

ATTACHMENT G

Heritage Assessment and Outline of Conservation Guidelines

PROPOSED REDEVELOPMENT

OF THE

WENTWORTH STREET HOUSING, WENTWORTH STREET, GLEBE

HERITAGE ASSESSMENT &

OUTLINE CONSERVATION GUIDELINES



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Frontispiece: 1943 aerial photograph of the site

Source: RTA, *From the Skies* CD Rom

1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to provide a heritage assessment and outline conservation guidelines for the Wentworth Street Housing at Glebe, NSW. The report has been prepared on behalf of the Department of Housing, the owners of the property.

1.2 THE STUDY AREA

The study area is a large site bounded by Bay Street, Queen Street, Cowper Street and Bay Street, Glebe. (Figure 1.1)



Figure 1.1 The Study Area

Source: Google Maps

1.3 LIMITATIONS AND TERMS

The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.4 METHODOLOGY

This report follows the general guidelines and structure outlined in J. S. Kerr's *The Conservation Plan* (National Trust of Australia (NSW) Fifth Edition 2000) and the guidelines to the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*. – *The Burra Charter*.

The report also follows the structure and recommendations for conservation management plans set out in the NSW Heritage Manual prepared by the NSW Heritage Office.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram and John Phillips and John Oultram Heritage & Design, unless otherwise noted. Historical research was carried out by Nick Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL SUMMARY

2.1 GLEBE – THE SUBURB

The Sydney suburb of Glebe was initially settled by the British through the dedication of a Crown reserve of 1000 acres in 1788 to support the clergy of the Church of England (now Anglican Church). The reserve comprised 400 acres for church or glebe land at its northern part inclusive of the harbour frontage of present day Blackwattle and Rozelle bays, 200 acres at the southern edge for the maintenance of a schoolmaster, with the 400 acres in between set aside as a Crown reserve with no particular dedication.¹

Glebe land under ecclesiastical law is simply land devoted to the maintenance of the incumbent of a church. The incumbent at the time of Governor Phillip's dedication was the Rev. Richard Johnson, who accompanied the convicts of the First Fleet on their voyage from England and on arrival in the colony was its chaplain until his return to England in 1800.

In mid 1820s the administration of the Church of England in the colony changed with the establishment in 1824 of the Archdeaconry in the Diocese of Calcutta and the formation in 1826 of the Church and School Corporation. The Corporation was charged with the administration of Church of England churches and schools, and their clergy and teachers.

In 1828 the Corporation decided to sell its reserves at Glebe as well as Parramatta and Liverpool to raise money to fulfil its statutory obligations.² This decision heralded the beginning of the suburb we know as Glebe by the subdivision of the church reserve into building lots and public streets. The reserve was offered for sale in freehold in early 1828. Over the following decade, the higher ground of the reserve demarcated by the line of Glebe Point Road was settled by middle class professionals, prosperous shopkeepers, and other men of business.

The working class also resided at Glebe, but in pockets such as the estate of St Phillip's (the glebe of St Philip's Church in the City) which was not taken up in the 1820s land sales and where the Church of England remained the landlord through the system of land sales in leasehold instigated in the economically depressed early 1840s, and continuing into the 1850s.

Other sales in this area with subdivisions intended for developments attractive to the working class were Joseph Hickey Grose's Bishopgate estate of 13 acres (1841) and John Terry Hughes' unnamed estate of around four acres (1843); the latter estates being offered in freehold title. The subject area is located substantially within the St Phillip's estate with the Queen Street frontage being part of Hughes' land.³

¹ Solling, M, *Grander and Grist: a history of Glebe*, Halstead Press, Sydney, 2007, p.41 (Solling 2007)

² Solling 2007, p.45

³ Solling 2007, p.63



Figure 2.1 The extent of development undertaken in the early half of the nineteenth century is revealed in this detail of William Henry Wells' map of Sydney commercially published in 1854



Figure 2.2 The rapid pace of development undertaken between 1850 and 1890 is revealed in this undated (c.1889) survey of the Municipality of Glebe.

Source: State Library NSW – Glebe Subdivision Plan 233

2.2 ST PHILLIP'S ESTATE

The land historically associated with the former St Phillip's estate is the area of Christie, Elger and Stirling Streets. The leases to this area were acquired in 1852 by the Sydney merchants Robert How and John Walker. In the original Church and School subdivision there were thirteen allotments sited between the rear of Queen Street and Wentworth Street (then named Water Street) adjacent the then shoreline of Blackwattle Bay and another four with a bay frontage.⁴

In addition, the Church trustees' had subdivided in 1842 the area to the west of Cowper Street up to the boundary of Dr Bowman's Lyndhurst (as demarcated by the present day St Johns Road).⁵ These 1842 leases were offered with a term of 28 years,⁶ and the subdivision established a number of roads named after prominent churchmen, Bishop William Grant Broughton and Reverend William Cowper, the minister of St. Philip's Church, while Mitchell may refer to Dr James Mitchell (1783-1869) who was a major benefactor of the Church. In contrast, only one new street, named Christie, was dedicated in the 1852 subdivision.

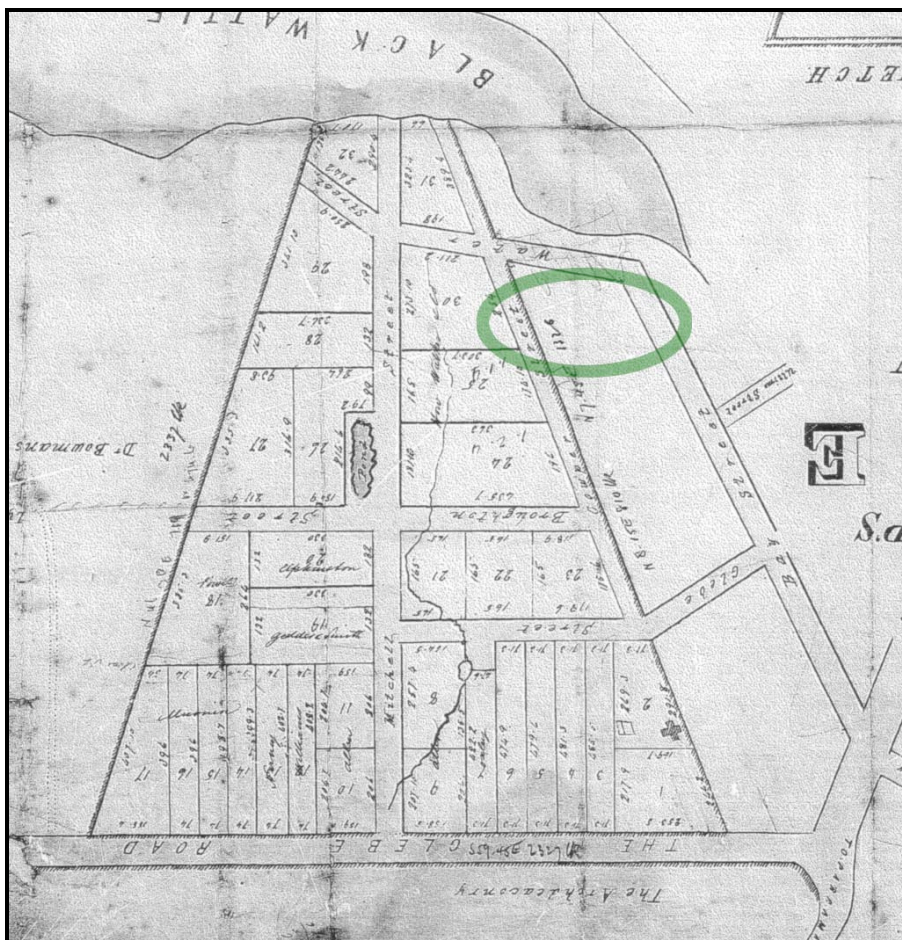


Figure 2.3 An earlier subdivision of the St Phillip's estate was undertaken in 1842. This area is located to the west of the study area across Cowper Street

Source: State Library NSW – J. Armstrong, *32 Allotments comprising Saint Phillip's ...*

⁴ Land and Property Information NSW - Crown Plan C1.1198 (LPI)

⁵ Mitchell Library - J. Armstrong, *32 Allotments comprising Saint Phillip's ...*, ZM 2 811.1823/1842/1 (ML)

⁶ Australian, 27 January 1842, p.4

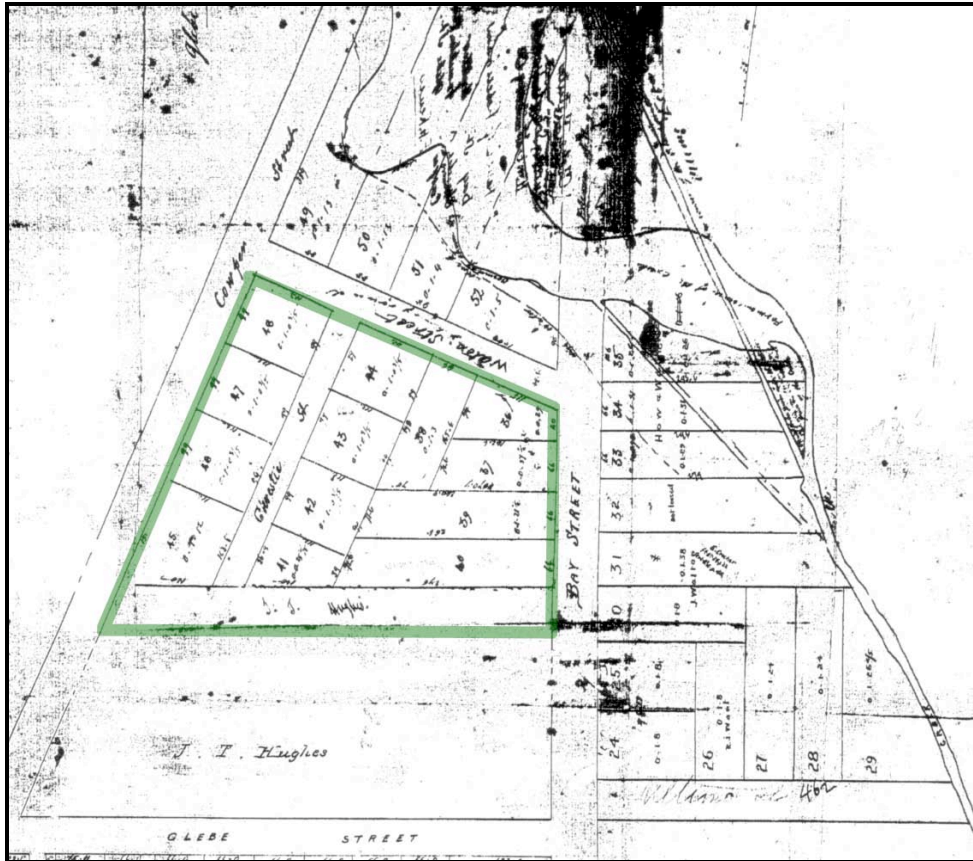


Figure 2.4 A later subdivision of the St Phillip's estate was undertaken in the 1850s. This land release was inclusive of the study area

Source: State Library NSW – Glebe Subdivision Plan 55

Aside from one allotment, all of the area north of Queen Street and south of Wentworth Street was acquired by How and Walker in leasehold on the following grant registrations. The leases were for a standard term of 99 years with the annual ground rental varying between £8 and £10. The term of the lease was effective from the first day of October 1852.⁷

In 1857 the leases were assigned to How and Walker's trustees James How, William Glen Walker and Robert Henderson Scott⁸ and from this time the aforementioned Church and School leases evidently were consolidated and re-subdivided to form ten blocks (Sections 1-10) intersected by the existing Christie Street, and two new streets named Elger and Stirling. Each block in turn was subdivided into narrow building allotment. Most blocks were divided by a narrow, nightsoil lane.

⁷ The leases are cited in LPI Register of Church and School Leases Bk. 371

⁸ LPI - Bk 50 No. 16, the deed is dated July 1855 but was not registered until July 1857



Figure 2.5 Originally, the study area within the St Phillips estate was defined by thirteen allotments, which were re-subdivided in the 1850s to form ten (later eleven) blocks of narrow building blocks

Source: Undated plan (c.1920s) of the Municipality of Glebe held by the Sydney City Archives

Within their estate, How and Walker set about erecting brick tenements for rental return. The first Glebe Council Rate Valuation of 1859 indicates How and Walker had already established a brick yard off Elger Street⁹ and completed two rows of tenements along Christie Street between Elger and Wentworth Streets. By this time, other buildings had been erected in sections of Cowper, Elger and Bay Streets, which were listed under various ownerships. Over the 1860s and 1870s further developments were completed and by the mid 1880s most of the bulk of the area was a residential enclave with the exception of Thomas Wearne's engineering works located in the former area of How and Walker's brickyard to the south of Elger Street with a frontage across to Bay Street over Lot 40 of St Phillip's estate.¹⁰

The land to the north of Wentworth Street would seem to have been mangrove swamp for no development was commenced here until the 1890s. By this time, the government had resumed the area as part of the Blackwattle Swamp reclamation, filled in the bay, and put through Wentworth Park Road. Subsequently, the area was subdivided by the government and sold off in the early 1890s. While some private development eventuated most of the area was resumed again by the government from the 1910s for the State Motor Garage.¹¹ Another early development of note was the Ragged School, which opened in Wentworth Street in 1894 and closed in 1927.¹²

In the early 1880s, the executors of the estates of Robert How and John Walker put the leaseholds, house rents and ground rents up for sale and a large number were assigned.¹³ At this time the land east of Bay Street was acquired by the Law family and developed for housing. This area is now within the City Council's works depot and garage.

