

Attachment A15

**Historical Archaeological Assessment
757-763 George Street, Haymarket**



**757 – 763 GEORGE STREET, HAYMARKET,
NEW SOUTH WALES**
Historical Archaeological Assessment,

FINAL REPORT



Prepared by
Austral Archaeology Pty Ltd
Archaeological & Cultural Heritage Consultants
For
Sampran Pty Ltd September 2020 Job Number: 1425

EXECUTIVE SUMMARY

Samprian Pty Ltd (the Proponent) has commissioned Austral Archaeology Pty Ltd (Austral Archaeology) to undertake a historic archaeological assessment for a proposed development at 757 – 763 George Street, Haymarket, New South Wales (the study area). The study area location is shown on Figure 1.1 and Figure 1.2 and consists of Lot 11, DP70261 and Lot 1, DP1031645 (Figure 1.3).

The Proponent intends to redevelop the study area and has requested that Austral Archaeology prepare a historical archaeological assessment to determine whether it has archaeological potential, detail the likely significance of any of predicted archaeological remains and provide suitable management or mitigation strategies, if required. Once final design plans have been prepared by the Proponent, this historical archaeological assessment can be updated to incorporate a Statement of Heritage Impact (SoHI) and research design, as required. The statement of archaeological potential only applies to subsurface features or deposits associated with the European occupation of the site and not to any built heritage items currently on the site.

This assessment is designed to meet all requirements of the Heritage Branch and the ICOMOS Burra Charter in regard to conducting an archaeological assessment.

Historical Background

The study area was first alienated as part of a land grant given to Dr. John Harris in 1818, and which formed part of his Ultimo Estate, although the land remained undeveloped as part of the estate for the next 20 years.

The first documented land use within the study area follows the subdivision of the area in the 1840s. By 1854, the study area contained large buildings fronting George Street, smaller housing lining the northern side of Valentine Lane and a small block of five houses at the back of the study area, accessed through a right of way between 556 and 558 George Street (Figure 3.7).

The historic records do not detail any new buildings being constructed within the study area during the second half of the 19th century, although the tenement block at the north of the study area is known to have become increasingly derelict over time. By the 1890s, the tenement block had been demolished and a new bakehouse had been constructed in the rear yard of the George Street properties.

In 1910, parts of the study area were resumed by the City of Sydney to allow for the widening of Valentine Street. Following the resumption, the entire study area was redeveloped with three large, brick buildings; a butchers shop fronting George Street and Valentine Street, a mixed office and shop development fronting George Street and a large factory building at the rear, accessed down a laneway off George Street. While the two buildings on George Street are still present, the factory at the rear of the study area has since been demolished.

Archaeological Potential

The archaeological remains are likely to consist of parts of the George Street frontage and associated outbuildings, the complete remains of the tenement block located off Sell's Lane, and yard areas associated with the tenements, the George Street buildings and additional tenements fronting Valentine Lane/Street. The construction of the later, early 20th century buildings are not considered likely to have adversely affected or removed all archaeological evidence of the earlier occupation phases.

The houses, yards and outbuildings represent the long term occupation of the site by a constantly changing group of tenants and workers. Very little is presumed to have changed over time with regard to either the location of the main buildings and outbuildings or to any technological improvements, including construction techniques or modernisation of the area.

In considering the rarity and representativeness of this site it is important to consider that many archaeological sites contain archaeological deposits which would incorporate aspects of the social hierarchy contained within the study area. However, the study area is of interest as it has potential to show the interaction between a middle class commercial development and a working class residential area that was later characterised by the press as a "slum".

In this case, throughout Sydney and the surrounding area, there are numerous intact archaeological deposits that are directly comparable to aspects of the study area. These sites are either still extant, or have been investigated archaeologically and have provided adequate demonstration of early residential and commercial lots without providing an overview of different occupation patterns from different strata of society.

The key areas of interest in regards to the study area relate to the research potential of the interaction between different social classes through examining construction techniques of the main structures and outbuildings and the presence of potential sub-floor and yard deposits which could provide information on daily life in 19th century Sydney.

Statement of Significance

The study area is considered to be archaeologically significant as it meets the NSW Heritage Assessment Criteria in the following ways:

- it meets criteria (a), (c), (f) and (g) at the local level as it provides an opportunity to recover archaeological remains which demonstrate the usage of the site and the scale of historic occupation
- it meets criteria (c) at the local level as archaeological material associated with the study area may demonstrate an easily understood, tangible connection to the past through its material culture that may provide a holistic view of different levels of society within a microcosm. This would likely be of interest to both the public and heritage professionals with differing levels of interest
- it meets criteria (e) at the local level as the site would yield information which would relate to historical (i.e. the occupation history of the site), archaeological (i.e. function and location of buildings) and research-based contexts (i.e. artefactual material which can be analysed).

As such, the archaeological resource within the study area is considered to meet the Heritage Significance Criteria at a local level.

Conclusions

The study area has potential to contain archaeological remains of structures, yard surfaces and outbuildings associated with mid to late 19th century residential and commercial structures which, if intact, are considered to be of Local significance.

In terms of archaeological potential, it is concluded that the entirety of the study area has moderate archaeological potential, as the later early 20th century redevelopment of the study area is unlikely to have significantly affected the earlier sub-surface archaeological material.

Any future construction work which includes below-ground development is likely to significantly affect any surviving archaeological remains within the study area.

Although not an archaeological matter, research undertaken for this report indicates that the "Sutton Forest Meat" building located at 761 – 763 George Street (Lot 1, DP1031645) is listed as a heritage item (I843) in the Sydney LEP. Demolition or changes to this building will require development consent.

Recommendations

The following recommendations are made based on the assessed level of archaeological potential within the study area. It is recommended that:

- 1) Given that the site has been assessed to have archaeological potential that may be impacted during proposed works, an excavation permit is required under Section 139 of the NSW *Heritage Act 1977*. The Client will need to apply for a permit for testing and salvage under Section 140 of the Heritage Act.
- 2) Once design plans have been finalised and in order to fulfil Recommendation 1, this assessment report must be updated to include a Statement of Heritage Impact (SoHI) detailing the proposed impact and a Research Design and Archaeological Methodology to mitigate those impacts. These documents will be required as supporting information for the Section 140 Application.
- 3) No ground breaking works should be undertaken in the study area until a Section 140 Permit has been obtained.

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1 INTRODUCTION

1.1 Introduction

Samprian Pty Ltd (the Proponent) has commissioned Austral Archaeology Pty Ltd (Austral Archaeology) to undertake a historic archaeological assessment for a proposed development at 757 – 763 George Street, Haymarket, New South Wales (the study area). The study area location is shown on Figure 1.1 and Figure 1.2 and consists of Lot 11, DP70261 and Lot 1, DP1031645 (Figure 1.3).

The Proponent intends to redevelop the study area and has requested that Austral Archaeology prepare a historical archaeological assessment to determine whether it has archaeological potential, to detail the likely significance of any predicted archaeological remains and to provide suitable management or mitigation strategies, if required.

Once final design plans have been prepared by the Proponent, this historical archaeological assessment can be further updated to incorporate a Statement of Heritage Impact (SoHI) and research design, as required.

This assessment is designed to meet all requirements of the Heritage Branch and the ICOMOS Burra Charter in regard to conducting an archaeological assessment.

1.2 Proposed Work

The Proponent is currently in the early stages of preparing design plans and preparing to submit a Planning Proposal (PP) to the City of Sydney for redevelopment of this site. However, any works associated with the demolition of existing buildings or below-ground construction works may impact on archaeological material.

It is anticipated that a detailed SoHI will be prepared once detailed construction plans are supplied.

1.3 Objectives

The objectives of this report are as follows:

- To identify any potential historical archaeological resources, values or constraints present within the study area.
- To produce a historical archaeological predictive model and sensitivity map to guide any management decisions regarding the study area.
- To make a statement of significance regarding any archaeological heritage present within the study area.
- Make appropriate management and mitigation recommendations.

1.4 Project Team and Acknowledgements

This project was overseen by Justin McCarthy (Managing Director). The assessment was coordinated and authored by David Marcus (Senior Archaeologist). David undertook all GIS mapping in this report and proof-read the final report. Justin McCarthy provided input into the management recommendations and a quality assurance review.

Austral Archaeology would like to acknowledge the participation of the following people and organisations that have contributed to the preparation of this report:

Mitchell Favalaro Assistant Development Manager, Samprian Pty Ltd

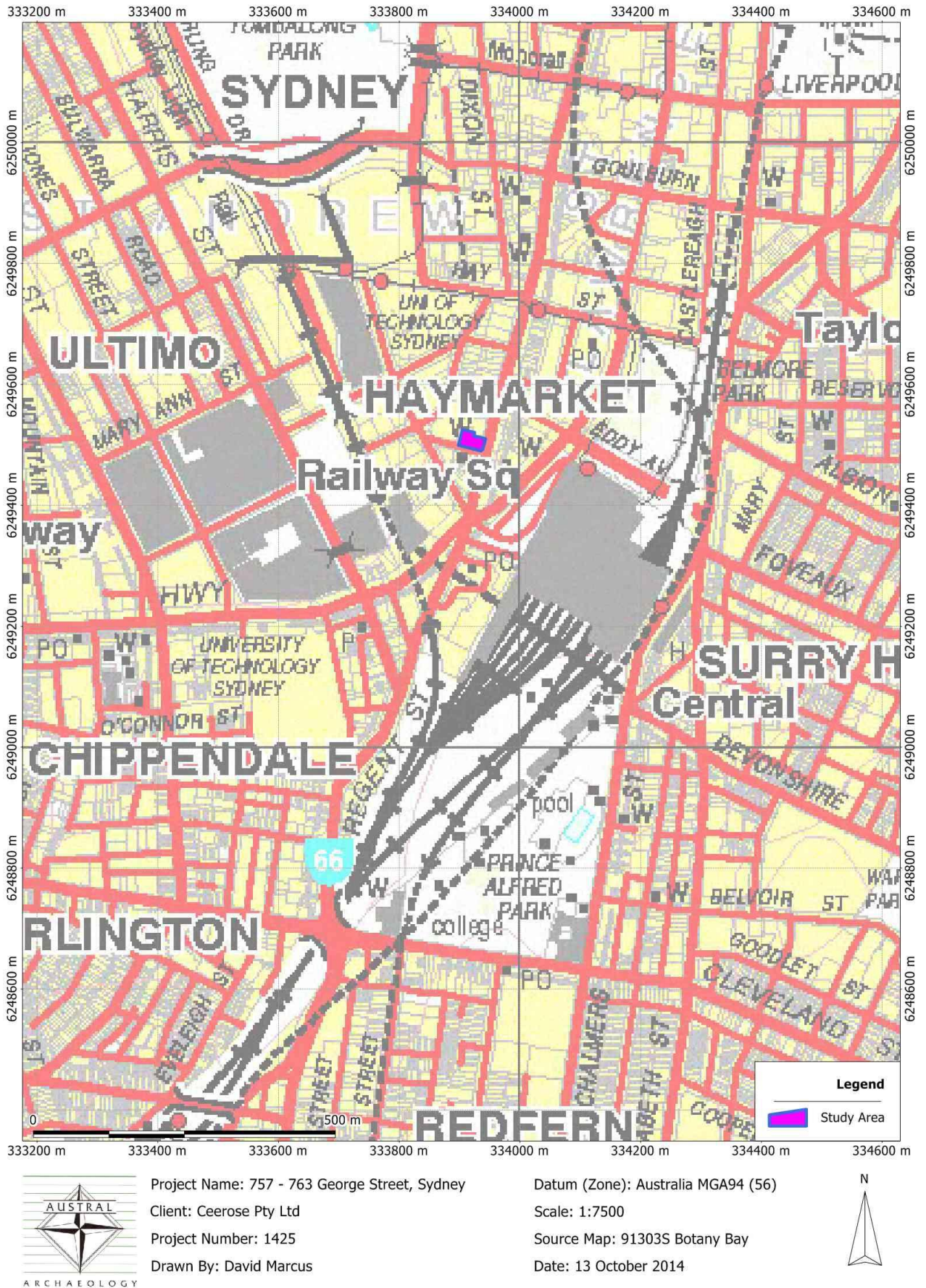


Figure 1.1 Topographic map showing study area in relation to major Sydney suburbs.



Project Name: 757 - 763 George Street, Sydney
 Client: Ceerose Pty Ltd
 Project Number: 1425
 Drawn By: David Marcus

Datum (Zone): Australia MGA94 (56)
 Scale: 1:3000
 Source Map: Nearmap
 Date: 13 October 2014



Figure 1.2 Aerial photograph showing the location of the study area in relation to the surrounding area.



Project Name: 757 - 763 George Street, Sydney
 Client: Ceerose Pty Ltd
 Project Number: 1425
 Drawn By: David Marcus

Datum (Zone): Australia MGA94 (56)
 Scale: 1:750
 Source Map: Nearmap
 Date: 13 October 2014



Figure 1.3 Lot and DP identification within the study area. Surrounding street names also shown.

1.5 Methodology

The methodology supporting this report involved a period of research to locate additional background material and to create a synthesis of the historical research to better reflect and understand the archaeo-historical context and potential of the study area.

This report is underpinned by the philosophy of the ICOMOS *Burra Charter* and the practices and guidelines of the New South Wales Heritage Branch.

1.6 Limitations of the Report

The results, assessments and judgements contained in this report are constrained by the standard limitations of historical research and by the unpredictability inherent in archaeological zoning from the desktop. Whilst every effort has been made to gain insight to the historical archaeological profile of the subject site, Austral Archaeology Pty Ltd cannot be held accountable for errors or omissions arising from such constraining factors.

The statement of archaeological potential only applies to subsurface features or deposits associated with the European occupation of the site and not to any built heritage items currently on the site.

