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Inventories are ordered and numbered, as exhibited, for sites recommended for listing.

Heritage item inventories		
Alexandria		
1-4		Removed
5.	2-6 Birmingham Street	Former Walter Barr Pty Ltd factory
6.	22-30 Birmingham Street	Former Sil-Ora Dental Products factory
7.	27 Birmingham Street	Electricity Substation No. 375
8.	29-33 Birmingham Street	Former H. G. Whittle & Sons factory
9.	602-612 Botany Road (and 27-31 Ralph Street)	Former Coote & Jorgenson Engineers factory
10.	684 Botany Road	Former White Way service station
11.	47-49 Bourke Road	Former Q Store
12.	138-196 Bourke Road	Former Commonwealth Industrial Gases oxygen factory and demonstration block
13.	16 Euston Road	Electricity Substation No. 117
14.	40A-42 Maddox Street (and 58-68 Euston Road)	Former Alexandria Spinning Mills
15.	1-3 Mandible Street	Former Standard Telephones & Cables industrial building
16.		Removed
17.	124 McEvoy Street	Former Electricity Substation No. 152
18.	52-54 O'Riordan Street	Former National Motor Springs igloo building
19.	82 O'Riordan Street	Electricity Substation No. 225
20.	38 Ralph Street	Former Wilson Bros Willow Ware factory
21.	212-214 Wyndham Street	Former Electric Light Substation No. 89
Annandale		
22.	1B Booth Street	Sewage Pumping Station No. 3
Camperdown		
23.	6-10 Mallett Street	Former Grace Bros Repository
24.	64-106 Mallett Street	Former Bonds Industries complex including interiors, Substation No. 181, Chesty Bond Mural and former commercial building façade for "Bonds Cafeteria" at 97-99 Church Street
Darlington		
25.	2-10 Golden Grove Street	Former Jones IXL factory garage
26.	181 Lawson Street	Former McMurtrie, Kellermann & Co factory (The Foundry)
Erskineville		
27.	7-19 Coulson Street	Former Bakewell Brothers south-east warehouse building
28.	127 Railway Parade	Former factory chimney stack
29.	18-20 Victoria Street	Former Cleveland Shoe Company factory
Forest Lodge		
30.	19 Ross Street	Electricity Substation No. 267

Glebe		
31.	113 Mitchell Street	Former Glebe Volunteer Fire Station
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32.	10-12 Egan Street	Former Sydney Confectionery Company factory
33.	197-207 Wilson Street	Former F. W. Gissing factory
Redfern		
34.	53-63 Great Buckingham Street (and 611-619 Elizabeth Street)	Former A. Hordern & Sons factory complex
35.	99 Renwick Street	Electricity Substation No.112
Rosebery		
36.	6-8 Crewe Place	Former Wrigley's factory
37.	85-113 Dunning Avenue	Rosella Preserving and Manufacturing Co. factory
38.	88 Dunning Avenue	Electricity Substation No.192
39.	115-133 Dunning Avenue	Former Commonwealth Weaving Mills and Frederick Rose factory
40.	120 Dunning Avenue	Former Otis Elevator Co. factory
41.	135-151 Dunning Avenue	Former Westinghouse factory
42.	142 Dunning Avenue	Electricity Substation No. 128
43.	1-11 Hayes Road	Former R. C. Henderson Ltd factory
44.	61-71 Mentmore Avenue (and 34 Morley Avenue)	Former Cyclone Fence and Gate Co factory
Surry Hills		
45.	268-274 Devonshire Street	Former Edward Hill & Co factory
46.	470-484 Elizabeth Street	Former W. C. Penfold & Co factory
47.	5 Fitzroy Place	Electricity Substation No. 229
48.	1-15 Foveaux Street	Former Farleigh Nettheim & Co Ltd warehouse
49.	47-97 Marlborough Street	Former David Jones factory
50.	13-15 Marshall Street	Former Allington Stoveworks factory
51.	11-13 Randle Street	Former R. C. Henderson Ltd factory
52.	4-34 Wentworth Avenue	Former warehouse group
Sydney		
53.	115 Clarence Street	Former Noyes Bros warehouse
54.	185 Clarence Street	Former Shelley warehouse
55.	193-195 Clarence Street	Shorter House
56.	123-129 Clarence Street (and 252-258 Kent Street)	Former Edwards Dunlop & Co warehouses
57.	426-430 Kent Street	Former Grace House warehouse
Ultimo		
58.	10-16 Bay Street	Part Bay Street Depot
Waterloo		
59.	723 Elizabeth Street	Former William Brooks factory
60.	378 George Street	Electricity Substation No. 75
61.		Removed

Zetland

62.	146-158 Joynton Avenue	Former Joseph Lucas showroom, workshop and office
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Conservation area inventories**Alexandria**

63.	North Alexandria industrial heritage conservation area	
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Alexandria & Beaconsfield

64.	William Street industrial heritage conservation area	
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Inventory 36

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Address: 6-8 Crewe Place

Planning: Sydney South

Suburb/nearest town: Rosebery 2018

Local govt area: Sydney

Parish:

State: NSW

County:

Other/former names: Wrigleys (Australasia) Ltd

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing **Category:** Factory/ Plant

Owner: Private - Corporate

Admin codes:

Code 2:

Code 3:

Current use: Commercial

Former uses: Factory

Assessed significance: Local

Endorsed significance:

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Statement of significance: Purpose-built in 1919 and extended in 1929 for the major American chewing gum manufacturers, Wrigley's (Australasia), the former factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to Australian manufacturing of confectionery during the mid-twentieth century and as surviving evidence of the former confectionary precinct that once defined this part of Rosebery when the large Stedman-Henderson's sweets factory from the same period, architect and builders, was located opposite.

As the headquarters and principal factory for Wrigleys in New South Wales from the 1910s to the 1950s, the site also provides evidence of the twentieth century operations of this major chewing gum manufacturer. The site is closely associated with the well-known Wrigley's gum including 'juicy fruit' and 'spearmint', which featured in many Australian's diets for nearly 100 years. The construction and scale of the former factory demonstrates the modern aspirations and growth of the company and popularity of its products during the twentieth century.

The building also represents the oldest known surviving industrial building constructed on the model Rosebery subdivision. As such, the factory provides evidence of one of Sydney's first planned suburbs of Rosebery, which was planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern on the edge of the planned industrial blocks between Botany Road and Primrose Avenue initially subdivided for housing. The inclusion of landscaped setbacks on Crewe Place and Primrose Avenue into the development of an industrial site demonstrates the ideals of the model suburb for quality factories and housing.

The site may have value to the community of former Wrigleys workers employed at this site from the 1910s to 1950s. The site may also hold significance to the Australian community as the place where the well-known Australian confectionery, Wrigley's chewing gum, was made.

The factory represents a good example of a multi-storey industrial building from the inter-war period designed in the Chicagoesque style as a model factory by prominent architect Burcham Clamp and noted Sydney builders Stuart Bros. The building demonstrates technological advancements of its time in factory and building design, utilising an architectural style imported from Wrigley's American base in Chicago, and innovative construction of reinforced concrete mushroom columns, slab floors without girders and large windows to span large distances and maximise natural lighting. Its multi-storey height inspired by Chicago's skyscrapers was a statement of progress and modern ideals, which was proudly used in Wrigley's marketing, rather than necessity, as the building was constructed in a largely undeveloped area at the time.

The building has high technical, rarity and research value for demonstrating one of the earliest examples of reinforced concrete slab and column construction in New South Wales.

While altered since its original construction, the building retains its overall architectural integrity. It can still be recognised as the former Wrigleys factory from historic newspaper reports, trade journals, Wrigley's marketing,

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photographs and sketches which documented the original factory at the time of its construction. Original features survive, including the water tower which remains visible from surrounding streets. The building demonstrates typical features of the inter-war Chicagoesque style including the grid-like façade expressing its framed structure, vertical structural members treated as pilasters emphasising the verticality or height of the building, spandrels expressing storey divisions, large banks of windows, horizontally proportioned window openings and reinforced concrete and steel structure. Internally, the building retains its rare reinforced concrete construction including the distinctive grid of reinforced concrete columns with mushroom capitals.

Through its striking height, grid-like Chicagoesque facade, rooftop water tower and landscaping, which are all unusual for inter-war factories in the area, the building is a distinctive local landmark. The building makes important contributions to the streetscapes of Crewe Place, Primrose and Rosebery Avenues and is visible from a number of near and distant vantage points. The former factory also forms part of a consistent group of inter-war industrial buildings in Rosebery.

The building is also rare locally as a multi-storey industrial building from the inter-war development of the model Rosebery suburb which was predominantly one to two storeys, and the only surviving building from this former precinct of buildings designed by Burcham Clamp for confectionary manufacturing following the demolition of Henderson's sweets factory.

The former Wrigley's factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The Wrigleys building is of local heritage significance in terms of its historical, association, aesthetic, research, representative and rarity values.

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Historical notes of provenance: Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

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Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Site history:

Wrigley's chewing gum has been a familiar Australian confectionary brand for nearly 100 years. The American company first began production in Australia in 1915 in Melbourne. Wrigley's opened its Sydney factory at Rosebery on the last day of 1919. They continued to manufacture chewing gum at this site until 1958.

The Wrigley's chewing gum company was originally established in America. Australia presented a new market for its products in the early twentieth century. On 17 November 1915, Wrigley's began producing Juicy Fruit chewing gum in Melbourne (www.wrigley.com/aunz/about-us/heritage-timeline.aspx, accessed 11 Oct 2014). It soon moved its operations to Sydney.

A certificate of title was issued to William Wrigley Jr Company Pty Ltd on 5 March 1918 for lots 534-536 and 660-662 DP 7534 facing Crewe Place, which was bounded on the west by Primrose Avenue and on the east by Rosebery Avenue (CT 2828 f 52) Wrigley's started production there on 31 December 1919. (www.wrigley.com/aunz/about-us/heritage-timeline.aspx, accessed 11 Oct 2014).

The construction of the factory was followed and well-documented in Australian press at the time.

On 17 October 1917, the Sydney Morning Herald reported that Wrigleys had decided to erect a large factory in the Rosebery model suburb as its headquarters in Australasia. The reported plans were for a five-story building of reinforced concrete, with external brick-walling. This report noted that the building would be 'absolutely fireproof and sanitary' with an 'abundance of natural light and ventilation', and noted its technological achievements with 'scientific heating and cooling apparatus', elevators, conveyors, electric light and power to be installed. Further reported internal features included dressing rooms, rest rooms, showers and lavatories and 'every provision for the comfort and welfare' of the employees, as well as laboratories and testing rooms. Burcham Clamp was reported as the architect (SMH, 17 Nov 1917, p 6).

On 11 February 1918, the Construction and Local Government Journal reported that the new factory for 'Wrigley's, of Chewing Gum fame' was to be constructed at an estimated cost of £25,000 (Construction and Local Government Journal, 11 February 1918, p 12). Architect Burcham Clamp contracted the builders of Stuart Brothers to erect the factory (SMH, 13 Feb 1918, p 9; Construction and Local Government Journal, 18 February 1918, p 9).

The construction of the building was also featured in the Building journal of 1919. The journal described the newly constructed building as 120 feet long by 60 feet wide, comprising 6 floors. The concrete construction technology was a focus of this article. The article noted that the floors were entirely constructed of reinforced concrete 'on the flat slab principle' which did not require girders. The floors were designed for a 150 pound per square foot. The grid of concrete mushroom columns also featured prominently in this article, then described as ferro-concrete columns spaced 20 feet apart with a 'broad spreading abacus'. The external walls of the building were noted as brick with reinforced concrete internal piers taking the floor weight. The large proportion of window glass used was also remarked upon, with the window openings located close to the ceilings for good natural lighting. This report praised the advantages of the absence of downward projecting girders from the ceiling, allowing the clear penetration and reflection of light, and clearance to run conducts, pipes and shafting lines along ceilings. Photographs of the building exteriors and interiors were also published in this journal, which featured the concrete mushroom columns and reinforced concrete slab construction (Building, 11 Jan 1919, p 113-115).

In 1919 a newspaper article about self-made men and advertising published a sketch of the 'Model Factory at

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Rosebery' (Self-made men and the power of advertising, *The Bunbury Herald and Blackwood Express*, 23 Aug 1919).

The land subdivision of the land for the subject allotments formed part of John Sulman's and Richard Stanton's plan for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The Wrigleys building was constructed on six of the original allotments of this subdivision (534-536, 660-662) on a block of land apparently originally subdivided for housing, opposite the land to the west subdivided for industrial development. The residential lots were half the size of the industrial lots.

The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epsom Road to the north and Harcourt Parade to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. To the east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

The site chosen for the Wrigleys factory was located in close proximity to James Stedman-Henderson's Sweets factory built shortly prior in 1917-1919 on the opposite side of Crewe Place. Stedman-Henderson's model factory, known as Sweetacres, also produced confectionary with household names such as 'Jaffas' and 'Minties.' Sweetacres and Wrigley's factories were the only substantial buildings constructed in the locality by the early 1920s when panoramic photographs documented these two factories in their undeveloped landscape.

Wrigley's was adept in using cunning marketing. Wrigley's produced its own Mother Goose Book, which rewrote traditional nursery rhymes to promote its products. Like much of its Australian marketing, Wrigley's Mother Goose Book featured an image of the factory at Rosebery (Wrigley's Mother Goose Book, Speciality Press, Melbourne, 1922). A surviving copy lacks a date, but it was produced by 1 May 1922 when the company published an apology to those who did not obtain a copy at the Royal Easter Show. (SMH, 1 May 1922, p 7)

The modern qualities of the factory were also used in Wrigley's advertising during the 1920. Advertising from this period pictured this factory and described it as a '...magnificent building of five floors built of steel concrete and glass', as well as 'the most modern factory in the Southern Hemisphere' (*The Argus*, 16 October 1922, p 4; Rappoport, Preliminary Heritage Assessment, January 2015).

The constructed factory was recorded in panorama photographs from the early 1920s. These show the original rectangular footprint of the building before construction of the eastern wing, which had been constructed by the next available photographic record of the 1943 aerial. These photos also document the lack of surrounding development at this time apart from the former James Stedman-Henderson's Sweets factory.

On 8 August 1922, the property at Rosebery was formally transferred to Wrigleys (Australasia) Ltd, the company's new corporate name. On 3 August 1927, a notation on the land title recorded that the company name had been altered to Wrigleys (Australasia) Pty Ltd. (CT 2828 f 52)

A land valuation dated 1 August 1926 records that a brick factory with four floors, concrete roof, and five brick garages were then located on the site (Valuation list, Waterloo, SRNSW 19/9457, Crewe Place, No 643).

Wrigleys (Australasia) Pty Ltd proposed alterations and additions to the Rosebery factory on 12 November 1929 (Crewe Place, Planning Street Cards, NSCA).

In 1929 the Sydney Morning Herald and Construction & Local Government Journal reported that extensive additions to the factory, designed by the architects of Burcham Clamp and Finch and built by Stuart Bros of Camperdown (*Sydney Morning Herald*, 3 Dec 1929; *Construction and Local Government Journal*, 4 Dec 1929).

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The 1929 extension added an eastern wing. This added 3 bays in length and 4 bays in depth to the original 1919 factory of 6 bays in length and 3 bays in width.

The next valuation of 14 December 1931 recorded that additions had been completed (Valuation list, Waterloo, SRNSW 19/9457, Crewe Place, No 643).

The 1943 aerial shows the construction of this additional wing, as well as the construction of a World War II trench at the eastern end of the site (1943 aerial, SIX, Land and Property Information).

From 1948 until 1951, a number of alterations and additions were proposed for the factory. On 30 December 1949, the company applied to install an air-conditioning plant at an estimated cost of £2,650 (Crewe Place Wrigleys, Planning Street Cards, NSCA).

The 1949 aerial photograph records the same buildings on the site as the 1943 aerial photograph (1949 aerial photograph, City of Sydney). The 1950 civic survey shows that the L-shaped building footprint was four storeys in height with only two small single-storey free-standing buildings then located to its south.

An application was submitted on 15 June 1951 for extensions (6-8 Crewe Place, Planning Street Cards, NSCA). Stafford Moor & Farrington applied on 10 October 1951 to erect a boiler house worth £6,000 and a cooling tower worth £2,000. These works proposed to extend the factory towards east and to build a new boiler house, store building, diesel house and substation. However not all works were constructed. (Crewe Place Wrigleys, Planning Street Cards, NSCA)

The survey of 1956 records the construction of these additional ancillary buildings on the site located to the south of the main L-shaped building.

In 1958, Wrigley closed the Rosebery factory and relocated its chewing gum production to a new factory at Asquith (www.wrigley.com/aunz/about-us/heritage-timeline.aspx, accessed 11 Oct 2014).

The factory was subsequently purchased by Claude Neon Industries Ltd on 13 July 1959 (CT 2828 f 52).

In 1959 Marvelcraft Pty Ltd proposed renovations to use the factory for plastic engineering in an application submitted on 13 August. An unauthorised conversion of the basement cool room into an explosives room was noted in council records on 4 September 1961 (6-8 Crewe Place, Planning Street Cards, NSCA).

On 25 May 1965, the builders Paynter & Dixon Pty Ltd proposed additions to use the factory for plastic sheet forming and fabrication, with works valued at £14,000 (Cnr Crewe Place & Rosebery Ave & Primrose Ave, Planning Street Cards, NSCA). Marvelcraft Pty Ltd applied on 26 June 1968 to use the factory to manufacture plastic signs and foam packaging (6-8 Crewe Place, Planning Street Cards, NSCA).

By 1975 the next available aerial photograph records the construction of the additional low-height buildings on the site. These include a large building extending across most of the site to the south of the main building, plus an addition with a square footprint to the east of the main building. (1975 aerial photograph, City of Sydney)

The factory was transferred to Clinker Holdings No 18 Pty Ltd on 16 December 1975 (CT 2828 f 52).

On 14 September 1978, B D Wholohan & Associates proposed a sports and office complex at this site at an estimated cost of \$750,000 (6-8 Crewe Place, Planning Street Cards, NSCA). 'Clinker Pty Ltd' subsequently proposed to erect partitions with works valued at \$30,000 on 27 November 1981 (Cnr Crewe Place & Rosebery Ave & Primrose Ave, Planning Street Cards, NSCA). These were likely contained within the existing building forms because no major change to the buildings are recorded in subsequent aerial photographs of the site.

On 27 October 1980, Harold R Finger & Co proposed alterations and additions to the building at an estimated

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cost of \$1,100,000 (Crewe Place, Planning Street Cards, NSCA). On 20 October 1981, two applications were submitted by IBM Australia for a tenancy fit-out of the first and second floors worth \$90,000, and by S Pillen for a tenancy fit-out of the third floor worth \$10,000 (6-8 Crewe Place, Planning Street Cards, NSCA).

Clinker Holdings proposed alterations to the offices on 18 August 1982 (6-8 Crewe Place, Planning Street Cards, NSCA). On 18 August 1982, Gaven Constructions proposed alterations to the sporting complex at a cost of \$160,000 (6-8 Crewe Place, Planning Street Cards, NSCA).

On 11 September 1985, builders Paynter & Dixon proposed alterations to use the ground floor as a computer training centre. The Eastern Suburbs Sports City Pty Ltd then proposed alterations to the sports centre worth \$80,000 on 2 June 1986. New partitions were proposed for levels 1, 2 and 3 of the office building at an estimated cost of \$115,000 in 1986 (6-8 Crewe Place, Planning Street Cards, NSCA).

Themes: National theme

3. Economy

3. Economy

3. Economy

State theme

Commerce

Industry

Technology

Local theme

Warehouses

Factories

Reinforced Concrete structures

Designer: Burcham Clamp

Builder: Stuart Bros

Year started: 1919

Year completed: 1929

Circa: No

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Physical description: The main building was constructed in two stages in 1919 and 1929 as the headquarters and factory for Wrigley's (Australasia). Both phases were designed by architect, Burcham Clamp, and built by Stuart Bros. The building has three street frontages to Crewe Place, Primrose and Rosebery Avenues. The main L-shaped building is set back from all three frontages, with mature landscaping located within the setback from Crewe Place and Primrose Avenue.

The building is four storeys in height with a basement level. The building was constructed in two stages. The western 6 bays (3 bays wide) with larger front setback was constructed in 1919. The eastern 3 bays (4 bays wide) was added 10 years later. The building is constructed of brick veneer walls, reinforced concrete slab floors without girders, and reinforced concrete columns, contained under a flat roof concealed behind a parapet wall. The modular interiors retain their original grid pattern of reinforced concrete columns with mushroom capitals.

The building is designed in the inter-war Chicagoesque style. It exhibits typical features of this style including the grid-like façade expressing its framed structure, vertical structural members treated as pilasters emphasising the verticality or height of the building, spandrels expressing the storey divisions, large banks of windows, horizontally proportioned window openings and reinforced concrete and steel structure. The building retains its original water tower located on the south edge of the roof. A carpark is located in the basement accessed from Primrose Avenue.

Through its striking height, grid-like Chicagoesque facade, rooftop water tower and landscaping, which are all unusual for inter-war factories in the area, the building is a distinctive local landmark. The building makes important contributions to the streetscapes of Crewe Place, Primrose and Rosebery Avenues and is visible from a number of near and distant vantage points. The former factory also forms part of a consistent group of inter-war industrial buildings in Rosebery.

While the original openings remain, the windows have been replaced. External brickwork has been rendered and painted and the front entrance relocated. Two additional lower-scale buildings were constructed on the site to the east and south of the main building including a two-storey building to the south and a single storey brick building to the east.

Despite these alterations, the building retains its overall architectural integrity.

Category: Individual building. Style: Inter-war Chicagoesque. Storeys: Four plus basement. Facade: Rendered brick Roof: Flat slab behind parapet. Construction: Brick veneer wall, reinforced concrete columns and slabs.

