

Attachment A10

**Draft Inventory Sheet – 1-5 Clement Street,
Rushcutters Bay**

Name		1–5 Clement Street	
Address	1–5 Clement Street, Rushcutters Bay	Lot number	Lot A DP 71162, Lot B DP 71162, Lot C DP 71162, Lots 1–25 SP 10641
Architect	Ancher Mortlock Murray & Woolley	Construction date	1975
Builder	Penrith Estate Pty Ltd		
Listings	Sydney Local Environmental Plan 2012: Within the Elizabeth and Rushcutters Bays Heritage Conservation Area (HCA) (C20), identified as detracting on the Sydney Development Control Plan 2012 building contributions map.		

Historical overview

The Cadigal people of the Eora nation have lived in the Sydney area for thousands of years and have shaped its landscape and nurtured its plants and animals. The Cadigal people called Rushcutters Bay 'Kogerah'. It was a place where Aboriginal people and Europeans gathered rushes, used respectively for crafting light-weight fishing spears and for thatching settler huts. According to Dr Paul Irish, settlers were cutting rushes in this bay within weeks of the arrival of Europeans in Australia in 1788.¹ Irish further records several different Aboriginal settlements, at different times, occupying land on either side of the Rushcutters Creek (through the present Rushcutters Bay Park) and on higher grounds on either side of the bay.

The subject site is located on part of Obed West's Barcom Glen Estate where he erected a watermill in the then-named Lacrozia Valley. Obed died in 1891 at Barcom Glen, Paddington, survived by a large family. Clement Street was formed between 1901 and 1907 and three brick detached houses were built on the site in this period. The houses on the site were demolished by mid-1973.

In 1971 Arthur Brooks Gange of SB Gange & Son Pty lodged a development application (DA) to Council to erect a building containing 36 two-bedroom flats on nine floors with parking on the lower ground floor, estimated to cost \$400,000. The architect for this development proposal was Graeme Bastock of Pymble. For unknown reasons this application did not proceed as in 1973 SB Gange & Son Pty Ltd notified Council that it had sold the properties at 1–5 Clement Street to Penrith Estate Pty Ltd.

In October 1973 Ancher Mortlock Murray & Woolley Pty Ltd (AMMW) submitted a DA for permission to erect a multistorey residential flat building (eight floors comprising 25 flats) at 1–5 Clement Street for the new owners (DA 595/73). The estimated cost of the proposed building was \$560,000.

A petition was lodged in reference to the proposed development. The main objections concerned residential amenity, substantial change to the character of the street, impact on park views and the supply of air and sunshine, impediments to vehicular and pedestrian access, and it being an inappropriate form of development for a cul-de-sac. It was also highlighted that the site was located in the new Foreshore Protection Area. The State Planning Authority also criticised the design, seeking more details of proposed landscaping and other amendments to the design in terms of taking general landform into consideration and reducing the height of boundary walls.

The architects responded to these criticisms with a revised design, with the response signed by AMMW partner Stuart Murray. In December 1973 the Council approved the DA subject to several conditions, including landscaping controls and provision for the widening of Clement Lane. The detailed landscape plan was submitted to Council in April 1974 and included specifications for the transplanting of three palm trees to the boundary of the site. At the same time the architects lodged the building application (BA) for the apartment building consisting of reinforced concrete with precast concrete infill panels, estimated to cost \$400,000. The BA was approved in July 1974.

Historical overview

Each apartment (aside from the penthouse) was identical at approximately 100sqm with two bedrooms and the building was well fitted with two lifts, representing a shift in the area away from short stay accommodation and compact studio apartments.

The building was completed by May 1976 and sold as strata titled units. At this time 1–5 Clement Street was advertised to 'discerning purchasers [who] will respect and prize these impeccably built, intriguingly designed, infinitely beautiful, brand new 2-bedroom strata units'. Another advertisement described the property as 'extraordinary units [with] devastating combination of latest design and construction techniques'.¹

Ancher Mortlock Murray & Woolley

"The firm of Anchor Mortlock Murray and Woolley (as it was named from 1964 to 1976) is widely recognised as one of the leading practices in Sydney. For instance in the R.A.I.A booklet (Apperley & Lind) *444 Sydney Buildings* it claims the largest number of entries, and there are several more entries for individual partners."²

The firm began in 1952 when Sydney Ancher (1904–1979) invited Bryce Mortlock (1921–2004) and Stuart Murray (1926–2015) to join him as Ancher Mortlock & Murray. The firm grew throughout the 1950s and early 1960s, receiving commissions from domestic designs to large commercial, civic and educational building designs such as five engineering buildings at the University of Sydney. In 1964 Ken Woolley joined the firm, becoming a director in 1969, changing the firm's name to Ancher Mortlock Murray & Woolley (AMMW). The firm continued to be commissioned for significant buildings including the Student Union for Newcastle University (Murray 1968), townhouses in Wollstonecraft, Mosman and Darling Point (Woolley 1968), and Town Hall House, Sydney (Woolley 1970).

The firm's projects and awards were numerous, including the Australian Institute of Architect's Sulman and Wilkinson Awards (Woolley alone received 36 AIA awards during his career). The firm continued to undertake prestigious projects throughout the 1980s and 1990s with Woolley stepping away in 2005. The firm merged with Conrad Gargett Riddell in 2013.