⁹ Sydney City Archives - Glebe Borough Valuation Book, 1859 entry 511 (SCA)

¹⁰ LPI - Plan 5829 (L)

¹¹ Middleton, J., 'Government Motor Garage', *Stateworks*, October, 1967 and February 1968

¹² Solling 2007, p.118

¹³ LPI - Old System Indexes to Vendors and ML Subdivision Plan Glebe G5/252

2.3 WEARNE'S GLEBE WORKSHOP

The 1882 edition of the *Sands' Directory* for the streets of this area provide insight into the tenancy pattern, which reveals a fair number of residents with occupations with engineering associations such as blacksmiths, coachbuilders and engineers, and ancillary trades like painters and carpenters who were probably engaged at Thomas Wearne's works. Thomas Wearne (1835-1914) was an engineer who set up as an ironmonger in Sydney in 1865. He gained many government contracts and expanded into the manufacture of office safes and vaults. In 1885 he was a foundation member of the New South Wales Chamber of Manufactures and an alderman of Glebe Council in the 1880s. From 1878 he made railway and tramway rolling-stock, locomotives and bridge components. Also in the late 1870s he won a handful of contracts to build carriages for the government railway system. In the mid 1880s he built two Baldwin type steam tram motors and perhaps emboldened by this venture attempted to build steam railway engines in the late 1880s.¹⁴

Indebted to the English, Scottish and Australian Chartered Bank from 1881, he was forced into bankruptcy in December 1889 after a dispute with government officials over the specifications of his contract for locomotives and the Glebe workshop closed at this time.¹⁵ Subsequently, the site was cleared and the leaseholds offered for sale by the English, Scottish and Australian Chartered Bank, but in the depressed economy of the 1890s, the land did not sell.¹⁶ By the 1940s David Jones Ltd. maintained a store on the site.¹⁷

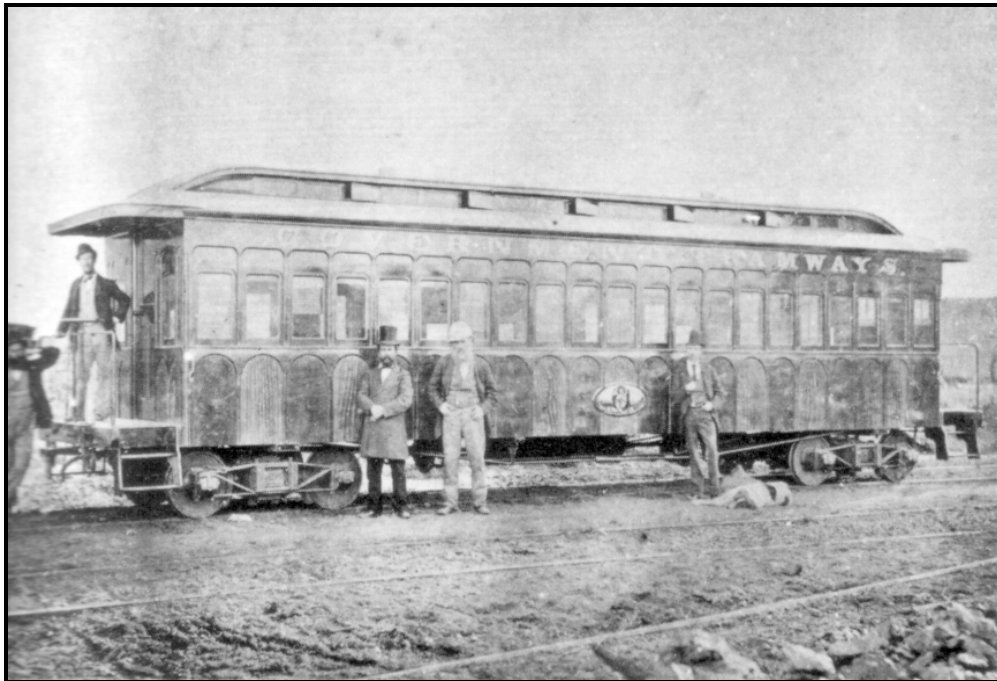


Figure 2.6 A Class B saloon type tramcar standing at Thomas Wearne's Glebe yard in 1880. The area with its rails would seem to have been located between Christie Street and Bay Street within Lot 40

Source: Chinn, N. & K. McCarthy, *New South Wales Tramcar Handbook, 1861-1961*, Part Two, South Pacific Electric Railway Co-operative Society Ltd, 1976

¹⁴ Cooke, D., et al, *Coaching Stock of the NSW Railways*, Eveleigh Press, Matraville, 2003

¹⁵ Mark Lyons, 'Wearne, Joseph (1832 - 1884)', *Australian Dictionary of Biography*, Volume 6, Melbourne University Press, 1976, pp 369-370

¹⁶ LPI Plan 5829 (L) and Glebe Borough Valuation Book, 1897 entries 95-101

¹⁷ SCA - Glebe Building Application Register – BA 7/45

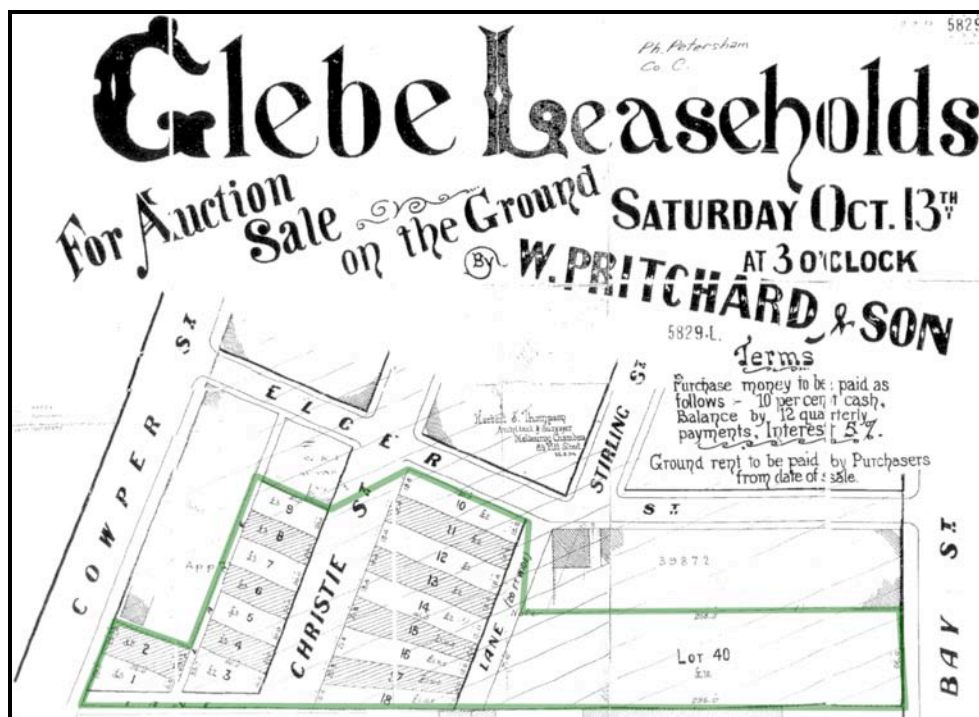


Figure 2.7 The collapse of Wearne's business in 1889 brought the closure of the yard, clearance of the site and subdivision for housing

Source: Land and Property Information NSW – FP978644

2.4 RESIDENTIAL ENCLAVE

The built character of the individual streets surrounding Wearne's yard is revealed in the Council valuation books. Christie Street was entirely residential in comprising terraces flanking the street with a total of twenty-eight houses some with shop fronts. The houses were built in the late 1850s, each being brick, of two storeys and four rooms each.¹⁸ Elger Street had a mixture of semi-detached single storey brick cottages with three rooms (eight houses in total) also dating from the 1850s¹⁹ and another terrace of ten houses some dating from the early 1880s on the opposite side of the street.²⁰ Stirling Street had a terrace of six single storey houses on the west side dating from the late 1850s.²¹ Wentworth Street had two terraces, one named 'Parkview', each with four houses. Cowper Street had sixteen houses, some terraced rows and others semi-detached, the majority dating from the 1860s or 1870s, aside from the group south of Elger Street that were erected in the late 1850s.²² The Bay Street frontage, in contrast, was only sparsely developed in there being only a terrace of four, two storey brick houses of four rooms each; these dwellings being completed in 1859.²³

The *Sands' Directory* of 1882 also reveals something of the services available in the neighbourhood; there being grocers and fruiterers in Christie and Elger Streets, and butchers and grocers in Cowper Street. However, the closest licensed premises was the Friend in the Hand Hotel at the corner of Cowper and Queen Streets, close to Wearne's works but sited outside any restrictions that may have existed within the Church's St Phillips estate.²⁴

¹⁸ SCA - Glebe Borough Valuation Book, 1859 entries 526-538

¹⁹ SCA - Glebe Borough Valuation Book, 1859 entries 513-519

²⁰ *Sands' Directory*, 1882

²¹ SCA - Glebe Borough Valuation Book, 1859 entries 520-525

²² *Sands' Directory*, 1882, Crown Plan G2.1356R, and Glebe Detail Sheet No. 3, 1887

²³ SCA - Glebe Borough Valuation Book, 1859 entries 29-32

²⁴ *Sands' Directory*, 1882

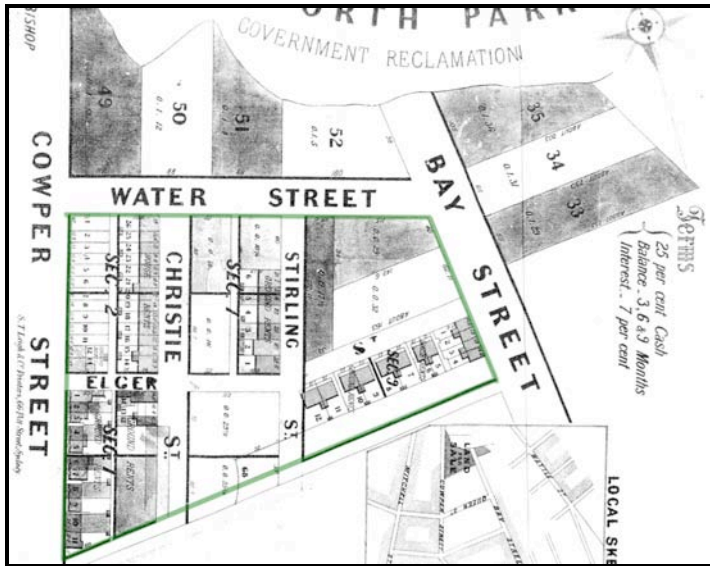


Figure 2.8 The leaseholds of How and Walker's land were offered for sale in the early 1880s. This plan prepared to accompany the sale reveals something of the extent of the built developments

Source: State Library NSW – Glebe Subdivision Plan 228



Figure 2.9 The nineteenth century urban character of the study area is depicted in this survey of 1887. The area is comprised substantially of terraced residences with some vacant sites and the workshop and yard of Wearne's premises

Source: State Library NSW – Metropolitan Detail Series – Glebe Sheet 3

2.5 QUEEN STREET AND THE HUGHES' ESTATE

2.5.1 Nineteenth Century

The Sydney merchant John Terry Hughes acquired a land holding of over four acres by a Crown grant dated November 1829.²⁵ Hughes was a casualty of the banking crisis of the early 1840s and consequently the grant was subdivided in 1843 by Hughes and auctioneer Joel Samuel Polack to form a multitude of narrow residential blocks within three sections divided by the patriotically named Queen and Crown streets. The premises in Queen Street are located within Block 3 of this subdivision, which originally comprised twenty one allotments.²⁶

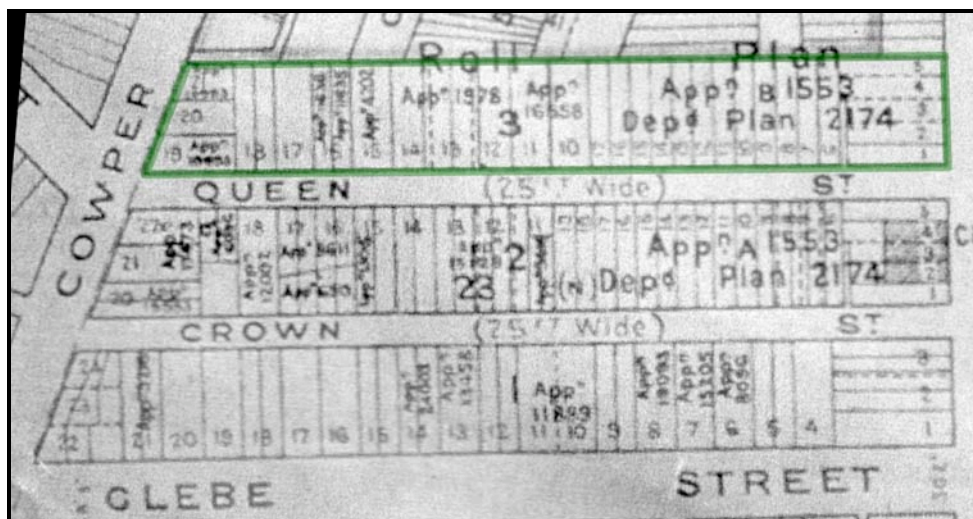


Figure 2.10 The subdivision pattern of Hughes' grant at Glebe. The study area is located within Section 3. By this time the eastern section had been re-subdivided in DP 2174.

