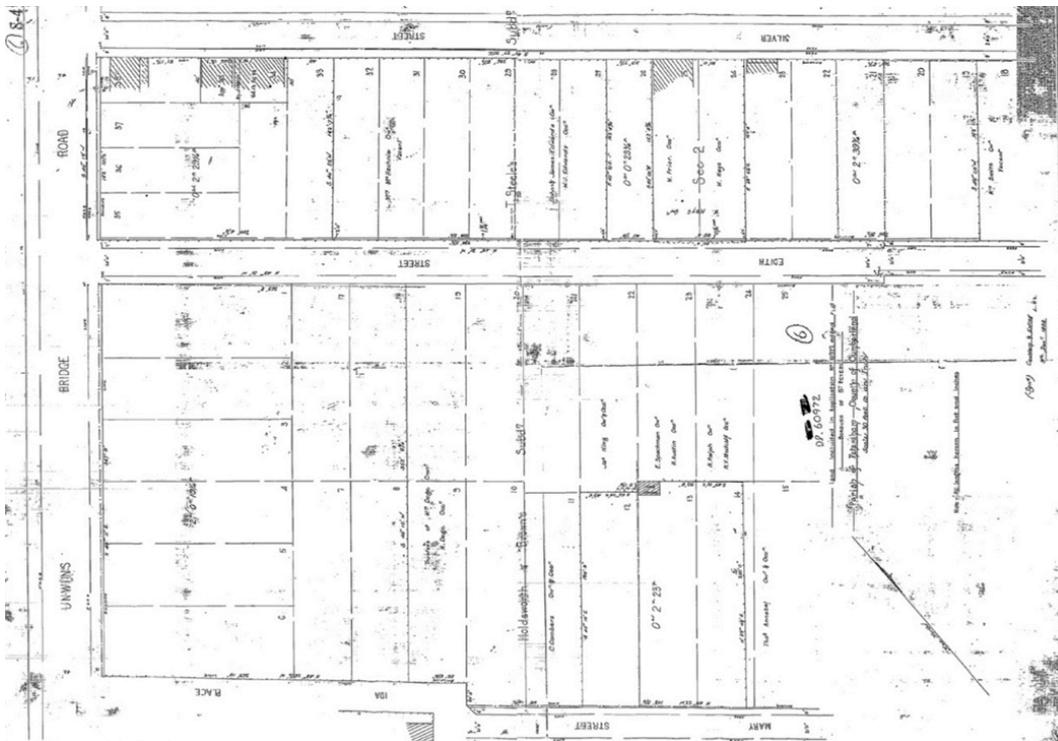
1810, Marrickville showing Smyth's Farm.

Source: Marrickville a Past Worth Preserving

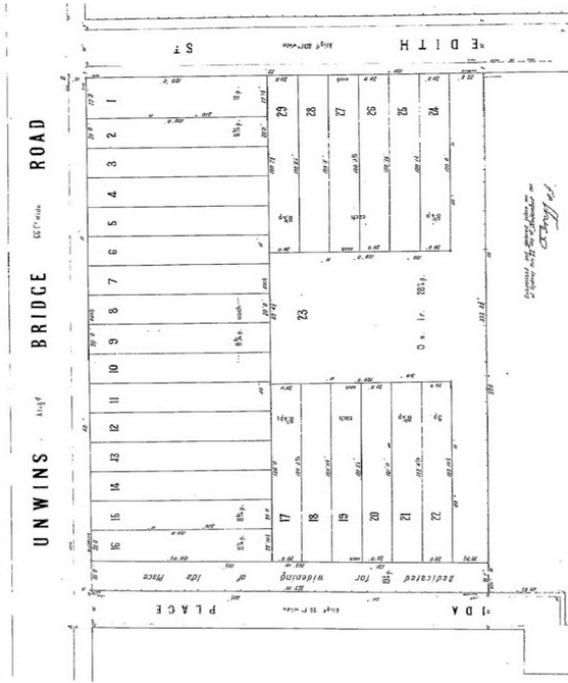
Editors Keith Sutton, Richard Blair and Lorraine Beach, A collection of local history essays Marrickville Heritage Society, 2008



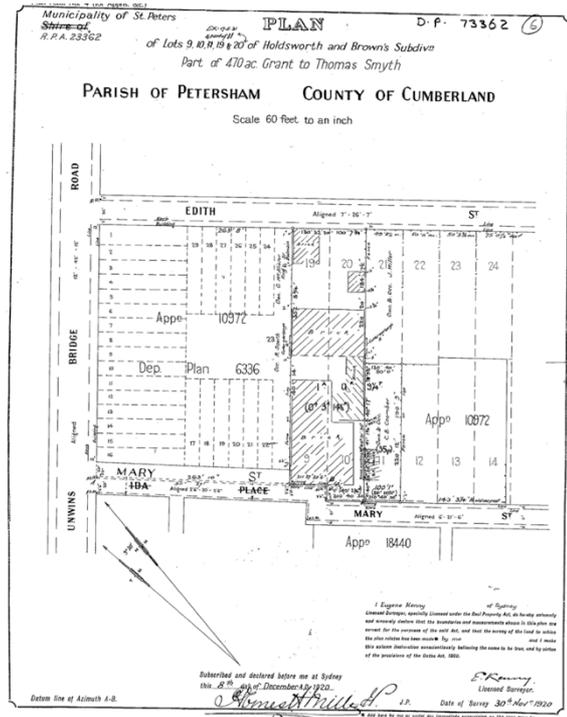
Plan of Holdsworth + Brown's Subdivision, of Lot 8 of Smyths Grant drawn 1930 - DP 1095. Source: Reel 54, Marrickville Council Archives



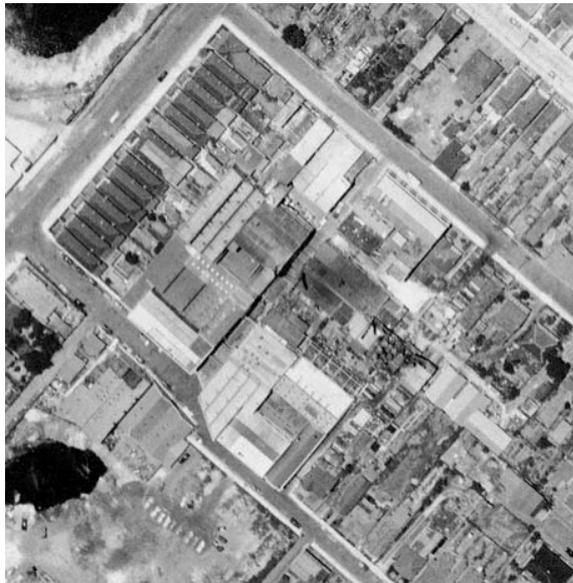
1898, DP10972. Source: NSW Department of Land & Property Information.



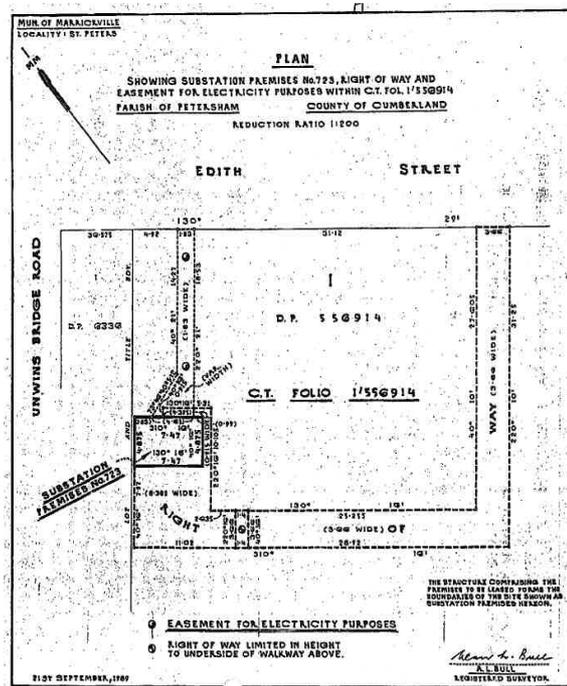
1911, DP6336.  
Source: NSW Department of Land & Property Information.



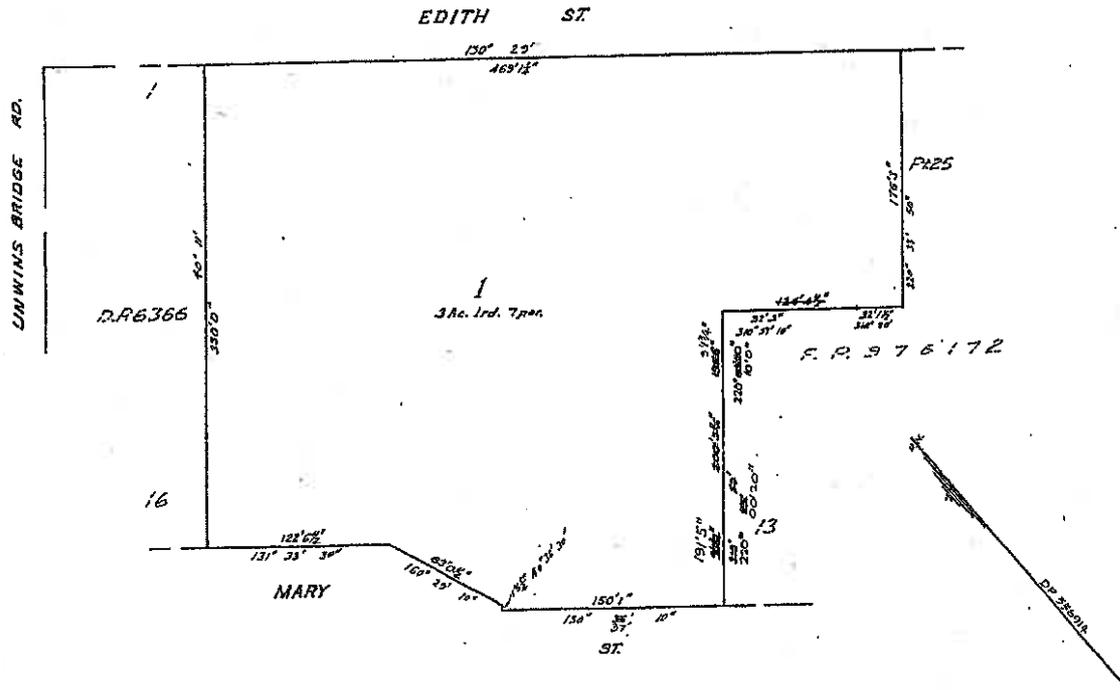
1920, DP73362. Note buildings shown at this time.  
Source: NSW Department of Land & Property Information.



1943 Aerial photograph of site.  
Source: Marrickville Archives.  
By this time all of the existing buildings on the site appear to have been constructed.

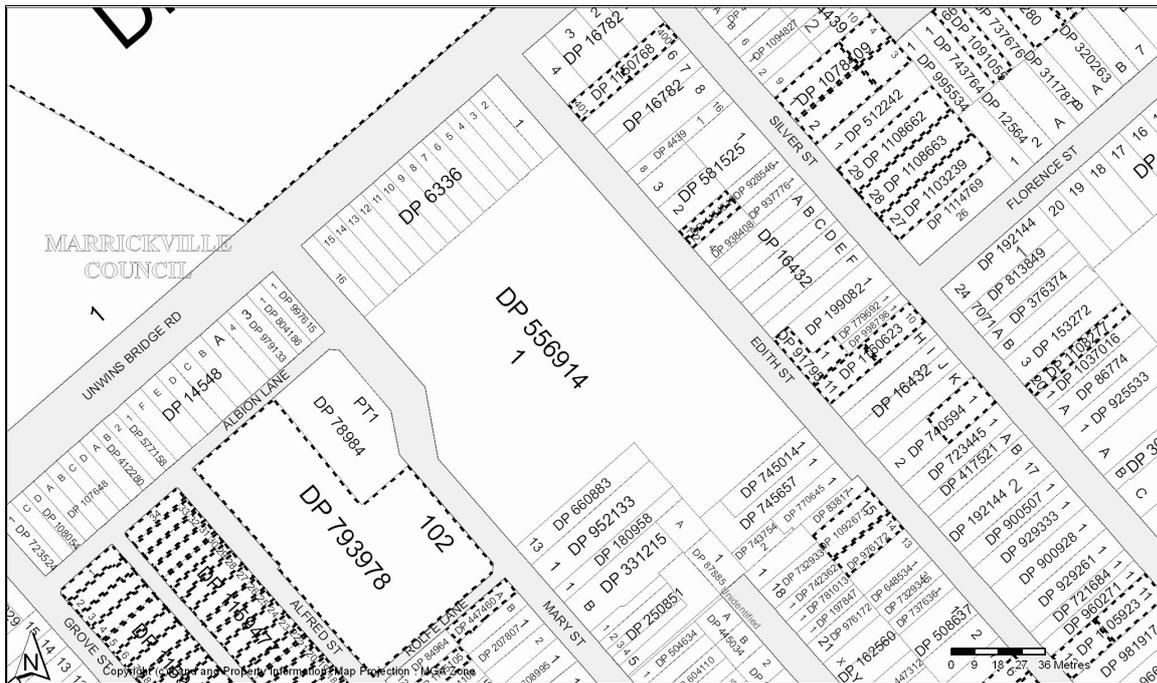


1989 Substation 723 and Right of Way.  
Source: NSW Department of Land and Property Information, Contract of Sale.



1973, DP556914.

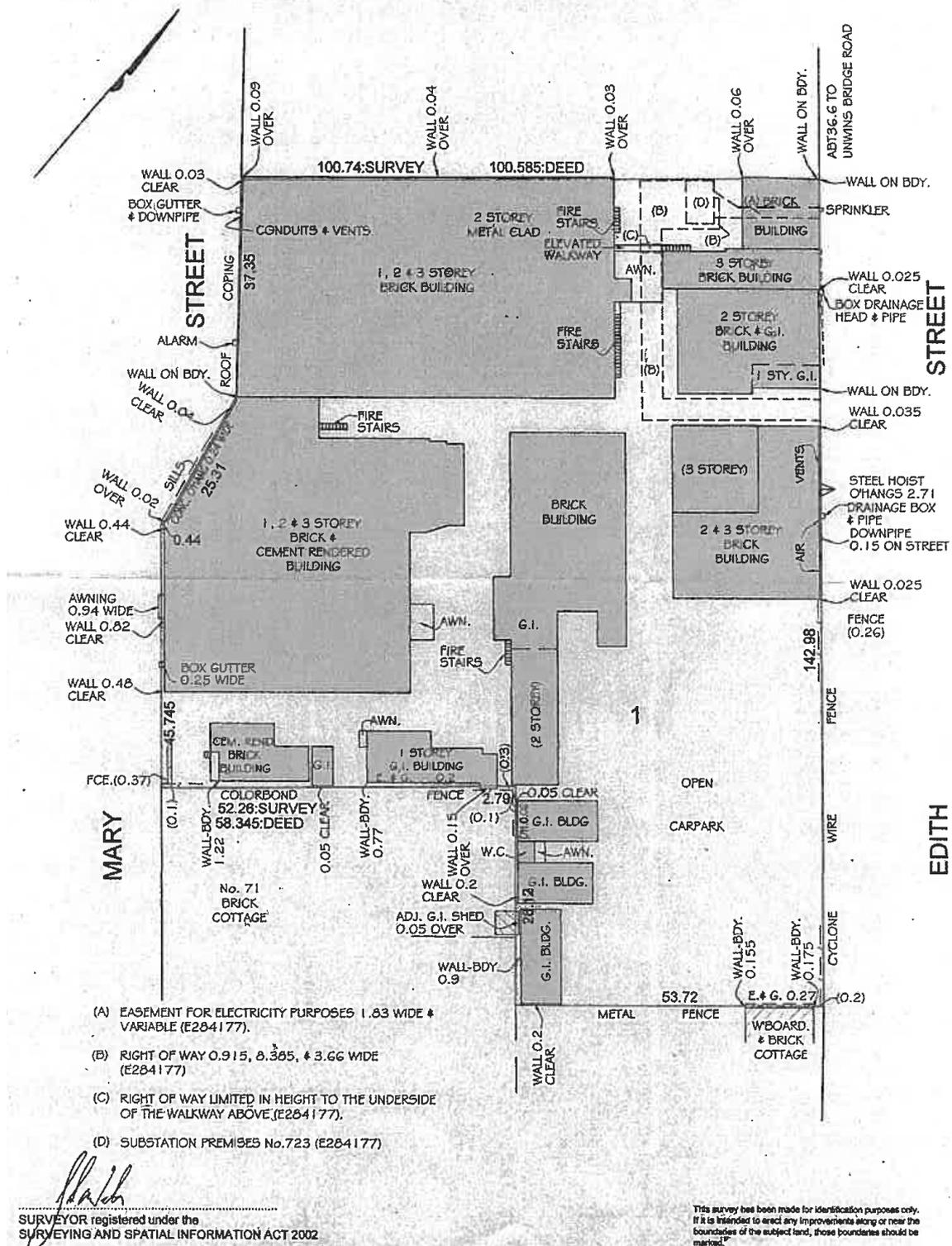
Source: NSW Department of Land & Property Information.



2014 Current Cadastral plan.

Source: Contract of Sale.

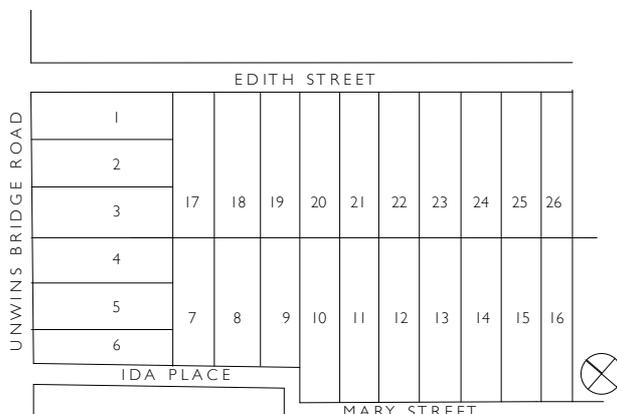
TO ACCOMPANY OUR REPORT  
 REFERENCED: 13/136  
 DATED: 3RD MAY, 2013



2013 Survey showing building locations.  
 Source: Contract of Sale.

**2.5 History of Ownership**  
**2.5.1 Rates Assessments**

The site is part of the land that was originally granted to Thomas Smythe in 1799. Upon Smythe's death, part of the land was acquired by Robert Campbell in 1808. The site is part of Holdsworth & Brown's subsequent subdivision of Lot 8 of Campbell's land.



*c1898 Campbell's Subdivision of Lot 8.*  
 Source: TZG drawing based on original subdivision plan

Rates assessments for the Brompton Ward of the Municipality of St Peters reveal the following:

Year	Ass#	Address	Owner	Occupier	Description
1885	344	Edith St Sth	Henry Jobbins		Land fenced
1885	295	Mary St Nth	Henry Jobbins		Paddock
1889	350	Mary Street	Jobbins		Land
1902	425	74 Edith St	Taubman	Taubman	House and land
1902	378	83 Mary St	Taubman		Varnish Factory

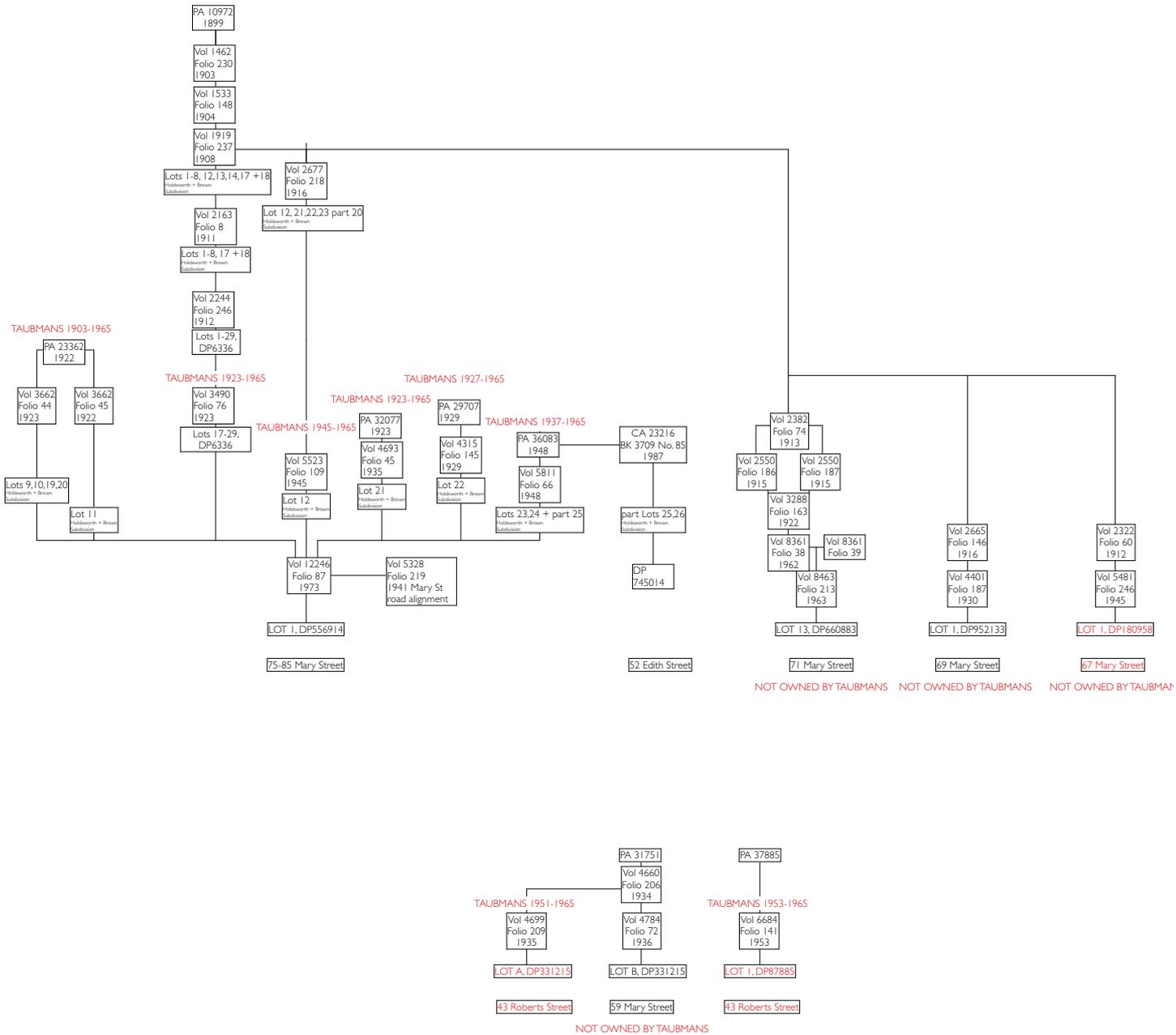
By 1898 Henry Jobbins had acquired a large portion of the land with others including James King taking up smaller land holdings.

The Taubman family purchased lots 9, 10, 19 + 20 in 1902. They lived there and established a varnish factory on the site and over the next 63 years they expanded their land holdings and factory, to form the site as it is known today.

The site is complex so a land titles search was conducted to trace the chain of ownership.