The plans of 1–5 Clement Street are not signed but AMMW partner Stuart Murray is the signatory on a number of letters regarding the project that are located in the council files. Murray spent his early years at the firm realising Ancher's designs, including for 150 houses off Northbourne Avenue in Canberra. One of his major designs was the Great Hall, University of Newcastle (1970) and the Aeronautics & Mechanical Engineering Buildings at Sydney University. Like Ancher, Murray was influenced by International style modernism and time working in London and travel through Europe, rather than the Sydney School of architecture practiced by Woolley and Mortlock. Murray left the practice in 1976.

Description

GML undertook a limited external-only site visit from the public domain on 4 September 2024. The physical assessment is based on this site inspection and all available documentation of the site.

Setting and context

1–5 Clement Street is located on the northern side of Clement Street, a short dead-end street off Waratah Street. The street is steep, sloping downwards to the east along Clement Street. The adjacent Clement Lane, a private road, runs along the east of the site.

The apartment building is located within the Elizabeth and Rushcutters Bays HCA. The HCA within the immediate vicinity of the site is characterised by mixed development. A number of Victorian dwellings and interwar flat buildings are located directly across Clement Street, while multistorey postwar and contemporary apartments of comparable form and scale to 1–5 Clement Street are located to the north, east and west.

¹ 'Discerning purchasers', Sydney Morning Herald, 19 June 1976, Sydney Morning Herald Archive 1955-1995, State Library of NSW.

² Saunders & Burke, *Ancher Mortlock Murray Woolley; Sydney Architects 1946-1976*, 1976, P.4

Description

Views to and from the flat building from the street are generally obscured by mature plantings with only partial oblique views available. The building is in proximity to Waratah Street Reserve, Reg Bartley Oval and Rushcutters Bay Park; however, there are very limited views to and from these areas due to the density of trees and other multistorey apartment buildings.

Physical description

1–5 Clement Street is a nine-storey late-modern style building comprising an open undercroft ground floor, six floors of units, a penthouse, rooftop plant room and underground carpark accessed via a rear ramp. A U-shaped concrete driveway in front of the building provides vehicle and pedestrian access. Clement Lane, to the east, forms a ramp to the underground carparking.

The building has a symmetrical rectangular form, constructed of reinforced concrete columns, edge beams and floor slabs expressed externally. Walls and spandrels are symmetrical precast concrete panels with a textured finish. The building is set above ground level on thin pilotis set back from the exterior of the building, accentuating the impression that the structure is floating. The entry is via steps and a pedestrian bridge. Unlike many other buildings of this period the undercroft is fully landscaped with low growing greenery.

The entry walling, lobby, central lift and stair core is of board-formed concrete. The lift and stair core, containing two lifts, is of slipform reinforced concrete and rises two–three storeys above the roof. A large circular cut-out is a feature of the lift overrun at the roof and is repeated in a circular window in the eastern wall of the lift lobby. The rear of the site steps down and contains a pool area and lawn surrounded by mature plantings.

The front and rear (south and north) elevations are identical. They are defined by two vertical rows of narrow deep, cantilevered concrete balconies of a concrete slab floor and concrete side balustrades. The front balustrade is frameless glass with a metal balustrade. All elevations have narrow bronze-coloured aluminium window bands with concrete spandrel panels. The corners feature wrap around window elements. The side (east and west) elevations are symmetrical and feature four columns of windows (two along the edges and two in the centre).

Units are arranged around a central lift, stairs and services core eliminating the need for exterior access galleries or corridors. There are four identical units on each of the six floors arranged axially with division walls in a cross pattern.

Internally, each unit contains two bedrooms and a living/dining room, kitchen, bathroom, and separate toilet. The living/dining room and bathroom are divided by curved partition walls. Internal partition walls are plasterboard clad steel stud walls. Windows and sliding doors to the balconies are aluminium framed.

The underground carpark occupies the entire lot area and has space for 42 cars. It is constructed of concrete walls cast in situ with sawn board finish.

Landscaping

The whole of site at ground level is landscaped and features mature trees at the front. The rear of the site contains a recreation space, swimming pool, paving and grassed area with mature trees.

Modifications/integrity

Council records do not indicate any major works to 1–5 Clement St except for the interior renovation of a flat in 1993.

Condition

Externally, 1–5 Clement Street appears to be in good condition with a high level of integrity. The lobby area appears to be intact. Interiors were not inspected and their condition is unknown.

Comparative analysis

1–5 Clement Street adopts a conventional approach to its site, with a tower form of four apartments per floor, set to the height limits at the time of construction. Notably its underground carparking and generous setback from the street front has allowed for a landscaped setting that is rare in apartment buildings of this period in the local area. For example, all comparable Harry Seidler & Associates projects in the vicinity, with an absence of

Comparative analysis

underground carparking, have dedicated their setting to carparking at the expense of landscaping.

When compared with other highly regarded housing projects by AMMW—for example The Penthouses (1967) in Darling Point Road, Darling Point, with a design attributed to Ken Woolley; Townhouses (1968–1971) at 20 Almora Stret, Mosman, attributed to Bryce Mortlock, and Deepdene (1970), Elizabeth Bay Road, Elizabeth Bay, attributed to Stuart Murray—1–5 Clement Street shows less innovation.

The Penthouses ranges from two-storey terrace forms at the northern end (61 New Beach Road) to larger five-storey apartment buildings with the complex stepped down the slope between Yarranabbe Road and New Beach Road. The complex is also finished in glazed terracotta tiles and with timber detailing, evoking a housing typology. The Mosman Townhouses also

demonstrate exploration of lower-scale housing typologies and provide varied units within the one complex.

