

**ATTACHMENT A**

**PLANNING PROPOSAL: AMENDMENT TO  
THE SYDNEY LOCAL ENVIRONMENTAL  
PLAN 2012 – HERITAGE LISTING OF  
119-127 KIPPAX STREET, SURRY HILLS**



# Planning Proposal

Heritage Listing of 119-127 Kippax Street, Surry Hills

January 2014

Sydney 2030 Green/Global/Connected

# ATTACHMENT A

## Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to *Sydney Local Environmental Plan 2012* (Sydney LEP 2012). The amendment will identify the warehouse building at 119-127 Kippax Street, Surry Hills as a heritage item.

The proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and the relevant Department of Planning Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

## Background

119-127 Kippax Street, Surry Hills is located on the southern side of Kippax Street, with its eastern site boundary along Lacey Street (see Figure 1). It has an approximate site area of 1549m<sup>2</sup> and is identified as Lot 11 DP 582591. The site is not currently listed as a heritage item in Sydney LEP 2012, nor is it within a heritage conservation area. The site is occupied by a Federation warehouse Building.



Figure 1: Aerial Photograph showing 119-127 Kippax Street, Surry Hills





**Figure 2: Photograph of Federation warehouse building at 119-127 Kippax Street, Surry Hills**

In July 2013, the City of Sydney engaged City Plan Heritage Pty Ltd to undertake the Industrial and Warehouse Buildings Heritage Study. The purpose of the study was to identify potential items for heritage listing. The Study involved the surveying and researching of potential items and providing data forms to accompany its potential listing. The study is currently being finalised.

In November 2013, Council officers held discussions with a number of interested parties about potential redevelopment options for the site as the site was for sale. Council officers considered the building was worthy of potential listing as the building appeared intact. This was also a view shared by Council's Heritage Specialist. Separately, the building was already identified by City Plan Heritage Pty Ltd as a potential item, through the Industrial and Warehouse Buildings Heritage Study.

As the advertising material for the sale of the building indicate that it was a potential redevelopment site, it was considered necessary to progress an assessment of the potential for the listing the building as a heritage item.

In December 2013, the City of Sydney engaged TKD Architects Pty Ltd to undertake a thorough heritage assessment of the building and advise whether it has sufficient heritage significance to warrant a heritage listing. The report concludes the Federation warehouse has sufficient heritage significance to warrant retention and listing. See Appendix A.

## Part 1 – Objectives or Intended Outcomes

The Objectives or intended outcome of the planning proposal is to protect the heritage significance of the Federation warehouse at 119-127 Kippax Street.

## Part 2 – Explanation of the Provisions

To achieve the intended outcomes, the Planning Proposal seeks to amend the Sydney LEP 2012 Heritage Schedule to include the Federation warehouse at 119-127 Kippax Street (Lot 11 DP 582591) as a heritage item of local significance.

The following words will be inserted into Schedule 5 of Sydney LEP 2012, under Part 1, Heritage Items:

Surry Hills	Former Ford Sherington Trunk Factory including interior	119-127 Kippax Street	Lot 11 DP 582591	Local	I1563A
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## Part 3 – Justification

This section of the planning proposal provides the rationale for the amendment to Sydney LEP 2012 and responds to questions set out in the document entitled *A guide to preparing planning proposals*, published by the Department of Planning and Infrastructure in October 2012.

### Section A – Need for the planning proposal

#### **Is the planning proposal a result of any strategic study or report?**

Yes. The planning proposal arises from identification of the Federation warehouse at 119-127 Kippax Street as a potential heritage item in the draft Industrial and Warehouse Buildings Heritage Study prepared by City Plan Heritage Pty Ltd.

In addition, a Heritage Assessment Report prepared by TKD Architects Pty Ltd also found the building has sufficient heritage significance to warrant retention and listing as an item of local heritage significance..

The building is amongst the earlier 20<sup>th</sup> Century industrial buildings in Surry Hills and provides evidence of the major incursion of industry into the suburb. It is associated with the firm of Ford Sherington, a major national manufacturer of luggage and other items, which commissioned its construction and occupied it from around 1913 to the mid 1960s. The original section was designed by the well-known architectural firm Roberston and Marks and extended to the design of prominent architect Gordon Keesing. 119-127 Kippax Street is an important contribution to the streetscape and is part of the group of Surry Hills' Federation era warehouse buildings, which contribute to the locality's distinctive character.

#### **Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. Appropriate heritage protection for the Federation warehouse may only be achieved via its identification as a heritage item in an environmental planning instrument.

### Section B – Relationship to strategic planning framework

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**Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?**

In March 2013 the NSW Government published the draft *Metropolitan Strategy for Sydney to 2031*. Once adopted, it will replace the *Metropolitan Plan for Sydney 2036*. The draft *Sydney City Subregional Strategy* is also applicable. In assessing the consistency of this Planning Proposal with metropolitan-wide objectives, both the adopted and new draft strategies have been considered, as shown in the following tables.

**Table 1** - Consistency with Metropolitan Plan for Sydney 2036

Consistency with Metropolitan Plan for Sydney 2036	
Action	Consistency
<b>B3.3:</b> Provide for the protection and adaptive reuse of heritage items in centres undergoing urban renewal	The Planning Proposal is to provide protection of a building with heritage significance.

**Table 2** - Consistency with draft Metropolitan Plan for Sydney to 2031

Consistency with draft Metropolitan Plan for Sydney to 2031	
Objective	Consistency
<b>2:</b> Strengthen and grow Sydney's centres	The Planning Proposal will not inhibit the delivery of, or the priorities identified for Global Sydney, of which it forms part.
<b>8:</b> Create socially inclusive places that promote social, cultural and recreational opportunities	The listing of the Federation warehouse building is consistent with promoting Sydney's heritage.

**Table 3** - Consistency with Sydney City Draft Subregional Strategy

Consistency with Sydney City Draft Subregional Strategy	
Strategy E: Environment, Heritage and Resources	
Directions	Consistency
E6: Conserve Sydney's Cultural Heritage	The Planning Proposal identifies an item of heritage significance that was undertaken as part of a review and update of existing items in a heritage study.

**Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

The City's *Sustainable Sydney 2030* Strategic Plan is the vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as targets against which to measure progress.

The Planning Proposal identifies the Federation warehouse as a heritage item, allowing the building to be retained and help in understanding the history of development in Surry Hills and in particular the former industrial use.

As such, the Planning Proposal is consistent with *Sustainable Sydney 2030*, particularly Strategic Direction 7 – A Cultural and Creative City.

**Is the planning proposal consistent with applicable state environmental planning policies?**

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 4. Those SEPPs which have been repealed or were not finalised are not included in this table.

Table 5 shows the consistency of the Planning Proposal with former Regional Environmental Plans (REPs) for the Sydney Regions, which are deemed to have the weight of SEPPs.

**Table 4** - Consistency with State Environmental Planning Policies (SEPPs)

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State Environmental Planning Policy (SEPP)	Comment
SEPP No 1—Development Standards	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 6—Number of Storeys in a Building	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 14—Coastal Wetlands	Not applicable.
SEPP No 15—Rural Landsharing Communities	Not applicable.
SEPP No 19—Bushland in Urban Areas	Not applicable.
SEPP No 21—Caravan Parks	Not applicable.
SEPP No 22—Shops and Commercial Premises	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 26—Littoral Rainforests	Not applicable.
SEPP No 29—Western Sydney Recreation Area	Not applicable.
SEPP No 30—Intensive Agriculture	Not applicable.
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)	Not applicable.
SEPP No 33—Hazardous and Offensive Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 36—Manufactured Home Estates	Not applicable.
SEPP No 39—Spit Island Bird Habitat	Not applicable.
SEPP No 44—Koala Habitat Protection	Not applicable.
SEPP No 47—Moore Park Showground	Not applicable.
SEPP No 50—Canal Estate Development	Not applicable.
SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.
SEPP No 55—Remediation of Land	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 59—Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP No 60—Exempt and Complying Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 62—Sustainable Aquaculture	Not applicable.
SEPP No 64—Advertising and Signage	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 65—Design Quality of Residential Flat Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 70—Affordable Housing (Revised Schemes)	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 71—Coastal Protection	Not applicable.
SEPP No. 74 – Newcastle Port and Employment Lands	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Major Development) 2005	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Sydney Region Growth Centres) 2006	Not applicable.
SEPP (Infrastructure) 2007	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.

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State Environmental Planning Policy (SEPP)	Comment
SEPP (Temporary Structures) 2007	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
SEPP (Affordable Rental Housing) 2009	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Development on Kurnell Peninsula) 2005	Not applicable.
SEPP (Urban Renewal) 2010	Not applicable.
SEPP (Sydney Drinking Water Catchment) 2011	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (State and Regional Development) 2011	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.

**Table 5** - Consistency with former Sydney Regional Environmental Plans (REPs) now deemed SEPPs.

Regional Environmental Plan (REPs)	Comment
Sydney REP No 9—Extractive Industry (No 2—1995)	Not applicable.
Sydney REP No 20—Hawkesbury- Nepean River (No 2—1997)	Not applicable.
Sydney REP No 24—Homebush Bay Area	Not applicable.
Sydney REP No 28—Parramatta	Not applicable.
Sydney REP No 30—St Marys	Not applicable.
Sydney REP No 33—Cooks Cove	Not applicable.
Sydney REP (Sydney Harbour Catchment) 2005	Consistent - The Planning Proposal will not contradict or hinder application of this REP.

## **Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The Planning Proposal has been assessed against each Section 117 Direction. The consistency of the Planning Proposal with these directions is shown in Table 6 below.

**Table 6** - Consistency with applicable Ministerial Directions under Section 117

No.	Title	Comment
<b>1. Employment and Resources</b>		
1.1	Business and Industrial Zones	Not applicable
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable
<b>2. Environment and Heritage</b>		
2.1	Environment Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Consistent.  The intended outcome of the planning proposal is to protect the heritage significance of the Federation warehouse at 119-127 Kippax Street, Surry Hills.
2.4	Recreation Vehicle Areas	Not applicable
<b>3. Housing Infrastructure and Urban Development</b>		
3.1	Residential Zones	Not applicable
3.2	Caravan Parks and Manufactured Home	Not applicable

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	Estates	
3.3	Home Occupations	Consistent.  The Planning Proposal does not contradict or hinder application of the home occupation provisions of Sydney LEP 2012.
3.4	Integrating Land Use and Transport	Consistent.  The planning proposal does not contradict or hinder achievement of the aims, objectives and principles of Improving Transport Choice – <i>Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable
<b>4. Hazard and Risk</b>		
4.1	Acid Sulfate Soils	Consistent.  The Planning Proposal does not contradict or hinder application of acid sulphate soils provisions in Sydney LEP 2012.
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Consistent.  The Planning Proposal does not contradict or hinder application of flood prone land provisions in Sydney LEP 2012.
4.4	Planning for Bushfire Protection	Not applicable
<b>5. Regional Planning</b>		
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.8	Second Sydney Airport, Badgerys Creek	Not applicable
<b>6. Local Plan Making</b>		
6.1	Approval and Referral Requirements	Consistent.  The Planning Proposal does not include any concurrence, consultation or referral provisions nor does it identify any development as designated development.
6.2	Reserving Land for Public Purposes	Consistent.  The Planning Proposal will not affect any land reserved for public purposes.
6.3	Site Specific Provisions	Not applicable
<b>7. Metropolitan Planning</b>		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Consistent.  The Planning Proposal does not contradict or hinder achievement of the vision, policies, outcomes or actions of the <i>Metropolitan Plan for Sydney 2036</i> .

## Section C – Environmental, social and economic impact

**Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

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The Planning Proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats.

**Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

No - it is unlikely that the proposed amendments to SLEP 2012 will result in development creating any environmental effects that cannot readily be controlled.

**How has the planning proposal adequately addressed any social and economic effects?**

Identification of the Federation warehouse at 119-127 Kippax Street, Surry Hills as a heritage item offers social benefits by facilitating the conservation of an item that has significance for the local community.

## **Section D: State and Commonwealth interests**

**Is there adequate public infrastructure for the planning proposal?**

Yes. There is no change in the permissible use or planning controls for the site. The land to be identified as a heritage item is well located in relation to existing public transport infrastructure, utility services, roads and essential services.

**What are the views of State and Commonwealth public authorities consulted in the gateway determination?**

None. It is not considered necessary to consult with other public authorities as the Planning Proposal relates to the listing of a heritage item that is of local significance.

## **Part 4 – Mapping**

This Planning Proposal seeks to amend the Heritage Schedule and Map to identify 119-127 Kippax Street as a heritage item in *Sydney Local Environmental Plan 2012* in accordance with the map on the following page.



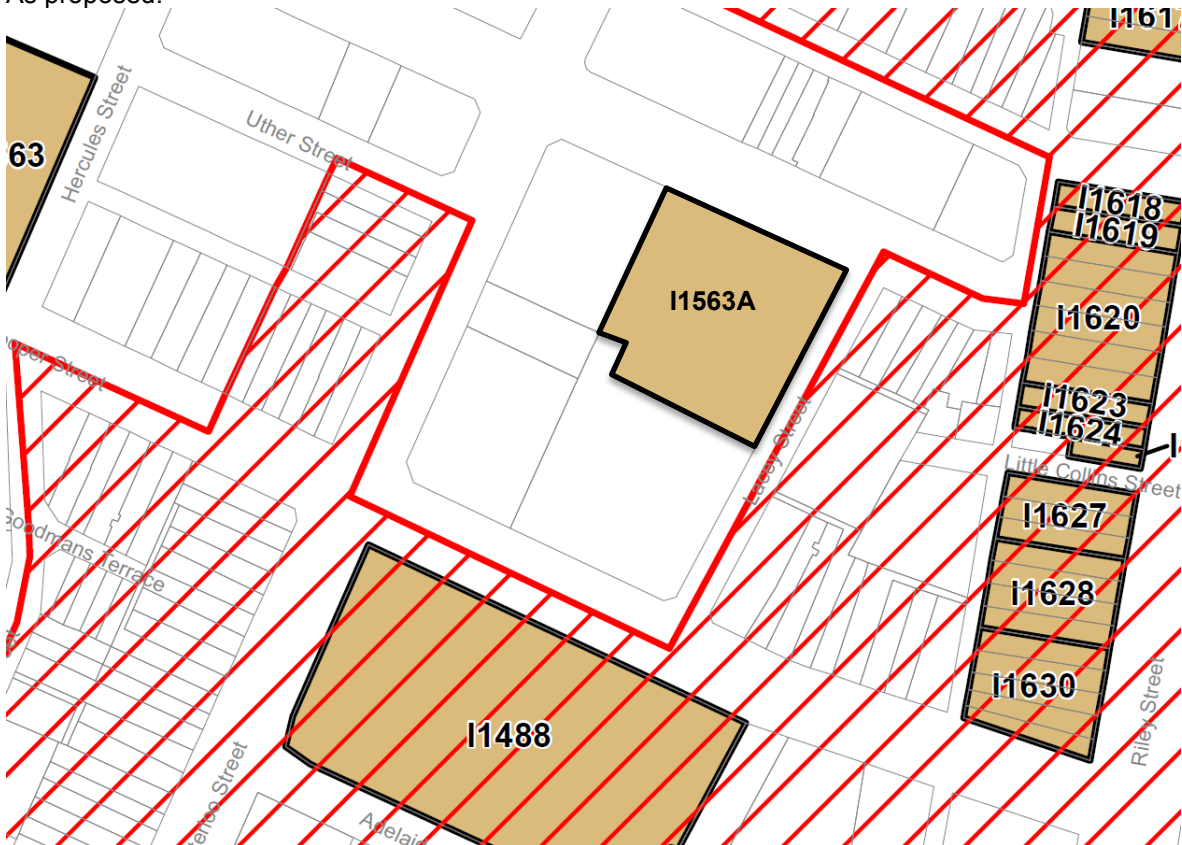
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Map 1: Heritage Map – Sheet HER\_017

As existing:



As proposed:



## Part 5 – Community Consultation

### Public Exhibition

This Planning Proposal is to be exhibited in accordance with the Gateway Determination once issued by the Minister for Planning and Infrastructure. It is anticipated the Gateway Determination will require a public exhibition for a period of not less than 14 days in accordance with section 4.5 of *A Guide to preparing Local Environmental Plans*.

Notification of the public exhibition will be via:

- the City of Sydney website; and
- in newspapers that circulate widely in the area; and
- letters to landowner and occupiers.

Information relating to the Planning Proposal will be on display at the following City of Sydney customer service centre:

- CBD – Level 3, Town Hall House, 456 Kent Street, Sydney NSW 2000

## PART 6 – PROJECT TIMELINE

The anticipated timeframe for the completion of the planning proposal is as follows:

<b>Action</b>	<b>Anticipated Date</b>
Commencement / Gateway determination	30 April 2014
Pre-exhibition government agency consultation	7 May – 28 May
Public Exhibition	14 May – 28 May
Consideration of submissions	28 May – 4 June
Post exhibition consideration of proposal	24 July 2014 (CSPC) 28 July 2014 (Council)
Draft and finalise LEP	28 July – 8 September 2014
LEP made (if delegated)	12 September 2014
Plan forwarded to DoPI for notification	15 September 2014

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**Appendix 1** – Heritage Assessment Report for 119-127 Kippax Street, Surry Hills prepared by TKD Architects Pty Ltd

**Appendix 2** – Heritage Inventory Sheet for 119-127 Kippax Street, Surry Hills prepared by TKD Architects Pty Ltd

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**119-127 Kippax Street  
Surry Hills**

Heritage Assessment Report



Prepared for  
City of Sydney

January 2014 • Issue B  
Project number 13 1311

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Appendix A: 1912 Building Application Drawings

Appendix B: 1920 Building Application Drawings

Appendix C: 1923 Building Application Drawings

Appendix D: 1971 Building Application Drawings

Issue	Date	Purpose	Written	Approved
P1	20 December 2013	Preliminary draft	RL	
P2	10 January 2014	Revised draft	RL/CMJ	
A	13 January 2014	Final issue	RL/CMJ	CMJ
B	21 January 2014	Revised final issue	RL/CMJ	CMJ
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## **1 INTRODUCTION**

### **1.1 Background and purpose of the report**

This Heritage Assessment Report has been prepared on behalf of the City of Sydney. It has been prepared to determine if the building at 119-127 Kippax Street, Surry Hills, has sufficient heritage significance to warrant inclusion in Schedule 5 of Sydney Local Environmental Plan 2012. 119-127 Kippax Street is not presently listed as heritage items by the City of Sydney.

### **1.2 Methodology and terminology**

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 5<sup>th</sup> edition 2000 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below. The methodology of these documents is combined with the NSW Heritage Council's heritage criteria to formulate an assessment of cultural significance (refer Section 3).

J.S. Kerr's *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

### **1.3 Limitations**

There was a limited amount of time available to prepare this report. Because of this historical research was limited. Further research is likely to uncover more information about the history of the site.

### **1.4 Author identification**

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist and Megan Jones, Practice Director of Tanner Kibble Denton Architects.

### **1.5 Site location and description**

The subject property is located on the southern side of Kippax Street, with its eastern site boundary along Lacey Street. It is identified as Lot 11 Deposited Plan 582591.





Figure 1 119-127 Kippax Street, Surry Hills.  
Source: Google maps with TKD Architects overlay, 2013.



## 1.6 Acknowledgments

The authors gratefully acknowledge the assistance of the following in the preparation of this Heritage Assessment Report:

- Jill Farish, City of Sydney Archives.
- Karen Judd, Specialist Planner, City of Sydney



## 2 HISTORICAL BACKGROUND

### 2.1 Early site history

The site of 119-127 Kippax Street is part of 42.49 hectares granted to Joseph Foveaux on 2 December 1793. It was acquired by Ford Sherington Ltd in 1911 and consisted of a number of individual properties on separate titles.

Kippax Street was named after Alderman William Kippax. The first entries for the street in *Sand's Sydney and suburban directory* appear in the 1873 edition. Little Elizabeth Street was renamed Lacey Street in 1886.

By the middle of the 1840s most if not all of the site of 119-127 Kippax Street was in the possession of Captain Thomas Swindells, a master mariner who was involved in the whaling industry. Swindells evidently occupied at least a part of his property, as he died at the age of 52 in his Surry Hills home at the beginning of May 1851.<sup>1</sup> Swindells and his wife also sold sections of it to various parties.

