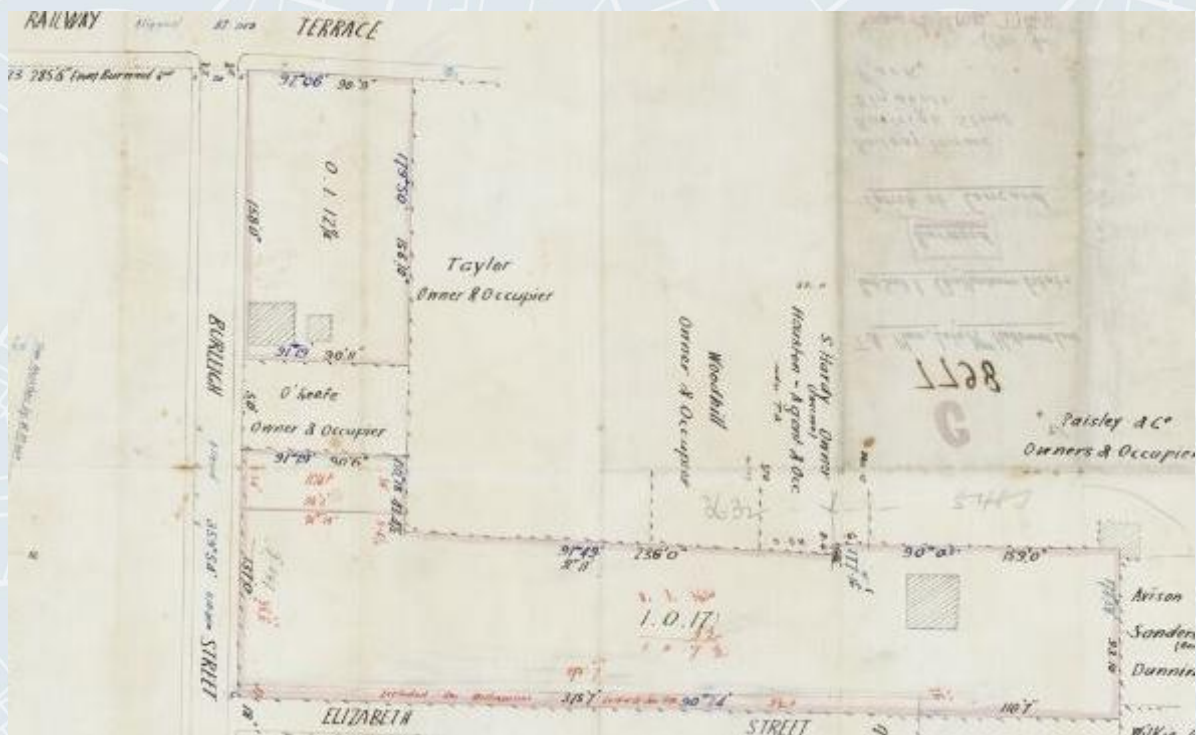


Project Number: HN001359-C



## HISTORICAL ARCHAEOLOGICAL ASSESSMENT: 2-4 BURLEIGH STREET, BURWOOD

DRAFT 11 / 08 / 2025

REPORT TO: NSW HOUSING CORPORATION PTY LTD

REPORT BY HERITAGE NOW PTY LTD

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## Executive Summary

Heritage Now Pty Ltd (Heritage Now) was engaged on behalf of NSW Housing Corporation Pty Ltd (the proponent) to prepare a Historical Archaeological Assessment (HAA) for 2–4 Burleigh Street, Burwood, to inform a proposal for a mixed use development at 2-4 Burleigh Street & 20–24 Railway Parade, Burwood.

The proposal is being assessed as a State Significant Development Application (SSDA) under Part 4 of the *Environmental Planning & Assessment Act 1979* (NSW) (Application No. SSD-77260958). A Heritage Impact Statement (HIS) prepared by Tropman & Tropman formed part of the SSD Application. This report included a preliminary historical archaeological assessment, which identified two former buildings shown at the rear of the property on the 1890 sale plan, and assessed the archaeological potential associated with these structures to be low.

As part of agency submissions in response to the application, detailed environmental heritage advice and comments were provided by Heritage NSW in a letter dated 27 May 2025, identifying key matters to address relating to historical archaeology. This report provides a baseline Historical Archaeological Assessment (HAA) for 2–4 Burleigh Street to address the issues raised in the Heritage NSW submission.

Research undertaken for the HAA identified four phases of historical development within the Project Area:

- Phase 1: Early land grants and initial settlement (1799-1806)
- Phase 2: Early Subdivisions and transfers (1806-1855)
- Phase 3: The Cheltenham Estate and occupation of the Project Area (1858-1889)
- Phase 4: Later subdivision and development (1906-2024)

The assessed potential for each phase is listed below:

- Phase 1: there is nil-low potential for archaeological remains of activities potentially undertaken on Captain Thomas Rowley's Burwood Farm
- Phase 2: there is nil-low potential for archaeological remains of activities potentially undertaken on Alexander Riley's Burwood Estate
- Phase 3: there is moderate potential for archaeological remains associated with the long-term domestic occupation of the Project Area by Mrs Margaret Halloran, including potential for structural remains and occupation deposits associated with two pre-1889 buildings and possible earlier c.1850s dwelling-house
- Phase 4: there is moderate-high potential for archaeological remains associated with the 20th century occupation of the Project Area

The overall predicated archaeological resource is anticipated as having low to moderate research potential. Substantial and intact archaeological remains, including artefact-bearing deposits, associated with the mid-19th to early 20th-century occupation in the Project Area could meet the threshold for local significance for their potential research value, technical and historical significance, and rarity in the Burwood area.

The proposal involves the development of a 39-storey residential, hotel and commercial office building, with five levels of basements for parking, storage and services. The works will impact archaeological remains from all historical phases identified for the Project Area.

Based on this assessment the following recommendations are made:

**Recommendation 1**

Given that the Project Area has the potential to contain archaeological relics of local significance, a program of historical archaeological test excavation is proposed. The test excavation is proposed to be undertaken after SSD Approval, under the SSD Conditions of Consent. The results of the testing would inform proposed management measures developed to correspond to the level of integrity and assessed significance of the relics.

**Recommendation 2**

The testing program would require preparation of an Archaeological Research Design and Excavation Methodology (ARDEM), nominating a suitably qualified and experienced archaeologist who would direct the excavation. This is to be submitted to Heritage NSW for review and approval prior to the commencement of test excavations.

**Recommendation 3**

Should substantial archaeological remains be uncovered during the archaeological testing program and open-area (salvage) excavation is recommended as a mitigation measure, an Addendum to the ARDEM will be prepared in consultation with Heritage NSW. The Addendum will detail the design and methodology of the proposed salvage excavation.

**Recommendation 4**

If significant archaeological relics not identified as part of this assessment are discovered at the site during the investigations, works in the location should cease and Heritage NSW notified, in accordance with Section 146 of the *Heritage Act 1977*.

## Acronyms, Terms and Definitions

Acronym/Term	Definition
CMP	Conservation Management Plan
DCP	Development Control Plan
DCS	NSW Department of Customer Service
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
HAA	Historical Archaeological Assessment
Heritage Act	<i>Heritage Act 1977 (NSW)</i>
HIS	Heritage Impact Statement
HLRV	Historic Lands Record Viewer
LEP	Local Environmental Plan
LGA	Local Government Area
OEH	Office of Environment and Heritage
m	metric metres
SCP	Spatial Collaboration Portal – Government platform for delivery of NSW spatial datasets provided by DCS Spatial Services.
SEPP	State Environmental Planning Policy
SHR	State Heritage Register
SoHI	Statement of Heritage Impact
SLNSW	State Library of New South Wales
SSD	State Significant Development

## Version Control

Version	Revision Description	Reviewed by	Date	Approved by	Date Approved
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# 1 Introduction

## 1.1 Background

Heritage Now Pty Ltd (Heritage Now) was engaged on behalf of NSW Housing Corporation Pty Ltd (the proponent) to prepare a Historical Archaeological Assessment (HAA) for 2–4 Burleigh Street, Burwood, to inform a proposal for a mixed use development at 2-4 Burleigh Street & 20–24 Railway Parade, Burwood.

The mixed use development contains a hotel with 120 rooms, commercial office premises, and 48 residential apartments of which 18 apartments will be managed for affordable housing. The building is 39 storeys with a two storey podium and a tower element containing residential and non-residential uses. The development will sit above 5 levels of basement parking.

The proposal is being assessed as a State Significant Development Application (SSDA) under Part 4 of the *Environmental Planning & Assessment Act 1979* (NSW) (Application No. SSD-77260958). A Heritage Impact Statement (HIS) prepared by Tropman & Tropman formed part of the SSD Application. This report included a preliminary historical archaeological assessment, which identified two former buildings shown at the rear of the property on the 1890 sale plan, and assessed the archaeological potential associated with these structures to be low.

As part of agency submissions in response to the application, detailed environmental heritage advice and comments were provided by Heritage NSW in a letter dated 27 May 2025, identifying key matters to address relating to historical archaeology, including the following issues:

- Provision of additional information regarding the two pre-1890 structures.
- Update of the assessment of archaeological potential, including an assessment of archaeological significance against Heritage NSW criteria, addressing in particular the pre-1890s structures.
- Reconsideration of the conclusions and recommendations relating to historical archaeology, with regard to the above points.

This report provides a baseline Historical Archaeological Assessment (HAA) for 2–4 Burleigh Street to address the issues raised in the Heritage NSW submission.

## 1.2 Project Area

The Project Area is located at 2–4 Burleigh Street, Burwood, in the Burwood Local Government Area (LGA), and comprises Lots D & E, DP438222 within the Parish of Concord, County of Cumberland (Figure 1). It is bounded to the west by Burleigh Street, to the east and south by residential buildings, and to the north by 20-24 Railway Parade (which forms part of the SSDA proposal area).

The site is located approximately 80 metres south-east of Burwood railway station, and formerly contained two semi-detached residences. These structures were demolished in December 2024.

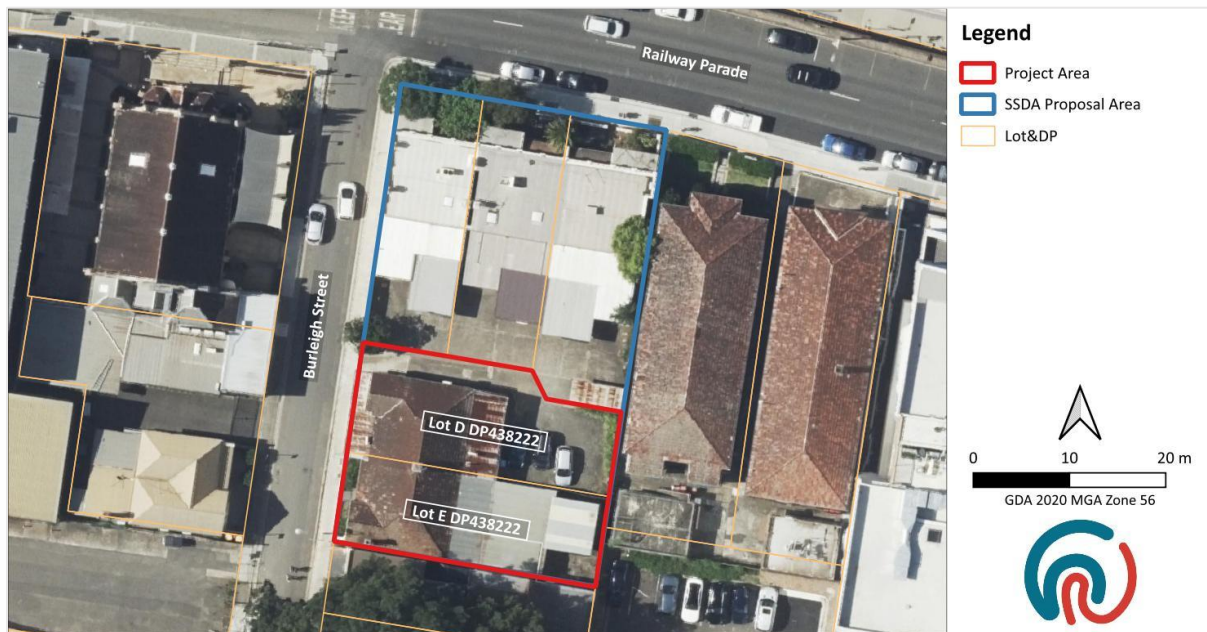


Figure 1. The Project Area at 2-4 Burleigh Street, Burwood. (Source: SCP with Heritage Now additions)

### 1.3 Methodology

This document was prepared in accordance with the relevant Heritage NSW guidelines, including:

- Heritage Office, Department of Urban Affairs and Planning (DUAP) 1996, *Archaeological Assessments*.
- Department of Planning & Heritage Council of New South Wales 2006, *Historical Archaeology Code of Practice*
- Heritage Branch, Department of Planning 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*

### 1.4 Legislative Context and Statutory Controls

This section provides a brief overview of the relevant legislation and heritage listings pertaining to the Project Area at the time of writing the report. The legislative overview is provided solely as contextual information for the current proponent and does not constitute legal advice.