1–5 Clement Street seems to have been designed or directed by Stuart Murray and hence may be compared with the 1970 Deepdene Apartments, Elizabeth Bay Road, Elizabeth Bay, a notable and highly regarded apartment building of the period, included in the Australian Institute of Architects (NSW Chapter) Register of Significant Buildings. However, Deepdene, a vertical townhouse with highly sculptural form, shares few characteristics with 1–5 Clement Street.

During the 1970s AMMW was mostly awarded for their Pettit & Sevitt Houses in the low and medium cost categories and large-scale projects completed at the University of Newcastle and the University of Sydney. Town Hall House, 1970–1977, designed for the historic precinct of the Sydney Town Hall and the Cathedral of St Andrew was another high-profile project of the period. Overall during this period the firm was not known for residential flat buildings, making 1–5 Clement Street a rare example of their work.

Among Murray's celebrated projects from his time at AMMW are Northbourne Avenue housing, Canberra, Great Hall, University of Newcastle (1970) and the Aeronautics & Mechanical Engineering Buildings at Sydney University. No other similar apartment project by Murray has been identified.

1–5 Clement Street shows innovation in its construction and planning, utilising a simplified concrete frame and precast panels and balcony elements. Its planning also shows innovation with corner apartments, sensitively handled fenestration, curved bathroom forms and generous projecting balcony elements. The communal entry sequence is well resolved and remains intact. Overall, the building demonstrates a high degree of creative and technical achievement as an example of a residential flat building from the 1970s.

While 1–5 Clement Street was not published in the architectural press and is not included in *Ancher Mortlock Murray Woolley: Sydney Architects 1946–1976* by David Saunders and Catherine Burke, Power Institute of Fine Arts, University of Sydney (1976), it is considered a good representative example of the firm's work, and particularly of Murray's work, which is rare.

Assessment of significance

Criterion A (Historic significance)

1–5 Clement Street is an example of a modern mid-rise residential flat building and reflects the changing development, built environment and demographic of the Rushcutters Bay, Potts Point and Elizabeth Bay areas through the mid-twentieth century along with others of its type in the area. However, independently, the building is not a key example of these changes.

The property does not have cultural significance at a local or state level under this criterion.

Criterion B (Historical association)

1–5 Clement Street is associated with architecture firm AMMW, known for their work on numerous significant buildings throughout NSW including University of Sydney engineering buildings, townhouses in Wollstonecraft, Mosman and Darling Point, and Town Hall House.

Assessment of significance

	<p>The project architect of 1–5 Clement Street is unknown, but it is thought to be Stuart Murray. The project was not published or otherwise promoted by the firm and hence is not considered to have a particularly strong or enduring association with the firm or Murray.</p> <p>The property does not have cultural significance at a local or state level under this criterion.</p>
Criterion C (Aesthetic/creative/technical achievement)	<p>1–5 Clement Street is considered a good representative example of a late-modern residential apartment building demonstrating creative and technical achievement.</p> <p>The concrete frame and central lift and stair core of the building reduces the number of load-bearing internal walls and the need for corridors, maximising unit space. Use of concrete frame and precast building elements are simply treated. Apartments are well planned with distinctive curved bathroom walls. The entry sequence and lobby of board-formed concrete and circular window element are well resolved and remain intact.</p> <p>The underground carpark makes full use of the lot area and frees up the ground floor for landscaping, which makes a positive contribution to streetscape.</p> <p>The property has cultural significance at a local level under this criterion.</p> <p>The property does not have cultural significance at a state level under this criterion.</p>
Criterion D (Social, cultural and spiritual significance)	<p>1–5 Clement Street is not known to have special associations with a particular group or to have contemporary esteem within the local community beyond housing amenity.</p> <p>The property does not have cultural significance at local or state level under this criterion.</p>
Criterion E (Research potential)	<p>1–5 Clement Street is not considered to have the potential to yield significant further or new information related to the work of AMMW not available elsewhere.</p> <p>The property does not have cultural significance at a local or state level under this criterion.</p>
Criterion F (Rare)	<p>1–5 Clement Street is not considered a rare example of a mid-twentieth century modernist apartment in Sydney or a rare example of the work of AMMW who were prolific in this period.</p> <p>The property does not have cultural significance at a local or state level under this criterion.</p>
Criterion G (Representative)	<p>1–5 Clement Street has representative significance as a late modernist residential apartment building in the Rushcutters Bay, Elizabeth Bay and Potts Point area. It displays the principal characteristics of this class of cultural places, including use of expressed concrete construction, efficient structural systems, regular façade arrangements, repeated building elements and planning that provides high amenity units. In this way 1–5 Clement Street is able to demonstrate the evolution of residential apartment buildings in the area, which are an important feature of the local built environment. 1–5 Clement Street is able to demonstrate a way of life that has been important in the social and historical development of the Rushcutters Bay, Elizabeth Bay and Potts Point area.</p>

Assessment of significance

1–5 Clement Street can be seen as a good representative example of the work of AMMW in this period when they were prolific and highly regarded.

The property **has** cultural significance at a local level under this criterion.

The property does not have cultural significance at a state level under this criterion.

Statement of significance

1–5 Clement Street is a good representative example of the 1970s work of AMMW, a time when the firm was prolific and highly regarded. Thought to have been designed by Stuart Murray, it is a good representative example of the work of a notable designer from this period.