Source: Undated plan (c.1920s) of the Municipality of Glebe held by the Sydney City Archives

The commencement of development in Queen Street predates developments in the neighbouring St Phillip's estate and were some of the earliest in this part of Glebe as Surveyor William Henry Wells' map of Sydney and suburbs published in 1854 shows buildings on Lots 8 and 11-16.²⁷ The pattern of development with the concentration of buildings at the centre and western sections of the street and vacant land to the east shown in Wells' survey continued through the nineteenth century.

2.5.2 Twentieth Century

The character of the nineteenth century residences in the street continued through the twentieth century with some changes. The eastern section of the street was re-subdivided in Torrens Title quite early, but probably owing to the sloping nature of the land remained unattractive to residential development. The first major development of this area was Johnson Brothers' jam factory of the late 1880s. This site was redeveloped in 1937 for a substantial wool store owned and operated by the Sydney Wool Dumping and Storage Co. Ltd.²⁸ In later years known as the Mercantile Free Stores, the building was destroyed by fire in 1983,²⁹ with the existing residential dwellings dating from 1990.³⁰ To the west of this is another early twentieth century factory type development.

A major development at the western end occurred in 1950 with the erection of a new factory building for Australian Feather Mills Pty. Ltd.³¹ (since demolished and the site has been cleared.)

²⁵ LPI - RPA 1978

²⁶ LPI - Plan 23(N) and RPA 1978

²⁷ ML – Subdivision Plan G5/67

²⁸ SCA - Glebe Building Application Register – BA41/1937

²⁹ Leichhardt Municipal Council - DA 500/83 (LMC)

³⁰ LMC - DA 87/506

³¹ City of Sydney Council - DA 10/50 (SCC)

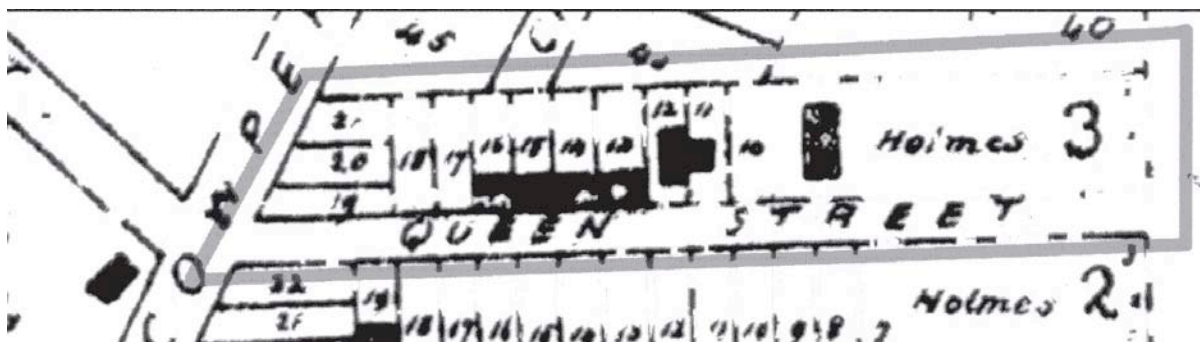


Figure 2.11 A detail of William Henry Wells' map of Sydney commercially published in 1854.

Source: State Library NSW – Glebe Subdivision Plan 671854

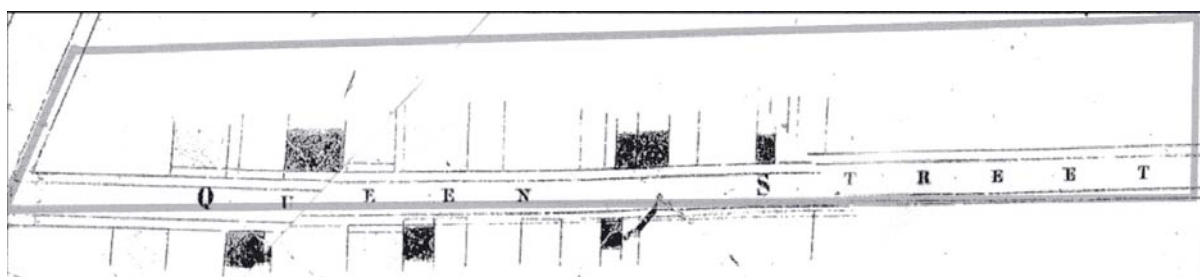


Figure 2.12 A detail of a government survey of the street alignment in 1862.

Source: Land and Property Information G2.1825



Figure 2.13 A detail of a government survey of the buildings in 1887

Source: Sydney Water PWD 348.1544

2.6 HOUSING COMMISSION RESUMPTION

2.6.1 Background

By the middle of the twentieth century the 99 year term of the leases to the land within the St Phillip's estate was due to expire (1951). This area was resumed by the government in September 1949 and vested in the control of the Housing Commission of New South Wales for a 'housing scheme at Glebe'.³²

The Housing Commission of New South Wales was established by the *Housing Act*, 1941, and the first Commissioners took office from 20 February 1942. While the intended role of the Commission was to provide adequate housing accommodation with reasonable terms or at reasonable rentals among other things, in June 1942 the Commission was declared an agency of the Commonwealth War Workers Housing Trust and its energies were diverted into the construction of accommodation for munitions workers. It was not until 1945 that the intended role of the Housing Commission re-commenced in earnest with funding provided through the Commonwealth-State Housing Agreements.

In the immediate post war era, the new Commission was faced with multiple problems arising from decades of low to non-existent investment in housing owing to the depressed 1930s and the 1940s war emergency. The Commission tackled the need for new housing through large scale developments of 'green-field' sites in suburbs such as Ryde, Villawood, Maroubra, Seven Hills, Ermington, Rydalmere, Dundas Valley and clearances of existing housing in the older inner-city suburbs of Redfern, Waterloo, Surry Hills, Camperdown, and Glebe for flats.

The City Council was also involved in this era in the provision of new housing in its area of administration, the nearby high rise John Byrne Flats on Wentworth Street, Glebe being a City Council development of the late 1950s. The views of the Housing Commission and City Council in regard to the need for slum clearances were in accord with the recommendations of the *Cumberland County Council Planning Scheme* of 1948 and the outlook of planners and social commentators.³³

³² *NSW Government Gazette*, No. 173, 9th September 1949, p.2677

³³ Solling 2007, p.251-252



Figure 2.14

The mid twentieth century urban character of the study area is depicted in this aerial photograph of 1948 and immediately prior to the slum clearances. The area of the St Phillip's estate is characterised by rows of tenements aside from the large David Jones Ltd.'s store in Christie Street. By this time nearly half of Queen Street comprises large warehouses with remnant rows of housing

Source: Sydney City Archives

2.6.2 Public Housing Developments

Over the following decade the Housing Commission set about demolishing the nineteenth century tenements to clear the site for new residential flat development. Most of the resumed area was cleared by the early 1950s, but pockets of nineteenth century structures remained as some of the terraces along Christie Street (Nos. 1-15), Cowper Street (1-26) and 81-91 Bay Street were only demolished in the first half of 1960.³⁴



Figure 2.15 Looking westerly towards Mirrabooka in 1958 with the remnant terraces on Christie Street in the background

Source: City Council Archives CRS 48/483



Figure 2.16 Looking west across the City Council's Bay Street Depot in 1969 with the woolstore and public housing on Bay Street

Source: City Council Archives CRS 871/59 (a) 2

The staged demolition reflects the phased new flat developments instigated by the Housing Commission. The first phase comprised the Mirrabooka Flats, which were opened officially on 11th November 1953 (Armistice Day) by Miss Elizabeth Andreas Evatt, the daughter of Clive Raleigh Evatt and niece of Dr H. V. Evatt, both prominent in the history of the Australian Labor Party. In later years, Miss Evatt was appointed the first Chief Justice of the Family Court of Australia and the first woman to preside in an Australian Federal Court.

³⁴ SCA - Item 1105/64



Figure 2.17 Miss Elizabeth Andreas Evatt at the unveiling of the plaque commemorating the opening of Mirrabooka Flats in November 1953

Source: State Library of NSW Government Printer series - Housing Commission Image 2/03928

The flats were designed for the Commission by the private architectural practice of R. Lindsay Little. Little, a graduate of Sydney Technical College, started his practice in 1938 and would seem to have been engaged in rehousing schemes in Glebe in the years prior to the war, probably in association the Glebe Administration Board that administered areas such the St Phillip's estate from 1930.³⁵

The second phase was initiated in 1964 and completed in 1967 and was far more ambitious in its scale in comprising three 3-storey flat blocks, one 3-storey and part 4-storey flat block, and one 2-storey flat block, which collectively provided twenty eight 2-bedroom flats, twelve 3-bedroom flats, and ten 1-bedroom flats for aged persons. This development is sited in the block bounded by Cowper, Elger and Stirling streets.³⁶ The third phase was inclusive of the blocks south of Elger Street and was completed in ?.

The demolitions necessitated the removal of residents and something of their living conditions at the time is recounted in Max Solling's recently published history of Glebe. Solling relates the story of a resident of 13 Christie Street (erected around 1858 by How and Walker) who in the 1940s lived in a house with only gaslight downstairs, kerosene lights upstairs, a fuel stove and no bathroom. It was none the less a home in a street where 'the spirit of the neighbourhood was wonderful.'³⁷

The Housing Commission's construction of flats to replace the terraced and semi-detached dwellings it demolished is entirely consistent with the Commission's preference for such development in the inner-city areas and the design of the buildings and layout of the estate are also representative.³⁸

³⁵ *Decoration and Glass*, January 1939, p.54

³⁶ SCA - Item 1105/64

³⁷ Quoted in Solling 2007, p.252

³⁸ *Annual Report of the NSW Housing Commission*, September 1950, pp.2-3

The number of new dwelling units erected in Glebe by the Housing Commission in the 1950s relative to other inner-city areas is tabulated below:

Redfern	Surry Hills	Erskineville	Glebe	Paddington	Waterloo	Balmain
452	163	84	78	33	24	6

Source: *Annual Report of the NSW Housing Commission*, June 1958

Another development of this era in the area is the electricity substation (No. 753) erected by Sydney County Council in 1953.³⁹ The County Council had initially proposed to erect this substation in 1948.⁴⁰

