



GRAHAM BROOKS  
AND ASSOCIATES  
ARCHITECTS  
HERITAGE  
CONSULTANTS

1-5 Woodburn Street, Redfern

## Heritage Assessment



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Graham Brooks & Associates Pty Ltd  
 Incorporated in NSW  
 Architects, Planners & Heritage Consultants  
 71 York St, Level 1  
 Sydney 2000 Australia  
 Tel: (61) 2 9299 8600  
 Fax: (61) 2 9299 8711  
 Email: gbamain@gbaheritage.com  
 www.gbaheritage.com  
 ABN: 56 073 802 730  
 ACN: 073 802 730  
 Nominated Architect: Graham Leslie Brooks  
 NSW Architects Registration: 3836

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# Introduction

# 1.0

## 1.1 Background

This report has been prepared as part of the Environmental Impact Statement (EIS) for State Significant Development (SSD) application number SSD 7061, the redevelopment of 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern. It partially addresses the following item in the Secretary's Environmental Assessment Requirements (SEARs) for this project:

### 8. Heritage European and Aboriginal Heritage

- Assess the heritage significance of the site and any impacts the development may have upon this significance.
- Non-Aboriginal heritage items within the area affected by the proposal should be identified. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines of the NSW Heritage Manual.

Separate reports have been prepared to assess the significance of the 175-177 Cleveland Street component of the site and to assess to the potential heritage impact of the development proposal.

## 1.2 Report Objectives

The main objective of this report is to evaluate the heritage significance of the subject property at 1-5 Woodburn Street, Redfern.

## 1.3 Report Structure

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the *NSW Heritage Manual*. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the building's significance.



Figure 1.1  
Location map showing the subject site outlined in red

Source: google maps



Figure 1.2  
Aerial photograph showing the subject site outlined in red

Source: NSW LPI SIX Maps 2015

## **1.4 Site Identification**

The subject site is located on the western side of Woodburn Street, near the corner of Cleveland Street. It is described by NSW Land and Property Information (LPI) as Lot 5 DP68798.

## **1.5 Authorship**

This report has been prepared by Dr Christina Amiet, Senior Heritage Consultant, of Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

## **1.6 Report Limitations**

This report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of archival plans viewed and inspection of the existing fabric.

Archaeological assessment is outside the scope of this report.

## **1.7 Copyright**

Copyright of this report remains with the author, Graham Brooks and Associates Pty Ltd.



# Historical Summary

# 2.0

## 2.1 Concise History of the Locality

The initial European settlement of the Sydney area was centred around the site of Port Jackson, with the far reaches of the town area finishing near the intersection of present-day George and Pitt Streets. Beyond, George Street turned into what was known as Parramatta Street (later George Street West). Alongside Parramatta Street ran a stream which crossed the road under a bridge and drained into Blackwattle Swamp. Outside the immediate city precinct, the land was principally used for the stabling and pasturing of livestock.

William Chippendale, one of the first grantees in the area, arrived in New South Wales as a free settler in 1815 and was granted 95 acres of land in 1819 on the condition that at least 20 acres be cleared and cultivated within five years. His land, which lay opposite Ultimo Estate, bordered that of Redfern, Chisholm and Hutchinson farms. On the south side, his grant ended at the Blackwattle Swamp Stream. The grant, known as the Chippendale Estate, was composed of low-lying bog and fertile soil. The major landholders in the area were Chippendale, Major Druitt, Robert Cooper and Thomas Shepherd. In later years, Shepherd's Nursery became an integral part of the Chippendale area, ultimately giving names to many of the streets in the vicinity, including Pine, Myrtle and Rose.

Over time, William Chippendale sold portions of his land to pawnbroker/merchant and ex-convict Solomon Levey.<sup>1</sup> Part of the land was subsequently resold and subdivided in 1838, with the evolving suburb clearly emerging as both residential and industrial. The smallest blocks had 66 foot frontages to Cleveland, Botany and Banks (Meagher) Street. Banks Street emerged as a small commercial nucleus, with one shop and three houses in 1845, but six shops, twenty-seven houses and one hotel within the next three years. Among established buyers such as Hutchinson and Shepherd were individuals like Prosper De Mestre, who owned numerous properties in the Sydney CBD and evidently aimed to extend his reach to the surrounding areas.<sup>2</sup> The external streets of Botany (now Regent) and Cleveland Streets were predominantly good quality residential premises, with a smattering of some commercial properties. By mid-century, there were several enterprises in the area: notably Cooper's Brisbane distillery, and the Kent Brewery. There was also a steam flour mill on Abercrombie Street and a small soap and candle factory on Parramatta Street.

The early housing in the area was associated with the industries in the area, with most of the companies' workers and their families residing close by. The majority of housing was of low quality,

<sup>1</sup> Index and registers of Land grants – leases and purchases 1792-1856, New South Wales Archives, 1998, indexed by Jean McNaught.