1–5 Clement Street has aesthetic significance for its technical and creative innovations in design and planning including use of expressed concrete construction, efficient structural systems, regular façade arrangements, repeated building elements and efficient planning to maximise amenity to individual units. It is a highly resolved design with entry sequence and entry lobby that are intact and able to be appreciated. It is particularly well resolved at ground level with generous landscaped areas that make a positive contribution to the streetscape.

1–5 Clement Street is considered to have representative significance as a late modernist residential apartment building in the Rushcutters Bay, Elizabeth Bay and Potts Point area. It displays the principal characteristics of this class of cultural places and is able to demonstrate the evolution of residential apartment buildings in the area, which are an important feature of the local built environment.

Recommendations

1–5 Clement Street meets the threshold for local heritage significance under aesthetic and representative criteria.

It is recommended for heritage listing on the Sydney Local Environmental Plan.

The building within its setting should be retained and conserved. A heritage impact statement should outline any original features and their proposed management prior to any major works being undertaken.

A comprehensive conservation management plan for the site could be prepared to guide future uses and development and ensure its heritage values are conserved.

Information sources

Type	Author	Title	Year	Repository
Site inspection (external)	GML		2024	GML
Advertisement	<i>Sydney Morning Herald</i>	Discerning Purchasers	19 June 1976	Sydney Morning Herald Archive 1955–1995, State Library of NSW
Written	City of Sydney Administration Department	1/5 Clement St, Colwell, Larcombe & Rein Surveyors – proposed subdivision	1975	City of Sydney Archives

Information sources				
		under the <i>Strata Titles Act</i> , 1973		
Architectural plans	Ancher Mortlock Murray & Woolley	Home Units at 1-5 Clement St Rushcutters Bay for Penrith Estate Pty Ltd	1973	City of Sydney Archives
Written	City of Sydney Administration Department	1/5 Clement St Penrith Estate Pty Ltd DA	1973	City of Sydney Archives
Written	City Planning and Building Department	Building Application File No. 457 year 1974	1974-1975	City of Sydney Archives
Publication	David Saunders Catherine Burke	Ancher Mortlock Murray Woolley; Sydney Architects 1946-1976	1976	

Image caption	Proposed Development Plan—1, 3, 5 Clement Street, Rushcutters Bay, September 1973, ground floor.				
Image year	1973	Image by	Ancher Mortlock Murray & Woolley	Image copyright holder	In copyright