### 2.5.2 Chain of Ownership

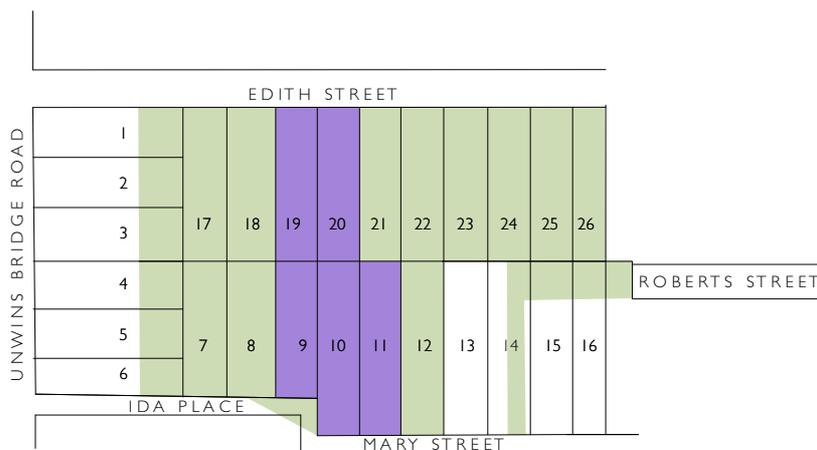
A Land Titles Office (LTO) search reveals the following about the ownership of the various parts of the property:



Chain of Ownership, TZG, 2014.

**PA 23362 (8/9/1922)**

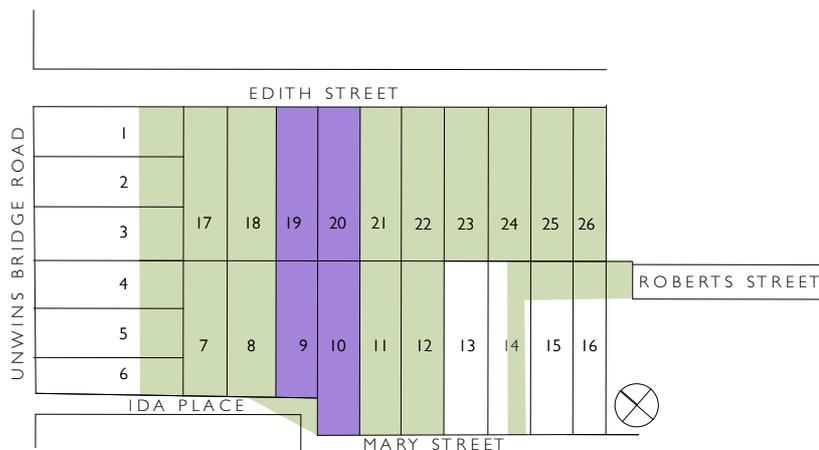
Lots 9, 10, 11, 19, 20 + Part 21 of Holdsworth + Brown's Subdivision



- 1895 Anthony Dryden + Thomas William Garrett, 2/8/1895.
- 1903 George Henry Taubman, Nathaniel James Taubman + Frederick Thomas Taubman, 1/7/1903.
- 1910 Adelaide Florence Ada Taubman, 2/10/1910.
- 1912 Taubman Ltd., 1/7/1912.

**Vol 3362 Folio 44** Lots 9, 10, 19, 20 + part Lot 21

- 1923 Taubmans Ltd. 7/9/1923.
- 1942 Part resumption for road, 19/6/1942 Transfer No. D127829.
- 1952 Taubmans Industries Ltd., 10/1/1952.
- 1965 Genimpex Pty. Ltd. Transfer K167746, 29/10/1965.



Vol 3362 Folio 45 Lot 11

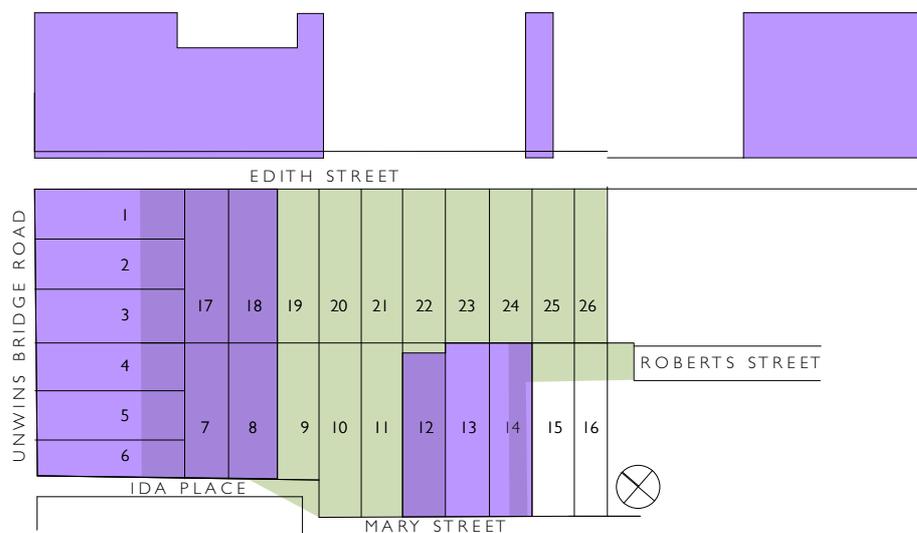


1922      Taubmans Limited, 7/9/1922.  
 1952      Taubmans Industries Ltd.  
 1965      Genimpex Pty. Ltd. Transfer K167746.

1973      **Vol 12246 Folio 87**  
 Genimpex Pty. Ltd.

2013      **Lot 1 DP 556914**  
 JVM Holdings Pty Ltd and Chalak Holdings Pty Ltd

1898-1916 PA 10972

**Vol 1462 Folio 230**

1903 Henry Jobbins, 18/4/1903.

1904 James McKechine + John McKechine, part, Transfer 382838.

**Vol 1533 Folio 148** Land includes Lots 12,13 + part 14

1904 Henry Jobbins, 14/5/1904.

1908 Edward Bell, 28/9/1908, part of 2 Reserve + part lots 19, 20 + Sec 2  
Transfer 507980. (outside subject site)**Vol 1919 Folio 237**

1908 Henry Jobbins, 29/10/1908, Transfer 507980.

1911 Henry Alfred Gale Jobbins + Frederick Lynne Rolin. Application by  
transmission 25331.16/3/1911.1911 George McAllister, 19/5/1911, Lots 8, 17 & 18. Transfer 610054, (Vol 2163  
Folio 8).

1912 Henry Barker, 21/10/1912, Lot 19, Transfer 686683, (Vol 2313 Folio 34).

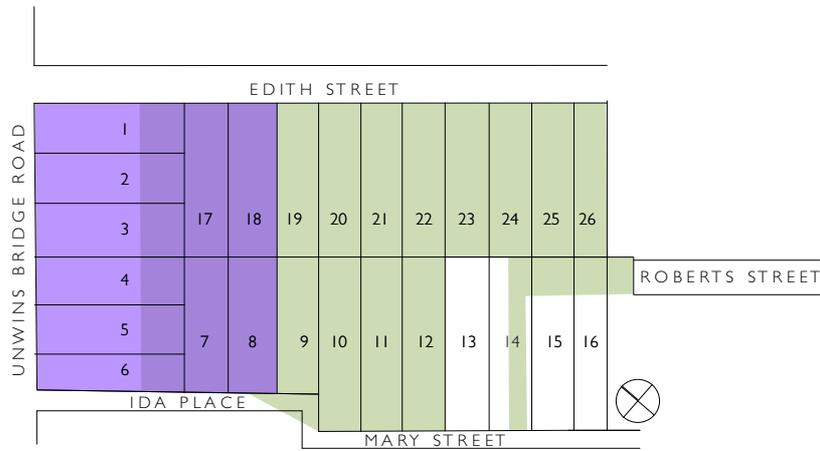
1912 Abbie Wilson and George Lishman Wilson, 1/11/1912, Transfer 691009,  
Lot 14, (Vol 2322 Folio 60).1913 Esther Hewitsen, 16/6/1913, Transfer A33279, Lot 13, (Vol 2382 Folio  
122).

1915 William Keys, 28/7/1915, Transfer 192124, (Vol 2601 Folio 122).

1915 James Auburn, 15/11/1915, Transfer 217663, Lots 13 + 14, (Vol 2665  
Folio 146).

**Vol 2163 Folio 8**

Lots 1-8 + Lots 17 + 18 Holdsworth + Brown's Subdivision



- 1911 Council of Municipality acquired part of lots 6, 7 + 8 (possibly for road).
- 1911 George McAllister from Henry Alfred Gale Jobbins + Frederick Lynne Rolin, Transfer #610054, 11/7/1911.

**Vol 2244 Folio 246** Lots 1 – 29 DP6336



- 1912 George McAllister, 18/4/1912,
- 1923 Taubmans Limited, 9/7/1923, Transfer A975405. Lots 17 – 29 inclusive.

Vol 3490 Folio 76



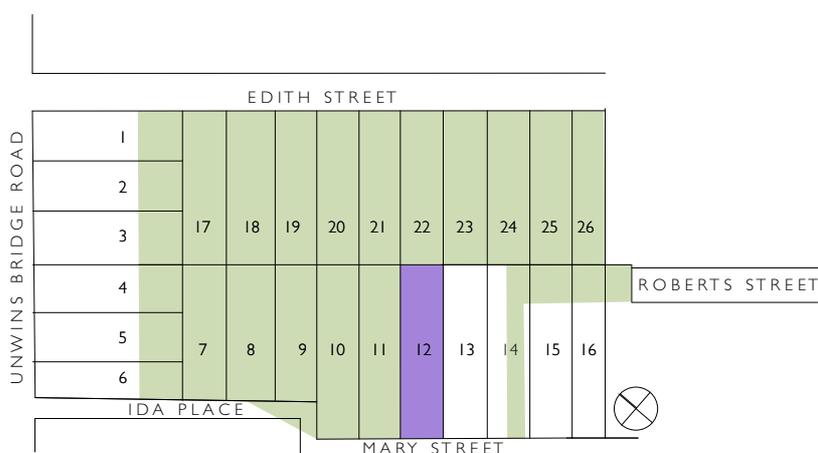
- 1923      Taubmans Limited from George McAllister, 12/8/1923, Transfer A975405, Lots 17-29 DP6336.
- 1952      Taubmans Industries Ltd.
- 1965      Genimpex Pty. Ltd., (29/10/65) (29/11/1965).
- 1973      New CT issued, 1/11/1973, DP556914.
  
- 1973      **Vol 12246 Folio 87**  
Genimpex Pty. Ltd.
  
- 2013      **Lot 1 DP 556914**  
JVM Holdings Pty Ltd and Chalak Holdings Pty Ltd

1898-1916 **PA 10972** 73 Mary Street

**Vol 2677 Folio 218** Lot 12 Holdsworth and Brown's Subdivision

- 1916 Henry Alfred Gale Jobbins and Frederick Lynne Rolin, 1/7/1916.
- 1930 Frederick Lynne Rolin, Application by transmission C619844. (Jobbins died 21/3/1930.)
- 1938 Frederick Lynne Rolin + Francis Archer Lynne Rolin, Transfer C619844, 24/7/1945.
- 1945 Taubmans Ltd., Transfer D396283.

**Vol 5523 Folio 109** Lot 12



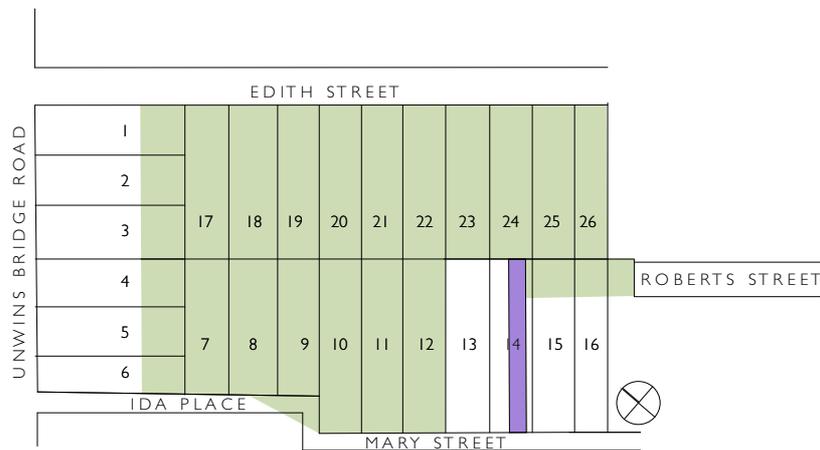
- 1945 Taubmans Ltd., 2/10/1945, Transfer D396283.
- 1952 Taubmans Industries Ltd.
- 1965 Genimpex Pty. Ltd., (29/10/1965) (29/11/1965).

1973 **Vol 12246 Folio 87**  
Genimpex Pty. Ltd.

**Lot 1 DP 556914**  
2013 JVM Holdings and Chalak Holdings Pty Ltd

**67 Mary Street**

- 1898-1903 **PA 10972**
- 1903-1904 **Vol 1462 Folio 230**
- 1904-1908 **Vol 1533 Folio 148** Land includes Lots 12,13 + part 14
- 1908-1915 **Vol 1919 Folio 237**
- Vol 2665 Folio 146**
- Vol 2322 Folio 60**
- 1912 George Wilson and Abbie Wilson, 11/12/1912.
- Vol 5481 Folio 246**
- Part lot 14 Holdsworth & Brown's Subdivision

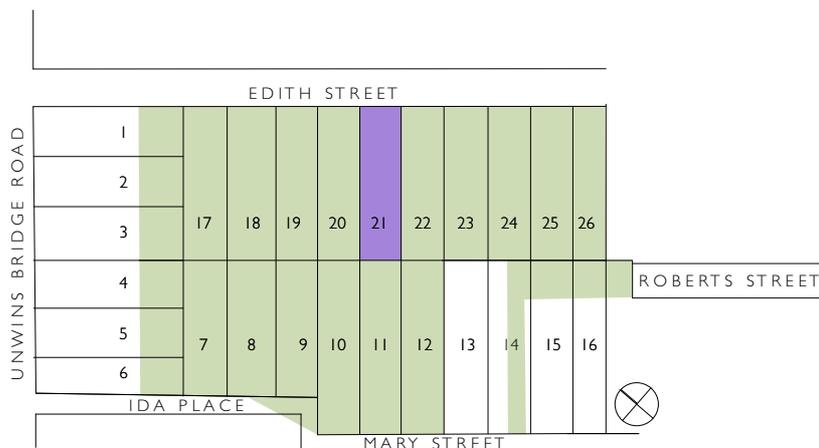


- 1945 Emma Collins, 7/3/1945.
- 1973 Gordon Anthony Scott, Transfer N544834, 12/11/1973
- 1973 Peter & Debby Yanakulias, Transfer N689849, 20/12/1973.
- 1978 Paul Grant and Colleen Mary Grant, Transfer Q967994, 21/12/1978
- 1979 Noel John Power and Ruby Adeline Power, Transfer R582757, 24/12/1979.

**Lot 1 DP 180958**

- 2013 JYM Holdings Pty Ltd and Chalak Holdings Pty Ltd

App 32077  
 Lot 21 Holdsworth & Brown Subdivision, 10/6/1935



- 1879 James King, 1/1/1879, (Book 649 No. 802, Book 189 No.44).
- 1899 William Frederick Dawes, 1/1/1899 (Book 840 No. 562),
- 1923 Victor James Pringle, 1/1/1923, (Book 1324 No. 402).
- 1923 Taubmans Ltd., 1/1/1923.

**Vol 4693 Folio 45**

- 1935 Taubmans Limited, 4/6/1935
- 1952 Taubmans Industries Ltd.
- 1965 Genimpex Pty. Ltd., (29/10/1965) (29/11/1965)

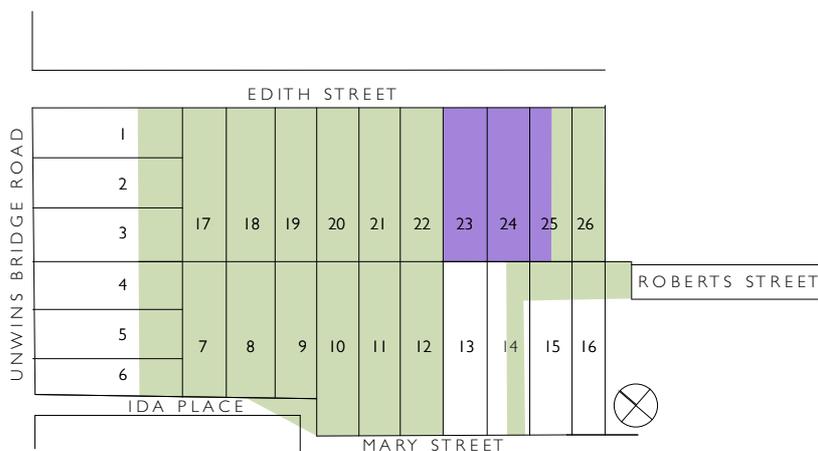
**Vol 12246 Folio 87**

- 1973 Genimpex Pty. Ltd.

**Lot 1 DP 556914**

- 2013 JVM Holdings Pty Ltd and Chalak Holdings Pty Ltd

**PA 36083** 12/4/1948  
 Includes 50-52 Edith Street  
 Lots 23, 24, 25, 26 Holdsworth & Brown's Subdivision



- 1887 Peter Le Brun, 1/1/1887.
- 1890 Angelo Augustus Lever, 1/1/1890.
- 1890 William Augustus West, 29/10/1890
- 1890 Lily Lever + Annie Lever, 29/10/1890, (Beneficiaries of Angelo Lever's will).
- 1891 Richard Ralph, 1/1/1891.
- 1929 James Alfred Ralph + Walter Henry Whitby, 31/7/1929, (Book 1404 No. 274).
- 1937 Taubmans Ltd., 1/1/1937.

**Vol 5811 Folio 66**

- 1948 Taubmans Limited, 9/4/1948
- 1946 Edward James Bennett, part of Lot 23, 7/2/1946, (Book 1980 No. 788).
- 1952 Taubmans Industries Ltd.
- 1965 Genimpex Pty. Ltd. (29/10/1965) (29/11/1965).

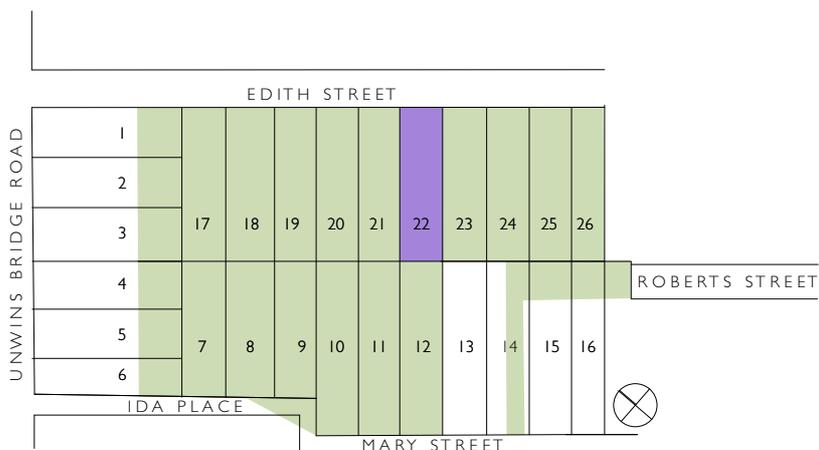
**Vol 12246 Folio 87**

- 1973 Genimpex Pty. Ltd.

**Lot 1 DP 556914**

- 2013 JYM Holdings Pty Ltd and Chalak Holdings Pty Ltd

**PA 29707** 22/8/1929  
 Lot 22 Holdsworth & Brown's Subdivision



- 1799 Thomas Smythe, part of 470 acres granted, 8/10/1799.
- 1879 James King, 1/1/1879.
- 1899 Jane King, 8/9/1899.
- 1922 Edward Townsend + Mabel Townsend, 1/1/1922, (Book 1503 No. 465).
- 1927 Taubmans Ltd., 1/1/1927.

**Vol 4315 Folio 145**

- 1929 Taubmans Limited, 21/8/1929.
- 1952 Taubmans Industries Ltd.
- 1965 Genimpex Pty. Ltd., Transfer K167746, (29/10/1965) (29/11/1965).

**Vol 12246 Folio 87**

Genimpex Pty. Ltd.

**Lot 1 DP 556914**

- 2013 JYM Holdings Pty Ltd and Chalak Holdings Pty Ltd

43 Roberts Street (part)

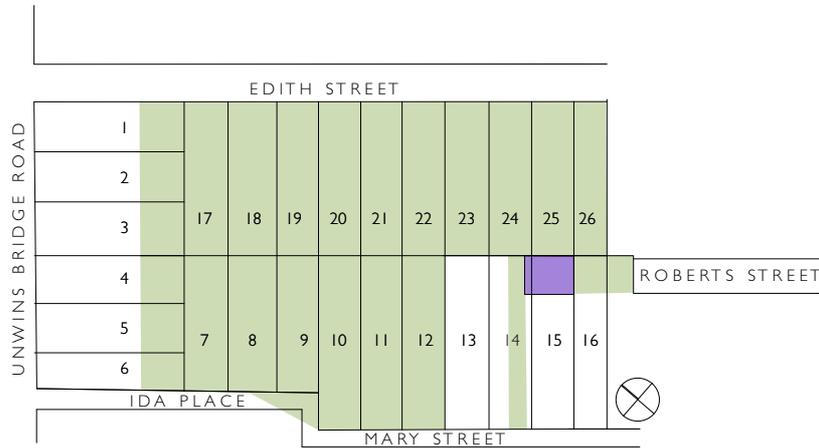
**PA 31751**

**Vol 4660 Folio 206** part Lot 15 Holdsworth & Brown's Subdivision

1934 Edith Isabel Annabel and Alice Adelaide Harcourt.

1935 Leslie Normal Annabel, Transfer C338558, 29/3/1935.

**Vol 4699 Folio 209**



1935 Leslie Normal Annabel, 17/7/1935.

1951 Taubmans Limited, 13/6/1951.

1965 Genimpex, Transfer K167746, 29/10/1965.  
(Mortgage to Taubmans Industries 29/11/1965)

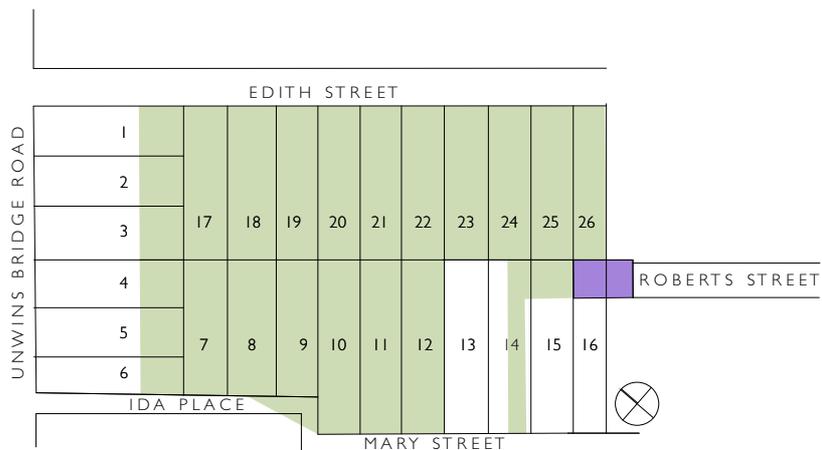
**Lot A DP331215**

2013 JVM Holdings Pty Ltd and Chalak Holdings Pty Ltd

43 Roberts Street (part)

**PA 37885**

**Vol 6684 Folio 141** part Lot 15 Holdsworth & Brown's Subdivision



1953 Taubman Industries

1965 Genimpex Pty Ltd, Transfer KI 67746, 29/10/1965  
**Lot I DP87885**

2013 JYM Holdings Pty Ltd and Chalak Holdings Pty Ltd

50 Edith Street (part)  
**PA 36083**  
**Book 543 No. 136**

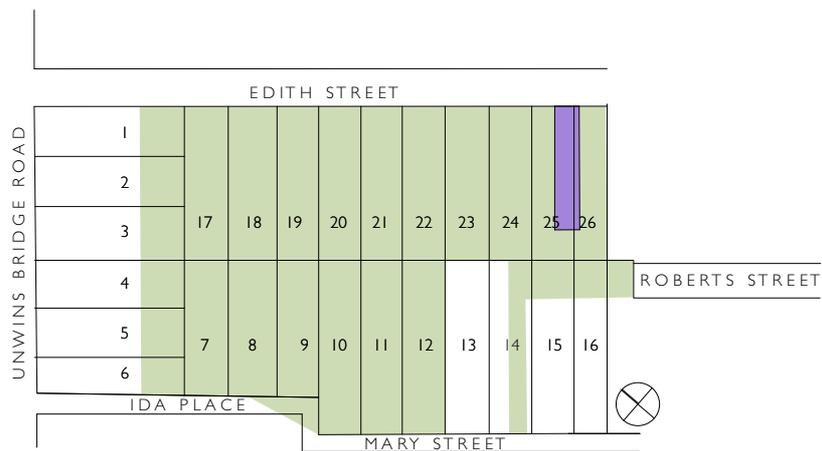
1885 Henry Jobbins  
 1894 Richard Holdsworth + Stephen C. Brown