<sup>2</sup> S Fitzgerald, *Chippendale*, p.23

cramped and squalid. One of the first areas occupied was between the distillery and the brewery, in narrow laneways running back from Parramatta Street that were lined with shabbily built and ill-maintained wooden houses. Despite this, the area rapidly filled to overflowing with residents. In the 1850s the area expanded to allow for more of these narrow laneways, with the marking out of Charles and Green Lane. In total, there were approximately ninety cottages by the end of the 1850s: all were in sad repair and lacking basic drainage and sanitation.

The 1850s and 1860s saw the subdivision of the last remaining large holdings in Chippendale and the consequent establishment of new street formations such as the extension of Cleveland Street through to Newtown as part of the subdivision of Hutchinson's paddock. By the latter half of the nineteenth century, large sections of Chippendale and Redfern were maligned by the Council for its perceived low character, incidence of crime and depravity, and the poor quality of lifestyle among the resident Irish and minority groups. A *Legislative Assembly* report compiled in 1875-6 found that: "*Throughout the whole of this area the buildings are of a very inferior class, being chiefly low weatherboard and shingle cottages, containing three or four small rooms, in most cases very much out of repair...*"<sup>3</sup>

In many instances residences seemed to be composed mostly of rags, bits of wood, torn sugar baskets from the nearby distillery, mats, old bags, and suffering from either excessive or insufficient ventilation.

Several streets were renamed in the late nineteenth century, among them Kensington Lane (later known as Fitzroy St), which was temporarily called Goold Street, and Yarnold Street was subsequently known as Eveleigh Street. In the 1880s and 1890s, land in the area became increasingly utilised for residences and manufacturers, particularly after the reclamation of Blackwattle Swamp. Between 1871 and 1891, the population increased by over fifty per cent.<sup>4</sup> Inevitably, the illegal subdivision of properties emerged as another significant problem that the Council had to deal with in the last two decades of the nineteenth century.

## 2.2 Resumption and Redevelopment

Wholesale resumption of pockets of Chippendale and Redfern land began in earnest in the late nineteenth and early twentieth, centuries. Flooding and sewage problems continued to plague the area, and the decision to cover a main open sewer in 1900 resulted in back-flooding through manholes, gullies, yards and cellars. In 1909 Archdeacon Boyce recommended the remodelling of Chippendale as a matter of urgency and the construction of worker's dwellings essential and the demolition of "*wretched little streets [with] no room to live.*" A process of wholesale resumption

<sup>3</sup> *Votes and Proceedings of the New South Wales Legislative Assembly, 1875-6, Eleventh Progress Report, p.623*

<sup>4</sup> Fitzgerald, *Rising Damp*, p.53

of selected areas began in 1911, with the resumed land reserved for both residential and commercial redevelopment. Owners were offered compensation by the Council, and inevitably led to court cases, and numerous disputes and correspondence. In 1912 the City Architect was instructed to draw up plans for public housing, ultimately resulting in the construction of the Strickland Buildings – the first public housing in Sydney. A good proportion of the land was sold to factory owners. Later demolitions followed, such as in 1917, when the Council knocked houses on Buckland Street down in order to widen the road. Similarly, buildings fronting onto Cleveland Street were demolished to allow for a wider thoroughfare.

Increased pressure was laid on locals to move further out into the suburbs and abandon Chippendale to the commercial enterprises, forming a long-running pattern of commercial occupation of this area, particularly along Cleveland Street. Many businesses dealt with clothing manufacturers and associated industries. Again, by the end of World War One, the food processing industry was also in place in Chippendale, including the White Wings factory, Bendollar Chocolate Company, MacRobertson's Chocolate factory and the Phoenix Biscuit Company, all of which were located on Cleveland Street.<sup>5</sup> Heavy manufacturing was to be found in both wholesaling and production, with companies such as Clutterbuck Brothers, numerous wire workers, engineers, printing firms, galvanisers, motor accessories manufacturers and spring makers. As the small residential cottages were demolished, they were increasingly replaced by commercial, retail and industrial buildings.

By mid-century, the area in close proximity to the railway, between Regent and Abercrombie Streets, was a hub of industry and manufacturers.<sup>6</sup>

Following World War Two, many of the residents moved out to the suburbs as part of a larger pattern of prosperity and consequent suburbanisation. In their place came new migrants: Greeks, Italians and British immigrants, although many southern Europeans did not stay long in the area. Other nationalities were Asian, African and South American countries, with the area generally becoming desirable to students through its proximity to the Sydney University. In the latter part of the twentieth century, the factories and similar industries needed to expand, and chose to move to other suburbs, leaving their warehouses vacant for new enterprises and overall redevelopment. Older businesses, such as the brewery, remained, and even expanded, as late as the 1980s, when houses in Balfour, Wellington and Kensington Streets were demolished to enable the construction of new buildings. However, the small sizes of the allotment limiting the growth of the various manufactories meant that companies needed to relocate away from the inner city area, with a pattern evident by the late 1970s and early 1980s of businesses moving away from the Chippendale/Redfern area.