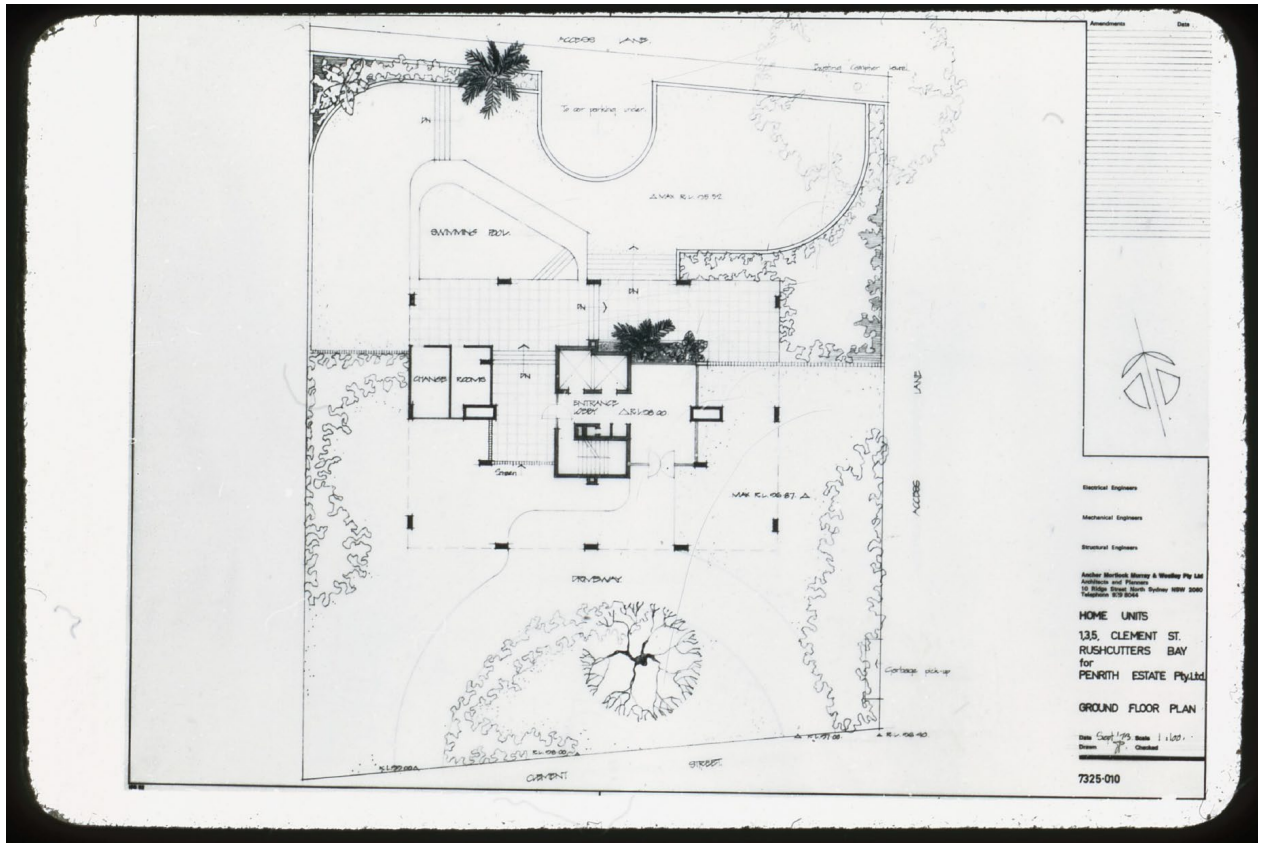


Image caption	Plan—proposed typical floor, Levels 3–8, 1, 3, 5 Clement Street, Rushcutters Bay, September 1973 Note: The proposed floor plan is different to the existing plan, which includes balconies to the southern elevation.				
Image year	1973	Image by	Ancher Mortlock Murray & Woolley	Image copyright holder	In copyright

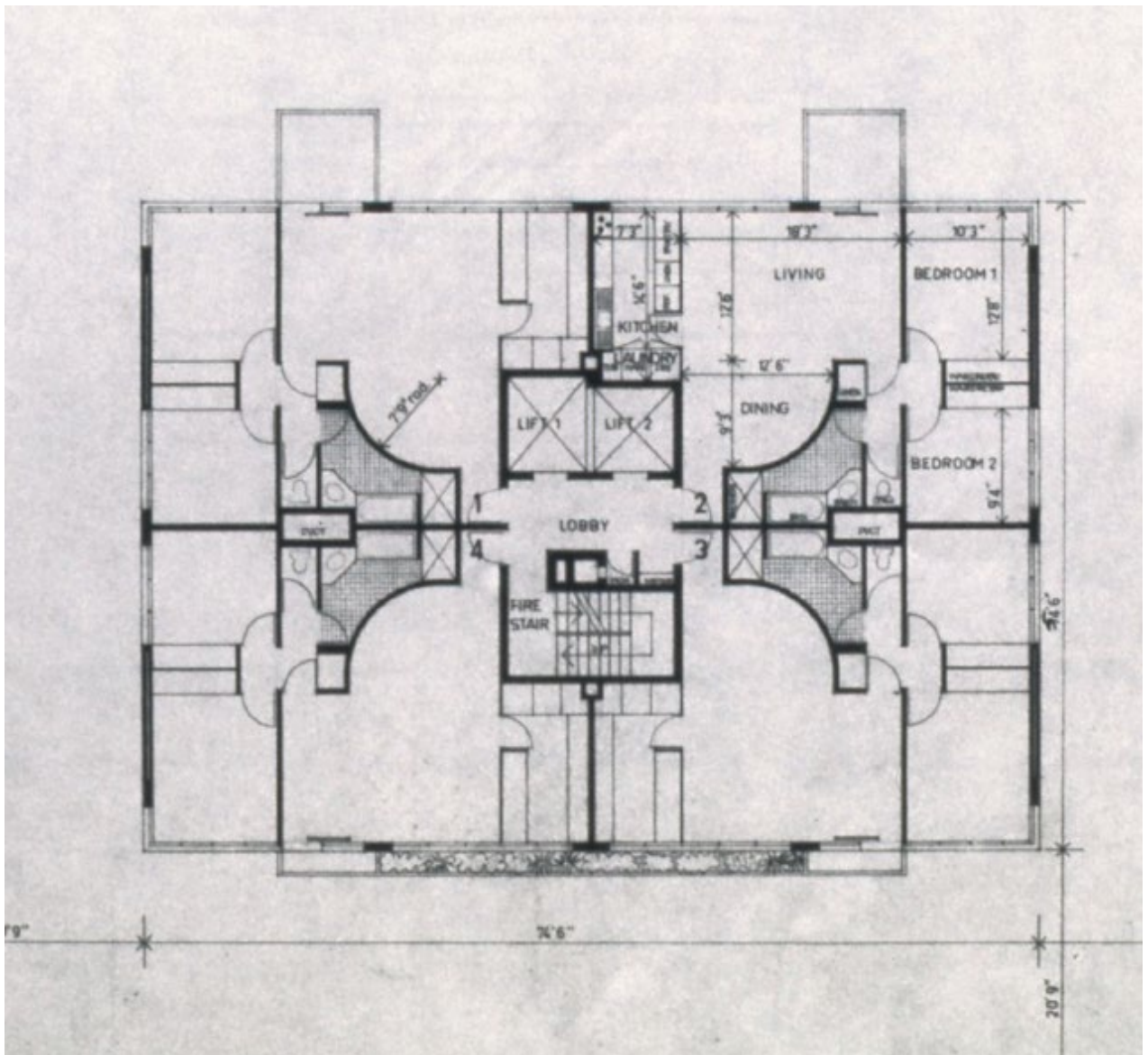


Image caption	Plan—proposed penthouse floor, 1, 3, 5 Clement Street, Rushcutters Bay, September 1973. Note: The proposed floor plan shows the balconies on the lower floor. The existing building has identical cantilevered balconies on the northern and southern facades.				
Image year	1973	Image by	Ancher Mortlock Murray & Woolley	Image copyright holder	In copyright