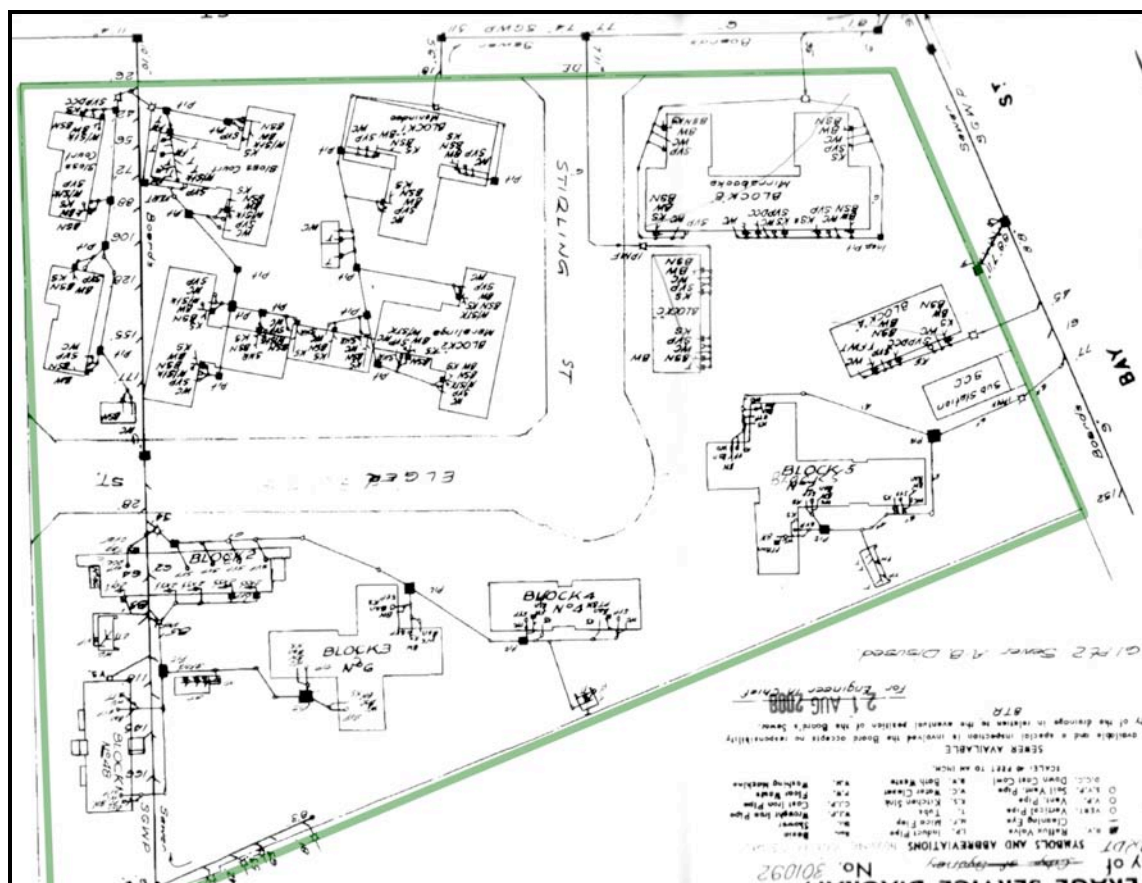


Figure 2.18 The late twentieth century urban character of the northern two-thirds of the study area is depicted in this undated survey. The whole area has been cleared of its nineteenth century dwellings and remodelled for new flats. The historic form of Stirling and Elger streets has been changed while Christie Street has been removed entirely

Source: Sydney Water – Sewer Reference Sheet 436

³⁹ SCC - BA 72/53

⁴⁰ Glebe Municipal Council - BA 30/48 (GMC)

2.7 ROAD PROPOSALS

Concurrent with the Housing Commission development, the City Council had flagged the southern fringe of the public housing area and the whole of Queen Street for future development of a major arterial road in its *City of Sydney Planning Scheme*, which, while adopted in 1958, had been formulated in the late 1940s and early 1950s.⁴¹

This road proposal may have been the reason for the delay in commencing construction of the southern areas of public housing. Certainly when the Housing Commission commenced work in this area in the 1960s, the Council ensured the Commission was aware of its proposals and the Commission intimated was assured by the Department of Main Roads that no such road was going to be built.⁴² Within the same decade the DMR went about planning for an arterial road across the Glebe peninsula with a different alignment.⁴³

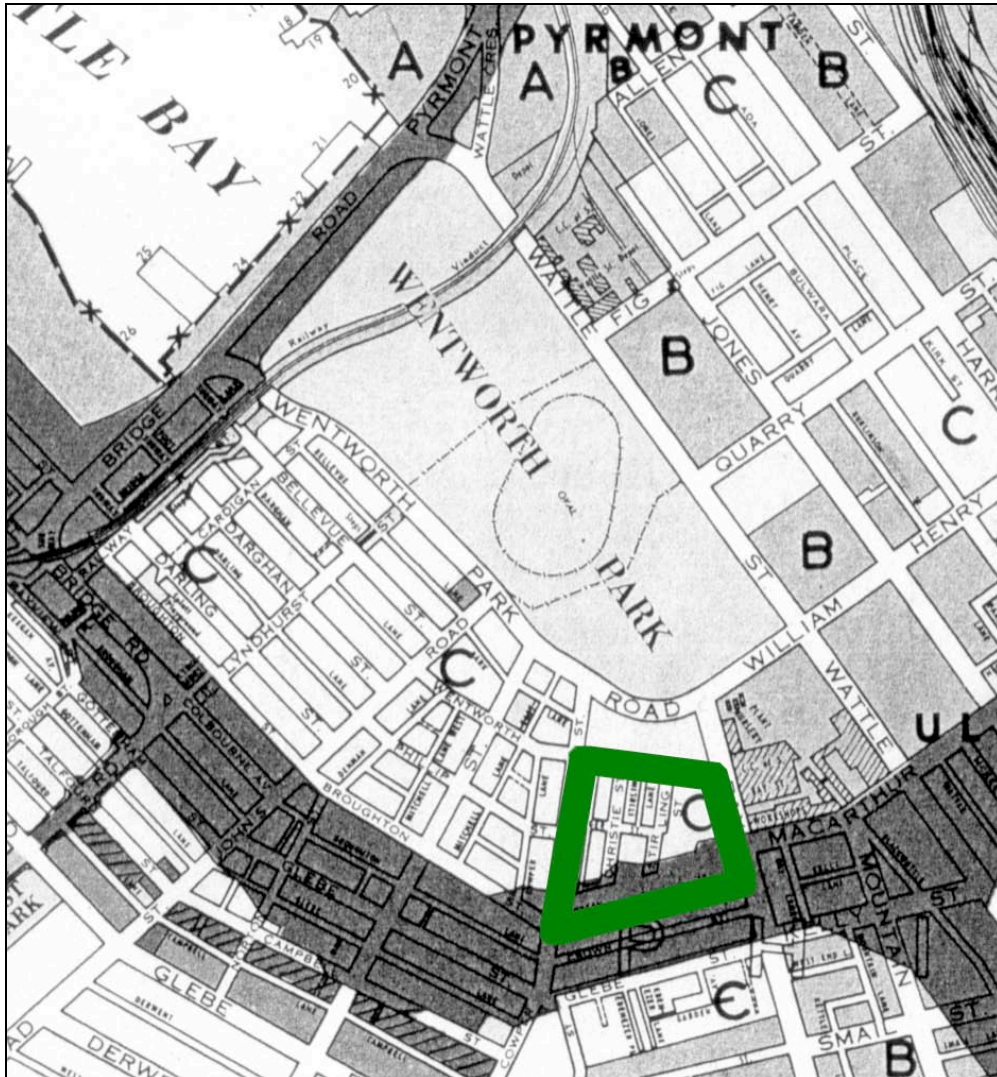


Figure 2.19 The southern fringe of the study area was located within the path of an arterial road proposed by the City Council in its City of Sydney Planning Scheme

Source: Sydney City Archives

⁴¹ Ashton, P, *The Accidental City: planning Sydney since 1788*, Hale and Iremonger, 1995, pp. 67-70

⁴² SCA - Item 1105/64.

⁴³ Solling 2007, pp. 264-265

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram and John Phillips in September 2008 to ascertain its layout, condition and intactness from its original construction. The result is shown on Figure 3.1

3.1 QUEEN STREET HOUSING

Queen Street is the southern boundary to the site and retains much of its Victorian character. It slopes from west to east to Bay Street and is lined both sides with one and two story housing interspersed with some larger, warehouse buildings that have been converted to offices. There are two larger, more recent developments to the eastern end and at the western end is open ground opposite the Friend in Hand Hotel.

3.2 WENTWORTH STREET HOUSING

The major portion of the site is given over to a public housing developments of blocks of apartments that range from single storey cottages, to two storey duplexes and, in the majority, three and four storey, walk up apartments. The site slopes from south to north and east to west. There is a single road through the estate (Elger Street) with car parking areas off.

All of the apartments are similar in detail and style though the plan varies according to the accommodation provided. There are four plan forms, single block; L shape; T shape and cruciform. The buildings are arranged roughly in alignment with the street pattern with entrances facing the street. All of the blocks are set higher than the external ground level with steps up and two of the blocks have fourth levels due to the slope of the site. One block (Mirrabooka – Block A) has been fitted with a modern lift and external concrete access ways.

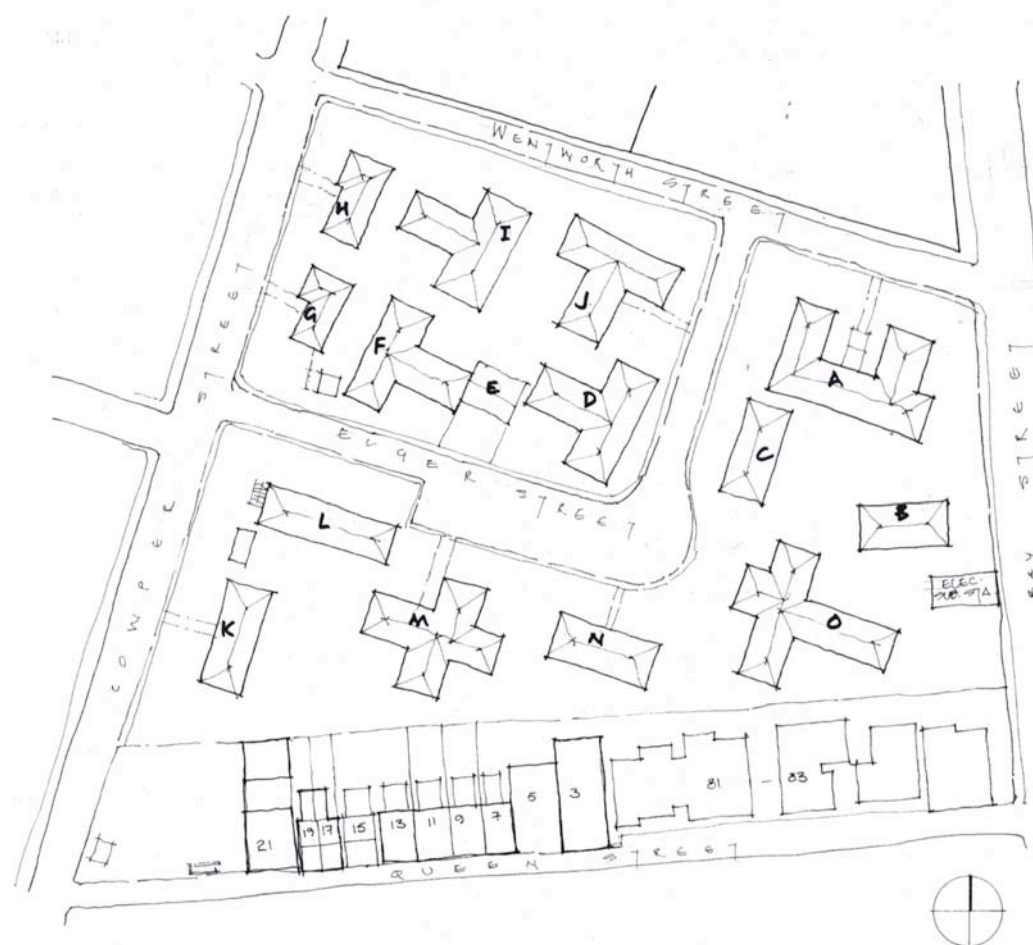
The site is well landscaped with a seemingly ad hoc collection of trees and plantings including Eucalypts, Casuarinas, Cypresses, Plane Trees, Palms, Paperbarks, Brushbox, and Callistemons. There does not seem to be any planned layout. The site is now divided with timber fences but was presumably open when built. It also has a galvanized metal fence around each of the footpaths.

3.3 ENVIRONS

The area to the east of the site is largely commercial with later infill apartment development. Directly opposite the site is the Bay Street Depot of the City of Sydney, a large complex of warehouses and storage areas forming the depot for the City's Cleansing and Road Maintenance teams. Bay Street is a busy road artery for traffic travelling from the west to Broadway.

There are two storey offices to the north of the site in the site that runs between Wentworth Street and William Henry Street.

To the other two sides there are single and two storey Victorian row housing that gives the area a strongly residential, low scale character.



A	1 Wentworth Street - <i>Mirrabooka</i>	3/4 storey walk up/lift access
B	?	3 storey walk up
C	2 Stirling Street - <i>Mirrangang</i>	3 storey walk up
D	3 Stirling Street	3 storey walk up
E	1 Elger Street	Single storey flats
F	3 Elger Street	3 storey walk up
G	26 Cowper Street	3 storey walk up
H	24 Cowper Street - <i>Sloss Court</i>	3 storey walk up
I	19 Wentworth Street	3 storey walk up
J	1 Stirling Street	3 storey walk up
K	48 Cowper Street	2 storey walk up
L	46 Cowper Street - <i>Milperra</i>	3 storey walk up
M	6 Elger Street	3 storey walk up
N	4 Elger Street	3 storey walk up
O	2 Elger Street	3 storey walk up
P	Substation	Single storey flat roof
S1	Stone kerbs	

Figure 3.1 Wentworth Street Housing

Physical Survey

September 2008

4.0 DISCUSSION OF SIGNIFICANCE

4.1 HISTORICAL SIGNIFICANCE

4.1.1 Generally

The historical development of the site is quite complex but all evidence of this was stripped after Council's resumption of the site in 1949. Many of the extant buildings on the site were demolished and the substantial wool store fronting Bay Street was destroyed by fire in 1983.