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5 Fitzgerald, *Chippendale*, p.87

6 Fitzgerald, *Chippendale*, p.105

## 2.3 Early Development of 1-5 Woodburn Street

The subject site originally formed part of a ninety-five acre parcel of land granted to William Chippendale on 31 August 1819.

It was acquired by merchant and importer Jean Prosper De Mestre, who was involved in shipping, whaling and property markets and was well regarded as a business leader in the Sydney colony, at one time becoming a director of the Bank of New South Wales. De Mestre was declared insolvent in 1844 and died at Terara, Shoalhaven, after a short illness later that same year.<sup>7</sup>

The breakup of his property portfolio began prior to his death, with advertisements for his Sydney city properties published in the *Sydney Morning Herald* on 15 May 1844.

The Woolcott and Clarke Map of 1854 showed that the majority of Woodburn Street had been developed by this time. In addition to the subject site, there was a small open yard associated with the adjacent Royal Standard Hotel (later partially built over). The site itself had clearly been built upon (see Figure 2.1) and was used for residential housing.

Lot 5 and part of Lot 14 of Section 2 of De Mestres Subdivision, with “building allotments at Chippendale” was conveyed via a settlement in July 1884 to Thomas Bourke of the first part, Joanna Bourke of the second part and Thomas Slattery of the third part.<sup>8</sup> It was confirmed in the ownership of Joanna Bourke, of 4 Woodburn Street, in August 1913, with the entirety of Bourke’s parcel of land valued at £620.<sup>9</sup>

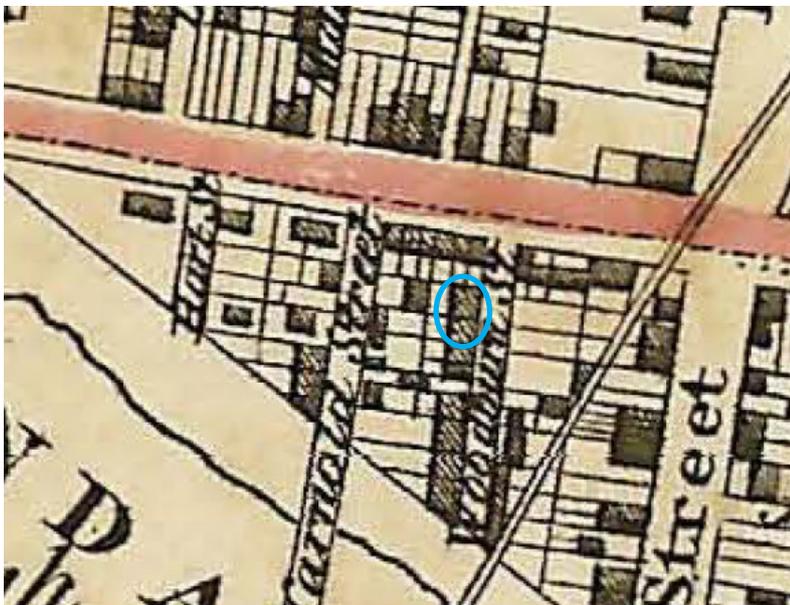


Figure 2.1  
Detail of Woolcott and Clarke's 1854 Map of Sydney, showing that the subject site (outlined with a blue circle) had been developed by this date.

Source: P. Ashton, *Sydney Takes Shape*

<sup>7</sup> G.P. Walsh, 'de Maestre, Jean Charles Prosper (1789-1844) Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/de-maestre-jean-charles-prosper-1976/text2393>, published in hardcopy 1966

<sup>8</sup> No.267, Bk 292, Old Systems, NSW Land and Property Information

<sup>9</sup> Primary Application No.18798, NSW Land and Property Information

The *Sands Sydney Directory* showed that in 1930, the site was all but unchanged, with occupants listed for nos 3-5 Woodburn Street, as:

- No 3: Mrs E Ashley
- No.4: W.G. Olden
- No.4 [sic?]: F. Barber
- No.5: Mrs M Smith

Adjacent, at No.7 Woodburn Street, was a light industrial building occupied by Paper Products Ltd (visible in 1930 aerial: Figure 2.3)

## 2.4 Construction of the Existing Building at 1-5 Woodburn Street

The subject site, together with a number of other parcels, was purchased by Lilian Emily Croll in December 1936,<sup>10</sup> and re-sold to Rose Bay engineer Albert Wilson in July 1938.<sup>11</sup> A covenant was agreed between A Wilson Pty Limited and Paper Products Ltd as part of the development process, relating to the easement at the rear of the property boundary.