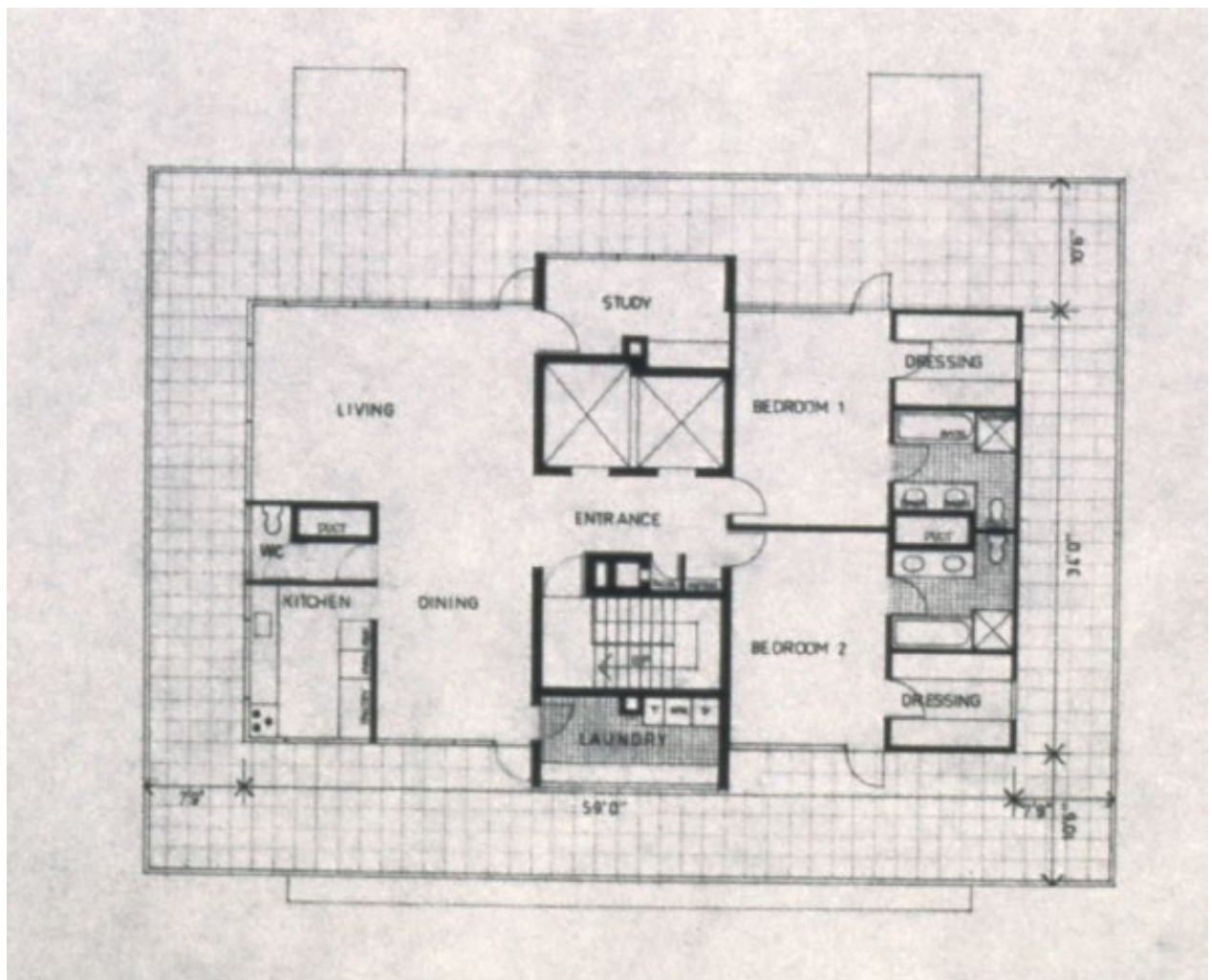


Image caption	Proposed building—section—1, 3, 5 Clement Street, Rushcutters Bay, August 1973.				
Image year	1973	Image by	Ancher Mortlock Murray and Woolley	Image copyright holder	In copyright