**Book 887 No. 439**  
 Emma + William Glenworth  
 1909 Amelia Grace Favell

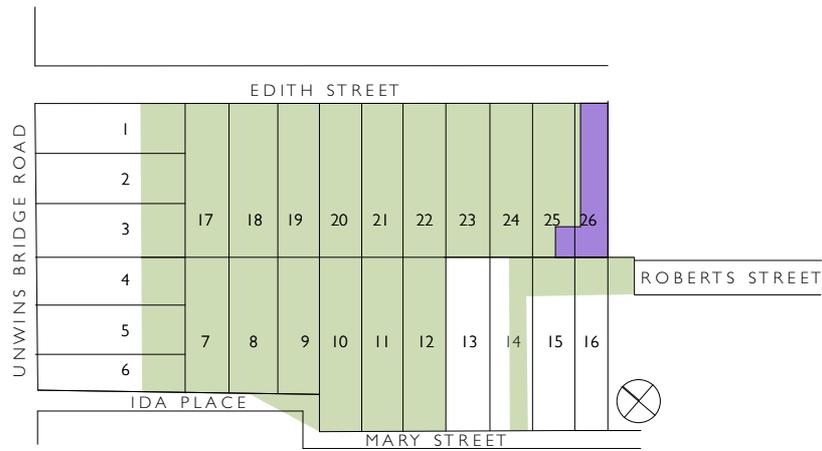
**Book 2273 No. 220**  
 1953 Sydney James Wedderburn, Nov, 1953

**CA 24624**  
**Book 3714 No. 813**  
 1987 George Yacoub

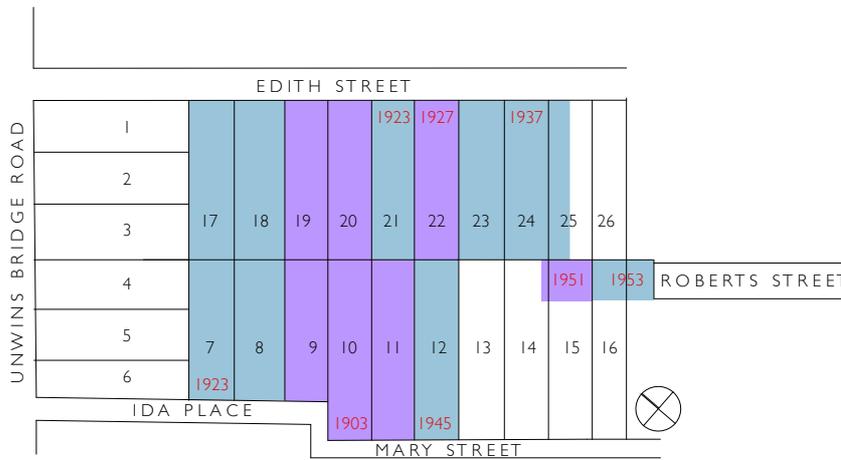
**Lot I DP 745657**  
 2015 JYM Holdings Pty Ltd and Chalak Holdings Pty Ltd



- 50 & 52 Edith Street (part)  
**PA 36083**  
**Book 543 No. 136**  
 1885 Henry Jobbins
- pre 1987 Yvonne Valerie Lyden  
**Book 3709 No. 855**  
 1987 Brian McClenaghan + Deborah McClenaghan
- Part of Lot 1 DP 745657**  
 2015 JVM Holdings Pty Ltd and Chalak Holdings Pty Ltd



### 2.5.3 Taubmans Ownership 1903-1965



Taubmans Chain of ownership diagram and site plan, TZG, 2014.

Taubman's built up their ownership of the site from 1903 until they sold it in 1965 as illustrated in the diagram above.

### 2.5.4 Genimpex Ownership 1965-2013

Genimpex owned the former Taubman's site from 1965 until they sold it in 2013 to the current owners. During this time it was initially leased to the ragtrade and later as studios and other mixed uses similar to those currently on the site.

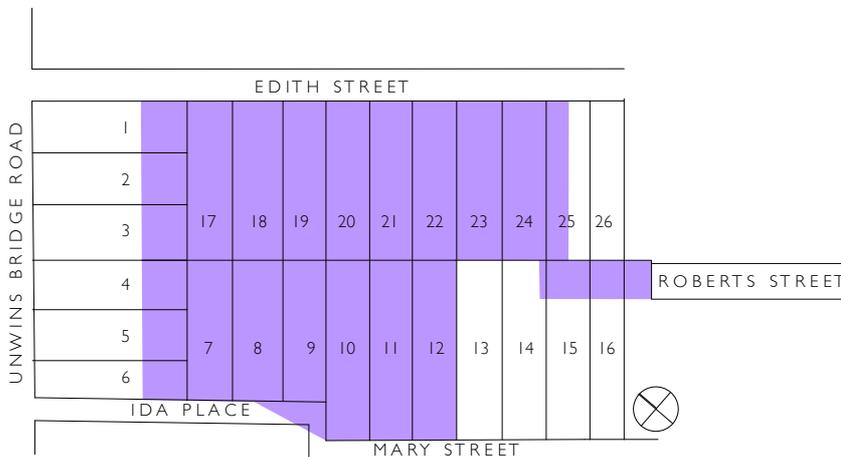


Diagram showing Genimpex Pty Ltd ownership relative to Holdsworth & Brown Subdivision 1965-2013. TZG, 2014.

2.5.5 JVM Holdings and Chalak Holdings Pty Ltd Ownership 2013-

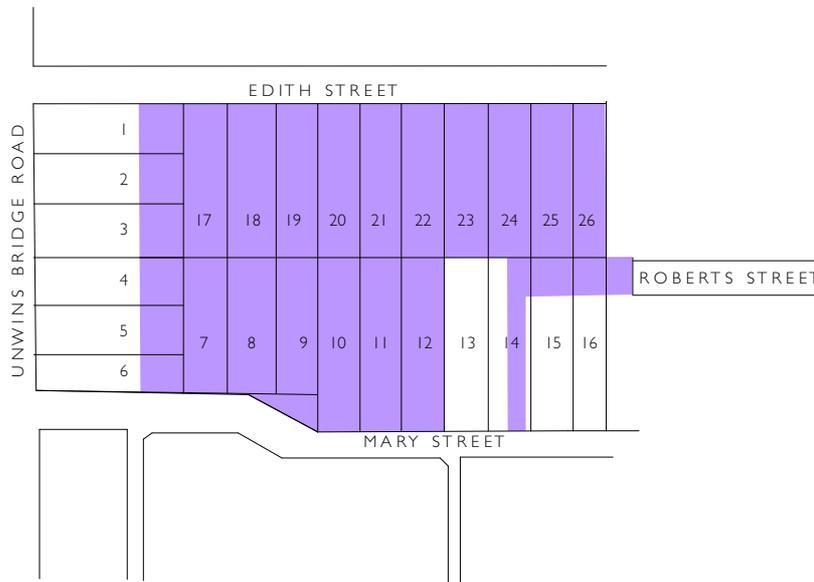


Diagram showing JVM Holdings Pty Ltd and Chalak Holdings Pty Ltd current ownership relative to Holdsworth & Brown Subdivision. TZG, 2014.

JVM Holdings Pty Ltd and Chalak Holdings Pty Ltd purchased the site in 2013 and have carried out a lot of maintenance and repair work to the buildings since that time. They wish to expand their landholdings and develop the site as a mixed-use development as indicated in the Planning Proposal.

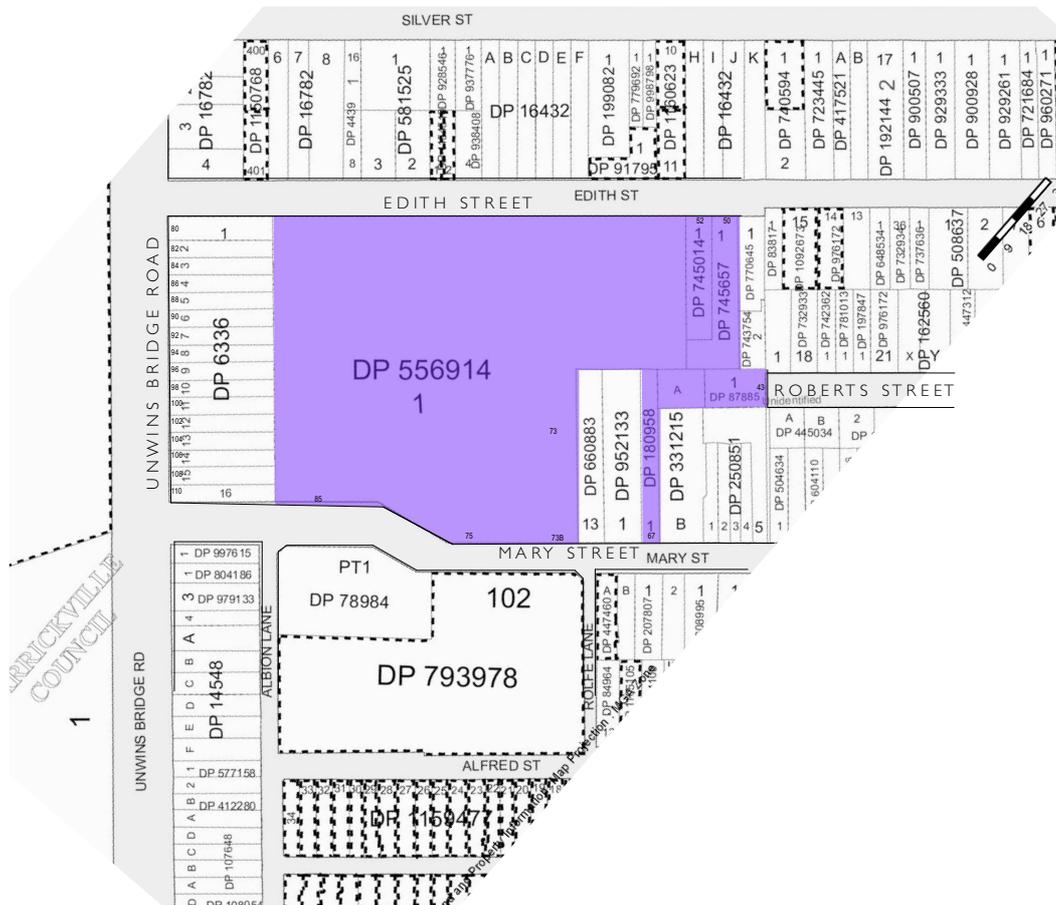


Diagram showing JVM Holdings Pty Ltd and Chalak Holdings Pty Ltd desired ownership, which forms the basis of the Planning Application, TZG, 2014.

## 2.6 Tenant History

## 2.6.1 Sands Directory

Year	Mary Street	Edith Street	Robert Street
1899		James King	
1901	<p><b>Mary Street—North side</b>  <i>Cook's river road to Unwin's bridge road</i></p> <p>Tattler Robert  Hook Hartley  Annabel Thomas W.  Evans John  Skevington Matthew  * Heher William  Rowswell George  Rowswell Mrs. G.  Salvation Army Barracks  Sheppard John  Willings William, provision merchant  Whitham John</p>	<p><b>Edith Street</b>  <i>Cook's river road to Unwin's bridge road</i></p> <p>Molloy John  Schroeder Carl  Robinson J.  Napier Thomas  Dunlop Henry  Adams Henry, plasterer  Cunningham John  Robinson William J.  Purkis Charles  Metcalf Robert Young  Austin Henry  Dawes William  Beasley Thomas  Dege Herman</p>	<p><b>Robert Street</b>  <i>Off Edith street</i></p> <p>Moliven Henry S.  O'Hara William  Williams Lewis  Chamberlain Joseph  Turner Elizabeth  Hill Michael, gardener  Purdy Levy  Wright Eustace</p>
1902	Alphabetical listing includes from Unwins Bridge Road Robert Tattler Hartley Hook Thomas W Annabel Charles Helby	Alphabetical listing includes William Robinson John Minett Robert Young Metcalf Henry Austin William Dawes James King Herman Dege	Alphabetical listing includes Eustace Wright at end of street
1904	Alphabetical listing includes from Unwins Bridge Road Charles Coomber Hartley Hook Thomas W Annabel Spencer Annabel	Alphabetical listing includes Richard Ralph Henry Austin William Dawes James King Thomas Beasley	Alphabetical listing includes Eustace Wright at end of street
1905		<p>Talbot Alfred  Hollebaum Auguste  Adams Henry, plasterer  Boyd –  Minett Mrs. John  Ralph Richard  Bryant Charles  Dawes William  King James  Beasley Thomas  Taubman's Paint and Varnish Works</p>	
1906	73 Edward Hermann	50 (Listed as 52) George Favell No listing for 52 Taubmans Paint and Varnish Works	
1907	73 Edward Hermann	50 (Listed as 52) George Favell No listing for 52 Nathaniel J Taubman, 'Goslar' Taubmans Paint and Varnish Works	
1908	73 Edward Hermann	50 (Listed as 52) George Favell No listing for 52 Nathaniel J Taubman, 'Goslar' Taubmans Paint and Varnish Works	
1909	73 Edward Hermann	50 (Listed as 52) George Favell	

Year	Mary Street	Edith Street	Robert Street
		No listing for 52 Taubmans Paint and Varnish Works	
1910	81 Charles Coomber 73 Edward Hermann 59 Thomas W Annabel	50 (Listed as 52) George Favell No listing for 52 58 Richard Ralph 60 Charles Bryant 62 Thomas White 68 John Miller, 'Goslar' Taubmans Paint and Varnish Works	41 Eustace Wright No listing for 43
1915	81 Charles Coomber 73 Edwin Kelly 71 William Stewart 59 Frederick Clarke	50 (Listed as 52) George Favell No listing for 52 58 Richard Ralph 60 Charles Bryant 62 Isaac Irwin 68 John Miller, Ezra Pratt, 'Goslar' Australian Mineral Paving Co.	41 Eustace Wright No listing for 43
1916	73 Edwin Kelly 71 Harry Ward	50 (Listed as 52) George Favell No listing for 52 Taubmans Paint and Varnish Works	
1917	73 Edwin Kelly 71 Peter Smith James Edwards	50 (Listed as 52) George Favell No listing for 52 Taubmans Paint and Varnish Works	
1918	73 Edward Kelly 71 Peter Smith 69 James Edwards	50 (Listed as 52) George Favell No listing for 52 Taubmans Paint and Varnish Works	
1920	81 Charles Coomber 73 Edward Kelly 71 Peter Smith 69 James A Edwards 59 Francis Graham	50 (Listed as 52) Mrs Amelia Favell No listing for 52 58 Richard Ralph 60 Edward Bennett 62 Isaac Irwin 68 John Miller, Ezra Pratt, 'Goslar' Taubmans Ltd, Varnish Works. Bituoid Roofing & Damp Course Co.	41 Sarah A Wright No listing for 43
1925	Taubmans Ltd, Varnish Works 81 Samuel Westwood 73 Edward Kelly 71 George Henricksen 69 James A Edwards, Albert	50 (Listed as 52) Mrs Amelia Favell No listing for 52 58 Richard Ralph 60 Edward Bennett	41 Sarah A Wright No listing for 43

Year	Mary Street	Edith Street	Robert Street
	Gardiner 59 Don Gordon, poulterer	62 Edward Townsend 68 George Cook Taubmans Ltd, Varnish Works	
1928	Taubmans Paint and Varnish Works 73 Ernest Kelly 71 George Henricksen 69 AA Edwards 67 Leon Lyons	50 Mrs Amelia Favell 52 Charles Lachmund Taubmans Paint and Varnish Works	
1929	Taubmans Paint and Varnish Works 73 Walter Pearce 71 George Henricksen 69 JA Edwards	50 Mrs Amelia Favell 52 W. Pratt Taubmans Paint and Varnish Works	
1930	Taubmans Ltd, Varnish Works 73 Walter Pearce 71 George Henricksen 69 JA Edwards 67 G Scott 59 Don Gordon, poulterer	50 Mrs Amelia Favell 52 W. Pratt 58 Richard Ralph 60 Edward Bennett 62 Jas, R & S Northey 68 George Cook Taubmans Ltd, Varnish Works.	41 Sarah A & Sarah J Wright 43 Leslie N Annabel
1933	Taubmans Paint and Varnish Manufacturers Clark Robt Jogham & Co, Varnish 73 Edward McNamara, Albert Wright, Arthur Cook 71 George Henricksen 69 RW Cavanough 67 G Scott	Taubmans Paint and Varnish Works 50 Mrs Amelia Favell 52 Mrs A. Whylo	

The Sands Directory first lists Taubman's Varnish Works in Edith Street in 1905.

**Taubman, oil and colour merchant, 183  
Castlereagh st; varnish works, Edith  
st, St. Peters**

In 1907 Nathaniel Taubman is listed in a house named Goslar along side the Taubman's Paint and Varnish Works on Edith Street.

**Taubman Nathaniel J., "Goslar"  
Taubman's Paint and Varnish Works**

By 1915 Nathaniel has moved out of the house at 68 Edith Street and John Pratt Miller has taken up residency. Both are listed on the north side of the street.

**68 Miller John  
Pratt E., "Goslar"  
Austrian Mineral Paving Co.**

**Taubman's Paint and Varnish Works**  
**South side**  
**3 Clinton Jack**

In 1920 the listing is for the west side of Edith Street. John Pratt Miller is still at number 68 and the Bituoid Roofing & Damp Course Co. had taken up residency beside the Taubman's Varnish Works.

68 Miller John  
 Pratt Ezra, "Goslar"  
 South E. B.  
 Taubman's Ltd., varnish works  
 Bituoid Roofing & Damp Course Co.

In 1925 and 1930 George Cook is listed at number 68 adjacent the Taubman's Ltd Varnish Works. The listings are now for the south side of Edith Street.

68 Cook George  
 Taubman's, Ltd., varnish  
 works

Interestingly no listings for Ada Place could be found in the Sands Directory for St Peters. Based on Sands Directory listings the following approximate dates of construction can be determined:

73 Mary Street	1900
71 Mary Street	1915
69 Mary Street	1917
67 Mary Street	1928
59 Mary Street	1900
43 Roberts Street	post 1933
50 Edith Street	post 1900
52 Edith Street	1928

## 2.6.2 Taubman's 1902 - 1965

Taubman Ltd. was cofounded by George Henry Taubman (1862-1938) and his brother, Nathaniel James Taubman (1864-1931). George Henry was originally a signwriter, who by 1898 was also importing and distributing signwriters' supplies out of a shop on the corner of Park and Castlereagh Streets. In 1901 George Henry and his brother, Nathaniel set themselves up as manufacturers of paint and varnish, at first from George Henry's backyard at Arncliffe and then at Edith Street, St Peters in 1902, which over time grew to become part of the site of a large Taubman's paint factory. Between 1900 and 1912 the enterprise grew from £600 to £6000 capital and became Taubman's Ltd.

In 1914 George Henry sold his share of the company to his brother but remained as managing director until 1916. George Henry retired as managing director in 1916, but remained as chairman. He died in September 1938, survived by his wife, two sons and two daughters.<sup>7</sup> One of his sons, Henry George (1886-1959) kept the Taubmans company within the family. He held the position of secretary in 1912, managing director in 1916 and was chairman from 1938-1952.

During World War I Taubmans Ltd established selling branches in all mainland Australian States and a factory in Wellington, New Zealand. It became a public, wholly Australian company by 1930.

The Second World War saw a shortage of raw materials, which Taubmans responded to by branching out into other industries to survive. They manufactured amongst other things industrial chemicals such as ethylenedichloride and DDT. This chemical arm of the company was eventually sold to ICI Australia.

After the war, Taubmans went on to become one of the significant companies in the development of paints and enamels for the automotive and white-goods markets establishing new factories in all states of Australia. In 1952 the name of the company was changed to Taubmans Industries Ltd and by 1964 had become one of Australia's largest companies.<sup>8</sup> The operation at the St Peters site was closed in 1965 and moved to Villawood. It is assumed that at this time, or shortly after, that all of the equipment associated with the manufacture of paint was removed from site.

In 1989 Taubmans were taken over by Runport Pty Limited, a subsidiary of Courtauls PLC.<sup>9</sup> Taubmans is still a well-known brand of paints in Australia today.

Taubman's owned and occupied various parts of the site from 1905 until 1965. They shaped the buildings on the site to suit their operations and must have provided a large source of employment for the local area.

The following pages contain articles and advertisements related to Taubmans during their time at the St Peters site.

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<sup>7</sup> Biography-George Henry Taubman-Australian Dictionary of Biography website (October, 2014).

<sup>8</sup> Technology in Australia 1788-1988 website (October, 2014).

<sup>9</sup><http://trove.nla.gov.au/goto?i=people&w=513580&d=http%3A%2F%2Fwww.eoas.info%2Fbiogs%2FA001476b.htm>

York-street.

**THE FRIENDS** of the late Mr. JOHN TAUBMAN are respectfully invited to attend his Funeral; to move from his late residence, No. 9, Upton-street, off Macquarie-street South, **THIS (Wednesday) AFTERNOON, at 2 o'clock, for Necropolis, J. and G. SHYING and Co., Undertakers.**

**THE FRIENDS** of Masters GEORGE and NATHANIEL TAUBMAN are requested to attend the Funeral of their dearly beloved FATHER, John Taubman; to move from his late residence, No. 9, Upton-street, off Macquarie-street South, **THIS (Wednesday) AFTERNOON, at 2 o'clock.**

**THE FRIENDS** of Mr. JAMES WILSON...

*Funeral notice for John Taubman, father of George and Nathaniel Taubman;*

Source: Sydney Morning Herald (NSW 1842-1954), Wednesday 19 January, 1881, p12.

National Library of Australia.

## OVERCOME BY VARNISH FUMES.

A quantity of varnish caught fire last night at the workshop of Nathaniel Taubman, paint and varnish manufacturer, Edith-street, St. Peters. Taubman was trying to put out the flames, when he was overcome by the fumes. He was taken to Prince Alfred Hospital, and admitted in a precarious condition, the varnish fumes having acted as an irritant poison. The fire was extinguished before any material damage to the shop was done.

*Nathaniel Taubman hospitalised after being affected by burning varnish fumes;*

Source: Sydney Morning Herald (NSW 1842-1954), Thursday 2 June 1910, p8.