The site was redeveloped and the existing light industrial building erected c.1938-1940. It showed on the 1943 aerial photograph as a flat roofed structure, and identified on the Water Board Field Book of 1951 as a one storey brick building occupied by Wilson Electrical Appliances.

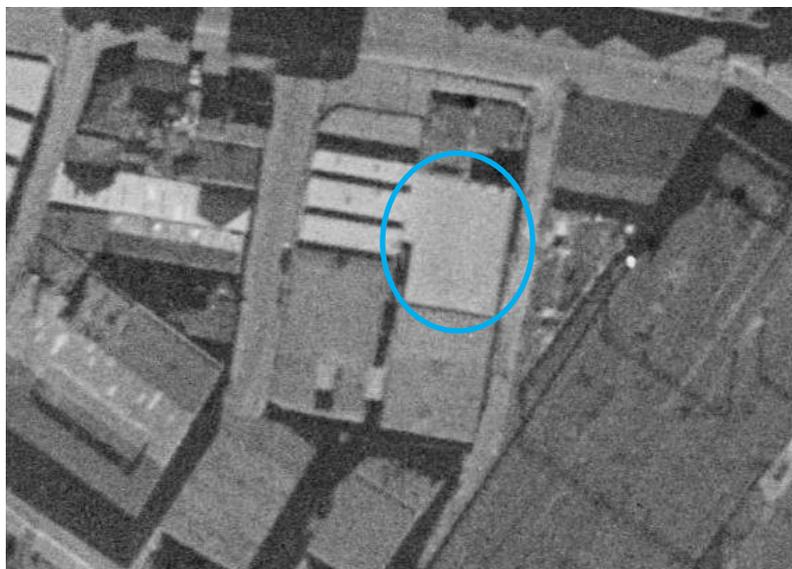


Figure 2.4  
1943 aerial photograph, showing the light industrial building constructed c.1938-1940 (circled in blue)

Source: NSW LPI Six Maps

<sup>10</sup> Vol.4813 Fol.42, NSW LPI  
<sup>11</sup> Vol.4975 Fol.63, NSW LPI

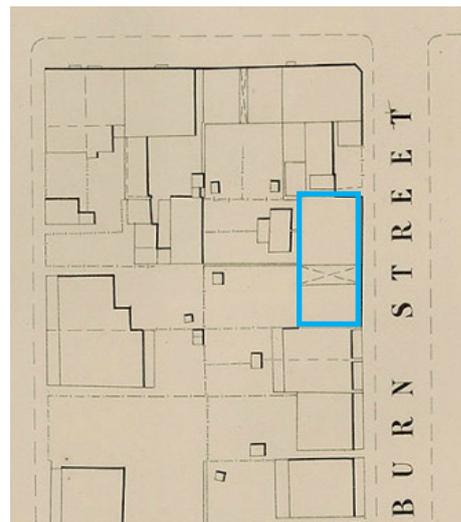


Figure 2.2  
Detail of an 1888 survey showing the approximate location of the subject site at 1-5 Woodburn Street

Source: Redfern Sheet 20, Sydney Metropolitan Detail Series, State Library NSW



Figure 2.3  
Detail of 1930 aerial photograph, showing the larger Paper Products industrial building adjacent to the smaller residential buildings occupying the site of 1-5 Woodburn Street (circled in blue)

Source: NSW LPI 1930



Figure 2.6  
Detail of Civil Survey, 1938-1950, showing the site occupied by A Wilson Pty Ltd

Source: City of Sydney Council, *Historical Atlas of Sydney*

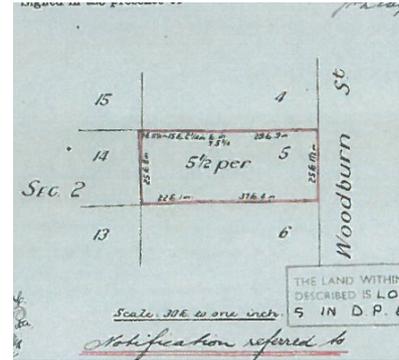


Figure 2.5  
Cancelled title showing the allotment purchased by engineer Albert Wilson, 1938