11½ perches (about 291m<sup>2</sup>) ultimately bounded by Kippax and Lacey Streets was conveyed by the Swindells to Robert Gillespie in January 1851. Gillespie disposed of the property to John Wright in September 1854. Some years later John Williams and other parties who in September 1878 conveyed the property to Henry Ralfe, understood to be a respected solicitor, via a deed of partition. In due course the property came into the possession of Matilda Rawson, nee Doust, the wife of George Rawson, who applied to bring it under the provisions of the Real Property Act on 4 March 1903.<sup>2</sup>

To the immediate south along Lacey Street an allotment of 5¼ perches (about 132 m<sup>2</sup>) may have been part of the land sold to Gillespie. In any case, it too was conveyed to Henry Ralfe at the same time. The transactions that followed have not been clearly ascertained, but in June 1881 the property was assigned to A M Naylor and K Humphries and in April 1891 Rudolphus Meyer was appointed trustee. Meyer applied to bring the property under the provisions of the Real Property Act on 1 November 1909.<sup>3</sup>

Swindells and his wife sold the adjoining property on Lacey Street to builder John McQuarters in March 1845. Conveyances to the sheriff of NSW, Adolphus William Young in October 1853 and to solicitor William Billyard in November 1858 may have been mortgages – on 2 January 1857 Billyard and Young conveyed the title to the property's title to Miss Rebecca Fox, who married Alexander McLean Henderson at her Paddington home on 11 December 1860. The Hendersons, along with John McElveney, subsequently sold the property to Morton Hadden in October 1874. Hadden, who lived in Lawson from 1879 onwards, maintained a residence in Cooper Street, Surry Hills, died there in June 1905. The property was subsequently sold to Matilda Fitzgerald, wife of grocer William Fitzgerald.<sup>4</sup>

To the immediate south of the Fitzgerald block, the Swindells appear to have sold an allotment of 13¾ perches (about 348 m<sup>2</sup>) to James Bluck in January 1851. There was evidently a conveyance from John McQuarters to Bluck as well in April 1853; another series of transactions relating to the land involved the Swindells conveying property to William Hunter. Hunter's mortgage on the property was transferred to Bluck in May 1849. Whatever the circumstances, Bluck, for many years a residence of

<sup>1</sup> *Sydney Morning Herald*, 5 May 1851, p.3.

<sup>2</sup> Primary Application No. 12725.

<sup>3</sup> Primary Application No. 16251.

<sup>4</sup> Primary Application No. 17471.

Surry Hills, died in October 1876. The property was conveyed in trust to his daughter Mary Janet on 6 November 1893. She applied to bring the property under the provisions of the Real Property Act on 10 November 1897.<sup>5</sup>

Rudolphus Meyer transferred the title to his land to Ford Sherington on 5 June 1911, as did Matilda Rawson and Mary Bluck.

Ford Sherington also acquired land belonging to and occupied by widow Sarah Anne Jilks, which was situated to the west of the preceding properties. In the early 1840s this property belonged to publican Nathaniel George Watkins of Minto. He died in July 1842 and it passed to his immediate family. Watkins' daughter Emma married publican George John Jilks in January 1851 and they had two children, George and Louisa. In November 1887 the property was settled on George Jilks junior and his wife Sarah Ann. George Junior died at Newtown in August 1892, suggesting the Surry Hills property served as an investment for the couple. The title to the property was conveyed to Ford Sherington on 10 June 1911.<sup>6</sup>

William Henry Sherington, manager of Ford Sherington, applied to bring all parts of the property under the provisions of the Real Property Act on 22 September 1911.<sup>7</sup> Ford Sherington also acquired the adjoining land extending along Kippax Street to Waterloo Street. It included 119 Kippax Street.



Figure 2 The locality around Kippax Street in 1845. Albion Street is the street on the right-hand side of the image. The approximate location of the site is highlighted.

Source: City of Sydney Archives Historical Atlas of Sydney – Francis W Shields Plan of Sydney, 1845.

<sup>5</sup> Primary Application No. 10505

<sup>6</sup> Old Systems Title Book 937 No. 781.

<sup>7</sup> Primary Application No. 17471.

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119-127 Kippax Street, Surry Hills • Heritage Assessment Report

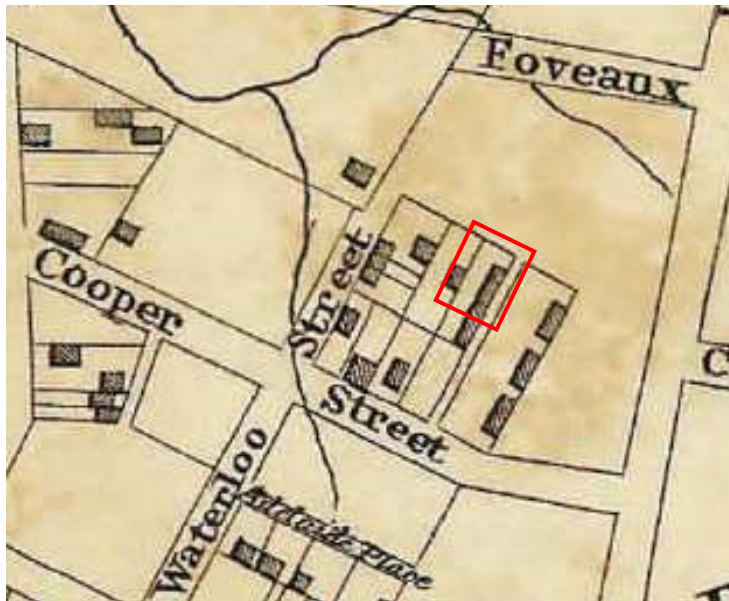


Figure 3 Development in the vicinity of the subject site (approximately located), 1854.  
Source: City of Sydney Archives Historical Atlas of Sydney – Woollcott & Clarke's Map of Sydney.



Figure 4 Development in the vicinity of the subject site circa 1865. Little Elizabeth Street was subsequently renamed Lacey Street. The approximate location of the site is highlighted.  
Source: City of Sydney Archives Historical Atlas of Sydney – Trigonometrical Survey of Sydney, Section Q1.

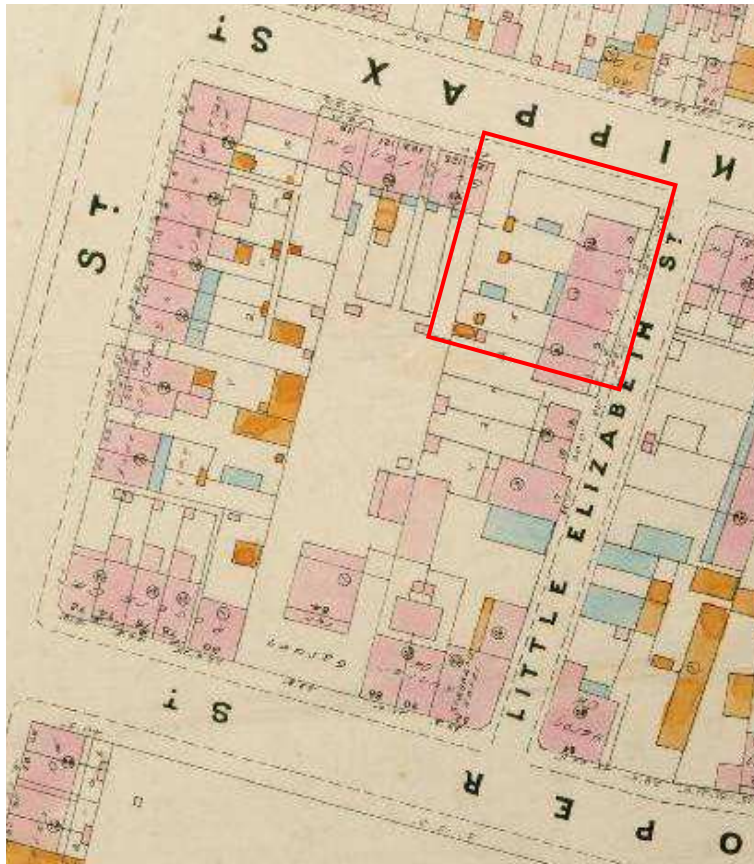


Figure 5 Development in the locality circa 1887. The approximate location of the site is highlighted.

Source: City of Sydney Archives Historical Atlas of Sydney – Rygate & West's Plans of Sydney, 1887, Sheet 37.

## 2.2 Ford Sherington Limited

Alfred Ford's steel trunk manufacturing company commenced operations during 1895 in premises located on Harris Street, Pyrmont. It also made other metal goods including baths. Ford Sherington Ltd was registered as a company during January 1911. It occupied premises at 274-280 Elizabeth Street around this time.

They engaged the prominent architectural firm Robertson & Marks<sup>8</sup> to design their new building at Surry Hills. The building application was lodged with Council on 4 May 1912 and approved 11 days later.<sup>9</sup> Tenders were called at the end of the month<sup>10</sup> and the contract was awarded to contractors Howie, Brown & Moffat.

The construction of the building took place in a period of great change in Surry Hills, as residential streets were transformed by massive commercial and industrial buildings. This is discussed further in Section 4. The building itself as described in the *Sydney Morning Herald*:

<sup>8</sup> Refer to Section 4 below

<sup>9</sup> Building application 391/12.

<sup>10</sup> *Sydney Morning Herald*, 28 May 1912, p.12.



The building ... will be used as a factory for the manufacture of leather bags, trunks, and goods of that class. The site is at the corner of Lacey and Kippax streets. The building consists of a basement, ground floor, and three upper floors, has a frontage of 90 feet to Kippax-street, by a depth along Lacey-street of about 150 feet. The factory is to be fitted with the most up-to-date manner, with all requirements for carrying on a large business. There are goods and passenger lifts, and well-lighted and ventilated work-rooms. The basement has been set apart for machinery. On the ground floor the offices will be placed, and at the rear of the premises extensive stables and cart accommodation will be provided.<sup>11</sup>

Copies of the documentation are included in Appendix A.



Figure 6 Manufacturing trunks and bags in the Kippax Street building, circa 1918. The State Library identifies the site as being at Waterloo, but there is no evidence for a factory at Waterloo in *Sands Sydney and suburban directory* listings for Ford Sherington Limited. Source: State Library of NSW, Government Printing Office 1 – 15995 and 15996.



Figure 7 Manufacturing trunks and bags. The original structure of the building is clearly shown. The photographs also show that Ford Sherington employed women as well as men. Source: State Library of NSW, Government Printing Office 1 – 15997 and 15998.

<sup>11</sup> "Buildings and Works," *Sydney Morning Herald*, 7 January 1913, p.4.

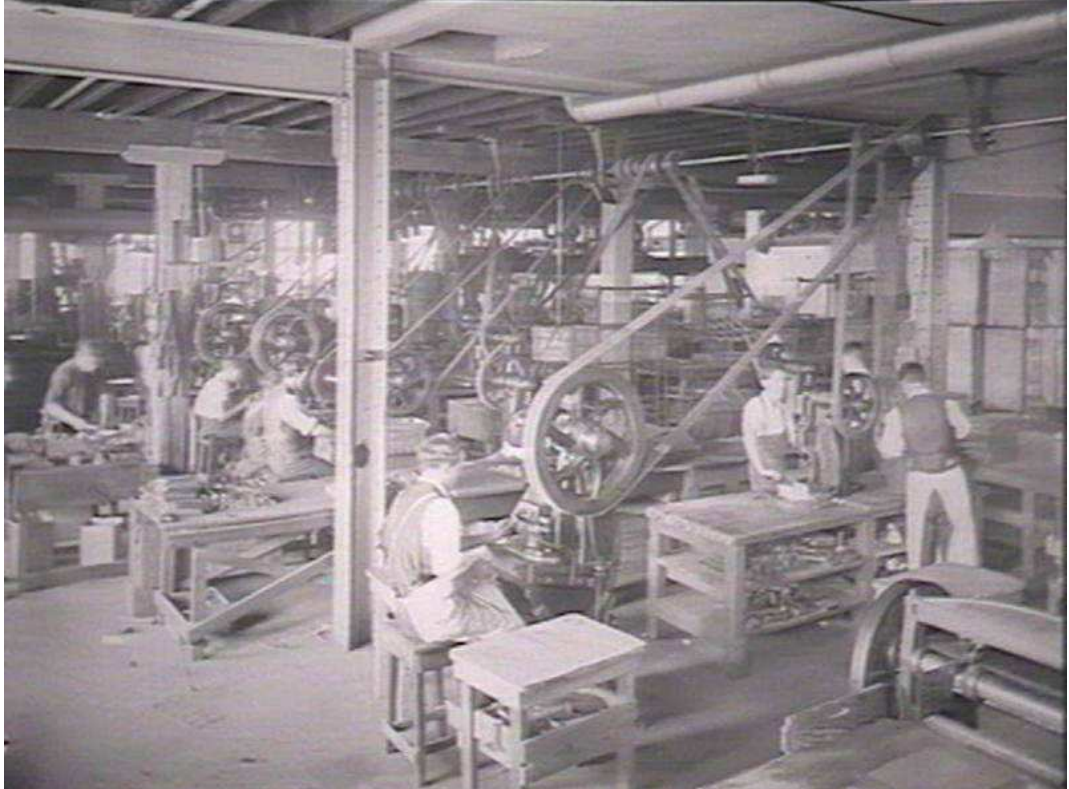


Figure 8 Machinery for stamping metal items, located in the Kippax Street building. Note the steel structure introduced to support the drive shaft.

Source: State Library of NSW, Government Printing Office 1 – 15999.

Ford Sherington also operated a showroom in York Street, Sydney, but by the middle of the 1920s this had been relocated to Kippax Street. Its Globe Brand seems to have embraced a wide range of products that included patented fibre luggage, sheet metal goods, leather bags, travelling trunks, footballs, cricket leg guards, golf bags and dog collars. The company had branches in all of the state capitals and by the middle of the 1920s was employing 400 people in Kippax Street alone.<sup>12</sup>

After seven years Ford Sherington found it necessary to extend their Kippax Street headquarters, so engaged Robertson & Marks to document additions to the building in 1919 or 1920. The building application for the works was lodged with Council in March 1920.<sup>13</sup> The works consisted of a detached two storey store and workshop building and minor alterations to the basement level of the existing building. Copies of this documentation are included in Appendix B.

Further additions were undertaken in 1923 to the design of architect Gordon Keesing, who not long after became a partner in the firm of Hennessy, Hennessy, Keesing & Co. Plans were lodged with Council at the beginning of November 1923.<sup>14</sup> The works were well underway four months later:

Comprehensive additions are being made by Mr C A Millyard, contractor, under the supervision of Hennessy, Hennessy, Keesing, and Co., architects, to the existing premises of Ford Sherrington [sic], Ltd, manufacturer of leatherware, globe bags and trunks, at the

<sup>12</sup> *Sands Sydney and suburban directory*, 1925 edition.

<sup>13</sup> Building Application 202/20

<sup>14</sup> Building Application 894/23

corner of Lacey and Kippax streets, Surry Hills. The new premises will be six storeys high, constructed of brick and hardwood, and will be utilised for showrooms, offices and factory accommodation. Special attention has been paid to lighting, and advantage has been taken of the fall in the ground to make provision for loading and unloading to be made direct to and from three floors. About two-thirds of the brickwork has been completed.<sup>15</sup>

The exterior of the additions along Kippax Street was designed in the same manner as Robertson & Marks' 1912 building. Copies of the building application documents are included in Appendix C.



Figure 9 1949 aerial photograph of the site.

Note: The three stages of the buildings development are indicated.

Source: City of Sydney Archives Historical Atlas of Sydney – Aerial Survey of the City of Sydney, AO052.

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<sup>15</sup> "A Surry Hills Factory", *Sydney Morning Herald*, 26 March 1924, p.10.



### 2.3 Later site history

Ford Sherington Holdings Ltd was formed at the end of 1950 to acquire all of Ford Sherington Limited's issued capital and shares were placed on the market.<sup>16</sup> The company undertook alterations to the building and other sections of its property Ford Sherington Holdings were subsequently taken over by Revere Developments at the end of 1972.



Figure 10 Ford Sherington was perhaps best known in the 1950s for its Globite School cases. Sources: *The Hill: magazine of Wagga Wagga High School*, November 1952, p.12; State Library of NSW, Australian Photographic Agency – 02683, Ken Redshaw photograph, December 1956.

In May 1966 a development application was lodged with Council for alterations to the building to accommodate individual factories and offices. The following month a building application for alterations to the value of £60,000 was lodged.<sup>17</sup>

On 2 August 1966 the title was transferred to 119 Kippax Street Pty Limited. Not long after the building entered a new phase of use when it became associated with the clothing trade. For instance, at various times between 1966 and 1978 development applications were lodged by companies such as Katies, Zora Fashions, Town Craft, Neata Fashions and Malcolm Distributors for the manufacture and warehousing of clothing.

119 Kippax Street Pty Limited initiated further modifications to the building during the first half of the 1970s. Documented by engineer A Krysztal, the works involved the demolition of the remaining section of the 1920 addition and construction of a six storey addition providing new lavatories, an enclosed fire stair and additional floor space behind the 1912 and 1923 sections of the building. The building application was lodged with Council in May 1971. Copies of building application documents

<sup>16</sup> "New issues by Sydney cos.", *Sydney Morning Herald*, 20 December 1950, p.6.

<sup>17</sup> DA 341/66, lodged on 18 May 1966; BA1283/66 lodged on 17 June 1966.

are included in Appendix D. Krysztal also documented a new building immediately adjacent to 119-127 Kippax Street for Katies Ltd at 4-14 Waterloo Street around the same time, which proposed minor connections on some levels to the older building.<sup>18</sup>

The building was modified in the following years as required to meet the requirements of its tenants over the years, which at the present time represent a diverse array of companies and industries.



Figure 11 Photographs taken during Neata Fashions “Quest of Quest” entrants’ cocktail party held on 24 September 1973 give some indication of internal fit-outs within 119-127 Kippax Street at this time.  
Source: State Library of NSW.

## 2.4 The architects

### 2.4.1 Robertson & Marks

The firm of Robertson & Marks was amongst the most prominent architectural practices in Sydney during the early twentieth century. It was established in 1892 when George Birrell Robertson and Theodore John Marks went into partnership and is still in practice.

George Robertson was born in Dundee, Scotland in 1859, educated in Edinburgh and completed his articles before migrating to NSW in 1880. He worked in Sydney in the office of the Mansfield Brothers from 1880, initially as a draftsman then as managing clerk, until going into partnership with Theodore Marks. Apart from his involvement in the practice he was also active in the affairs of the Institute of Architects of NSW. Robertson died at the beginning of February 1913.

Theodore John Marks was born at Jamberoo in 1865, son of relatively prominent agriculturalist and politician John Marks. He undertook his articles with significant architect George Allan Mansfield between 1885 and 1890. After this he travelled overseas, visiting Europe, Britain and America. Alongside his partnership with Robertson, Marks held directorships with a number of prominent companies, thus ensuring strong commercial connections for the practice:

<sup>18</sup> BA 669/71 (119-127 Kippax Street); BA 1525/71 (4-14 Waterloo Street).

It was this background which perhaps established a pattern for the development of the partnership as Theodore Marks, son of a wealthy politician, retained both the friends and interests befitting that position ... many jobs had origins purely in the field of social life, notably those for the Racing Clubs of Sydney of which he was a prominent figure.<sup>19</sup>

Marks died in 1941. Struan Robertson, an architect son of George Robertson who had been with the practice since 1910 (if not before) inherited the shares of both partners after their deaths.

Between 1907 and 1914 Robertson & Marks designed a large number of buildings associated with racecourses, residences and commercial buildings, including a large number of country premises for the Bank of NSW. The firm's commercial buildings included architecturally significant warehouses. Indeed, Robertson & Marks are considered to be major exponents of the Federation Warehouse style.<sup>20</sup> Some were quite distinctive. For instance, Max Swift & Co's furniture warehouse at the intersection of Castlereagh and Liverpool Streets, designed in 1909 and completed during the first half of the following year, featured an extraordinarily large amount of glazing across its facades. By contrast, Pomeroy House at the intersection of York and Barrack Streets (1914-1915) was a confident brick and stone structure that united the emerging Commercial Palazzo idiom with the solidity of the Federation Warehouse style. At same time as Ford Sherington was underway Robertson & Marks were involved with additions to Gowing Bros' premises in George Street, a "Gothic" style structure that was considered new to Sydney in that it combined domestic and business aesthetics. The architects were also involved with two buildings at Ultimo for Messrs Foster & Son, bedding manufacturers, in Ultimo Street and at the intersection of Mary Ann and Bulwarra Streets (since demolished).