#### 1.4.1 Heritage Act 1977 (NSW)

The *Heritage Act 1977* (Heritage Act) seeks to protect and conserve items of environmental heritage, which are defined as: *those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.*

Part 3A of the Heritage Act establishes the State Heritage Register (SHR), which is kept by the Heritage Council of New South Wales and provides for the identification and listing of items of State heritage significance. In addition, Part 8, Section 170 of the Act requires government agencies and State-owned corporations to keep a Heritage and Conservation Register (also known as a Section 170 Register) of their heritage assets.

The Heritage Act also contains provisions relating to archaeological relics. A relic means 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.*

According to Section 139 of the Act, a s140 Excavation Permit may be required in certain circumstances:

- (1) 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.*
- (2) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*
- (3) This section does not apply to a relic that is subject to an interim heritage order made by the Minister or a listing on the State Heritage Register.*
- (4) The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following—*
  - (a) any relic of a specified kind or description,*
  - (b) any disturbance or excavation of a specified kind or description,*
  - (c) any disturbance or excavation of land in a specified location or having specified features or attributes,*
  - (d) any disturbance or excavation of land in respect of which an archaeological assessment approved by the Heritage Council indicates that there is little likelihood of there being any relics in the land.*

An exception from the need for an Excavation Permit may apply under Section 139(4), for the following activities undertaken in accordance with relevant Heritage NSW guidelines:

- minor works involving limited impact to relics of local heritage significance,<sup>1</sup>
- archaeological monitoring of relics of local heritage significance,<sup>2</sup> or
- archaeological test excavation of relics of local heritage significance.<sup>3</sup>

Exceptions do not apply to relics of State significance, to places that are listed on the State Heritage Register or that are subject to an interim heritage order.

<sup>1</sup> Heritage NSW, *Relics of local heritage significance: a guide for minor works with limited impact*, 2022.

<sup>2</sup> Heritage NSW, *Relics of local heritage significance: a guide to archaeological monitoring*, 2022.

<sup>3</sup> Heritage NSW, *Relics of local heritage significance: a guide for archaeological test excavation*, 2022.

If a relic is discovered or located when no permit or approval is in place, Section 146 of the Heritage Act requires the Heritage Council of NSW to be notified.

## 1.4.2 Environmental Planning and Assessment Act 1979 (NSW)

The *Environmental Planning and Assessment Act 1979* (EP&A Act) allows for the making of State environmental planning policies (SEPPs) that deal with matters of State or Regional planning significance, and local environmental plans (LEPs) for the purpose of planning within a local government area. Development may be declared State significant development (SSD) by a SEPP or Ministerial planning order, for economic, environmental or social reasons. All SSD projects require development consent, and are assessed under Division 4.7 of the EP&A Act.

### 1.4.2.1 State Significant Development

The requirement to obtain approvals under the Heritage Act does not apply approved SSD projects under Division 4.7, Section 4.41 of the EP&A Act. Instead, the Secretary's Environmental Assessment Requirements (SEARs) are issued, which specify key issues to be considered in an Environmental Impact Assessment. This may include the need for the investigation of historical archaeology. The identification, assessment and mitigation of potential heritage impacts is managed by the environmental impact assessment process, and by the conditions of consent that are set when a project is approved.

## 1.5 Previous Assessments

The site has been the subject of the following heritage report, which has been reviewed in the preparation of this assessment:

- Tropman & Tropman Architects, 2025, *2-4 Burleigh Street & 20-24 Railway Parade, Burwood NSW 2134: Heritage Impact Statement For Mixed-Use Development with Infill Affordable Housing*, for NSW Housing Corporation Ltd.

The site has not been subject to any known physical archaeological investigations.

## 1.6 Authorship

This report was produced by the Heritage Now team. The report was written by Bernadette McCall (Senior Heritage Consultant) and Ngaire Richards (Heritage Principal), with input from Joven Sanchez (Heritage Officer). Technical input and quality review was provided by Ngaire Richards.

Heritage Now Pty Ltd retains the copyright of this report.

## 2 Historical Context

### 2.1 Introduction

This section provides an overview of the historic context of the Project Area. It provides a summary of key events as a foundation for understanding the site's history, and consequent site formation processes and potential historical archaeological resources. Historical sources are supplemented with an analysis of historical maps, plans and photographs. The historical phases identified for the current study differ from those identified in the HIS and are based on available documents and sources specific to the historical land use and occupation of the site.

### 2.2 History of the Project Area

#### 2.2.1 Early land grants and initial settlement (1799–1806)

The Project Area falls within the boundaries of 260 acres, near to the Parramatta Road, originally granted Captain Thomas Rowley in 1799 ( Figure 2). Rowley established 'Burwood Farm' on the grant, which he named after his home in Cornwall.<sup>4</sup> Rowley was a soldier and landholder who was appointed as an adjutant of the New South Wales Corps in 1789. He arrived at Port Jackson in 1792, and served in Sydney for a number of years.<sup>5</sup> After being sent to Norfolk Island in 1799, he held the position of commanding officer of the New South Wales Corps there for eight months, before being permitted to return to Sydney in 1800 due to ill health. He resigned his commission in 1802.<sup>6</sup>

In 1803, Rowley obtained a consolidated grant, combining the original 260 acres and subsequent grants into a total 750 acres in what is now the Burwood/Strathfield area (Portion 246 of Parish of Concord). The property was bounded to the north by the road to Parramatta (now Parramatta Road) and to the south by the road from Liverpool to Sydney (Liverpool Road).<sup>7</sup> It was one of three consolidated grants to Rowley made under Governor Philip Gidley King; the others being Kingston Farm (240 acres) at Camperdown, and Banks Town (700 acres) near Holsworthy.<sup>8</sup>

The 1805 returns to the Governor indicate Rowley's farms were stocked with a combined: 30 acres of wheat, 8 acres of orchard, 1,637 acres of pasture, 300 acres of fallow, 3 horses, 51 cattle, 519 sheep, 21 goats, and 32 hogs.<sup>9</sup> As such, it is assumed the properties including Burwood Farm, were

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<sup>4</sup> Eric Dunlop, *Harvest of the years: the story of Burwood, 1794-1974*, The Wentworth Press, Burwood, N.S.W., 1974, pp. 14–15.

<sup>5</sup> B. H. Fletcher, 'Thomas Rowley (1747–1806)', in *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, Canberra, 2006, viewed 8 August 2025, <<https://adb.anu.edu.au/biography/rowley-thomas-2614>>.

<sup>6</sup> Ian A. Ramage, *A Cameo of Captain Thomas Rowley: A biographical note*, I.A. Ramage, Wahroonga, N.S.W., 1981, pp. 9, 43–46.

<sup>7</sup> Archaeological Management & Consulting Group Pty Ltd, *55-57 Park Road site of Burwood House Burwood N.S.W.: Archaeological Assessment Research Design & Excavation Methodology*, Crown Developers Pty Ltd, 2003, p. 14; Dunlop, *Harvest of the years: the story of Burwood, 1794-1974*, pp. 14–15.

<sup>8</sup> John Gray, *Thomas Rowley, Bones in the Belfry*, 2025, viewed 10 August 2025, <<https://bonesinthebelfry.com/Rowley/grayarticle.html>>.

<sup>9</sup> Dunlop, *Harvest of the years: the story of Burwood, 1794-1974*; John Gray, *Thomas Rowley*, p. 15.

used mainly for grazing livestock. Rowley did not live on the Burwood estate, his principal residence until his death in 1806, was at Kingston Farm.<sup>10</sup>

## 2.2.2 Early subdivisions and transfers (1806–1855)

Thomas Rowley's death prompted the first sale and subsequent subdivision of land containing the Project Area. The property passed to his wife and children, with instructions the estate was not to be sold but managed in trust by executors on their behalf. Following the departure of the original trustees from Sydney in 1808, a new administrator was appointed at the request of Rowley's widow and by 1812 the estate was purchased at auction by Alexander Riley, a merchant and pastoralist.<sup>11</sup> An undated map of the Parish of Concord from the 19th century indicates the extent of Riley's property, known as the 'Burwood estate', which by then comprised 1,000 acres (Figure 3).

Burwood Villa was constructed during Riley's ownership, sometime between 1814 to 1817, . A description of the property by Joseph Lycett noted that five hundred acres of land had been cleared, of which four acres were dedicated to a garden with:

*...upwards of three hundred Trees, bearing the following choice fruits, -viz. the Orange, Citron, Lemon, Pomegranate, Loquat, Guava, Grapes, Peaches, Nectarines, Apricots, Apples, Pears, the Cherry, Plums, Figs, Chestnuts, Almonds, Medlars, Quinces: with the abundance of Raspberries, Strawberries, and the finest of Melons...<sup>12</sup>*

The exact location of the cleared land and the fruit trees is unknown; however, given the proximity of the location of the former Burwood Villa to the current Project Area – approximately 700m north-west (now on the far side of the railway line) -it is possible that the cleared land was within the vicinity of the Project Area.

Alexander Riley had returned to England in 1817, although he retained the estate until 1832, leasing it out for most of that time. A legal challenge to the validity of the sale in 1812 was successfully brought against the second trustee of Thomas Rowley's Burwood Estate and the property reverted to the Rowley family. This first subdivision saw the estate divided between Rowley's wife and four of their adult children. A portion of 213 acres in the centre of the estate went to his son, Thomas Rowley, and contains the Project Area.<sup>13</sup> A subdivision plan of Thomas Rowley's holdings drawn up sometime after 1833 shows the proposed alignment of Burwood Road running through the middle of eighteen lots (Figure 4). Smaller lots fronted the Parramatta Road in the north with eight larger blocks further south; most lots had been sold already. The Project Area is within allotment 15, measuring 19 acres 1 rood and 18 perches, owned by J. Arnold.

From the mid-1850s further subdivisions of the former Burwood Estate took place, capitalising on the nearly completed railway line between Sydney and Parramatta, with a station planned at

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<sup>10</sup> Dunlop, *Harvest of the years: the story of Burwood, 1794-1974*, p. 15; Fletcher, 'Thomas Rowley (1747–1806)'.

<sup>11</sup> Archaeological Management & Consulting Group Pty Ltd, *55-57 Park Road site of Burwood House Burwood N.S.W.*, p. 16; Dunlop, *Harvest of the years: the story of Burwood, 1794-1974*, pp. 26–27.

<sup>12</sup> Joseph Lycett, *Views in Australia, or, New South Wales & Van Diemen's Land delineated: in fifty views with descriptive letter press ...*, J. Souter, London, 1824.

<sup>13</sup> Archaeological Management & Consulting Group Pty Ltd, *55-57 Park Road site of Burwood House Burwood N.S.W.*, p. 16; Dunlop, *Harvest of the years: the story of Burwood, 1794-1974*, pp. 26–27.

Burwood. One of these subdivisions, the Cheltenham Estate, extended from Parramatta Road in the north to Liverpool Road in the south; and from Cheltenham Road in the east to Wentworth Road in the west, and was first offered for auction in 1854.