Physical condition level: Good

Physical condition: The original entrance to the building was at the second bay from the west in the 1919 building. The current entry was likely formed after the 1929 extension. All original window joinery has been removed and replaced. The building has been painted and rendered. The basement has been converted into a carpark. The interiors of the building have been partitioned and is used for offices.

Archaeological potential level: Little

Archaeological potential Detail:

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Modification dates: Timeline of known dates for changes at this site:

11 February 1918

Wrigley's constructed factory at Rosebery at a cost of £25,000

13 February 1918

Architect Burcham Clamp let a building contract to Stuart Brothers for the new factory at Rosebery for William Wrigley Jun Co Pty Ltd

5 March 1918

Certificate of title issued for property to William Wrigley Jr Company Pty Ltd for lots 534-536 and 660-662, DP 7534

31 December 1919

Wrigley's commenced production at Rosebery factory

8 August 1922

Transfer of factory to Wrigleys (Australasia) Ltd

1 August 1926

Land valuation shows that site was occupied by a brick factory with four floors, concrete roof, and five brick garages

12 November 1929

Application by Wrigleys (Australasia) Pty Ltd for alterations and additions for construction of eastern wing.

30 December 1949

Application to install air-conditioning plant worth £2,650

15 June 1951

Wrigleys (Australasia) Pty Ltd propose extensions to factory

10 October 1951

Stafford Moor & Farrington propose a boiler house worth £6,000 and a cooling tower worth £2,000

1958

Rosebery factory closed and production commenced in new factory at Asquith

13 July 1959

Transfer of Rosebery factory to Claude Neon Industries Ltd

13 August 1959

Marvelcraft Pty Ltd propose renovations to use building for plastic engineering by

25 May 1965

Builders Paynter & Dixon Pty Ltd propose factory additions worth £14,000

31 May 1965

Builders Paynter & Dixon Pty Ltd propose additions to factory to use for plastic sheeting forming and fabrication

26 June 1968

Marvelcraft Pty Ltd propose to use the factory to manufacture plastic signs and foam packaging

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16 December 1975

Sale of former Wrigley's factory to Clinker Holdings No 18 Pty Ltd

14 September 1978

B D Wholohan & Associates proposed a sports and office complex with works valued at \$750,000

27 November 1981

'Clinker Pty Ltd' apply to erect partitions worth \$30,000

27 October 1980

Harold R Finger & Co propose alterations and additions to building worth \$1,100,000

18 August 1982

Clinker Holdings propose alterations to offices

18 August 1982

Gaven [?] Constructions propose alterations to sporting complex worth \$160,000

11 September 1985

Paynter & Dixon propose alterations to use ground floor as a computer training centre

2 June 1986

Eastern Suburbs Sports City Pty Ltd propose alterations to sports centre worth \$80,000

1986

Civil & Civic Pty Ltd propose partitions on levels 1, 2 and 3 of office building worth \$115,000

Recommended management: The building and its landscaped setting should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Maintain the original concrete slab floors and mushroom columns, brickwork, pilasters, parapet walls, openings, pattern of bays, water tower and other distinctive features of the construction and building design.

Maintain the northern and western building setbacks and established landscaping within these setbacks.

As part of future redevelopments, consider opportunities to reinstate or interpret the original windows and entrance, Wrigleys sign and wall finishes, and expose the mushroom columns and concrete construction.

New development on the site should respect and complement the scale and style of the former Wrigley's factory and its setting.

Consider new uses for the building that will re-use and expose its industrial features to retain its former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Further comments: The listing covers only the 4 storey warehouse building facing Crewe Avenue. The front and western setback areas demonstrate Town Planning Company's planning scheme and form part of the listing. Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria a): Purpose-built in 1919 and extended in 1929 for the major American chewing gum manufacturers, Wrigley's
[Historical significance] (Australasia), the former factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to Australian manufacturing of confectionery during the mid-twentieth century and as surviving evidence of the former confectionary precinct that once defined this part of Rosebery when the large Stedman-Henderson's sweets factory from the same period, architect and builders, was located opposite.

As the headquarters and principal factory for Wrigleys in New South Wales from the 1920s to the 1950s, the site also provides evidence of the twentieth century operations of this major chewing gum manufacturer. The site is closely associated with the well-known Wrigley's gum including 'juicy fruit' and 'spearmint', which featured in many Australian's diets for nearly 100 years. The construction and scale of the former factory demonstrates the modern aspirations and growth of the company and popularity of its products during the twentieth century.

The building also represents the oldest known surviving industrial building constructed on the model Rosebery subdivision. As such, the factory provides evidence of one of Sydney's first planned suburbs of Rosebery, which was planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern on the edge of the planned industrial blocks between Botany Road and Primrose Avenue initially subdivided for housing. The inclusion of landscaped setbacks on Crewe Place and Primrose Avenue into the development of an industrial site demonstrates the ideals of the model suburb for quality factories and housing.

The former Wrigley's factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): Both 1919 and 1929 components of the building have significant associations with Wrigleys (Australasia) as the
[Historical association significance] headquarters and principal factory for Wrigleys in New South Wales from the 1910s to the 1950s. The building design and construction is associated with the prominent architect, Burcham Clamp, and builders, Stuart Bros. The building is also associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-1920 for the area as a model suburb for industry and worker's housing.

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Criteria c): The factory represents a good example of a multi-storey industrial building from the inter-war period designed in the Chicagoesque style as a model factory by prominent architect Burcham Clamp and noted Sydney builders Stuart Bros. The building demonstrates technological advancements of its time in factory and building design, utilising an architectural style imported from Wrigley's American base in Chicago, and innovative construction of reinforced concrete mushroom columns, slab floors without girders and large windows to span large distances and maximise natural lighting. Its multi-storey height inspired by Chicago's skyscrapers was a statement of progress and modern ideals, which was proudly used in Wrigley's marketing, rather than necessity, as the building was constructed in a largely undeveloped area at the time.

[Aesthetic/
Technical
significance]

The building has high technical value for demonstrating one of the earliest examples of reinforced concrete slab and column construction in New South Wales.

While altered since its original construction, the building retains its overall architectural integrity. It can still be recognised as the former Wrigleys factory from historic newspaper reports, trade journals, Wrigley's marketing, photographs and sketches which documented the original factory at the time of its construction. Original features survive, including the water tower which remains visible from surrounding streets. The building demonstrates typical features of the inter-war Chicagoesque style including the grid-like façade expressing its framed structure, vertical structural members treated as pilasters emphasising the verticality or height of the building, spandrels expressing storey divisions, large banks of windows, horizontally proportioned window openings and reinforced concrete and steel structure. Internally, the building retains its rare reinforced concrete construction including the distinctive grid of reinforced concrete columns with mushroom capitals.

Through its striking height, grid-like Chicagoesque facade, rooftop water tower and landscaping, which are all unusual for inter-war factories in the area, the building is a distinctive local landmark. The building makes important contributions to the streetscapes of Crewe Place, Primrose and Rosebery Avenues and is visible from a number of near and distant vantage points. The former factory also forms part of a consistent group of inter-war industrial buildings in Rosebery.

Criteria d): Social significance requires further study to ascertain its value for the local community. The site may have value to the community of former Wrigleys workers employed at this site from the 1910s to 1950s. The site may also hold significance to the Australian community as the place where the well-known Australian confectionery, Wrigley's chewing gum, was made.

[Social/Cultural
significance]

Criteria e): The building offers research potential into the early use of reinforced concrete in building construction in New South Wales. It may offer research potential into the history of twentieth-century planning of model suburbs by John Sulman and Richard Stanton.

[Research
significance]

Criteria f): The building is rare as one of the earliest examples of reinforced concrete slab and column construction in New South Wales, utilising mushroom capitals for the columns. In Rosebery, it is also rare locally for its age as the oldest known surviving industrial building constructed on the model Rosebery subdivision, for its height as a multi-storey industrial building from the model Rosebery inter-war development, and for the confectionary precinct as the only surviving building from this group of buildings designed by Burcham Clamp for confectionary manufacturing following the demolition of Henderson's sweets factory

[Rarity]

Criteria g): The factory represents a good example of a multi-storey industrial building from the inter-war period designed in the Chicagoesque style as a model factory by prominent architect Burcham Clamp and noted Sydney builders Stuart Bros. Historically it represents the early industrial development of the Rosebery model suburb. Technically, it represents a rare early example of reinforced concrete column and slab construction.

[Representative]

Intactness/Integrity: Fair internally and internally, with some alterations.

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

References:	Author	Title	Year
	Unkown	Wrigley's Warehouse Rosebery Sydney, Building (Journal) Jan	1919
	Rappoport Pty Ltd	Preliminary Heritage Assessment: 6-8 Crewe Place Rosebery	2015
	RTA	Aerial Photographs of Sydney May-June 1943	1943
	City of Sydney	1949 aerial survey of the city of Sydney	1949
	City Building Surveyors Department, C	1956 City Building Surveyors Detail Sheets	1956
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	Jean Rice Architect	Conservation Management Plan 23 George Street North: use of	2012

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage	!	2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	815997
	LOT	1-13 and 15-19		SP	46973
	LOT	20-23		SP	57649

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 06/06/1997

Data updated: 22/05/2015

Status: Completed

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: North-west view of the building in 1977-1980

Copy right: City of Sydney archives

Image by: SSMC Heritage Photographic Survey, City of Sydney (CRS1140:BM1161)

Image date: 01/01/1980

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345835a48363d164240b4faf267b9df6946.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345835a48363d164240b4faf267b9df6946.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Part of north and west elevations viewed from the corner of Crewe Place and Primrose Avenue

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 15/01/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457668fca35bfd4f8d99d549150482263f.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3457668fca35bfd4f8d99d549150482263f.JPG

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: West elevation addressing Primrose Avenue

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 15/01/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c8e0a9c270c74407a1ad1f125cf604b1.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c8e0a9c270c74407a1ad1f125cf604b1.JPG

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: East elevation addressing Rosebery Avenue

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 15/01/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345145c4d6daf77463a9b5274103e6565db.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345145c4d6daf77463a9b5274103e6565db.JPG

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: East and south elevation viewed from Rosebery Avenue

Copy right: Google

Image by: Google

Image date: 01/07/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451175323b74324d15a46aebd1bb873bda.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3451175323b74324d15a46aebd1bb873bda.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Detail of Crewe Place entrance

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 15/01/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ca9f44b79bac40678f64a5f55120f25e.JPG>

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Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: The building viewed from the north-east during early 1920s, as shown in part of a panorama

Copy right: National Library of Australia (nla.pic-vn6154685)

Image by: EB Studios

Image date: 01/01/1920

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345fa069b219ce54de9b5f29e85b0f7bbb3.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345fa069b219ce54de9b5f29e85b0f7bbb3.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: The building viewed from the north-west during early 1920s, as shown in part of a panorama

Copy right: National Library of Australia (nla.pic-vn6154682)

Image by: EB Studios

Image date: 01/01/1920

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345afaa64001e434443bc2433aed963c688.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345afaa64001e434443bc2433aed963c688.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Wrigley's and Stedman-Henderson's factories from the north-east in the full panorama from the 1920s

Copy right: National Library of Australia (nla.pic-vn6154685)

Image by: EB Studios

Image date: 01/01/1920

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457ec9d8a2454b4e7f8a4959587d310a99.jpg>

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Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Wrigley's and Stedman-Henderson's factories from the north-west in the full panorama from the 1920s

Copy right: National Library of Australia (nla.pic-vn6154682)

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Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b6a2df7687054d7096d2deed7c685cb8.jpg>

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Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Sketch of the Wrigley's factory published in 1919

Copy right: Bunbury Herald & the Blackwood Express

Image by: Bunbury Herald & the Blackwood Express

Image date: 23/08/1919

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34592bd9c4be9674908beea6571618cacad1.jpg>

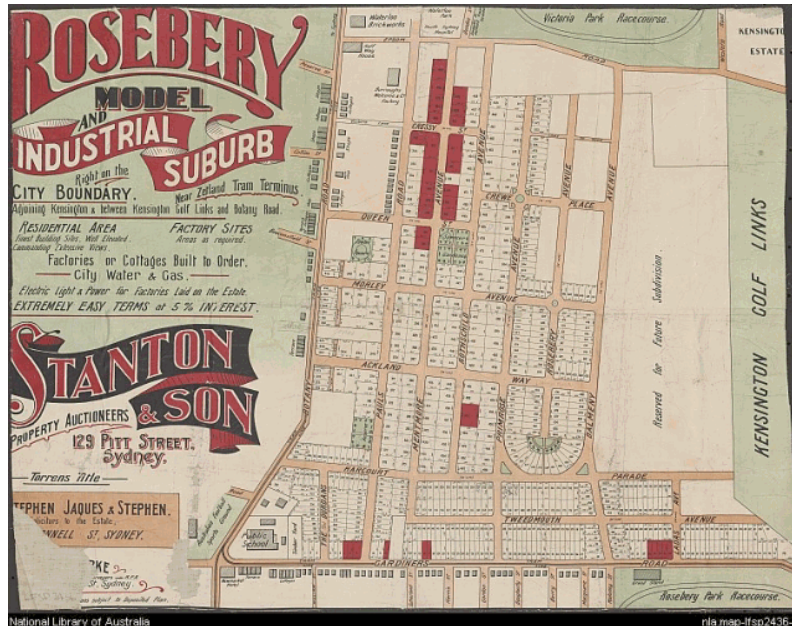
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34592bd9c4be9674908beea6571618cacad1.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

Copy right: National Library of Australia

Image by: Stanton & Son (ID 43586275)

Image date: 01/01/1914

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345581747a7e7e648a4a80a0e1b411b0616.jpg>

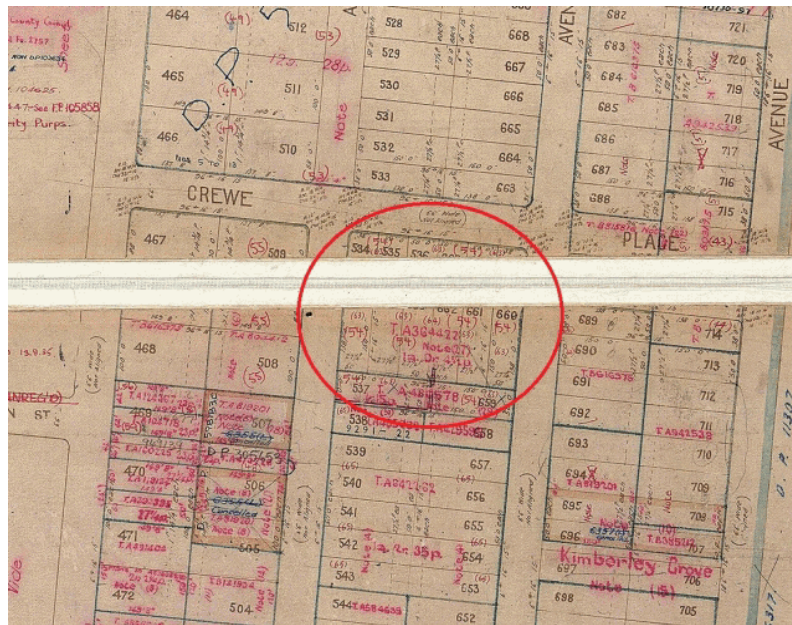
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345581747a7e7e648a4a80a0e1b411b0616.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Extract of 1914 deposited plan (DP 7534) showing the original subdivision lots circled

Copy right: Land and Property Information

Image by: William Henry Howard, Surveyor

Image date: 05/03/1914

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345c35c075d62484440bb5cf705dbb22737.jpg>

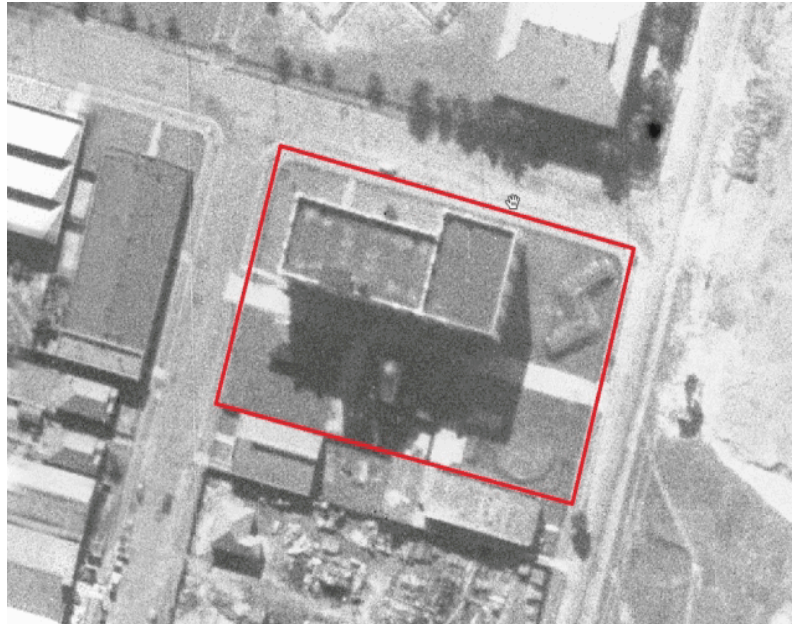
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345c35c075d62484440bb5cf705dbb22737.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: 1943 aerial photograph showing the construction of the additional wing to the east and war trench

Copy right: Land and Property Information, SIX Maps

Image by: RTA

Image date: 01/01/1943

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e472129bd51d4dcbb1a4293a315e0af4.jpg>

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Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: 1949 aerial showing the early buildings constructed on the subject site by this time

Copy right: City of Sydney archives

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345337393abaf494cbaada5dd863474c96f.jpg>

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Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney



Caption: 1950 civic survey recording the buildings constructed on the site by this time

Copy right: City of Sydney archives

Image by: City of Sydney

Image date: 01/01/1950

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d433ff471c72444a92d7fb3bef2af343.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345d433ff471c72444a92d7fb3bef2af343.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: 1956 detail sheet showing the buildings constructed on the site by this time

Copy right: City of Sydney archives

Image by: City Building Surveyors Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459e0af78b410e4da585dc13452612d759.jpg>

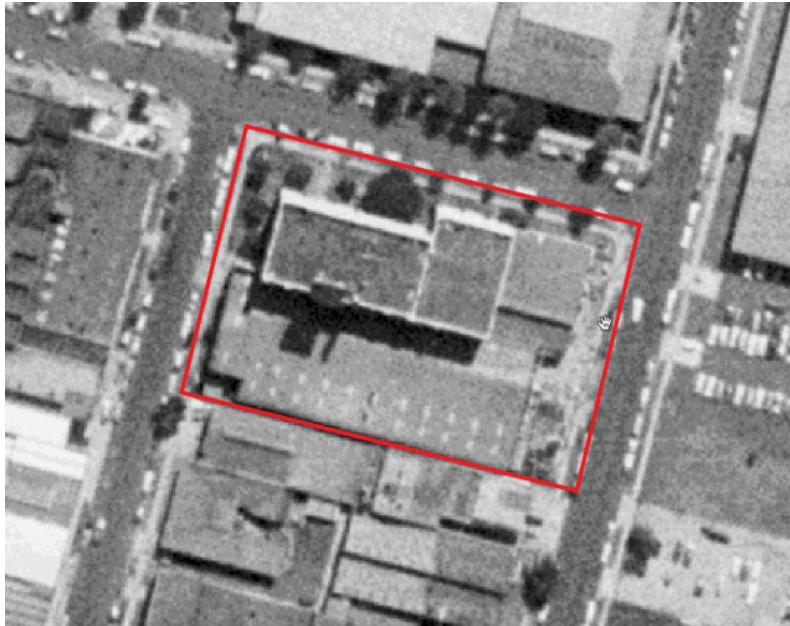
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3459e0af78b410e4da585dc13452612d759.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: 1975 aerial photograph showing the southern and eastern additions

Copy right: City of Sydney

Image by: City of Sydney

Image date: 01/01/1975

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a7b7141237fc4d9a80440735c58e06f8.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345a7b7141237fc4d9a80440735c58e06f8.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Current aerial photograph of the subject site

Copy right: City of Sydney

Image by: City of Sydney

Image date: 01/01/2011

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453ef09f257fdd4b9bbbedd97c59e9c9fc.jpg>

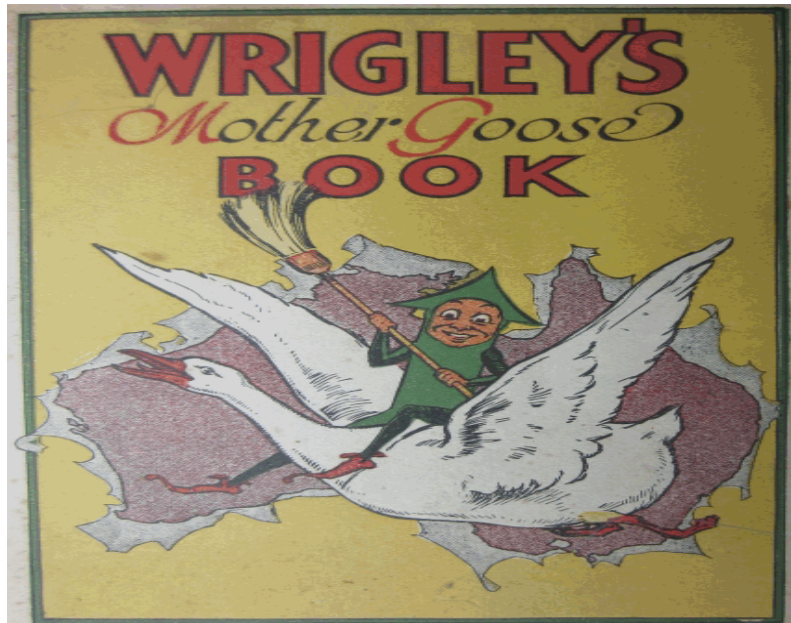
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453ef09f257fdd4b9bbbedd97c59e9c9fc.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: Mother Goose children's book cover produced by Wrigley's to market their gum

Copy right: Wrigley's

Image by: Wrigley's Mother Goose Book

Image date: 01/01/1922

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450cf265cd191a49fd855ada5efc8cc67f.jpg>