National Library of Australia.

## PAINTS, VARNISHES.

### TAUBMANS, LIMITED.

"Taubmans' paints are the key to home brightness" is the legend on this stand, which is to be found in the Palais Royal. In its spotless cleanliness, it ably bears out its postulation. Confronted with the difficulty of displaying the goods, which are paints, water paints, weather proof oil, stove enamel for all metal ware, and so on, Taubmans have made use of model homes to assist them. There are also two model bungalows, coated with Taubmans' paints, and both give ample justification for the legend that they are the key to home brightness.

*"Taubman paints are the key to home brightness".*

Source: Sydney Morning Herald (NSW 1842-1954), Monday 12 December 1927, p12.

National Library of Australia.

### PAINT MANUFACTURERS' MERGER.

Directors of Taubmans Limited, paint manufacturers, have entered into an agreement with Pinchin Johnson and Co. Ltd., a similar concern, of London, whereby the British company will obtain a controlling share interest in the local company. Under the agreement, Pinchin Johnson and Co. will acquire 72,500 ordinary fully paid £1 shares in the Sydney company at 45/ each, in exchange for 65,250 of its own 10/ fully paid ordinary shares at 50/ per share. This transfer will be in the proportion of nine Pinchin Johnson shares for every ten Taubman shares. An additional 25,000 ordinary £1 shares in Taubmans Ltd. will be issued at the premium of 10/, 14,500 of which will go to Pinchin Johnson and Co. and 10,500 to present shareholders pro rata to their holdings at October 19. Actually, the directors of Taubmans are asking shareholders to make available approximately fifty per cent. of their share holdings in exchange for Pinchin and Johnson shares. Under the agreement the present management of Taubmans will continue to function. At present there are four directors on the board. This number will be increased to six, of which two will be nominees of the London company. Pinchin Johnson and Co. Ltd. has an authorised capital of £2,000,000, of which £1,528,967 is issued and paid up, comprising 1,028,967 ordinary shares and 500,000 preference shares.

*Taubman Ltd. merges with British company Pinchin Johnson and Co. Ltd.*

Source: Sydney Morning Herald (NSW 1842-1954), Wednesday 23 October, 1929, p17.

National Library of Australia.

## Birth and Gigantic Growth of Great Australian Industry

FOUNDER OF TAUBMANS ONCE HAWKED HIS VARNISH FROM DOOR TO DOOR

In a little cottage at Arncliffe, 27 years ago, Mr. G. H. Taubman set out to make varnishes that would be superior in finish to anything foreign, and more suitable in every way for use under Australian conditions. He succeeded, but the story of his success is one of many trials, and a touch of humor. One evening he set fire to the kitchen, and it was then that Mrs. Taubman exerted domestic pressure, and the eager inventor was compelled to spend about £50 in building himself a rough laboratory in the back yard. Every day and night, and particularly on week-ends, Mr. Taubman worked on, ceaselessly experimenting with his oils and gums. The neighbors' protest against annoying smells he was able to smooth over, and finally he produced a varnish that he was proud of. It was the birth of a great industry.

THE next thing, of course, was to get the varnish. He had no capital, and in those days there was an extraordinary prejudice against Australian-manufactured goods. It was enough to have to carry the varnish into the city, but worse still, to get to the market for it when he got there. Mr. Taubman described the opposition of wholesale houses, and the indifference of many shops, as his greatest encouragement.

At this time Federation was to become a fact, and, with the prospect of a sufficient tariff on the hand, and the further prospects of doing his small indenting business by other means, Mr. Taubman had to take a plunge, and become a manufacturer, never regretted his decision.

### RAPID PROGRESS.

The first notable success on the sales side was when the wholesaler having thrown cold water on the humble Australian effort, Mr. Taubman took his varnishes from shop to shop, until 40 shops in the city suburbs were stocking his products.

From then on, an immense business grew. When he started manufacturing as G. H. Taubman, his own words, "unfit for publication."

It was not until 1912 that the company was formed and registered, even then the capital of Taubmans was only £5000. Today the capital of the company has expanded to £250,000.

### STILL TOO YOUNG.

Having done his part in building this great enterprise, Mr. Taubman, now leaves the heat and burden of day on the younger shoulders of H. G. Taubman, managing director.

Mr. W. S. Taubman, factory manager. On his return from a recent world tour, he tried retirement, but soon found that he was too young and active-minded not to chafe at idleness, and is back at his old desk and chair, following as keenly as ever the expanding fortunes of Taubmans Limited.

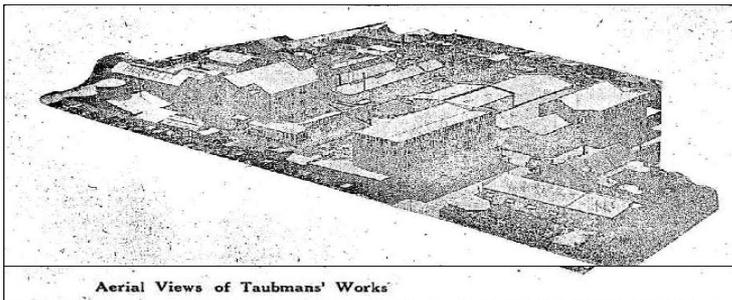
### EFFICIENCY AND EQUITY.

"Not satisfied!" This is the slogan that, years ago, Mr. Taubman devised for himself and his sons. It has been driven into every man in the organization of Taubmans Limited, and better as the products become, everyone is striving for perfection, and is "Not satisfied" with anything less.

At the factory and offices at St. Peters there is the most contented staff in the Commonwealth. There has never been a hint of any industrial trouble for the employees are given a straight, Australian deal, the guiding principle of the management being common sense and equity.

### CARE IN MANUFACTURING.

The business of manufacturing varnishes and paints and lacquers is a highly scientific one. A staff of chemists and assistants work in the factory laboratory, which is fitted with the most modern chemical apparatus. Here, the oils, pigments, and chemicals required for manufacturing are continuously tested and finished products are submitted to severe tests as to their durability and powers of resistance. To complete the tests, practical painters apply samples under the same conditions as the products are to be used. Nothing is left to chance and this care in manufacturing has borne excellent fruit. Taubmans Limited supply large quantities of varnishes, enamels and



Aerial Views of Taubmans' Works

paint, under contract to various Government departments in every state of Australia. These contracts have been secured after exhaustive tests in competition with the best known imported lines and shows what an important factor is the greater quality of the Taubman product.

So confident are the management in the quality of their products that they are always anxious to demonstrate their products in competition with those of competitors from any part of the world. Their approach to the prospective purchaser is always by way of proving by demonstration that the Taubman product is better for the purpose intended than any other that can be nominated—and they bar none.

### WIDE RANGE OF PRODUCTS.

The factory bristles with various mechanical devices and apparatus, many of which are the product of Taubmans' inventive genius and made by their own engineering staff.

To the ordinary layman it is amazing the numberless lines of manufacture that come within the scope of this modern paint factory. Paints, enamels, varnishes and lacquers are made for many other Australian industrial undertakings, including electrical installations and equipment, the printing trades, cabinet and furniture making, motor body building, and all engineering work, leather trades, cycle building, bedstead works,

trades, cycle building, bedstead works, and shipping companies. Many years of research and investigation in the realm of household specialties have resulted in a range of products, many of which have become household words through Australia. These include Silvafros, the frosted silvery coating for all ironwork

from stoves to wire mattresses, varnish stains for floors and furniture that are noted for their extra hardness, Soljah paving paint for cement paths, steps, and floors, household enamels for every purpose, and the well known service paint, free from white lead, and extremely durable under weather exposure and resistant to sea-moist atmosphere.

The painting and decorating trade is comprehensively catered for with products that are beyond challenge, outstanding features of Taubmans' products being consistency of quality and dependability.

### ABREAST OF THE TIMES.

Taubmans Limited have advanced the manufacture of nitro cellulose lacquers very considerably beyond the spraying lacquers applied to the motor body building and other trades by the production of Doscinnac, the new brushing lacquer. The origin of the name will be readily seen, for it is undoubtedly the most "fascinating coating of the age." This new brushing lacquer places all the colors of the rainbow at your disposal for home decoration with perfect ease and

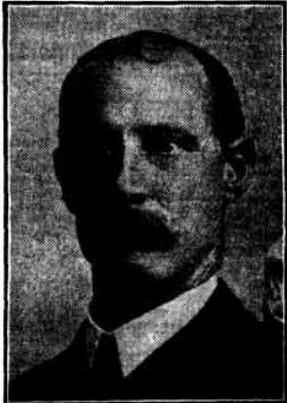
The birth and growth of an Australian icon;

Source: Sunday Times (Sydney, NSW 1895-1930), Sunday 5 May, 1929, p22.

National Library of Australia.

**DEATH OF MR. N. J. TAUBMAN.**

The death occurred yesterday of Mr. Nathaniel James Taubman, who, with his brother, Mr. George H. Taubman, founded the firm of Taubmans, Ltd., paint and varnish manufacturers.



Mr. Taubman was 67 years of age. He was a native of Sydney, and was educated at Cleveland-street Public school. In 1914 the late Mr. Taubman sold out his interests in 'Taubman's Ltd.' to his brother, and with his son Claude, founded the firm of the Sterling Varnish Company. Apart from his business interests, Mr. Taubman took a keen interest in the Church of England, and was a warden of St. Matthew's, Ashbury. He is survived by Mrs. Taubman and one son, Mr. Claude Taubman, and a daughter, Mrs. E. McMartin, of Ryde. The funeral will leave St. James' Church of England, Croydon, at 1.45 o'clock to-day for Rookwood Cemetery.

Death notice for Nathaniel James Taubman. Source: Sydney Morning Herald, (NSW 1842-1954), Tuesday 22 December, 1931, p13. National Library of Australia.

**MR. N. J. TAUBMAN.**

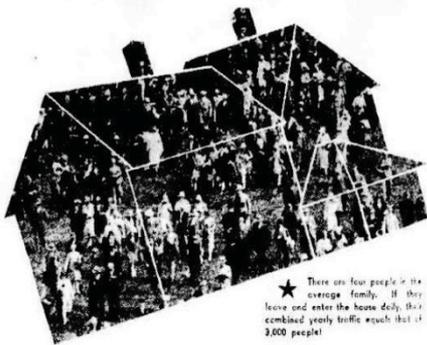
The funeral of Mr. Nathaniel James Taubman, one of the founders of The Sterling Varnish Co., took place in the Church of England vault section of Rookwood Cemetery yesterday. A service at St. James' Church of England, Croydon, was conducted by the Rev. A. L. Wade (rector), assisted by the Rev. W. G. Hilliard (headmaster of Trinity Grammar School), the Rev. J. Hewett (representing the Bishop of Central Tanganyika), and the Rev. C. H. Hughesden (rector of St. Andrew's, Wahroonga). The service at the graveside was conducted by Revs. Wade and Hughesden.

The chief mourners were—Mrs. Taubman (widow), Mr. C. F. Taubman (son), Mr. and Mrs. E. D. McMartin (son-in-law and daughter), Mr. G. H. Taubman (brother), Mr. and Mrs. Augustus James, Mr. and Mrs. W. McMurran, Mr. and Mrs. A. A. Higgs, Detective-Sergeant N. D. James (nephew), Mrs. James, Mr. R. N. James, Mr. A. James, Jun., and Mrs. James, Messrs. W. S. Taubman, Reginald Higgs, Alfred and Frederick Taubman.

Among others were—Mr. John A. Young (Lewis Berger and Sons, Ltd., and paint and varnish section of the Chamber of Manufactures), Messrs. James Barnes, A. R. Barnes, and W. J. Barnes (James Barnes, Ltd.), Messrs. W. A. Frank, G. G. R. J., and H. W. Higgs, A. C. Fotheringham, R. Gory, Jago, J. M. and P. M. Rooks, John Lapiak and Mrs. Lapiak, Messrs. G. Beattie, W. Whitlam, F. Mumford, L. C. Stewart, H. Whitley, and Miss Whitley, Messrs. G. Welsh, A. C. Hatrick, Mr. and Mrs. W. G. Payne, Messrs. G. Teape, Harold Whiteley, B. Kelly, Mrs. Washburn, Messrs. C. F. Pullagar, H. F. Southcott, F. M. Vindin and Mrs. Vindin, Messrs. A. Nixon, V. Hughesden, J. Smith, George Clarke, Mrs. Flanders, Mr. R. E. Pirani, Rev. L. M. Dunsdon (Church Missionary Society), Messrs. H. H. Bragg, H. Bragg, G. Nash, R. S. Attenborough, J. S. Irwin, Walter A. Cox, W. Wallace and Mrs. Wallace, Mr. J. F. Beag, Rev. H. J. Marshall, Messrs. F. T. Constan, P. Wilson, Mrs. W. J. Barnes, Mrs. Burleigh, Messrs. A. V. Lord, A. J. Pantlin, G. A. Beard and Mrs. Beard, Messrs. G. Ross-Sell, W. Clarke, and many employees of the works.

Funeral notice for Nathaniel James Taubman. Source: Sydney Morning Herald, (NSW 1842-1954), Wednesday 23 December, 1931, p13. National Library of Australia.

**YOUR HOUSE THIS YEAR ★**



★ There are four people in the average family. If they leave and enter the house daily, that combined yearly traffic equals that of 3,000 people!

**YOU** can't stop them! They're your own family! That constant traffic dulls the brightness of cement paths, steps, verandahs, makes them dingy! Protect them, with Solpah Paving Paint!

Solphah is made with special oils that form a tough durable film on cement—that's why Solpah protects it—and that's why Solpah stays bright, clean, and attractive!

Solphah spreads easily, dries rapidly, lasts amazingly. It gives new, lasting beauty to cement or brick. Solpah Paving Paint is sold by paint and hardware dealers in ten colours, and handy sizes. A quart tin covers 150 square feet.

Time is to Taubmans "Favourite Old and New" — 26E. 9.15 p.m. Mon, Tues, Wed, Thur.

**TAUBMANS SOLPAH PAVING PAINT**



Advertisement for Taubmans Solpah Paving Paint. Source: Sydney Morning Herald (NSW 1842-1954), Thursday 11 October 1934, p10. National Library of Australia.

**What's up with John?**

— to let his house go to ruin for want of Paint

Is your home, too, creating the same comment—implying the same reflection on your judgment and common sense? Call in your painter to-day. He'll be so glad to be back on the job that you can be assured of the best work. And you can do so many little jobs yourself to stop decay these days. The Paint Manufacturers and Allied Trades give work to thousands—and with an increasing demand for paint can employ thousands more.

**Paint NOW**

*Invented by the following:*

**PAINT, ENAMEL, VARNISH, AND LACQUE MANUFACTURERS:**  
 Australasian Enamel Paint Co. Ltd.  
 The Australian Paint and Varnish Co.  
 The Australian Paint and Varnish Co.

**OTHER MANUFACTURERS AND SUPPLIERS:**  
 Messrs. James Barnes, Ltd.  
 Messrs. W. S. Taubman  
 Messrs. A. A. Higgs  
 Messrs. G. H. Taubman  
 Messrs. E. D. McMartin  
 Messrs. R. N. James  
 Messrs. A. James, Jun.  
 Messrs. W. McMurran  
 Messrs. G. A. Beard  
 Messrs. G. Ross-Sell  
 Messrs. W. Clarke  
 Messrs. J. F. Beag  
 Messrs. H. J. Marshall  
 Messrs. F. T. Constan  
 Messrs. P. Wilson  
 Messrs. W. J. Barnes  
 Messrs. Mrs. Burleigh  
 Messrs. A. V. Lord  
 Messrs. A. J. Pantlin  
 Messrs. G. A. Beard  
 Messrs. Mrs. Beard  
 Messrs. G. Ross-Sell  
 Messrs. W. Clarke

**DISTRIBUTORS AND ALLIED TRADES:**  
 Messrs. J. F. Beag  
 Messrs. H. J. Marshall  
 Messrs. F. T. Constan  
 Messrs. P. Wilson  
 Messrs. W. J. Barnes  
 Messrs. Mrs. Burleigh  
 Messrs. A. V. Lord  
 Messrs. A. J. Pantlin  
 Messrs. G. A. Beard  
 Messrs. Mrs. Beard  
 Messrs. G. Ross-Sell  
 Messrs. W. Clarke

Advertisement for Government assistance scheme. Source: Sydney Morning Herald (NSW 1842-1954), Friday 28 October 1932, p5. National Library of Australia.



"THE pipes and the heater were rusty and dingy—the place looked dirty! But, I've painted them with Silvafros—now, the bathroom's bright and clean!"

Your bathroom, and your kitchen, too, will stay bright and clean, if every metal surface is painted with Silvafros. It's rustless, stainless, resists heat and water—lastingly brilliant!

Metal gates and fences, wire mattresses and screens, car en-

gines and wheel rims, coppers — all suggest us Silvafros, the brilliant aluminium finish for all metal surfaces. It's easily applied, dries in an hour—soap and water wash it, in a few minutes!

Silvafros is sold at all stores household sizes.

Tune in to Taubmans "Far Old and New"—2GB, 6.20 Mon., Tues., Wed., Th.

**TAUBMANS**  
**SILVAFROS**

Advertisement for Taubmans Silvafros aluminium finish.

Source: Sydney Morning Herald (NSW 1842-1954), Thursday 14 March 1935, p21. National Library of Australia.



"You know what old friends are—they just walk right into the kitchen! And mine looked so dingy! I always had to apologise for it!"

"But I've painted the dingy stove, and the rusty pipes with Silvafros. Now, my kitchen's bright and clean!"

There are hundreds of uses for Taubmans Silvafros, the brilliant finish for all metal surfaces. Gas coppers, bathroom and laundry fittings, pipes, metal gates, fences, wire mattresses—where-

ever there's metal likely to rust and tarnish, there's a use for Silvafros. It brushes on easily, dries in half an hour—gives a lasting frosted silver finish—rustless and stainless—durable, heat resisting—protective!

Silvafros is sold at all stores, in handy household sizes.

Listen to Taubmans Programme of "Far Old and New"—2GB—6.20 p.m. Mon., Tues., Wed., Thurs.

**TAUBMANS**  
**SILVAFROS**

Advertisement for Taubmans Silvafros aluminium finish.

Source: Sydney Morning Herald (NSW 1842-1954), Thursday 7 February 1935, p21. National Library of Australia.



TAUBMAN'S DYNAMEL will give a brilliant color finish to all your furniture and accessories — inexpensively, and easily! Anyone can do a good job with Dynamel. It flows on smoothly without leaving any brushmarks; dries in one hour, and becomes a hard, mirror-bright, washable surface that's just as easy to keep clean as tiles.



See the Dynamel Color Card at your paint dealer — available in 16 colors, black, white, and clear.  
Listen to Anne Stewart every Tuesday, Wednesday, and Thursday, 2.15-3.10 p.m.

ANNE STEWART'S BOOK FREE!

Advertisement for Taubmans Dynamel. Source: Sydney Morning Herald, (NSW 1842-1954), Tuesday 16 November 1937, p15.



PAINT YOUR HOME WITH  
**TAUBMANS BUTEX**  
PROVED ENAMELLED FINISH

Year after year you'll be happy with Butex — because the gloss lasts, the colour lasts and the protection lasts.  
On yachts and launches, Butex stands up to salt water and constant exposure. That's proof that you can depend on Butex for your home. Some paints cost less and some cost more — Butex is the best value money can buy.

TAUBMAN'S POINTS FOR HOME PAINTERS

- For Interior Walls — WALDEC matt finish.
- For Ceilings — RUSSOLENE flat oil finish.
- For Woodwork — Enamelled BUTEX — or DULSETTA semi-flat enamel.
- For Floors — SOLPAH, the hard, durable finish.



Taubmans Industries Ltd.: Sydney, Melbourne, Brisbane, Adelaide, Perth, Wellington, Auckland.

Taubmans advertisement for Butex enamel. Source: Sydney Morning Herald, (NSW 1842-1954), Friday 5 December 1952, p5.

National Library of Australia.

National Library of Australia.

**OBITUARY.**

**MR. G. H. TAUBMAN.**

Mr. G. H. Taubman died on Saturday at Manly. He was 78 years of age. Mr. Taubman founded Taubmans Ltd., paint manufacturers, in 1900. During the past 12 years he had not taken an active part in the business. He enjoyed a great measure of popularity among the employees of Taubmans Limited for his kindly qualities and consideration for their welfare. He was many times president of the Manly Bowling Club.

Mr. Taubman is survived by Mrs. Taubman and two sons, Harry and Walter, and two daughters, Mrs. O. Blackwell and Mrs. Lack. The funeral takes place to-day.

*Obituary notice for G. H. Taubman.*  
Source: Sydney Morning Herald, (NSW 1842-1954), Monday 5 September 1938, p5. National Library of Australia.

**MR. G. H. TAUBMAN.**

The funeral of Mr. George H. Taubman, founder of Taubman's Ltd., took place yesterday, the remains being cremated at the Northern Suburbs Crematorium.

The chief mourners were Mrs. Taubman (widow), Messrs. W. S. and H. G. Taubman (sons), Mrs. F. O. Blackwell and Mrs. N. Lack (daughters), Messrs. Harold Taubman and R. O. Blackwell (grandsons), Mrs. G. James (sister), Mr and Mrs. N. D. James, Mr. G. James, sen. and jun., Messrs. F. O. Blackwell, N. Lack, L. Taubman, and A. Sim.

Taubman's Ltd. was represented by Messrs. F. S. Hartrick (director), N. E. Dauncey (secretary), and many employees.

Alderman W. W. Stewart and Mr. L. G. Wellings (Town Clerk) represented the Manly Council.

The representatives of business companies and firms, as well as public bodies, with which Mr. Taubman had been associated, were also present.

*Funeral notice of G. H. Taubman.*  
Source: Sydney Morning Herald, (NSW 1842-1954), Tuesday 6 September 1938, p8. National Library of Australia.

**Guide For Investors**

**TAUBMANS SHARES IN HIGH REGARD**

**Expectation Of Benefits**

By "PHAROS"

The low return of 3.3 per cent. on the current market price of the ordinary shares of Taubmans Ltd., paint manufacturers, is to be expected. There are outstanding possibilities of a higher dividend, and distinct prospects of benefits by some rearrangement of capital interests.

Aggregate profits of the company and its subsidiaries jumped last year from a record of £94,733 to £164,779, and profits in the present financial year should be again highly satisfactory.

A conservative dividend policy has resulted in the building up of considerable financial strength.

Taubmans, with headquarters at St. Peters, Sydney, has many activities. Besides paints, lacquers, enamels and varnishes, its products include anti-corrosive materials, many DDT preparations, and industrial and pharmaceutical chemicals.

plies of locally produced terra plate of thin metal are being used.

**PROFITS, DIVIDENDS**

Aggregate results of the company and its subsidiaries in the past five years have been:—

	Profit.	Dividends.	Ordinary Share Amount.
1941	£62,813	5% 500	£29,886
1942	£68,256	5% 500	£34,872
1943	£70,778	5% 500	£44,872
1944	£94,733	5% 500	£54,864
1945	£164,779	5% 500	£84,989

Profits for the five years totalled £461,159, and with dividends aggregating £274,473, there remained £186,686 for retention in the business.

Stocks on hand at last balancing date were considerably

*Taubman shares are profitable for investors;*  
Source: Sydney Morning Herald (NSW 1842-1954), Monday 12 July 1948, p4. National Library of Australia.

**Hanged In Garage**

Mr. Frank S. Hartrick, 59, managing director of Taubmans Ltd., was found hanged by his wife in the garage at his home in Mayfield Avenue, Pymble, on Sunday night.

