SYDNEY 3

DEVELOPMENT AND TOWN PLANNING CONTINUED

1870S

Suburbs doubled their population.

1871: 63 210 in suburbs   but 74 400 in the city

1881: 124 800 in suburbs   100 150 in Sydney proper

Some individual suburbs more than doubled their population particularly the older established suburbs eg:

BALMAIN

Balmain showed an increase of about 150%. Associated with tumber, engineering, the Glebe Island Abattoir and the water. When the most of the rest of Sydney were building substantial brick/slate terraces Balmain was still building most houses of wood. A number of these old houses are still evident.

Carpenters and joiners lived with engineers and metal workers and many worked at the recently established Morts' Dock shipbuilding and engineering works.

NEWTOWN -ST PETERS

Developed as light industrial area, brick making, wool washing, tanning and other noxious trades gerw by about 140%. The electrorate held about 15 700 by 1881.

REDFERN

Grew almost as rapidly, was working class and along with Darlington and Strawberry Hills densley populated.

ST LEONARDS

The 3rd area to more than than double its population in this decade (to 11000), the lack of a land link notwithstanding.

FERRIES

A regular ferry service across the harbour since 1845 it was not until 1861 that a reasonable road was put down from Milson's Point to St Leonards.

SPREAD

Sydney showed massive geogrphic spread but the metropolis developed in terms of density per acre:

Redfern: 1871   14.5 peole/acre   1891: 46.9 peole/acre
Sydney city: 1871: 26 p/a   1891: 37 p/a
Darlington: 1871: 25 p/a   1891: 62 p/a

CASE STUDY - PADDINGTON

PADDINGTON: 1871: 10/400 acres   1891: 44people/400 acres

DIAGRAM 1

Shows section 8 of the large Underwood Estate, 606 lots auctioned by Richardson and Wrench in 1875. This section consisted of 35 lots typically 20ft * 178ft.

DIAGRAM 2

Same area of land in 1890: 92 lots via a process of sale and resale. The whole suburb was divided again and further subdivided. The combination of rapidly rising land prices and rapidly falling supply of vacant near city land led to the final purchaser to pay high prices.

The majority of houses built in Dudley St (15ft wide) were between 10-12ft in width. NB: the number of yard wide pathways built to allow for night soil removal.

Approching slum development - not quite the nam best describes the Rocks at the trun of the century.

"Bad" suburbs were parts of Surrey Hills, Darlington, Woolloomooloo, Newtown and Ultimo and parts of the city itself.

Generally, in the 1870s a distinct improvement in the general standard of accommodation.

1880s

Thousands of new dwellings were built in Sydney most being terraces, primitive facilities and rented. Built ahead of services such as roads, water sewerage, lighting, kerbing and guttering etc. Cost of contrsuction was relatively low, topographical problems meant that initial structural costs were often high. Sandstone ridges needed to be shorn down, hillsides built up, marshes drained and foundations dug. However, the majority of houses were well built and have withstood the test of time.

POPULATION: doubled during the 1880s, the city increased by 7%. 1890: Sydney + suburbs housed 383 283 people consisting of 34% of NSW population. The fastest growing regoins were in the west ands south - Canterbury, Hurstville, Kogarah and Rockdale (530%) whereas Ashfiled, Burwood, Concord, Fivedock, Enfiled, Drummoyne, Marrickville, Petersham and Strahfiled taken together increased residential population b7 178%.

The city fathres had great difficukty in providng a reasonable infars tructure for so many people.

1890s: Beginnings of economic depression. Sydney covered 150 sq miles - growth of no parallel amongst cities in the world. In the US the growth of cities went hand in hand with the growth of rural population.

"No characteristic of development has been more marked than the concentration of popn in the cities".

TOWN PLANNING