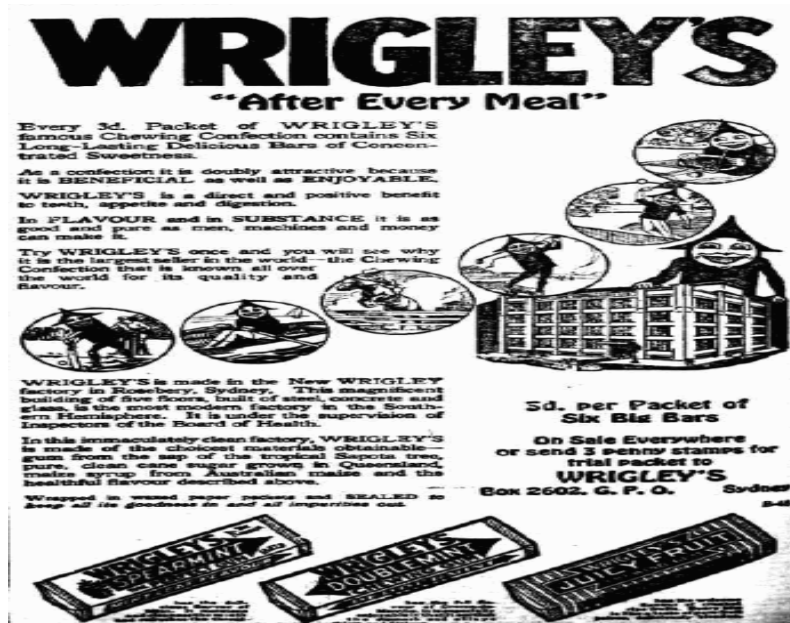
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3450cf265cd191a49fd855ada5efc8cc67f.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: 1922 advertisement picturing and promoting the modernity of this building

Copy right: The Argus

Image by: The Argus (<http://trove.nla.gov.au/ndp/imageservice/nla.news-page421465/print>)

Image date: 16/10/1922

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34507373681909241ba9255b746a80ac55d.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34507373681909241ba9255b746a80ac55d.jpg

Item name: Former Wrigley's factory including interiors

Location: 6-8 Crewe Place Rosebery 2018

Sydney

Image:



Caption: 1940s advertising for Wrigley's specialty gum

Copy right: Women's Weekly

Image by: Women's Weekly

Image date: 26/04/1941

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345fc64ba4c42d74298aeb02cddf46a4061.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345fc64ba4c42d74298aeb02cddf46a4061.jpg

Inventory 37

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Address: 85-113 Dunning Avenue

Planning: Sydney South

Suburb/nearest town: Rosebery 2018

Local govt area: Sydney

Parish:

State: NSW

County:

Other/former names: The Cannery, The Smith Family, Ainsworth Consolidated Industries Pty Ltd (Aristocrat technologies)

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Complex / Group

Group: Manufacturing and Processing

Category: Other - Manufacturing & Processing

Owner: Multiple Owners

Admin codes:

Code 2:

Code 3:

Current use: Commercial, retail, hospitality

Former uses: Factory

Assessed significance: Local

Endorsed significance:

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Statement of significance: Purpose-built in 1925 for the major Australian food processors and preservers, Rosella Preserving and Manufacturing Company Ltd, the former factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to the Australian manufacturing of processed and preserved foodstuffs during the mid-twentieth century and as evidence of the former food preparation industry of Rosebery.

As the principal factory for Rosella in New South Wales from the 1920s to the 1960s, the site also provides evidence of the twentieth century operations of one of Australia's largest food processing and preserving companies. The site is closely associated with the well-known Rosella condiments and preserved foods, such as tinned soups, tomato sauce and jams which featured in many Australian's diets for nearly 100 years. The construction and scale of the former factory demonstrates the growth of the company and popularity of its products during the twentieth century.

The inter-war factory records the industrial development of one of Sydney's first planned suburbs of Rosebery, which was planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue.

As a major former employer in the local area, the site may have value to the community of former Rosella workers from the 1920s to 1960s and the large number of Aristocrat workers employed at this site from the late twentieth century. The site may also hold some significance to the Australian community for its connection to manufacturing iconic Rosella foodstuffs found in many Australian households from the 1920s to the 1960s.

The factory and office buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The buildings demonstrate the characteristic industrial building typology of repeated modular building forms to span large distances, sawtooth roofs with side lanterns or gabled roofs with raised ridges to light or ventilate the interiors, and more architecturally distinctive office buildings on main street frontages.

Architecturally, the buildings demonstrate the work of architects, Ross and Rowe. They represent a good example of the inter-war free classical architectural style applied to utilitarian buildings. The buildings exhibit typical features of this architectural style including the heavy masonry construction, high parapet walls concealing pitched roofs, a variety of curved, stepped and straight parapet walls formed into pediments, pronounced moulded entablature, symmetry of components such as the Morley Avenue facade, chamfered Hayes Road corner, and rusticated or ashlar pilasters dividing the building into bays. Original openings of arched gable-end vents, and surviving multi-paned double-hung sash timber windows on Dunning Avenue are also characteristic of this architectural style.

The buildings make important contributions to the streetscapes of Morley and Dunning Avenues. The full-site coverage of buildings and remnant walls extending across half a block of land and three street frontages make the buildings visible in the round from a number of near and distant vantage points. The repetition of sawtooth and gabled roof profiles, decorative stepped and curved parapet skylines, bays defined by rusticated pilasters, and chamfered corner building on Hayes Road create distinctive and cohesive streetscapes along three streets. The buildings also form part of a consistent group of inter-war industrial buildings in Rosebery.

The former Rosella factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The buildings are of local heritage significance in terms of their historical, association, aesthetic and representative values.

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

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Historical notes of provenance: Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

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Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Site history:

This former factory was constructed in 1925 for Rosella Preserving and Manufacturing Company Ltd, one of the largest food processing and preserving companies in Australia. It remained its principal plant in New South Wales until the 1960s. Rosella products have been a familiar element of the Australian diet for nearly 100 years, supplying semi-processed ingredients used in cooking as well as condiments and preserved foods.

Although the business began in the 1890s, the Rosella Preserving and Manufacturing Company Ltd was first registered in Melbourne on 9 February 1911. It later expanded its operations to New South Wales. (The 'Digest' Year Book of Public Companies Australia & New Zealand, 1949, Jobson's Publications Pty Ltd, Sydney, p 240)

On 24 October 1922, a certificate of title was issued to Rosella Preserving and Manufacturing Company Ltd for the subject land comprising lots 360-364, 365-370, 387-397 of deposited plan 7534 (C T 3379 f 101).

The subdivision of the land for these allotments formed part of John Sulman's and Richard Stanton's plan for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The remaining Rosella site occupied a number of the original industrial allotments of this subdivision (lots 365-370 currently identified) when the block bound by Dunning, Morley and Mentmore Avenues and Hayes Road was evenly divided into 12 industrial lots. These industrial lots were larger than residential lots, however were not overly large. Most industrial buildings like the subject buildings were constructed over multiple lots.

The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epsom Road to the north, Harcourt Parade to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. Further east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

In March 1925, architects H E Ross and Rowe called for tenders to erect the first section of a large factory at Rosebery for the Rosella Preserving Co (SMH, 25 March 1925, p 11). The Rosella Preserving and Manufacturing Company Ltd first appeared in the 1927 Sands directory in Dunning Ave (Sands, Directory, 1927, p 819).

The land was surveyed for subdivision on 1 December 1936. The plan prepared for this subdivision broadly indicated the extent of the buildings on the site by this time. This included a large brick building across two-thirds of the north part of the site along the Dunning and Morley Avenue frontages, of unspecified width at the south end, and a small building on the south-west corner of Dunning Avenue and Hayes Road. Both buildings are shown as brick. It also appears to indicate a small building to the south-east of the large northern building. (DP 335264)

The original Rosella site was too large for its needs. On 10 December 1936, half the block comprising lots 387-392 fronting Mentmore Avenue were transferred to the Cyclone Fence and Gate Co Pty Ltd (C T 3379 f 101). A certificate of title was issued to the Rosella Preserving and Manufacturing Company Ltd for lot B formerly lots 365-370, DP 7534, on 4 March 1937 (C T 4829 f 80). A new certificate of title issued on 29 July 1937 established the current site dimensions (C T 4860 f 40).

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On 15 March 1937, a land valuation for lots 365-370 recorded that a factory, garage and shed had been constructed on the site (Valuer-General, Valuation List, Waterloo 19/9457, No 786).

A photograph in November 1937 of the adjoining Cyclone building fronting Morley Avenue partly shows the Rosella building at this time with its Rosella signage along the parapet wall. The Morley Avenue elevation then had no upper level windows, before the second storey was added. (Sam Hood photographs, Nov 1937, State Library of NSW)

In 1940, the Rosella factory at Rosebery was recorded as producing jams, jellies, chutneys, tomato sauce, Worcestershire sauce, tinned soup, tinned spaghetti and tinned tomatoes (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 214-227).

Rosella supplied their preserved and tinned foodsuffs to the Australian and American forces during World War II (<http://www.rosella.com.au/about/>, accessed 8 April 2015). Advertising during the war reinforced the patriotic war connection of the company by picturing a woman wearing an army hat. Following the war, Rosella advertising referenced how supplying the Australian forces had limited Rosella products available for Austrians 'housewives' during the war. Company histories indicated that, at one stage, 80 percent of their products were shipped to the allied forces (<http://www.rosella.com.au/about/>, accessed 8 April 2015).

The 1943 aerial photograph recorded that the factory buildings were mainly located at the northern end of the site, as currently. The northern roof forms differed at this time to the current configuration. The northern section of the main northern building was then contained under seven sawtooth roofs extending across the full width of the site. The south wing of this building along the Dunning Avenue frontage then had the same main roof configuration as currently, comprising four sawtooth roofs and three gabled roofs with raised ridges, however only extending across half the width of the site. The southern wing appears to have a secondary skillion roof section along its internal faces to the south and east. (1943 aerial photograph, SIX, LPI)

At the south end of the site, the 1943 aerial photograph records the corner building under a gable roof, roughly half the current width along Hayes Road. Its eastern extension appears to be under construction at this time. A narrow gabled roof building runs along the Dunning Avenue frontage between the corner and main northern building. A smaller free-standing building is also shown along the side eastern boundary in the southern portion of the site. (1943 aerial photograph, SIX, LPI)

On 9 July 1945, a new land valuation recorded that brick additions to the factory with a corrugated fibro roof had been constructed (Valuer-General, Valuation List, Waterloo 19/9457, No 786).

The 1945 workplace survey listed Rosella Preserving and Manufacturing Company Ltd at Morley Avenue in the business of producing sauces, soups, etc (1945 workplace survey, SRNSW 7/6848).

The 1949 aerial photograph records similar building forms to the 1943 aerial, with some additions. The additions included extensions to the east for both the southern sawtooth roofs and Hayes Road corner gabled building, to span the full width of the site (1949 aerial photograph, City of Sydney). These extensions were likely the brick additions with fibro roofs recorded in the earlier 1945 valuation.

The 1950 civic survey records that all buildings on the site at this time were single-storey and show the same building outline as the 1949 aerial photograph.

On 16 October 1956, B Sturrock & Son Pty Ltd proposed to construct an additional storey with works valued at £15,000 (85-115 Dunning Ave, Street cards, NCSA). These works likely comprised the construction of the new hipped roof for the office building fronting Morley Avenue, which replaced the northern two sawtooth roofs, evident in the next available aerial photograph from 1975 (1975 aerial photograph, City of Sydney).

The next owner of this site was the notable Australian charity, The Smith Family. On 3 November 1966, The

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Smith Family applied to use the premises as offices and a warehouse to store clothing, food and furniture. On 18 May 1967, Winterbottom Moore and Associates proposed alterations and additions with works valued at \$20,000 (85-115 Dunning Ave, Street cards, NCSA).

The property was purchased by The Smith Family on 8 May 1967 (C T 4860 f 40).

Winterbottom Moore and Associates applied on 5 May 1970 to erect a factory, office and warehouse building at 85-115 Dunning Avenue at an estimated cost of \$230,000. This was likely the new building recorded in the next available aerial photograph after 1949 in 1975. This building was located at the southern end of the site, set-back along the eastern side boundary behind the Hayes Road building, contained under two roofs; one a gable, the other is unclear (1975 aerial photograph, City of Sydney).

On 2 November 1970, W M Townsend and Sons Pty Ltd proposed reinstatement works worth \$15,000 following a fire (85-115 Dunning Ave, Street cards, NCSA).

The narrow building along Dunning Avenue to the south appears to have been demolished by the time of the 1975 aerial photograph and is clearly absent in the 1979 aerial, apart from the partial external wall which still remains (1975 and 1979 aerial photographs, City of Sydney).

Ainsworth Consolidated Industries Pty Ltd occupied the former Rosella factory from the early 1970s. Leonard Hastings Ainsworth founded Aristocrat technologies in 1953, a major poker machine manufacturer.

On 19 April 1979, Ainsworth Consolidated Industries proposed a small joinery plant. On 18 September 1979, Ainsworth proposed extensions, a new shed and to enclose the ground floor, all for an estimated cost of \$195,000 (85-115 Dunning Ave, Street cards, NCSA). The new shed was likely the main additional building to the site evident in the next 1984 aerial photograph. This new building was located at the centre of the site along the eastern side building, adjoining the northern sawtooth roofs and the gabled buildings along the Dunning Avenue boundary. The extensions may have included the replacement of the three northern sawtooth roofs with a second gabled roof that was first evident in the 1984 aerial, and not in the 1979 aerial photograph (1984 aerial photograph, City of Sydney)

The sale of the property to Mercantile Credits Ltd was registered on 14 March 1980. A lease to Ainsworth Nominees Pty Ltd was registered the same day (C T 4860 f 40).

No major changes to the building forms were recorded in the available aerial photographs after 1984, apart from the new form for the setback southern building.

Mathieson applied on 11 April 1986 to extend the upper floor of offices at a cost of \$200,000. On 9 June 1988, Ainsworth proposed to erect an additional storey for an extension of the ground floor use at an estimated cost of \$100,000 (85-115 Dunning Ave, Street cards, NCSA). It is not clear from the subsequent aerial photographs which buildings these 1980s applications related to or whether the proposed works were constructed because no major changes to building forms are shown.

Aristocrat technologies employed 450 people on the site at one stage during this period (Council Development Application Assessment Report D/2008/1498/A, 2010).

A lease to Ainsworth Nominees Pty Ltd was registered on 23 February 1989 with an option to purchase (C T 4860 f 40).

Between the 1990s and early 2000s, uses on the site included manufacturing furniture and gaming equipment, warehouse, showroom and offices, fashion, photography studio, restaurant, café and bakery (Council Development Application Assessment Report D/2008/1498/A, 2010). Parts of the site were altered for these new uses, including replacing the Morley Road loading docks and garage doors with windows and redevelopment of the set-back building at the south end of the site (City of Sydney application records). Changes to the form of the

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set-back southern building are first shown in the 2014 aerial photograph.

Themes: National theme

3. Economy

3. Economy

3. Economy

State theme

Commerce

Industry

Industry

Local theme

Warehouses

Warehouses

Activities associated with the n

Designer: H E Ross and Rowe

Builder: Unknown

Year started: 1925

Year completed: 1925

Circa: Yes

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Physical description: The listing encompasses the north office and factory buildings and south building, including internal structures and the Morley Avenue building setback.

The buildings on this site were constructed in 1925 as a factory and offices for Rosella Preserving and Manufacturing Company Ltd, with additions in the 1940s and 1950s. The buildings occupy most of half the block of land along Dunning Avenue between Morley Avenue and Hayes Road. Apart from a small setback from Morley Avenue and recent development at the south end, the historic buildings have no setback from the three surrounding streets.

The buildings on this site are of one or two storeys, constructed of brick walls with sawtooth roofs and gabled roofs concealed behind parapet walls. The site includes five main building groups, either connected or closely adjoining. From north to south, these include the two-storey offices fronting Morley Road on the corner of Dunning Avenue contained under two gabled roofs concealed by a straight and gabled parapet wall. The second storey of this building was a later addition from the 1950s.

A single-storey sawtooth factory is attached to the rear of the offices, with the exposed side profile of the sawtooth roofs forming repeated bays along Dunning Avenue. To the immediate south of the sawtooth factory on Dunning Avenue are three connected buildings contained under gabled roofs with raised ridges, partly concealed behind parapet walls formed into curved and stepped pediments. The central gable is double-height and the most ornate, flanked symmetrically by two of single-storey height.

At the south end of the site, a remnant part of an original wall along Dunning Avenue survives. Behind this wall is open parking and a redeveloped two-storey building setback from Dunning Avenue along the side boundary. Located on the corner of Hayes Road is a single-storey building with a chamfered corner and stepped parapet wall.

The inter-war and post-war buildings demonstrate the characteristic industrial building typology of repeated modular building forms to span large distances, sawtooth roofs with side lanterns or gabled roofs with raised ridges to light or ventilate the interiors and more architecturally distinctive office buildings on main street frontages.

Architecturally, the inter-war buildings demonstrate the work of architects, Ross and Rowe. They represent a good example of the inter-war free classical architectural style applied to utilitarian buildings. The buildings exhibit typical features of this architectural style including the heavy masonry construction, high parapet walls concealing pitched roofs, a variety of curved, stepped and straight parapet walls formed into pediments, pronounced moulded entablature, symmetry of components such as the Morley Avenue facade and chamfered Hayes Road corner. The Morley and Dunning Avenue facades are divided into bays by rusticated or ashlar-rendered pilasters and vertically-proportioned openings; a pattern which is still evident in the remains of the partly-demolished building wall at the south end of the site. Original multi-paned timber double-hung sash windows and arched gable-end vents survive on the Dunning Avenue elevations.

With no setbacks from Dunning Avenue or Hayes Road, the historic buildings and remnants form continuous street walls along most of the length of Dunning Avenue between Morley Avenue and Hayes Road and along Hayes Road. The repetition of sawtooth and gabled roof profiles, decorative stepped and curved parapet skylines, bays defined by rusticated pilasters, and chamfered corner building on Hayes Road create distinctive and cohesive streetscapes along the three surrounding streets.

The adaptive reuse of the buildings for a range of commercial, light industrial and hospitality uses has retained the architectural integrity of the buildings as recognisable former industrial buildings. These buildings have been adaptively reused for cafes and restaurants, warehousing for coffee equipment and furniture, photographic studio,

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clothing design and ancillary uses. Alterations for these new uses on Morley Avenue include changes to the former loading dock openings, fenestration and the construction of the terrace. Alterations to the building on the corner of Hayes Road and Dunning Avenue also include new roof cladding, openings, fenestration and awnings.

Category: Complex. Style: Inter-war free classical. Storeys: One and two. Façades: Painted brick. Roofs: Gables and sawtooth with corrugated metal cladding.

Physical condition level: Good

Physical condition:

Archaeological potential level: Not assessed

Archaeological potential Detail:

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Modification dates: Face brick walls have been painted and Morley Avenue loading docks infilled with windows. Most of the former narrow southern building on Dunning Avenue has been demolished, retaining only the lower half of the external wall as a fence.

Set-back southern building behind the Hayes Road building has been redeveloped. Openings of the Hayes Road corner building have also been replaced.

Timeline of known dates for the development of the site:

24 October 1922

Certificate of title issued to Rosella Preserving and Manufacturing Company Ltd for lots 360-364, 365-370, 387-397, DP 7534

25 March 1925

Tenders called for the erection of the first section of a large factory at Rosebery for Rosella Preserving Co by architects H E Ross and Rowe

1927

Rosella Preserving and Manufacturing Company Ltd first appeared in Sands directory in Dunning Ave

1 December 1936

The land was surveyed for subdivision

10 December 1936

Sale of lots 387-392 to Cyclone Fence and Gate Co Pty Ltd

15 March 1937

Valuation of lots 365-370 shows the site contained a factory, garage and shed

29 July 1937

Certificate of title issued to Rosella Preserving and Manufacturing Company Ltd for lot B formerly lots 365-370, DP 7534

1943

Aerial photograph shows buildings mainly located on northern part of the site

9 July 1945

Valuation of lots 365-370 shows brick additions with a corrugated fibro roof to the factory

16 October 1956

Application from B Sturrock & Son Pty Ltd to construct additional storey to the premises worth £15,000

3 November 1966

Application by The Smith Family to use the site as offices, clothing, food and furniture warehouse

18 May 1967

Application from Winterbottom Moore and Associates for alterations and additions with works valued at \$20,000

8 May 1967

The Smith Family purchased the site

5 May 1970

Application from Winterbottom Moore and Associates to erect factory, office and warehouse building at an estimated cost of \$230,000

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2 November 1970

Application from W M Townsend and Sons Pty Ltd for reinstatement works valued at \$15,000 following a fire

19 April 1979

Application from Ainsworth Consolidated Industries Pty Ltd for a small joinery plant

18 September 1979

Application from Ainsworth Consolidated Industries Pty Ltd for extensions, new shed and to enclose ground floor estimated at \$195,000

14 March 1980

Sale to Mercantile Credits Ltd registered on land title

14 March 1980

Lease to Ainsworth Nominees Pty Ltd registered on land title

11 April 1986

Application from Mathieson to extend upper floor of offices with works valued at \$200,000

9 June 1988

Application from Ainsworth to erect additional storey to be used with existing ground floor use with works worth \$100,000

23 February 1989

Lease to Ainsworth Nominees Pty Ltd registered with option to purchase

1998

Applications to extend gaming equipment factory hours to 24hrs 7 days a week (D/1998/1225) and to erect a structure containing dust extraction (D/1998/798)

2004

Application to upgrade fire egress doors and emergency exit lighting (D/2004/598)

2008

Application for external and internal alterations to existing warehouse buildings to accommodate future adaptive reuse, including 11 separate tenancies and a cafe (D/2008/1498) subsequently modified in 2010

2010

Valiant Hire proposed to use and fit-out buildings as furniture warehouse or showroom (D/2010/492)

2010-2015

Alterations and adaptive re-use of buildings for use as cafes and restaurants, warehousing for coffee equipment and furniture, photographic studio, clothing design and ancillary uses, including \$8 million worth of works

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Recommended management: The listing encompasses the north office and factory buildings and south building, including internal structures and the Morley Avenue building setback. These features from the Rosella use of the site should be retained and conserved.