Mrs. Hartrick had been out in her car and she found her husband's body hanging from a rafter when she entered the garage.

Mr. Hartrick returned from a business trip abroad a few weeks ago. He had been in bad health.

*Death of Managing Director of Taubmans;*  
Source: Sydney Morning Herald (NSW 1842-1954), Tuesday 1 November 1949, p4. National Library of Australia.

**Taubman's Chem.  
Sale Reasons**

Reasons for the sale by Taubmans Industries Ltd. of certain of its chemical subsidiary's assets to Imperial Chemical Industries A.N.Z. Ltd. are given in the report of the chairman, Mr. E. G. F. Horne, to be presented to the annual meeting.

Influences on the decision to vacate the field included the need for additional substantial capital if the section was even to maintain its position, with resultant restriction of capital for the central interest of paints and surface coatings.

Also, several powerful competitors were operating in the pesticide field, with world-wide ramifications and resources.

Realisation of the assets was affected on terms which were largely reflected in the addition of £80,000 to capital reserve, says the statement, which has been circulated with the company's annual report.

**Well-known  
Interior  
Decorator says  
'WOMEN WEAR  
THE PANTS'**

That's from a man who should know, the Manager of Taubmans Colour Centre, where hundreds of couples are constantly being interviewed.

*Taubmans sells some of its assets to Imperial Chemical Industries ANZ Ltd.*  
Source: Sydney Morning Herald (NSW 1842-1954), Saturday 26 December 1953, p7. National Library of Australia.

*Taubmans describes their typical clients.*  
Source: Sydney Morning Herald (NSW 1842-1954), Friday 7 August 1953, p7. National Library of Australia.



*Taubmans Paints Float - part of the Marrickville Procession Parade (street parade) in 1956.*  
Source: Marrickville Archives  
[http://swftnsw.sdp.sirsidyrix.net.au/client/en\\_AU/search/asset/165984](http://swftnsw.sdp.sirsidyrix.net.au/client/en_AU/search/asset/165984).

## Colourful Home Hints

Paint your front door in a gay colour. You need Taubmans Butex for the job.

Paint your kitchen cupboards. You can choose such brilliant colours in Taubmans Dynamel.

Paint that old stove or bath-heater. Taubmans Silvafros will give it a gleaming silver finish.

Paint your bathroom floor. There's such a variety of rich colours you can have with Taubmans Solpah.

Paint a window-box and see how much nicer it looks. Use Taubmans Butex.

Paint a chair or a table. Old furniture looks like new when colourfully finished with Taubmans Dynamel.

Paint old linoleum. It's so colourful and so easy to keep clean when painted with Taubmans Solpah.

Paint kitchen canisters with Taubmans Dynamel. It's such an easy way to add colour to your room.

Paint paths and steps. You can give them welcoming colour with Taubmans Solpah.

Paint a baby carriage, cot or any nursery furniture with Taubmans Dynamel. You get a colourful, washable surface.

Paint a grate with Taubmans Silvafros. It gives a gleaming, silver finish to all metal surfaces.

Paint a traymobile with Taubmans Dynamel. Choose a colour that harmonises with your decorative scheme.

Paint a picture frame, a wall plaque, a breakfast tray. There are so many ways to introduce colour to your home with Taubmans Dynamel.

## Interior Decorating Service free to all organisations

Offering free service to individuals and organisations throughout the State, Taubmans Colour Advisory Service at 5 York Street, Sydney, is doing much to further the best use of colour for interior decoration.

It must be remembered, that Taubmans, leading Australian paint manufacturers, established their colour services to benefit every section of the community. Their Interior Decorators are at the service not only of householders, but also of every type of organisation interested in using colour to create perfect surroundings.

Already, their work is evident throughout the State in thousands of

homes, as well as in hospitals, nursing homes, schools, kindergartens, public buildings and entertainment centres. It has been proven in countless instances, that skilled colour planning improves every type of interior.



*Discussion on colour at Taubmans Colour Service.*

Advertisement for Taubmans paints;

Source: Sydney Morning Herald (NSW 1842-1954), Friday 13 August, 1954, p7. National Library of Australia.

## Taubmans £1,000,000 Plant At Villawood

**Taubmans' Varnish and Industrial Coatings Plant at Villawood, N.S.W., is to be officially opened on July 31, 1958, by the Premier for New South Wales, Mr. J. J. Cahill. This ceremony, which includes the unveiling of a plaque, will mark the occasion of the 60th anniversary of Taubmans Industries Limited, and eight years of important industrial development in that area.**

Situated on 45 acres of ground, the ultra-modern plant, consisting of 17 main buildings and numerous smaller installations, is now almost complete. Estimated cost to date is £1,000,000, it incorporates the latest ideas from factories in England and the United States, and is the most up-to-date plant of its kind in the southern hemisphere.

The thriving industrial centre of Villawood originated during World War II, when the Federal Government created an explosives factory in the area between Parramatta, Liverpool and Bankstown.

In 1945 Taubmans purchased the site for the purpose of manufacturing surface coatings and precision finishes.

**Rapid Expansion**

Over the last eight years, Taubmans have brought specialist staff from their factories at St. Peters, N.S.W.

Due to rapid expansion over this period, an extensive building programme has been undertaken and modern plant of highly productive type has been installed, together with allied laboratories.

Production of varnishes and media at the Villawood plant is now more than four times greater than previously possible from St. Peters.

As well as supplying basic media to Taubmans' other factories in N.S.W., Queensland, Victoria, South Australia and New Zealand, Villawood produces industrial coatings and precision finishes for manufacturers of a widely varied range of products, including cars, washing machines, refrigerators, drums, beer cans, collapsible tubes, toys, furniture and agricultural machinery.

Many of these products will be on display along the route of inspection for guests

The opening of a Taubmans paint factory in the suburb of Villawood. Source: The Cumberland Argus (Parramatta, NSW 1850-1962), Wednesday 23 July 1958, p10. National Library of Australia.

A number of fires occurred at the St Peters Taubmans paint factory including those documented in local papers in 1912, 1920, 1925, 1931, 1933, 1936, 1945, 1949, 1950 and 1951. This has resulted in a loss of much of the original building fabric.

### VARNISH FACTORY GUTTED.

A BIG BLAZE.

A large wooden building in Edith-street, St. Peters, occupied by Taubmans, Ltd., and used as a varnish factory, was, together with its contents, totally destroyed by fire yesterday afternoon.

The fire broke out in the tank room, where the reserve stocks of resin and varnish were stored. When discovered it had already gained a good hold, and was spreading rapidly. The Fire Brigade was immediately communicated with, but although the local fire station is only a few hundred yards from the scene of the outbreak, the fire made such progress during the few minutes which elapsed before the brigade put in an appearance that it was immediately apparent that the whole building was doomed.

The heavy westerly wind which was blowing at the time, and the inflammable nature of the materials stored inside the burning building, caused the place to become a perfect inferno. The flames rose to a tremendous height, and extended right across to the surrounding buildings, which at one time were in danger of being destroyed.

Several other detachments soon arrived on the scene, and all working together finally succeeded in preventing the fire from spreading to the adjoining buildings.

The factory, which measured about 100ft x 80ft, was totally destroyed. The roof and walls have fallen in, and a few charred pieces of timber and numerous pieces of warped corrugated iron lying on the top of a smoking mass of debris are all that marks the spot where the factory formerly stood.

The damage is estimated to be in the vicinity of £2000. The building, with its contents, was insured in the New Zealand office for £2000.

1912 fire. Source: Sydney Morning Herald (NSW 1842-1954), Tuesday 17 September 1912, p12. National Library of Australia.

### FIRE AT VARNISH WORKS

THREE WORKMEN BURNED.

A fire occurred in the boiler room of the Taubman Varnish works, Edith-street, St. Peters, yesterday afternoon.

As the result of an explosion caused by the fire three workmen were burned. They were George Milham, aged 34 years, varnish-maker, living at 33 Pleasant-street, Erskineville (severe burns about the body, arms, and legs); Charles Crane, aged 15 years, varnish-maker, living in Wallace-street, West Kogarah (burns about the body); and Albert Evans, aged 30 years, varnish-maker, living in Silver-street, St. Peters (burns on the face and hands).

The Civil Ambulance conveyed the three to the Royal Prince Alfred Hospital.

1920 fire. Source: Sydney Morning Herald (NSW 1842-1954), Thursday 6 May 1920, p7. National Library of Australia.

### NARROW ESCAPE.

PAINT VAT CATCHES FIRE.

SYDNEY, Wednesday.

About 30 men had a narrow escape at Taubman's paint factory, St. Peters. They were working in a running shed which contains between fifteen and twenty vats used for maturing varnish, when one containing 100 gallons of fluid caught fire. The room was immediately a mass of flames. Several of the men were cornered for a few seconds, but managed to escape in the nick of time. The fireproof doors, separating the vats, were immediately closed, and the flames were subdued with a hydrant.

1925 fire. Source: Marlborough Chronicle, (QLD 1860-1947), 12 November, 1925. National Library of Australia.

## EXPLOSION AT PAINT FACTORY. Great Damage Averted.

An explosion and a subsequent fire might easily have consumed the big paint and varnish factory of Taubman's, Ltd., Mary-street, St. Peters, last night, had it not been for the quick action of a watchman and a ready response by the fire brigade.

The outbreak merely caused damage amounting to a few hundred pounds, but an examination of the scene in the factory afterwards disclosed how critical the position had been.

Shortly before 8 o'clock last night, whilst Mr. W. G. Cook, watchman and caretaker, was having his tea, he heard a muffled explosion. Going to his back door he saw that flames were flickering in the chemical laboratory of the factory. Telling his wife to summon the fire brigade, he rushed into the laboratory building, and, with another watchman, he held the flames somewhat in check by the emergency fire appliances.

Taubman's, Ltd., with its expensive and highly inflammable stock, is considered by the fire brigade to be on the fire danger list. It is also situated in a closely-settled area, through which a fire might easily sweep. Therefore brigades were despatched not only from headquarters, but from St. Peters, Stanmore, Newtown, George-street West, Alexandria, Redfern, Waterloo, and Marrickville. The deputy Chief Officer (Mr. Grimmond) was in charge, and the firemen took full advantage of the numerous appliances at their disposal to fight the fire from several angles, up the stairs and through windows. The flames were generating great heat and clouds of acrid smoke were arising from the burning resin and other materials, but within a few minutes hundreds of gallons of water was being poured over the flames. Within another 15 minutes the fire had been subdued.

It was ascertained that the outbreak was caused by the explosion of a big varnish boiler, somewhat like a retort, the contents of which had apparently created some powerful combustible gas.

1931 fire.

Source: Sydney Morning Herald (NSW 1842-1954), Tuesday 21 April 1931, p9. National Library of Australia.

## FIRE AT ST. PETERS EXTENSIVE DAMAGE.

Sydney, Wednesday.

Starting in a big varnish vat, a fire which spread through a section of Taubman's paint works at St. Peters today caused extensive damage.

The work of the factory fire-fighting squad, however, probably saved the destruction of the whole plant.

The fire followed an explosion, which scattered blazing varnish in all directions, and in a few seconds the flames had taken hold in many parts of the big building.

Employees ran to safety, sounding the alarm which brought the fire squad into action, and water was poured into the flames, which were held in check until the fire brigade arrived.

Fortunately, the flames were confined to the varnish section, which was burnt out.

The main factory is a huge structure, containing a great quantity of inflammable material. It was not touched by the fire.

The damage to the varnish works is estimated at more than £10,000.

1933 fire.

Source: Singleton Argus (1880-1954), Wednesday 29 November, 1933. National Library of Australia.

## FIERCE FIRE.

### Damage at Paint Factory.

#### TERROR-STRICKEN WOMEN.

During a fire at the paint factory of Taubman's, Ltd., St. Peters, yesterday, Newtown-Marrickville Ambulance officers attended a number of employees, who had been overcome by fumes or had fainted from fright; a woman, who, in her terror, had jumped down a chute, and was almost suffocated when she fell into a bin of white pigment; and a fireman, who injured a hand.

The fire, which started when a pot of varnish burst into flames, spread so quickly that within half an hour plant and stock valued at £10,000 were destroyed.

Firemen from a number of metropolitan and suburban stations combated the flames to the varnish section; the rest of the factory was undamaged.

Precautions against fire are always taken in varnish factories. Quantities of highly inflammable chemicals are used in the manufacture of the varnish, and the great heat, which is necessary in certain processes, is liable to cause an outbreak of fire.

Yesterday there was a loud explosion as one of 20 pots filled with heated varnish caught alight. Workmen were driven back by the terrific heat and leaping flames. The varnish section, which is in the centre of the factory, became a furnace within a few minutes.

Women employees were overcome by the fumes. They had difficulty in escaping from the building. Some fainted when they reached the street. The one who threw herself down a chute was dragged from the bin of chemical covered with white powder. Ambulance officers treated her and other employees.

Constables Walsh and Steels, who were on patrol near the factory, heard the explosion, and ran into the building. Workmen attempted to hold the fire in check with chemical extinguishers and hoses, but when fire engines from headquarters, George-street West, St. Peters, Stanmore, Marrickville, Newtown, and Waterloo arrived, the roof had collapsed.

Fire Officers Franks and Richardson, who were in charge until the arrival of the chief officer (Mr. Nance) realised that the varnish section was doomed. They concentrated on isolating the fire, and succeeded in preventing it spreading to other buildings. Fireman Walsh, of Marrickville, had his hand cut during the fire-fighting, but he was not seriously injured.

The managing director (Mr. H. G. Taubman) said an emergency plant would be in operation within a few days.

1933 fire.

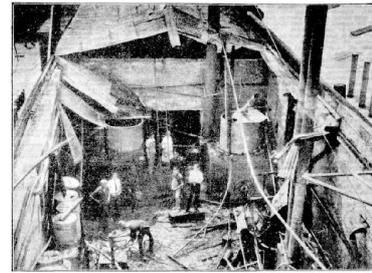
Source: Sydney Morning Herald (NSW 1842-1954), Thursday 30 November 1933, p9. National Library of Australia.

## FIRE AT PAINT WORKS.

A watchman saw sparks flying up from the roof of a shed used for lacquering at the paint, varnish, and lacquer works of Taubman's, Ltd., in Mary-street, St. Peters, early this morning. Fire brigades from St. Peters and Newtown, under the direction of District Officer Parks, subdued the outbreak before much damage was done. The fire began near an electric motor.

1936 fire.

Source: Sydney Morning Herald (NSW 1842-1954), Tuesday 24 March 1936, p11. National Library of Australia.



1933 fire.

Source: Sydney Morning Herald (NSW 1842-1954), Thursday 30 November 1933, p9. National Library of Australia.

## PAINT FACTORY FIRE.

### Prompt Action by Employees.

A fire broke out yesterday morning in a fume extractor at the paint and varnish factory of Taubman's, Ltd., in Mary-street, St. Peters, but prompt action by employees prevented the blaze obtaining a hold on the premises, and the amount of damage was consequently slight. By the time brigades from George-street West, Alexandria, St. Peters, and Newtown arrived on the scene, the blaze had been practically extinguished.

The fume extractor was situated above the boiler in the varnish room, but as soon as the outbreak was noticed, employees operated a hydrant and chemical extinguishers, bringing the fire under control very quickly.

1936 fire.

Source: Sydney Morning Herald (NSW 1842-1954), Saturday 4 April 1936, p14. National Library of Australia.

## FACTORY FIRE

Firemen from four stations checked a fire at the works of Taubman's Ltd., in Mary Street, St. Peters, yesterday.

The residue of varnish near a ventilator stack caught alight, but no serious damage was done.

1949 fire.

Source: Sydney Morning Herald (NSW 1842-1954), Wednesday 7 September 1949, p3. National Library of Australia.

# Chemical Fire Endangers Large Area

A fire which destroyed the chemical section of Taubmans Ltd., paint works at St. Peters yesterday threatened adjoining property until the flames were got under control.

A spark is believed to have ignited a highly volatile spirit known as toluol, used for the manufacture of the new insect exterminator D.D.T. and within a few minutes flames were searing hundreds of feet from the three floors of the chemical section while blazing toluol was coursing into Edith Street. The liquid fire trickled down the gutter into Unwin's Bridge Road, and for a few minutes the rivulet of fire extended for several hundred yards along the street.

Six chemical employees had to run for their lives down stairways as blazing chemicals, including alcohol, sent flames and smoke to a great height. The volunteer fire brigade of employees at the works fought the fire with foam extinguishers and water hydrants until a number of firemen from city and suburban stations, under the Third Officer, Mr. Griffiths, arrived. Four Central District Ambulances were also rushed to the scene to cope with any emergency.

The trickle of blazing toluol flowed around cylinders containing about four tons of chlorine gas, and to prevent the cylinders exploding and releasing fumes, which might have affected a wide area of the closely populated locality, special water sprays were fixed onto them.

Two men were overcome by fumes while fighting the fire. Station Officer F. Creeke, of St. Peters, was so badly affected that he was taken to hospital by ambulance. Neville Edwards, 28, of Bexley, one of the works volunteer firemen, also fell unconscious amongst the smouldering debris when the flames had been controlled, and firemen carried him to the first aid section of the works, where he recovered. Station Officer Creeke also responded to oxygen treatment at the Royal Prince Alfred Hospital.

The damage caused by the fire is estimated at several thousands of pounds.

# Varnish Fire Quickly Out

Employees quickly extinguished a small fire in a varnish room at Taubmans paint factory, Mary Street, St. Peters, yesterday.

1945 fire.

Source: Sydney Morning Herald (NSW 1842-1954), Thursday 6 September 1945, p6. National Library of Australia.

1951 fire.

Source: Sydney Morning Herald (NSW 1842-1954), Thursday 13 September 1951, p2. National Library of Australia.

# HOMES CLEARED IN BIG PAINT BLAZE Explosions Terrify Women

Just before 10 o'clock yesterday morning a worker opened a door to a vault at Taubman's paint factory, St. Peters, and saw some film smouldering. The draught from the door set the film alight—and soon the factory's lacquer section was a mass of roaring flames.

They shot 100 feet high. Drums of paint, gun cotton and ether exploded violently and were shot into the air like corks.

Women and children fled, terrified, to safety. Police evacuated 15 homes. Firemen from far and near risked their lives for four hours to put out the blaze.

## DAMAGE ESTIMATED AT £75,000

When it was all over, the lacquer section of the factory was a mass of ashes; £75,000 worth of damage had been done; people had been treated for shock; and homes had been blasted.

Yet the only serious casualty was one man, who was treated for burns.

### WORKERS RAN

The fire broke out at about 9.45 a.m. About 30 employees working in the lacquer section and in the garage ran for their lives from the searing flames, which burned the walls of the main building, about 75 feet away on the opposite side of Mary Street.

Maxwell Brown, 25, of Forest Road, Mortdale, a driver employed at the factory, tried to get a truck out of the garage. His right hand was badly burned. He was treated at Prince Alfred Hospital.

Mervyn Milton, about 30, an other driver, suffered shock. He was treated at the same hospital.

Other metal, tinware, stoves, etc. were valued at more than £7,000.

### SMOKE PALL

At the height of the fire, a huge pall of smoke could be seen from the city. Firemen used more than 600,000 gallons of water at 4,000 gallons a minute to quell the blaze.

At one stage, 30 hydrants were in use. They came from 30 fire trucks, representing 15 metropolitan brigades.

Deputy Fire Chief G. Condon, and executive officers J. Nicholson and F. Howell directed the fire-fighting operations.

Arson Squad detectives are making inquiries.

These were highlights of the fire — one of the most spectacular seen in Sydney for some time.

At the height of the fire officials from the pay office carried the payroll—about £5,000—into Edith Street.

The money in steel boxes was guarded by armed men.

In the garage, seven cars and a lorry were destroyed. They were valued at more than £25,000.

### THE EXPLOSIONS

Some exploding drums landed on houses, and terrified the occupants. Windows were shattered. Vincent Carnemolla, a P.M.G. worker, who was helping employees to move their furniture, was nearly struck by part of a 40-gallon drum.

Mrs. D. Meyer, of Unwin's Bridge Road, said she opened her front door when she heard explosions.

"Part of a 44-gallon drum splintered my front fence," she added. "I ran to safety."

**FIREMEN MENACED** Some drums flew within a few feet of firemen as they toiled to prevent underground tanks, containing about 22,000 gallons of solvent, exploding.

One fireman said: "If this goes up, it will blow half Mary Street away."

### THE EVACUATION

Civilian volunteers helped police and auxiliary firemen to move furniture from three homes in Unwin's Bridge Road.

Police and auxiliary firemen to move furniture from three homes in Unwin's Bridge Road. The furniture was stacked on the opposite side of the road and guarded by police.

In all, 15 families evacuated their homes for four hours. Elderly women moved from houses in the danger area were treated by Central District Ambulance officers for shock.

### "SHE PRAYED"

One old lady knelt in Unwin's Bridge Road and prayed. She was crying when civilians helped her to safety.

Mrs. E. Kaufline, 75, president of the Newton branch of the Old-age Pensioners' Association, refused to leave a house until she had recovered £27—saved by her association for a pensioners' Christmas dinner.

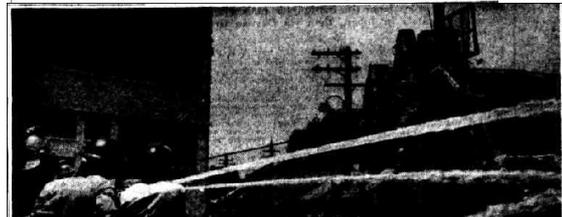
She was led from the house with the money clutched in her hand. "I've got it," she shouted excitedly.

### RIVER OF FIRE

"Once, an overflow of water from the blazing building ran down the gutters, burning because it was covered with grease and oil.

Police ordered tons of sand from nearby factories and the local council. They poured the sand on the water to stop the flames setting light to other buildings.

# PAINT FACTORY BURNED OUT IN SPECTACULAR FIRE



Sydney Morning Herald (NSW 1842-1954), Friday 8 December 1950, p3. Source: National Library of Australia.



*St Peters staff late 1920s,*  
Source: Taubmans Paints Archive



*St Peters staff in the late 1930s,*  
Source: Taubmans Paints Archive



*Varnish kettles in the running room at St Peters, 1930s,*  
Source: Taubmans Paints Archive



*St Peters staff including the chemists, 1941,*  
Source: Taubmans Paints Archive

### 2.6.3 Tenants 1965 - present

Genimplex bought the property from Taubman's in 1965. Initially the buildings were leased to predominantly rag-trading businesses, however over time a mixture of businesses took up tenancies on the site. This mixed use continues to evolve under the current ownership of the property.

Determination No. 12268, dated 4 May 1989, approved an application to use the existing factory complex at 73-83 Mary Street, St Peters, for fifty-seven (57) industrial units.

Since then, the only applications received by Council have been for the use of individual industrial units, not for the site as a whole.

### 3.0 STATUTORY CONTEXT

The site is located within the Marrickville local government area and is currently zoned Light Industrial (IN2). The proposal involves rezoning the site to Mixed Use (B4).

The site is not in a heritage conservation area nor listed as a heritage item.

The relevant planning controls governing the site are:

- Marrickville Local Environmental Plan (LEP) 2011;
- Marrickville DCP 2011;

The proposal is accompanied by a Statement of Environmental Effects prepared by Mersson.

### 4.0 SITE AND FABRIC ASSESSMENT

#### 4.1 Streetscape Assessment

The site comprises a large block that spans between Mary Street and Edith Street.