Buildings by Robertson & Marks that are listed in Schedule 5 of the Sydney LEP 2012 include: the Briscoe & Co warehouse, 485-501 Wattle Street (circa 1901); Pomeroy House, 14-16 York Street (1914-15); Bonds Head Office, 100-106 Mallett Street, Camperdown (1924-25); and the AWA Building, 45-47 York Street (in association with Morrow & Gordon, 1939\_.

Buildings by Robertson & Marks located in the City of Sydney that are included in the NSW Heritage Council's SHR include: the Metters Building, 154-158 Elizabeth Street (1914); the Perpetual Trustee Building, 33-39 Hunter Street (1914-1916); and the Trust Building, 72 Castlereagh Street (1916).

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<sup>19</sup> Ian Gregory Little, *The Practice of Robertson and Marks 1892-1941*, p.,27.

<sup>20</sup> Richard Apperly, Robert Irving and Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, p.128.

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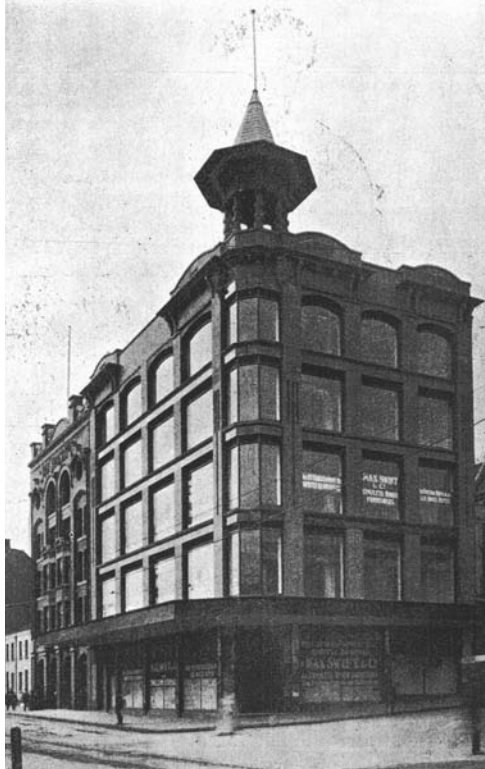


Figure 12 Robertson & Mark's "splendid" 1909 warehouse for Max Swift & Co (left) and Pomeroy House (right).  
Source: *Building*, 12 August 1910, p.73; State Library of NSW



Figure 13 Metters Building. Source: State Heritage Register.



Figure 14 100-106 Mallett Street. Source: State Heritage Inventory.



#### 2.4.2 Gordon Keesing

Gordon Keesing (1888-1972) was of Jewish extraction. He was born in Auckland and undertook architectural training in Melbourne before travelling to London in 1910. Shortly after he went to New York and undertook further education under the Beaux Arts system, which he continued after travelling to Paris in 1913. Although he intended to establish an atelier in Sydney based in his experiences in New York and Paris, the outbreak of World War I resulted in his enlistment. Keesing served in France and after the war became involved with the War Graves Commission. On his return to Sydney he became honorary architect to the RSSILA. Keesing was also active within Sydney's Jewish community, which included offering his services as an honorary architect to sections of the community. His most notable building in this regard is the Maccabean Hall and Australian Jewish War Memorial in Darlinghurst (1925).

Keesing was a partner in the firm of Hennessy, Hennessy, Keesing & Co from the mid to the late 1920s, at which time he was involved in several of the firm's numerous commissions for the Roman Catholic Church, particularly the extensions to St Mary's Cathedral. He became a partner in the firm of Copeman & Lemont, which specialised in hotel design around 1935 and remained with it until it was forced to close because of World War II.



Figure 15 Gordon Keesing's Maccabean Hall and Australian Jewish War Memorial, Darlinghurst.  
Source: State Library of NSW PXD 655/22-26 – E B Studios photograph.

### 3 PHYSICAL EVIDENCE

119-127 Kippax Street is a restrained and functional example of the Federation Warehouse style. It is a substantial five-storey warehouse on a corner site with a major frontage to Kippax Street and a secondary frontage to Lacey Street and a splayed corner. The face-brick facade is divided into nine window bays to Kippax Street and eight window bays to Lacey Street. The facades terminate at stepped parapets with expressed piers. The Ground Floor window and door openings to the original portion of the building and the windows to the top storey are arched with red brick voussoirs and large cement rendered keystones. The door and window openings to the 1923 addition have square heads with concrete lintels. The brickwork to the street level is painted. Windows are timber double hung or awning in sets of two or three with redbrick "soldier course" lintels and splayed sills. The paired hipped roof to the original building and the gabled roof to the 1923 extension are clad in corrugated iron with box gutters behind the parapets draining to galvanised iron rainwater heads and downpipes. The lift overrun to the original goods lift projects above the roof line. The roof to the 1970s rear portion of the building is a flat concrete roof with membrane.

The three entrances from Kippax Street provide access to a loading dock, a retail facility and the building's entry foyer. The two entrances from Lacey Street provide access to a loading dock and egress from the fire stairs in the south eastern corner. Steel security grilles and installed on the majority of the street level windows.

The main entrance has been modified over time. It currently comprises a suspended awning and terrazzo steps from street level to foyer level with marble feature panels. The narrow foyer with plasterboard wall and ceiling lining and vinyl flooring connects the entry to the lifts, fire egress stair and shared sanitary facilities introduced in the 1970s.

The floor structure comprises substantial hardwood storey posts supporting hardwood beams on steel I-beam bolsters. The hardwood joists with herringbone strutting support the hardwood flooring. Internal walls are face common brick. The concrete fire egress stairs and sanitary facilities appear to date from the 1960s. The building has sprinklers throughout. It is currently let to a variety of small businesses - the majority being fashion wholesalers. Some of these tenancies have false ceilings which conceal the timber floor structure. Partitions and walls have also been installed in some areas, however, original floor boards have been retained and original floor structures and posts are still in place.

Externally the building is relatively intact. The majority of external changes have taken place at ground floor level. When comparing the existing building with original architectural drawings, it is evident that a small number of windows and openings have been modified on the Lacey Street elevation, which also shows evidence of having been painted in the past. The Kippax Street elevation has been subjected to a greater level of change: the ground floor level has been painted, a loading bay has been inserted into the 1912 section and the original entry to the building modified to form a shopfront; a new entry with canopy over the footpath inserted into the 1923 addition; and ground floor and basement level windows in the addition modified to form shopfronts. Additional keystones appear to have been added to some arch-headed windows. The building is in fair condition, requiring some repair work to the facades (including windows) and repainting of timber work.

The following photographs dating from 2013 describe the exterior and interiors of the building.



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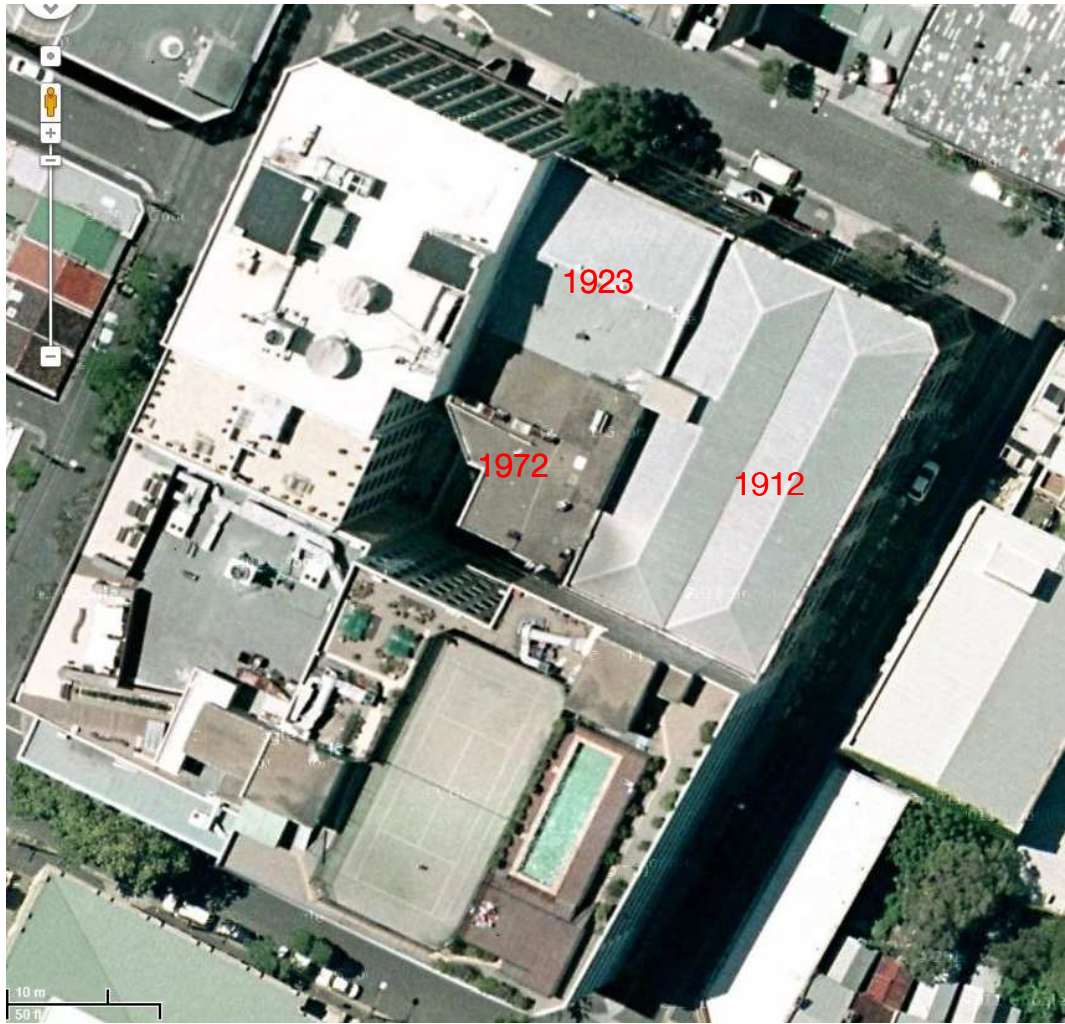


Figure 16 2013 Aerial View of 119-127 Kippax Street, showing the three stages of development



Figure 17 Bird's Eye View of 119-127 Kippax Street, showing the three stages of development.

Source: [www.realcommercial.com.au](http://www.realcommercial.com.au).



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Figure 18 119-127 Kippax Street viewed from NE corner of Kippax and Lacey Streets.



Figure 19 Kippax Street facade.



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Figure 20 Lacey Street facade



Figure 21 Loading Dock and retail entry on Kippax Street – later modifications to the 1912 building.



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Figure 22 Main entry on Kippax Street

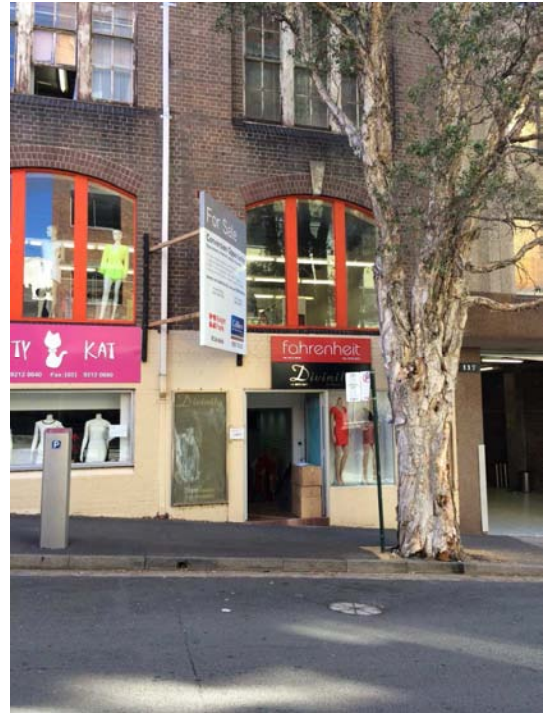


Figure 23 Retail entry on Kippax Street



Figure 24 Fire egress and Loading Dock entry on Lacey Street

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Figure 25 Rear of building – 1970s additions

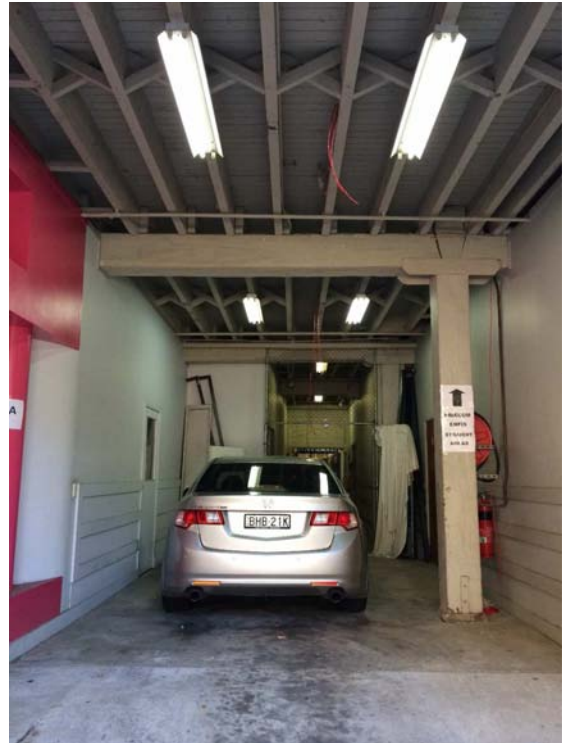


Figure 26 Interior of Loading bay showing original timber structure



Figure 27 Entry steps



Figure 28 Entry Foyer



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Figure 29 Typical interior view

Source: [www.ralcommercial.com.au](http://www.ralcommercial.com.au)



Figure 30 Typical interior view

Source: [www.surryhillstudio.com.au](http://www.surryhillstudio.com.au)

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Figure 31 Top floor office space.

Source: [www.ruralview.com.au](http://www.ruralview.com.au)



Figure 32 Top floor office space.

Source: [www.realcommercial.com.au](http://www.realcommercial.com.au)



#### 4 COMPARATIVE ANALYSIS

The scale of Sydney changed during the first and second decades of the 20<sup>th</sup> century as construction boomed in the wake of the 1890s depression and two and three storey 19<sup>th</sup> century buildings made way for massive commercial blocks and warehouses rising eight, nine and even ten floors. The western side of Central Sydney became “the hub of Sydney’s commerce,”<sup>21</sup> characterised by robust brick and stone warehouses along York, Clarence, Kent and Sussex Streets – “Sydney’s great constructional record includes many warehouses, in fact Kent and Clarence Streets have almost been rebuilt during the past few years.”<sup>22</sup> Many were designed by important and prominent architectural firms such as Robertson & Marks, Spain & Cosh and Morrow & De Putron.

Industry also developed in the densely populated suburbs that surrounded Central Sydney. It was very much a fact of life in Surry Hills by the second half of the nineteenth century. During the 1860s and 1870s its population became increasingly lower middle class, a mix of mechanics, skilled artisans and shopkeepers. There was also manufacturing and industry in the area that included brewing, boot making, brick making and sanitary fittings, tanning and the clothing trade. There were also “scores” of small workshops throughout the area.<sup>23</sup> By 1890 Surry Hills was one of Sydney’s most populous residential districts but the area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined.

In Surry Hills, re-zoning and redevelopment was stimulated by Lord Mayor Allen Taylor’s entrepreneurial vision, which subsequently saw the development of warehouses, motor garages, factories and show rooms in the area.<sup>24</sup> The City Council was given powers to resume property during 1905. Amongst its earliest endeavours was the resumption of notorious slums centred on Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was transformed. Extensive demolitions took place, Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911.<sup>25</sup> Most of the houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

These drastic changes were not lost on contemporary observers:

A distinct feature about building operations in Surry Hills is the number of residences that are being pulled down to make room for factory premises. Not many years ago Surry Hills provided homes for thousands who worked in the city, and the city itself then contained many dwellings; but the scene is changing fast, and before very long there will be scarcely a dwelling-place left in the city proper. The whole area will no doubt be covered with large warehouse and office blocks and other similar commercial buildings. Land values have risen so high in the city that it now becomes too expensive to erect factories in the commercial area proper, and so the business centre is spreading in the direction of Surry Hills, and

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<sup>21</sup> *Building*, 12 January 1910, p.38.

<sup>22</sup> “A Kent-Street Building for Manok & Renkert”, *Building*, 12 December 1911, p.95.

<sup>23</sup> Christopher Keating, *Surry Hills: the city’s backyard*, pp.43-47.

<sup>24</sup> Keating, pp. 82-83.

<sup>25</sup> “Wentworth-avenue Subdivision”, *Sydney Morning Herald*, 20 April 1911, p.11.

terraces of cottages and houses are being pulled down in order to erect factories. There are many large factories already in existence in the main streets of this portion of Sydney.<sup>26</sup>

Local retailers and industry like Anthony Horderns, Mark Foy's and Grace Brothers exploited these redevelopment opportunities to develop large warehouses. As in the Federation era, prominent firms of architects frequently designed to meet their needs. Construction of the buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. This initial phase of industrial development was consolidated by the construction of industrial and commercial buildings throughout Surry Hills from the 1950s to the mid 1970s, although this was accompanied by increasing dispersal of manufacturing into suburban Sydney.



Figure 33 This mid 1920s photograph looking south along the recently formed Wentworth Avenue exemplifies the transformation of the northern end of Surry Hills from a residential to a commercial and industrial precinct during the first three decades of the twentieth century.

Source: City of Sydney Archives SRC21955.

There are a relatively large number of Federation and interwar era warehouses and stores in the vicinity of 119-127 Kippax Street, which range from buildings of comparable scale to large buildings in prominent locations. Many demonstrate a high level of architectural resolution and design, while sharing the same basic design vocabulary – extensive use of brickwork, wide bays of windows separated by solid brick piers, square-headed windows with judicious use of arched window openings, timber framed window sashes and sparing use of decorative detail externally, principally at parapet level and around the main entrance to the building. All have been modified to accommodate changes of use such as retailing, residential apartments and office space. Several are illustrated in the following photographs.

<sup>26</sup> "Buildings and Works," *Sydney Morning Herald*, 7 January 1913, p.4.

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Figure 34 17-31 Kippax Street, demonstrates many of the characteristics of Surry Hills warehouses. The designer and date have not been ascertained.



Figure 35 Victory House at 66-72 Reservoir Street was designed for Paramount Pictures by Henry Hoggan in 1926. The building has been modified to accommodate new uses and additional storeys constructed.



Figure 36 28-38 Bellevue Street was designed by Joseland & Gilling during 1925. The building now houses apartments.



Figure 37 26-44 Kippax Street – designer and date not ascertained.



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A number of Federation era and post World War I warehouses in Surry Hills are listed in the City of Sydney LEP 2012. They include the following items:



Figure 38 Edwards & Co, 56-60 Foster Street, 1917. Designer not ascertained.

The building is significant for its contribution to the character of Foster Street and the Elizabeth Street streetscape, a good example of its style and its application to a warehouse building, and its historic associations with Edwards & Co.



Figure 39 General Merchants, 2-12 Foveaux Street.

The building was designed by Robertson & Marks in two stages (1914 and 1916) for wholesale grocer W C Douglass. It is considered a good example of a Federation Warehouse with landmark qualities relating to its materials and design. It is prominent within the streetscape and has strong associations with historic commercial and manufacturing activities in the area.

Source: State Library of NSW



Figure 40 Schweppes Building, 65-67 Foveaux Street includes 1903 alterations and additions by architect T W Hodgson.

The building is aesthetically significant architecturally and within the streetscape, and represented early 20<sup>th</sup> century renewal in Surry Hills. It is also significant for its historical association with Schweppes.



Figure 41 Former Smith Son & Rees warehouse, 142-148 Goulburn Street, designed by Morrow & De Putron around 1912; 1926 addition by Henry White.

The building is significant because of its associations with two prominent architectural firms, its streetscape contribution and because it characterises development in the area after the formation of Wentworth Avenue.

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Figure 42 74-80 Reservoir Street was designed for retailer Murdoch's Limited in 1921 by Joseland & Gilling.

The building is considered significant because it relates to a key historical period of development in Surry Hills, it is a good example of an Inter War warehouse and makes a positive streetscape contribution. It has been adapted and modified to suit new uses.



Figure 43 Berman House, 106-112 Commonwealth Street, is understood to have been designed in 1926 by Gordon McKinnon & Sons.

It is significant because of its intactness and because it is representative of an Inter War warehouse. The building is indicative of the era of slum clearance to form the Wentworth Avenue manufacturing and warehouse precinct. Source: City of Sydney Archives, Mark Stevens Collection.