Research undertaken for this report indicates that the "Sutton Forest Meat" building located at 761 – 763 George Street (Lot 1, DP1031645) is listed as a heritage item (I843) in the Sydney LEP. Demolition or changes to this building will require development consent.

Although this report engages with some aspects of post-contact Aboriginal heritage, it does not include an assessment of the potential for Aboriginal cultural heritage to exist.

Due to time constraints on the project, a detailed investigation into the ownership history of the study area has not been conducted. Instead, this assessment outlines the development history of the study area combined with an examination of the rates books. It is anticipated that additional research into the title deeds will be completed alongside the completion of the future SoHI and research design.

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1.6.1 *Issues with the Use of a Geographic Information System*

In order to accurately plot a map or aerial image onto a known geographic coordinate system, a Geographic Information System (GIS) program must perform the act of "georeferencing". For the purpose of this project, the GIS operator took previously georeferenced aerial photos and topographic maps to use as a base for the projection. Known reference points, or "control points", are marked on both the base map and the subject map. The GIS program then predicts the spatial location of each control point on the subject map based on their location on the base map, with a residual error.

Additional errors are also present in early plans due to inherent inaccuracy in early survey plans and recordings. While these inaccuracies may be minor, GIS mapping can compound these errors when comparing different maps, as earlier maps inherently contain less structures and features which can be compared to later maps.

As a result of a combination between the residual error in georeferencing of historical plans and the inherent inaccuracy, many of the figures included in this document show the approximate location of features rather than exact representations of the potential sub-surface archaeology. However, it should be noted that the maximum error is only expected to be up to 5 metres.

It should also be noted that different aerial images used in this report are subject to varying degrees of displacement, which is caused by the distance and angle between the ground and the camera. The displacement is most pronounced in areas with high-storey buildings, where aerial images taken from different flight-paths can result in extremely different areas being visible. Where possible, the displacement effect has been allowed for during the plotting of all mapping included in this report.

1.7 Abbreviations

The following abbreviations are used within this report:

AHC	Australian Heritage Council
<i>Burra Charter</i>	The Australia ICOMOS Charter for Places of Cultural Significance
CHL	Commonwealth Heritage List
CMP	Conservation Management Plan
DoP	NSW Department of Planning
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&BC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
Heritage Act	<i>New South Wales Heritage Act 1977</i>
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
LGA	Local Government Area
NHL	National Heritage List
NP&W Act	<i>National Parks and Wildlife Act 1974</i>
NSW HC	New South Wales Heritage Council
NT Register	Register of the National Trust (NSW)
OEH	Office of Environment and Heritage
RAIA	Royal Australian Institute of Architects
RMS	Roads and Maritime Services
RNE	Register of the National Estate
SEPP	State Environmental Planning Policy
SHI	State Heritage Inventory
SHR	State Heritage Register
SoHI	Statement of Heritage Impact

Refer also to the document Heritage Terms and Abbreviations, published by the Heritage Office and available on the website: <http://www.environment.nsw.gov.au/heritage/index.htm>.

2 STATUTORY CONTEXT

2.1 Introduction

The following section summarises the relevant statutory context, including heritage listings, Acts, and environmental planning instruments which are relevant to the site and its cultural heritage.

2.1.1 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Conservation Act 1999* (EP&BC Act) established the Australian Heritage Council (formerly the Australian Heritage Commission) and provides for the protection of cultural heritage at a national level and for items owned or managed by the Commonwealth. The EP&BC Act has established two heritage registers:

- **Commonwealth Heritage List:** for significant items owned or managed by Commonwealth Government agencies.
- **National Heritage List:** for items assessed as being of national cultural significance.

Australian Heritage Council approval is required for works to an item registered on either of these lists which would impact on its significance.

No part of the study area appears on either the Commonwealth Heritage List or the National Heritage List.

The Australian Heritage Council is also responsible for keeping the Register of the National Estate (RNE). In 2007 the RNE was frozen and no further sites were added to it. For Commonwealth properties, the Register was superseded by the Commonwealth and National Heritage Lists. The RNE is now retained as an archive of information about more than 13,000 places throughout Australia.

The study area forms part of the Haymarket Urban Conservation Area which is listed on the Register of the National Estate.

2.1.2 *New South Wales Heritage Act 1977*

The Heritage Council is the approval authority under the *New South Wales Heritage Act 1977* (the Heritage Act) for works to an item on the State Heritage Register (SHR). Section 57(1) of the Heritage Act identifies the need for Heritage Council approval if the work involves the following tasks:

- demolishing the building or work,
- damaging or despoiling the place, precinct or land, or any part of the place, precinct or land,
- moving, damaging or destroying the relic or moveable object,
- excavating any land for the purpose of exposing or moving the relic,
- carrying out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct,
- altering the building, work, relic or moveable object,
- displaying any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct,
- damaging or destroy any tree or other vegetation on or remove any tree or other vegetation from the place, precinct or land

Demolition of an SHR item (in whole) is prohibited under the Heritage Act, unless the item constitutes a danger to its occupants or the public. A component of an SHR item may only be demolished if it does not contribute to the significance of the item.

Section 57(1) of the Heritage Act also applies to archaeological remains (relics) within an SHR site, and excavation can only proceed subject to approval of a Section 60 application by the Heritage Branch. Archaeological remains on sites not listed on the SHR are addressed under Section 139 of the Heritage Act.

The study area is not listed on the State Heritage Register.

2.1.3 Exemptions

The process of a standard exemption, which applies to all SHR sites, was designed to streamline the approvals process, particularly where works are minor and/or have little impact on significance. For full details of the standard exemptions, refer to the Heritage Branch website:

<http://www.environment.nsw.gov.au/heritage/publications/permitapps.htm>

Prior to conducting any work which may be exempt, an Exemption Notification Form must be completed and submitted to the Heritage Council or its delegate, State Water, with sufficient information to determine whether the works meet the standard exemption guidelines. Sufficient information normally takes the form of a short report clearly stating the scope of the work and how it meets the guidelines. The Exemption Notification Form must be approved prior to work commencing.

Site specific exemptions relate to individual SHR items and can only be employed for works which have no potential to materially affect the item (Standard Exemption 6). Furthermore, site specific exemptions must be specifically identified as exemptions in a Cultural Management Plan endorsed by the Heritage Council or its delegate and using wording agreed upon prior to Heritage Council endorsement.

2.1.4 Excavation Permits

Under Section 139 of the Heritage Act, “a person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit”.

Relics are defined by the Heritage Act to be:

any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

An excavation permit is also required if a relic has been discovered in the course of excavation without a permit (Section 139(2) of the Heritage Act). Section 139 of the Heritage Act applies to all relics which are not listed on the SHR or protected by an Interim Heritage Order (IHO). Relics protected by an SHR listing or an IHO are subject to approval required by Section 57(1) of the Heritage Act and require a Section 60 Application.

If an excavation permit is required by Section 139 of the Heritage Act, an application is made under Section 140 of the Act. To obtain an excavation permit, the Section 140 application must include an archaeological assessment and Research Design. The archaeological assessment establishes the archaeological sensitivity of the site, its significance and the likely impact of the proposed development. The Research Design outlines the method proposed to mitigate the impact of the development (such as monitoring, test excavation, sampling, or open area excavation). The Research Design also provides research questions which the archaeological resource has the potential to answer. An archaeological assessment and Research Design need to be prepared in accordance with the Heritage Council’s relevant guidelines, including Historical Archaeological Sites and the Historical Archaeology Code of Practice. For further details of these guidelines, refer to the Heritage Branch website:

<http://www.environment.nsw.gov.au/heritage/publications/index.htm>

The Heritage Act also contains provisions for the unintentional disturbance of archaeological relics. Under Section 146 of the Act, the Heritage Council must be immediately notified in the event of relics being unintentionally located or disturbed. Works may be required to cease, pending consultation and further research.

2.1.5 *Heritage and Conservation Register (Section 170 Register)*

Under Section 170 of the Heritage Act, government instrumentalities must keep a Heritage and Conservation Register (a Section 170 Register) which contains items under the control or ownership of the agency and which are, or could, be listed as heritage items (of State or local significance). Road reserves within the study area are owned by the Department of Roads and Maritime Services.

The study area is not listed on any Section 170 Heritage and Conservation registers.

2.1.6 *Environmental Planning Instruments*

An Environmental Planning Instrument (EPI) is made under the *Environmental Protection and Assessment Act 1979* (EP&A Act). An EPI can be a Local Environmental Plan (LEP) or a State Environmental Planning Policy (SEPP). The applicable LEP for the study area is the *Sydney Local Environmental Plan 2012* (the Sydney LEP). Part 5.10 of the Sydney LEP deals with Heritage Conservation, and subsection (2) and (3) determine whether development consent needs to be granted by the City of Sydney Council prior to any activities occurring which may impact cultural heritage. Heritage Items are listed under Schedule 5, Part 1 of the Sydney LEP.

The "Sutton Forest Meat" building located at 761 – 763 George Street (Lot 1, DP1031645) is listed as heritage item I843 in the Sydney LEP. However, it should be noted that this assessment has identified inaccuracies in the information contained in the LEP listing including the date of construction for the building.

The study area lies within the area covered by *The Central Sydney Archaeological Zoning Plan* (City of Sydney 1997), which assesses the archaeological potential of the City of Sydney. Whilst the listing has no statutory implications for the development, it flags the need for caution and indicates it is prudent to undertake an archaeological assessment prior to work commencing.

The study area is listed on *The Central Sydney Archaeological Zoning Plan* as being an Area of Archaeological Potential (AAP).

2.1.7 *Non-Statutory Heritage Listings*

A number of organisations maintain registers of buildings or sites which they have assessed and believe to be of cultural heritage significance. These registers have no statutory authority. However, the inclusion of a place on a non-statutory register suggests a certain degree of community esteem and appreciation. Non-statutory registers include the National Trust Register, the Royal Australian Institute of Architects (RAIA) 20th Century Register of Significant Buildings, and the Art Deco Society of New South Wales's Art Deco Building Register.

The "Sutton Forest Meat" building located at 761 – 763 George Street (Lot 1, DP1031645) is listed as item C6559 on the National Trust Register.

No parts of the study area are listed on either the RAIA or Art Deco Society registers.

2.2 Section Summary

Table 2.1 lists the relevant statutory and non-statutory registers, listings and orders, and identifies those in which any part of the site is listed.

Table 2.1 Summary of heritage register listings for the subject study area.

Register/Listing	Inclusion	Statutory implications
National Heritage List	No	No
Commonwealth Heritage List	No	No
Register of the National Estate	Yes	No
State Heritage Register	No	No
Section 170 Heritage & Conservation Registers	No	No
<i>Sydney Local Environmental Plan 2012</i>	Yes	Yes
<i>Central Sydney Archaeological Zoning Plan</i>	Yes	No
Register of the National Trust (NSW)	Yes	No
The RAI A 20th Century Register	No	No
The Art Deco Society's Art Deco Building Register	No	No

3 HISTORICAL BACKGROUND

The following historical background is designed to contextualise a site specific history which will aid understanding of the archaeological potential of the study area, and is comprised of two main sections; the first is a historical sketch of early settlement of the region and includes a brief contextual summary of Aboriginal occupation and post-contact history of the area while the second is a targeted historical background of the study area.

3.1 Sydney Historical Sketch

3.1.1 *Aboriginal Background and Post-Contact History*

The study area lies within the boundary of the region identified by Tindale in 1974 as belonging to the Gadigal (Attenbrow 2002:23), also referred to in academic literature as the Cadi, who spoke a dialect of the Darug Language (Attenbrow 2002:24; Comber Consultants 2012:6). The Cadi language boundary extends roughly from the northern shore of the Georges River to Port Jackson in the north (Attenbrow 2002:23), and from South Head in the east to Darling Harbour in the west (Comber Consultants 2012:6). Prior to arrival of Europeans, the land would have consisted of timbered slopes lined with Blackbutt (*Eucalyptus pilularis*) Red Bloodwood (*E. gummifera*), Sydney Peppermint (*E. piperita*) and smooth-barked *Angophora costata* (Benson & Howell 1990:42-43).

The abundant estuarine and terrestrial resources of the area combined with a mild annual climate to provide an ideal environment for the Aboriginal people who lived and hunted on the land prior to European settlement. Fish and molluscs would have been easily harvested from the various creeks and swamps feeding into the Parramatta River, while the forests would have provided larger game to hunt and various plants, seeds and tubers to harvest (Austral Archaeology 2014:17).

When the First Fleet arrived in 1788 carrying 1,200 people to feed and accommodate, the marine and land resources throughout the Sydney Basin became considerably stretched (Attenbrow 2002:83). The British arrival coincided with the beginning of an El Niño weather cycle, which would have further contributed to the scarcity of natural resources and fresh water in the area (Attenbrow 2002:83).

The effect this had on the Indigenous population was great. Attenbrow (2002) writes that in the early months of 1788, Indigenous populations would often help European fishing ships unload in return for part of the catch. By late 1788 these interactions became hostile as each party became more desperate to survive and food resources dwindled.

In the early days of European settlement, there are accounts of the British offering shark and sting-ray to the Aboriginal population, but being refused (Vinnicombe 1980). As food became increasingly scarce, instances of local Aboriginals accepting shark and sting-ray increased as did attacks by Aboriginal people on European settlers, if they refused to share resources. This led to retaliation from the European settlers. The combination of an outbreak of smallpox in 1789 and the removal of a large number of Aboriginal men following arrests and murders for various crimes led to a great upheaval within the Aboriginal communities of the Sydney Basin and the loss of cultural knowledge (Attenbrow 2002).