Edith Street has a mixture of one to two storey cottages, warehouses and rear facing garages and back fences. The streetscape is inconsistent, the footpaths are narrow and there are no street trees.

Mary Street is a one-way road that connects the Princes Highway to Unwins Bridge Road. The streetscape comprises predominantly one to two storey cottages to the east of the site with street plantings of Melaleuca. Larger commercial and light industrial buildings are located opposite the site to the south extending towards Unwins Bridge Road.

Unwins Bridge Road is the closest cross street to the site. It is a north south arterial road that follows the railway tracks along its western side. Housing on the eastern side is typically single storey brick, fibro and weatherboard cottages.

Robert Street terminates in a cul-de-sac on the eastern boundary of the site. The streetscape comprises of single storey weatherboard, brick and fibro cottages.



*View north on Edith Street showing 1918 warehouse building opposite the site.*



*View north east on Edith Street showing different building setbacks and rear access driveways across the road from the site.*



*House adjacent to site on Edith Street.*



*View south from Edith Street showing edge of carpark area.*



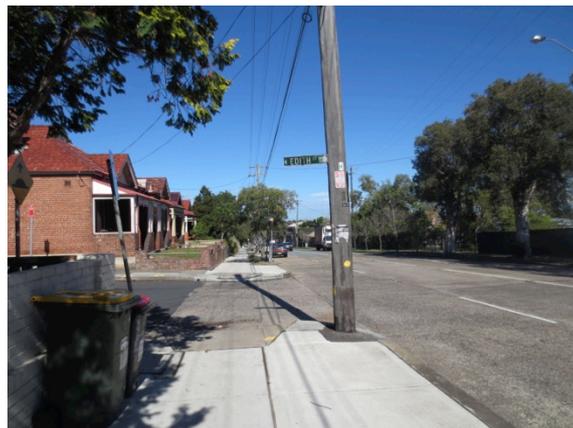
*View west along Edith Street with site on left.*



*View west along Edith Street showing site street frontage.*



*View west along Edith Street showing the culmination of Mary Street with intersection of Unwins Bridge Road.*



*View south showing corner of Edith Street and Unwins Bridge Road.*



View south from the corner of Unwins Bridge Road and Edith Street.



Single storey brick housing along Unwins Bridge Road.



View of south elevation of house on the corner of Unwins Bridge Road and Edith Street.



View from Unwins Bridge Road of house on the corner of Unwins Bridge Road and Edith Street.



View north on Unwins Bridge Road showing single storey brick terrace housing.



View south on Unwins Bridge Road showing single storey brick terrace housing.



*View east along Mary Street.*



*73B Mary Street.*



*71 Mary Street.*



*View east along Mary Street.*



*View west along Mary Street.*



*Property opposite site at No. 52 Edith Street.*



*Property opposite at No. 60 Mary Street.*



*Properties opposite site at No. 62 Mary Street.*



*View west along Robert Street.*



*View west along Robert Street.*



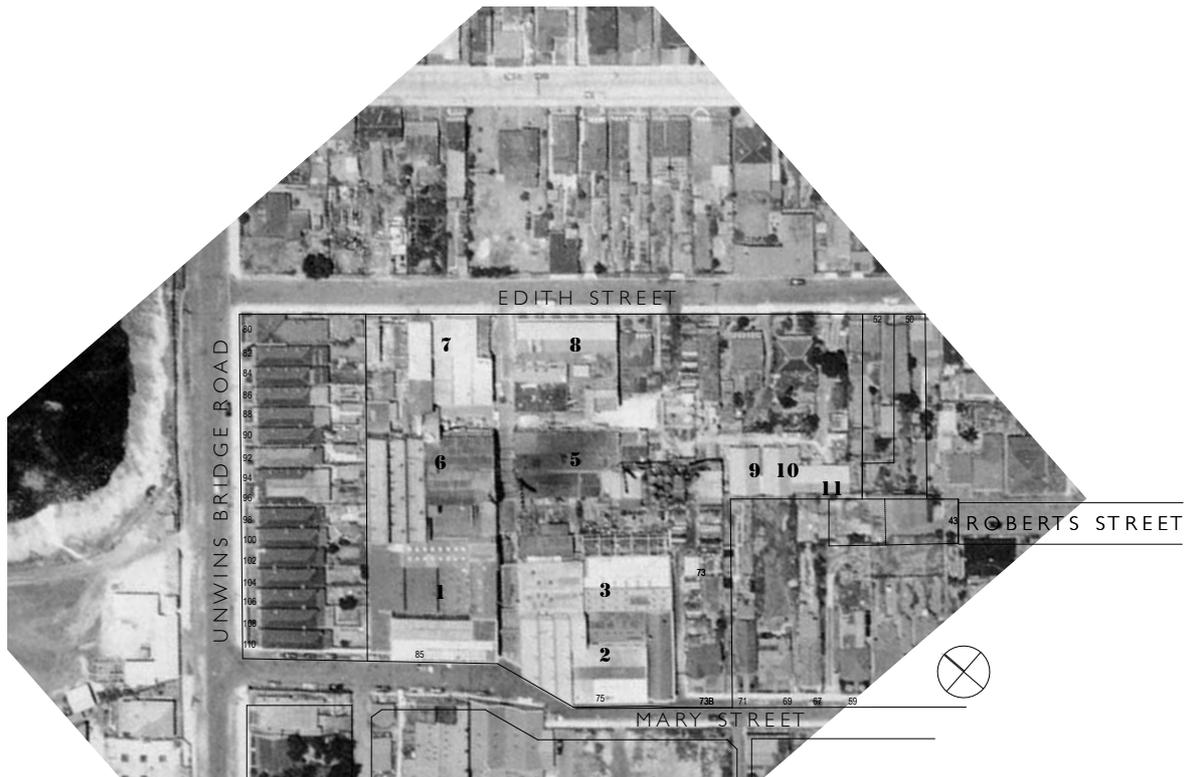
*View west on Robert Street. With No. 43 at end of cul de sac.*



*No. 41 Robert Street.*



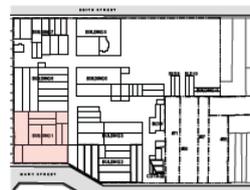
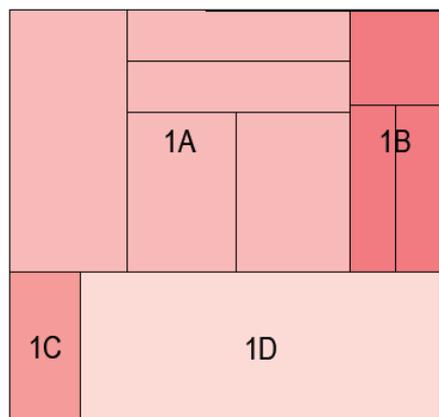
All of the buildings have been altered over time making it difficult to date them. The 1943 aerial of the site shows buildings in their current locations and cottages in the area that is now used as a carpark. Based on the information contained in the Sands Directory, Land Title information and this photograph it can be assumed that the buildings were constructed during Taubmans ownership between 1905 and 1943 and that most of them were constructed from the late 1920s to the early 1940s.



1943 Aerial photograph with building numbers overlaid.  
Source: Taubmans Paints Archive

### 4.3 Building I

Building I, is located in the south-west corner of the site and is built to the Mary Street boundary. The building was constructed between 1923 and 1943 during Taubmans ownership of the site and comprises four sub structures. The bulk of the building presents as a three storey parapeted face brick warehouse with large double hung timber framed windows. The parapet to Mary Street is rendered and terracotta ventilators are paired above the windows.



Plan showing parts of Building I and location on the site, TZG, 2014.

**Building IA** is a single level brick building for the most part, with a small second floor to the north. The ground floor of the building is concrete with timber structural columns and is divided into three equal bays with a sawtooth roof, while the second level has a gable roof. The roof is made from metal decking, sarking, timber trusses and contains skylights of translucent sheeting. The western wall of the structure abuts the property boundary. An internal stair in the north west corner provides access to part of level 1 (the bathrooms). The remainder of the space is accessed via Building 1B from the east and Building 6C from the north.

**Building 1B** is a three storey brick building divided into two separate portions. The roof is a combination of metal, sarking with timber trusses. The southern portion has a gable roof, while the northern portion has a flat roof with a parapet wall to all facades. It has steel framed windows at ground level and aluminium framed on levels 1 + 2. An internal stair provides access to level 1. Level 2 is accessed via Building 1C.

**Building 1C** is a single level brick building with a concrete floor at the south-west corner of the building. A roller door allows vehicle access from Mary St. It has a skillion metal roof with a parapet wall to the west and south. The western wall of the structure abuts the property boundary.

**Building 1D** is a three storey brick building that fronts onto Mary St. It has a metal gable roof with a parapet wall to the south, east and west facades, which feature timber framed windows. The ceiling conceals the structure of the roof itself. The building has a hoist that can be accessed from Mary St. There are two bridges, one on level 1 and another on level 2, which provide access to Building 2. The building has one internal stair in the north west corner. Level 1 and 2 can also be accessed from an external stair/bridges.

Building I: Exterior



*View looking east along Mary Street, Building 1C in foreground, Building 1D in middle and Building 2 in background.*



*View looking west along Mary Street, Building 1D in background.*



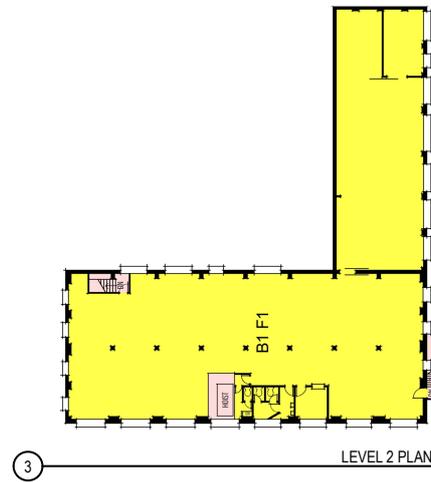
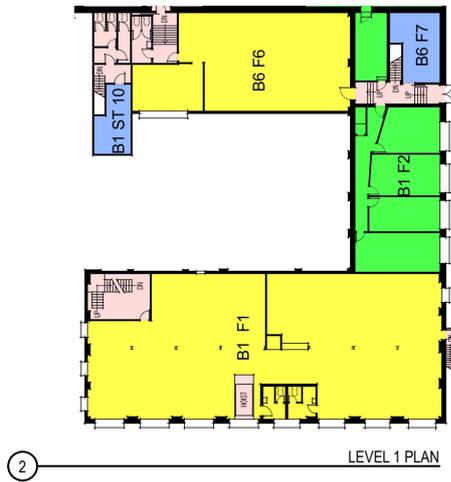
Mary Street south, elevation, Building 1C on left hand side and 1D to the right.



Building 1B east elevation,.



Building 1D, showing ceramic insulators that should be retained.



*Building 1, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.*

Building 1 is currently tenanted as follows:

- Ground Level 1 Several tenancies including a furniture designer and showroom. Caretaker and series of small tenancies including a creative consultancy firm and an architectural firm.
- Level 2 Woodworking co-operative.

Building I: Interior



*Building I, G, circulation space looking south.*



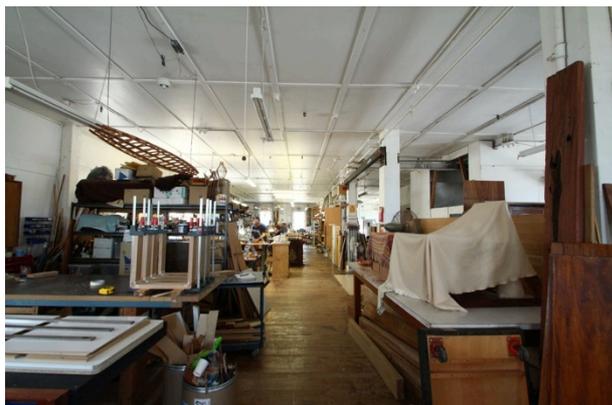
*Building I, Ground level showing timber trusses + steel rod construction.*



*Building I, L1, Tenancy BIFI current caretakers office set up as photographic studio looking west.*



*Building I, L1, Tenancy BIFI current caretakers office set up as photographic studio looking south.*



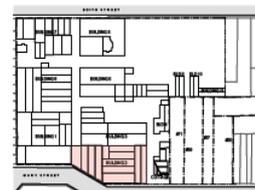
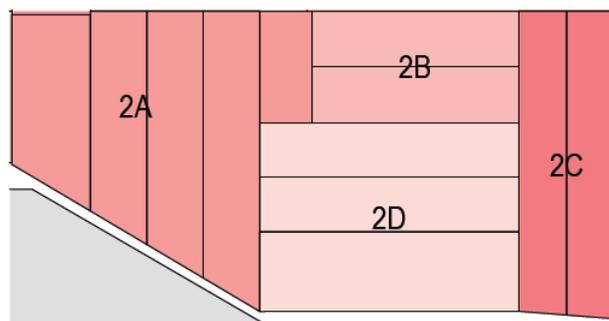
*Building I, L2, Tenancy BIFI looking east. Woodworking co-operative*



*Building I, L2, Tenancy BIFI heavy machinery annex looking north. Woodworking co-operative*

#### 4.4 Building 2

Building 2 is located on land acquired by Taubmans in 1902. The building is comprised of four sub-structures, three of which are built to the Mary Street boundary at the bend in the road. All parts of the building appear on the 1943 aerial photograph, but are different to those shown on a 1920s survey of the site, and hence are assumed to have been built in the period between 1920 to 1940.



Plan showing parts of Building 2 and location on the site, TZG, 2014.

**Building 2A** is a three storey rendered brick building with steel structural columns and a concrete floor. It has a single storey loading bay at its west side. The southern facade of the building fronts Mary St. The three storey portion of the building is divided into four equal bays with a sawtooth roof with glazed skylights, and a parapet wall on its south (Mary St) facade. The loading bay has a skillion roof and a parapet wall on its south facade. Windows are steel framed. There are two bridges, one on level 1 and another on level 2, that provide access to Building 1. There is no internal stair in this portion of Building 2, however level 1 can be accessed internally via Building 2D. Level 2 can be accessed via an internal stair from the adjacent structure, Building 3A. There is an external stair and bridges on the west side of the building that provide access to all levels.

**Building 2B** is a single storey building with a gable roof and concrete floor. This building is 'land locked' by other portions of Building 2 and Building 3.

**Building 2C** is a two storey face brick building with timber structural columns. The floor is concrete at ground level and framed on level 1. It has a gable roof and parapet wall on its south (Mary St) facade. Windows are timber framed. There is an internal stair in the south west corner of the structure.

**Building 2D** is a two storey brick building with steel structural columns, divided into two sections. The southern section has a skillion roof and a parapet wall to Mary St. The northern section has a gable roof. The ground floor is concrete with framed on level 1. Windows are timber framed. There is an internal stair in the south east corner of the structure. The building can also be accessed via Building 2A adjacent.

Building 2: Exterior



*Mary Street south elevation, Building 2A, 2D and 2C.*



*East elevation Building 2C.*



*North elevation Building 2A in the distance.*



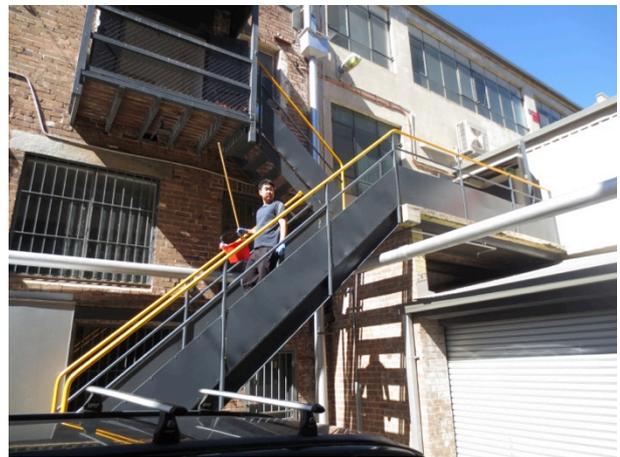
Building 2A, north elevation window detail L2.



Bridge connecting Building 1D & Building 2A , L2.



Bridge connecting Building 1 & Building 2A, L2.



Building 2A, external stairs and loading bay.



Loading bay on Mary Street, Building 1D with Building 2A in background.



Detail of entry, Building 2A.



*Building 2, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.*

Building 2 is currently tenanted as follows:

- Ground      Craft Brewery, IT service provider company, swimwear designer and a loading bay
- Level 1      Creative consultancy firm, painter, fashion designer, photographic studio and several small industrial design offices.
- Level 2      Currently unoccupied.

Building 2: Interior



Building 2, G, Tenancy B2F1, currently unoccupied looking south towards Mary Street.



Building 2, G, Tenancy B2F1 Mary Street loading dock.



Building 2, L1, timber stair.



Building 2, L1, timber stair + office room. These elements should be retained if possible.



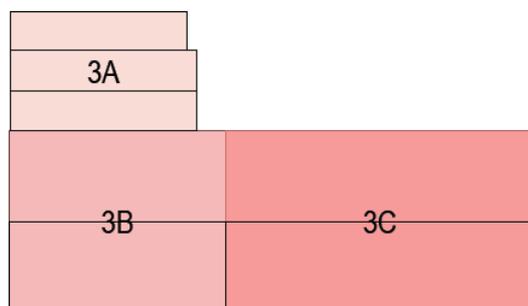
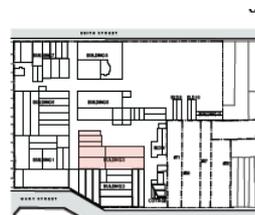
Building 2, L1, Common area.



Building 2, L2, Tenancy B2F1, currently unoccupied looking south.

#### 4.5 Building 3

Building 3 is also located on land acquired by Taubmans in 1902, but located away from Mary Street to the rear of Building 2. The building appears on the 1943 aerial photograph, but is different to that shown on a 1920s survey of the site, and hence is assumed to have been built in the period between 1920 to 1940.



Plan showing parts of Building 3 and location on the site, TZG, 2014.

Building 3 is comprised of three sub-structures:

**Building 3A** is a single storey lightweight building with metal cladding and a concrete floor. The structure has a gable roof on its southern portion and a skillion roof to the north made from metal decking and steel trusses. The building is essentially a 'lean-to', whereby its southern side is supported by the adjacent brick wall from Building 3B.

**Building 3B** is a two storey face brick building with timber structural columns and a metal gable roof. It has a concrete floor at ground level and framed on level 1. Windows are steel framed at ground level and vary at level 1. There is a stair in the south west corner of the building that provides access to a small mezzanine level. Level 1 can also be accessed internally via adjacent Building 2A or via an external stair on the west side of the building.

**Building 3C** is a single storey face brick building with timber structural columns and a metal gable roof. The floor is concrete. There is a mezzanine level across the southern side of the structure. There are two internal stairs that provide access to the mezzanine level. This building has timber rodded trusses.

Building 3: Exterior



*Building 3C north elevation.*



*Building 3 west elevation.*



*Building 3B west elevation showing external stair.*



*Building 3A west elevation.*



*Building 3B, large fire bell that should be salvaged and relocated.*



*Building 3, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.*

Building 3 is currently tenanted as follows:

Ground	Machinery workshops
Level 1	Artists studios

### Building 3: Interior



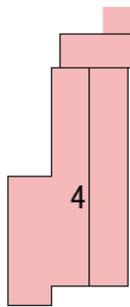
Building 3 Ground level machinery workshop.



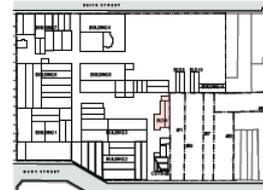
Building 3 Ground level threshold.

### 4.6 Building 4

Building 4 is a single storey lightweight shed clad in painted corrugated metal with timber framed windows that is currently used as a Screen Printing Studio. Taubmans acquired this site in 1945.



Plan showing Building 4 and location on the site, TZG, 2014.



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Building 4, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

### Building 4: Exterior



*Building 4 looking north.*



*Building 4 looking south east.*

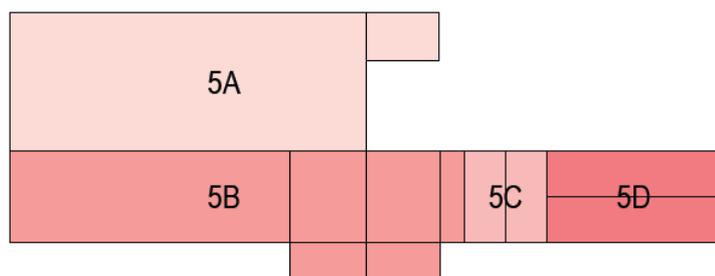
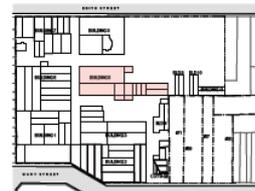
**Building 4: Interior**



*Building 4 ground level.*

#### 4.7 Building 5

Building 5 is located at the centre of the site on land acquired by Taubmans in 1903. The building comprises four substructures of varying age ranging from approximately 1910 to 1943, by which time they appear on the aerial photograph of the site.



Plan showing parts of Building 5 and location on the site, TZG, 2014.

**Building 5A** is a single storey face brick building with a skillion metal roof and concrete floor.

**Building 5B** is a predominantly single storey face brick building with a small, two storey, painted corrugated metal clad lightweight extension to the south side. This structure has two main sections - one has a hipped metal roof and the other a sawtooth metal roof. The ground floor is concrete with a framed floor on the small upper level. The window frames vary in material. There is an internal stair in the south east of the structure that provides access to the small second level.

**Building 5C** is a two storey face brick building with a concrete and metal flat roof. The floor is concrete at ground level and framed at level 1. Windows are aluminium framed. There is an external stair on the northern side that provides access to level 1.

**Building 5D** is a two storey brick structure with a gable roof that combines metal decking and a steel portal. The windows are aluminium framed. Level 1 is accessed via the adjacent structure, Building 5C.

Building 5: Exterior



Building 5 south elevation, looking west.



Building 5D & 5C south elevation, showing external stair.



Building 5B, south elevation, looking west.



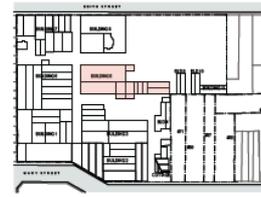
Building 5D, south elevation.



Building 5A, north and west elevations.



Between Building 5A and 8, looking east.