### 2.2.3 The Cheltenham Estate and occupation of the Project Area (1856–1905)

An 1856 plan of a subdivision to the north west of the railway station at Burwood shows the names of owners of adjoining land, including ‘Thorsby’ for a allotment to the south of the railway line containing the Project Area (Figure 5). This allotment was part of Section L of the Cheltenham Estate.<sup>14</sup>

Tracing back from Thorsby, the earliest record for the purchase of land that can be specifically linked to the Project Area dates from 21 May 1842 with a transfer of an unknown portion to Oswald Bloxsome.<sup>15</sup> Bloxsome’s name appears on a subsequent transfer document between George Ormsby Weston and William Thorsby dated 8 October 1856, where Bloxsome is recorded as selling to Weston in June 1854.<sup>16</sup>

William Thorsby’s deed include a written description of the parcel of land and the first known plan containing the Project Area that shows an L-shaped block taking in parts of either side of Birley [sic] Street between South Railway Terrace, now Railway Parade, and William Street, now Belmore Road (Figure 6). Thorsby purchased the land for £480 and along with a description of the boundaries, the deed notes the land consisted of Lots 5–9, and Lots 20–25 of Section L in the town of Cheltenham; the lot boundaries are not marked on the plan. As part of the rights over the property afforded to the purchaser, there is a general section potentially alluding to the existence of structures:

*...the said parcel of land hereditaments and premises hereby assured with the appurtenances unto the said purchaser...<sup>17</sup>*

The following day William Thorsby sold a part of this land to John Hawley, bordered by the eastern side of Birley Street to the west and Elizabeth Street to the south for the sum of £1250 (Figure 7). The description on this deed confirms the presence of two structures on this property by 1856, although their exact location is unclear:

*...Together with the two messuages or Dwelling houses erected on the said parcel of land hereby assigned...<sup>18</sup>*

A detailed description of Burwood published in 1923, based on childhood recollections of Mr. C. A. Henderson after the opening of the railway between Sydney and Parramatta in 1855, noted there were few houses at the time, and those were located mainly along the Parramatta road. The area to the south of the new railway station near Burwood Road was more sparsely populated, but some dwellings were present to the east of Burwood Road:

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<sup>14</sup> HLRV, Volume 5029, Folio 29

<sup>15</sup> HLRV, Primary Application 396

<sup>16</sup> HLRV, Book 45, No. 755 [Land Titles Office, General Register of Deeds]

<sup>17</sup> HLRV, Book 45, No. 755

<sup>18</sup> HLRV, Book 45, No. 755.

*From the Burwood station to the Liverpool Road there were about three cottages, and they were near the station.<sup>19</sup>*

There were also no houses to the west of Burwood Road south of the railway station at this time, with few if any between this area and Parramatta or Liverpool.<sup>20</sup> No distances are recorded but the description places the houses in the vicinity of the Project Area and may refer to the ‘messuages’ or dwelling-houses noted in the property transfer.

On 18 October 1856, John Hawley entered into an agreement with Jabez Handley and Michael Caffrey to borrow £600 with interest at the rate of eight pounds per centum per annum secured to the land and the two ‘messuages’ erected thereon.<sup>21</sup> The following year Hawley sold the property to Thomas West of Burwood.<sup>22</sup> In 1858, one year later, the property was transferred again, this time from West to Margaret Halloran of Burwood, a widow. The terms of the transfer noted Halloran would pay West a sum of £52 per annum for his life.<sup>23</sup> The arrangement was for a period of 99 years and ended the rapid turnover of ownership that characterised the Project Area in the 1850s. Margaret Halloran retained the property until her death in 1889.

Margaret Halloran appears to have entered into several mortgage agreements during her long period of ownership including an arrangement soon after in 1862 with Michael O’Keefe, mariner, in which he would pay her an annual sum of £50 for some or all of the property.<sup>24</sup> The details of O’Keefe’s interest in the land are unclear as Margaret Halloran’s name continues to appear on later mortgage documents.

As noted above, no specific details regarding the nature of structures on Halloran’s land are recorded on historical plans from the the mid-19th century (which are focussed on property boundaries rather than improvements); however, later documents indicate she resided on Burleigh Street within the Project Area. The first depiction of buildings is on an 1889 survey sketch plan detailing Margaret Halloran’s holding following her death (Figure 8). This plan shows two dwellings, one fronting Burleigh Street with an associated outbuilding (within the Project Area), and another in the south-eastern corner of the property near Elizabeth and Park Streets. A smaller lot immediately south of the Project Area shows the owner/occupier as ‘O’Keefe’, relating to the 1862 transfer noted above.

A search of listings in the *Sands Directory* from 1858 to 1933 has limited information for residents in the Burwood area.<sup>25</sup> Burwood was not included in the list of suburbs covered until 1868 and there were no listings by street until 1880, and even then not all streets were included. By 1880, a ‘James Holloran, Railway terrace’ is listed, followed in 1882 by ‘Holloran, Mrs Margaret, Railway terrace’ consistent with the buildings shown on the 1889 plan. Although Burleigh Street appears on plans and in title documents from the 1850s (as Birley Street), it is not included in *Sands* until 1883

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<sup>19</sup> Michael Fox Architects and Planners Pty Ltd, *Burwood Heritage Study*, Burwood Municipal Council and the Department of Environment and Planning, 1988, p. 356.

<sup>20</sup> C. A. Henderson, ‘Recollections of Mr. C. A. Henderson (Sydney to Homebush, 1855)’, *The Royal Australian Historical Society Journal and Proceedings*, vol. 8, no. Supplement, 1923, pp. 350–359, p. 356.

<sup>21</sup> HLRV, Book 45, No. 756.

<sup>22</sup> HLRV, Book 50, NO. 152.

<sup>23</sup> HLRV Book 57, No. 457.

<sup>24</sup> HLRV Book 86, No. 892.

<sup>25</sup> Information from the Borough of Burwood Rate Books is available from Burwood Local Library but could not be accessed at the time this assessment was prepared. Rate books cover the period from 1876-1964.

(incorrectly spelled as Burrell Street) when three residents are listed on the eastern side in the blocks between Railway Terrace and William Street. The first of these is Michael O'Keefe, and in 1885, there are still only two occupants on this side: 'O'Keefe' and 'Halloran, M'. The same pattern of occupancy is recorded for 'Burleigh Street-East side' from 1886 to 1889 listed in order from William Street to Railway station as: O'Keefe, Michael; Halloran, M.

In April 1889, Margaret Halloran died, and a funeral notice provides some insight as to her connection to Michael O'Keefe:

*The Friends of Mr. and Mrs. MICHAEL KEEFE are respectfully invited to attend the Funeral of their late MOTHER, Mrs. Margaret Halloran; to move from her late residence Burleigh-street, Burwood...<sup>26</sup>*

The transfer that took place in 1862 appears to have conveyed ownership of the lot to the south of the Project Area on a separate title to Michael O'Keefe, presumably her son-in-law.

Following the death of Margaret Halloran, Michael O'Keefe remained on Burleigh Street until 1901 with his occupation listed in the *Sands* as master mariner. The remainder of Margaret Halloran's lots were offered for sale in 1889 and again in 1890. An accompanying sale plan from 1890 shows other buildings in the vicinity, including one other house on the east side of Burleigh Street (on Michael O'Keefe's land to the south of the Project Area). Although not conclusive, this evidence suggests that Halloran's dwelling on Lot 1 was likely one of the two mid-19th century messuages (Figure 9).

From 1895, the occupants of Burleigh Street east between Belmore Street and the railway station were listed as Michael O'Keefe and Peter O'Keefe, builder, in that order with later information indicating they were brothers. In 1897, the street listing from south to north consisted of:

*O'Keefe Michael, master mariner  
O'Keefe Peter, builder  
O'Keefe Bros, fuel merchants*

It appears likely from the listings that Michael O'Keefe occupied the buildings fronting Burleigh Street within the Project Area in the 1890s. There was little change on Burleigh Street until 1901 when the Police Station on the corner with Belmore Street was built. In 1902, Michael O'Keefe no longer appears; instead, Peter O'Keefe is listed first and 'J Johnson, timber yard' is listed to the south. Most of the former Halloran property fronting Burleigh Street was sold to Henry Hart by 1901, and by 1904 the row of terraces known as Hart's Terraces had been built and appeared in the *Sands Directory*.<sup>27</sup> The terraces remain to the south of the Project Area as 12–22 Burleigh Street.<sup>28</sup>

## 2.2.4 Later subdivision and development (1906–2024)

No definitive date has been found for the demolition of the 19th century buildings within the Project Area shown on the 1889 plan. From 1902 to 1905 the listings show that Peter O'Keefe remained on Burleigh Street and had no neighbours to the north until 1906 when a Miss I Close and Miss M T James are listed. This is the first appearance of what have been identified from later *Sands* and Burwood Rate Books as semi-detached dwellings at 2 Burleigh Street and 4 Burleigh Street. From

<sup>26</sup> *Sydney Morning Herald*, 'Family Notices', New South Wales, 18 April 1889, p. 12, p. 12.

<sup>27</sup> Victorian Terraces, SHI #I014.

<sup>28</sup> Victorian Terraces, SHI #I014.

the evidence provided by the street listings, it appears the 19th century buildings within the Project Area were demolished sometime after 1902 and before 1906, prior to the construction of the semi-detached dwellings.

The *Sands Directory* shows number 2 Burley Street, also known as ‘Ellingby’ and 4 Burleigh Street, known also as ‘Wilera’ were continually occupied until 1933 when the directory records cease. There was limited access to Burwood Rate books at the time this report was prepared, but records from 1941 indicate a Mrs M K Honnor owned the houses and a right of way adjacent to 2 Burleigh Street; no tenants names were recorded. In 1965, the Young family moved into 4 Burleigh Street and lived there for twelve years. Their three sons went on to become major influences in the Australian music industry: George, initially as musician and songwriter with the Easybeats and later producer of AC/DC, the band formed by Malcolm and Angus Young.<sup>29</sup>

Resolution on the available aerial imagery from 1944 is poor but showed the semi-detached dwellings on Burleigh Street with small gardens in the rear yard and what appears to be a separate outbuilding in the south-east corner of the property (Figure 10). By 1970, a right of way is visible to the north of 2 Burleigh Street and there are signs of an extension behind number 4 (Figure 11). By 1986, concrete had been laid behind both houses and the right of way (Figure 12). In 2023, the rear of 2 Burleigh Street was used as a car park with access from the street front via a driveway (Figure 13). The houses at 2–4 Burleigh Street were demolished in December 2024, and a more recent aerial image shows the lot after removal of the houses and levelling (Figure 14).

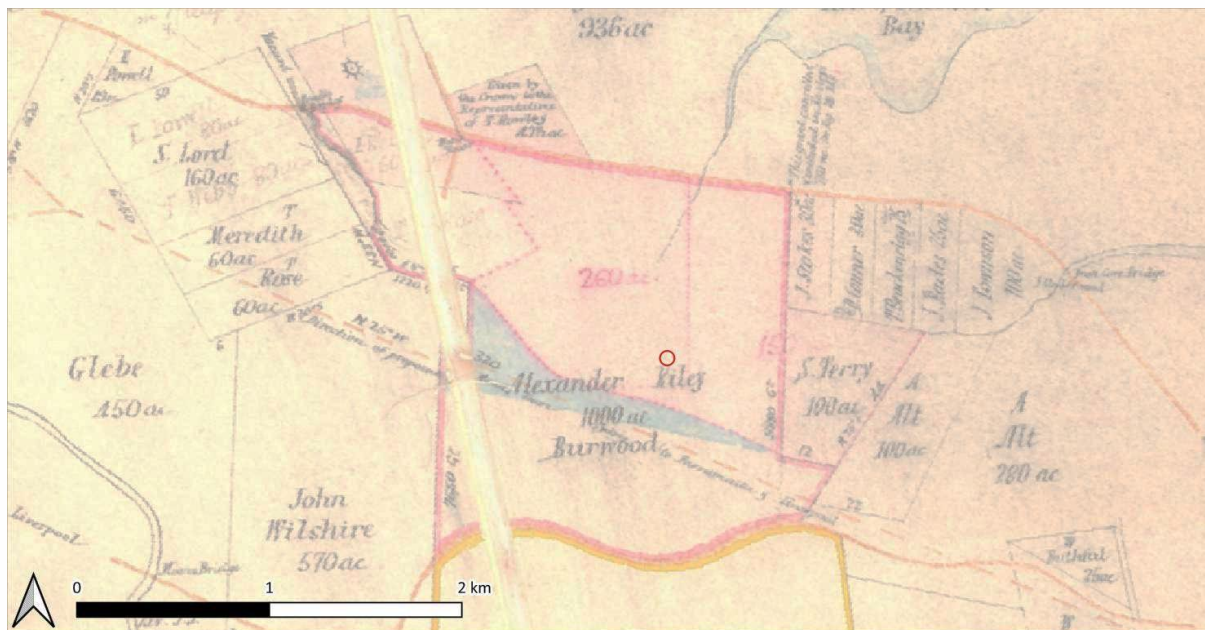


Figure 2. Detail from sketch illustrative of the various exchanges [of land] at Burwood, showing the general location of the Project Area (circled) within Rowley's original 260 acre grant (outlined in red). (Source: Historical Land Records Viewer (HLRV), 3486801.jp2)

<sup>29</sup> Andrew Stafford, ‘George Young should be remembered as the sonic architect of Australian rock music’, *The Guardian*, 24 October 2017, viewed 3 August 2025, <<https://www.theguardian.com/music/2017/oct/24/george-young-should-be-remembered-as-the-sonic-architect-of-australian-rock-music>>.