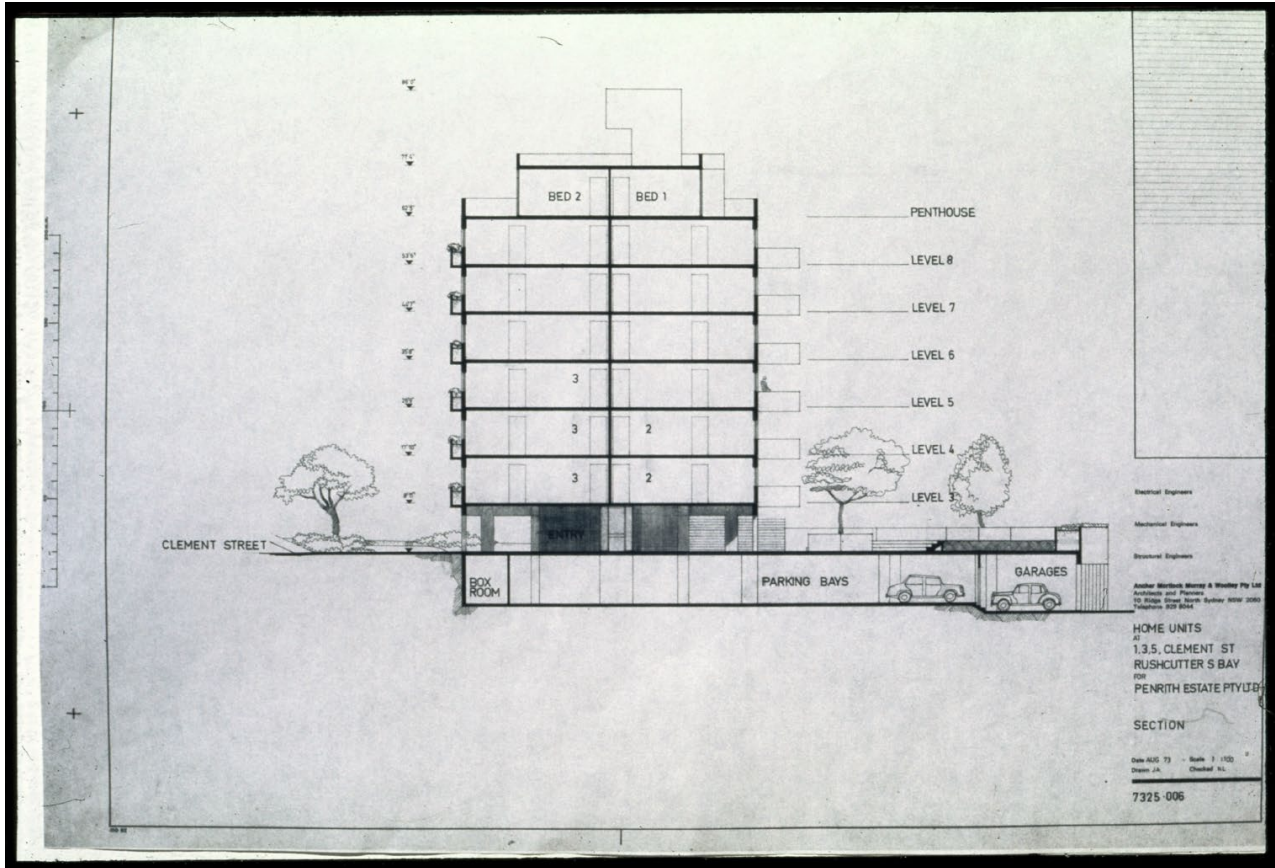


Image caption	Proposed building—south elevation—1, 3, 5 Clement Street, Rushcutters Bay, August 1973 (not as built).				
Image year	1973	Image by	Ancher Mortlock Murray & Woolley	Image copyright holder	In copyright

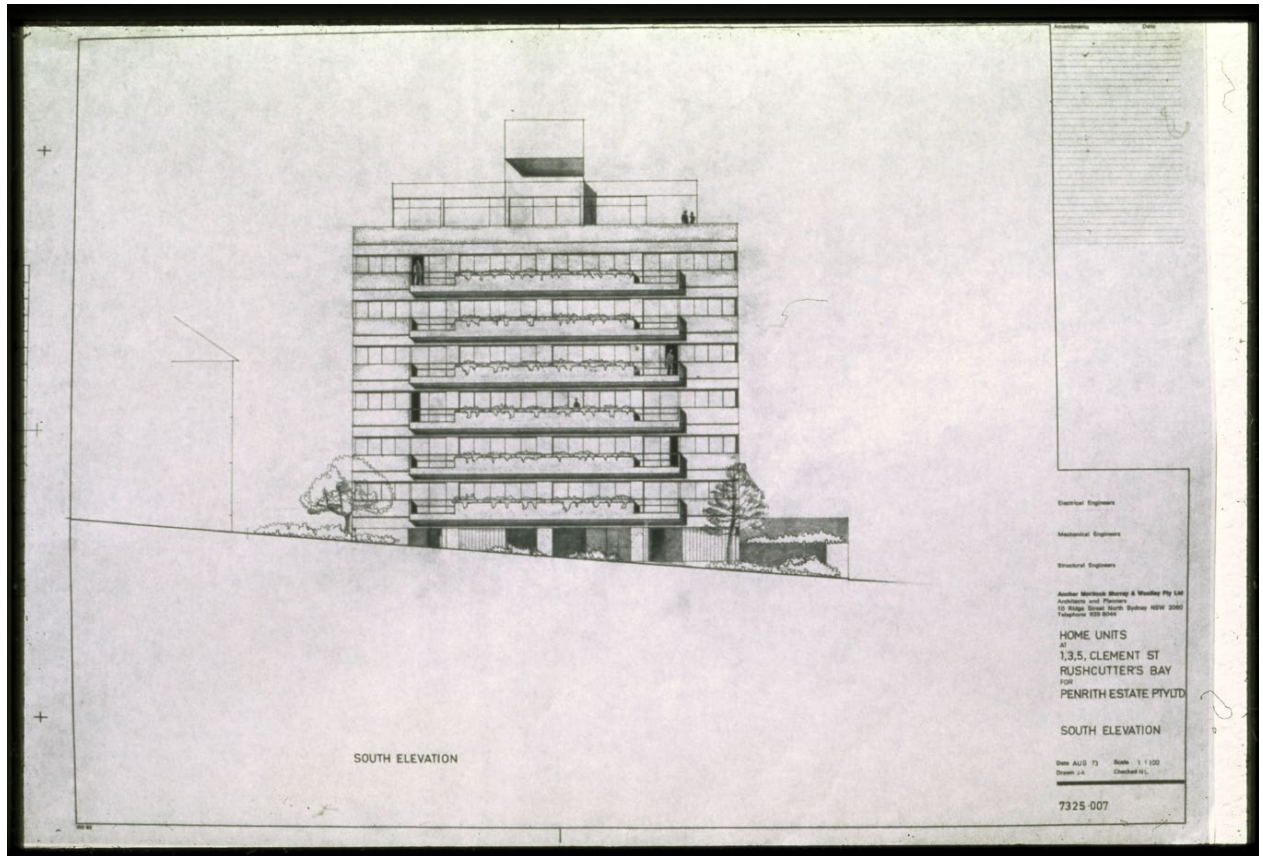


Image caption	Proposed building—east elevation—1, 3, 5 Clement Street, Rushcutters Bay, August 1973.				
Image year	1973	Image by	Ancher Mortlock Murray & Woolley	Image copyright holder	In copyright