A Statement of Heritage Impact should accompany development applications affecting these features.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Maintain the original brickwork, rusticated or ashlar pilasters, parapet walls, sawtooth roofs, multi-paned timber windows, pattern of bays, vertically proportioned openings and other original architectural detailing surviving from the inter-war and post-war period of development.

Consider removal of paint to formerly unpainted external walls. For repainting, use a colour scheme appropriate to the inter-war period of the building, which highlights its decorative details in different tones.

Locate new signage along the Morley Avenue parapet wall using separate painted lettering in a similar manner to the original, as shown in the historic photograph.

As part of future redevelopments, consider opportunities to reinstate landscaping along Morley Avenue.

Consider new uses for the buildings that will re-use and expose their industrial features to retain their former industrial character as an integral part of new uses.

Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the buildings to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

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

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Criteria a): Purpose-built in 1925 for the major Australian food processors and preservers, Rosella Preserving and Manufacturing Company Ltd, the former factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to the Australian manufacturing of processed and preserved foodstuffs during the mid-twentieth century and as evidence of the former food preparation industry of Rosebery.

[Historical significance]

As the principal factory for Rosella in New South Wales from the 1920s to the 1960s, the site also provides evidence of the twentieth century operations of one of Australia's largest food processing and preserving companies. The site is closely associated with the well-known Rosella condiments and preserved foods, such as tinned soups, tomato sauce and jams which featured in many Australian's diets for nearly 100 years. The construction and scale of the former factory demonstrates the growth of the company and popularity of its products during the twentieth century.

The inter-war factory records the industrial development of one of Sydney's first planned suburbs of Rosebery, which was planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue.

The former Rosella factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): The complex has significant associations with Rosella Preserving and Manufacturing Company Ltd, one of Australia's largest food processing and preserving companies, from the 1920s to the 1960s. The building design is associated with architects H E Ross and Rowe. The building is also associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-1920 for the area as a model suburb for industry and worker's housing.

[Historical association significance]

Criteria c): The factory and office buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The buildings demonstrate the characteristic industrial building typology of repeated modular building forms to span large distances, sawtooth roofs with side lanterns or gabled roofs with raised ridges to light or ventilate the interiors, and more architecturally distinctive office buildings on main street frontages.

[Aesthetic/Technical significance]

Architecturally, the inter-war buildings demonstrate the work of architects, Ross and Rowe. They represent a good example of the inter-war free classical architectural style applied to utilitarian buildings. The buildings exhibit typical features of this architectural style including the heavy masonry construction, high parapet walls concealing pitched roofs, a variety of curved, stepped and straight parapet walls formed into pediments, pronounced moulded entablature, symmetry of components such as the Morley Avenue facade, chamfered Hayes Road corner, and rusticated or ashlar pilasters dividing the building into bays. Original openings of arched gable-end vents, and surviving multi-paned double-hung sash timber windows on Dunning Avenue are also characteristic of this architectural style.

The inter-war and post-war buildings make important contributions to the streetscapes of Morley and Dunning Avenues. The full-site coverage of buildings and remnant walls extending across half a block of land and three street frontages make the buildings visible in the round from a number of near and distant vantage points. The repetition of sawtooth and gabled roof profiles, decorative stepped and curved parapet skylines, bays defined by rusticated pilasters, and chamfered corner building on Hayes Road create distinctive and cohesive streetscapes along three streets.

The buildings also form part of a consistent group of inter-war industrial buildings in Rosebery.

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Criteria d): [Social/Cultural significance] Social significance requires further study to ascertain its value for the local community. As a major former employer in the local area, the site may have value to the community of former Rosella workers from the 1920s to 1960s and the large number of Aristocrat workers employed at this site from the late twentieth century. The site may also hold some significance to the Australian community for its connection to manufacturing iconic Rosella foodstuffs found in many Australian households from the 1920s to the 1960s.

Criteria e): [Research significance] The building may offer research potential into the history of twentieth-century planning of model suburbs by John Sulman and Richard Stanton.

Criteria f): [Rarity]

Criteria g): [Representative] The buildings represent a good example of a large low-scale industrial complex from the inter-war period and the industrial development of the planned model suburb of Rosebery.

Intactness/Integrity: Relatively intact externally

References:	Author	Title	Year
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	RTA	Aerial Photographs of Sydney May-June 1943	1943
	City of Sydney	1949 aerial survey of the city of Sydney	1949
	City Engineers Department, City of Sydney	Civic Survey, 1938-1950, Rosebery	1950
	City Building Surveyors Department, City of Sydney	1956 City Building Surveyors Detail Sheets	1956
	Otto Cserhalmi & Partners P/L	Former Rosella Preserving and Manufacturing Company, Dunn	2008
	The Sydney Morning Herald - 24th March 1934	Rosella Preserving and Manufacturing Company, Advertisement	1934
	Robinson Urban Planning Pty Ltd	Statement of Environmental Effects	2010
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in Sydney	2004

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage Study		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	B		DP	335264

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Warehouse Buildings	Heritage study		

Data entry: Data first entered: 06/08/2014

Data updated: 25/09/2015

Status: Completed

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Office building fronting Morley Avenue on corner of Dunning Avenue

Copy right: City of Sydney

Image by: City Plan Heritage

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34536e59aeac28f4be286d38fc63ace441d.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34536e59aeac28f4be286d38fc63ace441d.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: North end of Dunning Avenue elevation, the side of the office building

Copy right: City of Sydney

Image by: City Plan Heritage

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d57316a470e64a50b31a53c2abc48fa4.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345d57316a470e64a50b31a53c2abc48fa4.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: North end of sawtooth roof factory on Dunning Avenue

Copy right: City of Sydney

Image by: City Plan Heritage

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452e78ee86c05c40b497b6315752f485d7.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3452e78ee86c05c40b497b6315752f485d7.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Double-height building along Dunning Avenue elevation

Copy right: City of Sydney

Image by: City Plan Heritage

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453208af1d2496406f8ba5381d5952c98d.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3453208af1d2496406f8ba5381d5952c98d.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: South-west building on corner of Hayes Road and Dunning Avenue

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 03/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453edcb21d059343dbb1d72ccb92116179.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453edcb21d059343dbb1d72ccb92116179.JPG

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Part of the original Rosella facade and signage on Morley Avenue (to right) in 1937

Copy right: State Library of NSW

Image by: Sam Hood (hood_08839)

Image date: 01/11/1937

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459a1a904fbbba47368319b2d1d9dea181.jpg>

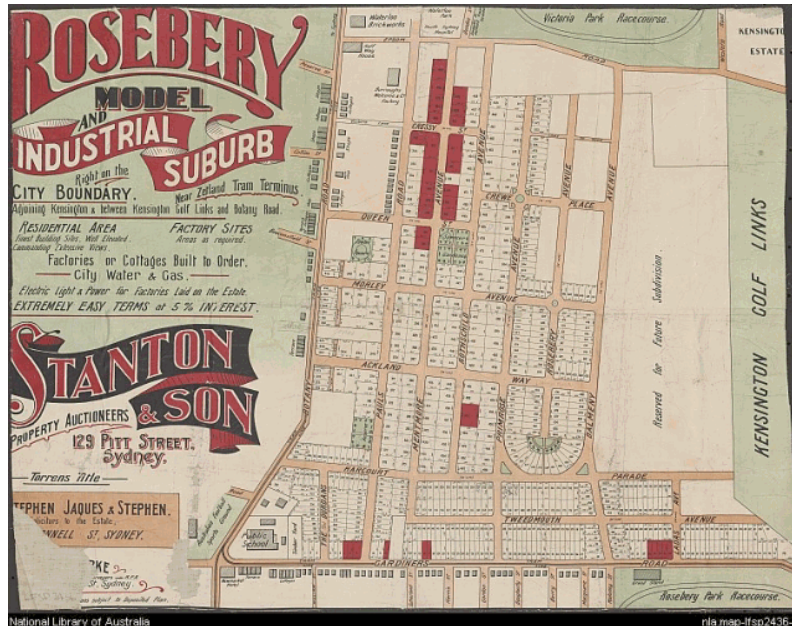
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3459a1a904fbbba47368319b2d1d9dea181.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

Copy right: National Library of Australia

Image by: Stanton & Son (ID 43586275)

Image date: 01/01/1914

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345d084863e4bb542f88c04419177fd072f.jpg>

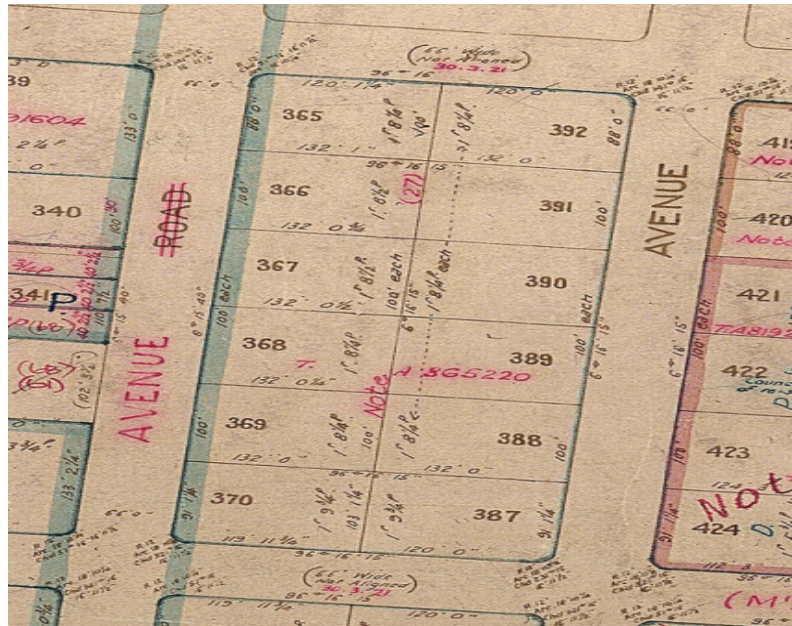
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345d084863e4bb542f88c04419177fd072f.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Extract of 1914 deposited plan showing the original subdivision lots ((DP 7534)

Copy right: Land and Property Information

Image by: William Henry Howard, Surveyor

Image date: 05/03/1914

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345a68cc934bea048a7ab2d5778192a7604.jpg>

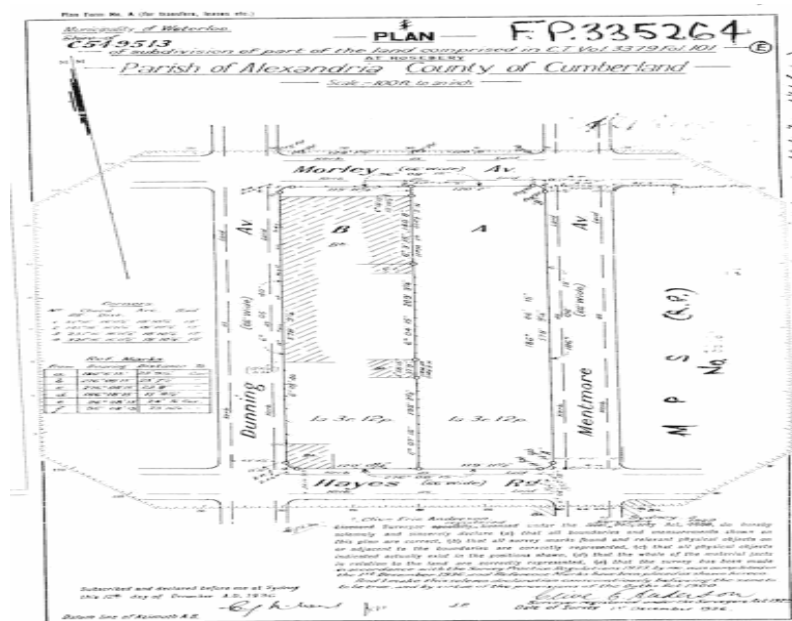
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345a68cc934bea048a7ab2d5778192a7604.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1936 subdivision survey showing the buildings constructed by this time (DP 335264)

Copy right: Land and Property Information

Image by: Land and Property Information

Image date: 01/12/1936

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345516b6fc528704bbe939e00bcdfba03b5.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345516b6fc528704bbe939e00bcdfba03b5.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1943 aerial showing the buildings constructed on the Rosella site, circled, by this time

Copy right: Land and Property Information, SIX Maps

Image by: RTA

Image date: 01/01/1943

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345608d82e9333e43b989dc04ef019f8e5b.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345608d82e9333e43b989dc04ef019f8e5b.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1949 aerial showing the eastern extension of the northern sawtooth roofs and Hayes Road building

Copy right: City of Sydney archives

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ecb3600b7b6a427a90c4f640cb944e09.jpg>

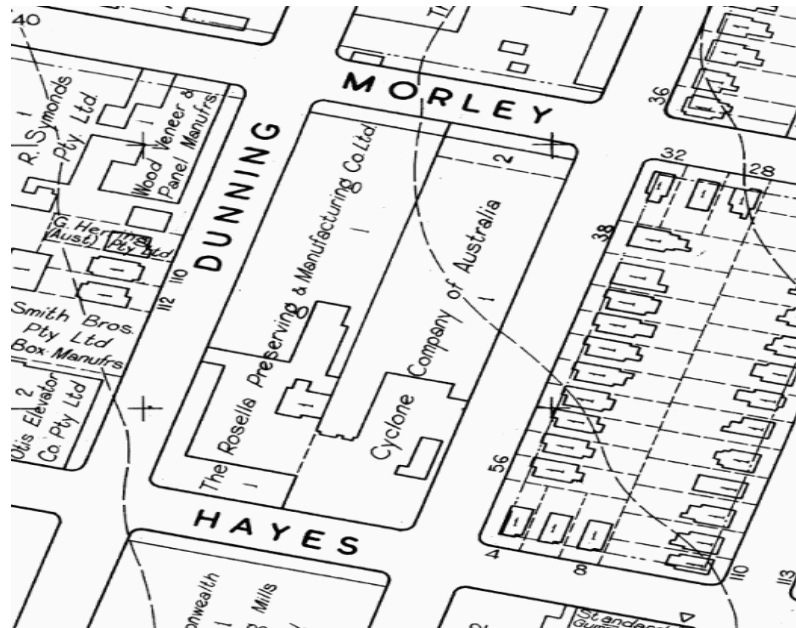
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345ecb3600b7b6a427a90c4f640cb944e09.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1950 civic survey showing the outline and storeys of buildings constructed on the Rosella site

Copy right: City of Sydney archives

Image by: City of Sydney

Image date: 01/01/1950

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345d1164e1a76604692b1972e1f791a15cf.jpg>

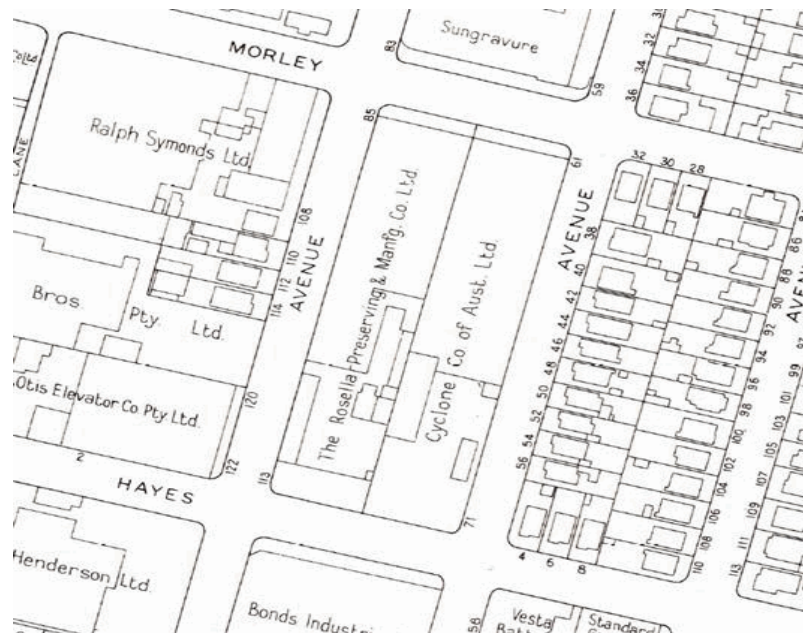
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345d1164e1a76604692b1972e1f791a15cf.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1956 survey showing the outline of buildings constructed on the Rosella site by this time

Copy right: City of Sydney archives

Image by: City Building Surveyors Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c819ae92d176446791e9ec618915f87e.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c819ae92d176446791e9ec618915f87e.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1975 aerial photograph showing the new north hipped roof and new building to south-east

Copy right: City of Sydney archives

Image by: City of Sydney

Image date: 01/01/1975

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d3b5546417b247938082b1bcc72e7565.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d3b5546417b247938082b1bcc72e7565.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Current aerial photograph with significant features circled

Copy right: City of Sydney

Image by: City of Sydney

Image date: 01/01/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e7c93a2f454248ad963a6aa986d4d95a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e7c93a2f454248ad963a6aa986d4d95a.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1934 marketing for Rosella products made at this time

Copy right: National Library of Australia

Image by: Trove, National Library of Australia

Image date: 24/05/1934

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457a59651a91f9402b93d15b5eef55b4b4.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3457a59651a91f9402b93d15b5eef55b4b4.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1942 marketing for Rosella products during World War II

Copy right: Women's Weekly

Image by: Women's Weekly

Image date: 10/01/1942

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3451fc1620d903e484ea34ff8267a89569c.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3451fc1620d903e484ea34ff8267a89569c.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Post-war Rosella advertising noting World War II restrictions

Copy right: Women's Weekly

Image by: Women's Weekly

Image date: 06/01/1945

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345138d2985b2034a5f95991b030e9b6553.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345138d2985b2034a5f95991b030e9b6553.jpg

Item name: Former Rosella Preserving and Manufacturing Co. buildings, including internal structures and Morley Avenue building setback

Location: 85-113 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1945 advertisement for Rosella jams

Copy right: Women's Weekly

Image by: Women's Weekly

Image date: 21/01/1945

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452eefc1685d9848cdbc17a25f1715bf65.jpg>

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Inventory 38

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Address: 88 Dunning Avenue

Planning: Sydney South

Suburb/nearest town: Rosebery 2018

Local govt area: Sydney

Parish: Alexandria

State: NSW

County: Cumberland

Other/former names: Queen Street substation

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Utilities - Electricity

Category: Electricity Transformer/Substation

Owner: State Government

Admin codes:

Code 2:

Code 3:

Current use: Electricity substation

Former uses: Electricity substation

Assessed significance: Local

Endorsed significance:

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Statement of significance: Built in 1927, Electricity Substation No. 192 represents a surviving example of the original network of more than 360 substations built by Sydney Municipal Council from 1904 to 1936, which first supplied electricity to Sydney's industries and houses. The period and location of the substation records the expansion of Sydney's electricity network and the growth of electricity use in Rosebery. The building also marks the major changes electricity brought for Rosebery's growth, development and population.

Aesthetically, the building demonstrates the characteristic modest form, quality of design and construction for Sydney's substations, which were designed to a higher standard than required for their function in order to integrate into their established urban contexts by reflecting neighbouring architecture or popular styles of the time.

Electricity Substation No. 192 represents a good example of a simply detailed, purpose-designed and built substation designed in the inter-war Georgian revival style. It demonstrates typical characteristics of this architectural style applied to a utilitarian building including the heavy geometric massing, symmetrical building form, roof form concealed behind a parapet wall, original signage, face brickwork, cornice, emphatic centrally-placed portal, pilasters, decorative entablature and fanlight window. The building contributes to the streetscape of Dunning Avenue and is a significant example of civic architecture in the area.

Electricity Substation No. 192 forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Electricity Substation No. 192 and the other surviving substations demonstrate the fundamental role that electricity played in powering Australia's industrialisation and how technological innovations of the time, specifically electricity, defined Sydney's industrial development during the twentieth century. Often constructed to service the high energy demands of factories in the near vicinity, the number, concentration and location of substations provide markers of twentieth century industrial centres and factories in the way that chimney stacks mark the location of factories predating electricity.

The larger number of substations in Rosebery demonstrates its history as a major industrial area mostly developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity. Rosebery's Dunning Avenue was mostly occupied by industries during the first half of the twentieth century, interspersed with blocks of worker's housing, as a result of its Sulman-designed town plan as a model factories and homes suburb.

Electricity Substation No. 192 is of local heritage significance in terms of its historical, aesthetic and representative values.

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Historical notes of provenance: Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Substations history:

One of the major innovations in industry during the nineteenth century was the development of electricity as a power and lighting source, which rivalled and then replaced water and steam power. The mills and workshops of the earlier Industrial Revolution in Britain and North America were mainly water and steam powered, whereas Australia's twentieth century industrial buildings were powered by electricity.

As part of supplying electricity to Sydney's houses and industries for the first time, Sydney Council built Sydney's first power stations and substations during the first half of the twentieth century. Sydney Council, then known as Sydney Municipal Council or the Municipal Council of Sydney, was charged with supplying electricity to Sydney city and surrounding areas in 1896 through the law named the Municipal Council of Sydney Electric Lighting Bill passed on 16th October 1896. Electricity supply was managed through the council's department known by a number of names: the Electric Lighting Committee, the Electric Light Department and the Electricity Department from 1920 to 1935. From 1936 the electricity undertaking was named Sydney County Council when it was reformed as a separate authority as a result of the Gas & Electricity Act of 1935. The various names for the council and subsequent electrical authority are recorded in the initials and building names inscribed in substation facades.