Figure 3. Detail from undated map of the Parish of Concord, Sheet 3, showing the general location of the Project Area (circled) within Alexander Riley's 1,000 acre Burwood Estate. (Source: Historical Land Records Viewer (HLRV), 14069901.jp2)

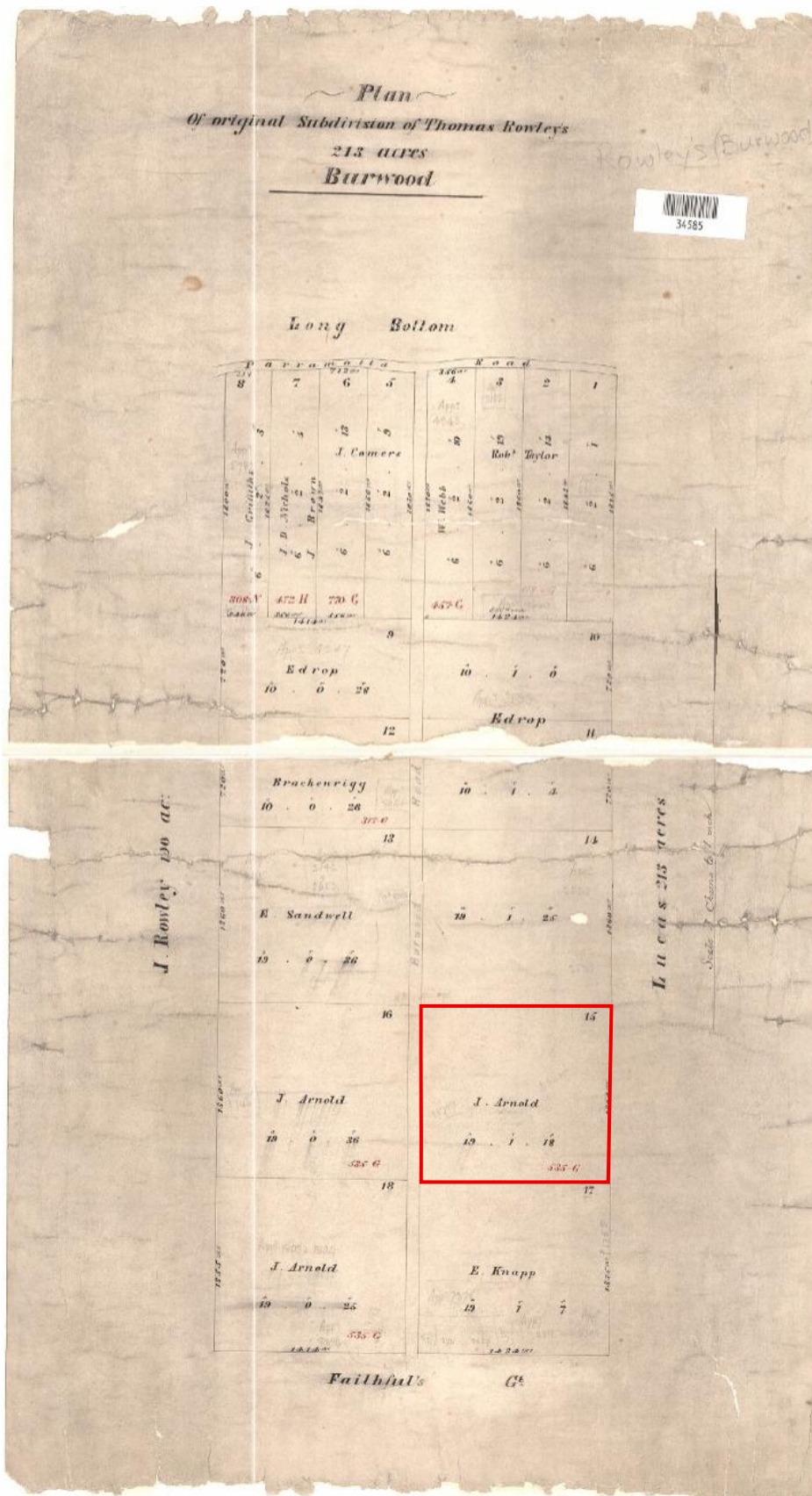


Figure 4. Plan of original Subdivision of Thomas Rowley's 213 acres 'Burwood'. The Project Area is within allotment 15 (outlined in red). The subdivision predates the Sydney to Parramatta railway. (Source: HLRV, 3458501.jp2)



Figure 5. Detail of 1856 plan by Henry Wells showing the location of the Project Area, within land owned by Thorsby. (Source: SLNSW, Maps/0153 with Heritage Now additions)

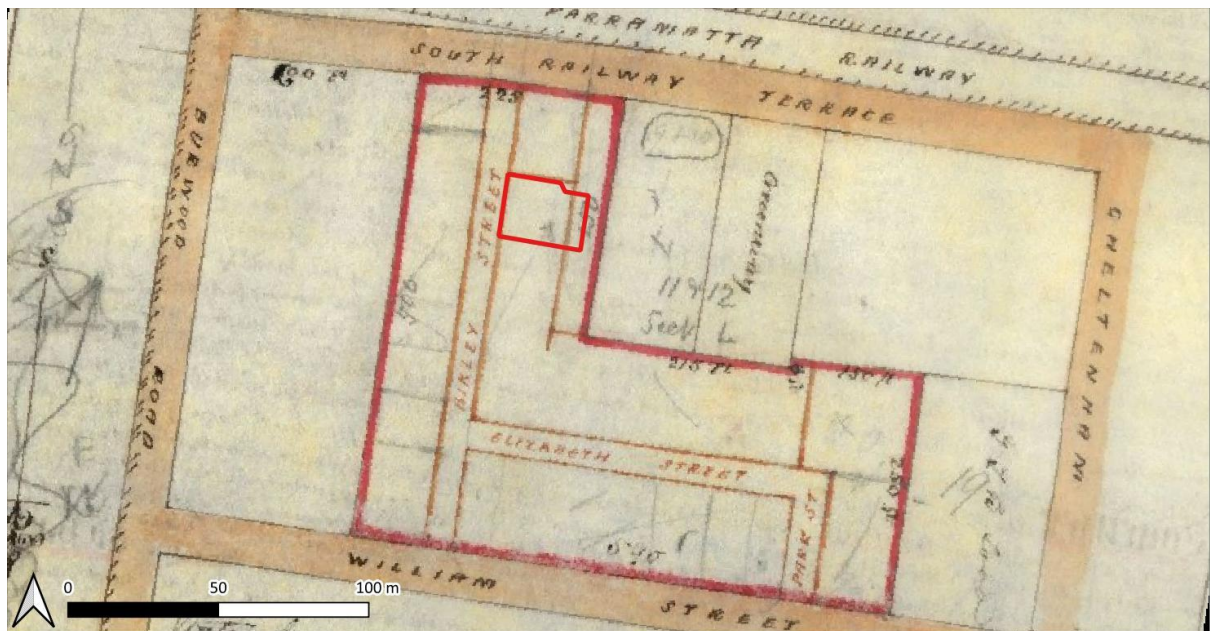


Figure 6. Plan of the parcel of land purchased 7 October 1856 by William Thorsby. (Source: HLRV, Book 45 No 755, with Heritage Now additions)

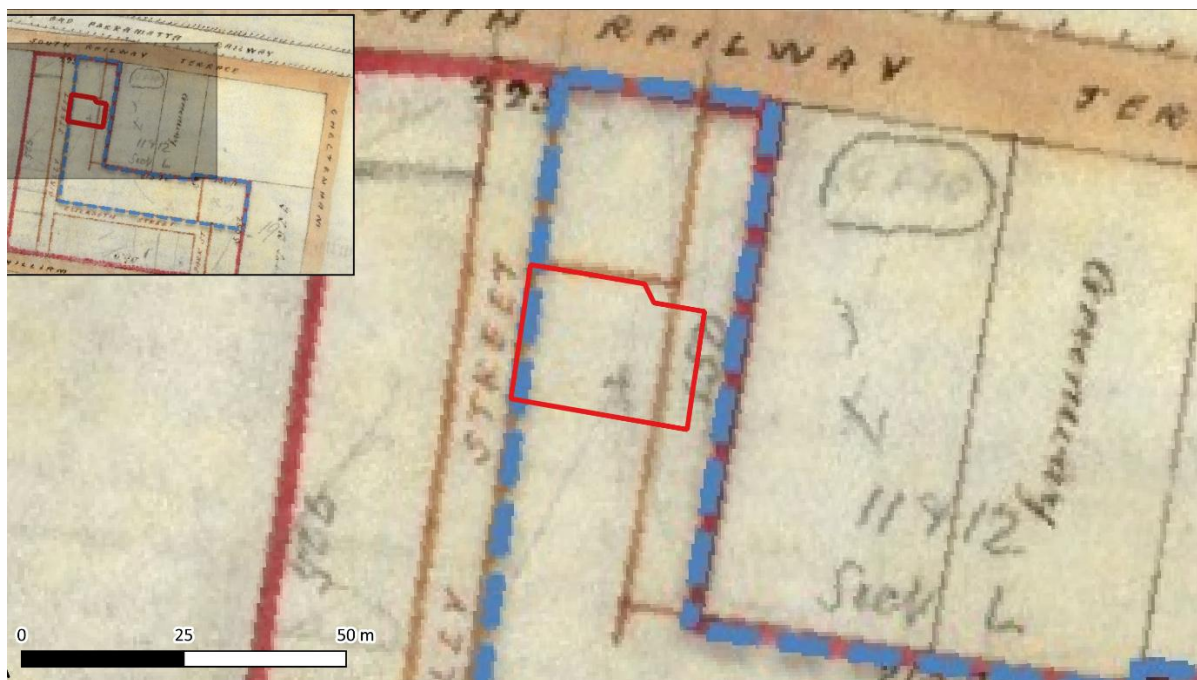


Figure 7. Plan of the land purchased 8 October 1856 by John Hawley from William Thorsby (outlined in blue). (Source: HLRV, Book 45, No 755, with Heritage Now additions)

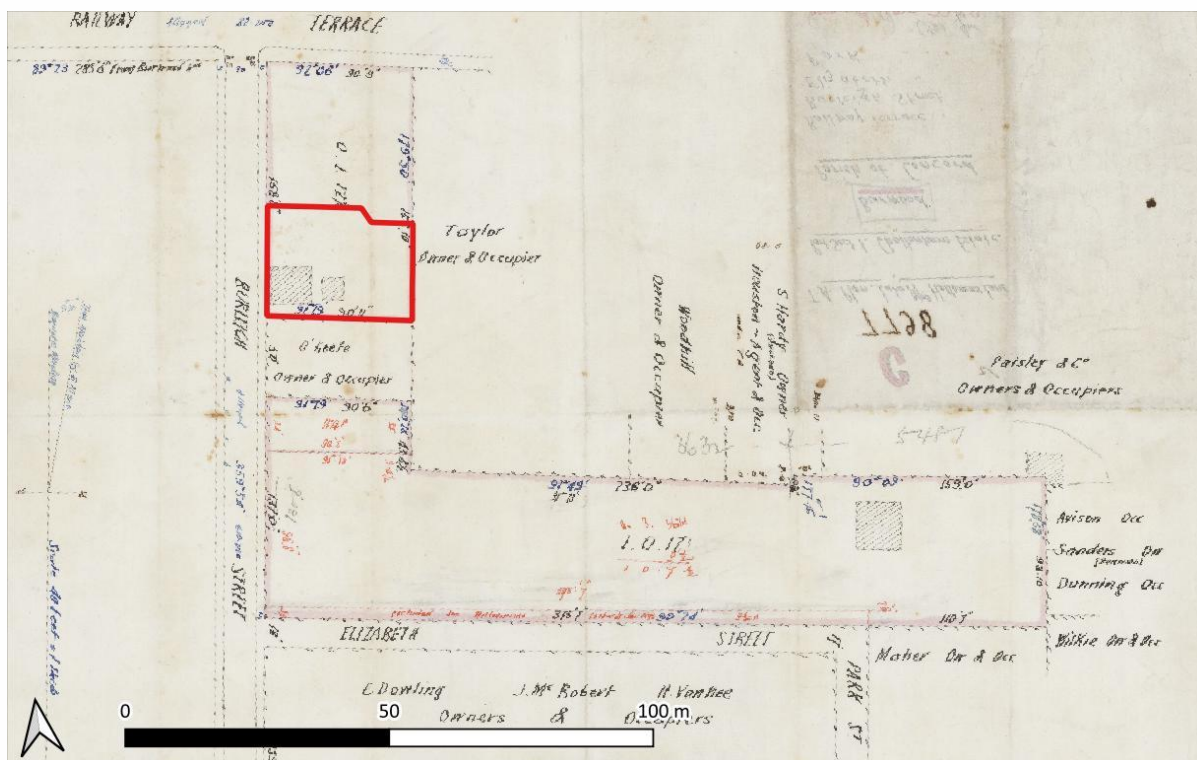


Figure 8. 1889 plan of the estate of the Late Mrs Halloran (Source: SLNSW, SP/811.1834.60/1889/463 with Heritage Now additions)