Source: NSW LPI Vol.4975 Folio 63

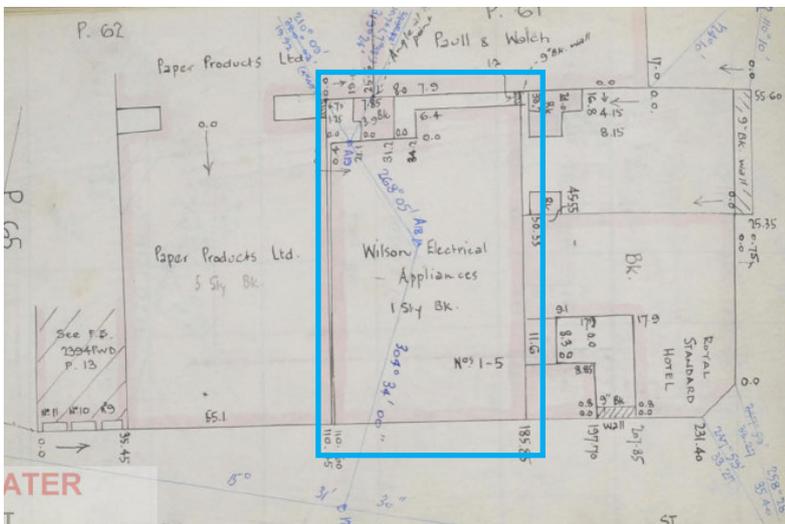


Figure 2.7  
Sydney Water Board Field Book, 1951, showing Wilson Electrical Appliances as a one storey brick building (outlined in blue)

Source: Sydney Water Board Archives

A Wilson Pty Limited leased the premises of 1-5 Woodburn to Superfine Printing Company in Jun 1959. Superfine remained the leasholder and occupant of the bulding until 1974, when ownership of the property was transferred to Albert Bowman Wilson.<sup>12</sup>

## 2.5 Subsequent Changes to the Fabric

There are few records available relating to documented changes to the premises at 1-5 Woodburn Street. In 1959 an Application was submitted to Council for proposed alterations and new use of 1-5 Woodburn Street, as a commercial printery for Superfine Printing Company Pty Ltd, on behalf of A Wilson Pty Ltd.<sup>13</sup> This work included the construction of partitions, toilets and stairway, at an estimated cost of £350. Unauthorised erection of internal walls was also documented.

The following Development Applications were subsequently submitted to Council:

- Alterations to toilet, £25 (1959), A Wilson P/L
- Mechanical ventilation, £160 (1962), Planet Vent. Pty Ltd
- Mechanical ventilation, £96, 1963, Planet Vent. Pty Ltd.<sup>14</sup>

Although the 1951 Water Board field book survey identified the building as a one storey building, a subsequent 1992 DA submitted to Council for a proposed additional fire door noted that the building had a two storey form with galvanised iron roof.<sup>15</sup> There are no Council files available recording the construction of an additional storey.

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<sup>12</sup> Vol.4975 Fol.63, NSW LPI

<sup>13</sup> 0126/059, City of Sydney Council Archives

<sup>14</sup> City of Sydney Council Planning Streetcards

<sup>15</sup> BA 195/92, City of Sydney Council Archives

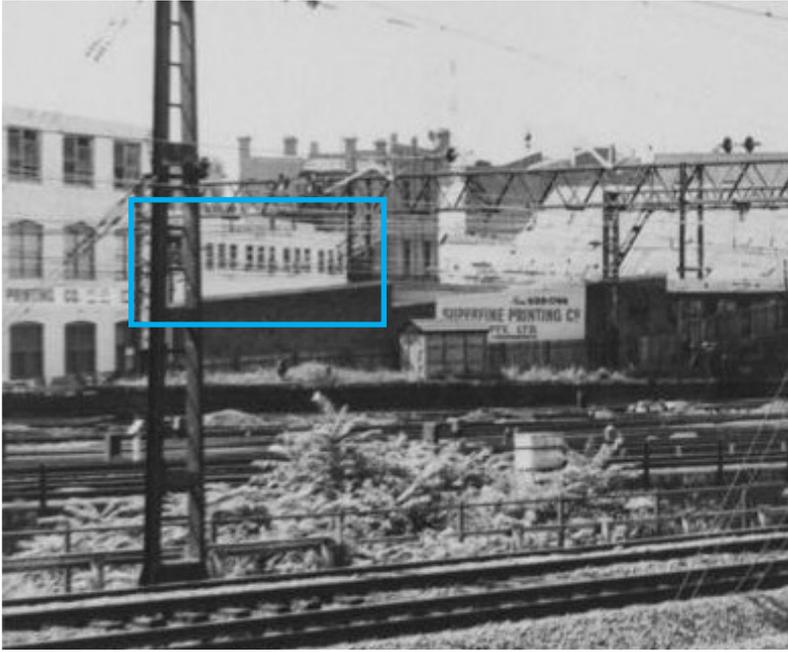


Figure 2.8  
 Early 1980s photograph from Regent Street looking across the railway line to the subject site. It shows 1-5 Woodburn Street, adjacent to the 3 storey light industrial building at 7 Woodburn Street

Source: City of Sydney Archives, Archivepix, SRC 15790



Figure 2.9  
 c.1986 photograph looking along Woodburn Street from Cleveland Street

Source: City of Sydney Archives, Archivepix, 051/051661



# Physical Evidence

# 3.0

## 3.1 Urban Context

The subject site is located in the inner city suburb of Redfern, which is located to the south of Sydney Central Business District. It is located within a context of mixed residential and commercial uses. Dwellings in the area comprise typical one and two storeyed semi-detached terrace houses constructed during the late nineteenth and early twentieth centuries. There are also numerous examples of interwar units and contemporary multi-storey apartment buildings in the immediate vicinity. The southern side of Cleveland Street features large scale multistorey residential buildings, while the northern side of Cleveland Street, within the Chippendale Conservation Area, has retained more characteristics in common with the earlier building stock.