3.1.2 *The Early Colony and the Ultimo Estate – 1788 to 1830*

During the early years of the Sydney colony, settlement remained concentrated around the main cove, also incorporating the eastern part of Millers Point, while land to the south of the cove and along the shore of Cockle Bay were considered either too swampy or steeply inclined to be developed or farmed (CRM 1999:8; Gammage 2011:241; Macle hose 1839:62). In order to control future growth of the settlement, in December 1792, Governor Phillips drew a line connecting the Tank Stream and the headwater of Darling Harbour which he instructed would demarcate the southernmost boundary of Sydney Town (Figure 3.1). Governor's Phillips written instructions were that "no ground within the Boundary [was] ever [to be] granted or let on lease and all houses built within the Boundary line are to remain the property of the Crown' (RBG & DT 2001:4).

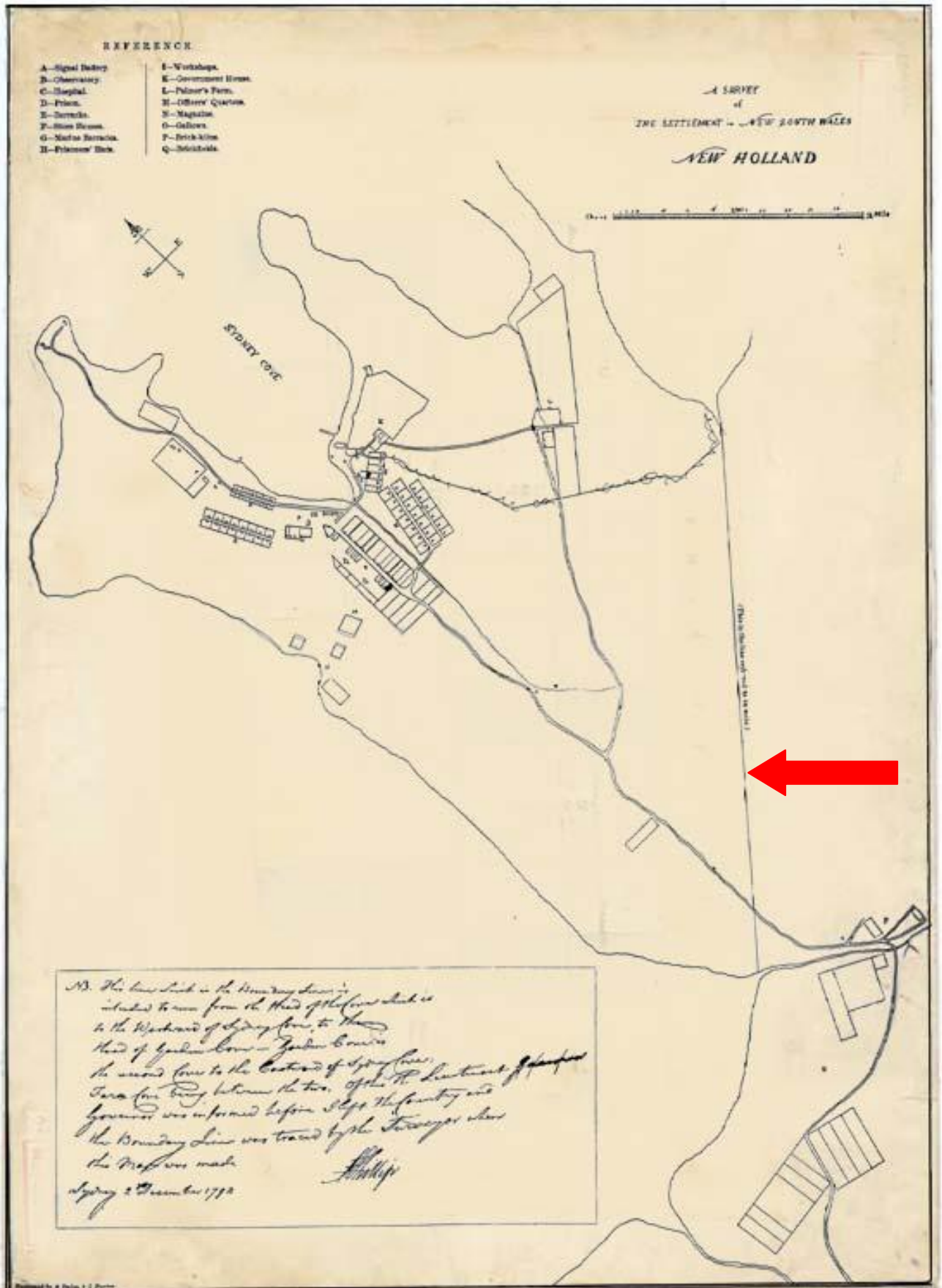


Figure 3.1 Plan of Sydney from 1792 showing the Boundary Line (marked with a red arrow). The study area is located off this map to the south (SRNSW: CGS13859, [SZ430]).

Outside of the town boundary, the land at the head of Cockle Bay was already informally being occupied by the start of the 19th century by settlers making use of clay for brick-making. Daniel Southwell, writing in July 1788 describes the makeshift village:

At somewhat less than a league from the camp there is plenty of good clay, and capital brick-kilns are here established, and this, tho' a scanty village, is, I assure you, a much frequented and pleasant walk. Add to this gardening, farming, and a thousand other things are carrying on with all possible expedition (Southwell 1893)

The main brickfields were centred in an area bound by modern-day George, Campbell, Elizabeth and Goulburn streets (Casey & Lowe 2011:32), to the north-west of the study area. While there are no records that the study area was formally granted or occupied at this time, an 1802 map by the French explorer Charles Alexandre Lesueur shows various small allotments in the vicinity of the study area (Figure 3.2). However, although Meehan's plan of 1807 shows several houses in the Brickfields area which are "irregularly [b]uilt – very few of them good", no houses are shown in the vicinity of the study area (Figure 3.3).



Figure 3.2 Extract from Lesueur's 1802 *Plan de la ville de Sydney* showing the allotments in the approximate location of the study area outlined in red. Note that north is to the right of the map (SL: Z/M1 811.17/1802/3-4).

In 1803, Governor King gave a grant of 34 acres (13.8 hectares) to the surgeon John Harris for land fronting Parramatta Road "between the church lands and the grounds used as a brickfield without the town of Sydney" (*The Sydney Morning Herald*, 16 September 1882, pg7). This grant formed the foundation of Harris's Ultimo Estate (Fitzgerald 2008). Subsequently, Harris's holdings were further increased by two grants from Governor King on 1 January 1806; one of 9 acres (3.6 hectares) to the south-west of the estate which fronted Parramatta Road, and a larger grant of 135 acres (54.6 hectares) which extended the estate northwards (*The Sydney Morning Herald*, 16 September 1882, pg 7).

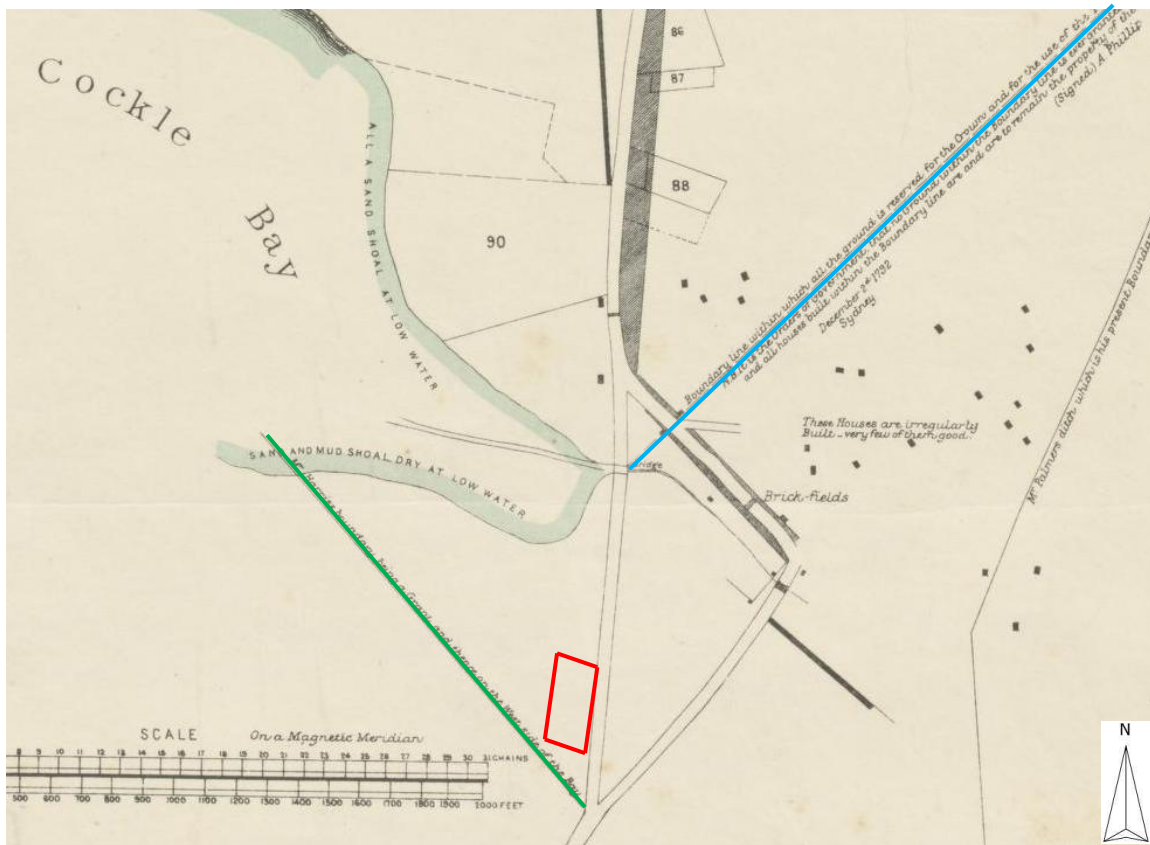


Figure 3.3 Extract from Meehan's 1807 plan showing the approximate location of the study area marked in red. Phillip's town boundary is marked in blue and the northern boundary of Harris' initial Ultimo grant is marked in green (nla.map-f105b-e).

By the time of Meehan's plan of 1807 (Figure 3.3), the study area was contained in an unalienated triangle of land bordered by the waters of Cockle Bay on the north, Parramatta Road on the east and the Ultimo Estate on the south-west.

The study area came to form part of a fourth and final grant given to Harris by Governor Macquarie in May 1818 (Figure 3.4), which gave Harris ownership of the entire northern frontage of George Street up to of Darling Harbour (*The Sydney Morning Herald*, 16 September 1882, pg 7). While it formed part of the grant, the study area still remained undeveloped through the 1830s (Figure 3.5).

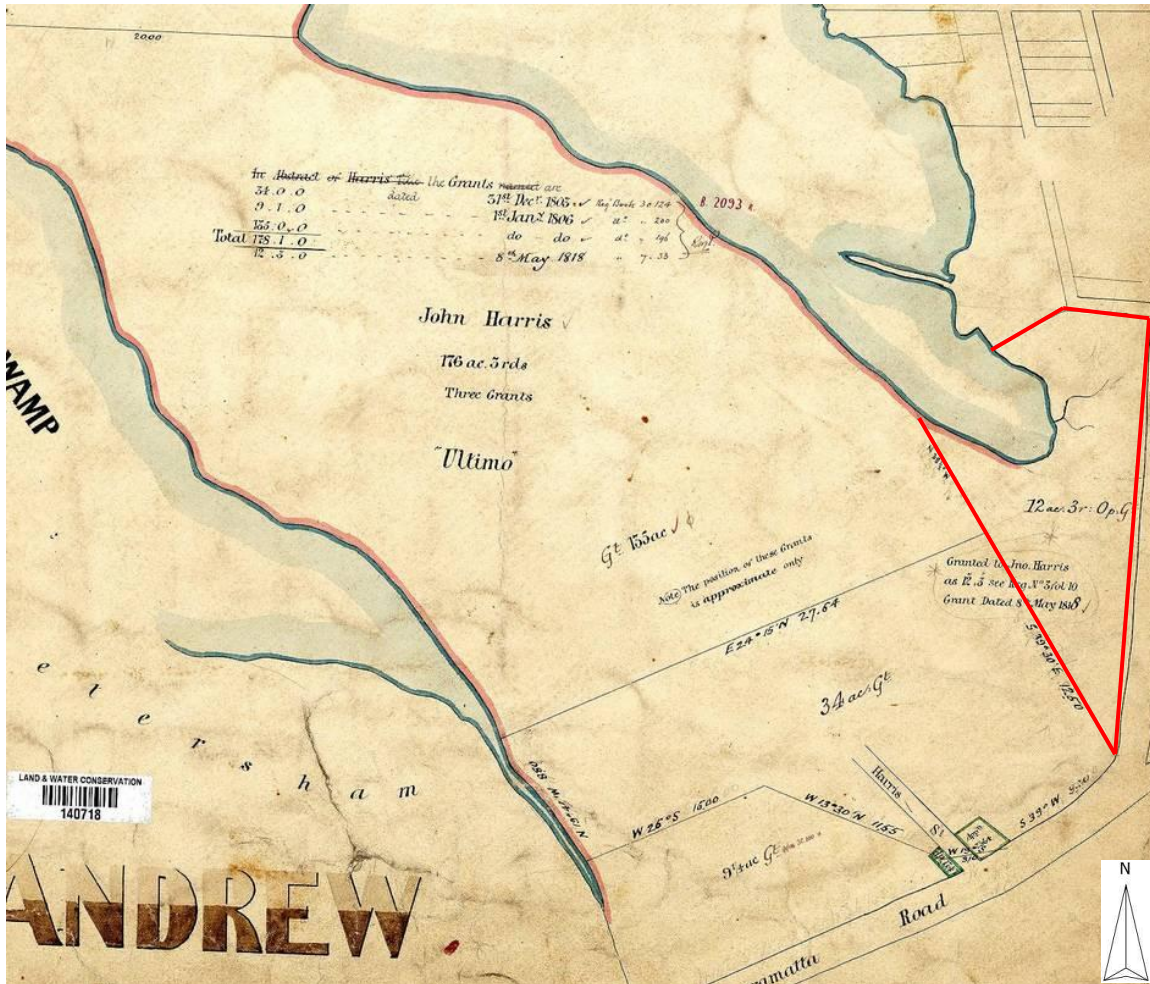


Figure 3.4 Excerpt from Parish Map of St Andrew showing the various grants given to John Harris. The study area is located within the fourth grant, outlined in red (Department of Lands, Parish of St Andrew, Sheet 2).