4.1.2 Early Development

The site was part of the St. Phillips section of the 'glebe' that was established to the west of Blackwattle Creek in 1788 for the support of the Church of England. The Church decided to sell its lands in 1828 and the area was subdivided, largely for residential development. The lands were leased that led to further subdivision and leasing of lots as was the pattern throughout the area. The subject site comprised of thirteen allotments to the south of Queen Street which was developed separately establishing very early the southern boundary to the site. The lots fronted Cowper Street, Water Street (now Wentworth Street) and Bay Street with some facing into the site to Christie Street, a street parallel to Cowper Street running into Water Street.

The lots were developed for housing by two merchants, Robert How and John Walker, and new streets put through the site. (Elger Street and Sterling Street) Most of the site was developed for housing though an area along Christie Street and Elger Street remained in industrial use. The plan of 1887 (Figure 2.8) shows the level of development of the site at the time and the houses were very small, even by Glebe standards. The houses along Christie Street appear in the photograph of 1958 (Figure 2.13) and were a terrace of two storey houses built to the street.

By the mid 1880's the pattern of the area was established. The collapse of Wearne's workshops in 1889 led to the subdivision of that site for residential use though it appears that several of the blocks along Christie Street and Elger Street remained in commercial use.

The aerial photograph of 1943 shows a fourth street formed on the alignment of Sterling Street and a rear lane off Elger Street. It also appears that some of the houses from the 1900's have been demolished along Christie Street and Elger Street.

4.1.3 Resumption

In New South Wales, the take over of land for a specific purpose has always been the prerogative of governments. The site is part of the Glebe lands that were given over by the government for the upkeep of the church in Sydney. Later resumptions were often a result of the threat of disease from the slum areas of Sydney. The outbreak of Bubonic Plague in 1900 led to the State Government taking over large areas of Darling Harbour, Miller's Point and the rocks.

The Sydney City Council sought similar powers and the Sydney Corporation (Amendment) Act 1905 gave them wide powers for the resumption of land for widening streets and improving localities. The area to the east of the site was resumed by the Sydney City Council in 1906 (The Athlone Place Resumption) when 13 acres of housing and industrial buildings were demolished to allow for slum clearance and to mitigate flood problems from Blackwattle Creek.

The land in the St. Phillip's Estate has been leased out by the Church on 99 year leases and on their expiration of these in the 1950's the state government decided not to renew the leases and instead resume the lands and buildings for slum clearance and the provision of public housing.

4.1.4 Government Provision of Housing

Prior to 1900 the provision of housing was largely a private affair with developers and landlords building housing across the city for lease or sale. The houses varied in quality from the fine mansions along the harbour's peninsulas to the abject squalor of the poorer areas. The subject site fell into the latter category being close to Blackwattle Creek that had, by the 1870's, become an open sewer.

In the late 1800's serious concern was raised about the quality of housing for the poorer classes partly from a social concern and partly from a fear of disease spreading from the foul miasma emanating from the low lying slums.

The outbreak of the plague in 1900 was a catalyst for slum clearance but there was no similar impetus for government intervention to rebuild houses to replace those lost. In 1912 Arthur Griffith, the Minister for Public Works pushed a bill through parliament that enabled the City Council to borrow money for the erection of houses for displaced city workers. The Sydney Corporation (Dwelling Houses) Act led to the building of the Stricklands Flats in Chippendale and Ways Terrace in Pyrmont. A tandem act gave the State Governments similar right to build dwellings in the City.⁴⁴

Town planning was a fledgling discipline at this time. Under the promptings of Robert Irvine, founding Professor of Economics at the University of Sydney, J. D. Fitzgeralds and John Sulman, an architect who had taken up the science of town planning, there was a general movement to the acceptance of government's role in the planning of the city and the provision of housing and infrastructure.

By the time of the resumption of the Wentworth Street site in the 1950's the principle was entrenched throughout Australia particularly in response to economic situations like that brought on by the Depression of the 1930's and the Second World War

⁴⁴ Ashton, Paul, *The Accidental City*, Sydney City Council 1993

4.1.5 Wentworth Street Housing

The Wentworth Flats were built in three phases and the site appears to have been cleared in similar phases. By 1967 the Estate was complete and the only remains of the former layout was a small section of sandstone kerb along the lower section of Stirling Street.

The phases were:

PHASE I	1953	Mirrabooka Flats
PHASE II	1960	Sloss Court
PHASE III	1967	?

All of the buildings were stylistically similar and were designed by the private architectural practice, Lindsay Little & Associates that was established in....⁴⁵

Most of the former road layout was removed apart from a section of Elger Street and Sterling Street. The surrounding area has remained much as it in the 1880's apart from the area to the north that has post war warehouse units.



Figure 4.1 Wentworth Estate - Historical Development

⁴⁵ The practice still exists in Sydney

4.2 AESTHETIC SIGNIFICANCE

4.2.1 Apartments Blocks

The complex consist of 2 blocks of 3/4 storey units, 11 blocks of three storey units, one block of two storey units and one block of three, single storey units. They are aligned to the site boundaries with gardens between. Each has a main entrance from the street it faces and all were originally walk up units. Mirrabooka has been fitted with a lift and access stairs.

The blocks were built in three stages but are very similar in detail. All the blocks are in face brick (the colour varies) with hipped, concrete tile roofs with wide eaves. Original windows were horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors.

The buildings are utilitarian and of little design merit. They layout is similar to many developments of the period where terrace housing was replaced by multi storey units set in a park-like setting. It was an idea that had its roots in the European Modernist movement and the ideas of the architect Le Corbusier, who promoted his ideas in his polemical book *The City of Tomorrow*. His work was very influential worldwide. It sought the replacement of the tyranny of the terrace with bright, light, geometric towers dotted over shared parkland. It caught the imagination of those seeking to replace inner city slums and provided a solution to providing high quality, high density accommodation on inner city sites.

The idea was taken up in many countries, sometimes with considerable imagination and skill, but was damaged irreparably by social problems and poor quality construction that led to many estates becoming violent ghettos.

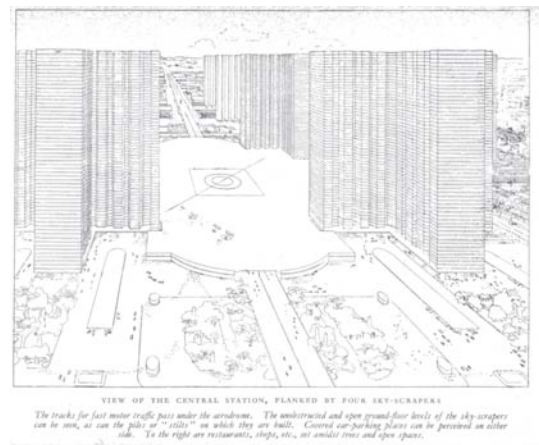


Figure 4.2 Le Corbusier's vision of before and after

Le Corbusier, *The City of Tomorrow*, Editions Cres, 1924

There was rapid economic growth in Sydney in the 1920's but this almost came to a halt in the great depression in the 1930's. During this time residential flat building became a popular development option partly as a result of the Fair Rent legislation of 1916 that controlled the rental returns. There was a marked increase in apartment building in the 1920's in Sydney that accelerated after the Depression as developers sought to make up lost time. Apartment living became socially acceptable.

The design of the buildings was largely uncontrolled apart from the requirement for separate lavatories and fire stairs, but it was not until 1940 that some limited regulation came into force with the Local Government (Regulation of Flats) Act. This divided flats into four categories depending on site position, site coverage and height.⁴⁶

Wentworth flats were limited to three floors as they only had stair access. Internal access also restricted the size of the blocks as the corridors had to be naturally ventilated. The site was small, limiting the scale of the development and was close to many streets of terrace houses, allowing an easier transition in the social change. The estate does not seem to have suffered the social problems of the larger estates in western Sydney.

4.2.2 R. Lindsay Little

The flats were designed by R. Lindsay Little. (ADD INFORMATION)

4.2.3 Landscape

The site is well planted but there does not seem to be a plan or theme in place and the trees are a mix of natives and exotics. The units were originally set in open space but this has been divided by fences and any sense of the apartments being set in a park like setting has been lost.

⁴⁶ Broomham, Rosemary, *The Urban Garden*, 2002. A study of Inter War development in Rose Bay and Double Bay for Woollahra Library

4.3 TECHNICAL/SCIENTIFIC SIGNIFICANCE

The buildings are of no technical or design merit and show no innovation their design.

Despite the site's history, all of the early structures have been removed. All buildings were demolished in the phased development of the site. It is possible that the footings and lower sections of structure for the early buildings remain across the site but this would seem unlikely considering the scale of the later development.

The archaeological potential of the site as a whole is moderate.

4.4 SOCIAL SIGNIFICANCE

The flats were not built till the 1950's and do not represent the early wave of slum clearances. They were part of ongoing shift from the private to the public provision of housing and social welfare that marked the post war years.

The estate also reflects the trend of the time to reject poor quality housing in favour of modern, high rise apartment living that was a significant shift in the way residents in poorer areas lived. The street, the scene of much of their lives became defunct, and this loss was sometimes blamed for a loss of neighbourliness and the social problems that later developed. The apartments must have provided a significant improvement in living conditions with internal amenities, well lit and ventilated rooms and large, common garden areas.

The buildings would probably generate mixed emotions for tenants and surrounding residents and it is unlikely that they are held in high regard by either.

5.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject place.

5.1 WENTWORTH ESTATE

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The Wentworth flats are a small estate of multi storey apartments that were built between 1953 and 1967 by the NSW state government as part of a slum clearance measure in Glebe
	The site was formerly occupied by terrace housing and industrial and warehouse building that have all been demolished
	Part of the site was formerly occupied by Wearne's Glebe Workshop, makers of tram and railway rolling stock
	Local Significance
Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The site is also part of the St. Phillip's section of the Glebe lands that were dedicated in 1788 for the maintenance of the Church of England and that were subdivided for sale in the 1820's
	Local Significance
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The estate is a development of 15, one to four storey apartment blocks designed by R. Lindsay Little
	Local Significance
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The estate has no special associations
	Does not meet the criterion
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The site may contain below ground remains of the Victorian buildings that were demolished during the phased development of the site
	The archaeological potential of the site is low
	Local Significance
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	Housing blocks of this type are common in Sydney
	Not rare
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The site is an example of a inner city, housing estate that was built in the post war slum clearance drive
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	Historically Representative Locally Aesthetically Representative Locally Technically Representative Locally

5.2 STATEMENT OF SIGNIFICANCE

The Wentworth Flats is a small estate of 15, one to four storey, brick, apartment blocks designed by R. Lindsay Little and built between 1953 and 1967 by the NSW State government as part of a slum clearance measure in Glebe.

The site was formerly occupied by terrace housing and industrial and warehouse buildings that have all been demolished and part of the site was formerly occupied by Wearne's Glebe Workshop who were makers of tram and railway rolling stock. The site was also part of the St. Phillip's section of the Glebe lands that were dedicated in 1788 for the maintenance of the Church of England and that were subdivided for sale in the 1820's

6.0 HERITAGE CONTROLS

6.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW)

6.2 HERITAGE OFFICE OF NSW

State Heritage Register

Under the Heritage Act 1977 (amended 1998), the Heritage Council of NSW administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject properties are not listed on the State Heritage Register.

State Heritage Inventory

The Heritage Office also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject properties are not listed on the State Heritage Inventory.

6.3 LOCAL AUTHORITY

The Bay Street Depot was formerly in Leichhardt local government area and borders the former local government area of South Sydney.

The local authority for the area is the City of Sydney that took over control for the area from Leichhardt Council in 2003. Until new controls are adopted, some of the Leichhardt Council planning and heritage controls may apply to development of the site.

6.3.1 Leichhardt Council

No properties at the site are listed as heritage items in Schedule 2 of the *South Sydney Local Environment Plan 1998* (as amended) (SSLEP).

The site is not within a Conservation Area in Schedule 2 of the SSLEP.

The Estate is in the vicinity of Wentworth Park that is listed as a heritage item (along with some of its structures) in Schedule 2 of the *Leichhardt Local Environment Plan 2000* (as amended) (LLEP):

- NCA Entry Tower, Wentworth Park
- NCA Stewards' Building, Wentworth Park
- Store Building, Wentworth Park
- Wentworth Park Railway Viaduct
- Wentworth Park Viaduct

The Estate is also within the vicinity of several other heritage items:

- | | |
|----------------------|----------|
| • 99-101 Cowper Road | Housing |
| • 46-48 Queen Street | Terraces |

These properties are now under the planning control of the City of Sydney and Council may take into consideration the provisions of the Leichhardt LEP in regard to development in the vicinity of a heritage item.