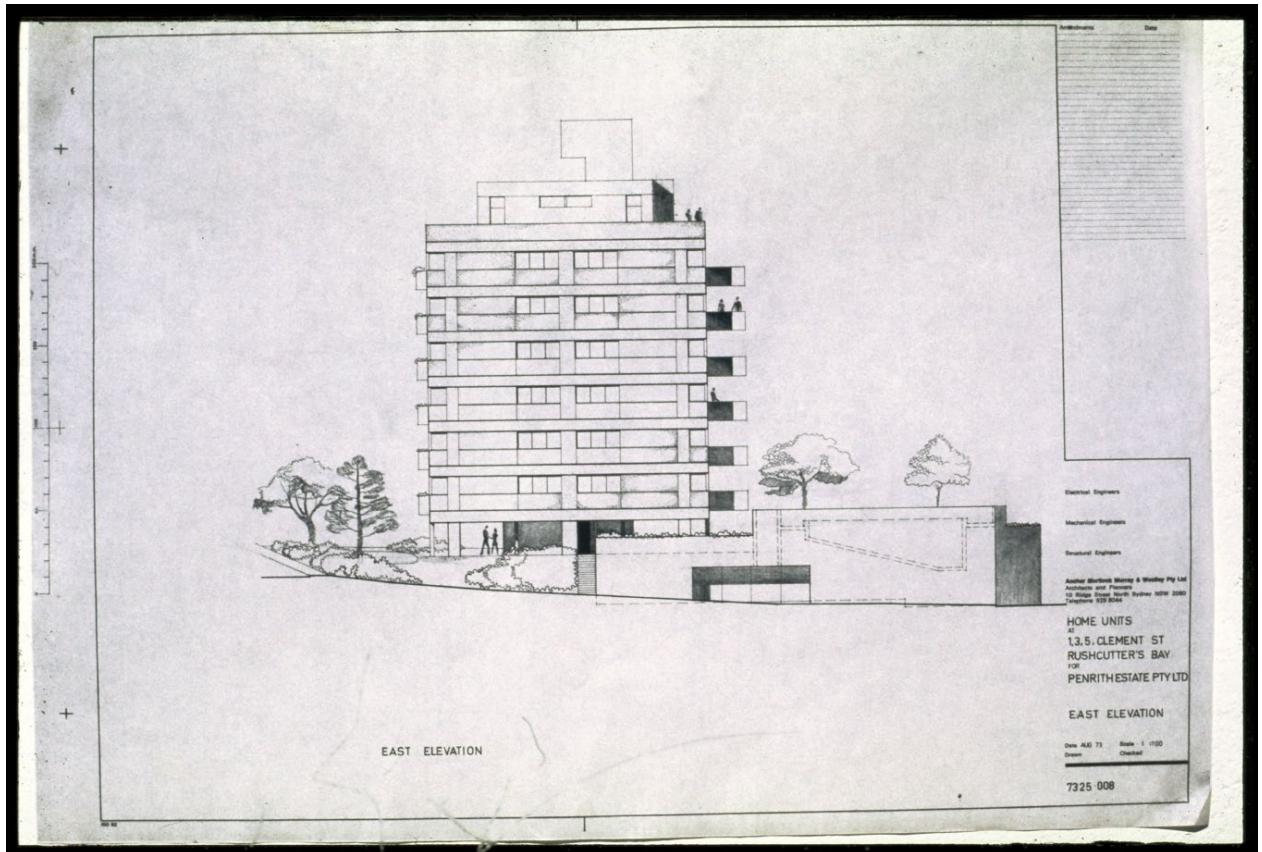


Image caption	Perspective sketch of 1-5 Clement Street, front (south) elevation. Note: the proposed façade is different to the existing building façade, which is identical to the rear (north) elevation.				
Image year	c1973	Image by	Ancher Mortlock Murray & Woolley	Image copyright holder	In copyright



Image caption	View of 1-5 Clement Street from driveway entry showing south (front) elevation.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Rear view of 1-5 Clement Street showing pool, deep projecting balcony units and wrap around window elements to corners.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View of 1-5 Clement Street ground floor open undercroft area and buildings to the west.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View of 1–5 Clement Street from the buildings to the west, showing painted concrete structure with textured precast concrete panels making up the walling and spandrels.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Pedestrian entry to 1-5 Clement Street showing board-formed concrete finish and entry bridge to glazed lobby.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	1-5 Clement Street entry lobby with what appears to be original mailboxes.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	1-5 Clement Street lift lobby with large circular window element to the east.				
Image year	2024	Image by	GML	Image copyright holder	GML



¹ Paul Irish, *Hidden in Plain View*, 2017.