The subject site can be viewed from the railway line and distance views are afforded from Regent Street. There is limited visibility of its main elevation from Cleveland Street.



Figure 3.1  
Aerial view looking east showing the subject site marked with a red arrow  
Source: Nearmap



Figure 3.2  
Aerial view showing 1-5 Woodburn Street within its context, showing numerous multistorey buildings in the immediate area. The subject building is indicated with a red arrow  
Source: Nearmap



Figure 3.3  
Streetscape view along Cleveland Street, looking towards the intersection with Woodburn Street



Figure 3.4  
Cleveland Street view, showing the multi-storey building stock in the vicinity



Figure 3.5  
Cleveland Street view, looking towards the intersection with Woodburn Street. The subject site is indicated with an arrow.



Figure 3.6  
View from Chippen Street looking south across Cleveland Street. The subject site is marked with a red arrow



Figure 3.7  
The contemporary hotel on the corner of Cleveland and Woodburn Streets, opposite the subject building



Figure 3.8  
View along Woodburn Street looking to Cleveland Street. The subject site is indicated by the red arrow. The railway corridor is to the right

### **3.2 Description of the Building Exterior**

1-5 Woodburn Street is a modified two storey Interwar era structure constructed c.1938-1940. It has a stepped parapet with remnant Wilson Electrical Appliances signage on the original facebrick facing onto Woodburn Street. The remainder of the building is rendered and features a simple saw tooth roof form.

The Woodburn Street elevation presents with a facade showing two bands of horizontally oriented windows across its length. Windows have been fitted at ground floor level with security grilles, and an additional opening inserted for fire door egress.

The Cleveland Street elevation shows evidence of prior additions, and retains original Wilson signage.

### **3.3 Description of the Building Interior**

Internally, 1-5 Woodburn Street has been modified in the 1960s with the construction of internal walls and partitioning and reconfiguration of internal spaces. The ground floor level is a large open workshop area with a loading dock on the southern end of the building, and partitioned office spaces at the northern extent of the building. Original details such as timber posts and roof trusses are still extant.

At first floor level, there has been substantial modification of the fitout, with extensive partitioning into multiple rooms. Spaces at the rear of the building are more utilitarian in function.

### **3.4 Condition and Integrity**

The building was modified externally in the 1980s period, with the insertion of a new fire door and changes to window openings and details. This has resulted in diminished integrity, but it retains its overall general presentation and built form.

Internally, the building has been similarly adapted, to suit new occupants and uses. The interior has been reconfigured with internal walls added, and upgraded in 1959 and the 1980s. It retains some original timber posts and trusses.



Figure 3.9  
Cleveland Street view of 1-5 Woodburn Street, showing its relationship with the adjacent building at 175 Cleveland Street



Figure 3.10  
Cleveland Street elevation



Figure 3.11  
View showing the relationship between the subject building and 175 Cleveland Street



Figure 3.12  
View along Woodburn Street of the subject building



Figure 3.13  
Woodburn Street elevation, looking towards Cleveland Street intersection



Figure 3.14  
Woodburn Street elevation, showing its regular pattern of window openings and signage at parapet level

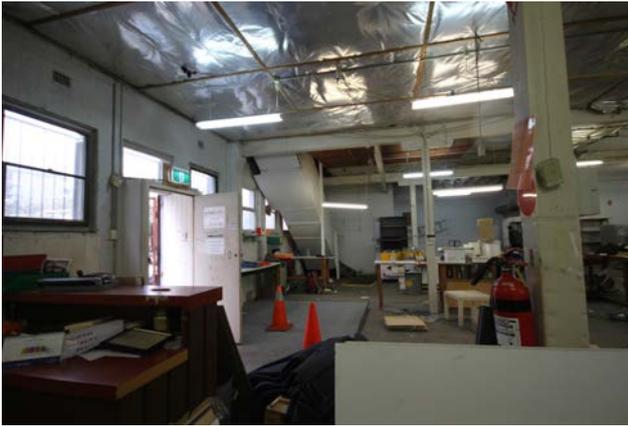


Figure 3.15  
Interior showing main entrance into the building



Figure 3.16  
View of ground floor space



Figure 3.17  
Ground floor interior



Figure 3.18  
Partitioned rooms at the northern end of the building, ground floor interior