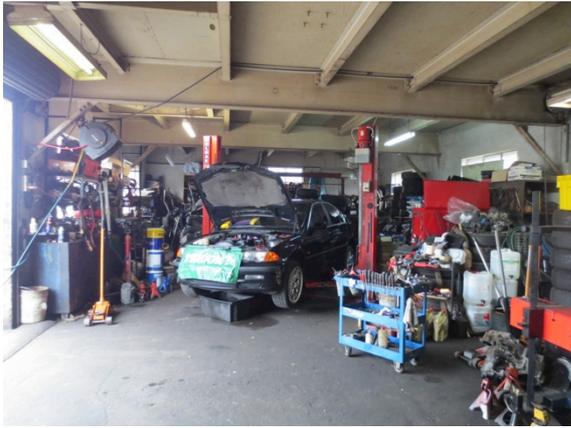


*Building 5, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.*

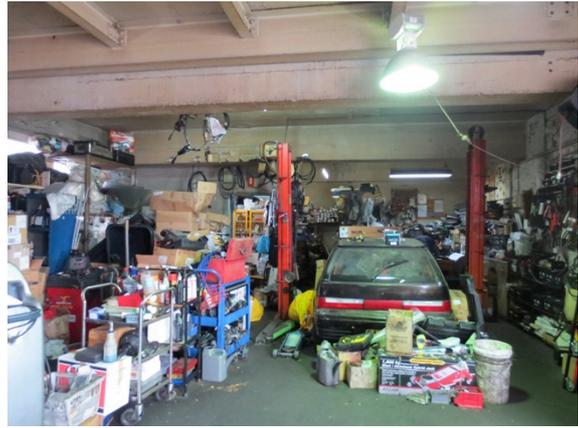
Building 5 is currently tenanted as follows:

Ground	Motor mechanics Suite 01 Wieland Motors Suite 03 Paper Go Round
Level 1	Suite 11 Sundara Production

Building 5: Interior



*Building 5, Ground level, mechanics workshop.*



*Building 5, Ground level, mechanics workshop.*



*Building 5, Ground level, Paper Go Round.*



*Building 5, Level 1, fashion workshop.*



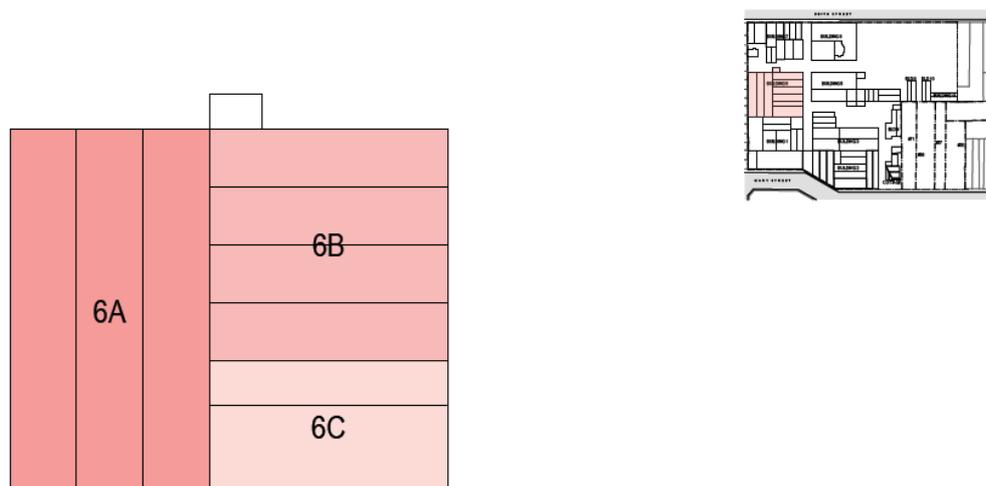
*Building 5, Ground level, Artist's studios.*



*Building 5, Ground level, Artist's studios.*

#### 4.8 Building 6

This face brick building is located at the centre of the site, adjacent to the western boundary, on land acquired by Taubmans in 1923, and comprises three substructures. Building 6 is evident on the 1943 aerial of the site, although there have been alterations since that time.



Plan showing parts of Building 6 and location on the site, TZG, 2014.

**Building 6A** is a three storey brick building, with a lightweight metal clad mezzanine in the south east corner between the ground floor and level 1. It has a concrete floor. The building is divided into three equal structural bays with a sawtooth roof of metal decking, sarking and a structure of timber trussing. The windows are steel framed to the west and aluminium framed to the south. The western wall of the structure abuts the property boundary. There are two bridges, one on level 1 and another on level 2, which provide access to Building 7. The mezzanine level is accessed via a stair in the south west of the building. Another internal stair in the south west of the building provides access to level 1 and 2. There is an external stair on the north side of the building that accesses level 1. There are also multiple access points on all levels from the adjacent structure, Building 6B.

**Building 6B** is a three storey brick building with steel structural columns, divided into two separate portions. The floor is concrete at ground and framed on the upper two levels. The southern portion has a pitched roof with a parapet wall to the south west corner, while the northern portion has a pitched roof with a gable end. The roof is made of metal decking, sarking and a structure of timber trussing that has had recent repairs in steel. It has timber window frames. There is a working goods lift at the north west corner of the building, which accesses all levels. There is no internal stair in this portion of Building 6, however it can be accessed internally via Building 6A. There is an external stair to the north side of the building that accesses all levels.

**Building 6C** is a two storey brick building with timber structural columns and a combination of pitched and sawtooth metal roof. The floor is concrete at ground and framed on the second storey. The windows are steel framed at ground level and aluminium framed on the second floor. There is no internal stair in this portion of Building 6, however it can be accessed internally via Building 6A.

Building 6: Exterior



*Building 6 north elevation*



*Building 6 east elevation*



*Building 6B east elevation, looking south.*



*Building 6B north elevation, looking west.*



*Building 6C. This section of the building is a later addition.*



Building 6, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

Building 6 is currently tenanted as follows:

Ground	Furniture workshops, architectural consultancy firm, Property styling company
Level 1	Photographic studios, Model and prop design company, fine art studios
Level 2	Large series of art studios, screen printing and sign-making company.

Building 6: Interior



Building 6, G, Tenancy B6 F1, looking west.



Building 6, G, Tenancy B6 F2 B, looking south. Furniture workshop.



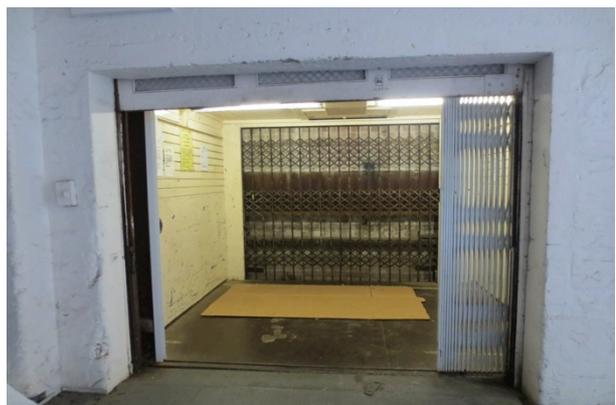
Building 6 LI, Common Area, looking west.



Building 6, Mezzanine, Tenancy B6 F1C, looking west. Music promotion company.



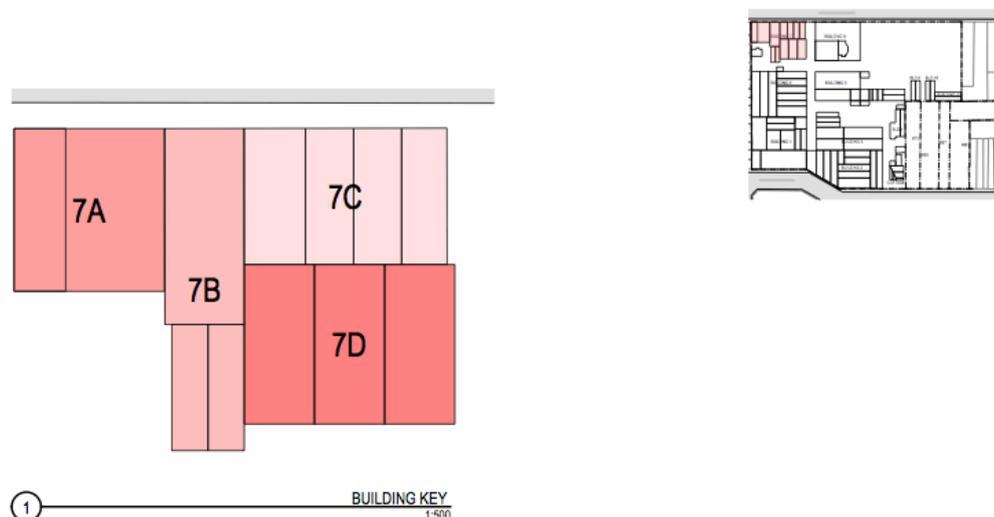
Building 6, LI, Tenancy B6 F3, looking south. Photographic Studio.



Building 6, goods lift.

#### 4.9 Building 7

Building 7 is located on the north west corner of the site fronting Edith Street and is comprised of four sub-structures from different periods. Taubmans acquired this land in 1923.



Plan showing parts of Building 7 and location on the site, TZG, 2014.

**Building 7A** is a single storey brick structure with timber structural columns that abuts both the north and west boundaries of the site. The north facade of the building fronts onto Edith St. The building is comprised of two separate parts, each with a metal skillion roof. The windows are timber framed glass louvres. It has a concrete floor. There is a courtyard on the south side of the building, which houses a sub-station.

**Building 7B** is a three storey lightweight building with steel structural columns. The north façade that faces Edith Street is rendered brick and all other facades are clad in metal. It has a metal skillion roof built onto a timber and steel structure. The floor is concrete at ground and framed on level 1 and 2. Windows are steel framed at ground level and aluminium at Level 1 and 2. There is an internal stair between level 1 and 2. There are two external stairs on the west side of the building that provide access to level 1. There is also adjacent in Building 7D internal access to level 1 via stairs.

**Building 7C** is a two storey lightweight building with metal cladding and steel structural columns, divided into four bays of similar proportion. The bays have a series of gable and skillion metal roofs, the most easterly of which is only a single level. The floor is concrete at ground level and framed on the upper level. The windows have both timber and aluminium frames. The north facade of the building fronts onto Edith St. An internal stair adjacent in Building 7D provides access to level 1.

**Building 7D** is a two storey brick building with steel structural columns, divided into three equal bays with a metal sawtooth roof built onto a steel and timber structure. The floor is concrete at ground level and framed above. The windows are a combination of timber, steel and aluminium. There is an internal stair in the south west corner of the building.

Building 7: Exterior



Building 7C & 7B north elevation.



Building 7C, 7B & 7A north elevation.



Building 7C & 7D east elevation.



Building 7D east elevation.



Building 7A south elevation.



Building 7D south elevation.



*Building 7, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.*

Building 7 is currently tenanted as follows:

Ground	Metal workshop, furniture hire company, skate company, fashion company.
Level 1	Photographic studio, shared art and design studios.
Level 2	In-accessible.

Building 7: Interior



Building 7, G, Tenancy B7 F2, looking west.



Building 7, G, Tenancy B7 F2, showing ceiling.



Building 7, G, Tenancy B7 F1, looking east.



Building 7, G, Tenancy B7 F3, looking west.



Building 7, L2, Common Area, looking north.



Building 7, Level 1.

#### 4.10 Building 8

The north facade of Building 8 fronts Edith St. Taubmans owned this site from 1903.

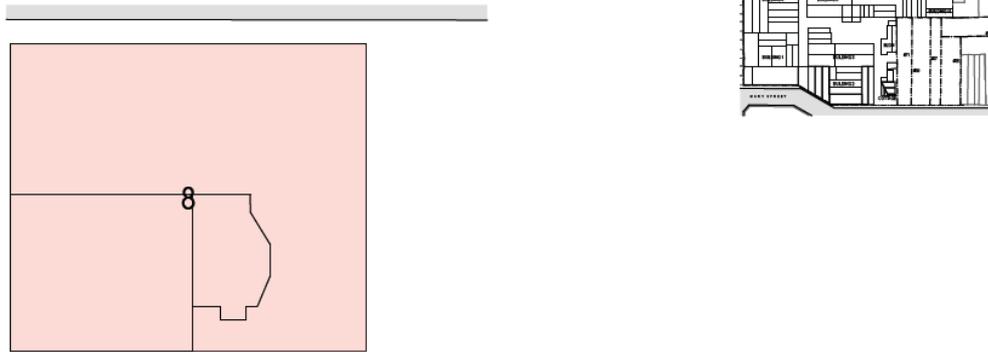


Figure 4.114 Plan showing parts of Building 8 and location on the site, TZG, 2014.

**Building 8** is a three storey face brick building with concrete structural columns. The third floor is relatively small. The first two storey part of the building has a flat concrete slab roof, while the third storey is made up of two parts, each with a skillion metal roof. The floors are concrete and the windows are steel framed. There are two internal stairs on the south side of the building, both of which provide access to all levels.

#### Building 8 - Exterior



Building 8, north elevation.



Building 8, south elevation.



Building 8, east elevation.



Building 8, west elevation.

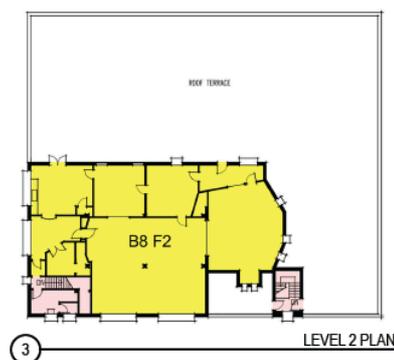


Building 8, Rooftop



Building 8, Rooftop

Figure 10



*Building 8, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.*

Building 8 is currently tenanted as follows:

Ground	Furniture Restoration and timber joinery workshops, signmaking company.
Level 1	Fashion design company, recording studio, photographic studio.
Level 2	Recording studio.

Building 8: Interior



Building 8, G, Tenancy B8 F4, looking east.



Building 8, L1, Common Corridor, looking south.



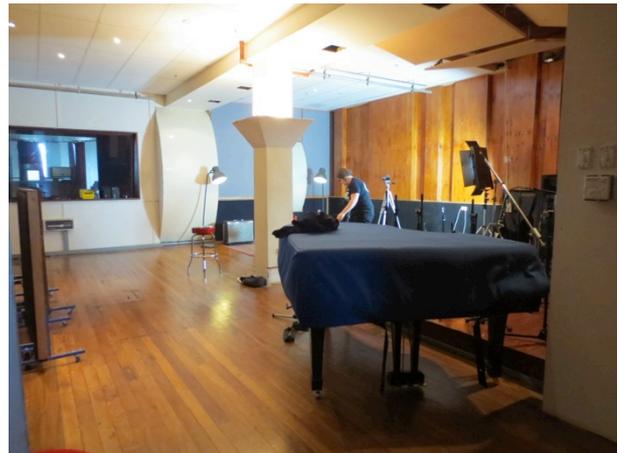
Building 8, L1, Tenancy B8 F1, looking north.



Building 8, L2, Shared Toilets, looking south.



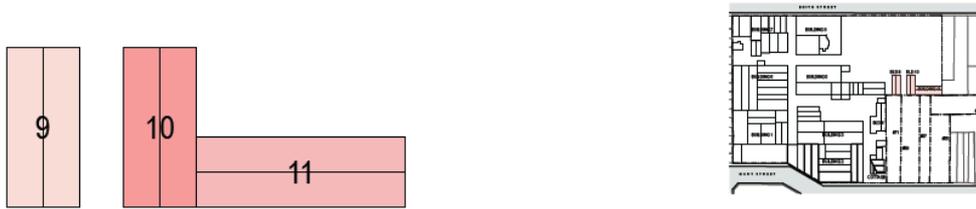
Building 8, Level 2.



Building 8, Level 2, Recording studio.

**4.11 Building 9, 10 + 11**

Buildings 9, 10 & 11 are single storey lightweight sheds with simple gable roof structures located on land owned by Taubmans from 1937. All of these buildings appear on the 1943 aerial photograph of the site.



Plan showing parts of Buildings 9, 10 & 11 and location on the site, TZG, 2014.

**Building 9, 10 + 11 – Exterior**



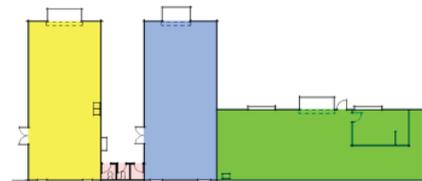
Buildings 9 & 10.



Building between 9 & 10 housing amenities.

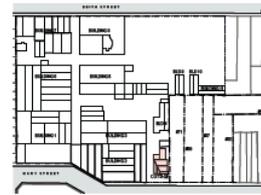
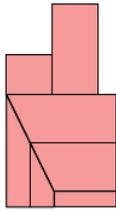


Building 11.



Buildings 9,10 & 11, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.

#### 4.12 Cottage, 73B Mary Street



*Plan of cottage at 73B Mary Street and location on the site, TZG, 2014.*

Constructed circa 1900, this single storey painted brick cottage has a later addition to the rear. It has a timber framed metal deck roof and timber framed, double hung windows.



*Cottage, Tenancy Plans, Plancom for Greenway and Banks Realty, 2013.*

The cottage is currently used as a pottery studio by the Mary Street Pottery Group.

#### Building 12 – Cottage 73 Mary Street - Exterior



*Building 12, South elevation..*



*Building 12, North & West elevations.*

### 4.13 Carpark and Substation



*Carpark, Looking South.*



*Carpark, Looking north towards neighbouring property.*



*Substation behind Building 7.*



*Over looking carpark towards building 10, 11 + 12.*

The site has a large carpark in the north eastern part of the site that was once occupied by houses, as evidenced by the 1943 aerial photograph of the site.

A kiosk style substation is located at the rear of building 7.

The ground plane of the site is hard surfaces ranging from bitumen to concrete to gravel, with no landscaping.

#### 4.14 43 Roberts Street



*43 Roberts Street, St Peters*

Constructed post 1933, this single storey dwelling is set back from the street behind a timber paling fence and has a front garden that features a Norfolk Island pine. It is constructed of rendered and painted brickwork and has a tiled roof and timber window frames.

This property belonged to Taubmans from the 1950s until 1965.

This property is owned by the applicant.

#### 4.15 50 Edith Street



*50 Edith Street, St Peters*

Constructed post 1928, this single storey dwelling is set back from the street behind a timber paling fence, hidden behind a Lilly Pilly tree.

This property is owned by the applicant.

#### 4.16 52 Edith Street



*52 Edith Street, St Peters*

Constructed post 1900, this single storey workers cottage is set back from the street behind a painted timber picket fence. It is constructed from weatherboards and has a corrugated iron roof.

This property is owned by the applicant.

## 5.0 HERITAGE VALUES

### 5.1 Assessment of Heritage Values

The following assessment of heritage values is based on the NSW Heritage Office method.

#### 5.1.1 Overall Site Character

The site has an overall industrial character that relates to its former use as the Taubmans paint factory. The site is large with internal streets related to this former use with predominantly hard surfaces and no landscaping. The buildings to Mary and Edith Streets are built to the street edge and are proud, robust warehouse type buildings, whilst many of the buildings to the interior of the site are less substantial, lightweight and of lesser importance.

#### 5.1.2 Historical Values

75 Mary Street has historic values as the site of the former Taubmans factory (1902-1965), however, the buildings have been altered to such a degree that this is barely legible in the fabric that remains on the site. There is little remaining evidence of the former use of the buildings as a paint factory.

#### 5.1.3 Historical Associations

The site has historical associations with the Taubman family, including George Henry Taubman, Henry George Taubman (his son) and Nathaniel George Taubman, who lived on the site in 1902, and expanded their land holdings and factory operations over the next sixty years until they sold the site in 1965.

#### 5.1.4 Aesthetic Values

The existing buildings on the site date from the 1920s to 1940s. Many are robust buildings, utilitarian in nature, without ornamentation - built to serve their intended purpose.

The buildings built to the street, including parts of buildings 1, 2, 6, 7 and 8 have landmark qualities, within their immediate streetscape context, and are considered worthy of retention and adaptive reuse.

Little evidence remains of the Taubmans use of the site, as it appears that all of the equipment was stripped out of the buildings at the time of sale. All of the buildings on the site have all undergone numerous alterations and additions and many elements appear to have been moved from one building to another, which has resulted in a lack of integrity and hence significance.

Some of the buildings have distinctive elements that relate to their former light industrial use that should be retained in situ. These include the goods hoist in Building 6, ceramic insulators and fire bells on the exterior of the buildings and the various crane rails and hoisting jibs.

There are several elements of industrial archaeology associated with the buildings that are to be demolished that contribute to the character of the site and are considered worthy of salvage and reuse elsewhere on the site. This would be in keeping with the past tradition of changes to buildings.

The Mary Street entrance to Building 2, timber stair and office on the first floor should be retained, as they appear to have served as the main public entrance to the larger Taubmans site.

The lightweight sheds on the site are considered to be of little heritage value.

The houses that form part of the site at 59-73 Mary Street and 43 Robert Street are not listed as heritage items nor located within a heritage conservation area. They are representative examples of houses constructed in the area between 1900 and 1940.

An arborist will examine the trees related to these properties in more detail as part of the Development Application for the proposal.

#### **5.1.5 Social Values**

The site has associations with the factory workers who worked at the Taubmans paint factory from 1902-1965.

The buildings have been leased to a variety of tenants on a commercial basis since 1965, which has also established a community of tenants.

#### **5.1.6 Scientific Values**

Further research could be carried out into the operations of the factory on site, as little evidence remains in the building fabric to provide clues. Some of the buildings have timber trusses with steel rods, which are considered unusual and should be retained or reused where possible.

Due to the extent of previous disturbance on the site, no archaeology is expected to be found. An archaeologist will, however, be on call during the construction phase of the project to ensure that any finds are appropriately recorded.

#### **5.1.7 Rarity**

The site is not rare.

#### **5.1.8 Representativeness**

The site is a representative example of a factory within the Marrickville local government area. There are, however, many other factory sites in the area that remain operational or have been adaptively reused such as the Silos in Newtown, Enmore Box and Case Factory. At 75 Mary Street, there is little remaining evidence associated with the former use of the site as the Taubmans paint factory.

## 5.2 Aboriginal Heritage

There are no known items of Aboriginal heritage in the vicinity of the site.

## 5.3 Archaeology

There are no known items of archaeological significance in the vicinity of the site.

## 5.4 Natural Heritage

There are no known items of natural significance in the vicinity of the site.

## 5.5 Heritage Items in the Vicinity

There are no heritage items in the vicinity of the site.

## 5.6 Summary of Heritage Values

75 Mary Street site does not meet the criterion for listing as an item of local significance despite the size of the site, the number of extant buildings dating from the 1920s to 1940s and the overall industrial character. This is due to the extent of changes that have been made to the building fabric, which have resulted in a loss of integrity and hence significance.

## 5.7 Recommendations

Regardless of the level of heritage significance of the site, it is recommended that some of the more robust buildings be adaptively reused, that the former use of the site be interpreted and that elements of industrial archaeology be salvaged for reuse. This would be a sustainable outcome that retained a tangible link to the former industrial use of the site for future generations.

## 6.0 THE PROPOSAL

### 6.1 Scope of Work

The proposal involves a change of site zoning from Light Industrial (IN2) to Mixed Use (B4). It also involves the selective demolition of buildings, adaptive reuse of others and construction of new buildings with associated infrastructure and landscaping.

#### 6.1.1 Demolition

Four lightweight sheds (Buildings 4, 9, 10 and 11) are proposed to be demolished along with two brick industrial buildings (Buildings 3 and 5) and three houses (50-52 Edith Street and 43 Roberts Street) on the western part of the site. These buildings are not listed as heritage items and are considered to be of little heritage value.



Demolition Plan, TZG Architects, 2014.

#### 6.1.2 Adaptive Reuse

The more robust buildings on the site, of higher heritage value, are proposed to be retained and adaptively reused for commercial purposes, similar to those on site at present. In order to comply with relevant codes including the BCA and ASI428, new stairs, lifts and services are required and acoustic upgrading will also be needed. Modest contemporary additions are proposed to some of the buildings.

##### Building 1 & 6

Buildings 1 & 6 are to be predominantly retained for commercial uses. A four storey addition is proposed on top of Building 1, which provides increased commercial floor space. The new addition will be carefully detailed, in a contemporary manner, and set back and articulated from the original building.

The proposal also includes the demolition of the later brick infill structure at the south-east corner of Building 6. This part of the building is an intrusive later addition that restricts light into the windows in both buildings. A new service core is proposed in the void space created between the two buildings.

### Building 2

Building 2 is to be predominantly retained for commercial uses. The proposal includes the demolition of the single storey loading bay on the western side of the building to facilitate a pedestrian through site link to Mary St.