Figure 44 Mark Foy's Warehouse at 52-68 Commonwealth Street was designed by Spain Cosh & Dods in 1917.

The building is considered significant for its historical associations with retailer Mark Foy's and is representative of commercial and warehouse development in Surry Hills around World War I. It is considered to be representative of the work of its designers. It has aesthetic significance because of its scale, streetscape contribution and evocation of the character and use of the area.

Source: State Heritage Inventory.



Figure 45 Griffith's Teas prominent building at 46-52 Wentworth Avenue was designed by Kent, Budden & Greenwell in 1915.

The building is historically significant as a representative example of development in the locality associated with early 20<sup>th</sup> century warehousing and its associations with Griffith's. It is a well detailed late Federation warehouse that has strong visual associations with 52-68 Commonwealth Street and has retained a substantial amount of original external detail. Source: City of Sydney Archives, Mark Stevens Collection.



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Figure 46 44-46 Cooper Street was built circa 1890.

It is significant historically and aesthetically as a substantially intact and relatively rare late Victorian warehouse.

Source: State Heritage Inventory.



Figure 47 43-45 Reservoir Street designed for Fuerth & Nall in 1911 by Inskip & Rosenthal.

The significance of this site is related to its archaeological potential. However, the building may also be considered to have additional heritage significance because of its associations with a prominent firm of architects, its contribution to the townscape, its architectural style and expression, and its associations with the development of industry in Surry Hills during the early 20<sup>th</sup> century.



Figure 48 119-127 Kippax Street.

When compared with the examples cited above, 119-127 Kippax Street can be seen to share many characteristics with them:

- It was constructed during a key period of development in the area during the early twentieth century, as Surry Hills evolved from a residential to a manufacturing precinct;
- It is representative of Federation era warehouse architecture, although it is a restrained and functional design when compared to imposing and assured buildings such as Mark Foy's warehouse, Griffiths Teas, Berman House, General Merchants and others. It demonstrates comparable characteristics of the architecture, including extensive use of brick, large square

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and arched headed windows with timber framed window sashes, external form modulated by regular bays of windows, and sparing use of decorative elements in key locations – contrasting brickwork in arched window openings, sandstone blocks at the upper level, decorative brickwork in parapets;

- The building was designed by prominent architects;
- Although it has been modified, the building has retained a relatively high level of integrity;
- The building makes an important contribution to the local streetscape.

## 5 ASSESSMENT OF HERITAGE SIGNIFICANCE

### 5.1 Introduction

The NSW Heritage Manual (as amended) has been developed by the Heritage Division to provide the basis for assessment of heritage significance in reference to a set of criteria. The criteria for cultural values provide two thresholds (state or local, that is the City of Sydney local government area) for determining the level of significance. In this instance the threshold of significance is at a local level.

### 5.2 Assessment

#### Cultural values

<b>CRITERION A: An item is important in the course, or pattern, of Sydney's cultural or natural history</b>			
<b>SATISFIES CRITERION</b>		<b>DOES NOT SATISFY CRITERION</b>	
√	shows evidence of a significant human activity	X	has incidental or unsubstantiated connections with historically important activities or processes
√	is associated with a significant activity or historical phase		
√	maintains or shows the continuity of a historical process or activity	X	provides evidence of activities or processes that are of dubious historical importance
		X	has been so altered that it can no longer provide evidence of a particular association

The site was associated with manufacturing from 1913, initially the products of Ford Sherington and from the second half of the 1960s with clothing. The 1970s additions were constructed as part of the shift to the manufacture of clothing. The building is amongst the earlier twentieth century industrial buildings in Surry Hills and provides evidence of the major incursion of industry into the suburb during the first three decades of the twentieth century.

<b>CRITERION B: An item has strong or special association with the life or of a person, or group of persons, of importance in the cultural or natural history of Sydney</b>			
<b>SATISFIES CRITERION</b>		<b>DOES NOT SATISFY CRITERION</b>	
√	shows evidence of a significant human occupation	X	has incidental or unsubstantiated connections with historically important people or events
√	is associated with a significant event, person, or group of persons	X	provides evidence of people or events that are of dubious historical importance
		X	has been so altered that it can no longer provide evidence of a particular association

119-127 Kippax Street is associated with the firm of Ford Sherington, which was a major manufacturer of luggage and other items from the end of the nineteenth century through to the second half of the twentieth century and was represented in all the state capitals. Its products, such as the Globite suitcase, reached a wide national market.

The original section of the building is a representative example of the work of Robertson and Marks, a major twentieth century architectural practice that designed a large number of buildings with high architectural quality during the first half of the twentieth century. The 1923 addition is a representative example of the work of prominent architect Gordon Keesing, which was designed to match the original section by Robertson & Marks.

The designer of the 1970s additions, A Krysztal, is not known to have been a prominent designer. No information relating to the person was found during the course of preparing this report.

<b>CRITERION C: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Sydney</b>			
<b>SATISFIES CRITERION</b>		<b>DOES NOT SATISFY CRITERION</b>	
<b>X</b>	shows or is associated with, creative or technical innovation or achievement	√	is not a major work by an important designer or artist
<b>X</b>	is the inspiration for a creative or technical innovation or achievement	<b>X</b>	has lost its design or technical integrity
<b>X</b>	is aesthetically distinctive	<b>X</b>	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
√	has landmark qualities	<b>X</b>	has only a loose association with a creative or technical achievement
<b>X</b>	exemplifies a particular taste, style or technology		

119-127 Kippax Street is a late example of the Federation Warehouse style, of which Robertson & Marks were major practitioners. The style accompanied the revival of business activity after the depression of the early 1890s and endured until World War I. The 1923 addition by Gordon Keesing maintained the use of the style, seamlessly extending the Kippax Street elevation.

The 1970s additions are functional and do not have aesthetic significance.

The building provides an important contribution to the streetscape in this section of Surry Hills, which is now characterised by many buildings constructed after World War II. It is also important as part of the collection of Federation era warehouse buildings in Surry Hills, which play an important role in defining the architectural character of the locality.

<b>CRITERION D: An item has strong or special association with a particular community or cultural group in Sydney for social, cultural or spiritual reasons</b>			
<b>SATISFIES CRITERION</b>		<b>DOES NOT SATISFY CRITERION</b>	
<b>X</b>	is important for its associations with an identifiable group	<b>X</b>	is only important to the community for amenity reasons
<b>X</b>	is important to a community's sense of place	<b>X</b>	is retained only in preference to a proposed alternative

The building is not considered to have social significance. It may have some role in providing a sense of place, but there are comparable buildings that may fulfil this role more capably. This matter has not been investigated through community survey at this stage.

<b>CRITERION E: An item has potential to yield information that will contribute to an understanding of Sydney's cultural or natural history</b>			
<b>SATISFIES CRITERION</b>		<b>DOES NOT SATISFY CRITERION</b>	
<b>X</b>	has the potential to yield new or further substantial scientific and/or archaeological information	√	has little archaeological or research potential
<b>X</b>	is an important benchmark or reference site or type	√	only contains information that is readily available from other resources or archaeological sites
<b>X</b>	provides evidence of past human cultures that is unavailable elsewhere	√	the knowledge gained would be irrelevant to research on science, human history or culture

The few fragmentary relics that may survive on the site are unlikely to contain information that could not be found or has not been found on other sites in the locality. This issue has not been thoroughly investigated.

### Relative Values

<b>CRITERION F: An item possesses uncommon, rare or endangered aspects of Sydney's cultural or natural history</b>			
<b>SATISFIES CRITERION</b>		<b>DOES NOT SATISFY CRITERION</b>	
<b>X</b>	provides evidence of a defunct custom, way of life or process	√	is not rare
<b>X</b>	demonstrates a process, custom or other human activity that is in danger of being lost	√	is numerous but under threat
<b>X</b>	shows unusually accurate evidence of a significant human activity		
<b>X</b>	is the only example of its type		
<b>X</b>	demonstrates designs or techniques of exceptional interest		
<b>X</b>	shows rare evidence of a significant human activity important to a community		

119-127 Kippax Street is not rare, but has significance as part of a group of buildings in Surry Hills. The building is potentially under threat, which may affect its contribution to the group and its individual character.



<b>CRITERION G: An item is important in demonstrating the principal characteristics of a class of Sydney's – cultural or natural places; or – cultural or natural environments</b>			
<b>SATISFIES CRITERION</b>		<b>DOES NOT SATISFY CRITERION</b>	
<b>X</b>	is a fine example of its type	<b>X</b>	is a poor example of its type
√	has the principal characteristics of an important class or group of items	<b>X</b>	does not include or has lost the range of characteristics of a type
√	has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	<b>X</b>	does not represent well the characteristics that make up a significant variation of a type
<b>X</b>	is a significant variation to a class of items		
√	is part of a group which collectively illustrates a representative type		
<b>X</b>	is outstanding because of its setting, condition or size		
<b>X</b>	is outstanding because of its integrity or the esteem in which it is held		

119-127 Kippax Street is a representative example of a Federation Warehouse. Although it has been subjected to change of use, has been extended and fabric has been modified, it has sufficient integrity for it to demonstrate the principal characteristics of its building typology and architectural style.

## 6 CONCLUSIONS

119-127 Kippax Street has sufficient heritage significance to warrant retention and listing as a heritage item in Schedule 5 of Sydney Local Environment Plan 2012.

The building is amongst the earlier twentieth century industrial buildings in Surry Hills and provides evidence of the major incursion of industry into the suburb during the first three decades of the twentieth century and its ongoing presence throughout the century.

It is associated with the firm of Ford Sherington, a major national manufacturer of luggage and other items, which commissioned its construction and occupied it from around 1913 to the mid 1960s. From that time it has been occupied by companies involved with the clothing industry, which has an important presence in Surry Hills.

Although it has been subjected to change, the Kippax Street and Lacey Street elevations are late and representative of Federation warehouse style architecture. The building has sufficient integrity both externally and internally to demonstrate the principal characteristics of its building typology and architectural style. The original section was designed by the highly significant architectural firm of Robertson and Marks and extended to the design of prominent architect Gordon Keesing. The 1970s additions do not have heritage significance.

119-127 Kippax Street provides an important contribution to the streetscape in this section of Surry Hills, and is part of the group of Surry Hills' Federation era warehouse buildings, which that contribute to the locality's distinctive character.

119-127 Kippax Street is not located within a conservation area, and current planning instruments may not provide sufficient protection for the building. Listing it as an item in Schedule 5 of Sydney Local Environmental Plan 2012 will enable its heritage significance to be protected.

## 7 REFERENCES

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- Primary Application No. 12725.
- Primary Application No. 16251.
- Primary Application No. 17471.
- Certificate of Title Volume 13507 Folio 245.

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- City of Sydney Archives CRS 710 Building Application 202/20.
- City of Sydney Archives CRS 710 Building Application 894/23.
- City of Sydney Archives CRS 710 Building Application 669/71.
- City of Sydney Archives CRS 710 Building Application 1525/71.

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- Ian Gregory Little, *The Practice of Robertson and Marks 1892-1941*. Bachelor of Architecture Historical Research Thesis, 1975.

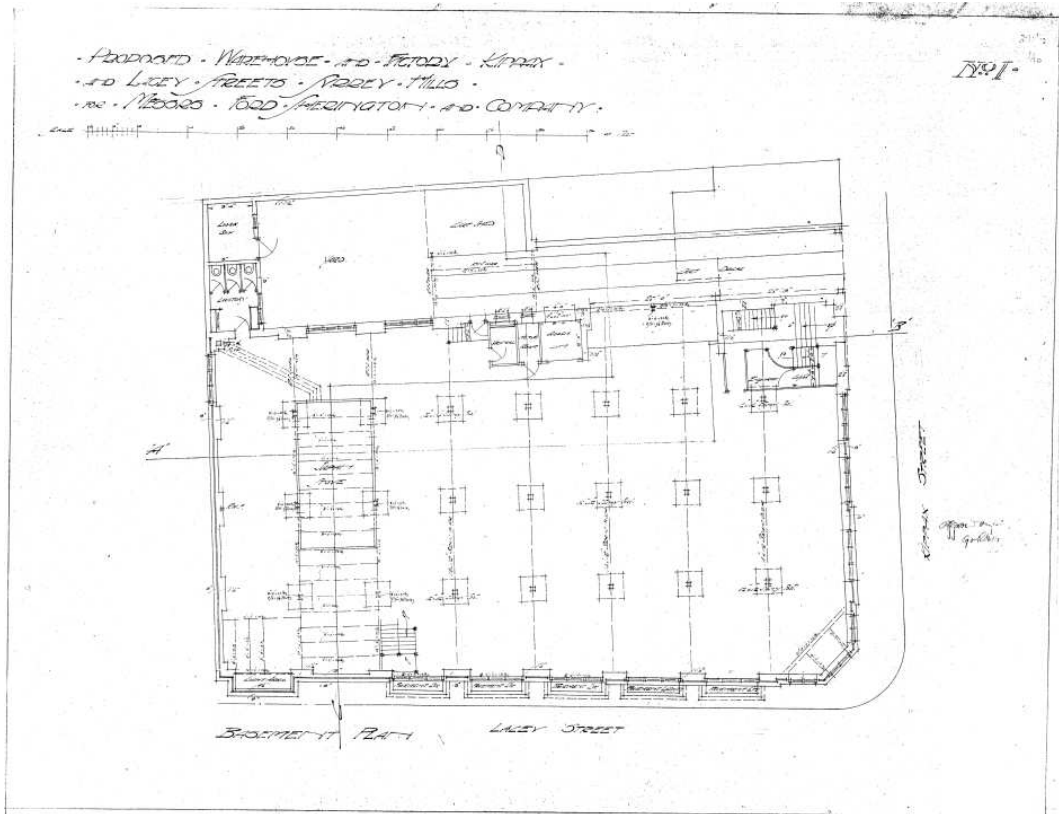
# ATTACHMENT A

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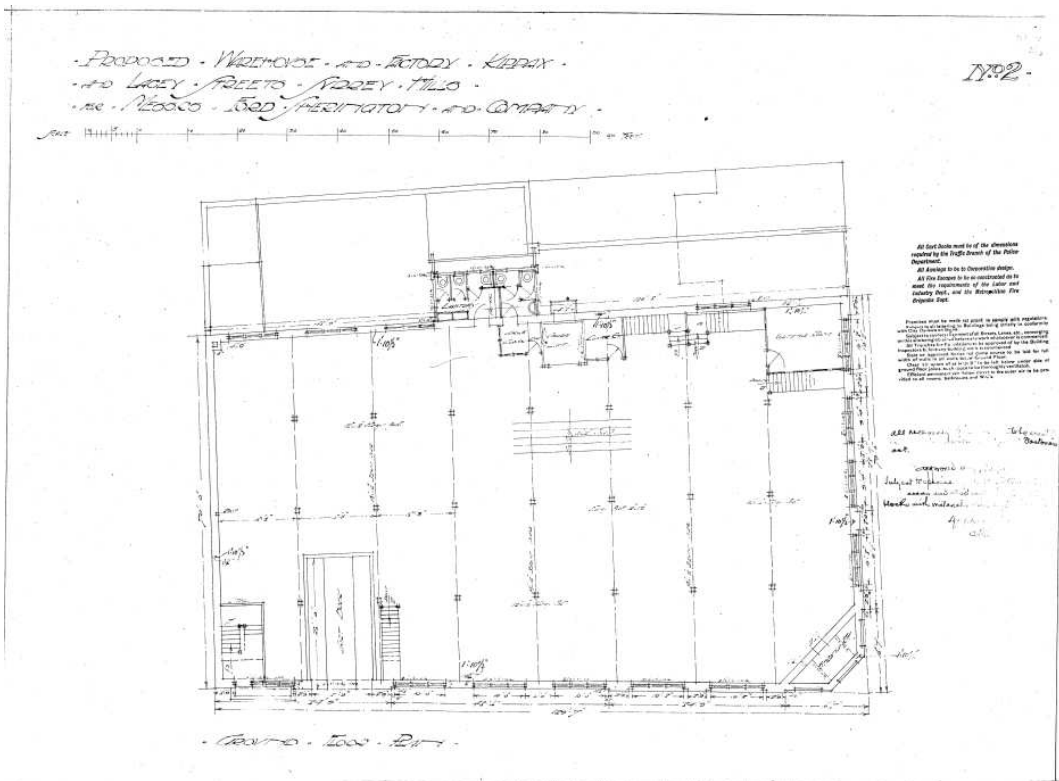
# ATTACHMENT A