6.3.2 City of Sydney

Development at the site may also be the subject of the *City of Sydney Heritage Development Control Plan 2006* (HDCP) that contains detailed objectives and controls for development in the vicinity of heritage items

7.0 DEFINING AND RANKING SIGNIFICANT ELEMENTS

7.1 PREAMBLE

In determining conservation policy for the place significant elements can be identified and ranked according to their relative significance. The following elements have been identified and assessed in the associated diagrams:

- Significant Buildings
- Significant Elements and Site features
- Significant Landscape
- Archaeology
- Setting and Views

Figures 7.1 - 7.5

7.2 GRADINGS OF SIGNIFICANCE

Different components of the place may make a different relative contribution to its heritage value. The NSW Heritage Manual has identified gradings of significance that can be applied to the place that have been amended as follows:

H	High	High degree of original fabric
		Demonstrates a key element of the of the items significance
		Alterations do not detract from significance
M	Moderate	Altered or modified elements
		Elements with heritage value and which contribute to the overall significance of the item
L	Little	Altered or modified elements with little heritage value
		Alterations detract from significance
		Difficult to interpret
I	Intrusive	Damaging to the heritage significance of the place

The gradings for the elements are identified below.

SIGNIFICANT BUILDINGS SITE

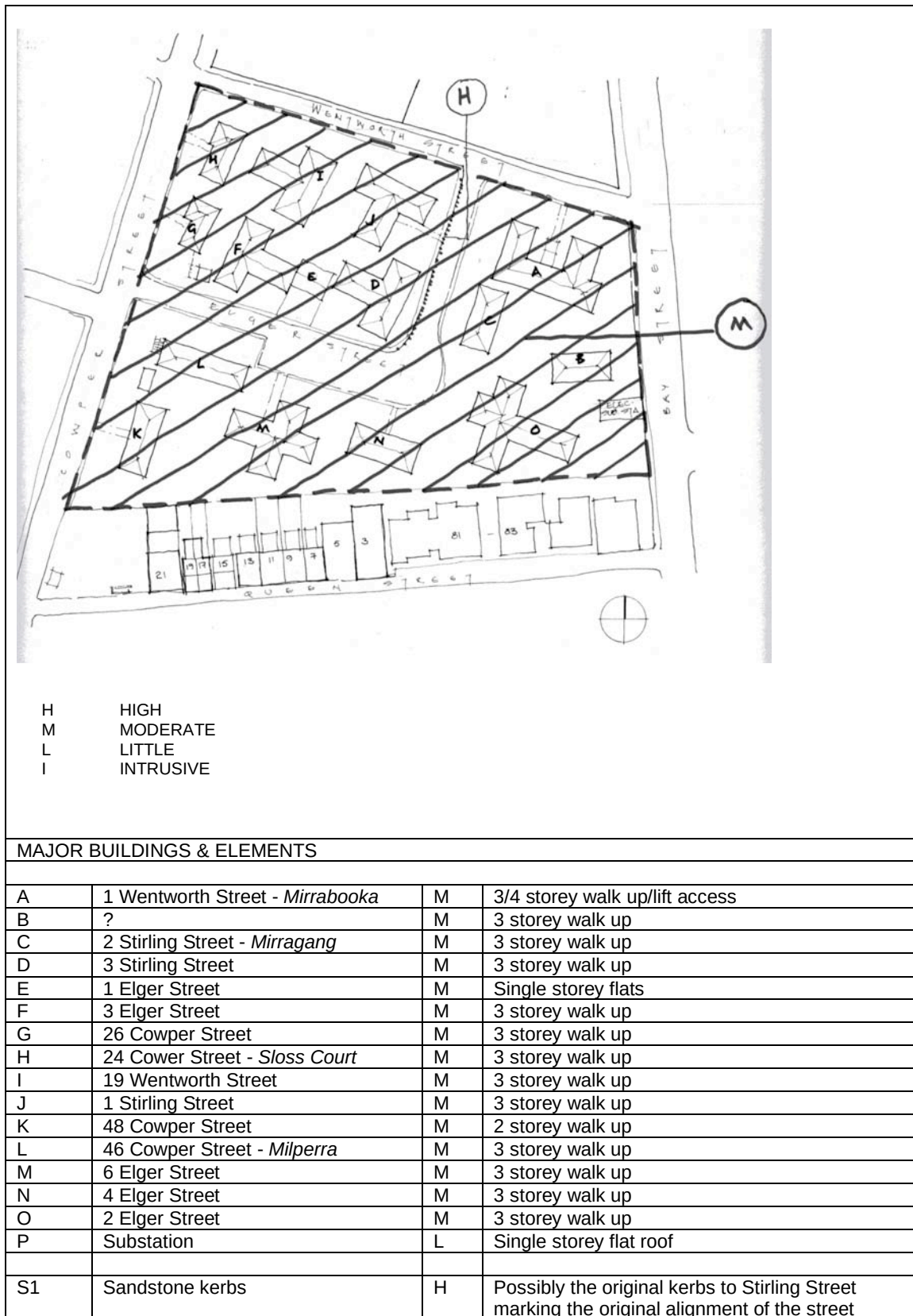


Figure 7.1 Wentworth Estate – Gradings of Significance

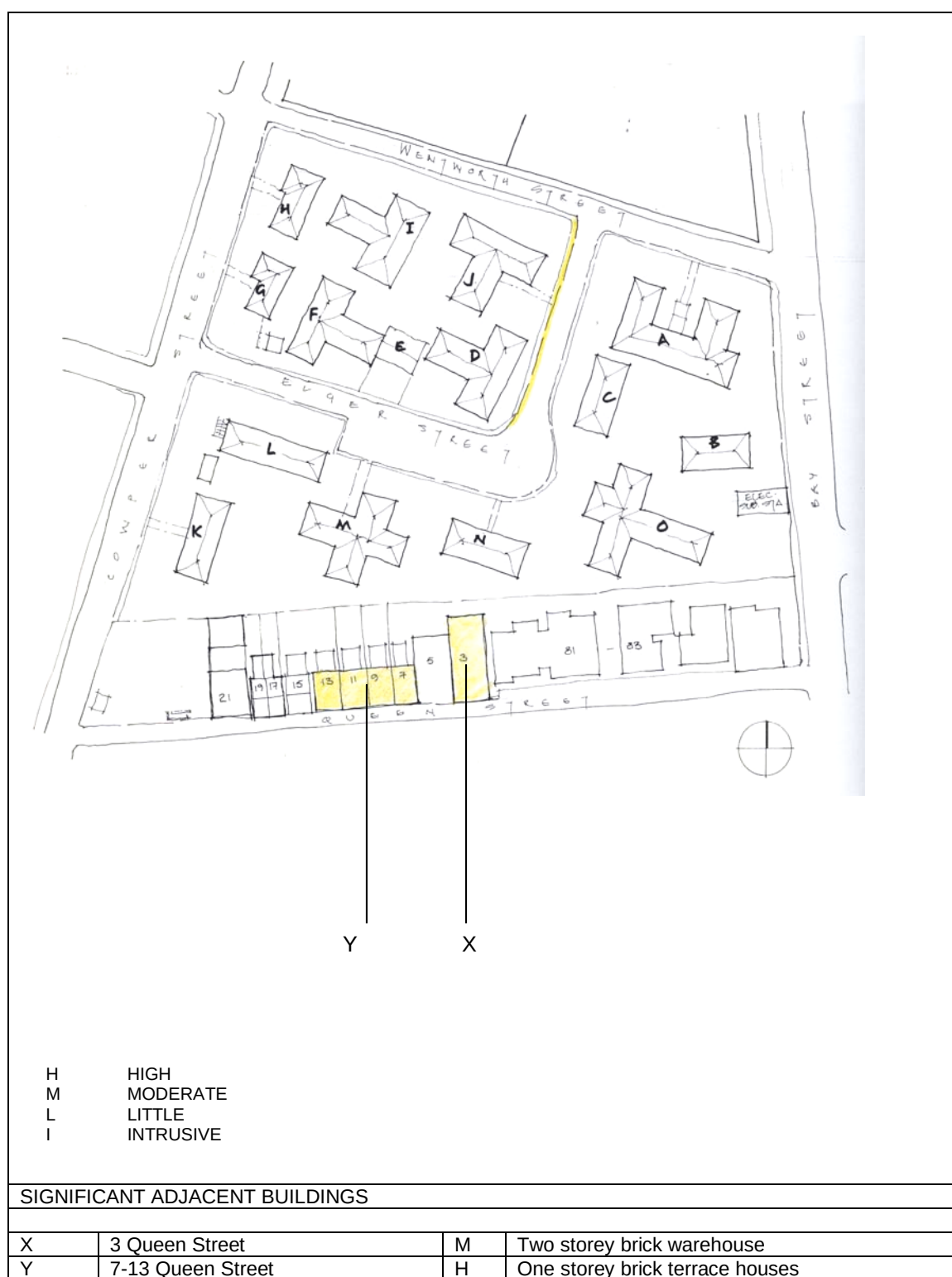


Figure 7.2 Wentworth Estate – Gradings of Significance

8.0 CONSERVATION GUIDELINES

8.1 PREAMBLE

From consideration of the above assessment and the statements of significance appropriate guidelines for the conservation of the place can be developed for:

- Definition of the place
- Archaeology of the place
- Use of the place
- Treatment of the fabric
- Removal of fabric
- Adaptation of significant fabric
- Additions and new buildings at the place
- Landscape and Setting
- Interpretation of the place
- Conservation procedures
- Adoption and review of conservation procedures

8.2 DEFINITION OF THE PLACE

The extent of the site has been firmly established by the 1850's subdivision of the St. Phillip's glebe.

Policy A1 Define the extent of the place is as shown on Figure 8.1.

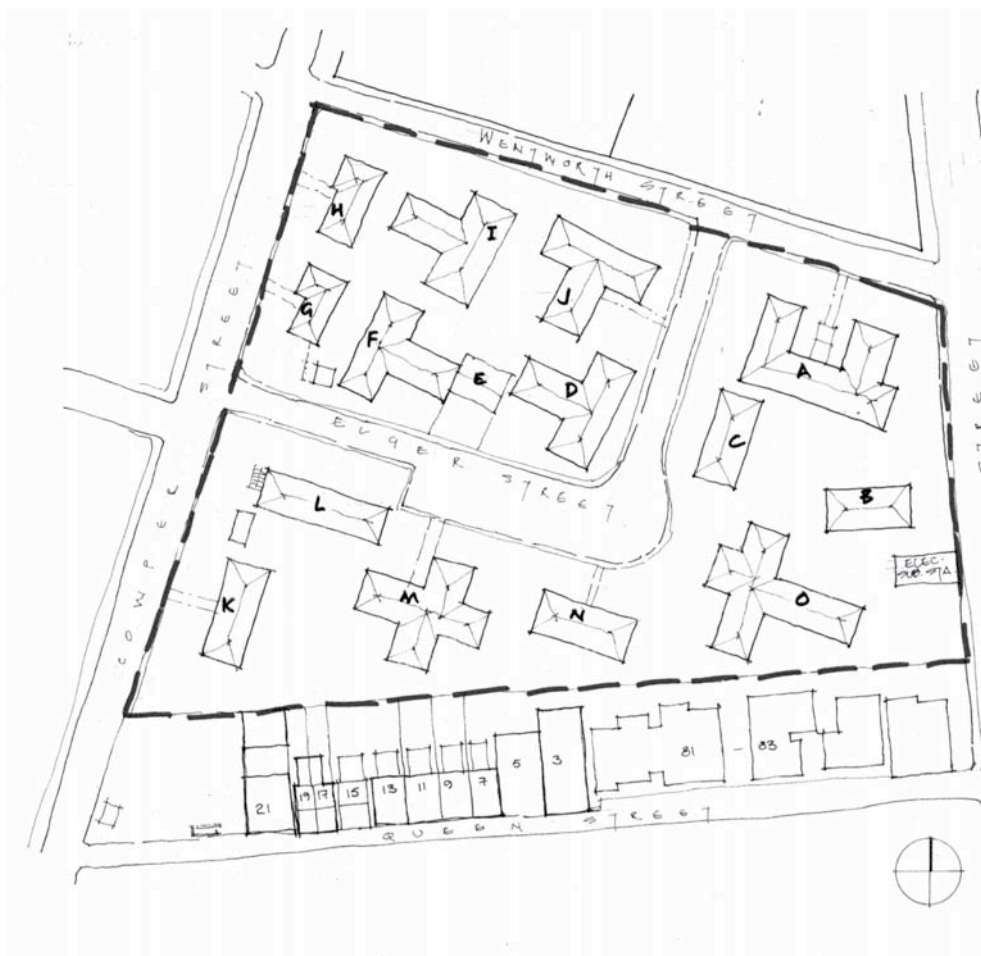


Figure 8.1 Definition of the Place

8.3 ARCHAEOLOGY

All the early buildings on the site have been demolished. The larger buildings along Christie Street appear in the photograph of 1948 and are shown dotted below. The former street layout is also noted.