Maclehose, writing in 1839, provides a detailed discussion of the southern end of George Street:

Between the bottom of the Brickfield Hill and the old Sydney Turnpike, George Street is occupied only on the south side by houses, some of which are highly finished, both as regards their external appearance, and their internal accommodations: the whole ground along the eastern side of this part of the street being still retained by the Government (Maclehose 1977:70).

Although he does not explicitly mention the Ultimo Estate, which was along the western side of Parramatta Road, it is assumed from his lack of any description that the estate remained undeveloped at the time of writing. This matches the view shown in Figure 3.6, which shows the Ultimo Estate in the vicinity of the study area.

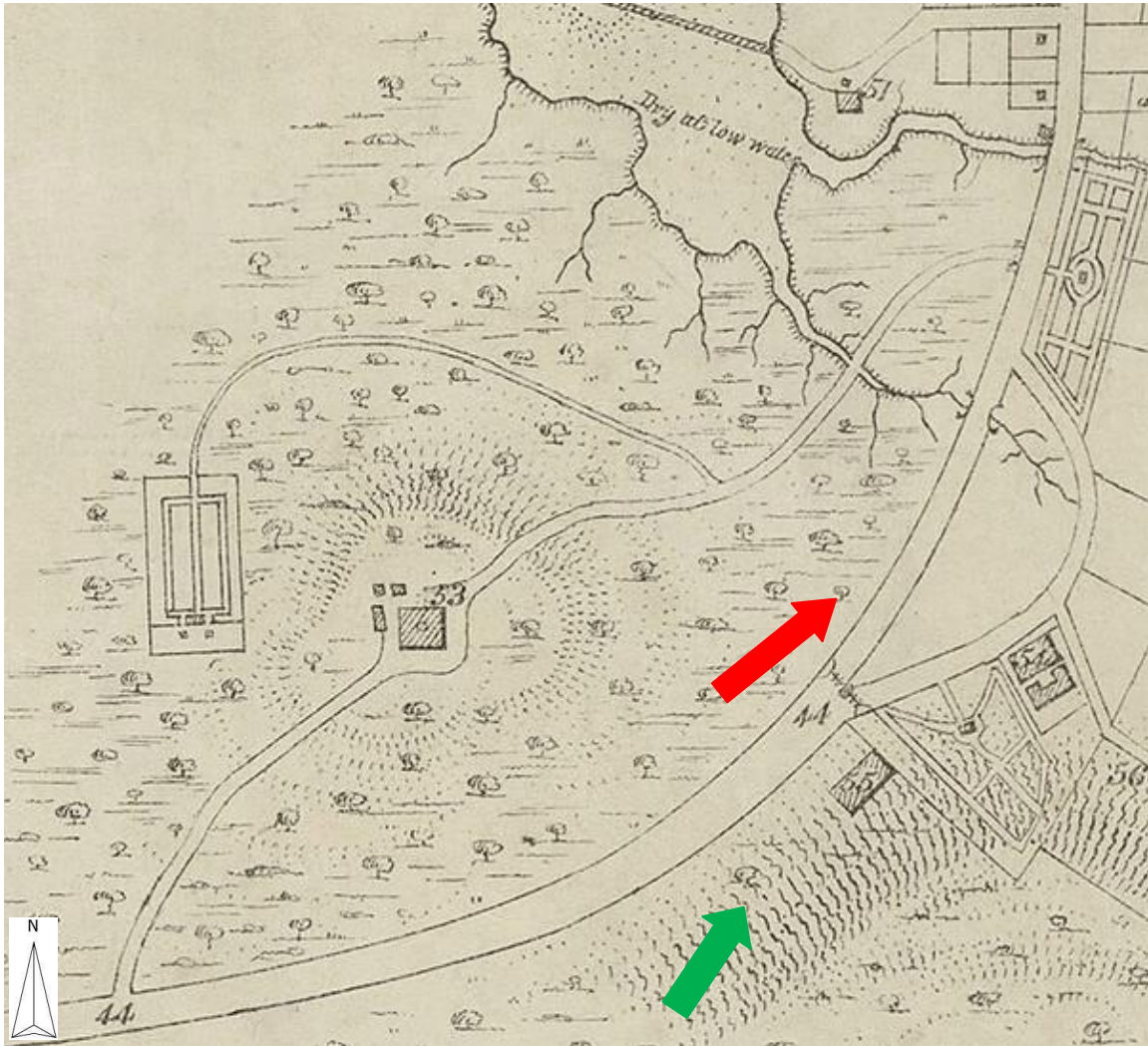


Figure 3.5 Excerpt from 1822 plan of Sydney showing the Ultimo Estate. The approximate location of the study area is marked with a red arrow. The green arrow denotes the probable location of the viewer in Figure 3.6 (SL: Z/M2 811.17/1822/1).

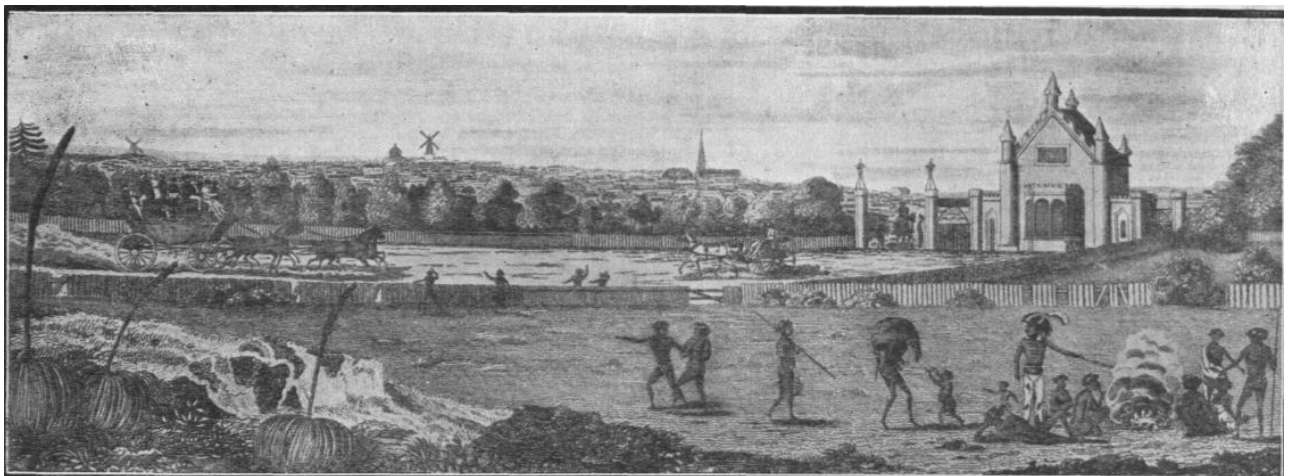


Figure 3.6 The George Street Toll Bar in 1829, looking northwards. Note the undeveloped land of the Ultimo Estate behind the Parramatta Road (Bertie 1920:31).

3.1.3 Subdivision and Occupation – 1830 to 1900

Aiming to cash in on the value of the land fronting Parramatta Road and George Street, Harris undertook several subdivisions of his land in the 1830s and the 1840s, leading to a rapid period of development with property being bought and sold in quick succession (CRM 1999:9). Following the various divisions and sales, Valentine Lane eventually became a laneway running westwards off George Street, present on maps from 1854 onwards (GML 2002:10).

One factor which hinders research into the early development of the study area is the frequency with which house numbers changed during the 19th century, coupled with changes in the city wards. Between 1845 and 1856, the study area was covered by City of Sydney Assessment Books for Phillip ward. However, with a change in ward boundaries in 1858, the study area was subsequently transferred to the Dennison ward.

Known house numbers for buildings fronting George Street both in and immediately adjacent to the study area are outlined in the following table:

Table 3.1 Summary house number alterations from north to south (From City of Sydney Assessment Books).

Current Property Number	1880-1867	1866-1856	1856-1848	Pre-1848	Note
755	727	717	556	585	Immediately north of study area
					Right of way to rear of properties
757	729	719	558	586	
759	731	721	560	587	
761	733	723	562	588	
763	735	725	564	589	
765	737	727	566	560	Immediately south of the study area
					Valentine Lane (Changes to Valentine Street in 1900)

By 1854, the study area contained combined residential and commercial premises fronting George Street, with housing lining the northern side of Valentine Lane and a small block of five houses at the back of the study area, accessed through a right of way between 556 and 558 George Street (Figure 3.7). These five properties are referred to in the early rates books for Phillip ward as being in Sells Lane. This is most likely a reference to John Sells, who is listed as the owner of two wooden buildings located off the main George Street frontage in Phillip ward rate assessment book of 1845.

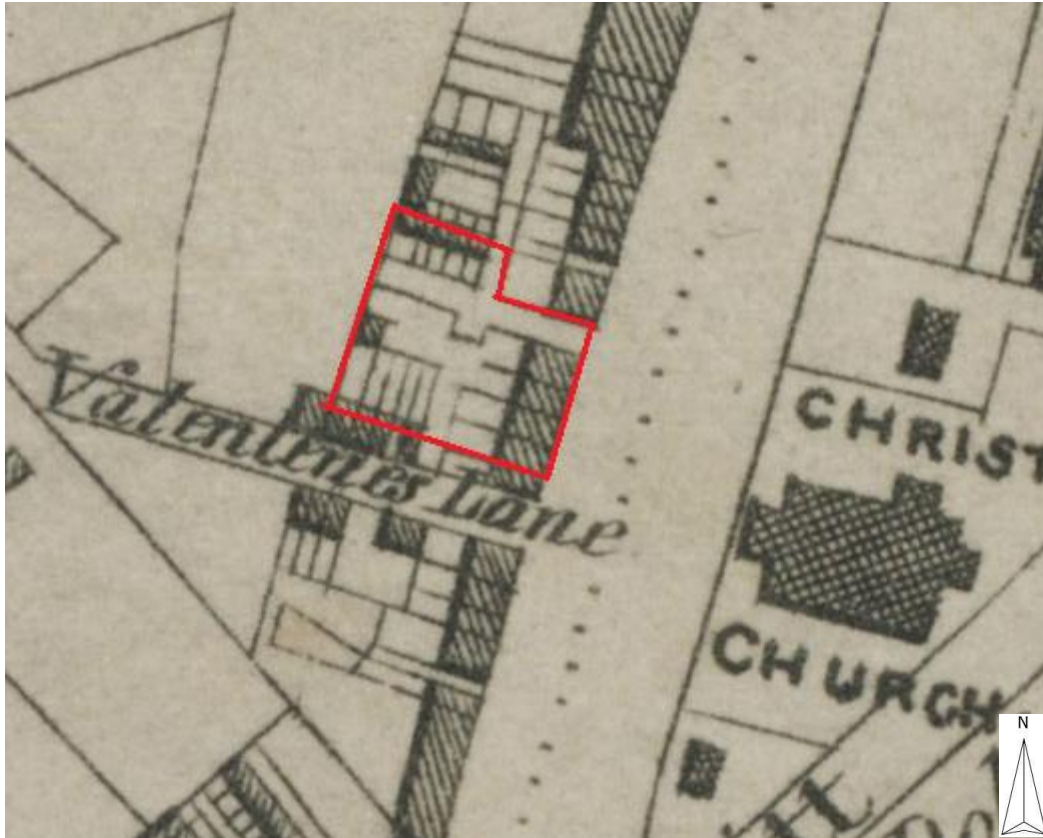
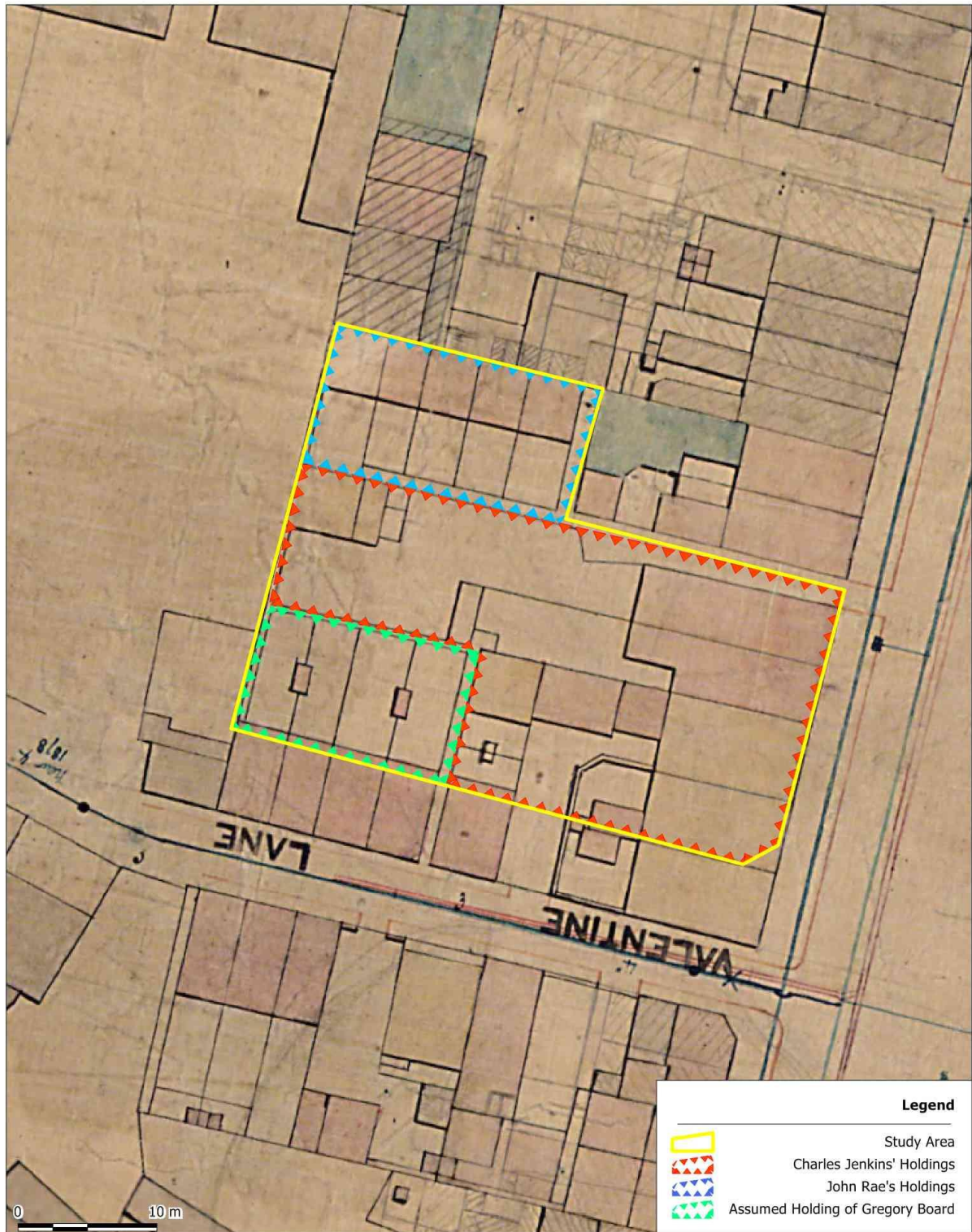


Figure 3.7 Excerpt from Woolcott and Smith's 1854 plan of Sydney showing the study area outlined in red (University of Melbourne 11343/23939).