119-127 Kippax Street, Surry Hills • Heritage Assessment Report

## APPENDIX A: 1912 BUILDING APPLICATION DRAWINGS



Basement Plan

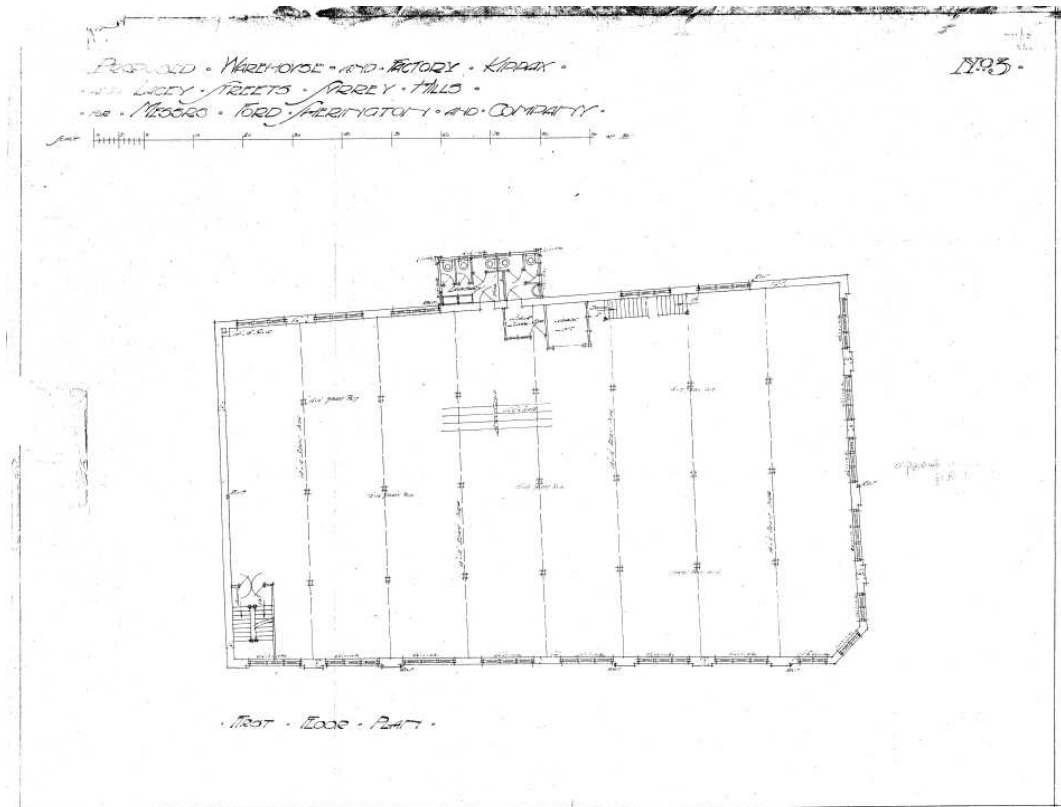


Ground Floor Plan

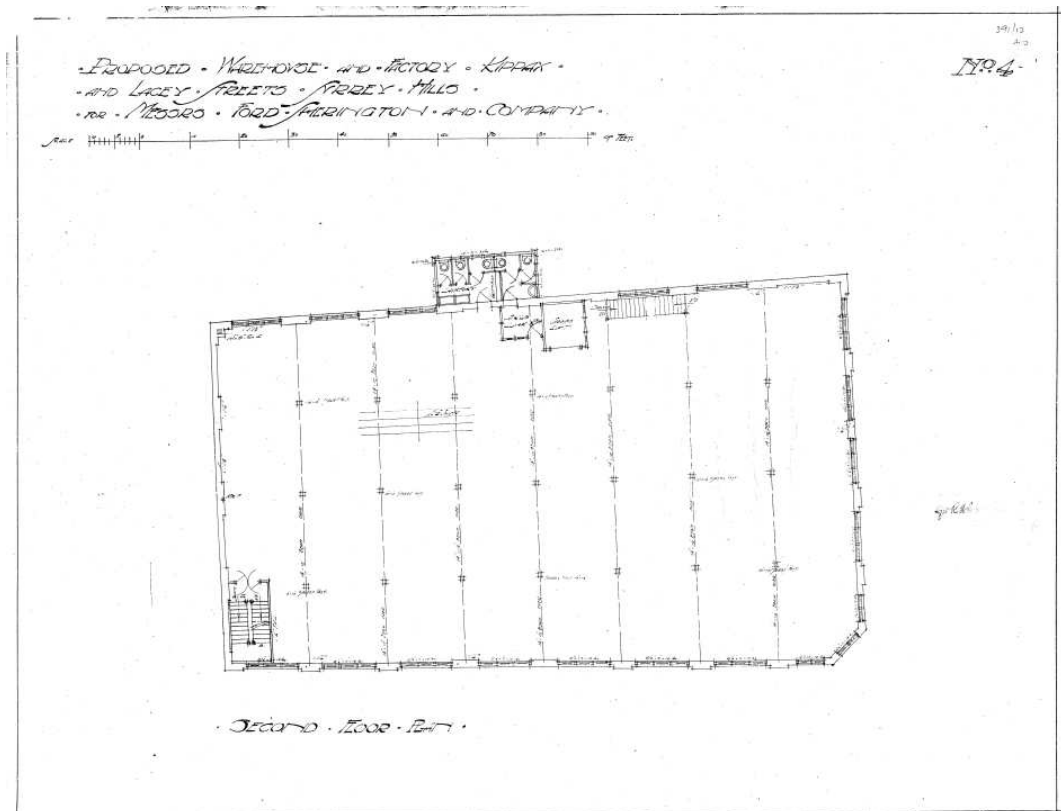


# ATTACHMENT A

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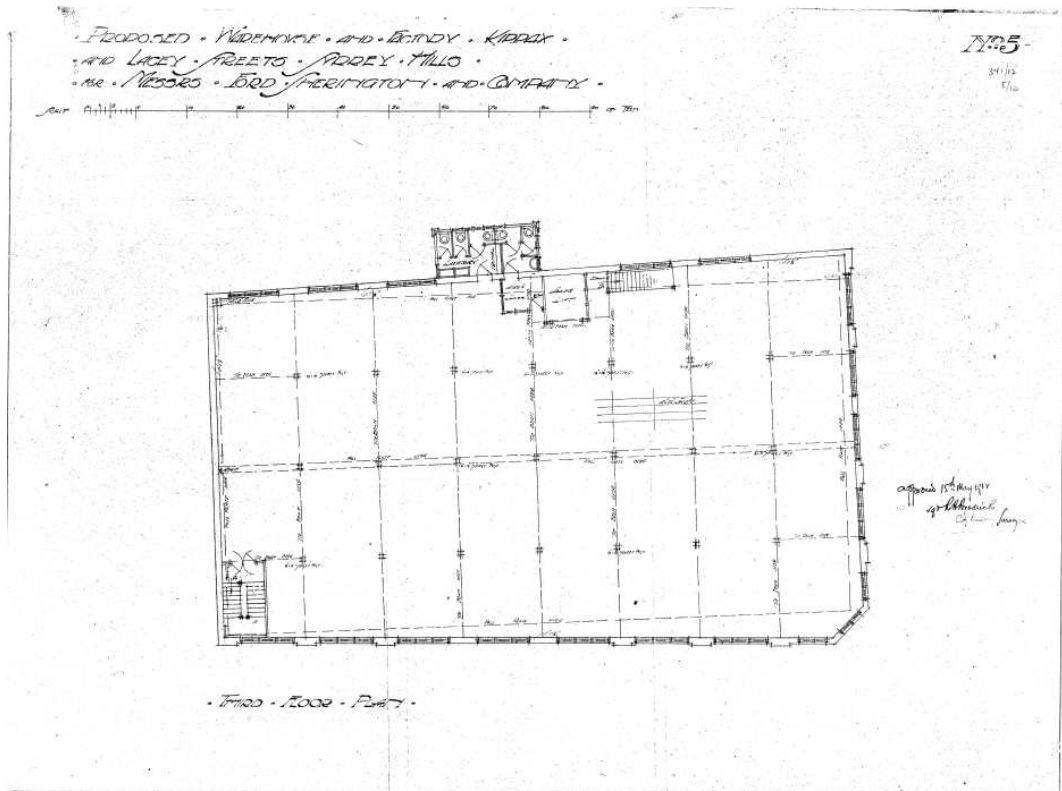
First Floor Plan



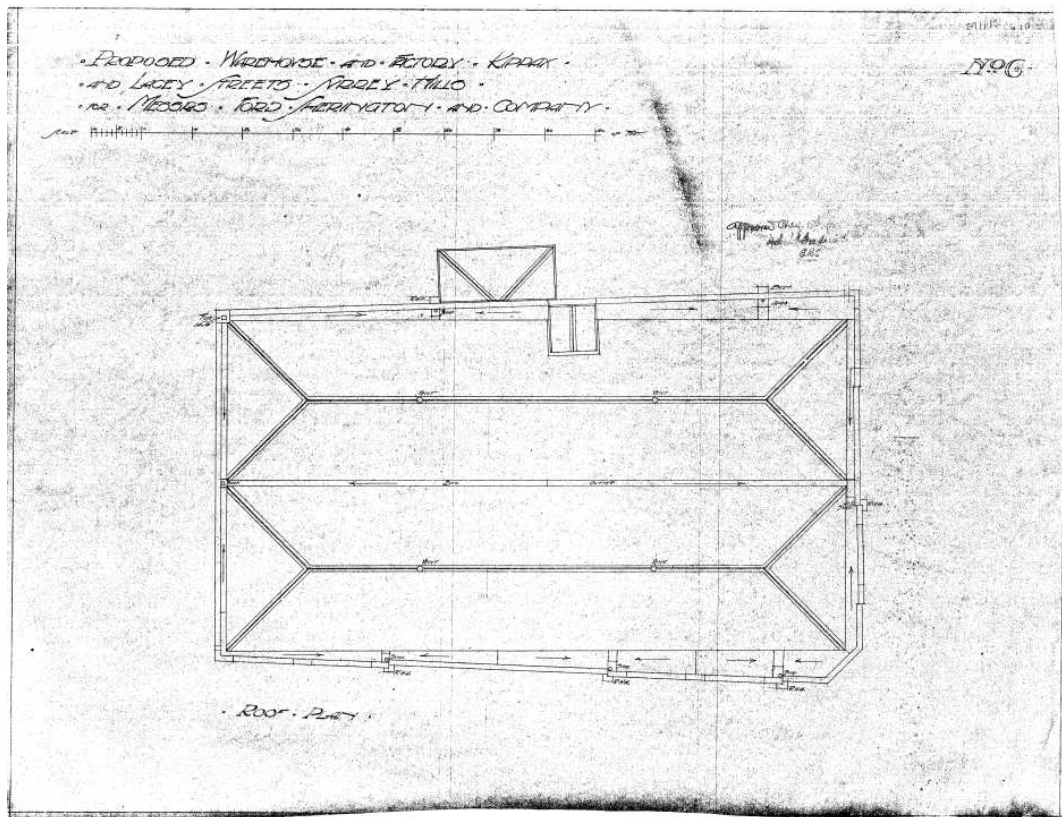
Second Floor Plan

# ATTACHMENT A

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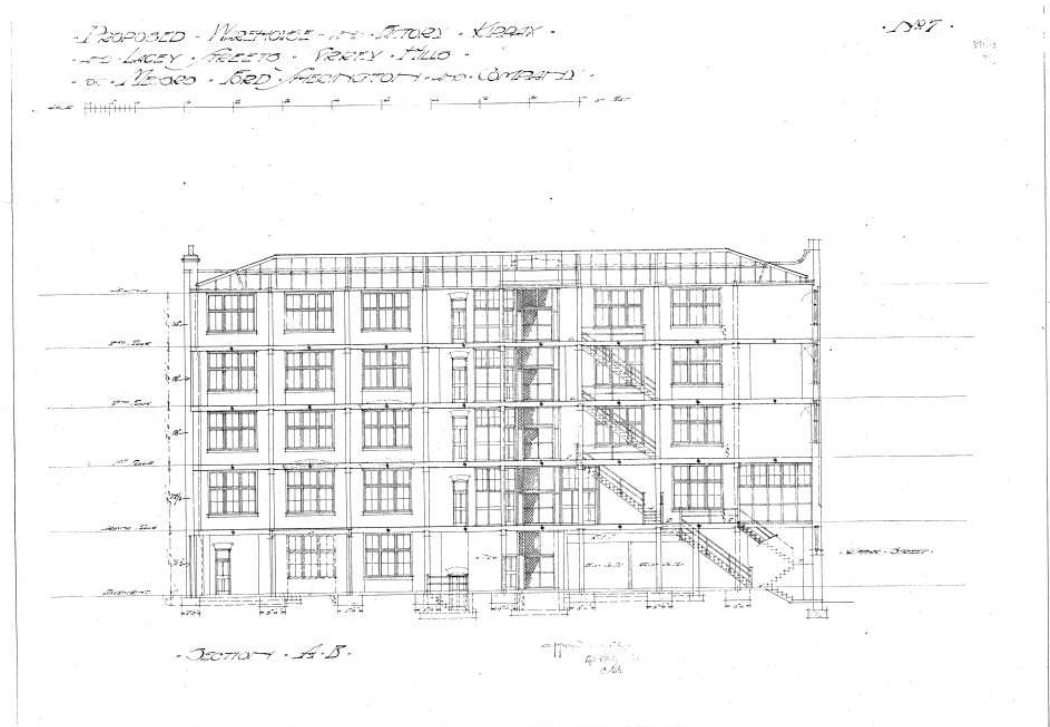
Third Floor Plan



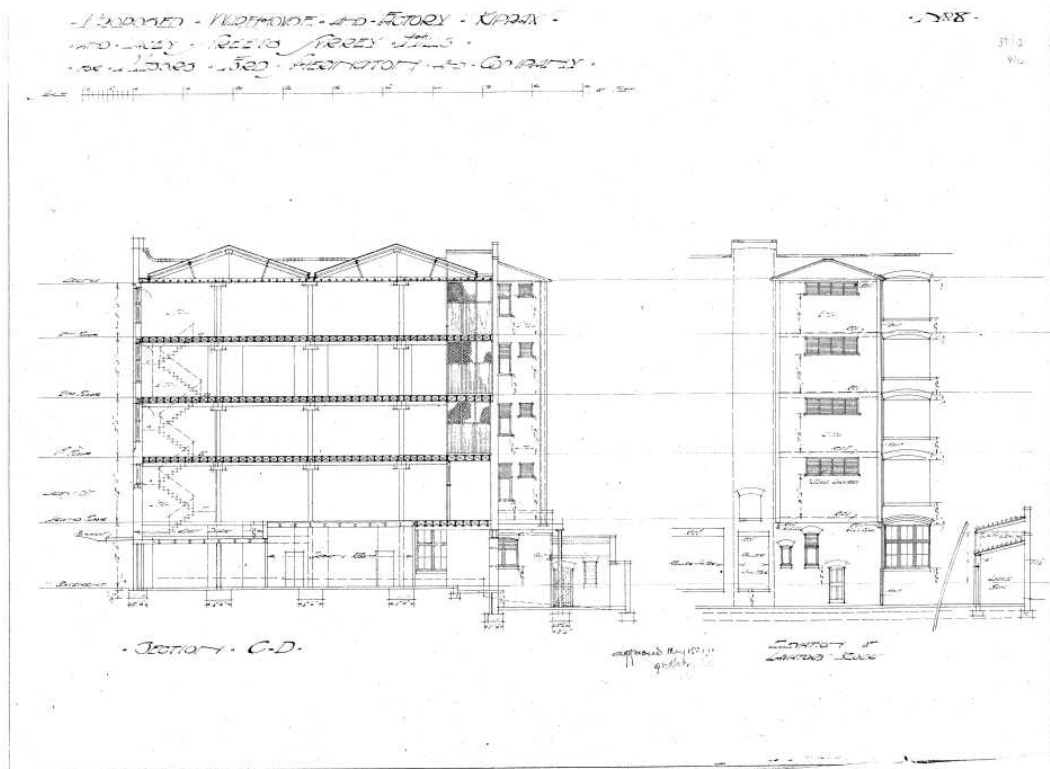
Roof Plan

# ATTACHMENT A

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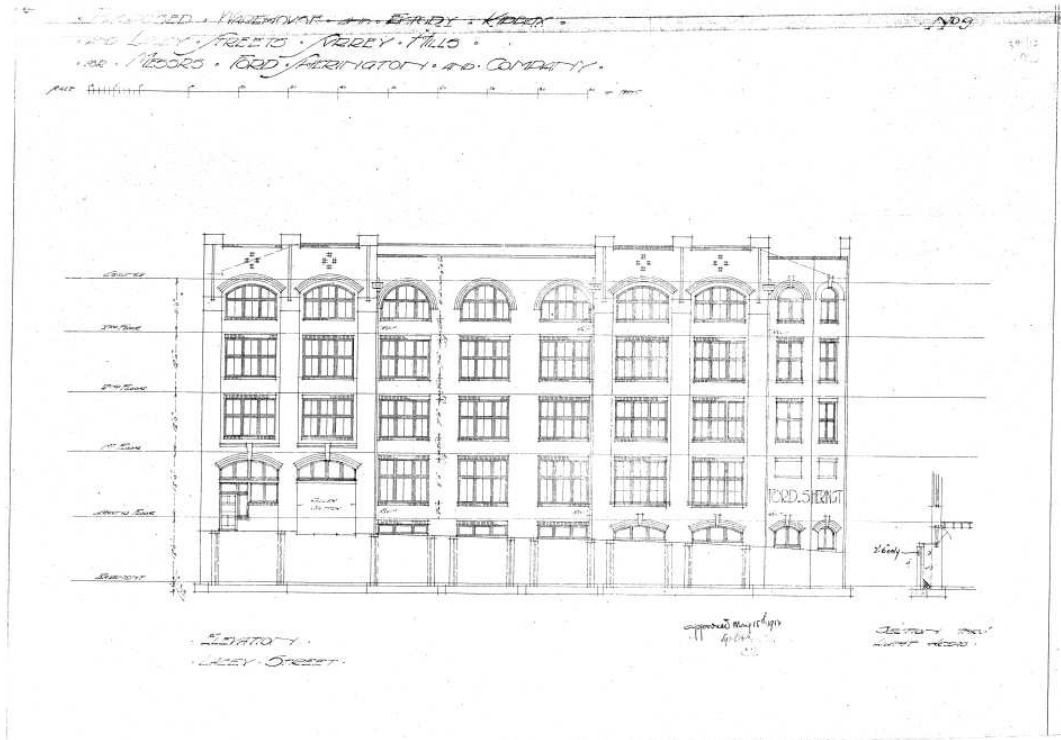
Section through building.



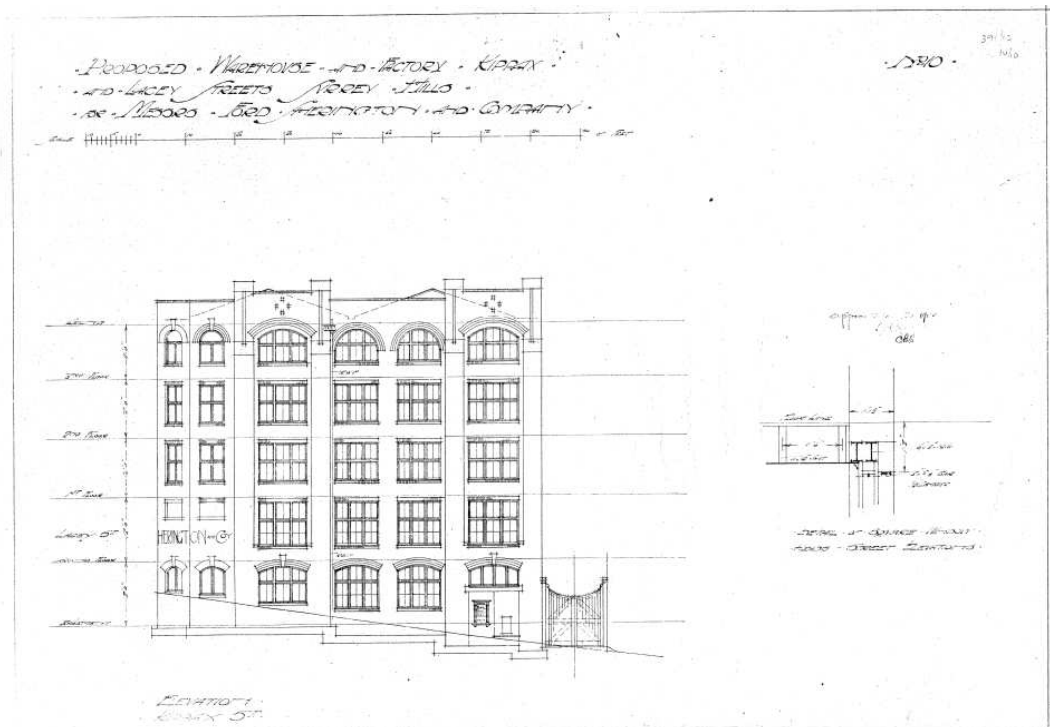
Section and Elevation of part.