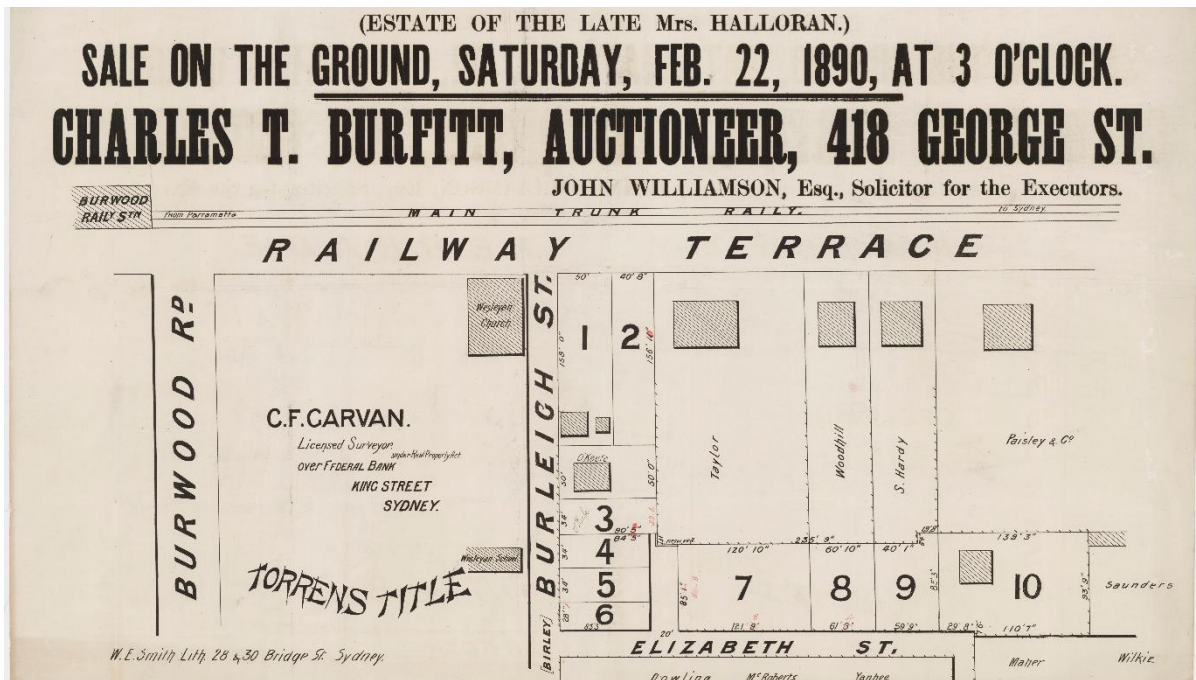


Figure 9. 1890 sale plan for the estate of the late Mrs. Halloran, showing the two structures at the rear of Lot 1 (within the Project Area), Michael O'Keefe's house to the south, and a pencilled notation of 'O'Keefe' on Lot 3. (Source: SLNSW Z/SP/811.1834, SP/811.1834)



Figure 10: The Project Area in 1944. (Source: NSW Historical Image Viewer with Heritage Now annotations)



Figure 11. The Project Area in 1970. (Source: NSW Historical Image Viewer with Heritage Now annotations)



Figure 12. The Project Area in 1986. (Source: NSW Historical Image Viewer with Heritage Now annotations)



Figure 13. The Project Area in 2023. (Source: Google Earth Pro, Imagery 2025 © Aerometrex with Heritage Now additions)



Figure 14. The Project Area after the demolition of the buildings in December 2024. (Source: Google Earth Pro, Imagery © 2025 Airbus with Heritage Now additions)

## 2.3 Chronological Summary

The following timeline provides a summary of the key dates and events relating to the historical phases of occupation and development of the Project Area:

Table 1. Timeline for the Project Area

Phase	Date	Details
Phase 1: Early land grants and initial settlement (1799–1806)	1799–1803	Thomas Rowley granted 750 acres south of Parramatta Road; names the estate Burwood
Early subdivisions and transfers (1806–1855)		Estate passes to Rowley’s family after his death; managed by trustees.
		Estate sold to Alexander Riley.
		Riley returns to England and leases estate in his absence.
	1832	Estate returned to Rowley’s heirs after legal challenge to Riley’s purchase; divided between heirs. Rowley’s son, Thomas received land containing the Project Area.
	1833	First subdivision of Thomas Rowley’s 213 acre portion. Several large lots, including Project Area, sold to J Arnold.
	1842	Various large lots including Project Area bought by Oswald Bloxome.
	12 May 1854	Residential subdivision in Burwood advertised offering 100 acres of Thomas Rowley’s portion
	10 June 1854	Bloxome sells multiple lots to George Ormsby Weston
	1855	Completion of railway line between Sydney and Parramatta. Burwood railway station opens.
The Cheltenham Estate and Occupation of the Project Area (1850s–1905)	7 October 1856	Weston sells land east of Burwood Road between Railway terrace and William Street containing Project Area to William Thorsby; accompanying plan shows formation of Birley (Burleigh) Street
	8 October 1856	Thorsby sells reduced L-shaped portion of land east of Burley Street and extending along Elizabeth Street to John Hawley. Deed notes two messuages or Dwelling houses noted on parcel of land.
	8 July 1857	Hawley sells property to Thomas West
	15 September 1858	Property purchased by Margaret Halloran for lifetime annuity of £52 per annum
	1862	Margaret Halloran enters into agreement with Michael O’Keefe (presumed son-in-law) for ownership of part of the property
	1880	<i>Sands Directory</i> lists ‘James Holloran’ on Railway terrace
	1882	<i>Sands Directory</i> lists Mrs Margaret Holloran on Railway terrace, presumably occupying dwelling within Project Area
	1883	<i>Sands Directory</i> lists Michael O’Keefe on Burleigh Street
	1885–1889	<i>Sands Directory</i> lists M Halloran and M O’Keefe on Burleigh Street
	April 1889	Death of Margaret Halloran; property passes to O’Keefe and his wife
	1889–1890	Mrs Halloran’s estate subdivided into smaller residential portions for sale. Plans show two structures within the Project Area, with O’Keefe’s house on separate adjacent lot.
	1890-1901	<i>Sands Directory</i> lists M O’Keefe and P O’Keefe on Burleigh Street, possibly still occupying buildings in Project Area

Phase	Date	Details
	1901	Most of former Halloran property sold to Henry Hart
	c.1905	Demolition of 19th century dwelling on Burleigh Street
Phase 4: Later subdivision and development (1906–2024)	1906	<i>Sands Directory</i> lists first occupants of 2–4 Burleigh Street
	1907–1960s	Various owners/occupants of semi-detached dwellings
	1965–1977	The Young family move into 4 Burleigh Street
	December 2024	Semi-detached dwellings at 2–4 Burleigh Street demolished

## 2.4 Archaeological Context

### 2.4.1 Comparative Analysis

A limited number of archaeological investigations have been undertaken at other sites in Burwood that may inform the nature and extent of potential archaeological remains within the Project Area. These reports are summarised below.

**AMAC, 2003, 55-57 Park Road site of Burwood House (Villa) Burwood N.S.W.: Archaeological test excavation report & s140 permit application**

Test excavations were undertaken at 55–57 Park Street, Burwood, at the site of Burwood House (c.1814–1937), to investigate the nature and integrity of potential archaeological resources associated with the early-19th-century villa. The testing program found evidence of postholes, paving, and rubbish pits dating from the late-19th to 20th centuries. There were indications that material used for the footings of Burwood House had been removed for reuse elsewhere, probably during demolition in 1937.<sup>30</sup>

**AHMS, 2003, 213 Burwood Road, Burwood: Historical Archaeological and Development Impact Assessment**

This report assessed the State significant ‘Priory and Grounds’ at 213 Burwood Road, Burwood, approximately 600m south of the Project Area. The assessment found the site underwent much the same history of subdivision as the former Rowley estate up to 1854, but no evidence of any development before the construction of the Priory in 1877. The building was renovated in the mid-1970s and remains in a largely unmodified landscape.<sup>31</sup>

**Michael Fox Architects and Planners, 1988, Burwood Heritage Study, for Burwood Municipal Council.**

A heritage study was undertaken for Burwood Council in 1988 to investigate and analyse the history of the municipality and its environmental heritage and make recommendations on future management and conservation. The study includes a chronological and thematic history of European settlement in the Burwood that identified four main historical phases of development within the

<sup>30</sup> Archaeological Management & Consulting Group Pty Ltd, *55-57 Park Road site of Burwood House Burwood N.S.W.*

<sup>31</sup> Archaeological & Heritage Management Solutions, *213 Burwood Road, Burwood, NSW: Historical archaeological & development impact assessment.*, Dr Leonard Kuo, 2003.

broader area: land grants and rural estates (1794–1854); the railway and country villas (1855–1873); municipal government and gentlemen’s villas (1874–1918); and post-war suburban consolidation (1919–1986). This framework underpinned an overview of the potential for historical archaeological resources in the area, which made the following conclusions:

- no evidence of pre-1800 sites were known to exist
- there was a minimal incidence of sites dating between 1800 to 1850 known to exist, either standing or subsurface, rural or urban sites
- the effects of ephemeral construction, urbanisation, changing technology and other landscape modifications will have removed most evidence from 1800 to 1850
- there is a high incidence of intact standing buildings of all types from 1850 to 1918 but a minimal incidence of extant rural buildings and sites from this period

It was considered the probability of locating any archaeological resources within the Burwood area was generally low, with evidence most likely dating from the post-1850 period.<sup>32</sup> Although the heritage study was undertaken some time ago, it may be concluded that should archaeological remains of sites dating between 1800 to 1850 survive, they would be rare within the Burwood area. Archaeological remains from later historical phases of development would be more likely to survive; although, depending on the nature of the remains, they would be considered either locally rare (rural buildings and sites) or representative with examples of building stock still standing (municipal government buildings, villas, post-war residences).

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<sup>32</sup> Michael Fox Architects and Planners Pty Ltd, *Burwood Heritage Study*. Appendix E: Historical Archaeological Component, prepared by W. Thorp, 1986:108–9.

## 3 Physical Evaluation

### 3.1 Site Inspection

This section draws on descriptions and photographs of the Project Area prepared by Heritage Now in February 2025. At the time of the inspection, the houses occupying 2–4 Burleigh Street had been demolished and the site levelled with the ground surface slightly higher than the footpath at the front of the lot (Plate 1-Plate 2). An area of remnant asphalt, previously used for vehicle parking behind 2 Burleigh Street was preserved, capping previous yard surfaces and other potential deposits or subsurface features at the rear of the houses (Plate 3). A small section of wall from the former semi-detached dwellings at 2-4 Burleigh Street remained near the front of the property; however, the depth of the building foundations is unknown (Plate 4). The ground surface following levelling contained a mix of broken building debris and disturbed soil left after the demolition. Small sections of exposed wall foundations and surface paths were also visible along the property boundary with 6 Burleigh Street, showing some potential for preservation of subsurface remains (Plate 5).

### 3.2 Geotechnical Investigations

Geotechnical investigations were conducted within the Project Area on 25 November 2024 by Green Geotechnics Pty Ltd. One borehole was drilled behind the building at 2 Burleigh Street, to a depth of 19 m below the ground surface (Figure 15). The results provide an indication of potential historical disturbance from previous land use but cannot detect the presence or absence of historical archaeological resources.