Sydney's first power station at Pyrmont began operating in 1904. The large network of substations were constructed in strategic locations to supply power from these power stations to individual customers and other electricity networks. Their specific purpose was to house machinery to convert high voltage electricity for industrial or domestic use. Substations were often erected in close proximity to factories to service their high energy demands. Consequently the number, concentration and location of substations provide markers of twentieth-century factories and industrial centres in the way that chimney stacks marked factories pre-dating electricity.

Rosebery demonstrates this pattern with its larger number of substations reflecting its history as a major industrial area mostly developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity.

Rosebery's Dunning Avenue was mostly occupied by industries during the first half of the twentieth century, interspersed with blocks of worker's housing. By 1956, these surrounding industries included the Paper Converting Co to the north, E. M. Spinks and Pope Products on the opposite side of Dunning Avenue. Larger industrial sites were located to the immediate south of the substation on the other side of Queen Street including the metal works factory of Mellwraith Industries and for Harden & Johnston and John Fairfax & Sons.

The period and location of surviving substations record the progressive extension of Sydney's electrical network from the centre of Sydney to surrounding areas, the scale and importance of this network, and the fundamental changes electricity brought for Sydney's growth, development and society. Sydney Municipal Council built its first substations at Town Hall, Taylor Square, Woolloomooloo and Ultimo, followed by Glebe, Newtown, Camperdown and surrounding areas. From 1904 to 1935, Sydney Council built more than 360 substations and almost 400 pole transformers throughout Sydney and surrounding suburbs. More continued to be built in the following decades. The Energy Australia (AusGrid) heritage and conservation register records that 33 of the surviving substations are located within the City of Sydney. This number excludes those no longer owned or operated by the electricity supplier.

Each substation has its own number inscribed on the building facade, which reflects its role in the broader electrical network and generally the total number, sequence and period of construction, with some exceptions

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

where disused numbers were reallocated. Most substations were constructed in established urban areas on a small portion of land acquired or subdivided specifically for this purpose. These buildings, while modest in scale and different in function to surrounding buildings, were designed and constructed to a good standard, in a style designed to harmonise with surrounding architecture, in order to reduce community fears or resistance to the incursion of this new technology and impacts on the appearance of streets.

The rise of electricity during the late nineteenth century, and in particular small motors for driving machinery and electrical lights, changed the configuration of industrial buildings and machinery. Electricity meant that factories could be designed with a more flexible layout because small electric motors eliminated the need for belt and shaft drives from the steam plant. Factory building design became less reliant on windows for natural light and gas lighting ventilation because of the advent of electric lighting. Electricity also created a new market for factories to produce the new consumer goods reliant on electric power, such as fridges, washing machines, telephones, stoves, ice cream, and the engineering for electric lights, trains and trams.

Site history:

The substation at 88 Dunning Avenue, Rosebery was built in May 1927 to replace a nearby pole transformer and began operating in August of the same year. The substation supplied low-voltage power to large industrial consumers as well as low-voltage street mains in the area.

In 1961, plans were made to sell the surplus land behind the building. However, these did not proceed because the land was considered too small to form a separate lot. The undeveloped land was instead leased for parking.

Between 2007 and 2011, cubicle switchgear was replaced and the substation upgraded to 11kV due to the replacement of Alexandria Zone Substation.

Apart from being re-equipped, the substation remained substantially as originally constructed by 2012 (Pennington 2012).

Themes:	National theme	State theme	Local theme
	4. Settlement	Utilities	Electricity Substation
	3. Economy	Technology	Electricity

Designer: Sydney Municipal Council

Builder: Sydney Municipal Council

Year started: 1927

Year completed: 1927

Circa: No

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Physical description: Substation No. 192 was built by Sydney Municipal Council in 1927. The substation comprises a single-storey brick building contained under a skillion roof concealed behind a parapet wall. The walls are constructed of tuck-pointed face bricks.

The building is designed in the inter-war Georgian revival style. It demonstrates typical characteristics of this style applied to a utilitarian building including the heavy geometric massing, symmetrical building form, roof form concealed behind a parapet wall, original signage, face brickwork, cornice and emphatic portal. The central entrance is accentuated by flanking brick pilasters and a decorative entablature and segmented fanlight window located above.

The original entrance contains a steel roller shutter door with smaller inset personnel door. Apart from the fanlight, no windows are located on the street frontage. Original signage is integrated into the facade through relief lettering in the entablature over the entrance, which records the origins of the building and the substation's number within Sydney's electricity network.

The facade wall is stepped down at a lower height along the street frontage to form the fence around the side transformer yard. A low brick wall of the same materials defines the small set-back of the building from the street.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual building. Style: Inter-war Georgian revival. Storeys: One. Facade: Face brick. Side/rear walls: Face brick. Roof: Skillion behind parapet wall.

Physical condition level: Good

Physical condition:

Archaeological potential level: Not assessed

Archaeological potential Detail:

Modification dates: Gutters, downpipes and roller door have been replaced, and front fence repaired

Between 2007 and 2011, cubicle switchgear was replaced and the substation upgraded to 11kV due to the replacement of Alexandria Zone Substation.

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Recommended management: The building should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival and photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Do not paint, render or seal face brickwork.

Face brick finishes, original signage, entrance pilasters, fanlight, entablature, brick fence and other original building features should be maintained and conserved.

New uses for the building are to complement and enhance the internal and external character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

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

Criteria a): Built in 1927, Electricity Substation No. 192 represents a surviving example of the original network of more than 360 substations built by Sydney Municipal Council from 1904 to 1936, which first supplied electricity to Sydney's industries and houses. The period and location of the substation records the expansion of Sydney's electricity network and the growth of electricity use in Rosebery. The building also marks the major changes electricity brought for Rosebery's growth, development and population.

[Historical significance]

Electricity Substation No. 192 forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Electricity Substation No. 192 and the other surviving substations demonstrate the fundamental role that electricity played in powering Australia's industrialisation and how technological innovations of the time, specifically electricity, defined Sydney's industrial development during the twentieth century. Often constructed to service the high energy demands of factories in the near vicinity, the number, concentration and location of substations provide markers of twentieth century industrial centres and factories in the way that chimney stacks mark the location of factories predating electricity.

The larger number of substations in Rosebery demonstrates its history as a major industrial area mostly developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity. Rosebery's Dunning Avenue was mostly occupied by industries during the first half of the twentieth century, interspersed with blocks of worker's housing, as a result of its Sulman-designed town plan as a model factories and homes suburb.

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

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Criteria b): The substation has significant associations with the Municipal Council of Sydney, which constructed the building as part of its early twentieth-century responsibility for the generation and distribution of electricity throughout the greater Sydney area from 1904 until 1936.
[Historical association significance]

Criteria c): The building demonstrates the characteristic modest form, quality of design and construction for Sydney's substations, which were designed to a higher standard than required for their function in order to integrate into their established urban contexts by reflecting neighbouring architecture or popular styles of the time.
[Aesthetic/Technical significance]

Electricity Substation No. 192 is a good example of a simply detailed, purpose-designed and built substation designed in the inter-war Georgian revival style. It demonstrates typical characteristics of this architectural style applied to a utilitarian building including the heavy geometric massing, symmetrical building form, roof form concealed behind a parapet wall, original signage, face brickwork, cornice, emphatic centrally-placed portal, pilasters, decorative entablature and fanlight window.

The building contributes to the streetscape of Dunning Avenue and is a significant example of civic architecture in the area.

Criteria d): Social significance requires further study to ascertain its value to communities. The building may have value to community members with an interest in the history, buildings and technology for Sydney's electrification or the history of Rosebery.
[Social/Cultural significance]

Criteria e): The building may offer research potential into the evolution of technology for electricity supply and architectural design for substations in Sydney.
[Research significance]

Criteria f):
[Rarity]

Criteria g): The building represents a good example of a substation from the inter-war period utilising the Georgian revival style.
[Representative]

The substation forms part of a collection of extant substations, which together represent the growth of Sydney's electrical network and the major change that electricity brought for Sydney's growth, development and population during the twentieth century, in particular for the development of industry.

Of more than 360 originally built by Sydney Municipal Council from 1904 to 1930 in metropolitan Sydney, the current Energy Australia (AusGrid) heritage and conservation register records that 33 surviving substations are located in the City of Sydney. This number excludes those no longer owned or operated by the electricity supplier.

Intactness/Integrity: Intact externally

References:	Author	Title	Year
	James Pennington	Electricity Substations of the Sydney Municipal Council, pp. 82	2012
	RTA	Aerial Photographs of Sydney May-June 1943.	1943
	City of Sydney	Aerial Survey of the City of Sydney	1949
	City of Sydney/ City Building Surveyors	City Building Surveyors Detail Sheets	1956
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	Schwager Brooks and Partners Pty Ltd	Energy Australia (Ausgrid) section 170 heritage and conservation	2007
	TZG Architects and Orwell & Peter Pl	Conservation Management Plan: Substation No. 6 and Undergr	2002

Item name: Electricity Substation No. 192 including interiors**Location:** 88 Dunning Avenue Rosebery 2018

Sydney

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial and Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	53	2	DP	2269

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Listing:	Name	Title	Number	ListingDate
	Substation No. 192	Heritage Act - s.170 NSW State agency heritage r	3430393	01/11/1994
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 06/08/2014

Data updated: 14/05/2015

Status: Completed

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Eastern (front) elevation of the substation and low brick fence

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 20/05/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458b6419e7e6bc4f648cd9209bf6f66922.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3458b6419e7e6bc4f648cd9209bf6f66922.JPG

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Detail of facade openings

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 20/05/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450be09df0f38b4cdc93c9995fe5c9bb81.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3450be09df0f38b4cdc93c9995fe5c9bb81.JPG

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Substation in 2011 as recorded in Pennington (2012) publication

Copy right: James Pennington

Image by: James Pennington p.380

Image date: 01/01/2011

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34599338dc086dc4e2eadc00c92e96be9f5.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34599338dc086dc4e2eadc00c92e96be9f5.jpg

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Interiors in 2011 after the upgrade of equipment, looking towards the street entrance

Copy right: James Pennington

Image by: James Pennington

Image date: 01/10/2011

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345be296f5479654c49bf8c732eba52879b.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345be296f5479654c49bf8c732eba52879b.jpg

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

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Image:



Caption: Interiors detail of the old high-voltage cubicle switchboard in 2008

Copy right: James Pennington

Image by: James Pennington

Image date: 01/01/2008

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c56bb241d9db416d830bef0dc3b940a8.jpg>

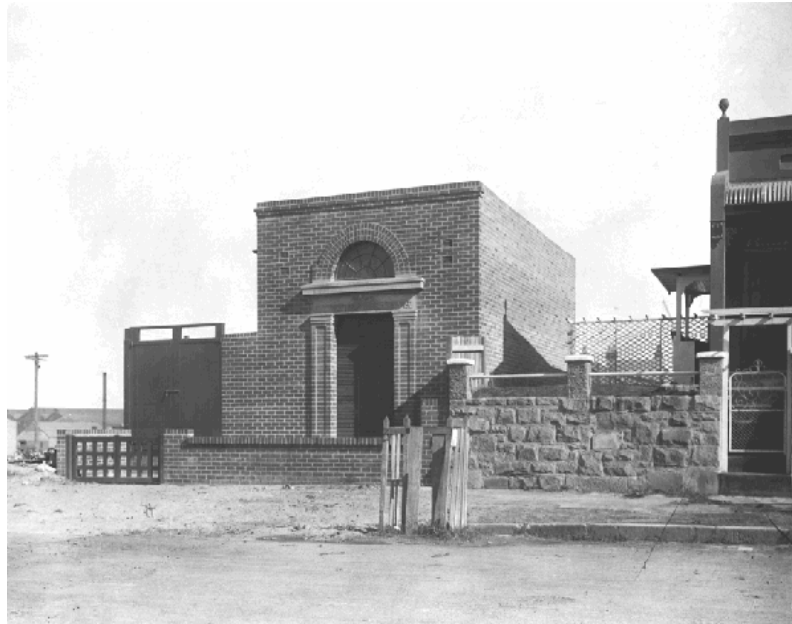
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c56bb241d9db416d830bef0dc3b940a8.jpg

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Substation shortly after its construction in the 1930s

Copy right: Ausgrid

Image by: Ausgrid (James Pennington, p.380)

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345505afde0d8764908b7a48de8a5f8c26f.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345505afde0d8764908b7a48de8a5f8c26f.jpg

Item name: Electricity Substation No. 192 including interiors

Location: 88 Dunning Avenue Rosebery 2018

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Image:



Caption: 1956 detail sheet showing subject substation and surrounding industries

Copy right: City of Sydney

Image by: City Building Surveyors Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3457e126048718246f0a3bfe48c15f65e89.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3457e126048718246f0a3bfe48c15f65e89.jpg

Inventory 39

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Address: 115-133 Dunning Avenue

Planning: Sydney South

Suburb/nearest town: Rosebery 2018

Local govt area: Sydney

Parish:

State: NSW

County:

Other/former names: Bonds Industries, Dri-Glo Towels, Consolidated Beverage Co, Union Carbide Australia, Lyke-Nu Dry Cleaning, Eveready At

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing

Category: Factory/ Plant

Owner: Multiple Owners

Admin codes:

Code 2:

Code 3:

Current use:

Former uses: Factory

Assessed significance: Local

Endorsed significance:

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

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Statement of significance: Built in 1933-1940 for the major Australian towel manufacturers, Commonwealth Weaving Mills, later Dri-Glo Towels Pty Ltd and Bonds Industries, and timber manufacturers, Frederick Rose, the two former factories represent the model industrial development of Rosebery during the inter-war period. The factories are historically significant for their connection to the Australian manufacturing of towels, hosiery and timber building supplies during the mid-twentieth century and as evidence of the formerly widespread textiles and building supplies industry in the City of Sydney.

The scale of the site and its buildings, associated with the other major Bonds factory in Camperdown, demonstrate the importance of the textiles industry in Sydney during the twentieth century.

The buildings provide evidence of one of Sydney's first planned suburbs, as some of the inter-war industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue.

The factory buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The northern factory buildings demonstrate the industrial building typology which contains administrative and manufacturing in distinctly different building forms, including a single-storey, sawtooth-roof factory over a large area and a more architecturally distinctive office or showroom on the street frontage.

The construction of the buildings represent early to mid-twentieth century industrial building techniques, employing repeated modular forms and timber structures to span large distances, and sawtooth roofs with side lantern windows and gabled roofs with clerestories to light large internal spaces. The building designs demonstrate typical features of inter-war style of architecture applied to utilitarian buildings including the heavy masonry construction, unadorned brick walls and multi-paned timber windows. The office building addressing the corner of Hayes Road and Dunning Avenue demonstrates characteristic elements of the inter-war stripped classical style with its faceted corner, pronounced entrance, main timber entrance door, stepped parapet concealing the roof form, engaged piers, moulded cornice and bracketed awning over the entrance.

The buildings on this site make important contributions to the streetscapes of Dunning and Mentmore Avenues and Hayes Road. The full-site coverage of buildings extending across half a block of land and three street frontages make the buildings visible in the round from a number of near and distant vantage points. The repetition of sawtooth and gabled roof profiles along Mentmore and Dunning Avenues, consistent materials and inter-war period of the buildings create distinctive and cohesive streetscapes along these two main avenues. The buildings also form part of a consistent group of inter-war industrial buildings in Rosebery.

The site may have value to the community for its connection to the widely-used Dri-Glo towels made at this site. The buildings on this site may also have social value to the community of former workers of the Commonwealth Industrial Mills, Bonds and Frederick Rose factory.

The former Commonwealth Weaving Mills and Fredrick Rose factories form part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The former factory buildings are of local heritage significance in terms of their historical, association, aesthetic and representative values.

High significance: North-west office building and south gabled buildings including their structural frame, Dunning Road and Mentmore Avenue street elevations. Moderate significance: Sawtooth-roofed factory interiors. Low or no significance: Subsequent alterations.

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

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Historical notes of provenance: Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

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Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Bonds history:

The iconic brand of Bonds has been part of Australia for almost 100 years. In 1915, an American, George A. Bond, moved to Australia and established a small company in Sydney importing a range of women's hosiery and gloves. Two years later, the company began manufacturing hosiery in Redfern and subsequently moved to Camperdown where it began manufacturing underwear. (Bonds website 'About Bonds', 2013)

Between 1918 and 1927 George A Bond and Co, purchased over thirty allotments in Camperdown Park where the company constructed its head office, together with a number of industrial buildings to manufacture hosiery, socks and underwear.

The expansion of Bonds through the 1920s was remarkable for its innovative products, niche marketing and distinctive brand name. However this did not ensure financial success. By 1927 George A Bond Pty Ltd was in receivership and a newly restructured Bond Industries was formed in 1930. The company became profitable again by 1935.

The company built one of Australia's first cotton spinning mill at Wentworthville in 1932. George Bond's original house in Wentworthville, Dunmore House, still survives adjacent to the current head office.

Since 1915, Bonds has sold over 400 million Chesty Bonds singlets, 155 million pairs of Cottontails pants and 20 million baby Wondersuits. Bonds remains today one of the largest Australian manufacturers of t-shirts and underwear. (Bonds website 'About Bonds', 2013)

Site history

The northern buildings on this site were constructed in 1933 for Commonwealth Weaving Mills Ltd by builders, Stuart Brothers Ltd, to the design of the architects, Kaberry and Chard. This factory was where the well-known Dri-Glo towels were first made and was later named Dri-Glo Towels Pty Ltd. The Commonwealth Weaving Mills Ltd was taken over by Bonds Industries Ltd in 1945, which continued to produce towels under the Dri-Glo trademark. The southern section of the site contained under gabled roofs was constructed for laminated timber manufacturer, Frederick Rose, at approximately the same time from circa 1934, and remained in use by Frederick Rose until 1945.

The land for the two factories was initially owned by Buzacott and Company, who then owned the whole block of land. A certificate of title was issued on 30 June 1921 to Buzacott & Co Ltd for lots 371-386 of DP 7534, which covered the whole block of land (CT 3199 f 190). The Sands directory first records an engineer's works and gate factory for Buzacott & Co Ltd on this street in 1921 (Sands, Directory, 1921, p 799).

The buildings on this site were constructed on the land subdivision which formed part of John Sulman's and Richard Stanton's plan for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The two factories were constructed on six of the original industrial allotments of this subdivision, then known as lots 371-373 and 384-386, when the block bound by Hayes Road, Dunning Road, Mentmore Avenue and Harcourt Parade was evenly divided into 16 land parcels. These industrial lots were larger than residential lots, however were not overly large. Most industrial buildings like the subject buildings were constructed over

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

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multiple lots.

The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epson Road to the north, Harcourt Parade to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. Further east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

A panoramic photo of Rosebery in the early 1920s shows the Buzacott & Co buildings to the south of this site in the distance and the otherwise undeveloped land on the subject part of the site. This photo also illustrates the few industrial buildings constructed in Rosebery by this time. (National Library of Australia, Panorama of Nestle and Anglo Swiss Condensed Milk Company and Wrigleys Australia Limited, Sydney, EB Studios, 1917-1925, <http://nla.gov.au/nla.pic-vn6154685-sd-cd>)

In 1933 and 1934 respectively, ownership of the subject land was transferred from Buzacott and Co in part to Commonwealth Weaving Mills Ltd and the remainder to Frederick Rose Ltd. Numbers 115-133 Dunning Avenue (lots 371-372, 385-386, DP 7534) were purchased by Commonwealth Weaving Mills Ltd on 24 April 1933 (CT 3199 f 190). A new certificate of title for the northern land was issued to Commonwealth Weaving Mills Ltd on 7 June 1933 (CT 4578 f 40). The southern land comprising lots 373, 384, and part of lots 374 and 383 were transferred to Frederick Rose Ltd on 3 October 1934 (CT 4576 f 248).

Commonwealth Weaving Mills Ltd had been formed a few years prior in May 1929 with capital of £10,000, described as cotton spinners and weavers, as well as spinners of flax, hemp and jute (SMH, 23 May 1929, p 13).

On 11 April 1933, a press article announced that the Commonwealth Weaving Mills Ltd would build a new cotton weaving factory at Waterloo on the corner of Hayes Avenue and Dunning Avenue. It would be a single-storey building, 260 feet by 160 feet, with a sawtooth roof for maximum lighting. The works would include room for weaving, a warehouse, showrooms and offices. Architects Kaberry and Chard signed a contract with builders Stuart Brothers Ltd on 10 April 1933 to undertake the work. The company's earlier factory had been located in Botany Road (SMH, 11 April 1933, p 10).

In early May 1933 newspaper reports provided further information on the construction of the new factory. It was then reported that the factory would be built with a concrete floor and roof of corrugated fibro cement, in a sawtooth pattern, with glazing facing south to provide natural light. A total of 119 welded steel trusses would frame the roof supported by 102 welded steel columns. Another press report gave the factory dimensions as 264 feet by 154 feet, giving an area for weaving covering 28,000 square feet. The balance of 3,500 square feet was to accommodate the showroom, warehouse, dispatch and executive offices. (SMH, 2 May 1933, p 5)

The construction of these mills reflect the rapid growth of the Australian textile manufacturing industry during the inter-war years as the range of production extended to finer qualities of yarn and cloth. The manufacture of cotton goods had become a significant industry in Australia during the 1920s. Cotton spinning began in Sydney in 1923. Manufacturing of cotton goods commenced with the construction of the Bonds factory at Wentworthville. Australian manufacturing of cotton towels began in 1925. In the 1920s, the main products of cotton weaving were towels and cotton tweeds. By the end of the 1920s, textile imports had been reduced to a minor portion of the market. (C Forster, *Industrial Development in Australia 1920-1930*, Australian National University, Canberra, 1964, pp, 72-3, 99-102; http://www.kooriweb.org/cland/textile.html#_ftn20, accessed 15 January 2015).

The Commonwealth Weaving Mills Ltd was one of the earliest entrants in the industry, along with H B Dickie Pty Ltd formed in 1928 (C Forster, *Industrial Development in Australia 1920-1930*, Australian National University, Canberra, 1964, pp, 72-3, 99-102).