# ATTACHMENT A

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Lacey Street Elevation



Kippax Street Elevation



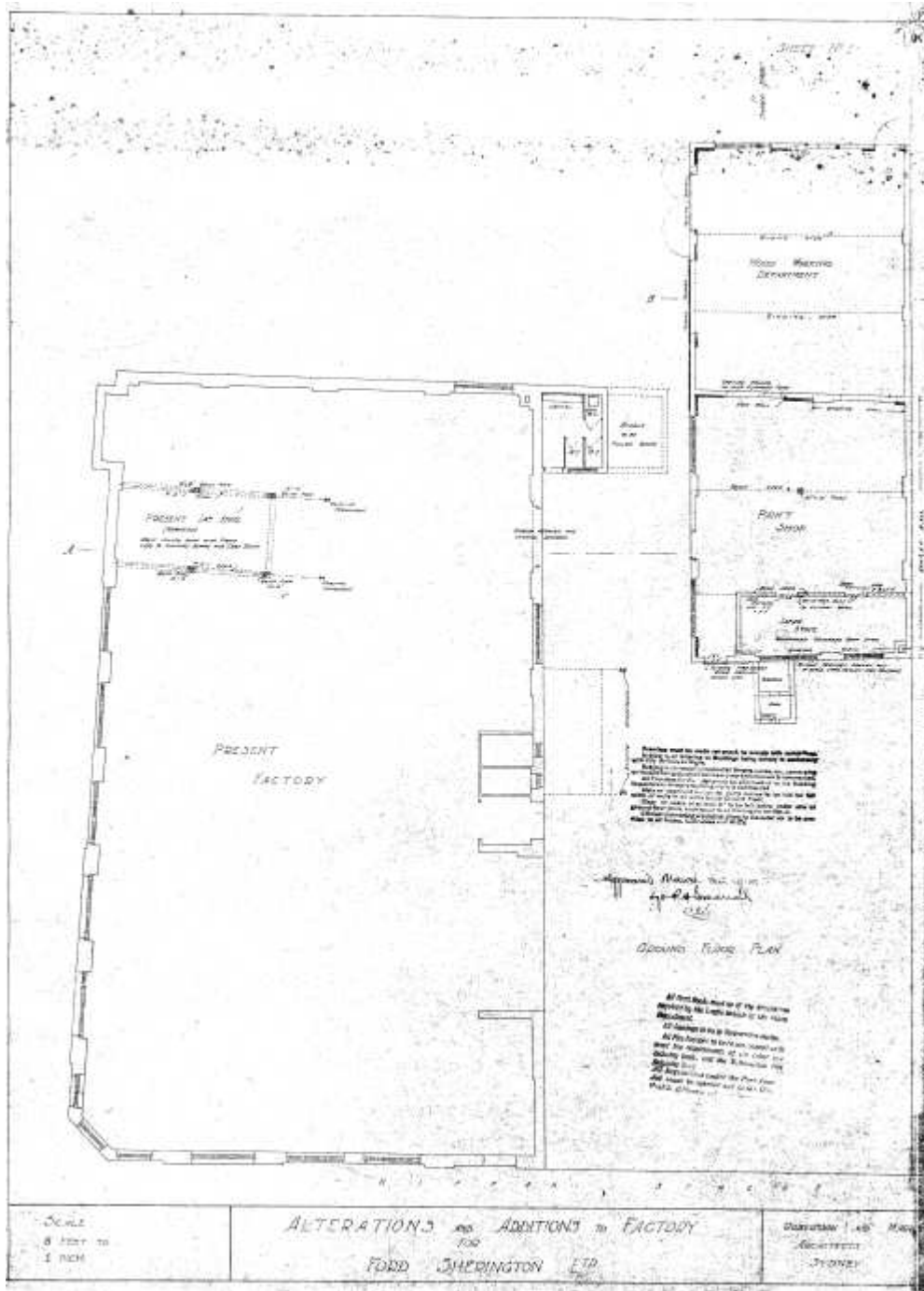
# ATTACHMENT A

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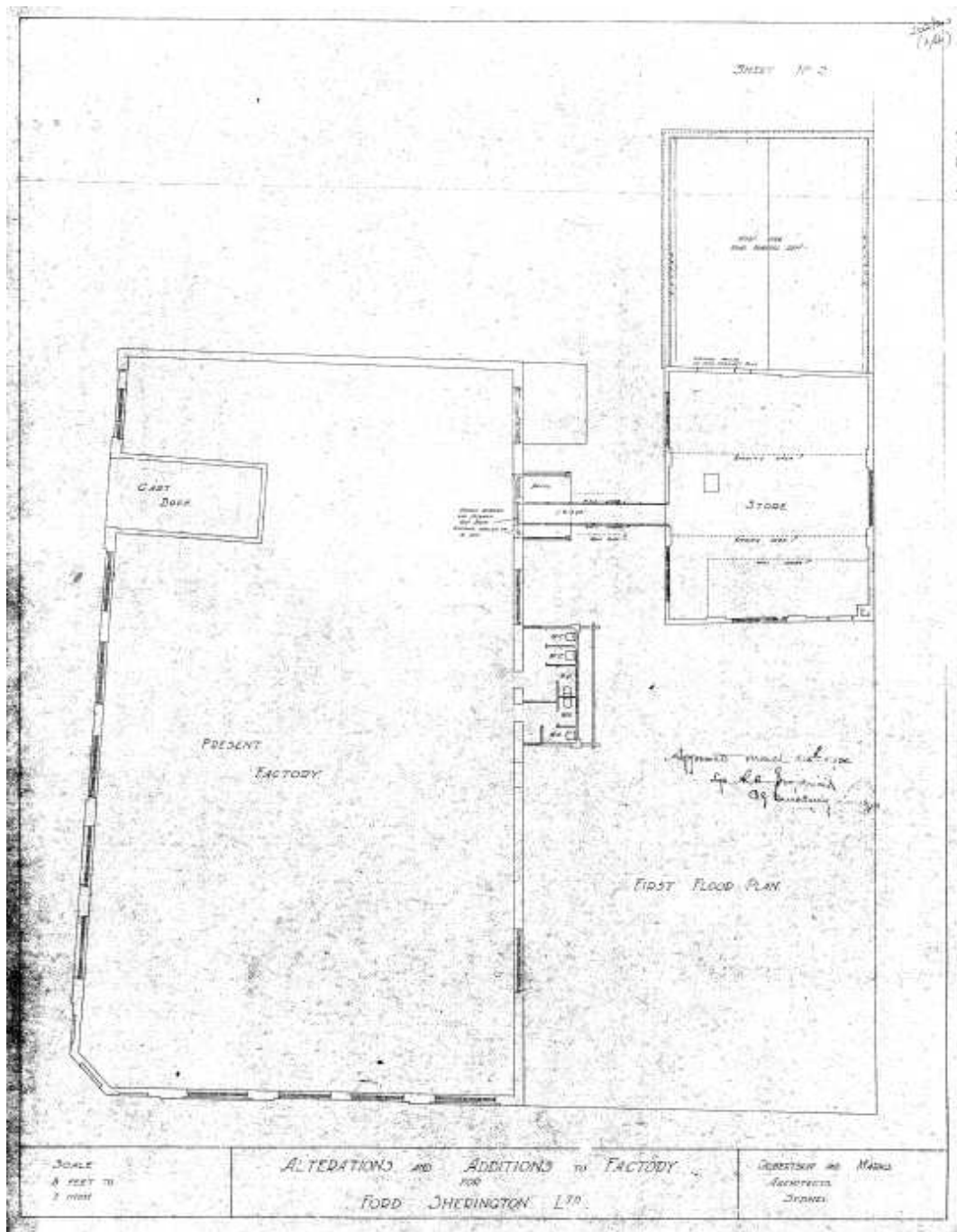
## APPENDIX B: 1920 BUILDING APPLICATION DRAWINGS



Ground Floor Plan

# ATTACHMENT A

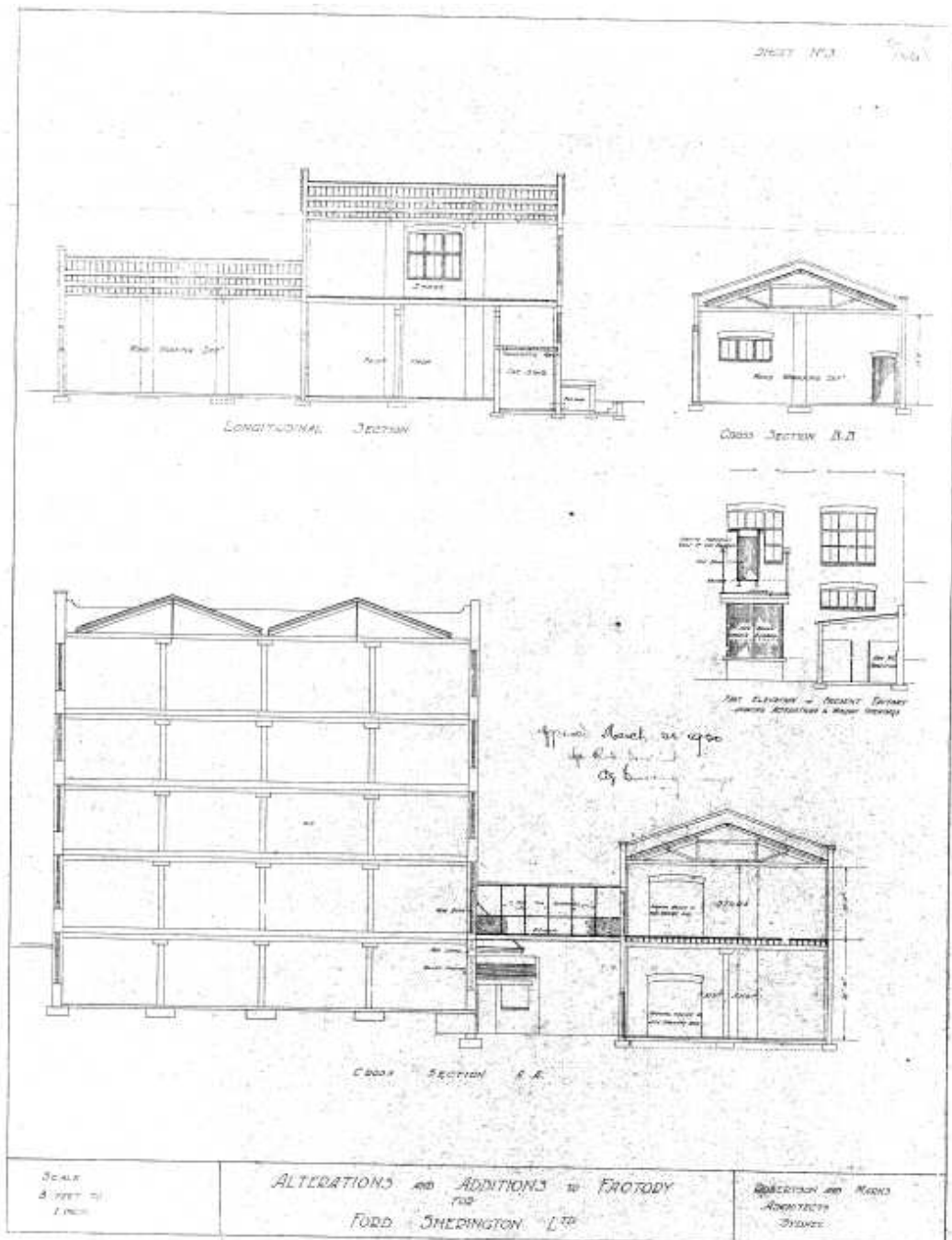
119-127 Kippax Street, Surry Hills • Heritage Assessment Report



First Floor Plan

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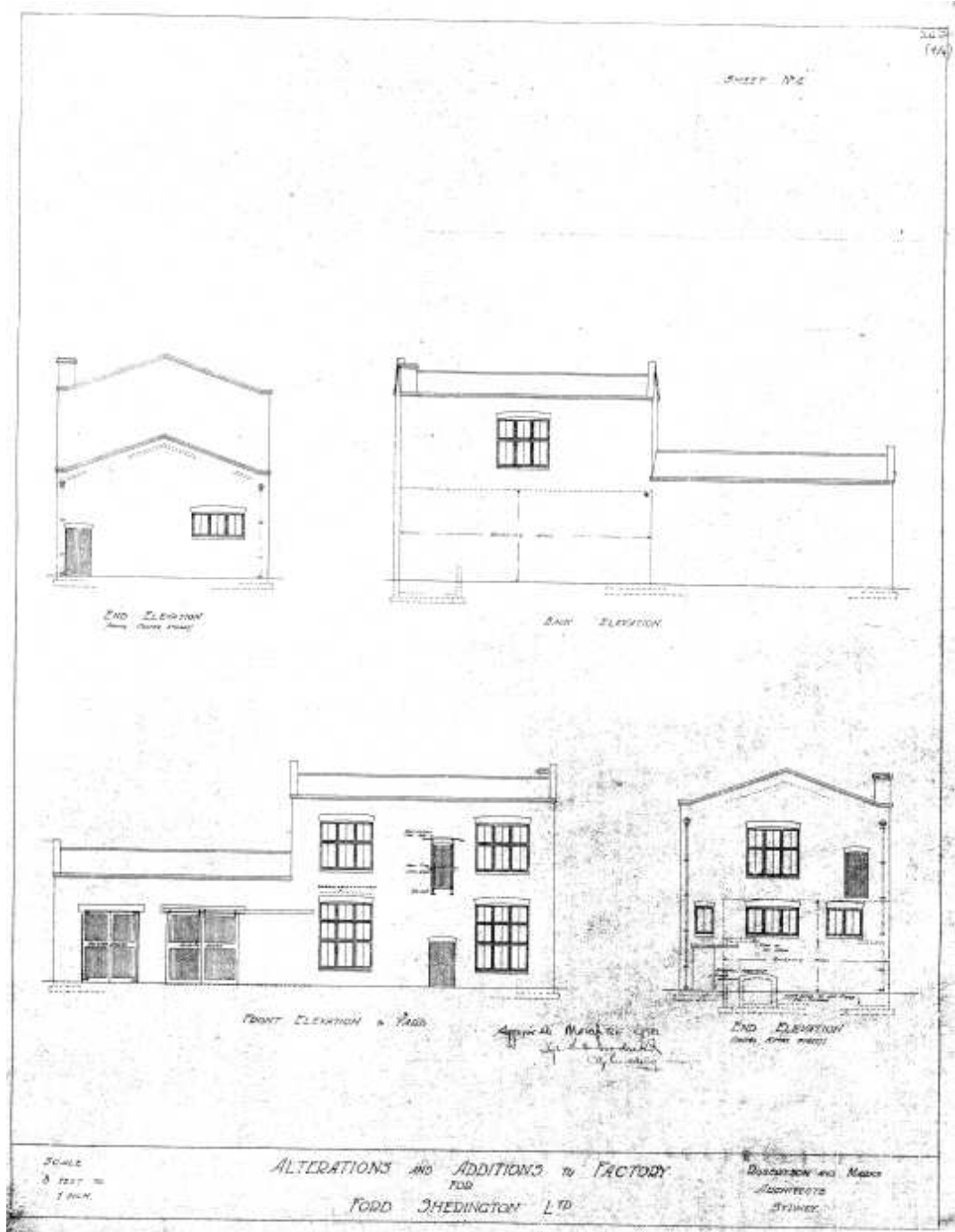


Sections



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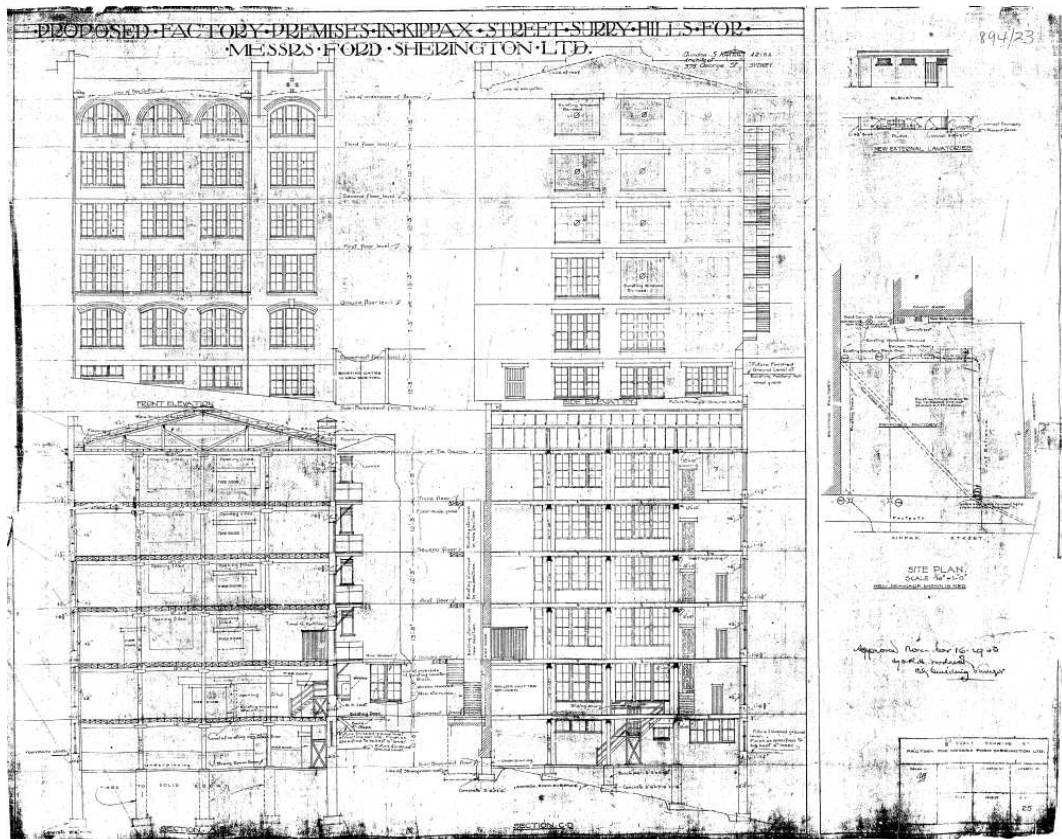
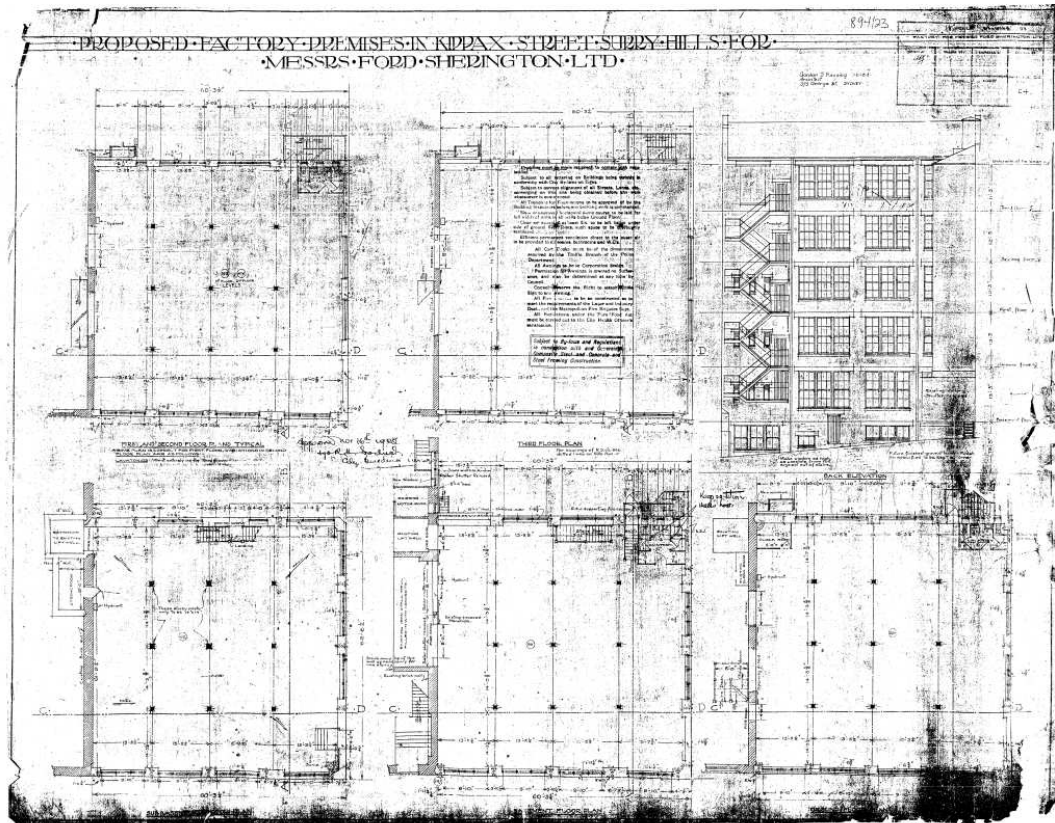