In 1854, ownership of the study area was split between three individuals, with Charles Jenkins owning the majority of the study area and John Rae (or Ray) owning the northern part. It has not yet been possible to confirm the house numbering for Valentine Lane, although preliminary evidence from the City of Sydney Assessment Books suggests that the remaining part of the study area was owned by Gregory Board (Figure 3.8).

Following the death of Jenkins, his portion of the study area was further subdivided into three separate lots (Figure 3.9) in an auction held on 4 June 1866 (*Empire*, 23 May 1866). No further significant alteration occurred to the property boundaries through the remainder of the 19th century.

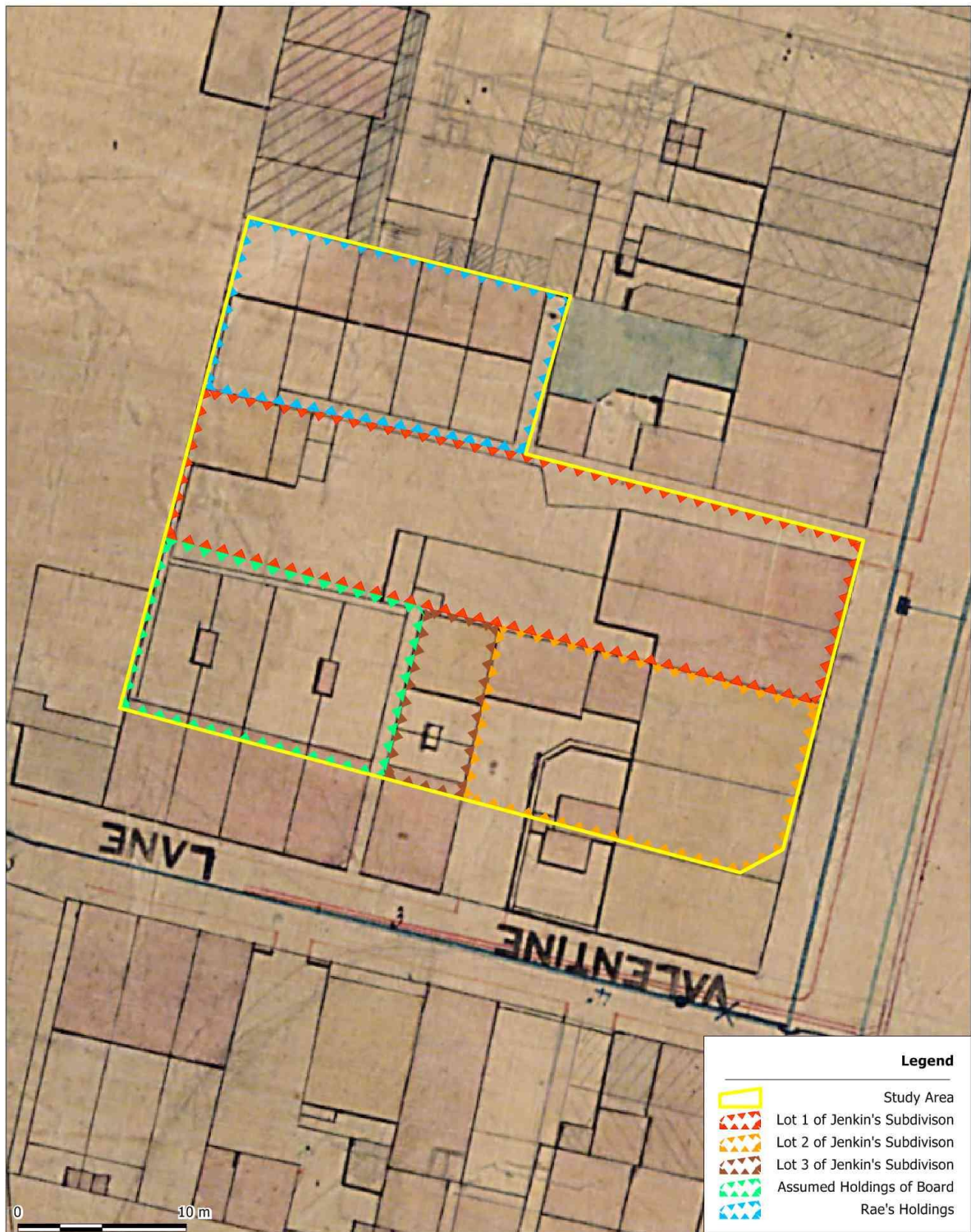


Project Name: 757 - 763 George Street, Sydney
 Client: Ceerose Pty Ltd
 Project Number: 1425
 Drawn By: David Marcus

Datum (Zone): Australia MGA94 (56)
 Scale: 1:360
 Source Map: 1865 Trig Map of Sydney
 Date: 22 October 2014



Figure 3.8 Land holdings of the study area in relation to the 1865 trigonometrical map of Sydney [1865 trig map] (SR: NRS 9929).



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 Scale: 1:300
 Source Map: 1865 Trig Map of Sydney
 Date: 22 October 2014



Figure 3.9 Land holdings of the study area following the subdivision of Jenkins's property (SR: NRS 9929).

3.1.4 The Valentine Street Resumption and Sutton Forrest Meats – 1900 to Present

Although Valentines Lane was already informally referred to as Valentine Street during the 19th century (c.f. *Evening News*, 24 January 1883), in 1897 a request was approved by the City of Sydney Council to formally change the name to Valentine Street (*The Sydney Morning Herald*, 12 February 1897). This may have been undertaken in an attempt to improve the reputation of the street, which had previously been described in 1881 as containing "[s]everal unsightly shanties...condemned as unfit for human habitation" (*The Sydney Morning Herald*, 15 February 1881, pg6) and again in 1883 as containing buildings in a "shockingly dilapidated condition, being filthy shanties in filthy slums" (*Evening News*, 24 January 1883, pg2).

In 1910, the City of Sydney Council chose to widen Valentine Street through the resumption of all the property on the northern side of the road, which also included 761 and 763 George Street (*The Sydney Morning Herald*, 1 April 1910). Following the road widening, the land on the north was sold back to private owners, with the properties split between three new buildings. The Sutton Forest Meat Co., which had occupied 763 George Street prior to the resumption, took ownership of a new, purpose built shop which covered the double property of 761 and 763 George Street. The remaining frontage of 757 and 759 George Street was converted into shops and offices while the land at the rear of the study area became a factory occupied by W. Pepperday & Co. Printers, which was accessed through the original scrangleway between 755 and 757 George Street (Figure 3.10).

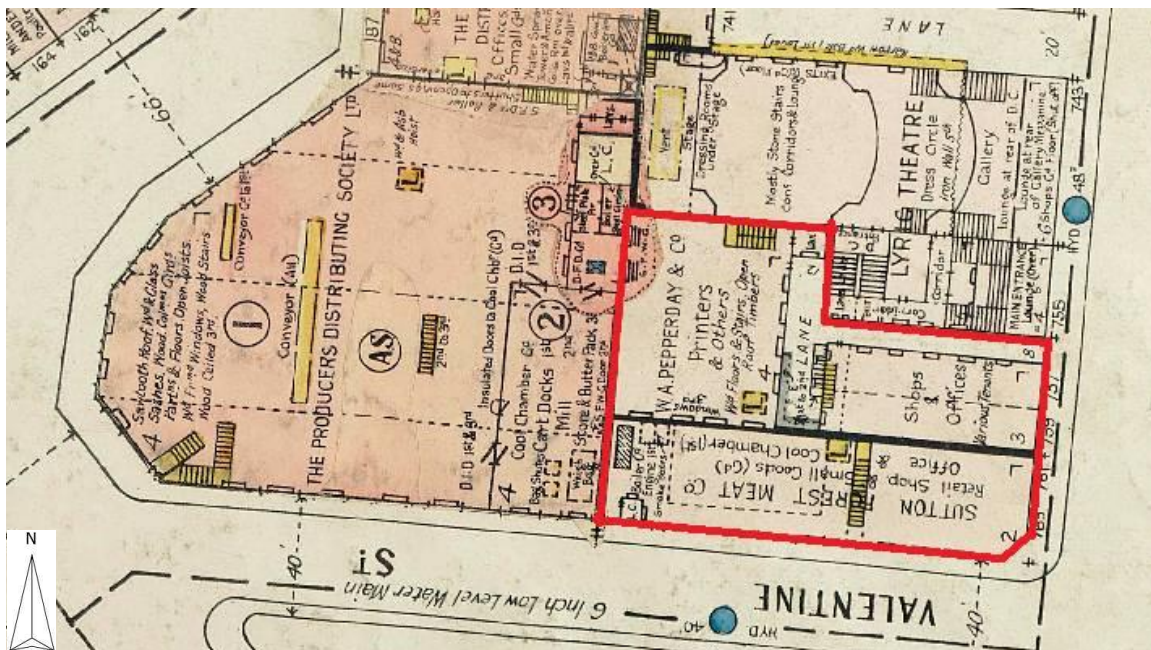


Figure 3.10 Excerpt from the Fire Underwriters' Plans of 1917-1939 showing the study area, outlined in red (City of Sydney Archive).

The study area has essentially remained unchanged through to the present day, with the exception of the factory at the rear of the property which has been demolished and is currently a carpark.

3.2 Site Specific Historical Sketch

Although the study area was intensely occupied from at least the mid-19th century, only a preliminary examination of historical mapping, the City of Sydney rates assessment books and the *Sands Sydney, Suburban and Country Commercial Directory* [the Sands Directory] has been undertaken for the study area. This preliminary inspection has suggested that while minor internal alterations may have occurred to several buildings within the study area, the overall footprint of buildings remained consistent between the earliest plan of 1854 (Figure 3.7) and Dove's plan of 1880 (Figure 3.14). Due to the clarity of the 1865 trig map, it is used as the primary map for the following discussion.

3.2.1 *The Study Area in the 1840s and 1850s*

Following the initial subdivision of the Ultimo Estate, the study area was already well developed by the time of the first rates assessment book for Phillip ward in 1845. While house numbers are not provided in the earliest rate book, the northern part of the study area was listed as being owned by John Sells, and the rear of his property contained a three room, brick structure described as a detached wood shed. The shed was located in the land parcel which was later purchased by Rae.

The George Street frontage of the study area is described as containing the following buildings, all owned by Jenkins:

Table 3.2 Excerpt from 1845 rates assessment for Jenkins' buildings located within the study area (from City of Sydney Assessment Books, Phillip Ward).

Occupant	Function	Method of Construction	Roof	No. Of Floors	No. of Rooms	Note	Building Ref. No.
Unoccupied	Shop	Brick	Shingles	2	6	Underground cellar, stable and loft	1
Unoccupied	Shop	Brick	Shingles	2	4	Underground cellar, stable and loft	2
Charles Jenkins	House	Brick	Shingles	2	6	Detached stable and loft	3
George Shipway	House	Brick	Shingles	2	6	Attached kitchen and room	4

A fifth property was also listed as being owned by Jenkins, but it is assumed that this was a continuation of the building to the south, outside the study area on the corner of George Street and Valentine Lane. The location of several of the outbuildings described in the 1845 rates assessment book (Table 3.2) are shown below on Figure 3.11.



Figure 3.11 Excerpt from 1865 trig map showing the properties lining the George Street frontage (marked in red) with the study area marked in yellow (SR: NRS 9929).

It should be noted that in the 1845 Phillip ward rate assessment book, Valentines Lane is listed as Valentine's Place, presumably named in reference to a landowner Peter Henry Valentine. By the time of the next assessment in 1848, it has been changed to the more familiar moniker. Development along Valentine Place consisted of low cost, two-storey brick houses fronting the street. As these buildings are likely to have directly fronted Valentine Lane itself, they are outside of the present study area, although it is probable that the yards and cesspits to the rear of the houses extended into the study area.

By 1848, the most significant change was that the northern part of the study area had been purchased by John Rae and a two-storey tenement block of five, two roomed properties had been constructed at the end of a public right of way called Sells Lane (Figure 3.12). These buildings remained unchanged throughout the 1850s.

