

#### **4. HERITAGE IMPACT STATEMENT (HIS)**

The following brief HIS has been prepared to examine the potential for impact of the proposal on the cultural heritage values of *Lindsay Street Flour Mill and Bakery Complex*, as expressed in the Statements of Significance contained in the State Register of Heritage Places. It has been prepared

in accordance with the requirements set out in the 'Heritage Impact Statement - A Guide', published by the Heritage Council of Western Australia.

### Statement of Significance

The Heritage Council of Western Australia have prepared the following statement of significance taken from their Registered Entry for *Lindsay Street Flour Mill and Bakery Complex*:

*Lindsay Street Flour Mill and Bakery Complex, a three-storey former flour mill and bakery (1894+), with ancillary buildings, a single-storey shop (1894), and a single-storey house in the Federation Bungalow style (1900-04) has cultural heritage significance for the following reasons:*

*the place demonstrates the characteristics of a three-storey flour mill of the early 20th century, with ancillary buildings, and is the only mill of its size constructed in the period prior to World War I extant in the central district of Perth;*

*the place provides evidence of its humble beginnings as a bakery and mill and its subsequent development to become one of the four largest bakeries in Perth in the 1950s, and a substantial producer of flour through the associated company, Aero Lindsay Street Flour Mill;*

*the place was the location of the business and residence of H. C. Moore and his family, between 1894 and 1959 and is associated with the family until its disposal to the Metropolitan Regional Planning Authority in 1980;*

*the place differed from other baking and milling operations in the extent of the milling operation, and in its expansion into making flours for retail consumption, making it unique in Western Australia;*

*the place has rarity value as an extant example of an inner-city industrial complex, dating from the early twentieth century. The place also has rarity value for the construction method of the first floor with its square steel tile finish; and,*

*the place has been a landmark building in Northbridge since 1894.*

*The lightweight perimeter fencing, car park surface, and light framed outbuildings on the north-east boundary are of little significance. The shed on the south-east corner of the house is intrusive.*

How will the proposed works affect the significance of the place or locality?

*The following aspects of the proposal respect or enhance the heritage significance of the place for the following reasons:*

- Removal of a section of the steel floor tiles and replacement with new floor mat and carpet are intended to protect original building fabric from further deterioration, so in this regard will have a positive impact.
- The leaking roof must be replaced to protect internal fabric, including timbers and plaster susceptible to water damage. However, this is considered not to be applicable in assessing heritage impact, as this work is related to later modern building fabric and non-heritage.
- Through conservation of original building fabric, the conservation works will naturally enhance the significance of the place.

*The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

- Removal of a section of the steel floor tiles will have a minor heritage impact with removal of building fabric from their original location.
- There are no adverse impacts of the conservation works or from replacing the roof to the ground floor training room, as this is non-heritage fabric.

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

- The possibility remains to do nothing with regards to the steel floor tiles. However, this leaves the problem of them deteriorating further, as they need to be covered to support ongoing use of the place.

What measures are proposed to ameliorate any adverse impacts?

- The removed steel floor tiles will be stored on site with a label stating their origin, to facilitate reinstatement when this becomes possible.

Will the proposal result in any heritage conservation benefits?

- The benefit of the proposed conservation works will preserve and enhance the original building fabric. Removal of the steel floor tiles will ensure they do not deteriorate further. The works are also required to ensure continued occupation of the building in a prominent inner-city location, which is also considered to be a key conservation benefit to ensure its ongoing use and subsequent longevity.

## 5. CONCLUSION

The part of the proposal to remove select areas of original steel floor tiles and replace with an entry mat and carpet will have an acceptable impact on the heritage significance of the place due to the small area of fabric affected and the ability to reinstate. This work will protect the tiles from ongoing damage. The replacement roof is essential maintenance work to protect this part of the building. The proposed conservation works will be an enhanced conservation outcome for the place and the community.

Due to a significant part of the proposal being conservation works associated with a Heritage Agreement, prior consultation was undertaken with the Department of Planning, Lands, and Heritage, with their comments stating that the works are a good conservation approach with a moderate positive impact on the cultural heritage significance of the place - refer attached letter.

The works are also justified as it does not impact on any requirements of the City of Vincent's City Planning Scheme No. 2, or does it impact on any objectives of the City of Vincent's Local Planning Policies and State Planning Policies. We therefore respectfully request this application for development approval be favourably determined.

Should you have any queries or require further clarification in regard to the above please do not hesitate to contact the undersigned.

Yours faithfully,  
**DAR STUDIO**



**Nisar Dar**  
Director | Architect Reg: 2988 | M.ICOMOS

Attached: Letter from the Department of Planning, Lands, and Heritage dated 25 July 2023.