Policy A2 Treat the place as having some archaeological potential in line with Figure 8.2. Monitor all excavations and landscaping works for evidence of previous structures, configurations and landscape layouts and allow the assessment of any finds by a suitably qualified archaeologist



LOW

Figure 8.2 Archaeological Potential

8.4 GUIDELINES FOR THE USE OF THE PLACE

Historic Use

Policy A3 Allow the use of the place for its historic use for housing

Compatible Use

Policy A4 Allow for compatible use that maintains the cultural significance of the place with limited change

- Adaptive reuse for residential or commercial development

Redevelopment

Policy A5 Allow for an alternative use that maintains the cultural significance of the place with substantial change to significant fabric:

- Redevelopment for residential development

Any redevelopment should pay due regard to these conservation guidelines and allow for the interpretation of the place in accordance with the guidelines.

8.4.1 Management of Use

Policy A6 Manage the use of the place to maintain the cultural significance of the place and allow its interpretation as noted in section 8.9.2

8.4.2 Incompatible Use

Policy A7 Restrict incompatible uses that diminish the cultural significance of the site or require the complete removal of significant fabric

8.5 TREATMENT OF THE FABRIC

The site was levelled over fourteen following the resumption for the construction of housing that was completed in 1967. This a suitable cut off point for the establishment of significant fabric apart from any remains from the previous periods of development (See Section 8.3 Archaeology).

The most significant building period was from 1953 (the construction of the first phase) to 1967 (the construction of the third phase)

8.5.1 Fabric to be Conserved

None of the fabric from the current apartments could be considered as significant and merit conservation.

Policy A8 Conserve the following:

- And in particular
- All fabric introduced before 1953
 - Sandstone kerbing to Stirling Street

Policy A9 Maintain the following:

- And in particular
- Fabric introduced before 1967
 - Foundation plaques

8.5.2 Fabric that may be Removed

Policy A10 The following fabric may be removed (this may include paint finishes and temporary coverings)

- All fabric introduced after 1952

8.5.3 Fabric that may be Demolished

Policy A11 The following fabric may be demolished:

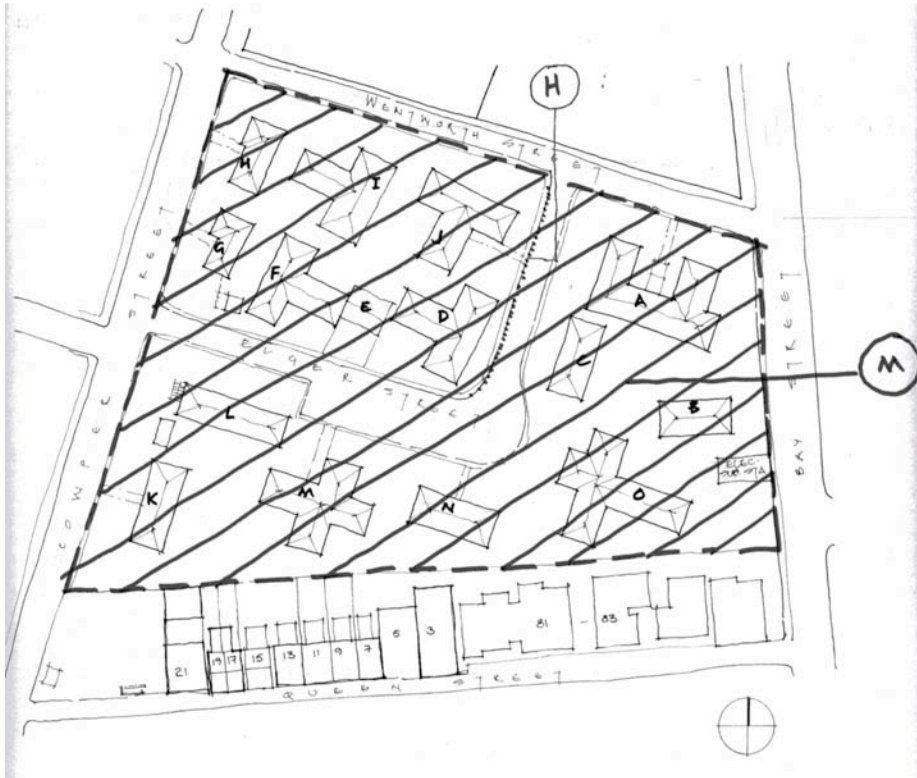


Figure 8.4 Elements that may be Demolished

8.5.4 Restoration and Reconstruction

There has been some change to the units and, if they were to be retained, there may be some merit in reinstating the early landscaping and timber windows.

There is no evidence of the detail of the previous structures on the site. There is good documentary evidence of the former street pattern and it appears that Stirling Street is partly on its original alignment. Redevelopment of the site may allow the reinstatement of former street patterns.

Policy A12 Allow the restoration or reconstruction of significant fabric that has been removed and in particular:

- Former street patterns
- Timber windows
- Original plantings

8.6 ADAPTATION OF SIGNIFICANT FABRIC

Should the flats be retained they may require upgrading from time to time or may be the subject of commercial redevelopment that seeks to provide balconies, lifts and the like. The buildings on the site are at a level of significance that would not preclude substantial change including substantial structural change.

8.6.1 Interior Spaces and Fabric

Policy A13 Allow the adaptation of interior spaces and features in accordance with the following tables and ranking diagrams (see Figures 7.1 & 7.2):

Ranking	Guideline
High	Preserve and conserve all significant fabric introduced prior to 1952 Fabric constructed post 1967 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations
Moderate	Fabric constructed post 1952 may be altered or removed Non significant fabric may be removed to restore/reconstruct earlier configurations New reversible partitions appropriate New reversible fitments appropriate Major sympathetic alterations appropriate Remodelling/alterations and additions appropriate provided some significant fabric or evidence of original configuration is maintained Permanent structural alterations appropriate Covering of significant finishes appropriate
Little	Allow the removal of fabric of little significance
Intrusive	Allow the removal of intrusive fabric

8.6.2 Adaptation for Fire, Disabled Access and other Statutory Requirements

Policy A14 Allow adaptation of significant fabric in order to comply with fire safety and other statutory requirements but only after investigation of alternatives to determine design and construction strategies that minimize damage to significant fabric. Carry out alterations in areas and spaces of lower significance in preference to those of higher significance

8.6.3 Adaptation for Installation of New or Replacement Services

Policy A15 Allow adaptation of significant fabric to allow the installation of new or replacement services provided that:

- They are installed in areas and spaces of lower significance in preference to those of higher significance
- They are designed and constructed in a manner that causes minimum damage to significant fabric and are removable without further damage to significant fabric
- The work is planned and carried out with regard to the potential underground archaeology of the place

8.6.4 Identification of Adaptation

Policy A16 Identify by method and style of construction all adaptations introduced pursuant of these guidelines

8.7 NEW BUILDINGS

There is considerable scope for new or replacement buildings on the site provided that they pay due regard to the scale of the surrounding area.

8.7.1 Permanent Structures

Policy A17 Allow the following:

- New buildings for any of the elements that have been demolished

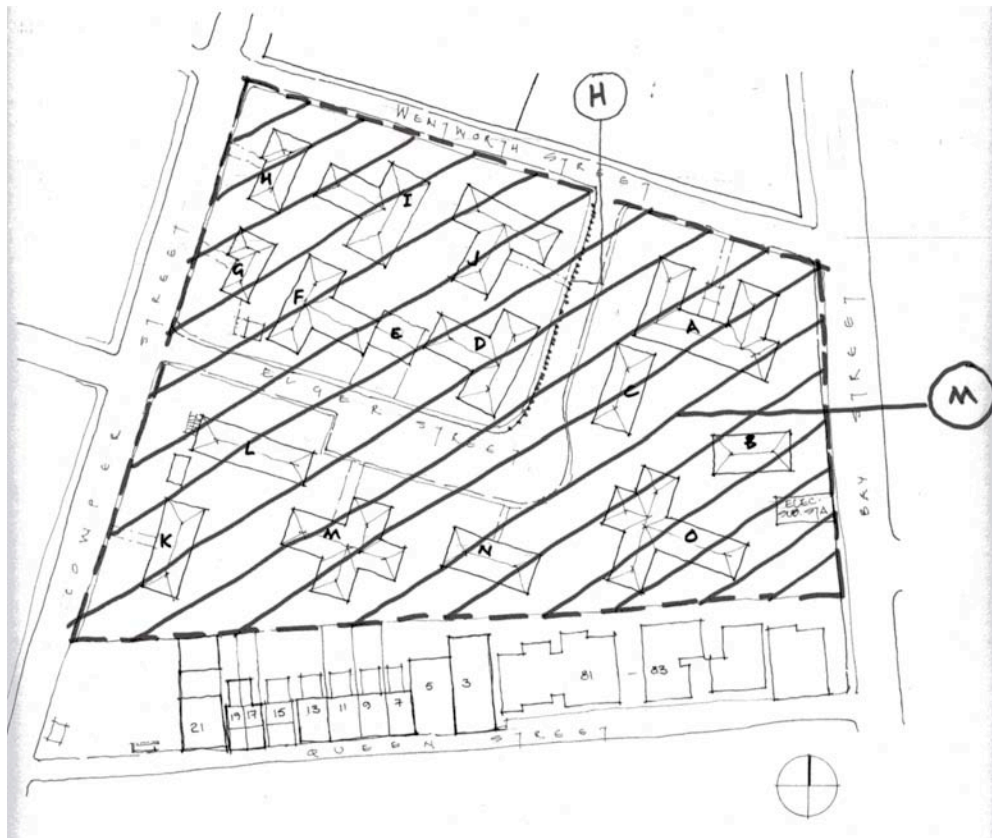
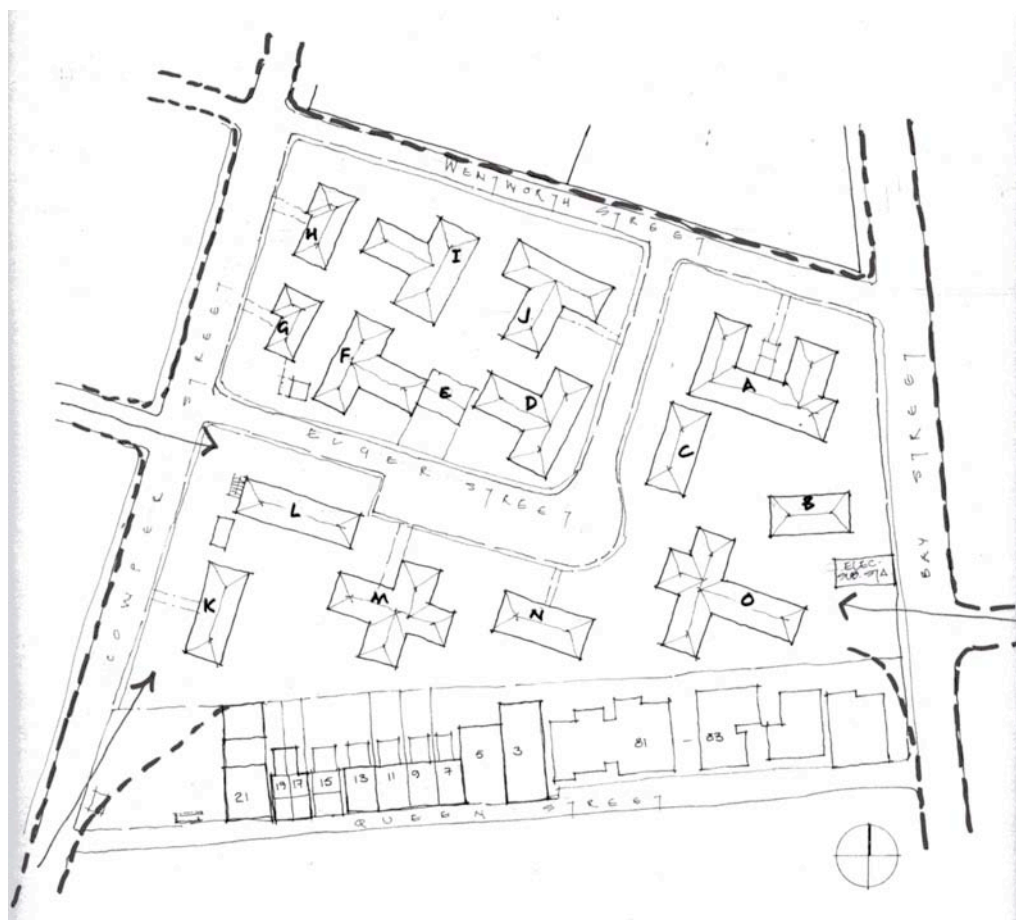


Figure 8.4 Areas for potential new buildings

8.8 SETTING, LANDSCAPE AND VIEWS

There are no significant views to from the site and the setting of the estate is controlled by the density of the surrounding development. The site is open to Bay Street and there are views to the site from the east.

