

ATTACHMENT D

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**HERITAGE INVENTORY SHEET FOR 1-3
ROSEBERY AVENUE**

City of Sydney Heritage Database

SHI Number

2420260

Heritage Inventory Report

Study Number

5.12

Item Name: **Former "Moffat-Virtue" warehouse and office buil**Location: **1-3 Rosebery Avenue, Rosebery**

Address: 1-3 Rosebery Avenue

Planning: Sydney South

Suburb / Nearest Town: Rosebery 2018

Historic Region: Sydney

Local Govt Area: Sydney

Parish:

State: NSW

County:

Address: 45-55 Epsom Road

Planning: Sydney South

Suburb / Nearest Town: Rosebery 2018

Historic Region: Sydney

Local Govt Area: Sydney

Parish:

State: NSW

County:

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Manufacturing and Pr Category: Industrial Office/Admin

Owner: Private - Corporate

Admin Codes:

Code 2:

Code 3: South Sydney

Current Use: Offices

Former Uses: Office and warehouse

Assessed Significance: **Local**Endorsed Significance: **Local**

Statement of Significance: The office and warehouse building was constructed for engineering and machinery merchant Moffat-Virtue Ltd in 1943. Its ownership was transferred to National Springs Pty Ltd in the 1960's. The purpose built 1943 office building and factory floor at 45-55 Epsom Road, Rosebery has aesthetic and architectural significance as a competent example of an Interwar Functionalist industrial / commercial building in Sydney. The building demonstrates the key elements of this style. The sympathetically designed additions to the east and west of the original office building have group value and exhibit streetscape presence including the landscaping and circular driveway extending under the port-cochere at the main entrance.

Historical Notes or Provenance: The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

With European Occupation of the Sydney region from 1788, the Cadigal and Wangal people were largely decimated but there are descendants still living in Sydney today.

The land in the area was first granted to William Hutchinson in 1823 but it was not until 1912

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that the Town Planning Company of Australia purchased 273 Acres of the Waterloo Estate for 24 000 pounds and large scale subdivision of the area took place. The main force behind the subdivision was Richard Stanton who had earlier success with the garden suburb of Haberfield. The varying size of the allotments reflected their intended usage. The larger lots were in the northern part of the subdivision where the industrial buildings were constructed. The northern industrial areas were slow to develop with little development prior to 1924.

The building was originally owned and occupied by Moffat-Virtue and was designed by prominent architects Esmond B Wilshire and Hodges and built by Concrete Constructions in 1943.

While the planning is such that office and workshop are linked together for ease of operation and supervision, each possess its own identity which is expressed in the elevational treatment. All the latest advances in regard to welfare facilities and amenities such as canteen, change house for both sexes etc, are incorporated and the new structure is a credit alike to designers, builders and owners.

Moffat-Virtue was established in 1908, having originated as the Moffat-Virtue Sheep Shearing Machin Co. a joint venture between mining entrepreneur John Moffat (1841 - 1918) and mechanical engineer, William Vittue (1863 - 1926). The engineering and machinery merchant company continued to operate long after the death of its founders and was taken over by Fire Fighting Enterprises Ltd in 1966.

By the 1950s an eastern extension to the office block had already been constructed along with extensions to both the north and south on the western side of the factory.

In 1965 ownership of the subject site was transferred from Moffat-Virtue Pty Ltd and Prestwick-Virtue Pty Ltd to National Springs Pty Ltd. In the same year National Springs Pty Ltd submitted an application to alter the premises for the purpose of manufacturing springs and related metal / wire products. This was estimated to have a construction cost of 10,000 pounds.

Plans submitted as part of BA 22566/65 show the modifications included:

- construction of a new vehicle entrance from Rosebery Avenue to access a new loading dock at the rear of the powerhouse
- modification to the steel trusses of the roof structure
- relocation of some of the roof support columns
- partial removal of the rear wall
- reconfiguration of the internal spaces on both floors of the office building.

Themes:	National Theme	State Theme	Local Theme
	3. Economy	Industry	(none)
	5. Working	Labour	(none)

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Physical Description: Two storey, free standing office and building with projecting semi-circular canopy on circular columns (porte cochere) and a parapet roof above a face brick façade. Glass block and tiled vertically proportioned elements in the stairwell tower. Projecting concrete slabs cover openings in horizontal bands. The building exhibits an Interwar Functionalist style. The front landscaped setback, circular drive and porte-cochere contribute to the site's heritage significance as does the factory floor associated with the original building which adds value to the interpretive qualities of the site.

