

Attachment C

<h2>Heritage Inventory Report</h2>

Item Details

Name

"Paradise Garage" Warehouse Including Interior

Other/Former Names

Address

25-27 Dunning Avenue ROSEBERY NSW 2018

Local Govt Area

Sydney

Group Name

Item Classification

Item Type

Built

Item Group

Manufacturing and Processing

Item Category

Factory/ Plant

Statement Of Significance

A good and one of the few examples of an Inter-War Functionalist warehouse in the area.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

9/24/2001

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan	14/0/2012	Sydney Local Environmental Plan 2012	I1376			
Heritage study						

Heritage Item ID

2420258

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
25-27	Dunning Avenue	ROSEBERY/NSW/2018	Sydney	Unknown			Unknown	Primary Address

Description

Designer

Builder/Maker

T & I Holdings

Construction Year Start & End

Circa

Period

- 1954

NO

Unknown

Physical Description

Updated

Two storey, Post-War Functionalist warehouse with streamlined rendered façade, horizontal steel windows at first floor level and high parapet wall partially concealing saw-tooth roof. Prominent curved corner entry with original details and materials intact.

Physical Condition

Updated 09/21/2001

Relatively intact and in good condition

Modifications And Dates

Little altered since originally constructed.

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.

History

Historical Notes or Provenance

Updated

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

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

The land in the area was first granted to William Hutchinson in 1823 but it was not until 1912 that the Town Planning Company of Australia purchased 273 Acres of the Waterloo Estate for 24 000 pounds and large scale subdivision of the area took place. The main force behind the subdivision was Richard Stanton who had earlier success with the garden suburb of Haberfield. The varying size of the allotments reflected their intended usage. The larger lots were in the northern part of the subdivision where the industrial buildings were constructed. The northern industrial areas were slow to develop with little development prior to 1924. The original site contained two late 19th century cottages owned by Minnie Booth. Subsequently demolished to make way for the existing building in 1954.

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
Developing local, regional and national economies	Leisure	Unknown

Assessment

Criteria a)
Historical Significance **Include** **Exclude**

Criteria b)
Historical Association Significance **Include** **Exclude**

Criteria c)
Aesthetic/Technical Significance **Include** **Exclude**
The building is a good example of a functionalist style industrial building and demonstrates many of the key elements of the style.

Criteria d)
Social/Cultural Significance **Include** **Exclude**

Criteria e)
Research Potential **Include** **Exclude**

Criteria f)
Rarity **Include** **Exclude**

Criteria g)
Representative **Include** **Exclude**

Representative example of Post-War Functionalist style warehouse

Integrity/Intactness **Updated** 09/21/2001
Highly intact

References

References

Records Retrieved: 1

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

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

⁶Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.