Overall, the investigation identified asphalt at 0-0.1 m below ground level, overlying a fill of sandy gravel at depths of 0.1-0.2 m. Dark brown silty clay topsoil was present at a depth of 0.2-0.4 m, with high and moderate-high plasticity orange/brown/grey silty clay subsoils at a depth of 0.4-1.4 m, on shale bedrock. These results suggest that beneath the asphalted surface in the south-east of the property, approximately 20 cm of topsoil may remain beneath infill that has been introduced.<sup>33</sup>

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<sup>33</sup> Green Geotechnics, *Geotechnical Investigation for NSW Housing Corporation PTY Limited: 2-4 Burleigh Street and 20-24 Railway Parade, Burwood*, 2025, p. 2.

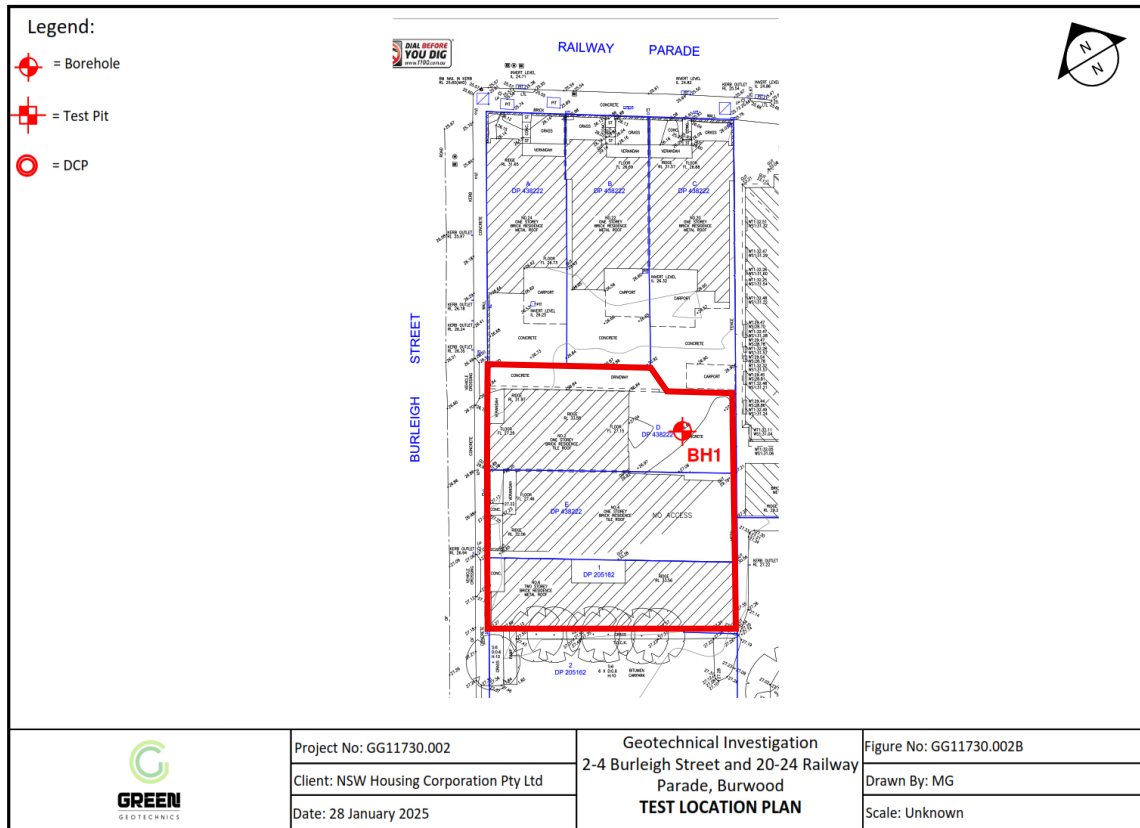


Figure 15. Geotechnical test location plan showing borehole in rear yard of 2 Burleigh Street. (Source: Green Geotechnics, Final Report January 2025)

### Summary

The site inspection undertaken in February 2025 confirmed that the Project Area has been subject to some ground disturbance, and the geotechnical investigation revealed relatively shallow topsoil remains. The degree of disturbance caused by construction and demolition of buildings, and installation of services is considered to be low-moderate, with a layer of asphalt to the rear of the former dwelling that may have helped to preserve subsurface archaeological features or deposits related to historical occupation within the Project Area, by capping previous yard surfaces at the rear of the houses.

## 4 Archaeological Potential

The potential of the Project Area to contain archaeological evidence of previous phases of historical occupation is discussed below. The assessment identifies the probable extent, nature and integrity of potential historical archaeological resources at the site. It is based on a review of the historical context of the Project Area, information obtained from historical maps and plans, photographs, and general observations.

### 4.1 Phases of Historical Development

The following four broad phases of historical occupation of the Project Area have been identified:

- Phase 1: Early land grants and initial settlement (1799–1806)
- Phase 2: Early Subdivisions and transfers (1806–1855)
- Phase 3: The Cheltenham Estate and occupation of the Project Area (1856-1889)
- Phase 4: Later subdivision and development (1890–2024)

Site phasing for the current study differs from the HIS, which was based on historical phases more broadly related to the overall development of Burwood. The discussion of archaeological potential here relies on the phasing above developed for the Project Area.

### 4.2 Assessment of Archaeological Potential

Levels of archaeological potential are identified using a series of rankings to indicate the degree to which remains are likely to survive. These are summarised below:

- **No potential** – Archaeological remains are not likely to survive; likely removed by extensive deep disturbance.
- **Low potential** – While high levels of impact are present, deeper subsurface archaeological features may survive.
- **Moderate potential** – Moderate levels of impact are present, and a range of archaeological remains may survive at shallower depth.
- **High potential** – Substantially intact, readily interpretable archaeological remains could survive, as disturbance levels are generally low.

#### 4.2.1 Phase 1: Early land grants and initial settlement (1799-1806)

During this phase the Property Area was part of the large, consolidated grant of 750 acres made to Captain Thomas Rowley in 1803. Rowley's initial grant of 260 acres established Burwood Farm on the initial smaller parcel he received in 1799, nearer to the Parramatta Road. There are no historical records recording any specific activities within the Project Area for this phase of occupation, although Burwood Farm was likely used mainly for grazing livestock. Any evidence of occupation that may have occurred in the area would have been ephemeral and unlikely to leave archaeological traces.

As a result, the potential for archaeological remains related to Phase 1 is assessed as **nil-low**.

#### 4.2.2 Phase 2: Early subdivisions and transfers (1806–1855)

After Rowley's death, the estate was acquired by Alexander Riley who built Burwood Villa, between 1814 to 1817 on what is now the northern side of the railway line. He is reported to have cleared up to 500 acres of the Burwood estate and established a four acre garden of fruit trees.

After the estate reverted to Rowley's heirs in 1833, a 213 acre parcel of land containing the Project Area went to his son, Thomas Rowley and subdivided for sale. An undated subdivision plan showed the formation of allotments, with the proposed Burwood Road running through the centre of the of the subdivision. The plan shows a allotment on the eastern side of Burwood Road owned by J. Arnold, of which the Project Area is a part.. No buildings or other features are shown.

The Project Area was still part of a substantial land holding that was acquired by Oswald Bloxsome in 1842, who then sold several lots to George Ormsby Weston in June 1854. A succession of property transfers followed with lots containing the Project Area diminishing in size into the early 1850s.

Activities potentially undertaken on the Burwood Estate include land clearance, stock grazing and plantings. Types of archaeological remains associated with these activities include:

- Ephemeral evidence associated with early land management/clearance of the site, for example: evidence of drainage, tree stumps, plant root, plough marks or furrows, remains of subdividing fence lines such as postholes, pollen and soil analysis (palaeobotanical and environmental data).

These activities are unlikely to have left substantial or significant deposits, and any remains are likely to have been disturbed by subsequent development of the site. As a result, the potential for archaeological remains related to Phase 2 is assessed as **nil-low**.

#### 4.2.3 Phase 3: The Cheltenham Estate and occupation of the Project Area (1856–1905)

By 1858, the Project Area was owned by Margaret Halloran, widow, with a small part of the property transferred to Michael O'Keefe in 1862. Apart from this transfer, the property did not change hands until Margaret Halloran's death in 1889. Documentary evidence confirming the Halloran occupation dates from at least 1880 when the *Sands directory* lists a James Holloran [sic] as the occupant of Railway Parade, and later in 1882 Mrs Margaret Holloran [sic], before the street name changes in 1883 to Burleigh Street. An 1889 plan shows two structures near the intersection of Railway Parade and Burleigh Street, demonstrating how both street addresses could have represented the same property.

It is unclear if the structures shown on the plan are one of the 'messuages' documented before 1858, or are a later dwelling and outbuilding built by Halloran pre-1889.

The demolition of the house and outbuilding in c.1905, and construction of the semi-detached residences at 2–4 Burleigh Street would have caused some disturbance across the site, including localised disturbance from excavation for new footings, and installation of services.

Types of remains associated with the domestic occupation of the Project Area could include:

- Structural remains of the pre-1889 structures and associated occupation deposits, including evidence of their demolition

- Deeper sub-surface features such as cess pits, wells or tanks, if they survive intact, might artefact-bearing fills containing domestic refuse relating to the period at which they became redundant (i.e. when water services were connected in the c.1880s).
- Other yard features such as rubbish pits, postholes and fence lines.

As a result, the potential for archaeological resources relating to this Phase 3 is assessed as **moderate**.

#### 4.2.4 Phase 4: Later subdivision and development (1906–2024)

During this phase, the property was subdivided and new semi-detached brick residences built at 2-4 Burleigh Street. The properties changed hands several times during the 20th century with records indicating they were rented to a succession of different tenants who lived and worked from the premises. Aerial imagery indicates the footprint of the main dwellings changed little over the years with most modifications relating to rear additions to the houses, resurfacing of yard areas, upgrades to various services, and the likely demolition of an outdoor toilet at the rear of 4 Burleigh Street.

Geotechnical investigation in the rear yard of 2 Burleigh Street identified the survival of a modified former topsoil underneath the asphalt surface and an introduced sandy gravel fill. While there is likely to be some disturbance from the 2024 demolition of the semi-detached residences and levelling of the site, extensive archaeological investigations in areas such as Parramatta have demonstrated the potential for mid to late 19th century archaeological remains to survive at relatively shallow depths in areas that have been levelled and sealed by later asphalt surfaces or fills.

Types of remains associated with the 20th century occupation of the Project Area could include:

- Evidence associated with the demolition of the early 20th century semi-detached residences, construction deposits, service lines, former yard surfaces.

As a result, the potential for archaeological resources relating to Phase 4 is assessed as **moderate-high**.

### 4.3 Synthesis

The types of potential historical archaeological remains identified within the study area are broadly summarised, by phase, below in

Table 2 and mapped in Figure 16.

*Table 2. Summary of Archaeological Potential*

Phase	Date	Description	Archaeological Potential	Research Potential
Phase 1	1799–1806	Activities associated with Burwood Farm, including: <ul style="list-style-type: none"> <li>• Evidence of early land management (possible land clearance, livestock grazing)</li> </ul>	Nil-Low	Low
Phase 2	1806–1855	Activities potentially undertaken on the Burwood Estate including:	Nil-Low	Low

Phase	Date	Description	Archaeological Potential	Research Potential
		<ul style="list-style-type: none"> <li>Evidence of early land management (drainage, tree stumps, plant roots, plough marks or furrows, remains of subdividing fence lines such as postholes etc.)</li> </ul>		
Phase 3	1856–1905	Evidence of long-term Halloran domestic occupation, including: <ul style="list-style-type: none"> <li>Structural remains associated with the pre-1889 buildings &amp; possible earlier dwelling-house (c.1850s)</li> <li>Demolition deposits associated with the pre-1889 buildings (c.1905)</li> <li>Wells, cesspits, and other deep sub-surface remains, including associated artefact-bearing deposits.</li> <li>Rubbish pits, dumps or occupation deposits.</li> <li>Isolated artefacts/artefact scatters.</li> </ul>	Moderate	Moderate
Phase 4	1906–2024	Evidence of 20th century occupation, including: <ul style="list-style-type: none"> <li>Structural remains associated with the semi-detached residences (c.1906)</li> <li>Associated yard features</li> </ul>	Moderate-High	Low



Figure 16. Map of the Project Area with an overlay of historical structures by date.