Meanwhile, Jenkins advertised one of his George Street properties for let in February 1848 and describes the house as containing "six rooms; also kitchen, coach-house, two-stall stable, harness-room, and hay loft", with the request to contact either Mr Shipway in the adjacent property or Charles Jenkins at his Bourke Street property (*Sydney Chronicle*, 24 February 1848, pg1). John Shipway is listed as occupying 589 George Street (property 4 on Figure 3.11), while Jenkins was listed as occupying 587 (property 3). It is possible that Jenkins had moved to Surrey Hills and was listing his old house for lease, as the description given in the paper closely matches a description in the 1845 rates assessment book for the Philip ward.

Apart from minor internal modifications regarding the number of internal rooms, the buildings fronting George Street remained relatively unchanged through the 1840s and 1850s.

While several houses fronting Valentine Lane were demolished and new buildings constructed throughout the late 1840s and 1850s, these buildings are outside of the study area and it is unlikely that the changes affected either the yard areas or cesspits.



Figure 3.12 Excerpt from 1865 trig map showing the five buildings constructed by Rae (marked in red) with the study area marked in yellow (SR: NRS 9929).

3.2.2 The Study Area in the 1860s and 1870s

The rates assessment books of the Denison ward provide little new information in the first years of the 1860s, although the 1863 book notes that 723, 725 and 727 George Street contained a balcony, and that the block of terraces off Sells Lane were "in bad repair" and unoccupied.

By the mid 1860s, Charles Jenkins had died and his George Street properties were listed for sale. Rather than selling his land as a single lot, it was divided into three separate lots as illustrated in Figure 3.9. Several newspapers of the day describe the lots being advertised for sale:

Lot 1, having 33 FEET TO GEORGE-STREET, with a depth of 132 FEET, on which are the two shops and dwellings, Nos. 719 and 721, GEORGE-STREET, occupied by Messrs. Crease and Toomay, and realising a rental of £169 per annum.

Lot 2.-56 FEET FRONTAGE TO GEORGE STREET, 64 FEET TO VALENTINE'S-LANE, on which are those three substantially built homes, Nos. 723, 725, 727. GEORGE-STREET, occupied by Messrs. Field, Raven, Walsh and Lawrence, and realising a rental of £231 per annum.

Lot 3 has a frontage of 17 feet to Valentines-lane, on which is a small dwelling-house, No. 11, VALENTINE'S-LANE, occupied by Mr. Schmidt [sic]

(The Sydney Morning Herald, 29 May 1866, pg7)

The auction was held on 4 June 1866, with Lot 1, containing 719 and 721 George Street, being sold for a total of £2,100 to John McCarthy and Lot 2, containing 723, 725 and 727 George Street, being sold for a total of £2,450 to Richard Wynne (*Empire*, 5 June 1866, pg4). However, neither individual appears to have improved the properties. Instead, McCarthy chose to occupy and run his grocery business from 719 George Street (immediately north of the study area) while renting out 721 George Street, and Wynne choosing to continue rent out all three properties according to the Sands directory and the rate assessment books.

By 1865, detailed maps of the study area had been produced which highlight the presence of key features including structures, yard spaces, access-ways and cesspits (Figure 3.13).

Little else is recorded as changing within the study area during the 1860s and 1870s.



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Figure 3.13 Key features within the study area identified on the 1865 trig map (SR: NRS 9929).

3.2.3 The Study Area in the 1880s and 1890s

The 1880s saw the production of two important and highly detailed plans for Sydney which were created for the purpose of assessing costs for the fire insurance industry. While both maps are highly accurate, Dove's plan of 1880 includes additional information missing from the later 1887 Rygate & West plan. Only Dove's plan is reproduced here.

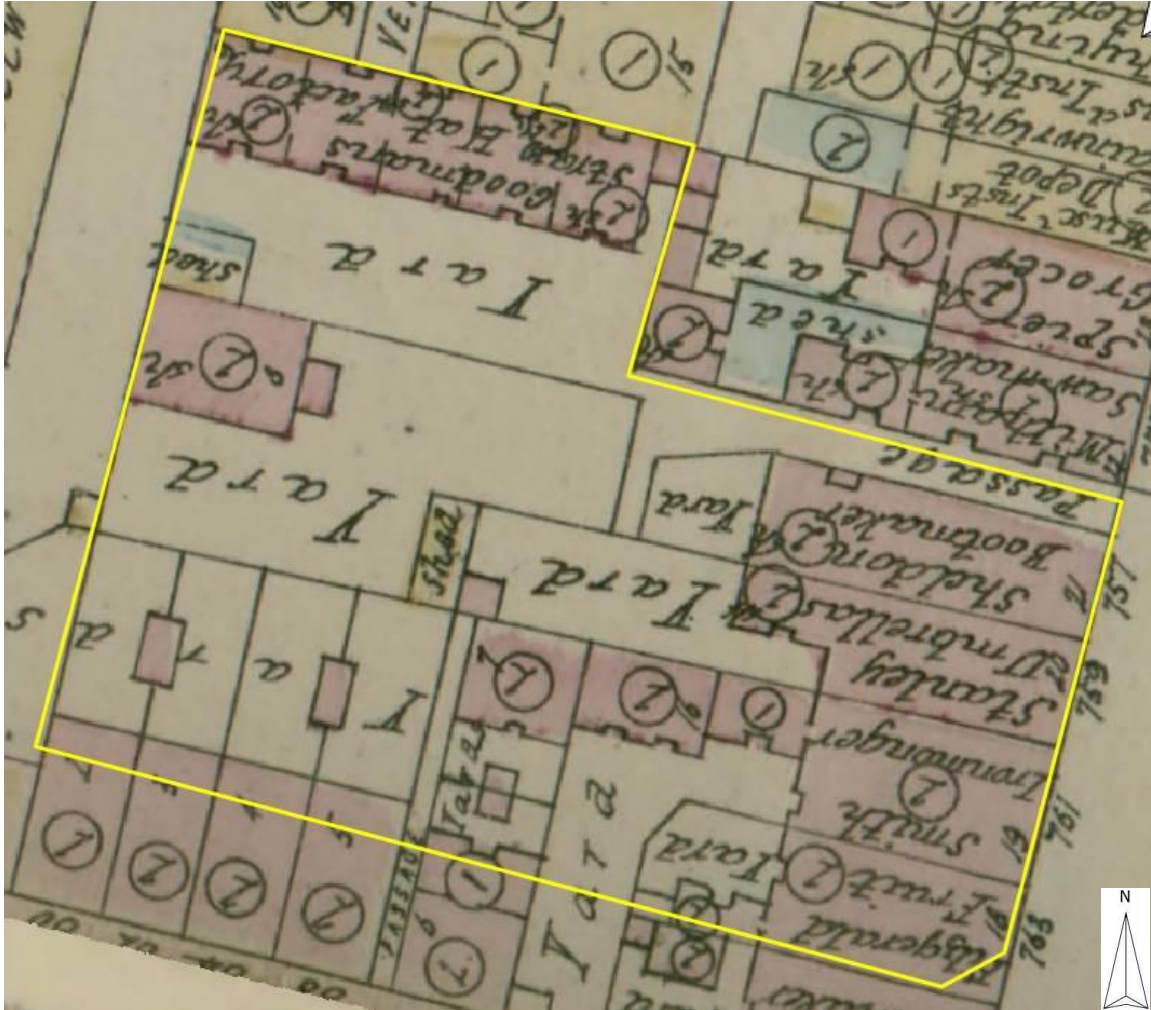


Figure 3.14 Excerpt from Dove's 1880 plan showing the study area marked in yellow.

While the footprints of the buildings show almost no change between the 1865 trig map (Figure 3.13) and Dove's 1880 plan (Figure 3.14), Dove's map does provide further details on the division of the yard areas, the location of wooden sheds and passages running off Valentine Lane.

In 1882, the rates assessment book for Denison ward records that the five apartments of the tenement block in the northern part of the study area were all "in ruins" and unoccupied and subsequently the tenement block was put up for sale in May 1882. The newspaper advert describes the building as "A TERRACE OF FIVE HOUSES, built of brick on stone foundations, shingle roof, each containing two rooms" (*The Sydney Morning Herald*, 8 May 1882, pg9). It is unknown if the property sold, but the five houses were again listed for sale in March 1886, with the additional information that each property was connected to the sewers (*The Sydney Morning Herald*, 1 March 1886, pg12). The property was listed as being sold for £960 to Mr FJ McCarthy (*The Sydney Morning Herald*, 6 March 1886), who also owned 757 and 759 George Street.

An 1886 plan by the Metropolitan Water Board shows both the tenement block and the various outbuildings at the rear of 757 and 759 George Street (Figure 3.15), confirming the location of the buildings shown on the 1865 trig map (Figure 3.13).

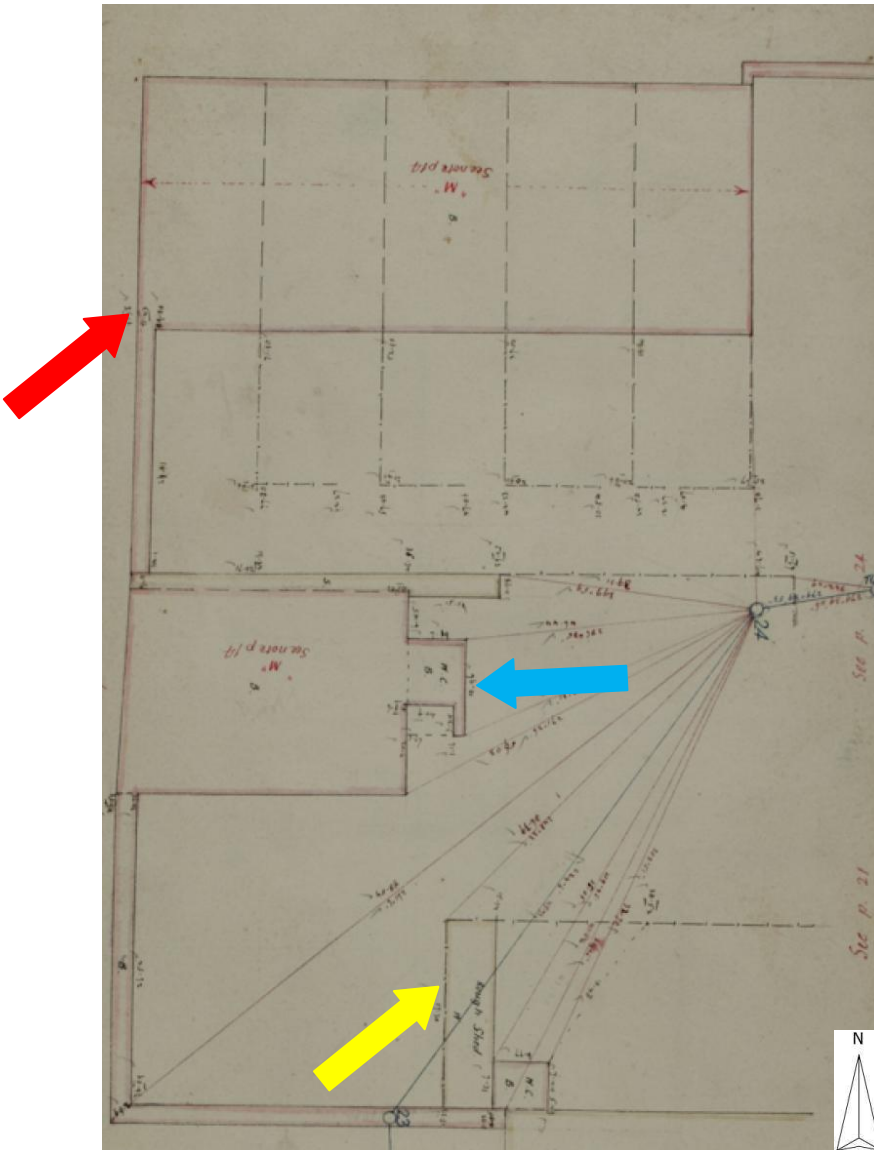


Figure 3.15 Metropolitan Water Board plan showing the tenement block (marked with a red arrow), the former stables at the rear of 757 George Street (marked with a blue arrow) and a wooden shed (marked with a yellow arrow) (FB1088).

Despite their earlier sale, by 1889 the tenement block in the northern part of the study area was condemned for repairs (*Evening News*, 9 April 1889) and the buildings were recorded as being town down a few years later according to the 1891 rates assessment book for Denison ward.

In the same year, the London Pie House was recorded as operating out of 757 George Street and the property was subsequently occupied by Francis Greenwood, a baker and pastry-cook (*Sands Directory*). As part of the redevelopment of the rear yard, the 1901 water board plan of the study area shows that a brick bakehouse had been constructed in the rear of the property. However, the site of the former tenement block remained undeveloped (Figure 3.16).



Figure 3.16 Excerpt from 1901 water board plan showing the new bakehouse (marked with a red arrow) and the study area marked in yellow (PWDS1544-S216).

3.2.4 Resumption of the Study Area in 1910

As previously noted, large parts of the study area were resumed by the City of Sydney in 1910 for the widening of the newly renamed Valentine Street and for "carrying out improvements in and remodelling that portion of the city in the vicinity of [the street]" (*Evening News*, 21 January 1910, pg6). The area of resumption was described as:

Commencing at the intersection of the Northern building line of Valentine-street with the western building line of George-street, and bounded on the south-west by the north-eastern building lines of Valentine-street and Quay-street respectively, north-westerly to the south-eastern building line of Thomas-street, thence on the north-west by that building line north-easterly to its intersection with the south-western boundary of premises known as No. 187 Thomas-street, thence on part of the north-east by that boundary of those aforesaid premises, south-easterly to the south-eastern boundary of those premises, thence on part of the south-east by a line passing along the north-eastern face of brick walls bearing south-westerly to the north-western corner of premises known as No. 18 Valentine-street. thence again on the north-east by the north-eastern boundary of premises known as Nos. 18 to 21 Valentine-street and No. 761 George-street, south-easterly to the building line of George-street, thence again on the south-east by that building line of George-street bearing south-westerly to the point of commencement.