Physical Condition: The building is well maintained and is generally in tact. Later additions are sympathetic and generally in keeping with the original 1943 building and factory floor. Upgrades to the interiors have taken place over time to accommodate new uses. Original façade and foyer has been retained with sympathetic additions to the sides and to the rear. There is also a single storey facebrick east wing extension as well as a west wing, both of which are in keeping with the character of the original building.

Modification Dates:

Recommended Management: The original 1943 office and warehouse building and the 1950's additions to the front elevation should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principle internal layout and planning configuration and the staircase and stairwell should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance and shall be in accordance with the relevant planning controls.

Potential adaptive reuse of the building should be fully investigated and explored. A degree of flexibility can be applied to the curtilage at the rear as the factory component of the building was not designed to be the public 'face' for the building. New building work should be set back from the parapet of the 1950's western addition. The saw-toothed profile, visible from Spring Street, should be retained.

Management:

Further Comments: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development

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applications.

- Criteria a)** The former Moffat-Virtue office and warehouse building at 45-55 Epsom Road, Rosebery, demonstrates the industrial/commercial development that occurred in Rosebery. The expansion of the Moffat-Virtue company is reflected in its rapid growth during the 1950's and expressed by changes to the original 1943 building. The phases of development are identifiable and documented in the approvals for building work to the Council. The original building and its additions continue to exhibit the industrial characteristics of its architectural style and provide a context to demonstrate this phase of development.
- Criteria b)** The association of the subject site with the longstanding owners Moffat-Virtue Ltd and National Springs Pty Ltd is illustrated not only by the original 1943 office and warehouse building but also by its 1950's additions. These took place before the transfer of ownership from Moffat-Virtue and Prestwick Virtue to National Springs Pty Ltd and illustrate the Company's long term vision for its growth. The additions to the east and west of the original office building were designed to be complimentary and continue to have group value. Extensions to the factory floor were also executed and integrated sympathetically with the original grid and saw-tooth roof form but demonstrate low interpretive value. The area no longer has the proliferation of industrial buildings it did in the mid to late twentieth century.
- Criteria c)** The office and warehouse building has aesthetic significance as an Interwar Functionist style building. It is a good example of its era as expressed in Sydney. This architectural style originated in Europe. The later additions to the administration building were not designed to be distinctive in their own right but to integrate successfully with its host. The main office building and the group as represented by its later additions reflect many of the key elements of the architectural style in which they were built. This gives them group value architecturally and streetscape presence.
- Criteria d)** No strong or special association between the subject site and any community or cultural groups has been identified in any of the research carried out relating to this building.
- Criteria e)** The building and its additions are a representative example of their era. The continuing pressure for development means there are now fewer local numbers in existence. The building group is important because it demonstrates the contribution of this typology to the development of Rosebery. It has the potential to provide a deeper understanding of the industrial zones that existed and to provide a focus on the detail of its fabric.
- Criteria f)** N/A
- Criteria g)** The former Moffat-Virtue office building is a good example an Interwar Functionalist building in Sydney that is associated with manufacturing. It represents the way in which this style of architecture was expressed in Sydney. Comparatively, on an international level, the building may be a modest example of its type but its context within Sydney's means that it has high significance,

Integrity / Intactness: Externally and main foyer/stairwell intact.

References:	Author	Title	Year
	Anita Heiss	Aboriginal People and Place, Barani: Indigenous History of Sydney City	

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Graham Brooks and Associates P/L Preliminary Heritage Assessment 1997

Studies:	Author	Title	Number	Year
	Tropman & Tropman Architects	South Sydney Heritage Study	5.12	1993
	Graham Brooks & Associates	1-3 Rosebery Avenue, Rosebery		2011

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	D		DP	401964
	LOT	C		DP	401964

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:	Name:	Title:	Number:	Date:
	Local Environmental Plan	Sydney LEP 2012	11379	14/12/2012
	Royal Australian Institute of Architects register		4700852	

Map Key:

Map Layer / Listings:

Zoning / Illustrations:

References/Books:

Articles:

Other Sources:

Data Entry:	Date First Entered: 02/02/2001	Date Updated: 12/04/2013	Status: Completed
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Location: **1-3 Rosebery Avenue, Rosebery**

Image:



Caption: Rear elevation from Rosebery Avenue

Copyright:

Image by:

Image Date: 25/01/2013

Image Number:

Image Path:

Image File: 2420260.a.JPG

Thumb Nail Path:

Thumb Nail File:

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Location: **1-3 Rosebery Avenue, Rosebery**

Image:



Caption: Side view from Rosebery Avenue

Copyright:

Image by:

Image Date: 25/01/2013

Image Number:

Image Path:

Image File: 2420260.b.JPG

Thumb Nail Path:

Thumb Nail File:

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Item Name: **Former "Moffat-Virtue" warehouse and office buil**

Location: **1-3 Rosebery Avenue, Rosebery**

Image:



Caption: Eastern Elevation on the corner of Rosebery Avenue and Epsom Road

Copyright:

Image by:

Image Date: 25/01/2013

Image Number:

Image Path:

Image File: 2420260.c.JPG

Thumb Nail Path:

Thumb Nail File:

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Item Name: **Former "Moffat-Virtue" warehouse and office buil**

Location: **1-3 Rosebery Avenue, Rosebery**

Image:



Caption: Epsom Road elevation

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: Epsom Road Elevation.jpg

Thumb Nail Path:

Thumb Nail File:

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Location: **1-3 Rosebery Avenue, Rosebery**

Image:



Caption: Rosebery Avenue elevation

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: Rosebery Avenue Elevation 1.jpg

Thumb Nail Path:

Thumb Nail File:

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Image:



Caption: Rosebery Avenue elevation

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: Rosebery Avenue Elevation 2.jpg

Thumb Nail Path:

Thumb Nail File:

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Item Name: **Former "Moffat-Virtue" warehouse and office buil**

Location: **1-3 Rosebery Avenue, Rosebery**

Image:



Caption: Spring Street Elevation looking towards Epsom Road

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: Spring Street Elevation.jpg

Thumb Nail Path:

Thumb Nail File:

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Item Name: **Former "Moffat-Virtue" warehouse and office buil**Location: **1-3 Rosebery Avenue, Rosebery**

Image:



Caption: 1943 Aerial

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 1943 Aerial.jpg

Thumb Nail Path:

Thumb Nail File:

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Item Name: Former "Moffat-Virtue" warehouse and office buil**Location: 1-3 Rosebery Avenue, Rosebery**

Image:



Caption: 1975 Aerial

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 1975 Aerial.jpg

Thumb Nail Path:

Thumb Nail File:

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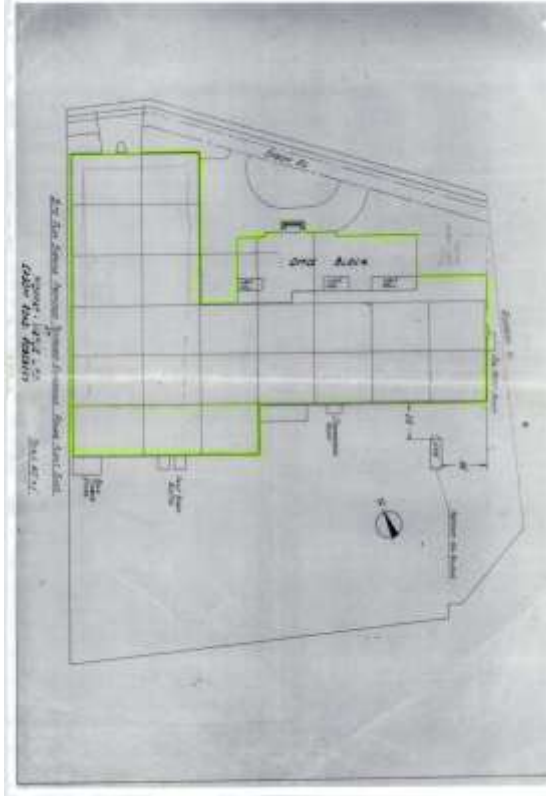
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Item Name: **Former "Moffat-Virtue" warehouse and office buil**Location: **1-3 Rosebery Avenue, Rosebery**

Image:



Caption: Plan showing 1950's additions

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: Plan showing 1950's additions.jpg

Thumb Nail Path:

Thumb Nail File:

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