## 5 Assessment of Heritage Significance

### 5.1 Evaluation Criteria

The meaning of cultural significance is defined in the Burra Charter as: *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*.<sup>34</sup> These values are expressed as a detailed set of criteria used to assess whether an item is of State or local heritage significance in New South Wales. The criteria are as follows:

**Criterion (a) Historic significance** - *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);*

**Criterion (b) Historical association** - *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);*

**Criterion (c) Aesthetic/creative/technical achievement** - *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) Social, cultural, and spiritual** - *An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

**Criterion (e) Research potential** - *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

**Criterion (f) Rare** - *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*

**Criterion (g) Representative** - *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments, or a class of the local area's cultural or natural places; or cultural or natural environments.*<sup>35</sup>

### 5.2 Archaeological Significance

Archaeological significance refers to the heritage significance of known and potential archaeological resources, features, or deposits. The assessment of archaeological significance has been prepared in accordance with the criteria above and the guideline *Assessing Significance for Historical*

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<sup>34</sup> Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p. 2.

<sup>35</sup> Department of Planning and Environment, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, Department of Planning and Environment, Parramatta, 2023, p. 21.

*Archaeological Sites and 'Relics'*, which clarifies how these criteria relate to historical archaeological sites.

To be assessed as having significance an item must:

- meet at least one of the seven significance criteria, and
- retain the integrity of its key attributes.

The significance of the potential archaeological resource is assessed against the following NSW Heritage criteria:

#### **Archaeological Research Potential (current NSW Heritage Criterion E)**

The Project Area is likely to contain evidence of domestic dwellings and occupation from the second half of the 19th century (Phase 3), and possibly as early as the mid-19th century (Phase 2). It is also likely to retain evidence of residential subdivision and occupation continuing into the early 20th century (Phase 4). Houses in the area to the south of the railway line were rare before 1870. The 19th century structures in the Project Area from Phase 3 remained as a small dwelling and outbuilding within a larger lot until the suburban subdivision in the early 20th century.

The level of disturbance across the lot from 20th century demolition and construction activity is unlikely to have substantially removed archaeological evidence of earlier and there is potential for archaeological resources to be present from Phases 3 and 4 in the Project Area. No other similar sites of domestic occupation from this period are known to have been investigated in Burwood. Archaeological deposits or features from Phases 2 and 3 could be of local significance against this criterion and contribute to NSW historical themes related to the settlement of towns, suburbs, villages and railway suburbs. Archaeological deposits, structures or other features from Phase 3 would provide data to explore the theme of domestic life related to the long period of occupation by the Halloran family.

#### **Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B & D)**

As part of the first land grant in Burwood made to Captain Thomas Rowley, and later to Alexander Riley who built Burwood Villa, the Project Area is associated with early settlers who influenced the development of Burwood. However, there is no evidence for any activity associated with either Thomas Riley (Phase 1) nor Alexander Riley (Phase 2).

The Project Area has more recent historical and cultural associations (Phase 4) as the home of the Young family who lived at 4 Burleigh Street from 1965 to 1977. Three of the brothers in the family, George (1946-2017), Malcom (1953-2017) and Angus Young (b.1955) who lived at the house went on to become major influential figures in the Australian music industry and become internationally known as founding members of the Easybeats in the 1960s (George) and AC/DC (Angus and Malcolm) in the 1970s. Any archaeological relics from this later occupation are, however, unlikely to be able to be directly associated with the Young family; and despite it being their home during the early years of the AC/DC's success, due to the demolition of the residence in 2024 the Project Area no longer demonstrates this aspect of association.

The Project Area does not meet the threshold for significance under these criteria.

#### **Aesthetic or technical significance (NSW Heritage Criterion C)**

The Project Area is not known to have aesthetic or technical significance however any archaeological remains or materials that survive from the two pre-1890 structures or possible earlier messuages (c.1850s) (Phase 3) may provide evidence of the layout, construction techniques and materials used for these buildings. Generally, post-1880s archaeological remains, particularly those connected to late 19th and early 20th century housing, are not considered a rare resource. Within the context of Burwood, archaeologically excavated domestic sites from the mid to late 19th century are relatively uncommon, and archaeological evidence of a mid-19th century dwelling-house in particular would be a rare surviving example of building from this period in the local area.

Under this criterion, substantial intact archaeological remains (relics) associated with the mid-late 19th-century occupation of the site, particularly those associated with a c.1850s dwelling-house could meet the threshold for local significance.

#### **Ability to demonstrate the past through archaeological remains (Criterion A, C & G)**

The historical significance of the Project Area is tied primarily to its association with the development of Burwood, from a farming estate on the road to Parramatta, and the subsequent mid-late 19th century residential subdivisions. Intact archaeological remains from Phase 3 relating to the buildings and associated occupation deposits would provide a rare example for Burwood of long-term occupation of a small dwelling that potentially spanned the second half of the 19th century, at a time when larger ‘gentlemen’s houses’ and suburban development was replacing smaller land holdings in southern Burwood. Archaeological resources may be used to demonstrate how the Halloran family used this part of the site and what activities were carried out there. Information of this type could be used as evidence to demonstrate variety in the types of housing that shaped settlement in Burwood. This data would enhance our understanding of local history by exploring research themes related to domestic life and suburban development.

As a result, archaeological remains relating to these criteria could meet the threshold for local heritage significance.

### **5.2.1 Summary Statement of Archaeological Significance**

The Project Area and its potential archaeological resource is historically significant for its association with the early development of Burwood, as a residential property associated with the ownership of the Halloran family and the long-term occupation of Mrs Margaret Halloran (from 1858 to 1889).

The archaeological resource is expected to relate to the residential occupation of the property from the mid-1850s into the 20th century. The potential remains have moderate research potential which may contribute to our understanding of the domestic occupation of the property, and development of Burwood more generally, throughout the 19th century.

Substantial and intact archaeological remains, including artefact-bearing deposits, associated with the mid-19th to early 20th-century occupation in the Project Area would likely be of local significance for their potential research values, technical and historical significance, and rarity.

# 6 Assessment of Heritage Impact

This section provides an overview of significance, impact assessment and mitigation.

## 6.1 Project Proposal

The proposed works involve the development of a 39-storey residential, hotel and commercial office building. This building will have five levels of basements for parking, storage and services, which extend to the boundary of the SSA proposal area at 20-24 Railway Parade and 22-4 Burleigh Street (Figure 17-Figure 19).

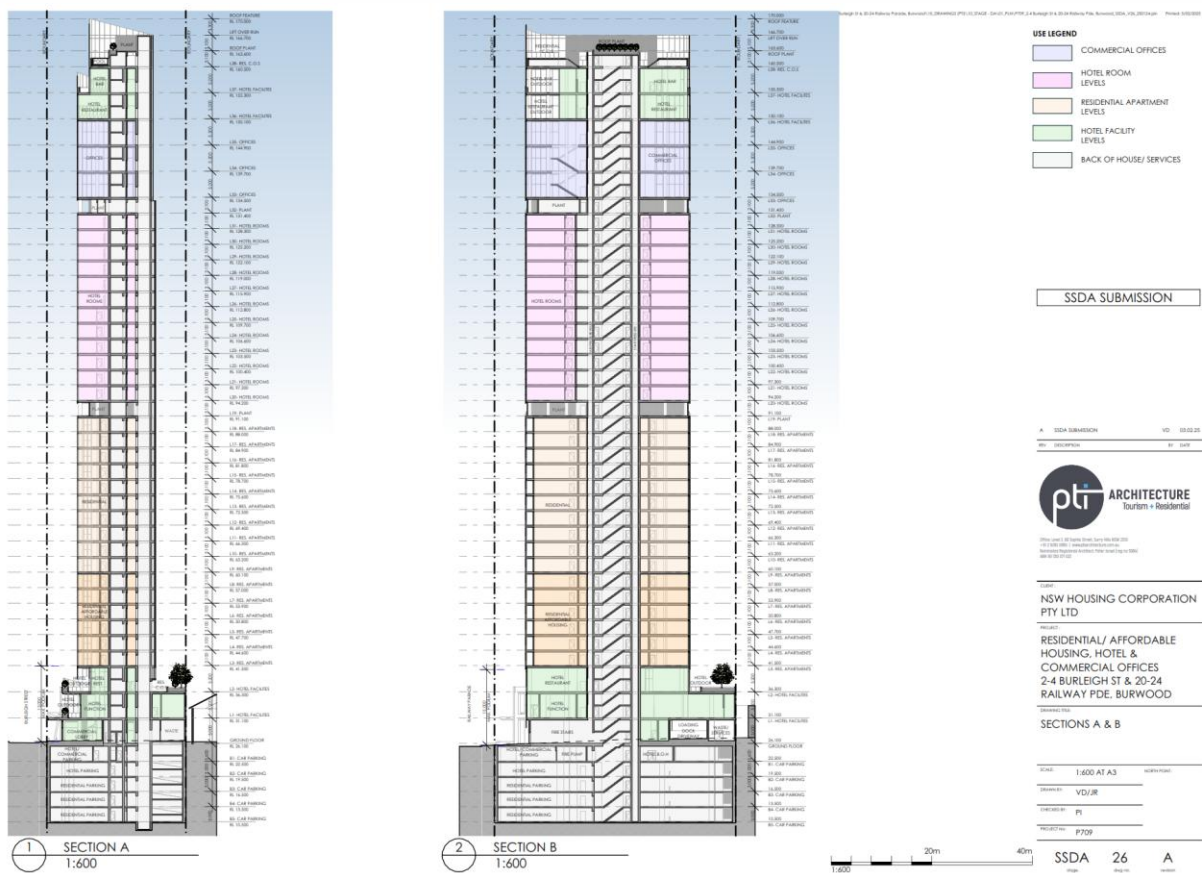


Figure 17. Vertical cross section of proposed building showing five proposed basement levels. (Source: PTI Architecture, 3/02/25)

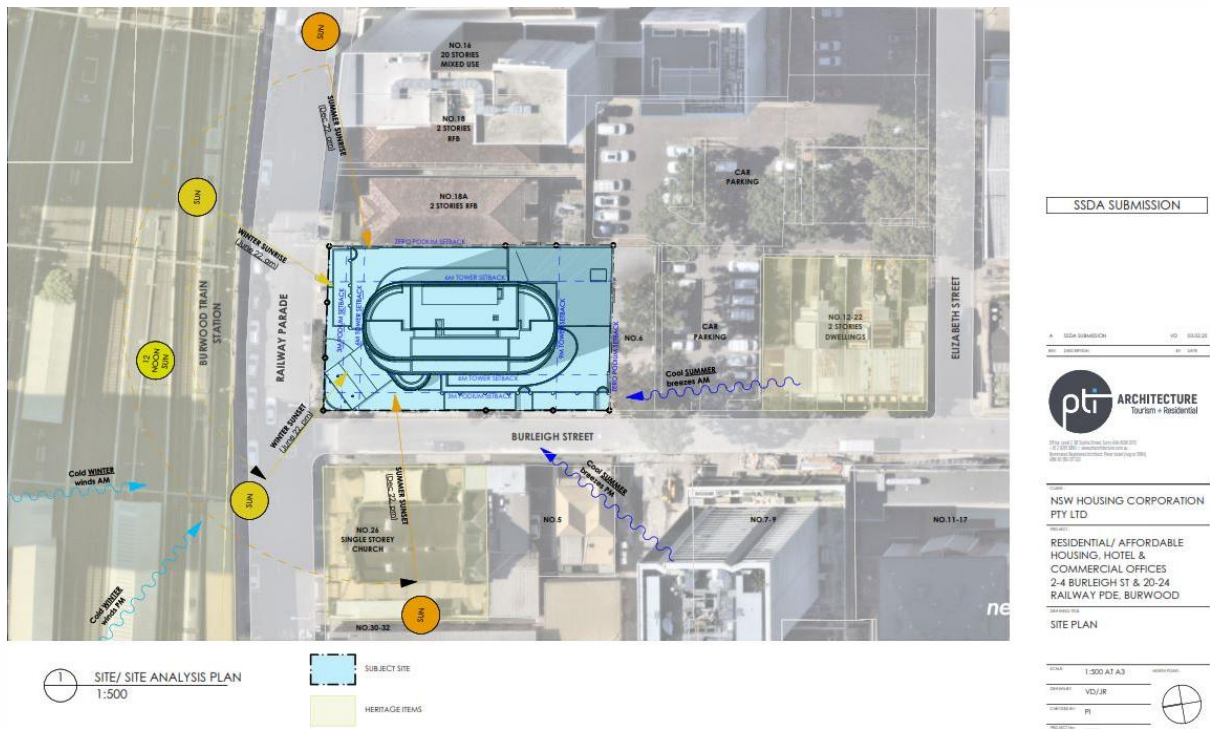


Figure 18. Overlay of the proposed development footprint showing extent of basement levels within the Project Area from Railway Parade to the boundary with 6 Burleigh Street. Source: PTI Architecture, 3/02/25)