There is no significant landscape but there are many mature trees on the site and these should be conserved where feasible.



8.9 GUIDELINES FOR INTERPRETATION

8.9.1 Generally

Interpret the place to the public and to specialists by a combination of restoration and reconstruction works to significant fabric.

8.9.2 Interpretation

Policy A19 Interpret the place as:

...a small estate of 15, one to four storey, brick, apartment blocks designed by R. Lindsay Little, built between 1953 and 1967 by the NSW State government as part of a slum clearance measure in Glebe.

...being formerly occupied by terrace housing and industrial and warehouse buildings that have all been demolished and part of the site was formerly occupied by Wearne's Glebe Workshop who were makers of tram and railway rolling stock.

...part of the St. Phillip's section of the Glebe lands that were dedicated in 1788 for the maintenance of the Church of England and that were subdivided for sale in the 1820's

8.10 CONSERVATION PROCEDURES

8.10.1 Guidelines

The proposed guideline for the Conservation Procedures at the Place is to treat the place as of high cultural significance, and consequently guide activities at the place by the provisions of the *Australia ICOMOS Burra Charter*

8.10.2 Professional Conservation Team

Engage personnel skilled in the disciplines of conservation practice at a professional level as appropriate to advise on, and implement, the conservation aspects of the place.

8.10.3 Skilled Trade Team

Engage skilled trade building and engineering trades as appropriate to advise on the conservation of the place and to carry out all works at the place.

8.10.4 Reference Documentation

Assemble, catalogue and make readily available, copies of all known historical drawings, pictorial documents and major written primary and secondary records relating to the place in a permanent archive.

8.10.5 Archaeological Finds

Record all archaeological finds. Document and safely house all finds that have been, or are in future, removed from the place. Store in one location, apart from items that might be distributed elsewhere for particular research or interpretative reasons.

8.10.6 Photographic Survey

Carry out, catalogue and archive a systematic photographic survey of the place before, during and after any works.

8.10.7 Conservation Practice

Carry out works to the place in the following manner:

a) Condition Survey

Before commencement of work to an element of the place, a full photographic and measured survey should be carried out to record:

- the extent and nature of the significant fabric
- if possible, the age of each part of the fabric

b) Documentation of Works

Proposed works to an element should be documented for implementation, in a way that allows scrutiny by others before the work is executed and also in posterity. The documentary or physical evidence upon which the works are based should be clearly known and cited. A copy of the documentation, including plans and schedules, should be held at the archive for the place.

c) Preservation of Fabric and Patina

The documentation should be drawn up to retain the maximum amount of significant fabric and patina consistent with the preservation and significance of the element. Replacement fabric should be considered of far less heritage value than the original fabric.

f) Information Revealed during Works

New information revealed about materials, configuration, use, age, evolution etc, that comes to light during the works should be recorded and added to the archival record.

g) Identification of Personnel

Personnel involved in the documentation and implementation of the works at the place should be recorded for future reference.

8.10.8 Compliance with Conservation Guidelines

Act only in accordance with the adopted guidelines. Proposals that are not in accordance with the Conservation Guidelines are only to be implemented following a revision of the whole of the guidelines that results in the conclusion that the proposals are consistent with the revised guidelines. Alterations to the guidelines should not be carried out in an ad hoc manner.

8.10.9 Review of Conservation Guidelines

Review the Conservation Guidelines after the first major works at the place, or otherwise at regular intervals, say seven years after their adoption.

8.10.10 Distribution of Conservation Guidelines

Allow this heritage study to be freely available by providing copies to public libraries. Supply a copy of any future conservation studies and guidelines to an appropriate archive. (eg The City of Sydney Archives).

9.0 SUMMARY AND RECOMMENDATIONS

9.1 SUMMARY

It is clear from the above that the Wentworth Street Estate is of **moderate significance** at a **local level**.

The Estate was built over the period 1953 to 1967 as part of the State government's slum clearance programme to provide rental accommodation for the local residents.

The site formed part of the 'glebe' lands that were set aside in 1798 for the support of the Church of England. In the nineteenth century this was the subject of residential, commercial and industrial development including the Thomas Wearne's Glebe workshop and various industries serving the area that provided employment for local residents.

The current buildings on the site are robust but utilitarian and are of little aesthetic merit. They have provided low cost accommodation for local residents for nearly fifty years but this could be served by other forms of development.

The Estate is not at a level of significance that precludes major change or even complete redevelopment. Only the remains of the kerbing to Stirling Street is worthy of retention.

9.2 RECOMMENDATIONS

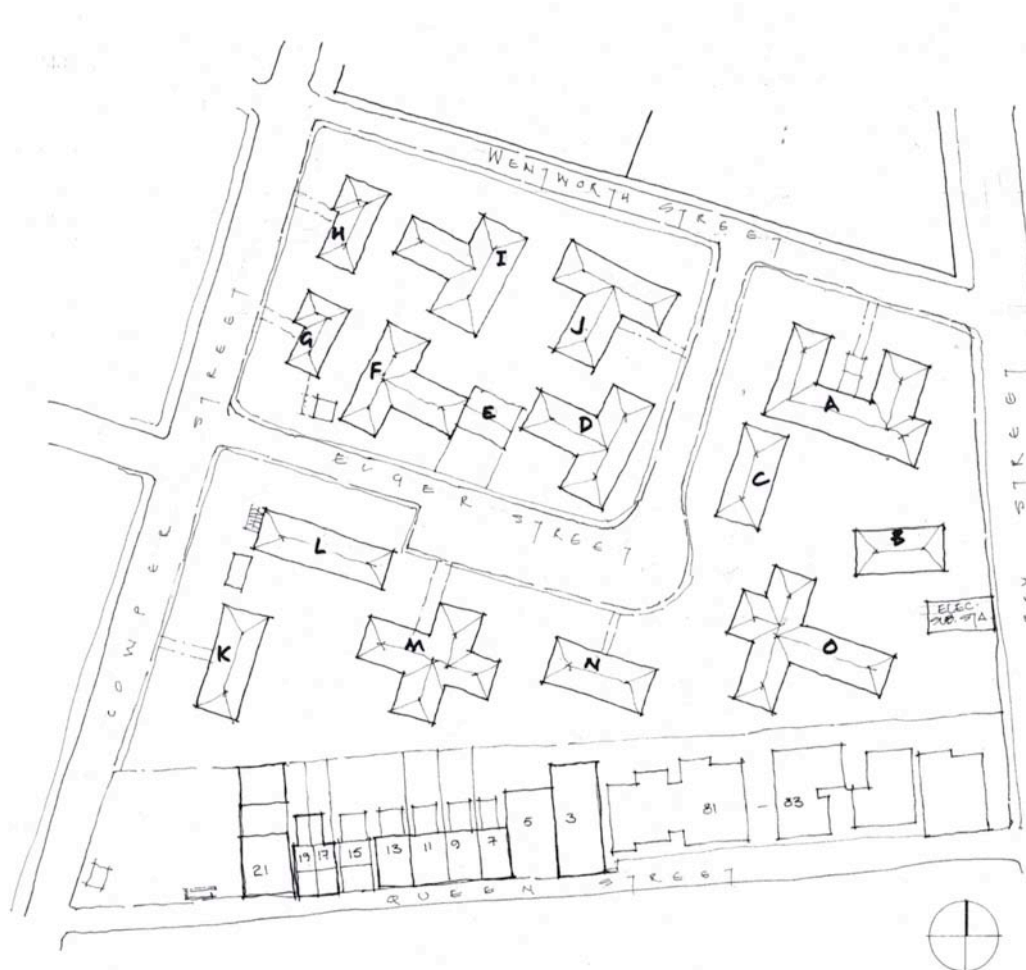
We would recommend the following:

- The conservation guidelines noted above be adopted and implemented

JOHN OULTRAM

10.0 APPENDIX A

PHOTOGRAPHIC SCHEDULE OF THE MAJOR BUILDINGS AND ELEMENTS AT THE SITE



A	1 Wentworth Street - <i>Mirrabooka</i>	3/4 storey walk up/lift access
B	?	3 storey walk up
C	2 Stirling Street - <i>Mirrangang</i>	3 storey walk up
D	3 Stirling Street	3 storey walk up
E	1 Elger Street	Single storey flats
F	3 Elger Street	3 storey walk up
G	26 Cowper Street	3 storey walk up
H	24 Cowper Street - <i>Sloss Court</i>	3 storey walk up
I	19 Wentworth Street	3 storey walk up
J	1 Stirling Street	3 storey walk up
K	48 Cowper Street	2 storey walk up
L	46 Cowper Street - <i>Milperra</i>	3 storey walk up
M	6 Elger Street	3 storey walk up
N	4 Elger Street	3 storey walk up
O	2 Elger Street	3 storey walk up
P	Substation	Single storey flat roof
S1	Stone kerbs	

BUILDING	A	1 WENTWORTH STREET - <i>MIRRABOOKA</i>	
Location Plan		Photograph	
Designer	R. Lindsay Little		
Builder			
Date	1953		
History	Built as part of Phase 1 of the redevelopment of the area around Elger Street by the NSW Department of Housing		
Description	Three and four storey, walk up apartments in a U shaped plan that has been fitted with a modern lift and external concrete access ways. Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.		
Integrity/Intactness	High		
Significant elements	Foundation Plaque		

BUILDING	B		
Location Plan		Photograph	
Designer	R. Lindsay Little		
Builder			
Date	1953		
History	Built as part of Phase 1 of the redevelopment of the area around Elger Street by the NSW Department of Housing		
Description	Three storey, walk up apartments in a rectangular shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.		
Integrity/Intactness	High		
Significant elements			

BUILDING	C	STIRLING STREET - MIRRAGANG
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1953	
History	Built as part of Phase 1 of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a rectangular plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	D	3 STIRLING STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1960	
History	Built as part of Phase II of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a T shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	E	1 ELGER STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1960	
History	Built as part of Phase 1 of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Single storey row of three cottages in a rectangular plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	F	3 ELGER STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1960	
History	Built as part of Phase II of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a T shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	G	26 COWPER STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1960	
History	Built as part of Phase II of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in an L shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	H	28 COWPER STREET – SLOSS COURT
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1960	
History	Built as part of Phase II of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in an L shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements	Foundation Plaque	

BUILDING	I	19 WENTORTH STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1960	
History	Built as part of Phase II of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a T shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	J	1 STIRLING STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1960	
History	Built as part of Phase II of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a T shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	K	48 COWPER STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1967	
History	Built as part of Phase III of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a rectangular plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	L	46 COWPER STREET - MILPERRA
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1967	
History	Built as part of Phase III of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Two storey, walk up apartments in a rectangular plan with an external access stair and walkways Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	M	6 ELGER STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1967	
History	Built as part of Phase III of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a cruciform shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	N	4 ELGER STREET
Location Plan	Photograph	
Designer	R. Lindsay Little	
Builder		
Date	1967	
History	Built as part of Phase III of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a rectangular plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING	O	2 ELGER STREET
Location Plan		Photograph
Designer	R. Lindsay Little	
Builder		
Date	1967	
History	Built as part of Phase III of the redevelopment of the area around Elger Street by the NSW Department of Housing	
Description	Three storey, walk up apartments in a cruciform shaped plan Walls are in face brick with hipped, concrete tile roofs with wide eaves. Original windows are horizontally proportioned, double hung timber sashes but some have been replaced in aluminium. Some windows are detailed with concrete frames around and some of the blocks have concrete entrance porches. The stairwells are marked with timber framed glazing assemblies over several floors. Landscaping all round with galvanized metal fence around each of the footpaths.	
Integrity/Intactness	High	
Significant elements		

BUILDING		SUBSTATION No. 753
Location Plan		Photograph
Designer		
Builder		
Date	1953	
History	Built in 1953 by the Sydney County Council it was initially proposed in 1948	
Description	Single storey brick substation with a flat, concrete roof. Raised from the street (probably due to the surrounding flood levels) with steps to the footpath.	
Integrity/Intactness	High	
Significant elements		

SITE ELEMENT	S1	STRILING STREET KERB
Location Plan		Photograph
Designer		
Builder		
Date	1850'S	
History	Possibly the original kerbing to Stirling Street (formerly Sterling Street) that was established by the re-subdivision of the site in the 1850's by the then owners Robert How and John Walker	
Description	Sandstonetone kerbs	
Integrity/Intactness	Moderate	