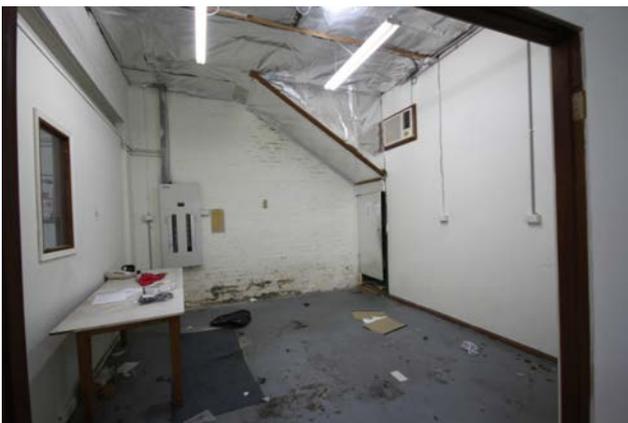


Figure 3.19  
Ground floor partitioned room



Figure 3.20  
Loading dock, at the southern end of the building





Figure 3.21  
Loading dock detail



Figure 3.22  
Roof timber structure detail



Figure 3.23  
View from stairs across the ground floor of the building



Figure 3.24  
First floor view, showing original timber roof trusses

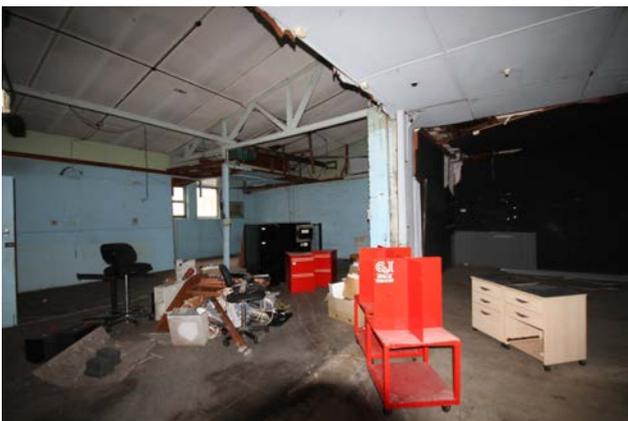


Figure 3.25  
View of first floor internal space



Figure 3.26  
Partitioned office space, first floor level





Figure 3.27  
Partitioned office space, first floor level



Figure 3.28  
Rear service room, first floor level



Figure 3.29  
Internal corridor formed by partitioning



Figure 3.30  
Utility room at the rear of the building



Figure 3.31  
View down stairs to ground floor level

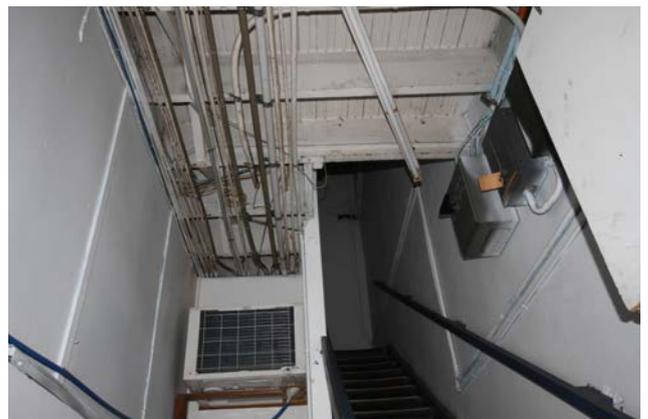


Figure 3.32  
Secondary stair leading to first floor level



# Assessment of Cultural Significance

# 4.0

## 4.1 Introduction

Heritage, or “cultural” value is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

*Cultural significance* means **aesthetic, historic, scientific** or **social** or **spiritual value** for past, present or future generations.<sup>1</sup>

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) evaluation criteria for potential LEP heritage listing set a high threshold for entry. Terminology such as “important”, “special” and “strong” establish the need for a property to be more than just average in its heritage values if it is to be listed.

## 4.2 Analysis of Cultural Significance

The following commentary discusses how each of the criteria relate to the subject site. It concludes that the subject property is not of demonstrable heritage significance under any criterion.

***Criterion (a) – 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)***

*Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.*

*Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association*

The building at 1-5 Woodburn Street, Redfern, was constructed c.1938-1940 following the acquisition of the site by A Wilson Pty Limited. The premises were developed and used for Wilson Electrical Appliances. It was one of a number of such light industrial businesses in the local area erected during the interwar period and subsequently modified to accommodate later uses.

<sup>1</sup> *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, (2013), p.2.

The building has been modified and does not make a particular or aesthetic contribution to the streetscape. In itself, it is not considered to be of particular significance in the overall pattern of development of the local area.