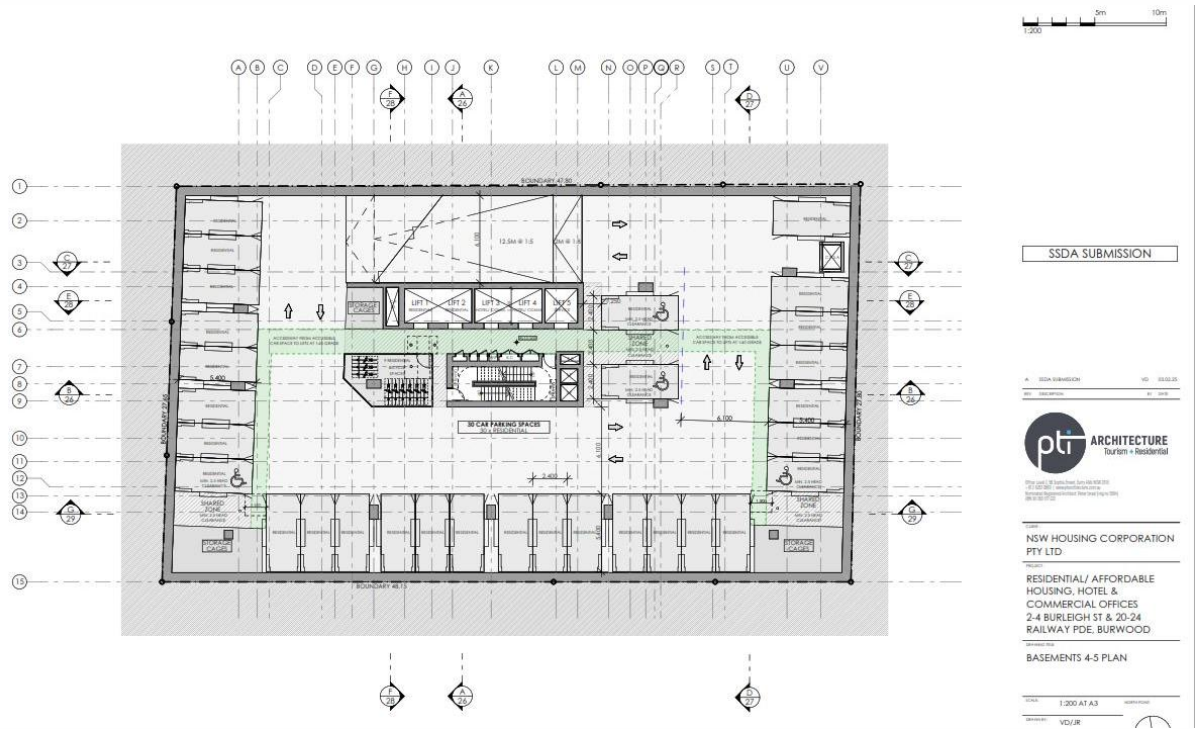


Figure 19. Plan of the proposed basement levels. (Source: PTI Architecture, 3/02/25)

## 6.2 Evaluation of Impacts

The proposed development will impact archaeological deposits and features from all historical phases identified for the Project Area. The deep excavation works for the basement levels will remove all potential archaeological remains across 2–4 Burleigh Street, Burwood.

## 7 Conclusions and Recommendations

The proposed works at 2–4 Burleigh Street, Burwood are part of a SSD application (SSD-77260958) by the NSW Housing Corporation Pty Ltd for the construction of a multi-storey mixed-use development with basement. The HAA was prepared in response to questions raised by Heritage NSW following a review of the EIS prepared for the application, currently in the response to submission stage.

Research undertaken for the HAA identified four phases of historical development within the Project Area:

- Phase 1: Early land grants and initial settlement (1799-1806)
- Phase 2: Early Subdivisions and transfers (1806-1855)
- Phase 3: The Cheltenham Estate and occupation of the Project Area (1858-1889)
- Phase 4: Later subdivision and development (1906-2024)

The assessment of archaeological potential for each phase is summarised below:

- Phase 1: there is nil-low potential for archaeological remains of activities potentially undertaken on Captain Thomas Rowley’s Burwood Farm
- Phase 2: there is nil-low potential for archaeological remains of activities potentially undertaken on Alexander Riley’s Burwood Estate
- Phase 3: there is moderate potential for archaeological remains associated with the long-term domestic occupation of the Project Area by Mrs Margaret Halloran, including potential for structural remains and occupation deposits associated with two pre-1889 buildings and possible earlier c.1850s dwelling-house
- Phase 4: there is moderate-high potential for archaeological remains associated with the 20th century occupation of the Project Area

The overall predicated archaeological resource is anticipated as having low to moderate research potential. Substantial and intact archaeological remains, including artefact-bearing deposits, associated with the mid-19th to early 20th-century occupation in the Project Area could meet the threshold for local significance for their potential research value, technical and historical significance, and rarity in the Burwood area.

The proposal involves the development of a 39-storey residential, hotel and commercial office building, with five levels of basements for parking, storage and services. The works will impact archaeological remains from all historical phases identified for the Project Area.

Based on this assessment the following recommendations are made:

### **Recommendation 1**

Given that the Project Area has the potential to contain archaeological relics of local significance, a program of historical archaeological test excavation is proposed. The test excavation is proposed to be undertaken after SSD Approval, under the SSD Conditions of Consent. The results of the testing would inform proposed management measures developed to correspond to the level of integrity and assessed significance of the relics.

**Recommendation 2**

The testing program would require preparation of an Archaeological Research Design and Excavation Methodology (ARDEM), nominating a suitably qualified and experienced archaeologist who would direct the excavation. This is to be submitted to Heritage NSW for review and approval prior to the commencement of test excavations.

**Recommendation 3**

Should substantial archaeological remains be uncovered during the archaeological testing program and open-area (salvage) excavation is recommended as a mitigation measure, an Addendum to the ARDEM will be prepared in consultation with Heritage NSW. The Addendum will detail the design and methodology of the proposed salvage excavation.

**Recommendation 4**

If significant archaeological relics not identified as part of this assessment are discovered at the site during the investigations, works in the location should cease and Heritage NSW notified, in accordance with Section 146 of the *Heritage Act 1977*.

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*Sydney Morning Herald* 1889, 'Family Notices', 18 April, New South Wales, p. 12.

## 9 Plates



Plate 1. View across the Project Area from Burleigh Street looking north-east (Source: Heritage Now 2025)

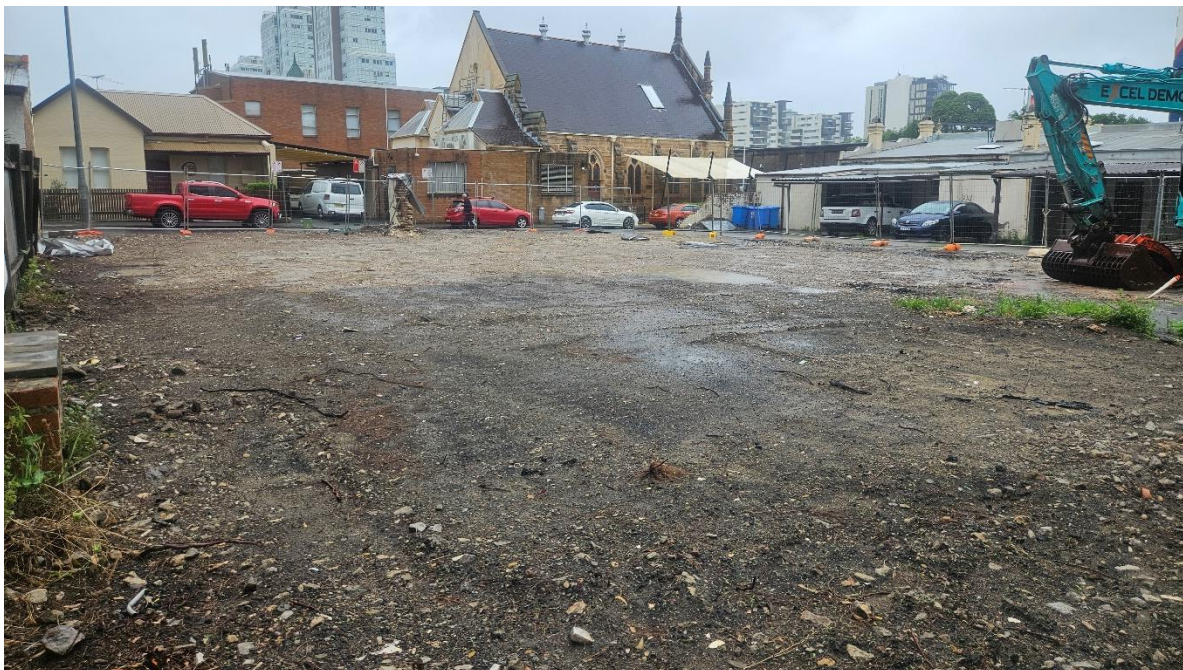


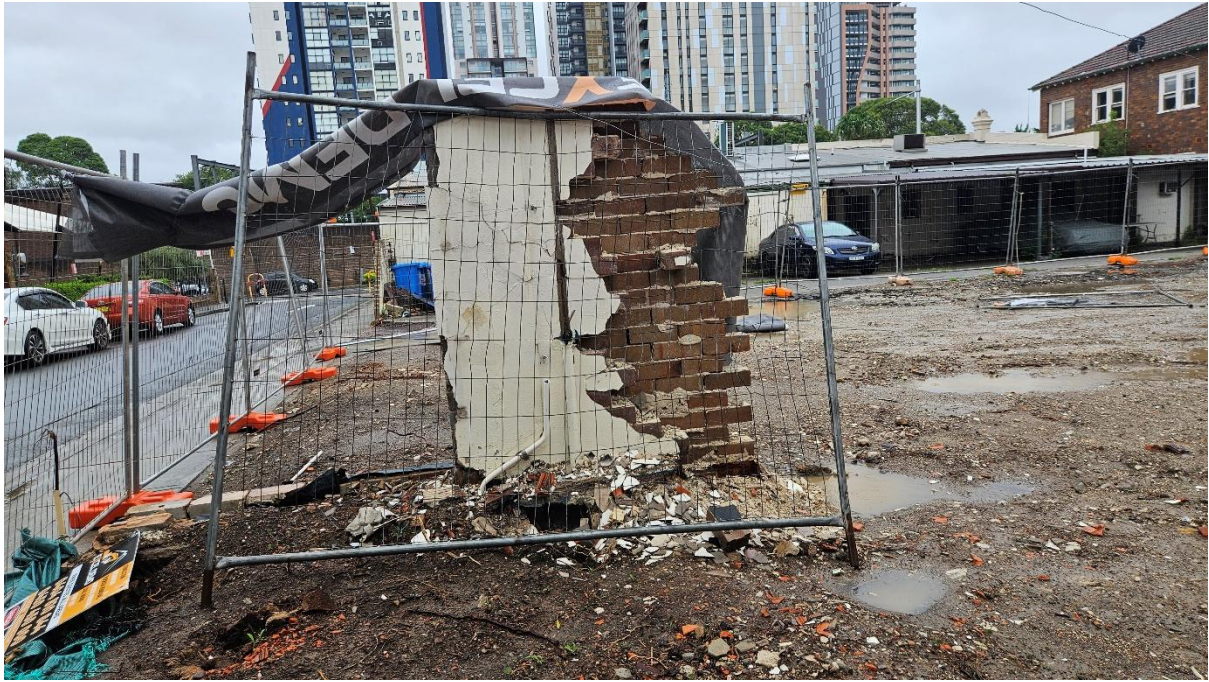
Plate 2. View across the Project Area from the rear of 4 Burleigh Street looking north-west (Source: Heritage Now 2025)



*Plate 3. View west from rear of 2-4 Burleigh Street showing remnant carpark surface capping deposits (Source: Heritage Now 2025)*



*Plate 4. Detail showing foundations and exterior brick wall of 6 Burleigh Street in relation to levelled surface of Burleigh Street after houses were demolished (Source: Heritage Now 2025)*



*Plate 5. Remnant section of brick wall from the buildings at 2-4 Burleigh Street. (Source: Heritage Now 2025)*