Elevations

# ATTACHMENT A

119-127 Kippax Street, Surry Hills • Heritage Assessment Report

## APPENDIX C: 1923 BUILDING APPLICATION DRAWINGS



Plans, elevations and sections

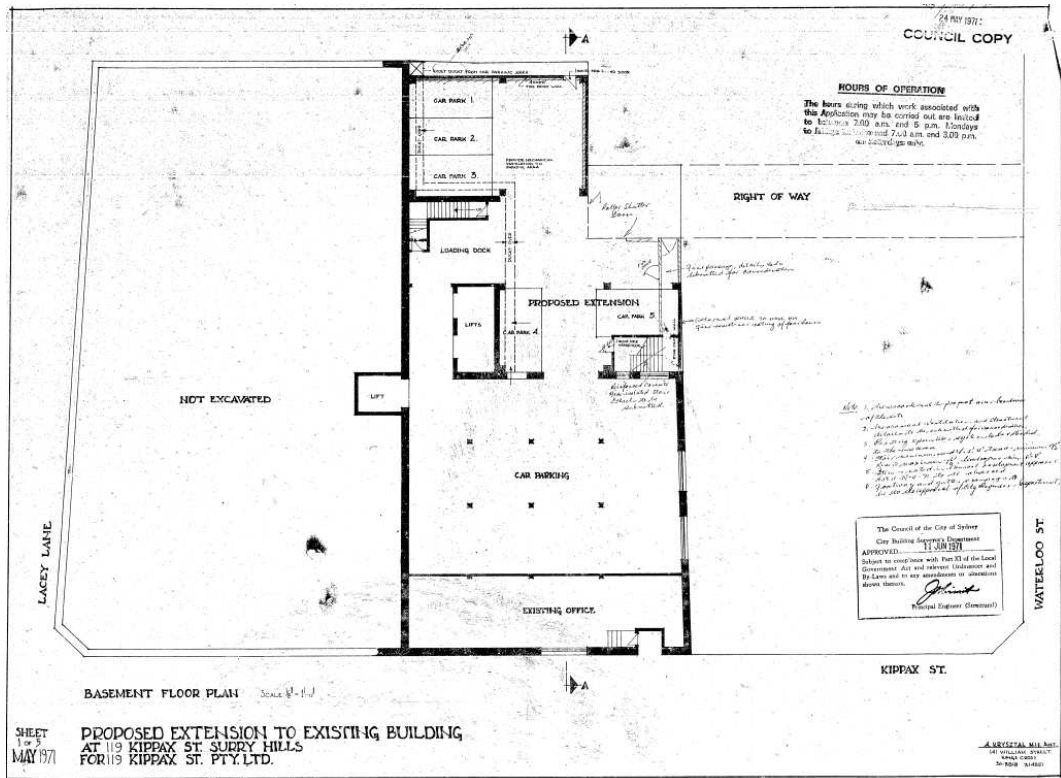
Tanner Kibble Denton Architects

January 2014 • Issue B

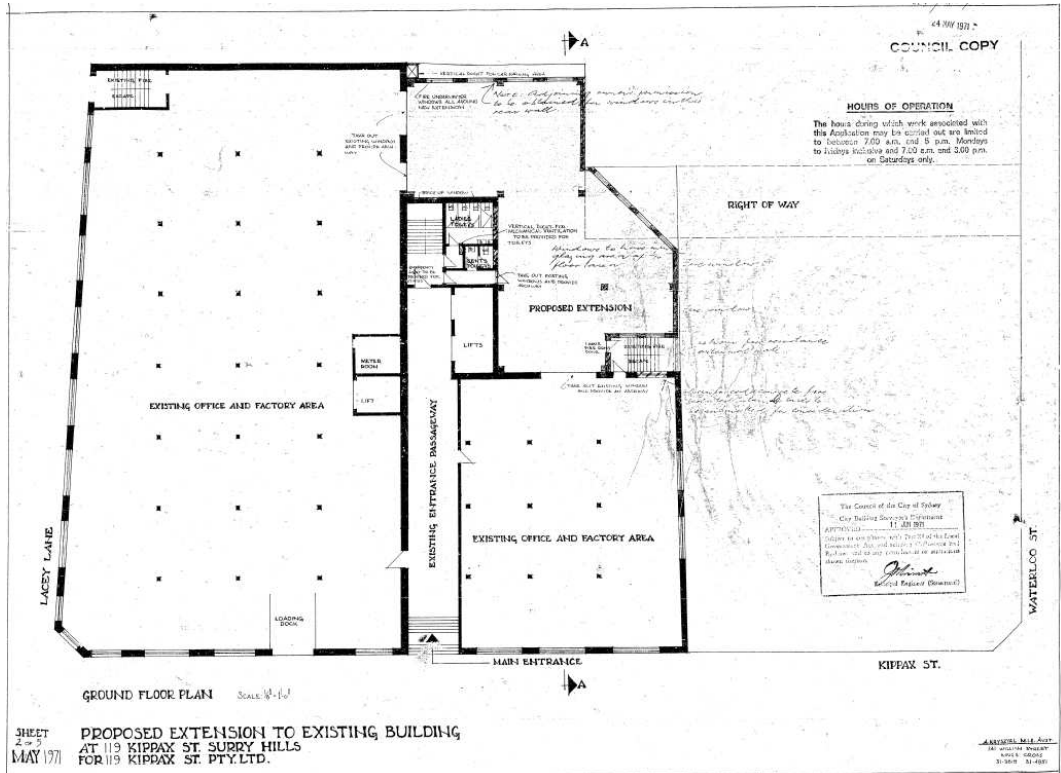
# ATTACHMENT A

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## APPENDIX D: 1971 BUILDING APPLICATION DRAWINGS



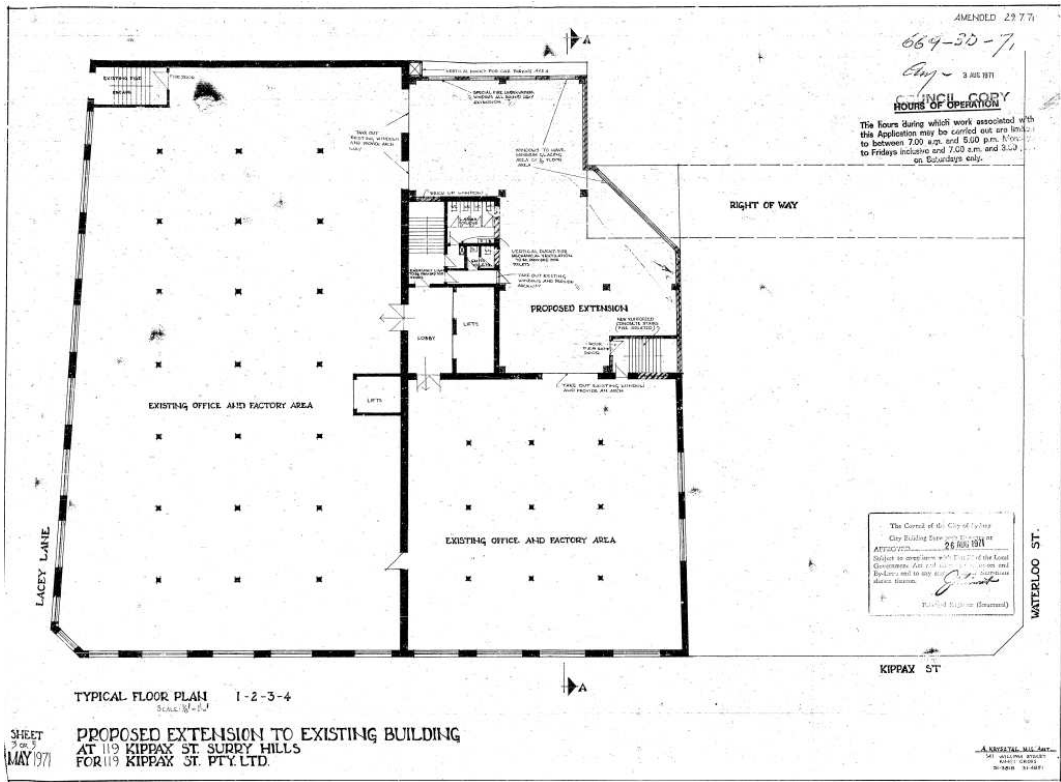
Basement floor plan



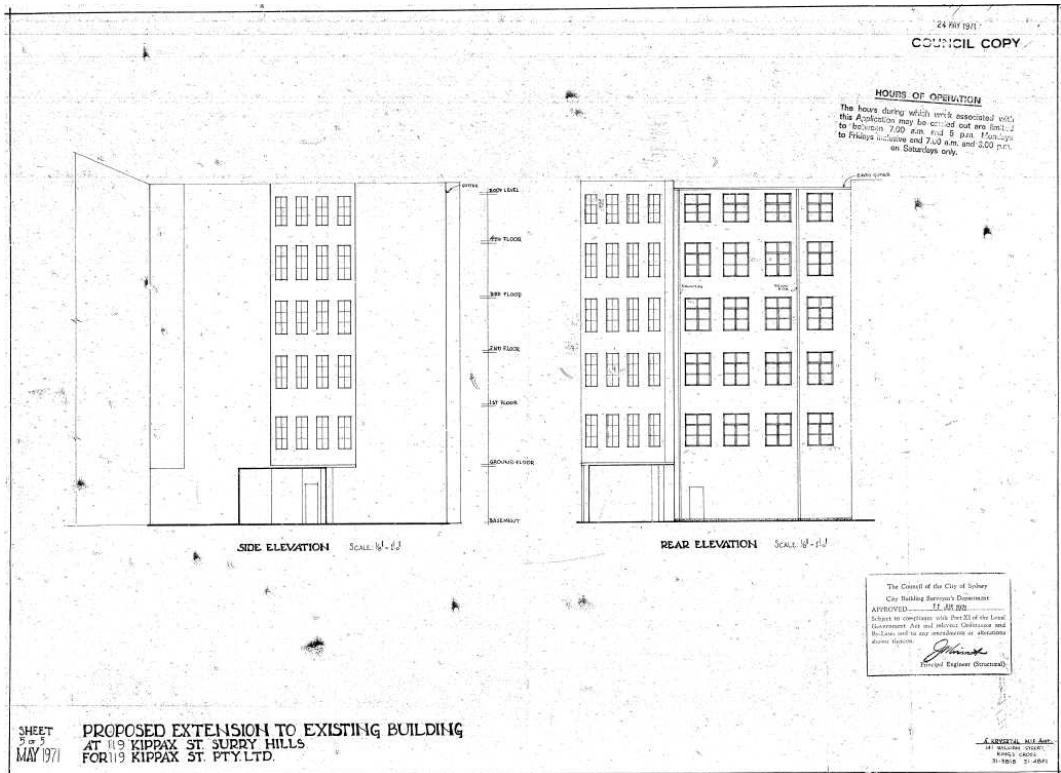
Ground floor plan

# ATTACHMENT A

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Typical plan for levels 1 to 4



Elevations



# ATTACHMENT A

## *Heritage Data Form*

ITEM DETAILS						
<b>Name of Item</b>	Former Ford Sherington Factory					
<b>Other Name/s Former Name/s</b>	Ford Sherington & Co Ltd					
<b>Item type (if known)</b>	Built					
<b>Item group (if known)</b>	Manufacturing and processing					
<b>Item category (if known)</b>	Warehouse/storage area					
<b>Area, Group, or Collection Name</b>						
<b>Street number</b>	119-127					
<b>Street name</b>	Kippax Street					
<b>Suburb/town</b>	Surry Hills				<b>Postcode</b>	2010
<b>Local Government Area/s</b>	Sydney					
<b>Property description</b>	Lot 11 Deposited Plan 582591					
<b>Location - Lat/long</b>	<b>Latitude</b>				<b>Longitude</b>	
<b>Location - AMG (if no street address)</b>	<b>Zone</b>			<b>Easting</b>		
<b>Owner</b>	Private					
<b>Current use</b>	Industrial, commercial					
<b>Former Use</b>	Industrial					
<b>Statement of significance</b>	<p>119-127 Kippax Street is associated with the firm of Ford Sherington, which was a major manufacturer of luggage and other items from the end of the nineteenth century through to the second half of the twentieth century. The building is amongst the earlier twentieth century industrial buildings in Surry Hills and provides evidence of the major incursion of industry into the suburb during the first three decades of the twentieth century. It has been associated with manufacturing from 1913, initially with the products of Ford Sherington and from the second half of the 1960s with those of the clothing trade.</p> <p>The original section of 119-127 Kippax Street was designed in 1912 by the major twentieth century architectural practice Robertson and Marks, while the 1923 addition was designed by prominent architect Gordon Keesing to match the original section by Robertson &amp; Marks. The building is a late and representative example of the Federation Warehouse style, which provides an important contribution to the streetscape in this section of Surry Hills. It is also important as part of the group of Federation era and post World War I warehouse buildings in Surry Hills, which play an important role in defining the architectural character of the locality. 119-127 Kippax Street has retained a relatively large amount of original and early building fabric, which enables its significant characteristics to be understood and interpreted.</p>					
<b>Level of Significance</b>	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

# ATTACHMENT A

## *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	Robertson & Marks (1912 building, 1920 addition) Gordon Keesing (1923 addition)					
<b>Builder/ maker</b>	Howie, Brown & Moffat (1912 building) C A Millyard (1923 addition)					
<b>Physical Description</b>	<p>119-127 Kippax Street is a restrained and functional example of the Federation Warehouse style. It is a substantial five-storey warehouse on a corner site with a major frontage to Kippax Street and a secondary frontage to Lacey Street. The corner of the building is splayed at the intersection of the two streets. The face-brick facade is divided into nine window bays to Kippax Street and eight window bays to Lacey Street. The facades terminate at stepped parapets with expressed piers. The Ground Floor window and door openings to the original portion of the building and the windows to the top storey are arched with red brick voussoirs and large cement rendered keystones. The door and window openings to the 1923 addition have square heads with concrete lintels. The brickwork to the street level is painted. Windows are timber double hung or awning in sets of two or three with redbrick "soldier course" lintels and splayed sills. The paired hipped roof to the original building and the gabled roof to the 1923 extension are clad in corrugated iron with box gutters behind the parapets draining to galvanised iron rainwater heads and downpipes. The lift overrun associated with the the original goods lift projects above the roof line. The roof over the rear portion of the building is a flat concrete roof with membrane.</p> <p>The three entrances from Kippax Street provide access to a loading dock, a retail facility and the building's main entry foyer. The two entrances from Lacey Street provide access to a loading dock and egress from the fire stairs in the south eastern corner of the building. Steel security grilles are installed on the majority of the street level windows.</p> <p>The main entrance has been modified over time. It currently comprises a suspended awning and terrazzo steps from street level to foyer level with marble feature panels. The narrow foyer with plasterboard wall and ceiling lining and vinyl flooring connects the entry to the lifts, fire egress stair and shared sanitary facilities introduced in the third stage of the building's development.</p> <p>The floor structure comprises substantial hardwood storey posts supporting hardwood beams on steel I-beam bolsters. The hardwood joists, with herringbone strutting, support the hardwood flooring. Internal walls are face common brick. The concrete fire egress stairs and sanitary facilities appear to date from the 1960s. The building has sprinklers throughout. It is currently let to a variety of small businesses - the majority being fashion wholesalers. Some of these tenancies have false ceilings which conceal the timber floor structure.</p> <p>There are a relatively large number of Federation and interwar era warehouses and stores in the vicinity of 119-127 Kippax Street, which range from buildings of comparable scale to large buildings in prominent locations. Many demonstrate a high level of architectural resolution and design, while sharing the same basic design vocabulary – extensive use of brickwork, wide bays of windows separated by solid brick piers, square-headed windows with judicious use of arched window openings, timber framed window sashes and sparing use of decorative detail externally, principally at parapet level and around the main entrance to the building.</p>					
<b>Physical condition and Archaeological potential</b>	The building is in fair condition, requiring some repair work to the facades and repainting of timber work.					
<b>Construction years</b>	<b>Start year</b>	1912	<b>Finish year</b>	1924	<b>Circa</b>	<input type="checkbox"/>

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## *Heritage Data Form*

<b>Modifications and dates</b>	<p>Modifications to the building, originally constructed in 1912, include the following works:</p> <p>1920: detached one/two storey workshop and store building, designed by Robertson &amp; Marks;</p> <p>1923: western addition, designed by Gordon Keesing;</p> <p>1959: garage and ground floor alterations;</p> <p>1960: internal partitions and toilets;</p> <p>1966: awning and alterations to building;</p> <p>1972: extension to rear of the building;</p> <p>1972: blocking up windows;</p> <p>1985: conversion of goods lift to passenger lift.</p> <p>Internal modifications have been chiefly related to internal partitions on various levels.</p>
<b>Further comments</b>	

### HISTORY

<b>Historical notes</b>	<p>The site of 119-127 Kippax Street is part of 42.49 hectares granted to Joseph Foveaux on 2 December 1793. It was acquired by Ford Sherington Ltd in 1911 and consisted of a number of individual properties on separate titles.</p> <p>Kippax Street was named after Alderman William Kippax. The first entries for the street in <i>Sands Sydney and suburban directory</i> appear in the 1873 edition. Little Elizabeth Street was renamed Lacey Street in 1886.</p> <p>By the middle of the 1840s most if not all of the site of 119-127 Kippax Street was in the possession of Captain Thomas Swindells, a master mariner who was involved in the whaling industry. Swindells evidently occupied at least a part of his property, as he died at the age of 52 in his Surry Hills home at the beginning of May 1851. Swindells and his wife also sold sections of it to various parties. 11½ perches (about 291m<sup>2</sup>) ultimately bounded by Kippax and Lacey Streets was conveyed by the Swindells to Robert Gillespie in January 1851. Gillespie disposed of the property to John Wright in September 1854. Some years later John Williams and other parties who in September 1878 conveyed the property to Henry Ralfe, understood to be a respected solicitor, via a deed of partition. In due course the property came into the possession of Matilda Rawson, nee Doust, the wife of George Rawson, who applied to bring it under the provisions of the Real Property Act on 4 March 1903.</p> <p>To the immediate south along Lacey Street an allotment of 5¼ perches (about 132 m<sup>2</sup>) may have been part of the land sold to Gillespie. In any case, it too was conveyed to Henry Rafe at the same time. The transactions that followed have not been clearly ascertained, but in June 1881 the property was assigned to A M Naylor and K Humphries and in April 1891 Rudolphus Meyer was appointed trustee. Meyer applied to bring the property under the provisions of the Real Property Act on 1 November 1909.</p> <p>Swindells and his wife sold the adjoining property on Lacey Street to builder John McQuarters in March 1845. Conveyances to the sheriff of NSW, Adolphus William Young in October 1853 and to solicitor William Billyard in November 1858 may have been mortgages – on 2 January 1857 Billyard and Young conveyed the title to the property's title to Miss Rebecca Fox, who married Alexander McLean Henderson at her Paddington home on 11 December 1860. The Hendersons, along with John McElveney, subsequently sold the property to Morton Hadden in October 1874. Hadden, who lived in Lawson from 1879 onwards, maintained a residence in Cooper Street, Surry Hills, died there in June 1905. The property was subsequently sold to Matilda Fitzgerald, wife of grocer William Fitzgerald.</p> <p>To the immediate south of the Fitzgerald block, the Swindells appear to have sold an allotment of 13¾ perches (about 348 m<sup>2</sup>) to James Bluck in January 1851. There was evidently a conveyance from</p>
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# ATTACHMENT A

## *Heritage Data Form*

John McQuarters to Bluck as well in April 1853; another series of transactions relating to the land involved the Swindells conveying property to William Hunter. Hunter's mortgage on the property was transferred to Bluck in May 1849. Whatever the circumstances, Bluck, for many years a residence of Surry Hills, died in October 1876. The property was conveyed in trust to his daughter Mary Janet on 6 November 1893. She applied to bring the property under the provisions of the Real Property Act on 10 November 1897.

Rudolphus Meyer transferred the title to his land to Ford Sherington on 5 June 1911, as did Matilda Rawson and Mary Bluck.

Ford Sherington also acquired land belonging to and occupied by widow Sarah Anne Jilks, which was situated to the west of the preceding properties. In the early 1840s this property belonged to publican Nathaniel George Watkins of Minto. He died in July 1842 and it passed to his immediate family. Watkins' daughter Emma married publican George John Jilks in January 1851 and they had two children, George and Louisa. In November 1887 the property was settled on George Jilks junior and his wife Sarah Ann. George Junior died at Newtown in August 1892, suggesting the Surry Hills property served as an investment for the couple. The title to the property was conveyed to Ford Sherington on 10 June 1911.

William Henry Sherington, manager of Ford Sherington, applied to bring all parts of the property under the provisions of the Real Property Act on 22 September 1911. Ford Sherington also acquired the adjoining land extending along Kippax Street to Waterloo Street. It included 119 Kippax Street.

Alfred Ford's steel trunk manufacturing company commenced operations during 1895 in premises located on Harris Street, Pyrmont. It also made other metal goods including baths. Ford Sherington Ltd was registered as a company during January 1911. It occupied premises at 274-280 Elizabeth Street around this time. It engaged the prominent architectural firm Robertson & Marks to design their new building at Surry Hills. The building application was lodged with Council on 4 May 1912 and approved 11 days later. Tenders were called at the end of the month and the contract was awarded to contractors Howie, Brown & Moffat.

The construction of the building took place in a period of great change in Surry Hills, as residential streets were transformed by massive commercial and industrial buildings. Industrial activity had been very much a part of Surry Hills from the second half of the nineteenth century. During the 1860s and 1870s its population became increasingly lower middle class, a mix of mechanics, skilled artisans and shopkeepers. There was also manufacturing and industry in the area that included brewing, boot making, brick making and sanitary fittings, tanning and the clothing trade. There were also "scores" of small workshops throughout the area. By 1890 Surry Hills was one of Sydney's most populous residential districts but the area suffered greatly during the depression of the 1890s and the physical fabric deteriorated as its fortunes declined. Re-zoning and redevelopment in the locality was stimulated by Lord Mayor Allen Taylor's entrepreneurial vision, which subsequently saw the development of warehouses, motor garages, factories and show rooms in the area. The City Council was given powers to resume property during 1905. Amongst its earliest endeavours was the resumption of notorious slums centred around Wexford Street, in the north western section of Surry Hills, accompanied by properties around Brisbane Street at the end of the decade. The area bounded by Oxford, Riley, Campbell, Elizabeth and Liverpool Streets was transformed. Extensive demolitions took place, Wentworth Avenue was formed in 1910 and leases in the first subdivision along the new street offered for sale in April 1911. Most of the houses in the locality were replaced with commercial and industrial buildings. In later years this also occurred to a lesser extent in the southern part of Surry Hills.