(*Evening News*, 1 April 1910, pg8)



Figure 3.17 Excerpt from 1901 water board plan showing the resumption area outlined in red and the study area marked in yellow (PWDS1544-S216).

Although the resumption only included 761 and 763 George Street, the buildings at 757 and 759 George Street were also demolished at the same time. However, prior to the demolition occurring, a series of photographs was taken which illustrate the frontages of the George Street and Valentine Street buildings (Plate 3.1, Plate 3.2 and Plate 3.3). Unfortunately, no images have been identified which show the rear of the properties and the main yard area.



Plate 3.1 North-west view showing Valentine Lane and 761 to 765 George Street in 1910 (NSCA CRS 51/2652).

Note that Plate 3.1 shows 765 George Street, which is outside of the study area and was subsumed as part of the road corridor for Valentine Street. Both 761 and 763 George Street are shown as being occupied by Sutton Forest Meat, who later occupied their own purpose-built building on the same site. The date of "1875" written on the building reflects the date of founding for the Sutton Forest Meat company (c.f. *Daily Commercial News and Shipping List*, 26 November 1910, pg1) rather than the date of construction of the building.



Plate 3.2 South-east facing view of 751 to 759 George Street in 1910 (NSCA CRS 51/302).

Note that only the two buildings on the left-hand side of the photograph (757 and 759 George Street) and the adjoining laneway are in the study area. Building 759 carries a billboard for baker Felix Greenwood who operated the bakehouse located at the rear of the building. The sign for an ironmonger relates to Morris Bros., who operated an ironmongery at the property at the start of the 20th century. The laneway to the right of 759 George Street led to the former tenement block at the rear of the study area.



Plate 3.3 East facing view along Valentine Street prior to resumption and street widening in 1910 (NSCA CRS 51/2653).

Note that while the properties fronting Valentine Street on the left-hand side of the photograph are outside of the study area, it is likely that their associated yards are present in the study area.

3.2.5 *The Study Area Post-Resumption (1920s to 1950s)*

Following the resumption, three new buildings were constructed within the study area although the street numbers essentially remained unaltered (Figure 3.19).

On the George Street and Valentine Street frontage, the Sutton Forest Meat Company moved into a new, two-storey tiled building which was designed specifically for their use at 761 to 763 George Street (Plate 3.4). The building is considered an "example of Federation Free Style architecture with Arts and Crafts influences, distinguished by the use of decorative ceramic wall tiles" (OEH n.d.). However, while the LEP listing describes the building as having been constructed in 1897, this is not possible as the building has been constructed with windows along the Valentine Street frontage. Therefore, the building could not have been constructed prior to the demolition of 765 George Street and the widening of Valentine Street in 1910.

Within the remainder of the study area, a smaller office block was constructed over the former shopfronts of 755 and 757 George Street, while a larger factory building was constructed in the western part of the study area, which formerly contained the tenement block, bakehouse and detached stables.

In terms of archaeological potential, it is important to note that none of these modern structures are recorded as containing basements.



Figure 3.18 Excerpt from 1946 aerial photograph showing the study area marked in yellow (Department of Lands).

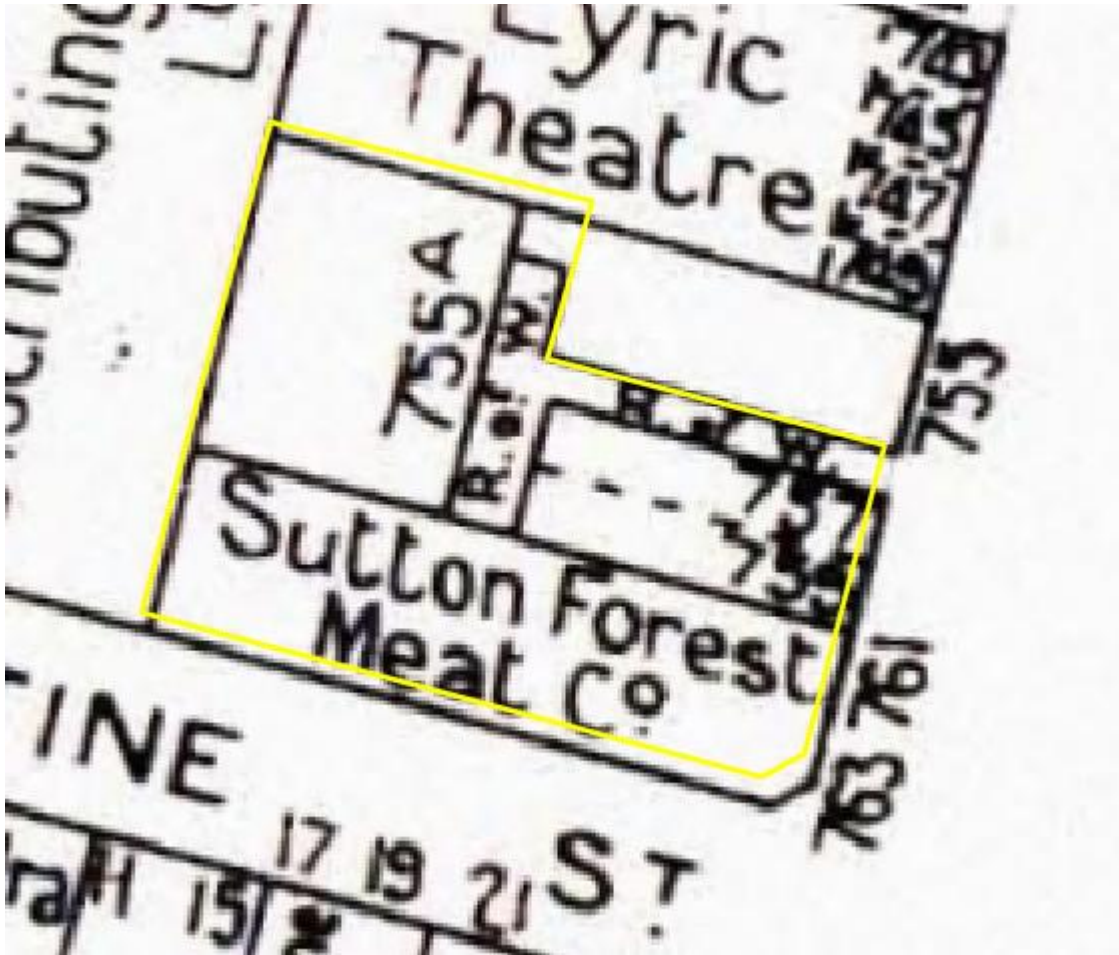


Figure 3.19 Excerpt from 1956 city building plan showing the study area marked in yellow.



Plate 3.4 North-west facing shot of the two buildings currently in the study area taken in 2000 (Mark Stevens Collection 49072).

3.2.6 *The Present Day (1950s to 2014)*

As illustrated in Plate 3.4, both buildings fronting George Street have survived to the present day. However, the factory building at the rear of the property has since been demolished and is currently utilised as a car park.

4 SITE INSPECTION

It is anticipated that site inspection will be undertaken when a SoHI is undertaken.

5 ARCHAEOLOGICAL PREDICTIVE MODEL AND SENSITIVITY MAPPING

An assessment of archaeological potential usually considers the historic sequence of occupation in comparison to the structures which are currently extant, as well as the impact that the more recent constructions and works would have had on the earlier occupation phases and, as such, the likely intactness of the archaeological resource. This, in turn, is tied in with the extent to which a site may contribute knowledge not available from other sources to current themes in historical archaeology and related disciplines.

In regard to the assessment of the study area, the archaeological potential depends upon the anticipated likelihood for the survival of buried structural fabric and cultural deposits as well as an estimation of archaeological integrity. Structural fabric refers to what is generally regarded as building or civil engineering remnants. Cultural deposits refer to archaeological deposits, i.e. deposited sediments containing artefacts etc.

Having analysed the historical evidence in the previous chapters, the following section presents a summary of the potential for a physical archaeological resource to be present in the study area, that is, its archaeological sensitivity/potential.

5.1 Predictive Model

As a general rule of archaeology, sites first redeveloped in either the 19th or early 20th century can also retain evidence of occupation from earlier periods. It is also very common that such evidence can be recovered even when sites are redeveloped or disturbed by modern developments. Based on the detailed background history, the following general predictive statements can be made:

- The first phase of occupation within the study area occurred in the 1840s.
- Very few, if any, buildings were substantially altered during their lifetime.
- Yard areas at the rear of 757 and 759 became more developed from the latter part of the 19th century, with the construction of the bakehouse.
- Once demolished, the buildings in the study area were replaced by two shops and office complexes, and a factory.
- None of the 20th century buildings are known to have required the bulk excavation of earth for the creation of basements.
- Although foundations may have slightly impacted on parts of archaeological deposits, it is anticipated that the archaeological potential of the study area is largely intact.
- The presence of archaeological material below 20th century buildings has been well documented from other sites in the immediate vicinity of the study area and beyond (i.e. Austral Archaeology 2013; Casey & Lowe 2011)

Based on these overarching statements, the following specific predictive model is applicable to the study area:

- There is potential for archaeological material being present within the study area which relates to the direct occupation of buildings from the 1840s through to the 1900s.
- There is potential for archaeological material being present within the study area which relates indirectly to the occupation of buildings through the presence of outbuildings and yard areas.
- Any part of the study area which was subject to building works in the early 20th century is considered to have moderate archaeological potential, although this is dependent on construction techniques used during building of the post-1900s structures within the study area.

On the basis of this predictive modeling, it is considered that **the entire study area** has **moderate potential** to contain archaeological material relating to the 19th century occupation of the buildings fronting George Street, Valentine Street, and the tenement housing off Sell's Lane.

5.2 Sensitivity Mapping

As the entire study area is considered to have moderate archaeological potential, no specific sensitivity mapping has been included in this report.

6 ASSESSMENT OF SIGNIFICANCE

6.1 Introduction

An assessment of cultural significance seeks to establish the importance that a place has to the community. The concept of cultural significance is intrinsically tied to the fabric of the place, its history, setting and its relationship to other items in its surrounds and the response it evokes from the community.

The assessment of cultural significance with respect to archaeological sites can present difficulties because the nature and extent of the "relics" are often indeterminate and value judgements therefore need to be made on the basis of potential attributes. The element of judgement can be greatly reduced by historical or other research, as has been completed for the current study. Archaeological deposits and features provide important evidence of the history and settlement of New South Wales. These heritage items may include deposits containing material culture (artefacts) that can be analysed to yield information regarding early urban development that is unavailable from other sources. Archaeological investigations can reveal much about technology, industry, past economic and social conditions and people's lives.

Sites that contain these elements therefore have scientific value that may be of considerable significance when analysed in association with documentary evidence. It is through this potential to reveal information about the past use of a place that archaeological sites have heritage significance.

6.2 Basis for Assessment

The Burra Charter of Australia ICOMOS was formulated in 1979 (revised 1999), based largely on the Venice Charter (for International Heritage) of 1966. The Burra Charter is the standard adopted by most heritage practitioners in Australia. The Charter divides significance into four categories for the purpose of assessment. They are: Aesthetic, Historical, Scientific/Technical, and Social significance.

The Heritage Council of New South Wales has established a set of seven criteria to be used in assessing cultural heritage significance in New South Wales, and specific guidelines have been produced to assist archaeologists in assessing significance for subsurface deposits. These are published in the Heritage Council's *Assessing Significance for Historical Archaeological Sites and 'Relics'* (2009). The Heritage Council's criteria incorporate those of the Burra Charter, but are expanded to include rarity, representative value, and associative value.

In order to determine the significance of a historical site, the Heritage Council have determined that the following seven criteria are to be considered (Heritage Branch 2009:3):

- **Criterion (a): an item is important in the course, or pattern, of NSW's cultural or natural history (or 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 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);**
- **Criterion (d): an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or 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 local area);**
- **Criterion (f): an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area); and**
- **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 the local area).**

These criteria were designed for use on known or built heritage items, where above ground heritage is both tangible and easily identified. As the nature of archaeology is that it is invisible until disturbed, the presence and attributes of archaeological material must be assumed based on the recorded levels of disturbance, known site history and the creation of predictive statements. Ultimately, the actual presence of archaeological material can only ever be framed in terms of the potential for it to be present.

The Heritage Branch has assisted archaeologists by creating questions which are framed around the main NSW Heritage Criteria, and which can be used to assess the relative importance of any archaeology which is likely to be present. The questions to be asked of an archaeological deposit differ from the main criteria, but can be seen to be referential to them, in order to create a suitable framework for assessing archaeological sites.

The following assessment deals solely with the significance of any potential archaeological material present within the study area.

6.3 Significance Assessment

6.3.1 Assessment Criteria

The following section addresses the significance of the potential archaeological resource in accordance with the criteria adopted in the Heritage Council's significance guidelines for archaeological deposits (Heritage Council 2009:11-13).

Archaeological Research Potential (current NSW Heritage Criterion e)

- ***To which contexts (historical, archaeological and research-based) is it anticipated that the site will yield important information?***

It is anticipated that the site would yield information which would relate to historical (i.e. the occupation history of the site), archaeological (i.e. function and location of buildings) and research-based contexts (i.e. artefactual material which can be analysed).

- ***Is the site likely to contain the mixed remains of several occupations and eras, or is it expected that the site has the remains of a single occupation or a short time-period?***

The site is likely to contain remains relating to the continuous occupation of the study area from the 1840s onwards, although it may be possible to identify archaeological deposits which relate to specifically documented professions which were recorded as operating from within the study area. For example, it is known that 735 George Street operated as an oyster saloon in 1880, and it may be possible to link a deposit consisting primarily of oysters to this individual.