### Building 7

Alterations and additions are proposed to Building 7, which will also be used for commercial purposes. 7C is a lightweight structure with corrugated metal cladding and 7B is a predominantly lightweight structure with corrugated metal cladding, however, it has a brick facade on its south eastern corner, which is proposed to be retained. Parts 7A and 7B of the building are proposed to be retained.

### Building 8

Building 8 is to be predominantly retained, however a new stair, lift and service core is to be inserted at the centre of the building to access the upper levels. This will require localised internal demolition.

There will also be minor demolition on Level 2 of the intrusive later addition. A two storey addition is proposed on top of the existing building, which includes a landscaped roof terrace. The new addition will be carefully detailed, in a contemporary manner, and articulated from the original building.

### 6.1.3 New Buildings

Three new buildings are proposed on the site. Commercial and community uses are proposed on the ground floor of the buildings. This will provide increased amenity not only to residents and tenants of the site, but the wider community. Residential apartments on the western side of the site have been designed to step down to respond to the scale of the surrounding residential context.

Building	Use	Storeys
A	Residential apartments	6 storeys
B	Residential apartments	4 storeys
C	Commerical (G) + Residential over	8 storeys

Two levels of basement parking are proposed, accessed from Edith Street.

Pedestrian through site links and landscaping are integral to the proposal and will improve the context of the area.

## 6.2 Design in Context

The design aims to maintain and enhance the site's distinctive identity and sense of place. The alterations and additions to the existing buildings and infill building aim to preserve the special qualities that give the place its industrial character in a way that respects the old whilst reflecting the new and meeting the amenity need of its users in accordance with The Burra Charter.

The new infill development is considered appropriate in terms of character, scale, form and siting and will be developed using appropriate materials and detailing for lodgement at Development Application stage.

### 6.2.1 Character

The planning proposal is based on careful analysis and evaluation of the historic context of the site and the surrounding context and respects important elements of the overall character of the place. The buildings have been designed to harmonise with their surroundings with respect to the scale and form of the buildings, street and subdivision patterns, setbacks and views. Adaptive reuse of original buildings on the site for commercial purposes, similar to those in place at present, continues a tradition of uses established on the site in 1965.

### 6.2.2 Scale

Buildings in the neighbourhood vary in scale from one to two storey residential dwellings to the east to larger scale commercial and industrial developments to the south. The existing buildings to be retained on the site are one to three storeys in height with generous floor to ceiling heights.

In response to the scale of buildings in the surrounding context, the proposal steps the new buildings down from eight storeys proposed at the centre of the site to two storeys at the eastern boundary to meet the established lower scale residential pattern which is of a finer grain. The scale of the larger buildings proposed is broken into smaller elements to reduce the apparent bulk.

The proposed density and arrangement of buildings responds to the existing site configuration but extends it to connect into the existing street pattern.

### 6.2.3 Form

Existing building forms on the site are large, utilitarian and block like, reflecting their past uses. The commercial development opposite the site on Mary Street also has large block like forms whilst the surrounding residences are of a smaller scale and domestic in character.

The proposed additions defer to the original buildings and have been designed with simple well-articulated forms to read as secondary elements.

The forms of the new buildings are shaped by the historic street pattern, with further subdivision to increase the level of pedestrian permeability of the site.

An interpretative design strategy has been used to design the forms of the new buildings. Those buildings relating to the original factory buildings have been designed with a set of simple factory forms, whilst the residential buildings to the south of the site are highly articulated and have shaped roofscapes that relate to the existing residential buildings on Edith, Mary and Roberts Streets. This has been done intentionally to create a positive relationship with the neighbouring context.

#### 6.2.4 Siting

Whilst the buildings on Mary and Edith Street are built to the street boundaries, the site is unusual in that it has an internal street and hence not all of the buildings are oriented in this way. Neighbouring residential buildings on Mary Street are generally set back from the street behind a low height fence. Edith Street has a mixture of conditions with some buildings addressing the street mixed with the rear fences and garages of properties that face Silver Street. Side setbacks vary in the area.

The new buildings have been designed to add sympathetically to the local streetscape and the grain of the area. Front and side setbacks and the general location of the new buildings on the site and the complementary treatment of street edges reinforce this aim. New fences relate to adjacent properties where possible.

Underground parking is proposed to avoid the need for garages and carports to the street frontages.

Significant views to and from the site along Mary and Edith Street are retained.

There are some mature trees on the site. An arborists report will be prepared to accompany the Development Application for the property and where possible these will be retained.

There are no known archaeological remains or sites of Aboriginal significance that will be affected by the proposed works.

The spaces created between the existing and new buildings will be of the highest quality. A landscape plan accompanies the proposal prepared by JMD Design. This plan acknowledges the industrial history of the site and proposes appropriate treatments and finishes that reflect its past use.

#### 6.2.5 Materials and colour

The existing buildings on the site employ a simple earthy palette of materials and colour. The characteristic materials, textures and colours used in the existing buildings will be reinterpreted and incorporated into the new buildings and the landscape.

A simple palette of materials will be used for the new works, commensurate in quality with those of the existing buildings, with a clear distinction between old and new elements. A sample board of materials and finishes will be submitted with the Development Application for the site.

#### 6.2.6 Detailing

The existing buildings are simple, robust utilitarian structures with minimal detailing.

The new buildings will be detailed in a distinctly contemporary, yet complementary manner.

Significant elements will be salvaged during the demolition works and reinterpreted on the site within the new works.

Environmentally sustainable design is integral to the design of the new buildings.

### 6.3 Options

Many options have been considered in the design process.

A pre DA meeting was held in July 2014 with Council and the drawings adjusted following this meeting to take on board advice received. This heritage report has been prepared in direct response to the outcomes of this meeting, despite the fact that the site is not listed as a Heritage Item, is not in a Conservation Area and is not in the vicinity of any Heritage Items.

A meeting was also held with Council's Heritage Planner on 17 October to discuss the proposal, particularly with respect to the existing buildings on the site.

Council have requested that a heritage assessment be undertaken for the entire site, in order to establish the heritage values and overall character of the site and the immediate surrounding residential context. Further Council have requested an examination of the likely heritage impacts on the site and on the surrounding context and how these will be mitigated in the proposal. Impacts identified by Council include, but are not limited to, demolition, scale, intensification, materials, connections between old and new and Roberts Street becoming a 'throughway'.

## 7.0 STATEMENT OF HERITAGE IMPACT

### 7.1 Potential Heritage Impacts

The following table sets out the potential heritage impacts on the site and the surrounding context of the proposal:

Proposal	Impact on the site	Impacts on surrounding context	Mitigation measures
Demolition of lightweight sheds	Neutral. These buildings are of little value to the site.	Positive These sheds are utilitarian structures of little value to the context.	Record prior to demolition. Salvage and reuse materials and industrial artefacts on site where possible. Interpret.
Demolition of brick buildings 3 and 5	Minor but acceptable due to the condition of the fabric, extent of alterations and additions and lack of integrity of these buildings. Positive impact on presentation of adjoining more substantial buildings.	Neutral These buildings are located at the centre of the site away from neighbours and cannot be seen from either street.	Record prior to demolition. Salvage and reuse materials and industrial artefacts on site where possible. Interpret.
Demolition of houses at 50 & 52 Edith St & 43 Roberts St.	Minor but acceptable The houses are not heritage items or located in a conservation area	Minor but acceptable The houses are not heritage items or located in a conservation area	Record prior to demolition. Salvage and reuse materials. Interpret.
Partial demolition of existing buildings to add compliant circulation cores	Minor but acceptable. Partial demolition is required to provide compliant access and to improve the interiors.	Minor but acceptable. Most partial demolition proposed is set to the centre of buildings, away from street frontages.	Record prior to demolition. Salvage and reuse materials and industrial artefacts on site where possible. Interpret.
Compliance with relevant codes - access	Minor but acceptable The buildings need to be upgraded to comply with relevant codes including the BCA and ASI 428. This requires additional stairs and lifts.	Neutral/positive These upgrades will result in safer buildings and improved appearance in the streetscape.	Record prior to demolition. Salvage and reuse materials and industrial artefacts on site where possible. Interpret.
Services upgrades including fire services <b>Proposal</b>	Minor but acceptable The buildings need to be upgraded to comply with relevant codes. <b>Impact on the site</b>	Neutral/positive These upgrades will result in safer buildings. <b>Impacts on surrounding context</b>	Services to be run in concealed spaces where possible. Careful detailing. <b>Mitigation measures</b>

Acoustic upgrades (ANEF25)	Minor but acceptable The buildings need to be upgraded to comply with relevant codes.	Neutral/positive These upgrades will result in better acoustic performance.	Careful detailing of ceiling and window treatments.
Connections between old and new	Minor but acceptable. The new work will be articulated from the old and distinctly contemporary, yet complementary. The original buildings will read as the primary forms with the additions reading as secondary forms.	Positive The works to the existing buildings will result in repairs and maintenance being carried out and enhance their presentation in the streetscape.	Clear distinction between old and new work. Contemporary language for detailing the new elements that complements that of the original buildings.
New buildings	Minor but acceptable. The site is large and capable of supporting additional buildings whilst retaining the industrial character of the existing buildings.	Positive The site is large and capable of supporting additional buildings on undeveloped areas. The context is currently not homogenous. The new buildings will improve the context.	Relate forms to surrounding context. Reduce scale and grain of the development to the east. Interpret former site uses and configuration.
Increased scale of new buildings	Minor but acceptable. The existing buildings are robust enough to read along side the new buildings.	Minor but acceptable. The largest buildings are proposed at the centre of the site, away from neighbours and existing streets.	Scale steps down towards east to meet scale of adjacent residential areas.
Intensification	Minor but acceptable. The site is large and capable of supporting the proposed intensification.	Minor but acceptable. The site is large and is capable of supporting the proposed intensification. Amenity will be improved for neighbours through the introduction of pedestrian only areas, increased landscaping, retail and community facilities.	Provision of pedestrian only areas, landscaping, retail and community facilities.
Materials	Minor but acceptable. The palette of materials will be simple and chosen to complement the materials used in the existing buildings on the site and the context.	Minor but acceptable. The palette of materials will be simple and chosen to complement the materials used in the existing buildings on the site and the context.	Appropriate choice of materials complementary to both the existing buildings on site and those in the immediate context. Appropriate repairs to original buildings including painting and reroofing.
<b>Proposal</b>	<b>Impact on the site</b>	<b>Impacts on surrounding context</b>	<b>Mitigation measures</b>

Robert Street becoming a through way	Minor but acceptable. The former Taubmans site once included 43 Robert Street as part of the land holding.	Minor but acceptable. The connection of Robert Street into the larger site extends the existing street pattern. This will change the nature of the street, from a cul de sac to a through road, albeit pedestrian only. Neighbouring residents will benefit from this change through improved amenity.	Robert Street through way pedestrian only. Provision of landscaping, and access to additional retail and community facilities to support both the development on the site and neighbours.
Change of zoning from Light Industrial (IN2) to Mixed Use (B4)	Minor but acceptable. The proposal retains the original buildings as commercial tenancies, similar to their current uses.	Positive The uses of the original buildings are largely unchanged. The new residential development will enhance the context by improving the amenity of the area.	Careful design that responds to both the original buildings and the context.
Landscaping	Positive The landscaping reflects the industrial nature of the original site.	Positive The landscaping reflects the industrial nature of the original site whilst providing increased amenity for both residents and neighbours.	Careful design that responds to both the original buildings and the context. Retention of mature trees on residential lots where possible, subject to an arborists report.
Subdivision			Subdivision will be the subject of a further application.

## 7.2 Statement of Heritage Impact

- *The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*

The site is not located within a heritage conservation area, nor does it contain any heritage items, however the proposed adaptive reuse of the former Taubmans buildings retains a memory of the former industrial use of the site and interprets this for the public.

The vision for the project is an environment that embraces its industrial past, and in doing so, respects the prevailing character of St Peters. By retaining a substantial proportion of the buildings on site, the proposal will minimise natural resource consumption, waste, pollution and toxicity during refurbishment and construction. These outcomes will be similarly reflected in the proposal's intention to reuse materials and elements that have been salvaged during demolition.

The site has historically provided significant employment opportunities in the area. With the adaptive reuse of the existing buildings, the project will allow for continued employment opportunities and provide economic benefits for the area.

- *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:*

### *Demolition*

The proposal involves selective demolition of buildings in order to develop a coordinated, long-term urban strategy for the site.

In general, those buildings that have been selected for demolition fall into one or more of the following categories; contemporary lightweight sheds, intrusive later additions, houses not identified as heritage items or of poor construction making them unsuitable for reuse. These buildings include:

### *Buildings 3 + 5*

These buildings, originally brick, have been majorly altered over time. They have been re-clad in unsympathetic materials and infilled in some areas. Items installed in the building that have inherent industrial character, such as the fire doors and gantry, will be photographically recorded and salvaged for reuse.

### *Buildings 4, 9, 10 + 11*

These buildings are contemporary lightweight sheds with little heritage value.

### *The Cottage, 43 Roberts St, 50 & 52 Edith St*

These houses are not heritage items, nor are they located in a conservation area, however, to mitigate the impact of their removal the proposal includes salvage and reuse of materials.

### *Buildings 6 + 8*

These buildings do not comply with the BCA, Australian Standards or the DDA. To rectify this the proposal involves partial internal demolition to insert new lift and circulation cores. The proposed upgrades will allow the continued use of these buildings and will aid in conserving them for future generations.

*New Basement Carparking*

The proposed basement is close to some of the industrial buildings that are being retained. These buildings may, as a result of these works, require underpinning to be carried out and/or the careful propping of buildings during construction. This will be included in the scope of the builder's work.

*Excavation*

Both a Geotechnical and a Site Investigation Report have been carried out and following on from these measures, a Remediation Action plan will be implemented. During excavation, there may be archaeological finds. An archaeologist will be engaged with a watching brief for the duration of construction.

- *The following sympathetic solutions have been considered and discounted for the following reasons:*

*Demolition of all buildings on site*

Many options were considered in the design process. One option considered the demolition of all the existing buildings currently on the site. This option was discounted because the owners of the site saw the value of the industrial character of the place, and wished to conserve this.

*August 2014 Scheme*

Another option considered was to retain a portion of the industrial buildings, including 1, 2, 6, 7, 8, as these buildings were in the best condition and were most suited to adaptive reuse. As part of this option, the new buildings were proposed in the centre of the site, and to the east corner.

TZG met with Council on 7<sup>th</sup> August, 2014 to discuss this scheme. Council voiced some concerns with regard to the density in the centre of the site, and one of the proposed buildings to Edith St.

*December 2014*

TZG subsequently reduced the height of the buildings in question to alleviate the Council's concerns. This has resulted in a more sympathetic relationship between the height of the new buildings and those in the surrounding area.

*February 2015*

TZG met with Council again on 6<sup>th</sup> February 2015 to present the revised scheme. Council were generally in favour of the revised approach and provided their support for the proposal.

*May 2015*

TZG presented the scheme to a Design Review Panel 19<sup>th</sup> May 2015 in order to receive third-party, independent feedback. The scheme was generally well received with a few minor comments regarding apartment amenity, overshadowing and vehicle access. These comments have been addressed in the current proposal.

The final proposal is the result of much design development and is considered appropriate for the site in heritage terms.

## Demolition

- *Have all options for retention and adaptive reuse been explored?*  
Many options have been explored in the design process, ranging from total demolition to retention of the buildings that are best suited to adaptive reuse. The current scheme balances the selective demolition of buildings of lesser heritage value, that are not suitable for adaptive reuse, with the retention and adaptive reuse of the more substantial buildings, complemented by new construction.
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*  
Substantial existing buildings that contribute to the industrial character of the site are retained by the proposal, with new development limited to the centre of the site and the currently vacant eastern corner. The proposal includes the interpretation, salvage and reuse of industrial artefacts, such as the fire bell, fire doors and gantry and materials, such as bricks in the landscaping.
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*  
The buildings proposed to be demolished are not listed as heritage items, not located in a conservation area and considered to be of little heritage significance.

Partial demolition is required to insert new circulation cores to achieve compliance. This work should be carried out as soon as possible to ensure the continued use of these buildings and their conservation for future generations.

- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If no, why not?*  
The advice of a heritage consultant has been sought and implemented.

## Change of Use

- *Has the advice of a heritage consultant or a structural engineer been consulted? Has the advice been implemented? If not, why not?*  
The site is currently zoned as Light Industrial IN2 and Residential R2. The proposal changes the zoning to Mixed Use B4.

A heritage consultant, structural engineer and planner have been consulted with regard to the adaptive reuse of the existing buildings and rezoning for the site. Council have also been consulted with regard to the proposed change of use and have indicated their support for the proposal.

- *Does the existing use contribute to the significance of the heritage item?*  
The use of parts of the site as the Taubmans paint factory from 1902-1965 contributes to the heritage values of the place. Currently, there are many different uses on the site, which include a range of light industrial and commercial uses. Many of these uses will remain, as part of the proposal, providing a link to the past uses of the site. Interpretation will further assist the public in understanding this history.

- *Why does the use need to be changed?*  
Some of the light industrial uses of the buildings on site are being retained, however to support the viability of the overall proposal, it is vital that there is a mix of uses on the site, including commercial, community uses and residential.
- *What changes to the fabric are required as a result of the change of use?*  
The existing buildings will require upgrades with regard to access and egress as well as services. This is to ensure compliance with current codes, to maintain the appropriate level of safety for its users and will ensure their longevity.
- *What changes to the site are required as a result of the change of use?*  
Changes required as a result of the change of use include alterations and additions to the existing buildings, excavation for basement parking, landscaping and construction of new apartment buildings. Pedestrian through site links are also proposed to create more permeability through the site.

### **Additions**

- *How is the impact of the addition on the heritage significance of the item to be minimised?*  
The additions to existing buildings will be distinctly contemporary, yet respectful. The new lift core and stair to Building 6 will be positioned to have minimal impact on the original building fabric and the addition to Building 8 has been designed to match the proportions and footprint of the existing structure to minimise its impact.

New development is restricted to the centre of the site and to the currently vacant eastern corner, ensuring the primacy of the original buildings in terms of streetscape presentation.

- *Can the additional area be located within an existing structure? If no, why not?*  
It is not possible to locate the additional area required within the existing structure.
- *Will the additions tend to visually dominate the heritage item?*  
The additions will complement and enhance the existing buildings, rather than dominate them.
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*  
There are no known potentially significant archaeological deposits on site. An archaeologist will be engaged to provide a watching brief throughout construction.
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*  
The additions are distinctly contemporary, yet, sympathetic to the existing buildings in form, material palette and industrial aesthetic.

### **Repainting**

- *Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?*  
Original colour schemes will be investigated and a sympathetic colour scheme devised for painted elements of the original buildings including window and door frames.
- *Will the repainting effect the conservation of the fabric of the heritage item?*  
Repainting will prolong the life of the building fabric.

### Reroofing/recladding

- *Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?*

All of the existing buildings on site have recently been reroofed in metal.

- *Is a previous material being reinstated?*

It is assumed that the original roofs were galvanised iron. The new roofing material is zincalume which is the modern equivalent for industrial buildings.

- *Will the recladding affect the conservation of the fabric of the heritage item?*

Reroofing has ensured that all of the buildings are watertight, ensuring the continued conservation of the building fabric.

- *Are all the details in keeping with the heritage significance of the item? (eg guttering, cladding profiles).*

Where repairs to the existing fabric are carried out they will match as closely as possible the detail of the original work. There will, however, be a visual distinction between the old and the new. Whilst being sympathetic and respectful to the old material, the detail of the new work will be distinguishable from the old to permit further interpretation.

- *Has the advice of a heritage consultant or a skilled tradesperson been sought?*

The advice of a heritage consultant has been sought and skilled tradespersons used to carry out maintenance works to date.

### New Services

- *How has the impact of the new services on the heritage significance of the item been minimised?*  
The impact of new services has been minimised by running them in concealed spaces such as ceilings, roofs and floors wherever possible. Where new services are exposed they will be run in a co-ordinated neat manner to minimise their impact on original building fabric.

- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*

Most of the services in the existing buildings have been upgraded in recent years. Some items of heritage interest remain such as the large fire bell on the rear of Building 2, fire doors and the gantries will be salvaged and reused in the new development, supplemented by interpretation.

- *Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?*

The advice of a heritage consultant has been sought and implemented.

- *Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?*

There are no known archaeological deposits on site affected by new services, however, an archaeologist will be engaged with a watching brief for the duration of construction.

## Fire Upgrading

- How has the impact of the fire upgrading on the heritage significance of the item been minimised?*

From a fire safety perspective a 'building by building' approach is proposed to address the BCA dts variations in relation to BCA Sections C, D and E. However, a site wide strategy is proposed in relation to fire brigade access, fire hydrant coverage and fire safety provisions in the carpark. The impact of fire upgrading has been minimised by engaging a fire engineer to prepare a fire engineering brief and fire engineering report. This work will be carried out in the next phase of the project and will aim to minimise the impact of fire upgrading on original building fabric.
- Are any of the existing services of heritage significance? Are they affected by the new work?*

The large fire bell to the rear of Building 2 is not operational, however, is of heritage interest. The bell will be salvaged and repositioned during construction.
- Has the advice of a conservation consultant been sought? Has their advice been implemented?*

The advice of a conservation consultant has been sought and implemented.
- Are any known or potential archaeological deposits, (underground or under floor), affected by the proposed new services?*

There are no known archaeological deposits on site affected by the fire upgrading, however, an archaeologist will be engaged with a watching brief for the duration of construction.
- Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?*

The advice of Lote Consulting has been sought to assist with alternate solutions that minimise the impact of fire upgrading on the buildings.

## New landscape works and features

- How has the impact of the new work on the heritage significance of the existing landscape been minimised?*

The proposal includes hard landscaping adjacent original buildings, reminiscent of the industrial landscape and soft landscaping in the form of a pocket park, central lawn and tree lined urban boulevard. The soft landscaping will soften the impact of the new buildings proposed on the site and create much needed green space for the area.
- Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*

The site has had an industrial past, with hard landscaping adjacent buildings and little soft landscaping. No evidence of previous landscape work was found whilst researching the history of the site.
- Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*

No, however, the landscape design has been prepared by JMD who are experienced landscape architects with an interest in history and interpretation.

- *Are any known or potential archaeological deposits affected by the landscape works? If so what alternatives have been considered?*  
There are no known archaeological deposits on site affected by the landscape works, however, an archaeologist will be engaged with a watching brief for the duration of construction.
- *How does the work impact on views to and from, adjacent heritage items?*  
The landscaping will improve the overall presentation of the site.

### **New signage**

New signage will be the subject of a separate DA.

## **8.0 CONCLUSION**

75 Mary Street site does not meet the criterion for listing as an item of local significance despite the size of the site, the number of extant buildings dating from the 1920s to 1940s and the overall industrial character. This is due to the extent of changes that have been made to the building fabric, which have resulted in a loss of integrity and hence significance.

The proposed redevelopment of Precinct 75 Mary Street will create a vibrant new commercial, residential and community hub for St Peters whilst retaining a tangible link to the former industrial use of the site for future generations. This will be reinforced in the development through the salvage and reuse of industrial artefacts and materials and interpretation.

Selective demolition has been carefully considered and restricted to buildings of lesser heritage value, not suitable for adaptive reuse. Contemporary additions will complement the original buildings in terms of form, materials and detailing. New buildings are restricted to the centre and the eastern corner of the site, allowing the more robust original buildings to take precedence in the streetscape.

The proposal will have minimal impact on the heritage values of the site and surrounding area and is supported and recommended for approval.

## 9.0 REFERENCES

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