***Criterion (b) - An item has strong or special association 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)***

*Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.*

*Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association*

The property at 1-5 Woodburn Street, Redfern, is not known to be associated with a person or group of persons of importance in the local area.

***Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)***

*Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.*

*Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement*

1-5 Woodburn Street is a modified, commonplace example of a light industrial Interwar building constructed in 1938-1940. It has a stepped parapet with remnant Wilson Electrical Appliances signage on the original facebrick facing onto Woodburn Street. The remainder of the utilitarian building is rendered and features a saw tooth roof form. The Woodburn Street elevation presents with a modified facade showing two bands of horizontally oriented windows across its length in the functionalist style. Windows have been fitted at ground floor level with security grilles.

It is not important in demonstrating aesthetic characteristics or serving as a high quality or intact example of creative or technical achievement. It has diminished integrity both externally and internally.

**Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons**

*Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.*

*Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.*

The property does not have any known association with a particular community or cultural group in the local area.

**Criterion (e) - An item has 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)**

*Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.*

*Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.*

Although archaeological assessment is outside the scope of this report, the available evidence indicates that the site was initially developed by the mid-nineteenth century and completely redeveloped in the 1930s for the construction of the extant building. As such, there would have been extensive soil disturbance.

**Criterion (f) - 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)**

*Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.*

*Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.*

As the building is an unexceptional and modified example of an interwar light industrial building, it cannot be considered uncommon, rare or endangered. Numerous examples of this building type are in evidence throughout the Sydney area.

**Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)**

*Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.*

*Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.*

The subject building is an interwar structure built for light industrial and manufacturing purposes. It is not an exceptional or high quality example of its architectural type and does not present with key characteristics or architectural qualities of particular note.

### **4.3 Statement of Significance**

The property at 1-5 Woodburn Street, Redfern, is a light industrial building constructed c.1938-1940. Initially occupied by Wilson's Electrical Appliances, it was then modified for a new use as a printery.

The building is a utilitarian two storey rendered brick structure erected on the site of earlier mid-nineteenth century structures that were demolished in the 1930s. It is a modified and commonplace example of a light industrial interwar building. It has a stepped parapet with remnant Wilson Electrical Appliances signage on the original facebrick facing onto Woodburn Street, and raised lettering on the Celveland Street elevation. The remainder of the utilitarian building is rendered and features a saw tooth roof form. The Woodburn Street elevation presents with a modified facade showing two bands of horizontally oriented windows across its length in the functionalist style. Windows have been fitted at ground floor level with security grilles.

It does not have architectural, aesthetic, technical or social significance, nor it is an uncommon or endangered architectural type. Its fabric is degraded owing to substantial alterations and additions both externally and internally, although it retains timber posts and roof trusses.

There are no known associations with any individuals or groups of significance in the local area.

#### **4.4 Grading of Significance**

1-5 Woodburn Street, Redfern, has been carefully assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

##### **EXCEPTIONAL SIGNIFICANCE**

Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

##### **HIGH SIGNIFICANCE**

Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction.

##### **MODERATE SIGNIFICANCE**

Includes building fabric and relationships which were originally of higher significance, but have been compromised by later, less significant modifications.

##### **LITTLE SIGNIFICANCE**

Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.

##### **INTRUSIVE**

Recent fabric, which adversely affects the significance of the site.

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building and its various elements. In general, good conservation practice encourages the focussing on change, or upgrading of, an historical building/site to those areas or components, which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

SITE ELEMENTS	GRADING OF SIGNIFICANCE
There are no elements of 1-5 Woodburn Street considered to be of Exceptional significance.	EXCEPTIONAL
There are no elements of 1-5 Woodburn Street considered to be of High significance.	HIGH
There are no elements of 1-5 Woodburn Street considered to be of Moderate significance.	MODERATE
General form within the streetscape External fabric and alterations to door and window openings Remnant Wilson signage on the Woodburn and Cleveland Street elevations Views of the building from within Woodburn Street and from Cleveland Street Internal configuration and fabric, including reconfigured spaces and modifications to internal walls Loading dock Stairs	LITTLE
There are no elements of 1-5 Woodburn Street considered to be Intrusive	INTRUSIVE

## 4.5 Conclusion

The c.1938 building at 1-5 Woodburn Street, Redfern, has been severed from its early twentieth century light industrial use as an Electrical repairs business and (subsequently) printery, as increasing numbers of such businesses have moved away from this inner city area and the buildings have been adaptively reused or redeveloped for residential housing.

It is an unexceptional and modified example of a generic Interwar building and its utilitarian form does not make a positive contribution to the streetscape.

It is not known to be associated with any individuals or groups of significance.

Having considered the available evidence, 1-5 Woodburn Street, Redfern, is not of heritage significance.

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# 5.0

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