Local retailers and industry like Anthony Horderns, Mark Foys and Grace Brothers exploited these redevelopment opportunities to develop large warehouses. As in the Federation era, prominent firms of architects frequently designed to meet their needs. Construction of the buildings continued through the 1920s until it was curtailed by the onset of depression at the end of the decade. This initial phase of industrial development was consolidated by the construction of industrial and commercial buildings throughout Surry Hills from the 1950s to the mid 1970s, although this was accompanied by increasing

# ATTACHMENT A

## *Heritage Data Form*

	<p>dispersal of manufacturing into suburban Sydney.</p> <p>Ford Sherington's new building was described in the <i>Sydney Morning Herald</i>:</p> <p>The building ... will be used as a factory for the manufacture of leather bags, trunks, and goods of that class. The site is at the corner of Lacey and Kippax streets. The building consists of a basement, ground floor, and three upper floors, has a frontage of 90 feet to Kippax-street, by a depth along Lacey-street of about 150 feet. The factory is to be fitted with the most up-to-date manner, with all requirements for carrying on a large business. There are goods and passenger lifts, and well-lighted and ventilated work-rooms. The basement has been set apart for machinery. On the ground floor the offices will be placed, and at the rear of the premises extensive stables and cart accommodation will be provided. (<i>Sydney Morning Herald</i>, 7 January 1913, p.4).</p> <p>Ford Sherington also operated a showroom in York Street, Sydney, but by the middle of the 1920s this had been relocated to Kippax Street. Its Globe Brand seems to have embraced a wide range of products that included patented fibre luggage, sheet metal goods, leather bags, travelling trunks, footballs, cricket leg guards, golf bags and dog collars. The company had branches in all of the state capitals and by the middle of the 1920s was employing 400 people in Kippax Street alone.</p> <p>After seven years Ford Sherington found it necessary to extend their Kippax Street headquarters, so engaged Robertson &amp; Marks to document additions to the building in 1919 or 1920. The building application for the works was lodged with Council in March 1920. The works consisted of a detached two storey store and workshop building and minor alterations to the basement level of the existing building.</p> <p>Further additions were undertaken in 1923 to the design of architect Gordon Keesing (1888-1972), who was of Jewish extraction and born in Auckland. He undertook architectural training in Melbourne before travelling to London in 1910. Shortly after he went to New York and undertook further education under the Beaux Arts system, which he continued after travelling to Paris in 1913. Although he intended to establish an atelier in Sydney based in his experiences in New York and Paris, the outbreak of World War I resulted in his enlistment. Keesing served in France and after the war became involved with the War Graves Commission. On his return to Sydney he became honorary architect to the RSSILA. Keesing was also active within Sydney's Jewish community, which included offering his services as an honorary architect to sections of the community. His most notable building in this regard is the Maccabean Hall and Australian Jewish War Memorial in Darlinghurst (1925). Keesing was a partner in the firm of Hennessy, Hennessy, Keesing &amp; Co from the mid to the late 1920s, at which time he was involved in several of the firm's numerous commissions for the Roman Catholic Church, particularly the extensions to St Mary's Cathedral. He became a partner in the firm of Copeman &amp; Lemont, which specialised in hotel design around 1935 and remained with it until it was forced to close because of World War II.</p> <p>Plans for the additions were lodged with Council at the beginning of November 1923. The works were well underway four months later:</p> <p>Comprehensive additions are being made by Mr C A Millyard, contractor, under the supervision of Hennessy, Hennessy, Keesing, and Co., architects, to the existing premises of Ford Sherrington [sic], Ltd, manufacturer of leatherware, globe bags and trunks, at the corner of Lacey and Kippax streets, Surry Hills. The new premises will be six storeys high, constructed of brick and hardwood, and will be utilised for showrooms, offices and factory accommodation. Special attention has been paid to lighting, and advantage has been taken of the fall in the ground to make provision for loading and unloading to be made direct to and from three floors. About two-thirds of the brickwork has been completed (<i>Sydney Morning Herald</i>, 26 March 1924, p.10).</p> <p>The exterior of the additions along Kippax Street was designed in the same manner as Robertson &amp; Marks' 1912 building.</p>
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# ATTACHMENT A

## *Heritage Data Form*

	<p>Ford Sherington Holdings Ltd was formed at the end of 1950 to acquire all of Ford Sherington Limited's issued capital and shares were placed on the market. The company undertook alterations to the building and other sections of its property Ford Sherington Holdings were subsequently taken over by Revere Developments at the end of 1972.</p> <p>In May 1966 a development application was lodged with Council for alterations to the building to accommodate individual factories and offices. The following month a building application for alterations to the value of £60,000 was lodged</p> <p>On 2 August 1966 the title was transferred to 119 Kippax Street Pty Limited. Not long after the building entered a new phase of use when it became associated with the clothing trade. For instance, at various times between 1966 and 1978 development applications were lodged by companies such as Katies, Zora Fashions, Town Craft, Neata Fashions and Malcolm Distributors for the manufacture and warehousing of clothing.</p> <p>119 Kippax Street Pty Limited initiated further modifications to the building during the first half of the 1970s. Documented by engineer A Krysztal, the works involved the demolition of the remaining section of the 1920 addition and construction of a six storey addition providing new lavatories, an enclosed fire stair and additional floor space behind the 1912 and 1923 sections of the building. The building application was lodged with Council in May 1971. Copies of building application documents are included in Appendix D. Krysztal also documented a new building immediately adjacent to 119-127 Kippax Street for Katies Ltd at 4-14 Waterloo Street around the same time, which proposed minor connections on some levels to the older building</p> <p>The building was subsequently modified as required to meet the requirements of its tenants over the years.</p>
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<b>THEMES</b>	
<b>National historical theme</b>	Developing local, regional and national economies Building settlements, towns and cities
<b>State historical theme</b>	Industry Towns, suburbs and villages

# ATTACHMENT A

## *Heritage Data Form*

<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	119-127 Kippax Street has been associated with manufacturing from 1913, initially the products of Ford Sherington and from the second half of the 1960s clothing. The building is amongst the earlier twentieth century industrial buildings in Surry Hills and provides evidence of the major incursion of industry into the suburb during the first three decades of the twentieth century.
<b>Historical association significance</b> SHR criteria (b)	<p>119-127 Kippax Street is associated with the firm of Ford Sherington, which was a major manufacturer of luggage and other items from the end of the nineteenth century through to the second half of the twentieth century and was represented in all the state capitals. Its products, such as the Globite suitcase, reached a wide national market.</p> <p>The original section of the building is a representative example of the work of Robertson and Marks, a major twentieth century architectural practice that designed a large number of buildings with high architectural quality during the first half of the twentieth century. The 1923 addition is a representative example of the work of prominent architect Gordon Keesing, which was designed to match the original section by Robertson &amp; Marks.</p> <p>The designer of the 1970s additions, A Krysztal, is not known to have been a prominent designer. No information relating to the person was found during the course of preparing this inventory.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>119-127 Kippax Street is a late and representative example of the Federation Warehouse style, of which Robertson &amp; Marks were major practitioners. The style accompanied the revival of business activity after the depression of the early 1890s and endured until World War I.</p> <p>The 1970s additions are functional and do not have aesthetic significance.</p> <p>The building provides an important contribution to the streetscape in this section of Surry Hills, which is now characterised by many buildings constructed after World War II. It is also important as part of the collection of Federation era warehouse buildings in Surry Hills, which play an important role in defining the architectural character of the locality.</p>
<b>Social significance</b> SHR criteria (d)	The building may not have social significance. It may have some role in providing a sense of place; further assessment through public surveys may be required.
<b>Technical/Research significance</b> SHR criteria (e)	Further research may be required to establish the archaeological potential of the site.
<b>Rarity</b> SHR criteria (f)	119-127 Kippax Street is not rare, but has significance as part of a group of Federation and interwar era industrial buildings in Surry Hills.
<b>Representativeness</b> SHR criteria (g)	119-127 Kippax Street is a representative example of a Federation Warehouse. Although it has been subjected to change of use and some fabric has been modified, it has a relatively high level of integrity and demonstrates the principal characteristics of its building typology and architectural style.
<b>Integrity</b>	119-127 Kippax Street has retained a relatively large amount of original and early building fabric, which enables its significant characteristics to be understood and interpreted.

# ATTACHMENT A

## *Heritage Data Form*

### HERITAGE LISTINGS

Heritage listing/s	
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### INFORMATION SOURCES

**Include conservation and/or management plans and other heritage studies.**

Type	Author/Client	Title	Year	Repository
Written	Philip Goad and Julie Willis (editors)	<i>Encyclopedia of Australian Architecture</i>	2012	Private library
Written	Christopher Keating	<i>Surry Hills: the city's backyard</i>	2008	Private library
Written	John Sands	<i>Sands Sydney and suburban directory</i>	1873-1925	State Library of NSW
Written	Ian Little	The Practice of Robertson and Marks 1892-1941 (Bachelor of Architecture Historical Research Thesis).	1975	
Written		Wentworth-avenue Subdivision", <i>Sydney Morning Herald</i> , 20 April 1911.	1911	National Library of Australia Trove
Written		"Buildings and Works," <i>Sydney Morning Herald</i> , 7 January 1913, p.4.	1913	National Library of Australia Trove
Written		"A Surry Hills Factory", <i>Sydney Morning Herald</i> , 26 March 1924, p.10.	1924	National Library of Australia Trove
Written		"New issues by Sydney cos.", <i>Sydney Morning Herald</i> , 20 December 1950, p.6.	1950	National Library of Australia Trove
Graphic	Robertson & Marks	Building Application 391/12	1912	City of Sydney Archives
Graphic	Robertson & Marks	Building Application 202/20	1920	City of Sydney Archives
Graphic	Gordon Keesing	Building Application 894/23	1923	City of Sydney Archives
Graphic	A Krysztal	Building Application 669/71	1971	City of Sydney Archives
Graphic	A Krysztal	Building Application 1525/71	1923	City of Sydney Archives

### RECOMMENDATIONS

<b>Recommendations</b>	<p>The overall form of the building should be retained and conserved. If necessary to ensure the conservation of the building, consideration may be given to the construction of an additional level above the existing roof of the building. The addition should be set back from the Kippax and Lacey Street facades to minimise impacts on the building's architectural character and its contribution to the streetscape, and should not involve removal of, or alterations to, significant parapet fabric other than for the purposes of repair, maintenance and conservation. Any other alterations and additions to the building should be confined to the rear of the building in areas of lesser heritage significance, should not be visually prominent and shall comply with the relevant planning controls.</p> <p>All original external fabric should be conserved in its existing form and original windows and doors should not be enclosed or altered. Reconstruct original windows where window joinery has been altered or replaced. Surfaces that were not intended to be painted should be left unpainted. Where painting has taken place on these surfaces it should be carefully removed.</p> <p>All original internal fabric should be retained and conserved.</p> <p>A Heritage Impact Assessment should be prepared prior to any major works being undertaken.</p>
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# ATTACHMENT A

## *Heritage Data Form*

SOURCE OF THIS INFORMATION			
Name of study or report		Year of study or report	
Item number in study or report			
Author of study or report			
Inspected by	Tanner Kibble Denton Architects		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Tanner Kibble Denton Architects	Date	2014

# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	119-127 Kippax Street viewed from the north east.				
<b>Image year</b>	2013	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	





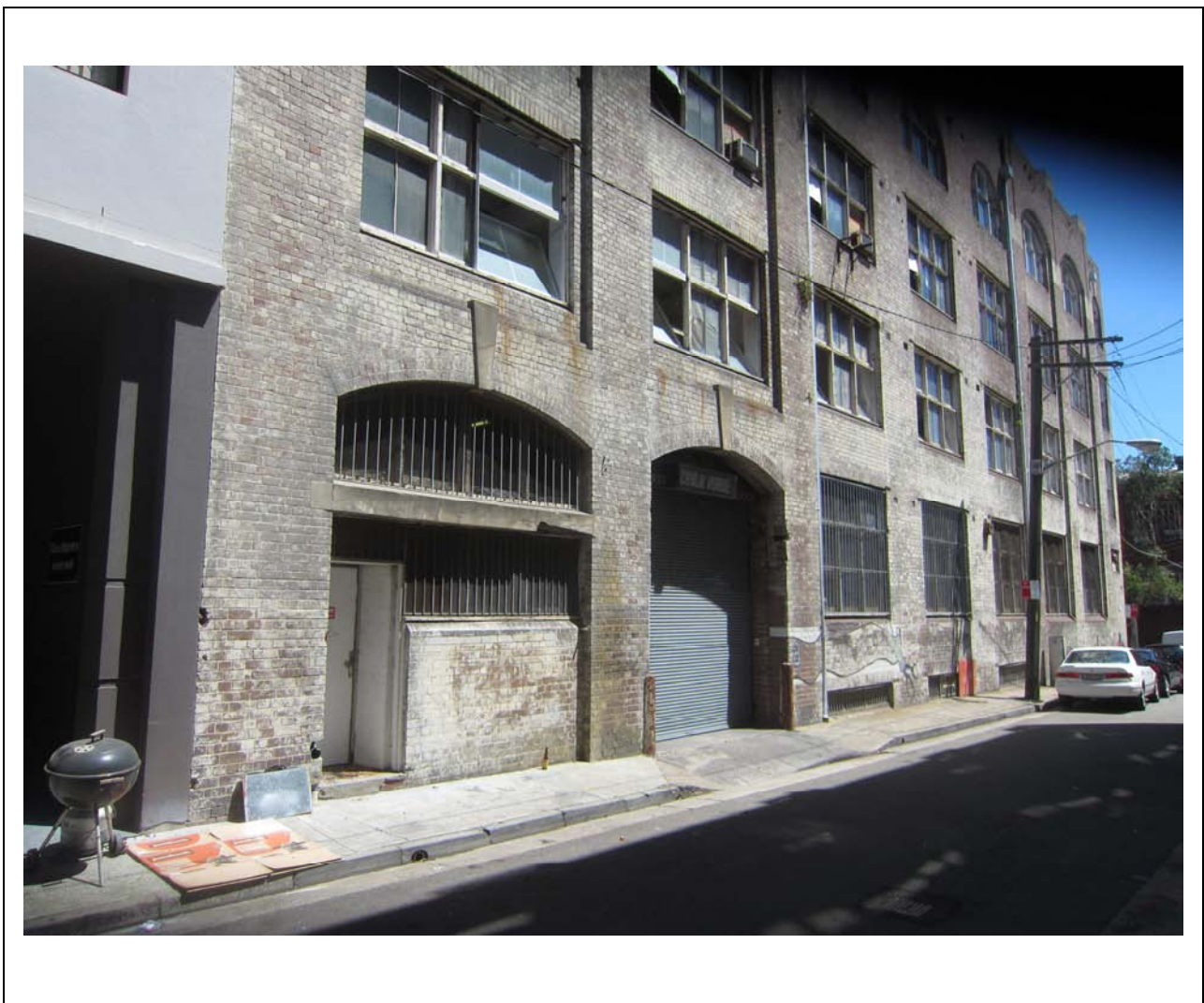
# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Lacey Street facade.				
<b>Image year</b>	2013	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	



# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Lacey Street facade viewed from Kippax Street.				
<b>Image year</b>	2013	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	





# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Kippax Street facade viewed from the north west..				
<b>Image year</b>	2013	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	



# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Principal entry, Kippax Street				
<b>Image year</b>	2014	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	



# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Refurbished shopfronts and windows, Kippax Street elevation.				
<b>Image year</b>	2014	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	





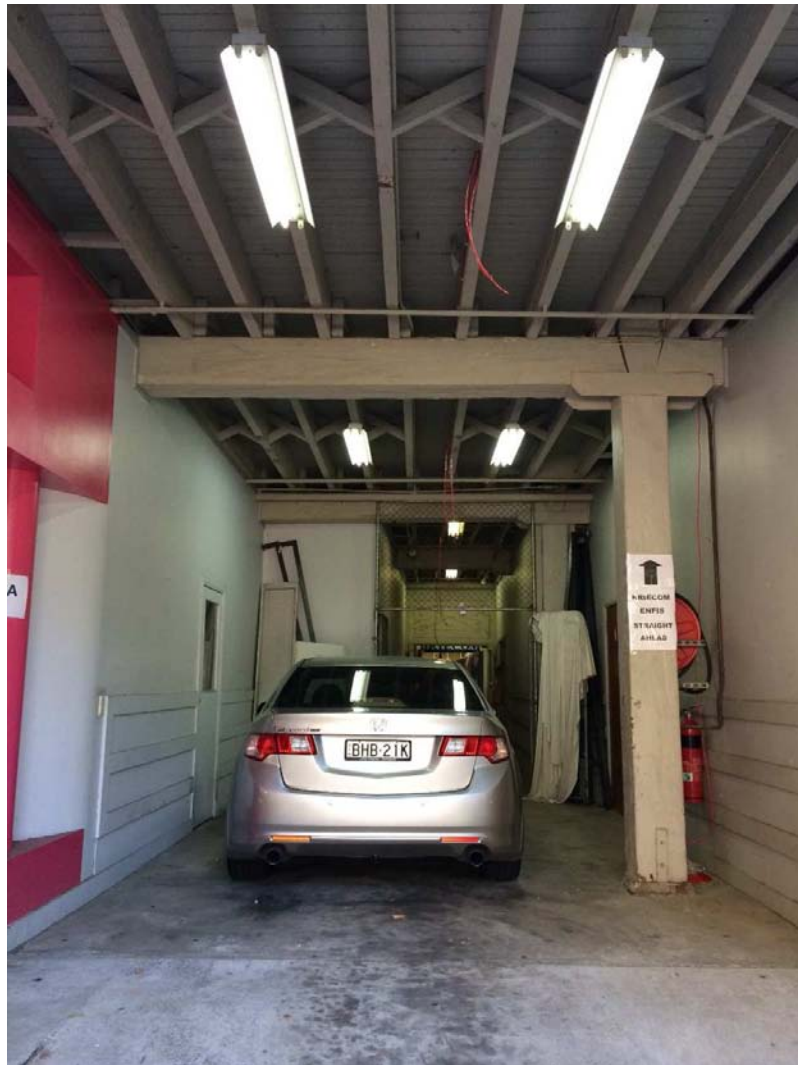
# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Original timber structure in Kippax Street loading bay.				
<b>Image year</b>	2014	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	



# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Steps associated with the main Kippax Street entry				
<b>Image year</b>	2014	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	



# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Ground floor entry vestibule.				
<b>Image year</b>	2014	<b>Image by</b>	Tanner Kibble Denton Architects	<b>Image copyright holder</b>	





# ATTACHMENT A

## *Heritage Data Form*

### IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Ground floor interior.				
<b>Image year</b>	2014	<b>Image by</b>	Tanner Kibble Denton Architects.	<b>Image copyright holder</b>	



## Resolution of Council

**24 FEBRUARY 2014**

### **ITEM 9.6**

#### **PLANNING PROPOSAL: SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 – HERITAGE LISTING OF 119-127 KIPPAX STREET, SURRY HILLS**

**(S108625)**

It is resolved that:

- (A) Council approve the Planning Proposal: Heritage Listing of 119-127 Kippax Street, Surry Hills to amend Sydney Local Environmental Plan 2012, shown at Attachment A to the subject report, for submission to the Minister for Planning and Infrastructure with a request for a Gateway determination;
- (B) Council approve the Planning Proposal: Heritage Listing of 119-127 Kippax Street, Surry Hills to amend Sydney Local Environmental Plan 2012, for public exhibition;
- (C) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal following receipt of the Gateway determination;
- (D) Council seek authority from the Director General of the Department of Planning and Infrastructure to exercise the delegation of the Minister for Planning and Infrastructure of all his functions under section 59 of the Environmental Planning and Assessment Act 1979 to make an amendment to Sydney Local Environmental Plan 2012 to list 119-127 Kippax Street, Surry Hills as a heritage item; and
- (E) Council note the Chief Executive Officer currently has delegation to issue an Interim Heritage Order under Section 25 of the Heritage Act 1977.

Carried unanimously.



## Resolution of Central Sydney Planning Committee

**20 FEBRUARY 2014**

### ITEM 10

#### **PLANNING PROPOSAL: SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 - HERITAGE LISTING OF 119-127 KIPPAX STREET, SURRY HILLS**

**(S108625)**

It is resolved that:

- (A) the Central Sydney Planning Committee approve the *Planning Proposal: Heritage Listing of 119-127 Kippax Street, Surry Hills to amend Sydney Local Environmental Plan 2012*, shown at Attachment A to the subject report, for submission to the Minister for Planning and Infrastructure with a request for a Gateway determination;
- (B) the Central Sydney Planning Committee approve the *Planning Proposal: Heritage Listing of 119-127 Kippax Street, Surry Hills to amend Sydney Local Environmental Plan 2012*, for public exhibition;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 18 February 2014 that authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal following receipt of the Gateway determination;
- (D) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 18 February 2014 that Council seek authority from the Director General of the Department of Planning and Infrastructure to exercise the delegation of the Minister for Planning and Infrastructure of all his functions under section 59 of the *Environmental Planning and Assessment Act 1979* to make an amendment to Sydney Local Environmental Plan 2012 to list 119-127 Kippax Street, Surry Hills as a heritage item; and

- (E) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 18 February 2014 that the Chief Executive Officer currently has delegation to issue an Interim Heritage Order under Section 25 of the *Heritage Act 1977*.

Carried unanimously.