The southern part of the site comprising lots 373 and 384 (DP 7534) was owned by Frederick Rose Ltd from 1934 until 1945. Frederick Rose made laminated timber. Photographs published in 'Timber Journal' from 1940

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Location: 115-133 Dunning Avenue Rosebery 2018

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show the production of laminated timber at Frederick Rose's factory, then described as located at Mascot, but possibly showing this factory. At this time, the suburb name given for Rosebery factories was often inaccurate, when a number of contemporary records described factories in Rosebery as located in Waterloo.

Laminated timber manufacturing was an emerging industry in Australia during the inter-war period. Laminated timber was originally developed as a construction material in England during the 1860s and was used for a number of colleges and churches at this time. The first industrial patented use of laminated timber was in Weimar, Germany, in 1872. The use of this material spread throughout Europe in the late nineteenth and early twentieth century and reached America by the 1930s. The technology of laminated timber enabled the manufacture of large, strong structural members from smaller pieces of wood which were glued together. Laminated timber was therefore an alternative to using old growth forests for the production of large timber members. Laminated timber was used as vertical columns and horizontal beams as well as curved or arched shapes in building construction and was also commonly used in building interiors and furniture.

According to the available records, construction of the Commonwealth Weaving Mills factory proceeded rapidly. A valuation of 19 June 1933 documented that a brick factory and offices with a corrugated fibro sawtooth roof, store and lunchrooms were built on the site by this time (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 788).

The 1936 Wise directory listed the Commonwealth Weaving Mills Ltd as towel manufacturers (Wise, Directory, 1936, p 346).

By 1940, the Commonwealth Weaving Mills was one of two major manufacturers of towels in Australia, producing the Dri-glo brand (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 474).

A revised valuation of 18 September 1940 recorded that a brick bay with a corrugated fibro roof had been added to the factory (Valuer-General, Valuation List, Waterloo, SRNSW 19/9457, No 788).

By 1943, the earliest available aerial photograph shows how the site was completely covered with buildings by this time, except for the small building setback from Hayes Road and part of the land fronting Dunning Avenue at the southern part of the site. By this time, the northern end of the site had been developed boundary-to-boundary with eight sawtooth roofs running east-west between Dunning and Mentmore Avenues. The two building corners on Hayes Road are shown with projecting parapet walls. A similar line of wall appears to intersect the eastern portion of the sawtooth roof in this aerial, possibly relating to a feature removed when the roofs were later reclad (1943 Aerial photograph, SIX, LPI)

At the south end of the site, the 1943 aerial shows that three gabled roofs had been constructed by this time with the southern-most gabled roof extending across the full width of the site. All three gabled roofs have raised ridges for a monitor or clerestory, however the northern-most was of smaller dimensions. The two northern-most gabled roofs are shown as extending across only the eastern half of the site. A secondary building is shown on the land behind the two northern gabled buildings facing Dunning Avenue, with its ridge running north-south, perpendicular to the main gables. (1943 aerial photograph, SIX, LPI)

In 1945, the southern part of the site was transferred from Frederick Rose Ltd to Lyke-Nu Dry Cleaning Co Pty Ltd. Subsequently, this factory site was transferred in April 1950 to Consolidated Beverage Company Ltd for manufacturing aerated waters from approximately 1950-55. At that time, the property was known as 73-77 Mentmore Ave (City of Sydney, Street Cards, 73-77 Mentmore Avenue, Rosebery).

In April 1945, the northern Commonwealth Weaving Mills site was taken over by Bonds Industries Ltd, through agreement of the shareholders (SMH, 12 April 1945, p 5). Thereafter, the mills operated as a subsidiary of Bonds (SMH, 16 Feb 1946 p 9). Ownership of the site was not formally transferred by Dri-Glo Towels Pty Ltd (originally Commonwealth Weaving Mills Ltd) to Bonds Industries Ltd until 9 June 1949 (CT 4578 f 40).

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

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The 1949 aerial photograph records that the central southern gabled roof had been extended to the rear to the Dunning Avenue boundary, halving the length of the small building behind the northern-most gabled roof (1949 aerial photograph, City of Sydney). The external building form was otherwise unchanged from that shown in the 1943 aerial.

On 28 October 1949, builders Stuart Bros Pty Ltd applied for alterations with works valued at £8,000 (Lots 371/2, 385/6, Dunning Ave, Bonds, Street cards, NSCA). In October 1950, Bonds, and builder Stuart Bros Pty Ltd, completed the adaptation of the factory from a weaving mill to a manufacturing facility for nylon hosiery. Bonds also installed air conditioning in 1950.

The 1950 civic survey recorded that the southern part of the site was then occupied by Lyke-Nu Dry Cleaning Co and the northern part of the site by the Commonwealth Weaving Mills Ltd. Both are noted as single-storey buildings with the same footprint and setbacks as the 1949 aerial and currently. By 1956 the detail sheet survey records the change in use of the site to Bonds Industries Ltd for the northern part of the site and Consolidated Beverage Co Ltd for the southern part of the site. The building footprints are unchanged from the 1950 survey.

In 1960, the south part of the site was purchased by City Mutual Life Assurance Society Ltd. In 1963, the buildings were in use by York Motors, who installed a petrol tank and pump during this year (City of Sydney, Street Cards, 73-77 Mentmore Avenue, Rosebery).

On 19 July 1961, an application proposed alterations and additions at the south-west corner of the land by the Reader's Digest Association Pty Ltd for use as a stationery store (Dunning Ave & Hayes Rd, Bonds, Street cards, NSCA). An application to construct an office, factory and store building at an estimated cost of £120,000 was submitted on 2 November 1962 (Lots 371/2, 385/6, Dunning Ave, Bonds, Street cards, NSCA).

In 1963, the north part of the property was transferred to Union Carbide Australia Ltd on 1 February (CT 4578 f 40). This company produced chemicals and polymers. Union Carbide Australia applied on 28 February 1963 to use the buildings as a warehouse (Lots 371/2, 385/6, Dunning Ave, Bonds, Street cards, NSCA).

In December 1972, Union Carbide Australia purchased the remaining southern part of the site, although the land titles remained separate.

In 1974 a gate with an awning was added to the warehouse entrance. In 1982 a dock was constructed for the safe unloading of international standard containers.

In 1988, the property was transferred to Eveready Australia Pty Ltd on 15 May, then to Aristocrat Leisure industries Pty Ltd, poker machine manufacturers, on 6 April 1993 (CT 4578 f 40).

Minor alterations to the buildings during the late twentieth century are evident from the aerial photographs. Between 1991 and 1994, a portion of the northern sawtooth roof was modified to construct a loading dock on the Hayes Road frontage. Between 1994 and 2003 the asbestos roof cladding was replaced by corrugated metal.

Themes:	National theme	State theme	Local theme
	3. Economy	Commerce	Warehouses
	3. Economy	Technology	machinery
	3. Economy	Industry	Warehouses
	3. Economy	Industry	Activities associated with the n

Designer: Kaberry & Chard (northern buildings)

Builder: Stuart & Brothers (northern buildings)

Year started: 1933

Year completed: 1940

Circa: Yes

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

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Physical description: The northern factory buildings were constructed in 1933-1940 for Commonwealth Weaving Mills Ltd principally by builders, Stuart Brothers Ltd, to the design of the architects, Kaberry and Chard, and later adapted by Stuart Brothers in 1950 for Bonds Industries. The southern factory buildings were built in approximately 1933 for Frederick Rose.

The present complex comprises two main sections of connected buildings with perimeter brick walls. The northern section originally built for Commonwealth Weaving Mills is contained under eight joined sawtooth roofs. The southern section originally built for Frederick Rose is contained under three joined gabled roofs. All roofs run east-west spanning the block of land between Dunning and Mentmore Avenues, with the exception of a small gabled roof building on the Dunning Avenue frontage located behind the main northern gabled-roof building.

The large single-storey complex of buildings occupies half the block of land with two long street frontages to Dunning Avenue and Harcourt Parade and a shorter street frontage to Hayes Road. The northern building has a small setback from Hayes Road and no setbacks to Dunning and Mentmore Avenues. The southern buildings have sections with small setbacks from Dunning and Mentmore Avenues, and no side setbacks from either adjoining building.

The buildings demonstrate typical modular construction of inter-war factories with load-bearing brick walls around the perimeter of the site, timber and steel-framed structure and concrete slab floors.

The large open internal spaces of these spaces are evenly divided into bays by steel or timber columns supporting the interconnected sawtooth or gabled roofs. The gabled roofs are supported by timber columns, steel trusses and timber purlins, while the sawtooth roofs are supported by steel columns and trusses. Roof trusses are exposed internally. Southerly windows of the sawtooth roofs light the interiors of the northern section. The interiors of the southern gabled roof sections are lit by a clerestory along the ridge line and two levels of windows on the gable ends. The southern-most sawtooth-roofed bay is divided internally from the northern bays by an internal brick wall.

Windows are typically multi-paned timber windows for the gabled buildings and sets of vertically proportioned timber or later aluminium frames in the sawtooth roofed sections. Roof cladding, originally asbestos in some cases, is now corrugated metal.

The northern factory buildings demonstrate the typical large low-scale factory typology with a more architecturally distinctive office or showroom attached to the sawtooth factory. The office is located on the north-west corner of the site at the junction of Hayes Road and Dunning Avenue. The office design demonstrates characteristic features of the inter-war architectural style with stripped classical elements, including the faceted corner, pronounced entrance, main timber entrance door, stepped parapet concealing the roof form, engaged piers, moulded cornice and bracketed awning over the entrance.

Mentmore and Dunning Avenues have distinctive streetscapes formed by the repetition of modular building forms including eight sawtooth roofs in profile at the northern end and three gable ends at the southern end.

Category: Complex. Style: Inter-war with stripped classical elements. Storeys: 1. Façade: Painted brick. Roofs: Sawtooth and gable.

Physical condition level: Good

Physical condition: Brick walls have been painted. Wall has been partly rebuilt on the north-east corner.

Archaeological potential level: Not assessed

Archaeological potential Detail: Artefact Heritage assessed the site as generally having a low level of archaeological potential.

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Modification dates: 30 June 1921

Certificate of title issued to Buzacott & Co Ltd for lots 371-386 of DP 7534

11 April 1933

Press article announced that Commonwealth Weaving Mills Ltd will build a new cotton weaving factory at Waterloo, as a single storey building, 260 feet by 160 feet, with a saw tooth roof

24 April 1933

Commonwealth Weaving Mills Ltd purchased lots 371-372, 385-386

7 June 1933

Certificate of title issued to Commonwealth Weaving Mills Ltd for lots 371-372, 385-386, DP 7534, bounded by Dunning Avenue, Hayes Road and Mentmore Ave

19 June 1933

Valuation of lots 371-372, 385-386, DP 7534 records the site contains a brick factory and offices with a corrugated fibro sawtooth roof, store and lunchrooms

18 September 1940

Valuation of the site records that a brick bay with a corrugated fibro roof had been added to the factory

9 June 1949

Dri-Glo Towels Pty Ltd (originally Commonwealth Weaving Mills Ltd) were taken over by Bonds Industries Ltd

28 October 1949

Application by Stuart Bros Pty Ltd for alterations with works valued at £8,000

October 1950

Bonds, and builder Stuart Bros Pty Ltd, completed the adaptation of the factory from a weaving mill to a manufacturing facility for nylon hosiery, including installation of air conditioning.

19 July 1961

Application for alterations and additions at south-west corner by Reader's Digest Association Pty Ltd to use as a stationery store

2 November 1962

Application for office, factory and store building with works valued at £120,000

1 February 1963

Union Carbide Australia Ltd purchased the site

28 February 1963

Union Carbide Australia Ltd proposed to use the site as a warehouse

1974

Gate with an awning added to the warehouse entrance

1982

Dock for the unloading of international standard containers constructed

15 May 1988

Sale of the site to Eveready Australia Pty Ltd registered on land title

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

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6 April 1993

Sale of the site to Aristocrat Leisure industries Pty Ltd registered on land title

1994-2003 (approx)

Asbestos roof cladding replaced by corrugated metal

8 December 2014

New use and works approved for whole block, including re-use of existing buildings as a child care centre, warehousing, industrial retail, light industrial, high tech industrial tenancies, food and drink premises, growers markets and associated works, car parking for 137 vehicles (D/2014/278)

Recommended management: Retain and conserve the inter-war buildings.

management:

A Statement of Heritage Impact should accompany development applications.

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Consider removal of paintwork to formerly exposed external brick walls.

Maintain architectural detailing of the corner office building, original brickwork, multi-paned timber windows, timber entrance door, pattern of façade fenestration, sawtooth and gabled roof forms, the timber and steel-framed structure and other original or early building features.

Consider new uses for the buildings that will re-use and expose their industrial features to retain their former industrial character as an integral part of the new use.

Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the buildings to remain readily identifiable.

Management: **Management category**

Statutory Instrument

Management name

List on a Local Environmental Plan (LEP)

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

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

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Criteria a): Built in approximately 1933-1940 for the major Australian towel manufacturers, the Commonwealth Weaving Mills, later Dri-Glo Towels Pty Ltd and Bonds Industries, and timber manufacturers, Frederick Rose, the two former factories represent the model industrial development of Rosebery during the inter-war period. The factories are historically significant for their connection to the Australian manufacturing of towels, hosiery and timber building supplies during the mid-twentieth century and as evidence of the formerly widespread textiles and building supplies industry in the City of Sydney.

[Historical significance]

The scale of the site and its buildings, associated with the other major Bonds factory in Camperdown, demonstrate the importance of the textiles industry in Sydney during the twentieth century.

The buildings provide evidence of one of Sydney's first planned suburbs, as some of the inter-war industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the buildings record the original subdivision pattern and location of the planned industrial blocks between Botany Road and Primrose Avenue.

The former Commonwealth Weaving Mills and Fredrick Rose factories form part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): Both former factory buildings are associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-20 for the area as a model suburb for industry and worker's housing. The northern buildings have significant associations with the major manufacturers of Dri-Glo towels and later hosiery, originally known as the Commonwealth Weaving Mills and subsequently Dri-Glo Towels Pty Ltd and Bonds Industries, from the 1930s to the 1950s. The southern buildings have early associations with the laminated timber manufacturer, Frederick Rose, until 1945. The combined site were also associated with Union Carbide, which produced chemicals and polymers, later during the twentieth century.

[Historical association significance]

Criteria c): The factory buildings represent a good example of a large low-scale industrial complex of southern Sydney from the inter-war period. The northern factory buildings demonstrate the industrial building typology which contains administrative and manufacturing in distinctly different building forms, including a single-storey, sawtooth-roof factory over a large area and a more architecturally distinctive office or showroom on the street frontage. The construction of both factory buildings represent early to mid-twentieth century industrial building techniques, employing repeated modular forms and timber structures to span large distances, and sawtooth roofs with side lantern windows and gabled roofs with clerestories to light large internal spaces.

[Aesthetic/Technical significance]

The northern buildings demonstrate the industrial work of noted architects Kaberry & Chard and builders Stuart & Brothers. The designs demonstrate typical features of inter-war style of architecture applied to utilitarian buildings including the heavy masonry construction, unadorned brick walls and multi-paned timber windows. The office building addressing the corner of Hayes Road and Dunning Avenue demonstrates characteristic elements of the inter-war stripped classical style with its faceted corner, pronounced entrance, main timber entrance door, stepped parapet concealing the roof form, engaged piers, moulded cornice and bracketed awning over the entrance.

The buildings on this site make important contributions to the streetscapes of Dunning and Mentmore Avenues and Hayes Road. The full-site coverage of buildings extending across half a block of land and three street frontages make the buildings visible in the round from a number of near and distant vantage points. The repetition of sawtooth and gabled roof profiles along Mentmore and Dunning Avenues, consistent materials and inter-war period of the buildings create distinctive and cohesive streetscapes along these two main avenues.

The buildings also form part of a consistent group of inter-war industrial buildings in Rosebery.

Criteria d): Social significance assessment requires further study to ascertain its value for the local community. The site may have value to the community for its connection to the widely-used Dri-Glo towels made at this site. The buildings on this site may also have social value to the community of former workers of the Commonwealth Industrial Mills, Bonds Industries and Frederick Rose factory.

[Social/Cultural significance]

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

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Criteria e): The buildings may offer research potential into the history of twentieth-century planning of model suburbs by
[Research significance] John Sulman and Richard Stanton.

Criteria f):
[Rarity]

Criteria g): The buildings represent a good example of a large low-scale industrial complex from the inter-war period and
[Representative] the industrial development of the planned model suburb of Rosebery.

Intactness/Integrity: Relatively intact externally

References:	Author	Title	Year
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	City of Sydney/ City Building Surveyors	City Building Surveyors Detail Sheets	1956
	City Plan Heritage	Heritage Report: 102-108, 85-151 Dunning Ave, Rosebery	2003
	Rod Howard Architects	Heritage Impact Statement (D/2009/522) report	2009

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial & Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	330260
	LOT	385		DP	7534
	LOT	372		DP	7534

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 06/08/2014

Data updated: 25/09/2015

Status: Completed

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Corner Commonwealth Weaving Mills office building at the junction of Dunning Avenue and Hayes Road

Copy right: City of Sydney

Image by: Hui Wang

Image date: 29/10/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b0fa4b05f5194e9fa621dfe9bef001cc.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b0fa4b05f5194e9fa621dfe9bef001cc.JPG

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Dunning Avenue elevation of south section contained under gabled roofs

Copy right: City of Sydney

Image by: City Plan Heritage

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345550804b2d0f04ddab7571b0b0983730e.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345550804b2d0f04ddab7571b0b0983730e.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Dunning Avenue elevation of north section contained under sawtooth roofs

Copy right: City of Sydney

Image by: City Plan Heritage and JCIS Consultants

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b8a10152f35d4d6dad697cf6a386403a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b8a10152f35d4d6dad697cf6a386403a.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Mentmore Avenue elevation of south section in three gabled bays

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345852d73e1978f4756a63fa1d5e6af7615.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345852d73e1978f4756a63fa1d5e6af7615.JPG

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

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Sydney

Image:



Caption: Mentmore Avenue elevation of north section contained under sawtooth roofs

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34538e76b31ded94fd787b14a9c1b9348f6.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34538e76b31ded94fd787b14a9c1b9348f6.JPG

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: New opening along south boundary wall, viewed from the adjoining former Westinghouse factory

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 25/07/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345742ce260248b410a8f13c354ec159f15.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345742ce260248b410a8f13c354ec159f15.JPG

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Factory interiors of the south section contained under gable roofs

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 25/07/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a8f28542ddb54a3693ad57c57d73e10b.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345a8f28542ddb54a3693ad57c57d73e10b.JPG

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Internal face of south section of the Mentmore Avenue elevation

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 25/07/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458fac132684f04f4ca0fb19f13079d37b.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3458fac132684f04f4ca0fb19f13079d37b.JPG

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Factory interiors of the north sawtooth-roofed section

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 25/07/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345132dfa840bbf4ad19aa8142399a5350b.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345132dfa840bbf4ad19aa8142399a5350b.JPG

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



COMMONWEALTH WEAVING MILLS FACTORY AT WATERLOO.