- ***Is the site rare or representative in terms of the extent, nature, integrity and preservation of the deposits (if known)?***

In terms of the integrity and preservation of archaeological material, the site is expected to be representative of complex urban sites within the Sydney CBD. Excavation on other archaeological sites shows that archaeological material can still be preserved even inside the immediate footprint of later development. Therefore, it is expected that archaeological evidence relating to the 19th century occupation of the study area may still present.

In terms of the relative rareness of the nature of archaeological material within the study area, it is considered that different parts of the study area have varying degrees of significance. The buildings constructed on the George Street frontage represent combined shop and residence, which are still common in the Sydney streetscape today and have been well documented through archaeological excavations.

However, the study area has potential to contain a complete block of 1840s tenement housing, complete with associated yard areas. Along with the houses fronting Valentine Lane, the tenement housing formed pockets of low cost housing which were typified by the press of the day as a slum. This site offers the uncommon opportunity to examine an entire block of houses located immediately off an important Sydney thoroughfare.

- ***Are there a large number of similar sites?***

The buildings of the George Street frontage are similar to several extant buildings located within the Sydney CBD, while not altogether common, other examples of so-called slum buildings have been excavated within Sydney. Examples include Cumberland/Gloucester Street (Karskens & Godden Mackay 1999), the KENS site (Thorp 1999) and 200 George Street (Godden Mackay Logan, in preparation).

- ***Is this type of site already well-documented in the historical record?***

Urban sites are generally well-documented in the historical record. However, due to the high numbers of individuals living in an urban environment, each site has unique differences which are not repeated elsewhere.

- ***Has this site type already been previously investigated with results available?***

The examples listed above are of similar urban sites which have been excavated and the results are available from various sources, including the Heritage Branch library.

- ***Is the excavation of this site likely to enhance or duplicate the data set?***

Although the general set of results obtained from an archaeological excavation of this site may duplicate the data set, this site may contain information relating to the occupants of an 1840s tenement building which has not been considered in relation to its proximity to the higher class shops.

What is the ability of the archaeological evidence to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site?

The study area is expected to contain archaeological deposits relating to various residential and commercial uses from the early 19th century through to current use.

Details such as the trades of people occupying the George Street frontage are documented through the Sands Directory, and the development of these buildings are also documented through the various maps and plans identified in this assessment. However, little is known of the inhabitants of the tenement building whose lives are rarely documented in historical sources. It is anticipated that the archaeological material may provide evidence which helps identify the trades and stories of these individuals, and provides them with a voice.

There is also archaeological potential for structural remains, yard deposits and material culture associated with several phases of 19th century occupation. While the activities which would have occurred in these spaces may typify those of other such commercial and residential sites and are likely already well documented, they provide an opportunity to document the transition from a functional use of the outbuildings as stables or kitchens into their transformation to a bakery.

While the site may not provide research potential at State level, there are several questions which the archaeological resource may be able to answer at the local level. For example, while the 1855 to 1865 Trigonometrical Survey Plan shows structures and building materials, it does not describe construction techniques or specific building function. By contrast, the archaeological material present within the study area may provide clarification on usage of the outbuildings. Discovery of any deep features such as wells and cesspits may assist in determining the significance of the study area.

It is considered that this site meets NSW Heritage Criteria (e) at the local level in regard to the potential to contribute unique information about the occupation of the study area over a long period of time.

Associations with individuals, events or groups of historical importance (NSW Heritage Criteria a, b and e)

- **Does the archaeological site link to any NSW Historic Themes? Will the site contain 'relics' and remains which may illustrate a significant pattern in State or local history?**

The relevant themes which may be applied to the archaeological site contained within the study area are listed below in Table 6.1.

Table 6.1 Historical Themes

Australian Theme	New South Wales Theme	Local Themes
4. Building settlements, towns and cities	Towns, suburbs and villages	Streetscape, concentrations of urban functions.
	Utilities	Water pipeline, garbage dump, cess pit.
	Accommodation	Terrace, semi-detached house
5. Working	Labour	Servants quarters, kitchen
8. Developing Australia's cultural life	Domestic Life	Domestic artefact scatter, shed, arrangement of interior rooms.
9. Marking the phases of life	Persons	A family home, a place of residence.

- **Is the site widely recognised?**

The association of the study area with early commercial and residential Sydney is not widely known. Histories of Sydney do not specifically mention any of the structures once located within the study area although the archaeological potential of the site is noted in the City of Sydney Archaeological Zoning Plan.

- **Does the site have symbolic value?**

The site does not have symbolic value to any known interest groups.

- **Is there a community of interest (past or present) which identifies with, and values the specific site?**

There are no known communities which identify with, or value the historic, archaeological features of the site.

- **Is the site likely to provide material expression of a particular event or cultural identity?**

The site may provide material culture relating to the working class that resided along George Street in the 19th century. No specific events in the history of the site are known and none are likely to be identified through archaeological investigation, although material may be identified which belongs to known occupations being carried out in the shops along the George Street frontages.

- **Is the site associated with an important person? (the role of the person in State or local history must be demonstrated/known)**

The study area is not strongly associated with any important person.

- **Did a significant event or discovery take place at the site? Is that evident/or likely to be evident in the archaeology/physical evidence of the site?**

No significant events or discoveries are associated with the study area.

Do the archaeological remains have particular associations with individuals, groups and events which may transform mundane places or objects into significant items through the association with important historical occurrences?

The material remains likely to be located within the study area will be associated with various manufacturing, residential and commercial occupation phases within the study area. While archaeological remains may be identified which are associated with known individuals who occupied the site, these associations will not transform a mundane place into a significant item. The study area lacks associations with any important historical occurrences.

It is considered that this site does not meet NSW Heritage Criteria (a), (b) and (e) due to the lack of any associations with significant individuals, or through association with important historical occurrences.

Aesthetic or Technical Significance (NSW Heritage Criterion c)

- ***Does the site/is the site likely to have aesthetic value?***

The site is unlikely to contain any fabric containing aesthetic value, although individual artefacts may exist which are aesthetically pleasing.

- ***Does the site/is the site likely to embody distinctive characteristics?***

The layout of shopfronts along George Street and the associated outbuildings are not considered to contain any unique or unexpected element. Similarly although the opportunity to examine a complete 1840s tenement block is unusual, the site is unlikely to embody any distinctive characteristics aside from any evidence of the individual personalisation of houses. However, from a local perspective, it would be of interest to identify different construction techniques used during the building of the various shopfronts, outbuildings and the tenement block in order to confirm this hypothesis.

- ***Does the site/is the site likely to embody a distinctive architectural or engineering style or pattern/layout?***

As understood from historical plans and photographs, the layout of the various phases of buildings and associated outbuildings within the study area are similar to other such residential and commercial sites in the Sydney CBD. Specific architectural details and engineering styles used in the construction of the buildings within the study area are unknown but are unlikely to be of State significance, as documentary sources do not attach any importance to the house and outbuildings.

- ***Does the site demonstrate a technology which is the first or last of its kind?***

The site does not demonstrate the first or last of any kind of specific technology.

- ***Does the site demonstrate a range of, or change in, technology?***

The site is only likely to demonstrate a range of technologies in relation to the different forms of technology which are required in different buildings being used for specific purposes, such as food preparation-related technology in the kitchen and so on.

As the study area was occupied throughout the 19th century, there is potential for the site to demonstrate a chronological change in technology. However, the continuous occupation of the house implies that early technology will have been superseded by later technological advances and the older technology will not be present.

Will an archaeological excavation reveal highly intact and legible remains in the form of aesthetically attractive artefacts, aged and worn fabric and remnant structures, which may allow both professionals and the community to connect with the past through tangible physical evidence?

There exists a moderate potential for the site to reveal partially intact and worn fabric relating to the remnants of structures which once existed within the study area. Additionally, there is a moderate chance of encountering aesthetically attractive artefacts which, in conjunction with the structural material may provide a legible account of the human history of the site.

The archaeological material associated with the study area may demonstrate an easily understood, tangible connection to the past, and may provide a holistic view incorporating different levels of society. The combination of visual prompts with a social history of the site would form knowledge entrance-points for both professionals and the wider community.

It is therefore considered that the site would provide evidence of material culture which would be of interest to those with different levels of interest, and it meets NSW Heritage Criteria (c) at the local level in this regard.

Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria a, c, f, and g)

- **Does the site contain well-preserved or rare examples of technologies or occupations which are typical of particular historic periods or eras of particular significance?**

The site is likely to demonstrate technologies and occupations typical of sites which were inhabited throughout the 19th century. It is anticipated that the main tenement block and certain outbuildings may survive in sub-soil deposits. As such, the site is likely to demonstrate typical late Colonial or early Victorian building construction and, as occupation continued through to the late 19th century, the possible updating of technologies dependant on fashion.

However, these changes are not considered rare, in the sense that intact buildings from similar eras are seen in other sites throughout New South Wales.

- **Was it a long-term or short-term use?**

Occupation was long-term, continuing from at least the early 1840s through to the late 19th century, with relatively few changes occurring within the study area.

- **Does the site demonstrate a short period of occupation and therefore represents only a limited phase of the operations of a site or technology or site? Or does the site reflect occupation over a long period?**

The site is likely to reflect occupation over a long period and is only likely to demonstrate technology relating to the end of the occupation period.

- **Does the site demonstrate continuity or change?**

The site demonstrates a continuity of occupation with little documented change occurring throughout the 19th century.

The last major change to occur on the site followed the early 20th century redevelopment of the entire study area when the construction of three large, brick-built structures signalled a period of continuous commercial focus within the study area that endures to the current day.

- **Are the remains at the site highly intact, legible and readily able to be interpreted?**

The level of archaeological preservation within the study area is unknown, although as demonstrated in Section 5, the study area is considered to have moderate archaeological potential. Archaeological testing and monitoring (followed by salvage excavation if warranted) is recommended to determine the degree of preservation of heritage items within the study area, dependant on the degree of harm to be caused by any proposed development of the site.

Interpretation of any structural material would not prove difficult, but would require a significant level of input into early design plans if interpretation is to be combined with perseveration.

Do the archaeological remains have an ability to demonstrate how a site was used, what processes occurred, how work was undertaken and the scale of an industrial practice or other historic occupation.

The study area is likely to provide detailed information relating to the function and occupation history of the various residential structures, yard areas and outbuildings, although it is unlikely that any information will be gained beyond ascribing basic functions to buildings or rooms. Further understanding will also require a detailed analysis of the artefactual material recovered from an archaeological excavation.

The archaeological remains are likely to reflect the mixed commercial and residential functions of the study area. Furthermore, it may be possible to identify waste deposits which are associated with known occupations being conducted from the George Street frontage.

It is considered that the study area meets NSW Heritage Criteria (a), (c), (f) and (g) at the local level in this regard as the study area provides an opportunity to recover archaeological remains which demonstrate the usage of the site and the scale of historic occupation.

6.4 Statement of Significance

The study area is considered to be archaeologically significant as it meets the NSW Heritage Assessment Criteria in the following ways:

- it meets criteria (a), (c), (f) and (g) at the local level as it provides an opportunity to recover archaeological remains which demonstrate the usage of the site and the scale of historic occupation
- it meets criteria (c) at the local level as archaeological material associated with the study area may demonstrate an easily understood, tangible connection to the past through its material culture that may provide a holistic view of different levels of society within a microcosm. This would likely be of interest to both the public and heritage professionals with differing levels of interest
- it meets criteria (e) at the local level as the site would yield information which would relate to historical (i.e. the occupation history of the site), archaeological (i.e. function and location of buildings) and research-based contexts (i.e. artefactual material which can be analysed).

As such, the archaeological resource within the study area is considered to meet the Heritage Significance Criteria at a local level.

7 IMPACT ASSESSMENT

A full impact assessment and SoHI will be completed once finalised design plans have been prepared. In the interim, it is anticipated that the following questions will assist the Proponent in considering methods of reducing impacts to the potential archaeological materials.

- **What aspects of the proposal respect or enhance the heritage significance of the study area?**
- **What aspects of the proposal could have a detrimental effect on the heritage significance of the study area?**
- **Have more sympathetic options been considered and discounted?**

8 CONCLUSIONS AND RECOMMENDATIONS

8.1 Conclusions

The study area has potential to contain archaeological remains of structures, yard surfaces and outbuildings associated with mid to late 19th century residential and commercial structures which, if intact, are considered to be of Local significance.

In terms of archaeological potential, it is concluded that the entirety of the study area has moderate archaeological potential, as the later early 20th century redevelopment of the study area is unlikely to have significantly affected the earlier sub-surface archaeological material.

Any future construction work which includes below-ground development is likely to significantly affect any surviving archaeological remains within the study area.

Although not an archaeological matter, research undertaken for this report indicates that the "Sutton Forest Meat" building located at 761 – 763 George Street (Lot 1, DP1031645) is listed as a heritage item (I843) in the Sydney LEP. Demolition or changes to this building will require development consent.

8.2 Recommendations

The following recommendations are made based on the assessed level of archaeological potential within the study area. It is recommended that:

- 1) Given that the site has been assessed to have archaeological potential that may be impacted during proposed works, an excavation permit is required under Section 139 of the NSW *Heritage Act 1977*. The client will need to apply for a permit for testing and salvage under Section 140 of the Heritage Act.
- 2) Once design plans have been finalised and in order to fulfil Recommendation 1, this assessment report must be updated to include a Statement of Heritage Impact (SoHI) detailing the proposed impact and a Research Design and Archaeological Methodology to mitigate those impacts. These documents will be required as supporting information for the Section 140 Application.
- 3) No ground breaking works should be undertaken in the study area until a Section 140 Permit has been obtained.

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