Caption: 1933 sketch of Commonwealth Weaving Mills building published in the Sydney Morning Herald

Copy right: Sydney Morning Herald

Image by: Sydney Morning Herald

Image date: 02/05/1933

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455ebbd89fc844031aa070b50490802d7.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455ebbd89fc844031aa070b50490802d7.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Frederick Rose factory production of laminated timber in 1940, possibly showing this site

Copy right: State Library of NSW

Image by: Sam Hood (hood_10119)

Image date: 01/02/1940

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bcbd960af44c495ab39c5d6a92b8264f.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345bcbd960af44c495ab39c5d6a92b8264f.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Frederick Rose factory production of laminated timber in 1940, possibly showing this site

Copy right: State Library of NSW

Image by: Sam Hood (hood_10118)

Image date: 01/02/1940

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458d7977e0ce0340e4b9c9afbeab40d967.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3458d7977e0ce0340e4b9c9afbeab40d967.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

Copy right: National Library of Australia

Image by: Stanton & Son (ID 43586275)

Image date: 01/01/1914

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345afb2ac321af94f68b13a688f7fa8a412.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345afb2ac321af94f68b13a688f7fa8a412.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Extract of 1914 deposited plan (DP 7534) showing the original subdivision lots

Copy right: Land and Property Information

Image by: William Henry Howard, Surveyor

Image date: 05/03/1914

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345954228c7622d46d58b0fe3491d14384a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345954228c7622d46d58b0fe3491d14384a.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1943 aerial of the area showing the buildings constructed by this time on the subject site circled

Copy right: Lands and Property Information, SIX Maps

Image by: RTA

Image date: 01/01/1943

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e426f9e0440140d890e5bf9fe12e75d8.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e426f9e0440140d890e5bf9fe12e75d8.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1949 aerial showing the buildings constructed by this time

Copy right: City of Sydney archives

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455cff9df4142a420e8f5c24b948683218.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3455cff9df4142a420e8f5c24b948683218.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1950 civic survey showing the building footprints and industries at this time

Copy right: City of Sydney archives

Image by: City of Sydney

Image date: 01/01/1950

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345eeb0294f04834c9e945a242229586785.jpg>

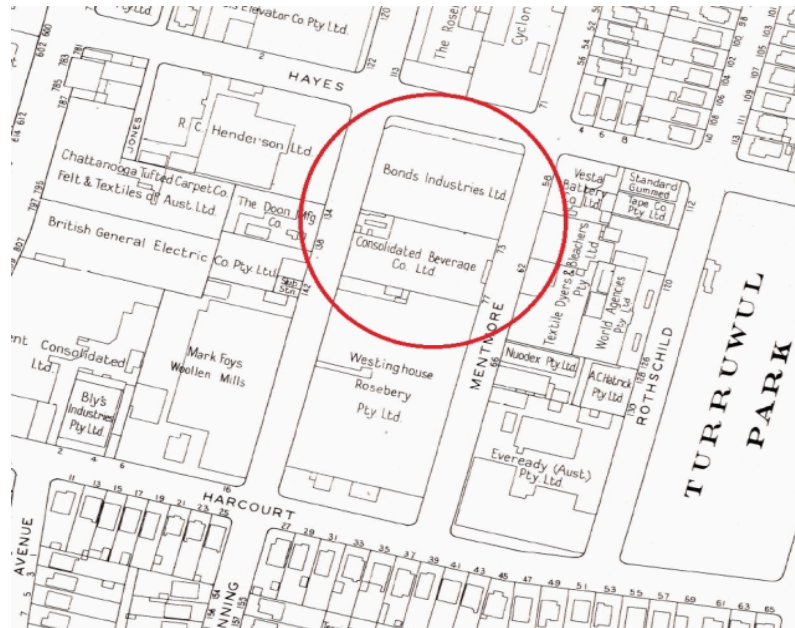
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345eeb0294f04834c9e945a242229586785.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1956 detail sheet showing the subject building footprints and industrial uses at this time

Copy right: City of Sydney archives

Image by: City Building Surveyors Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345980c62688a754058a51aa86055f82f28.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345980c62688a754058a51aa86055f82f28.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Current aerial photograph showing the subject site circled

Copy right: City of Sydney

Image by: City of Sydney

Image date: 01/01/2011

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d9c54ee401844c2c930ade5f5dc37478.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d9c54ee401844c2c930ade5f5dc37478.jpg

Item name: Former Commonwealth Weaving Mills and Fredrick Rose factory including interiors

Location: 115-133 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1940s advertising for Dri-Glo towels made at this site

Copy right: Women's Weekly

Image by: Women's Weekly

Image date: 30/06/1945

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345966be71019b84d49b0c39512ad99ab2a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345966be71019b84d49b0c39512ad99ab2a.jpg

Inventory 40

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Address: 120 Dunning Avenue

Planning: Sydney South

Suburb/nearest town: Rosebery 2018

Local govt area: Sydney

Parish: Alexandria

State: NSW

County: Cumberland

Other/former names: Waygood-Otis (Australasia) Pty Ltd, Otis Elevator Company Pty Ltd, Waygood-Otis Lifts

Area/group/complex:

Group ID:

Aboriginal area: Eora

Curtilage/boundary: As described in Sydney Local Environmental Plan

Item type: Built

Group: Manufacturing and Processing

Category: Other - Manufacturing & Processing

Owner: Multiple Owners

Admin codes:

Code 2:

Code 3:

Current use: Commercial and retail (fashion)

Former uses: Industrial (elevators)

Assessed significance: Local

Endorsed significance:

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Statement of significance: Built in 1924 for the major international elevator manufacturers, Waygood-Otis Elevators, the former factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to the Australian manufacturing of elevators and escalators during the mid-twentieth century and as evidence of the formerly widespread engineering industry of Rosebery.

The association of the building with Waygood-Otis and Otis Elevators provides evidence of the twentieth-century operations of one of the largest manufacturers of hydraulically and electrically powered lifts in Australia. Originally founded in New York, the company were pioneers in developing elevator technology following the 1852 invention by the company founder, Elisha Otis, of the 'safety elevator'. Otis made elevators for a number of the landmark engineering accomplishments world-wide including the Eiffel Tower, Empire State Building, the Statue of Liberty and London Underground.

As the place where Otis elevators were made for Australian buildings from the 1920s to the 1950s, the site represents major technological advancements of the twentieth century in electrically-powered lifts. The site is associated with the fundamental changes this technology brought for Australia's cities by enabling the construction of taller buildings and faster transportation of people and goods. This included the 1920s buildings of the two David Jones Sydney city stores, Canberra's new Parliament House, the new Anthony Hordern's retail emporium at Brickfield Hill and the new Milsons Point railway station, and later, the 1939 AWA tower, Sydney's tallest structure of the time, where Otis elevators or escalators were installed. The installation of Otis lifts in Sydney and Canberra's buildings also symbolised progress for the time, as demonstrated by David Jones' marketing during the 1930s which proudly promoted the science, safety and number of their Otis lifts at their Sydney city stores.

Historically, the building is also significant for its connection to the growing industrial action of Sydney factory workers during the inter-war period. This factory is associated with strikes by Waygood Otis' factory workers because of controversial 'stop watch' management techniques used during the 1930s, which triggered parliamentary debates about Australian industrial standards and working practices of foreign companies in Australia circumventing import tariffs.

The building provides evidence of one of Sydney's first planned suburbs, as one of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the building records the original subdivision pattern and location of two of the planned industrial blocks between Botany Road and Primrose Avenue. It is the only inter-war industrial building from the model suburb development of this period surviving on the west side of Dunning Avenue and along the north side of Hayes Road west of Dunning Avenue.

The site may have value to the community for its connection to the well-known Otis elevators used in notable buildings and more broadly in Sydney and the wider region, especially the elevators from the inter-war period, which were a mark of technological achievement and progress for their time. The building may also have social

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

value as the former workplace or site of strikes for the community of former workers of Waygood-Otis and Otis Elevators Co.

The Otis Elevators building represents a good example of a two-storey industrial building of southern Sydney from the inter-war period. The building demonstrates a different industrial building typology to that typically found in Rosebery and Alexandria through its interconnected gabled roof form and two-storey scale, rather than the more common typology of sawtooth-roofed single-storey factory and architecturally distinctive office or showroom.

The building design exhibits characteristic features of the inter-war stripped classical architectural style applied to a utilitarian building, including the heavy masonry construction, parapeted gables, pronounced symmetry of facades, vertical emphasis, pilasters dividing facades into bays, and pattern of vertically proportioned openings. The decoration concentrated around the emphatic, centrally-placed entrance with moulded entablature, surrounds and multi-paned fanlight in the south bay on Dunning Avenue is also characteristic of this style. The curved concrete hood addition to this entrance is typical of the functionalist style. The structure and industrial character of the building is exposed on its northern elevation where the third gabled-roof bay was demolished.

The building makes an important contribution to the streetscapes of Dunning Avenue and Hayes Road. With its prominent corner position, large building footprint, no building setbacks, two-storey height, pattern of brick bays and striking paired gable ends, the building is a distinctive landmark in the local neighbourhood, which is visible in the round from a number of near and distant vantage points. While of a different scale and configuration, the materials, period and style of the building mirror the opposite corner buildings on the eastern side of Dunning Avenue.

The building forms part of a group of inter-war industrial buildings between Botany Road and Mentmore Avenue, which give the area a distinct and cohesive character.

The former Otis Elevators factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

The building is of local heritage significance in terms of its historical, association, aesthetic and representative values.

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

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Historical notes of provenance: Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneybarani.com.au/>

The suburb of Rosebery was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

The land of the Cooper Estate was progressively subdivided into small acreages and sold from 1872.

Before the development of Rosebery into a residential and industrial estate, the suburb was popular for its racecourse which opened in 1906.

The suburb of Rosebery derives its name from Archibald Primrose, Earl of Rosebery and Prime Minister of England from 1894-95, who visited Sydney in 1883-84. Many of the street names of Rosebery are associated with British parliamentarians including Morley Avenue, Crewe Place and Asquith Avenue.

The Rosebery Estate was planned as a model industrial suburb by John Sulman and developed by Stanton and Sons between 1911 and 1920. The land was purchased for £24,000 in 1912 by the Town Planning Company of Australia, as part of 273 acres of the Waterloo Estate. John Sulman exhibited his design for Rosebery in the Town Planning Association of NSW exhibition in 1913. Most lots were still vacant until 1924, possibly due to the outbreak of World War I.

Based on the garden suburb model, Rosebery was planned as 'model factories and model homes' with detached housing for workers located close to industrial employment sites. Sulman's plan incorporated residential, commercial and industrial facilities as well as recreational and community facilities. Similarly to Dacey Gardens which was also planned by John Sulman, Rosebery was one of the first planned suburbs in Sydney, and amongst the earliest inter-war garden suburbs.

Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the 'industry stack' or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

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Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Site history:

Waygood-Otis (Australasia), later named Otis Elevator, was one of the largest manufacturers of hydraulically and electrically powered lifts in Australia. It manufactured all parts for hydraulic and electric lifts including the cars, doors, enclosures, door closers, door checks, gates and gears (Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 274-6). The factory built in Rosebery in 1924 was a key part in establishing the Waygood-Otis manufacturing network in Australia. Waygood-Otis provided lifts for a number of significant Australian buildings throughout the twentieth century.

Originally founded in New York in 1853, Otis Elevator Company was a pioneer in the field of elevation. In 1852 the company founder Elisha Otis invented the 'safety elevator', which used a special mechanism to lock the elevator car in place should the hoisting ropes fail. Passenger lifts, both hydraulic and electrically-powered, were fundamental to enabling construction of high-rise buildings, originally in the United States, and eventually world-wide. Otis made elevators for a number of the landmark and innovative buildings including the Eiffel Tower, Empire State Building, the Statue of Liberty and London Underground. In Australia, they were also involved in the construction of the Sydney Harbour Bridge. (National Library of Australia, Debbie Rudder, 2004, <http://trove.nla.gov.au/work/192442936?q=otis&c=picture&versionId=210451924>)

In Australia, the company initially acted as an importer of Waygood-Otis lifts. It moved into manufacturing these lifts in 1924 when it opened its new factory at Rosebery (C Forster, Industrial Development in Australia 1920-1930, Australian National University, Canberra, 1964, p.120).

A certificate of title was issued for the subject land to Waygood-Otis (Australasia) Pty Ltd on 13 December 1923 (CT 3540 f 96). This land comprised lots 342 and 343 of DP 7534, located at the corner of Hayes Road and Dunning Avenue.

These lots formed part of John Sulman's and Richard Stanton's subdivision for a model suburb for industry and workers housing. The undated subdivision plan from approximately 1914 was named the 'Rosebery model and industrial suburb'. The deposited plan for this subdivision was surveyed on 5 March 1914 (DP 7534). These plans show that Hayes Road was initially named Ackland Way and Dunning Avenue was formerly Pauls Road.

The building was constructed on two of the original industrial allotments of this subdivision, comprising lots 342-343. Later surveys from the 1950s show that the company developed all lots on the north side of Hayes Road between Botany Road and Dunning Avenue, also including the adjacent lot 344 to the west on the corner of Hayes Road and Jones Lane and two half-width lots 327-328 fronting Botany Road. These industrial lots on Hayes Road were larger than residential lots, however were not overly large. Most industrial buildings like the subject building were constructed over multiple lots.

The industrial lots typically measured approximately 100 feet wide and 130-140 feet deep. In the original plan, industrial lots of these larger dimensions were located on the land between Epsom Road to the north, Harcourt Parade to the south, the lanes behind Botany Road to the west and Primrose Avenue to the east. Further east, the plan laid out residential lots distinguished by their narrower measurements generally of 30-40 feet wide and 130-150 feet deep (Inheritance, Heritage Assessment Report of the Rosebery Estate, 2006).

Waygood-Otis (Australasia) Pty Ltd was first listed in 1925 in the Sands directory, located on the north side of Hayes Road near Dunning Avenue (Sands, Directory, 1925, p 750).

During the 1920s and 1930s, the firm installed elevators in numerous notable buildings and transport sites in

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Location: 120 Dunning Avenue Rosebery 2018

Sydney

Sydney and Canberra. In 1924, the firm installed escalators and elevators at the new Milsons Point railway station (*Evening News*, 28 July 1924, p 1). It won the contract to install lifts in the new Parliament House, Canberra (*Construction and Local Government Journal*, 24 March 1926, p 18). Its elevators were installed in the new Anthony Hordern's retail emporium at Brickfield Hill, as well as the new David Jones store in Elizabeth and Market Streets opened in 1927 (*SMH*, 3 Aug 1926, p 4; 26 Nov 1927, p 11). In 1937, Otis lifts were installed in the AWA tower, the tallest structure in Sydney for its time and a landmark of technological progress when it was completed in 1939.

The land valuation on 15 December 1931 for the subject lots 342-344 of DP 7534 (2 Hayes Road) showed the site was owned by Waygood-Otis (Australasia) Pty Ltd. The valuation records that the site was occupied by a double-fronted cottage of 4 rooms with a tile roof, a brick factory, and offices with a garage and storeroom (Valuer-General, Valuation List, Waterloo, SRNSW 19/9458, No 1568).

By the next valuation on 26 March 1936, the factory had been enlarged and a shed added (Valuer-General, Valuation List, Waterloo, SRNSW 19/9458, No 1568).

In 1936, the company's Sydney workers went on strike. The strike triggered press articles and debate in Federal Parliament about Australian industrial standards and working practices of foreign companies in Australia, and associated issues with circumventing import tariffs (*Kalgoorlie Miner*, 4 May 1936, p3). Newspaper reports indicated that Waygood-Otis then employed 40 or 50 men in Sydney at the time of the strikes. The strikes were opposing the speeding-up tactics imported from America where stop-watches were used to count time worked and deduct time not worked from salaries. The Federal government reportedly did not intervene because Waygood-Otis was a foreign firm that did not need to abide by Australian industry standards (*Mudgee Guardian and North-Western Representative*, 1 June 1936, p 8).

In 1940, there were only two manufacturers of escalators and elevators in Australia: Standard-Waygood Ltd, at 16 Barrack Street Sydney, and Waygood-Otis (Australasia) Pty Ltd, at Dunning Avenue, Waterloo (*Directory of Manufacturers of Australia, C E S Turner & Sons, Sydney and Melbourne, 1939-40, p 159*).

In 1942, a newly-constructed building for Waygood-Otis was photographed, located on the western part of the larger site fronting Botany Road. This Botany Road building was later demolished between 1994 and 1998. The photograph also shows the subject building on Hayes Road in the background. The west gable end of the southern bay of the subject building is evident in this photo. The upper level appears to be painted. A single-storey wing with parapet wall is also shown attached to the west end of the subject building, which was subsequently demolished between 1979 and 1984.

The 1943 and 1949 aerial photographs also record the Waygood-Otis buildings located on northern Hayes Road during this period. They document how the subject building previously comprised three bays of joined gabled roofs running east-west, occupying the full two land parcels. They also show the other former buildings then located on the Waygood-Otis site, including the single-storey wing to the west of the subject building and the Botany Road building shown in the 1942 photograph. Other buildings recorded on the site in the 1949 aerial include a sawtooth-roofed building facing Jones Lane with a south wing extending to Hayes Road, and a detached hipped roof building on the corner of Jones Lane and Hayes Road. Only the subject building and the sawtooth-roofed building on Jones Lane remain from these earlier Waygood-Otis buildings.

As a large manufacturer capable of undertaking complex tasks, Waygood-Otis produced machine tools for the war effort in the 1940s. In 1945, it had six machine tools on loan from the Commonwealth government for that purpose (*Australian Munitions Digest, 1945, CRS A5954, Item 487/1, Chap 6, App II, p 10*).

The 1945 workplace survey showed Waygood-Otis, at Hayes Road, Rosebery, continued in the business of engineering (SRNSW 7/6848).

The company name was changed to Otis Elevator Company Pty Ltd, as shown on the valuation card on 19 May 1949 (Valuer-General, Valuation List, Waterloo, SRNSW 19/9458, No 1568). The company published

Item name: Former Otis Elevator Co. factory including interiors

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announcements of its new name in Australian papers in the same year, which described the company then as the largest lift company in Australia. These announcement also stated that the existing link with London's Waygood-Otis Ltd would remain unaltered and close liaison with New Yorks' Otis Elevator Co maintained (The West Australian, 26 May 1949, p25).

The company submitted a number of applications proposing alterations during the 1950s. On 10 October 1950, the company applied to erect a building to use as a storeroom for its printing department. On 9 March 1951, Otis Elevator Company applied to extend its office accommodation. On 9 April 1951, they proposed further alterations and additions with works valued at £2,500 (2 Hayes Road, Rosebery, Street Cards, NSCA).

The 1950 and 1956 surveys record the Otis Elevators site, which then extended along Hayes Road from Botany Road to Dunning Avenue. These surveys show that the building footprints matched the 1949 aerial photograph. The 1950 survey appears to contain an error where one sheet shows the subject building as single storey, and the other sheet records the building as two storey.

In 1957, the property was transferred to Service Industries Pty Ltd on 29 July (CT 3540 f 96). Shortly before this change in ownership, Service Industries Pty Ltd applied on 30 May 1957 to erect partitions and use the property for woodworking, spray painting, general storage, offices and showroom (2 Hayes Road, Rosebery, Street Cards, NSCA).

On 21 July 1960, the Masonite Corporation (Aust) Pty Ltd proposed to erect an exhibition cottage worth £3,500 on the site (120-122 Dunning Ave, Street Cards, NSCA). On 9 September 1960, Masonite Corporation proposed alterations and additions worth £25,000, followed by a proposal to build a display foyer worth £2,300 on 13 September 1960. Further additions valued at \$18,960 were proposed on 9 December 1966 (120-122 Dunning Ave, Street Cards, NSCA). These works may have included the construction of the functionalist-style concrete hood over the Hayes Road entrance.

In 1981, the property was transferred to Law Land Australia Pty Ltd on 30 April (CT 3540 f 96). On 21 February 1984, a transfer to the Government Insurance Office of New South Wales was registered on the land title. Ownership was then transferred to GIO Life Ltd on 25 November 1992 (CT 3540 f 96).

During the 1990s, the former factory was leased to the Minister for Agriculture and Rural Affairs (CT 3540 f 96).

In 2009, the building was converted in use for clothing design, production, storage, distribution and sale. Offices were established on the first floor. Between 2008 and 2011, the northern gabled roof bay of the building was demolished for car parking and loading bays.

Themes:	National theme	State theme	Local theme
	3. Economy	Industry	Warehouses
	3. Economy	Technology	Elevator

Designer: Unknown

Builder: Unknown

Year started: 1923

Year completed: 1924

Circa: Yes

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

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Physical description: The building was constructed in 1924 for manufacturing elevators and escalators for Waygood-Otis Elevators. The building comprises a two-storey building constructed of brick walls contained under two connected gable roofs with parapet walls at the east and west ends following the gabled roof profile. Located on a corner site with two street frontages, the building has no setback from Dunning Avenue or Hayes Road. The brick walls are exposed on the Hayes Road facade and part of the west facade and painted on the Dunning Avenue facade.

The building is designed in the inter-war stripped classical style. It exhibits typical characteristics of this style applied to a utilitarian building including the heavy masonry construction, parapeted gables, pronounced symmetry of facades, vertical emphasis, pilasters dividing facades into bays, and pattern of vertically proportioned openings. Most windows have been replaced. The decoration concentrated around the emphatic, centrally-placed entrance with moulded entablature, surrounds and multi-paned fanlight in the south bay on Dunning Avenue is also characteristic of this style. The curved concrete hood addition to this entrance is typical of the functionalist style.

The building makes an important contribution to the streetscapes of Dunning Avenue and Hayes Road. With its prominent corner position, large building footprint, no building setbacks, two-storey height, pattern of brick bays, emphatic Dunning Road entrance and paired gable ends, the building is a distinctive landmark in the local neighbourhood, which is visible in the round from a number of near and distant vantage points. The structure and industrial character of the building is further exposed on its northern elevation where the third gabled-roof bay was demolished. While of a different scale and configuration, the materials, period and style of the building mirror the opposite corner buildings on the eastern side of Dunning Avenue.

The building has been converted to new uses and with some alterations to the ground floor entrances on Hayes Road, windows generally, brick finishes on Dunning Avenue and demolition of the northern gabled bay. Despite these alterations, the building retains its overall architectural integrity as a recognisable industrial building from the inter-war period.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual building. Style: Inter-war stripped classical. Storeys: Two. Front facade: Painted brick. Rear/Side facades: Exposed brick and painted brick. Roof cladding: Corrugated iron.

Physical condition level: Good

Physical condition:

Archaeological potential level: Not assessed

Archaeological potential Detail:

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

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Modification dates: Dunning Avenue facade has been painted and ground floor windows on the Hayes Road elevation replaced.

Timeline for of known dates for other changes to this site:

13 December 1923

Certificate of title issued to Waygood-Otis (Australasia) Pty Ltd for lots 342 and 343, DP 7534

1925

Waygood-Otis (Australasia) Pty Ltd appears for the first time in the Sands directory on north side of Hayes Road near Dunning Avenue

15 December 1931

Valuation of lots 342-344 DP 7534, owned by Waygood-Otis (Australasia) Pty Ltd, with the address of 2 Hayes Road, records the site as occupied by a double fronted cottage of 4 rooms with tile roof, brick factory and offices, garage, storeroom

26 March 1936

Factory enlarged and shed added

1943 & 1949

Aerial photographs show the subject building contained under three joined gable roofs, and other buildings located on Waygoo- Otis site

10 October 1950

Application to erect building to use as storeroom for printing department

9 March 1951

Application for extension to office accommodation

9 April 1951

Alterations and additions at an estimated cost of £2,500

30 May 1957

Application by Service Industries Pty Ltd to erect partitions and use for woodworking, spray painting, general storage, offices and showrooms

29 July 1957

Service Industries Pty Ltd purchased the site

21 July 1960

Application from Masonite Corporation (Aust) Pty Ltd to erect exhibition cottage at an estimated cost of £3,500

9 September 1960

Application from Masonite Corporation (Aust) Pty Ltd for alterations and additions with works valued at £25,000

13 September 1960

Application from Masonite Corporation (Aust) Pty Ltd for display foyer with works valued at £2,300

13 April 1961

Application by Service Industries Pty Ltd for additions and alterations to use for storing hardboard

21 January 1964

Application from Fletcher Constructions for alterations to door opening with works valued at £1,300

Item name: Former Otis Elevator Co. factory including interiors

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9 December 1966

Additions with works valued at \$18,960

19 December 1980

Application by Copeland Developments Limited for remodelling and maintenance work

30 April 1981

Law Land Australia Pty Ltd purchased the site

7 May 1981

Application by Copeland Developments Pty Ltd to remodel industrial premises

9 November 1983

Lease to TNT Management Pty Ltd, to expire 29 February 1988

21 February 1984

Sale to Government Insurance Office of New South Wales registered on land title

19 September 1990

Lease to Minister for Agriculture and Rural Affairs expiring on 31 January 1995 registered on land title

25 November 1992

Sale to GIO Life Ltd registered on land title

30 July 1993

Lease to Minister for Agriculture and Rural Affairs expiring on 26 June 2001 registered on land title

2009 (approx)

Building use converted to clothing design, production, storage, distribution and sale, with offices on the first floor

Between 2008 and 2011 (approx)

Northern gabled roof bay of the building demolished for car parking and loading bays

Item name: Former Otis Elevator Co. factory including interiors

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Recommended management: The building should be retained and conserved.

More recent new works and development including the open northern carpark are not significant.

A Statement of Heritage Impact should accompany development applications.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.

Maintain the original gabled roofs, brickwork, openings, Dunning Avenue entrance and surrounds and other original or early architectural detailing.

Do not paint, seal or render unpainted brick walls. Consider removal of paint to formerly unpainted external walls.

For repainting, use a colour scheme appropriate to the inter-war period of the building, which highlights its decorative details in different tones.

Consider new uses for the building that will re-use and expose its industrial features to retain its former industrial character as an integral part of the new use. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

Management: **Management category**
Statutory Instrument

Management name
List on a Local Environmental Plan (LEP)

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

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

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Criteria a): Built in 1924 for the major international elevator manufacturers, Waygood-Otis Elevators, the former factory represents the model industrial development of Rosebery during the inter-war period. The factory is historically significant for its connection to the Australian manufacturing of elevators and escalators during the mid-twentieth century and as evidence of the formerly widespread engineering industry of Rosebery.

[Historical significance]

The association of the building with Waygood-Otis and Otis Elevators provides evidence of the twentieth-century operations of one of the largest manufacturers of hydraulically and electrically powered lifts in Australia. Originally founded in New York, the company were pioneers in developing elevator technology following the 1852 invention by the company founder, Elisha Otis, of the 'safety elevator'. Otis made elevators for a number of the landmark engineering accomplishments world-wide including the Eiffel Tower, Empire State Building, the Statue of Liberty and London Underground.

As the place where Otis elevators were made for Australian buildings from the 1920s to the 1950s, the site represents major technological advancements of the twentieth century in electrically-powered lifts. The site is associated with the fundamental changes this technology brought for Australia's cities by enabling the construction of taller buildings and faster transportation of people and goods. This included the 1920s buildings of the two David Jones Sydney city stores, Canberra's new Parliament House, the new Anthony Hordern's retail emporium at Brickfield Hill and the new Milsons Point railway station, and later, the 1939 AWA tower, Sydney's tallest structure of the time, where Otis elevators or escalators were installed. The installation of Otis lifts in Sydney and Canberra's buildings also symbolised progress for the time, as demonstrated by David Jones' marketing during the 1930s which proudly promoted the science, safety and number of their Otis lifts at their Sydney city stores.

Historically, the building is also significant for its connection to the growing industrial action of Sydney factory workers during the inter-war period. This factory is associated with strikes by Waygood Otis' factory workers because of controversial 'stop watch' management techniques used during the 1930s, which triggered parliamentary debates about Australian industrial standards and working practices of foreign companies in Australia circumventing import tariffs.

The building provides evidence of one of Sydney's first planned suburbs, as one of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman in 1911-20 as a model suburb for both housing and industry. The period, form, layout and use of the building records the original subdivision pattern and location of two of the planned industrial blocks between Botany Road and Primrose Avenue. It is the only inter-war industrial building from the model suburb development of this period surviving on the west side of Dunning Avenue and along the north side of Hayes Road west of Dunning Avenue.

The former Otis Elevators factory forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Criteria b): The building has significant associations with one of the largest manufacturers of hydraulically and electrically powered lifts in Australia, Waygood-Otis Elevator, later the Otis Elevator Company, from 1924-1957, and associated installation of their lifts and escalators in notable Sydney and Canberra buildings during this period.

[Historical association significance] From the 1920s, this included the two David Jones Sydney city stores, Canberra's new Parliament House, the new Anthony Hordern's retail emporium at Brickfield Hill, Milsons Point railway station and the 1939 AWA tower, Sydney's tallest structure of the time.

The building is also associated with John Sulman and Richard Stanton, reflecting their plans and subdivision of 1911-20 for the area as a model suburb for industry and worker's housing.

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Criteria c): The Otis Elevators building represents a good example of a two-storey industrial building of southern Sydney from the inter-war period. The building demonstrates a different industrial building typology to that typically found in Rosebery and Alexandria through its interconnected gabled roof form and two-storey scale, rather than the more common typology of sawtooth-roofed single-storey factory and architecturally distinctive office or showroom.

[Aesthetic/
Technical
significance]

The building design exhibits characteristic features of the inter-war stripped classical architectural style applied to a utilitarian building, including the heavy masonry construction, parapeted gables, pronounced symmetry of facades, vertical emphasis, pilasters dividing facades into bays, and pattern of vertically proportioned openings. The decoration concentrated around the emphatic, centrally-placed entrance with moulded entablature, surrounds and multi-paned fanlight in the south bay on Dunning Avenue is also characteristic of this style. The curved concrete hood addition to this entrance is typical of the functionalist style. The structure and industrial character of the building is exposed on its northern elevation where the third gabled-roof bay was demolished.

The building makes an important contribution to the streetscapes of Dunning Avenue and Hayes Road. With its prominent corner position, large building footprint, no building setbacks, two-storey height, pattern of brick bays, emphatic Dunning Road entrance and paired gable ends, the building is a distinctive landmark in the local neighbourhood, which is visible in the round from a number of near and distant vantage points. While of a different scale and configuration, the materials, period and style of the building mirror the opposite corner buildings on the eastern side of Dunning Avenue.

The building forms part of a group of inter-war industrial buildings between Botany Road and Mentmore Avenue, which give the area a distinct and cohesive character.

Criteria d): Social significance requires further study to ascertain its value for the local community. The site may have value to the community for its connection to the well-known Otis elevators used in notable buildings and more broadly in Sydney and the wider region, especially the elevators from the inter-war period, which were a mark of technological achievement and progress for their time. The building may also have social value as the former workplace or site of strikes for the community of former workers of Waygood-Otis and Otis Elevators Co.

[Social/Cultural
significance]

Criteria e): The building may offer research potential into the history of twentieth-century planning of model suburbs by John Sulman and Richard Stanton.

[Research
significance]

Criteria f): The building is rare locally as the only inter-war industrial building from the model Rosebery suburb development of this period surviving on the west side of Dunning Avenue and along the north side of Hayes Road west of Dunning Avenue. It is also one of the earliest surviving industrial buildings constructed on the Rosebery subdivision planned by John Sulman and Richard Stanton between 1910-1920 as a model suburb for both housing and industry.

[Rarity]

Criteria g): The building represents a good example of a two-storey industrial building of southern Sydney from the inter-war period, exhibiting typical architectural features of the inter-war stripped classical style applied to a utilitarian building.

[Representative]

Intactness/Integrity: Relatively intact externally

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

References:	Author	Title	Year
	Dr Terry Kass	Industrial and warehouse buildings research - site history	2014
	RTA	Aerial Photographs of Sydney May-June 1943.	1943
	City of Sydney	Aerial Survey of the City of Sydney	1949
	City of Sydney/ City Building Surveyors	City Building Surveyors Detail Sheets	1956
	Scott Cumming	Chimneys and Change: Post European Environmental Impact in	2004
	Frances Pollon	The book of Sydney suburbs	1996
	Stanton & Son	Rosebery Model and Industrial Suburb: right on the city bound	1911
	Elmark & Burton	1901 Subdivision Plan of Rosebery	1901
	The Canberra Times	Advertisement: 'When you need vertical transportation, Otis is	1956
	Otis Elevator Company Pty Ltd	History	2013
	Sam Hood	Waygood Otis Lifts' new building, Botany Road, Alexandria (?)	

Studies:	Author	Title	Number	Year
	City Plan Heritage	City of Sydney Industrial and Warehouse Buildings Heritage		2014

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT			SP	82073

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing:	Name	Title	Number	ListingDate
	City of Sydney Industrial and Ware	Heritage study		

Data entry: Data first entered: 06/08/2014

Data updated: 25/09/2015

Status: Completed

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: South gable of Dunning Road elevation

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c32c3a396f2346e59a6f8b277ee1f915.JPG>

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Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Detail of Dunning Road entrance

Copy right: City of Sydney

Image by: City Plan Heritage and JCIS Consultants

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34569930f2de66a4f1bb1e48947dc3054f5.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34569930f2de66a4f1bb1e48947dc3054f5.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Part of south and east elevation on corner of Dunning Avenue and Hayes Road

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34547a24a44396b406c81054ab2ded8bd5b.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34547a24a44396b406c81054ab2ded8bd5b.JPG

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: North gable and northern elevation viewed from Dunning Avenue

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/03/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34571421fd3748c4fd0bcb4c8f3de5d217f.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34571421fd3748c4fd0bcb4c8f3de5d217f.JPG

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Dunning Avenue elevation

Copy right: City of Sydney

Image by: City Plan Heritage and JCIS Consultants

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34539855ff9adfb4e7eb4b2906df73d82ff.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34539855ff9adfb4e7eb4b2906df73d82ff.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Rear western elevation viewed from Hayes Road

Copy right: City of Sydney

Image by: City Plan Heritage and JCIS Consultants

Image date: 05/09/2013

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345964b218c6db744a59681f1ed49768533.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345964b218c6db744a59681f1ed49768533.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Detail of rear gable ends

Copy right: City of Sydney

Image by: Claudine Loffi

Image date: 14/04/2014

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34545497f2368d44e4eb6cedbd3d8e1d8b9.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34545497f2368d44e4eb6cedbd3d8e1d8b9.JPG

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Former Waygood-Otis building on Botany Road with rear of subject building in background in 1942

Copy right: State Library of NSW (oai:sl.nsw.gov.au:12948)

Image by: Sam Hood (hood_10493)

Image date: 01/03/1942

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a52e5b4ae39e46739a7bcaa75e612ea6.jpg>

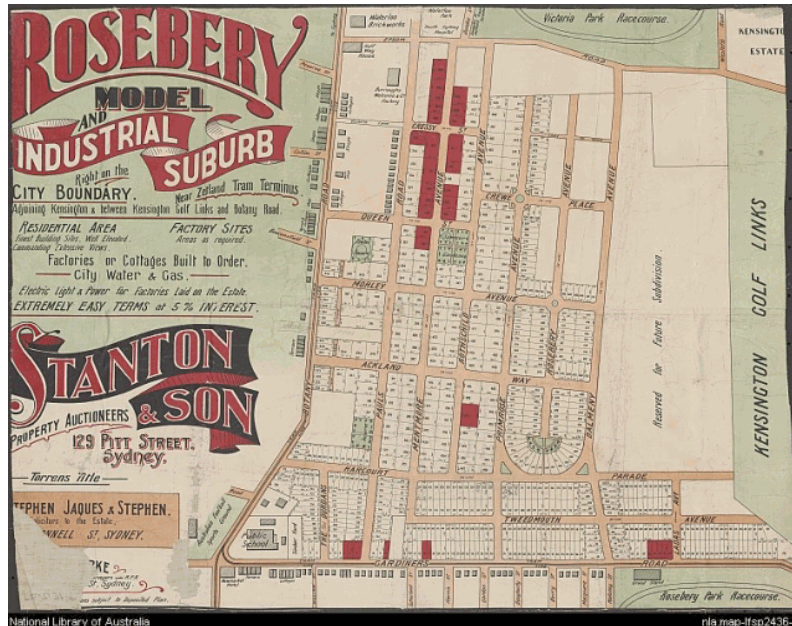
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Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Subdivision plan for the area from circa 1914 (Hayes shown as Ackland Way, Dunning as Pauls Road)

Copy right: National Library of Australia

Image by: Stanton & Son (ID 43586275)

Image date: 01/01/1914

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34525fdc2872ff146cfb22f97b421b818d1.jpg>

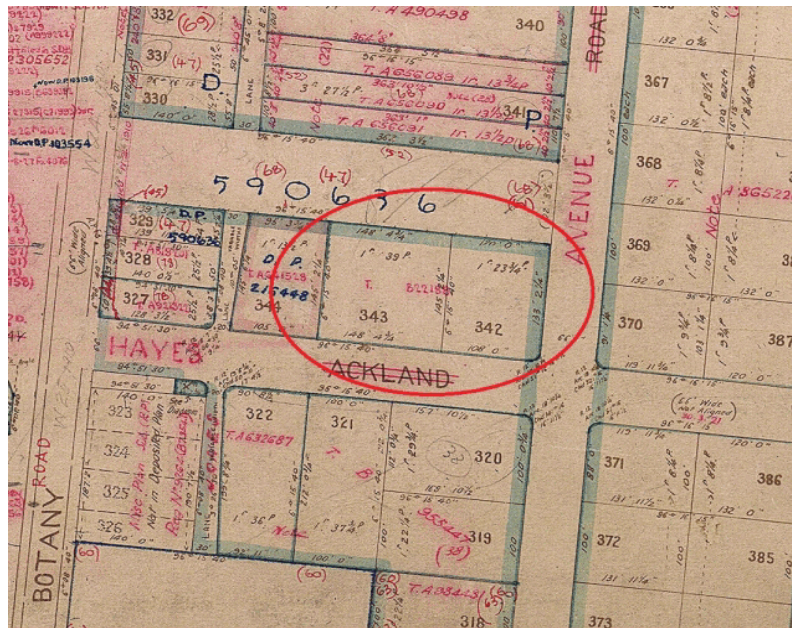
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Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Extract of 1914 deposited plan (DP 7534) showing the original subdivision lots circled

Copy right: Land and Property Information

Image by: William Henry Howard, Surveyor

Image date: 05/03/1914

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3458f15f0fcd31d44a9b3c8781bbd23667d.jpg>

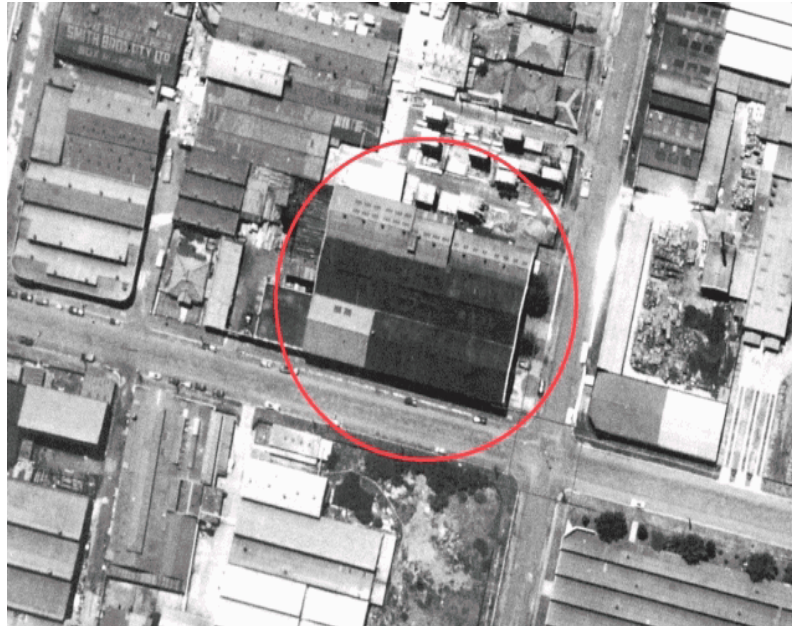
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Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1949 aerial showing the buildings constructed on the site by this time

Copy right: City of Sydney

Image by: City of Sydney

Image date: 15/12/1949

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ed93c3985ccd4643b1790589fc84a1c4.jpg>

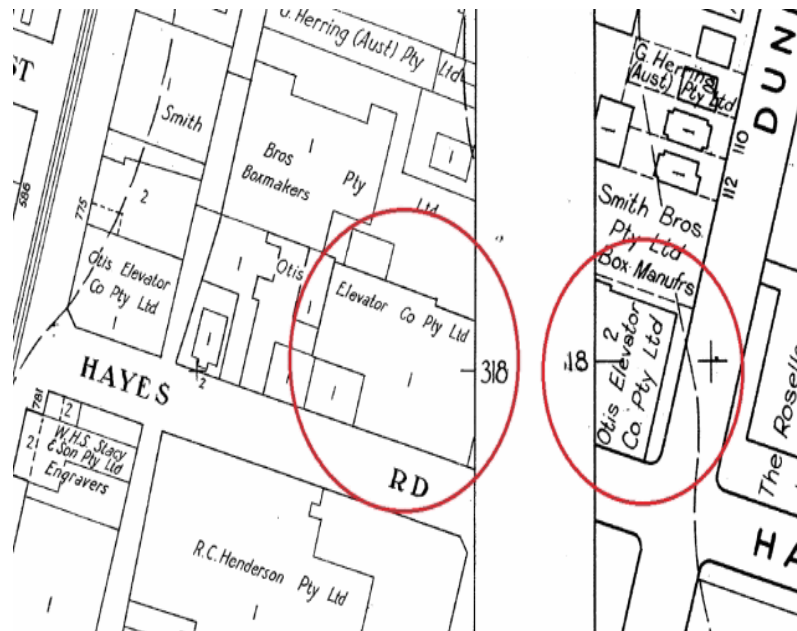
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345ed93c3985ccd4643b1790589fc84a1c4.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1950 civic survey recording the subject site across two survey sheets (Rosebery & Alexandria East)

Copy right: City of Sydney

Image by: City of Sydney

Image date: 01/01/1950

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345801665cfbf6043c792c8e7dfdb62fa0c.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345801665cfbf6043c792c8e7dfdb62fa0c.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1956 detail sheet showing the subject building circled and surrounding industries

Copy right: City of Sydney archives

Image by: City Building Surveyors Department, City of Sydney

Image date: 01/01/1956

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345c5600aa56dbc466384f24076cff3ae4b.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345c5600aa56dbc466384f24076cff3ae4b.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 2008 aerial showing the third gabled roof before its demolition

Copy right: City of Sydney

Image by: City of Sydney

Image date: 01/01/2008

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345698c74d95e57489cb44a024f394c9dba.jpg>

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Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Current aerial photograph showing the subject site circled

Copy right: City of Sydney

Image by: City of Sydney

Image date: 01/01/2012

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450f81922a2cf6477a8653fe32e2be9e04.jpg>

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Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1939 David Jones advertisement promoting the latest Waygood-Otis lifts installed in its new store

Copy right: Sydney Morning Herald

Image by: Sydney Morning Herald

Image date: 03/09/1939

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459e65ce4043aa4f1c9537e3f0002ee89c.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3459e65ce4043aa4f1c9537e3f0002ee89c.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1939 Otis advertisement promoting that lifts made the AWA tower possible

Copy right: Decoration and Glass

Image by: Decoration and Glass

Image date: 01/11/1939

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345096f3a6913ad452c8ec92790a33791d2.jpg>

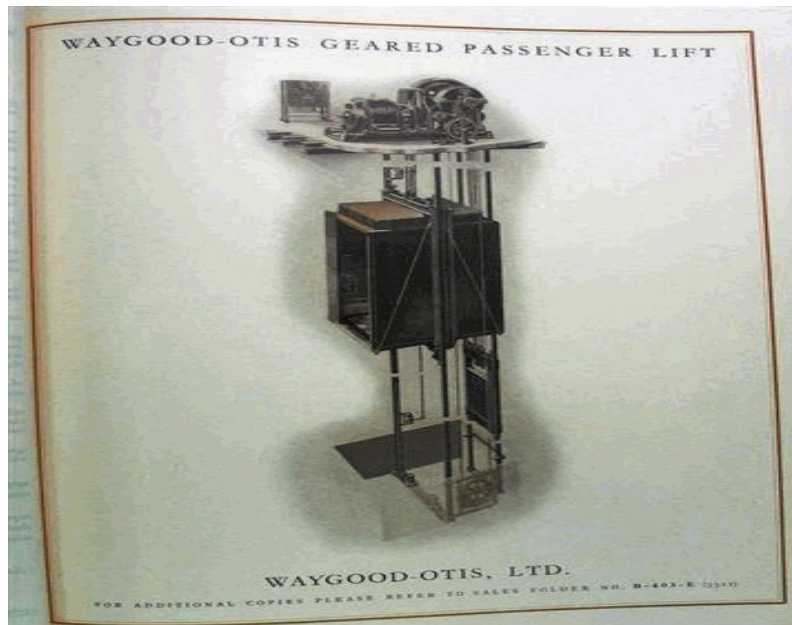
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345096f3a6913ad452c8ec92790a33791d2.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1940s illustration of Waygood-Otis 'traction' lifts on a product brochure cover

Copy right: National Archives of Australia

Image by: National Archives of Australia, CRS (BP262/2, Item 3918)

Image date: 01/06/1941

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34573097b6366044e49822b8f5fad05e126.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34573097b6366044e49822b8f5fad05e126.jpg

Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Otis lifts being installed in 1953

Copy right: State Library of Western Australia

Image by: State Library of Western Australia (b1921890)

Image date: 01/01/1953

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456816f38c4c504c758ae4075491678b3f.jpg>

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Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: 1955 installation of Otis lifts, photographed for Otis Elevator Co

Copy right: State Library of Western Australia

Image by: State Library of Western Australia (ID 14219540)

Image date: 26/10/1955

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34580419aa432624426b6946193cc27092d.jpg>

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Item name: Former Otis Elevator Co. factory including interiors

Location: 120 Dunning Avenue Rosebery 2018

Sydney

Image:



Caption: Otis lorry trucks in the City in 1942

Copy right: State Library of NSW

Image by: Sam Hood (hood_24222)

Image date: 01/05/1942

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c0980383266e48d68c388829a688ad4a.jpg>

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