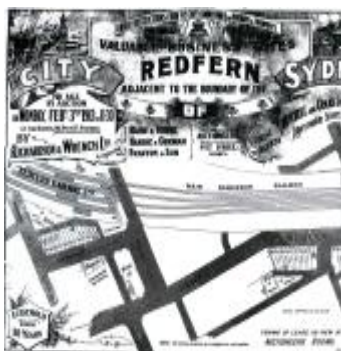


157-159 REDFERN STREET REDFERN

ARCHAEOLOGICAL ASSESSMENT

EUROPEAN ARCHAEOLOGY



CULTURAL RESOURCES MANAGEMENT

**157-159 REDFERN STREET
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JUNE 2009

**CULTURAL RESOURCES MANAGEMENT
FOR
DEICORP PTY LTD**



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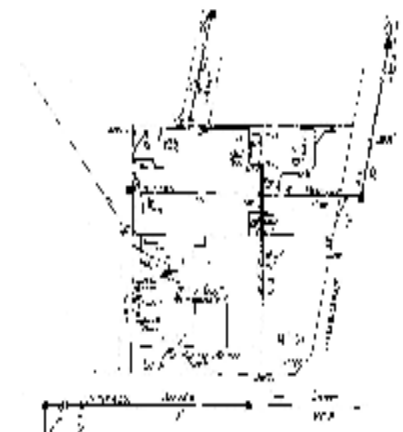
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1.0

EXECUTIVE SUMMARY

1.0

EXECUTIVE SUMMARY



1.1

THE WORK

This report provides an assessment and recommendations for managing the archaeological resource that may be contained within the proposed redevelopment of the Redfern RSL site. This report and its recommendations fulfil the statutory obligations of the proponent for evaluation of environmental impacts of the project with respect to European archaeological resources outlined in the Director General's requirements for a Part 3A project application and, also, specific requirements of the Council of the City of Sydney for this project and the provisions of SEPP (Major Projects) 2005 Schedule 3 – the Redfern-Waterloo Authority Sites.

1.2

THE HISTORICAL CONTEXT

The study area is constructed at the edge of an ancient sand dune system over a base geology of shale and sandstone. The landscape derived from this topography was one of undulating hills interspersed with swamps or marshy areas. It was covered with scrubby brush and some stands of trees. The soils could be deep but were largely infertile although there were large areas of Redfern that did encompass arable soils. The natural resources were valuable for Aboriginal people and there is contemporary evidence to demonstrate that close to the study area was a large and well-recognized Aboriginal camping ground.

There is some evidence to suggest that the land may have first been alienated for European purposes in 1799-1800 as part of a grant of thirty acres made to John Boxley. The evidence for this association is anecdotal but factual references do support the claim. Boxley established a farm on his land but the details of its improvements are unknown. The first formal title was made in 1819. This was for a grant of 95 acres probably acquired in 1815 by William Chippendale. Chippendale improved his land with buildings and crops but there is no evidence to indicate that these works encompassed the study area. He sold the property in 1821. The new owner, Solomon Levey, appears to have done little or nothing with this part of the property. It began to be subdivided in the 1830s. The new owner of the land that encompasses the study area was William Hutchinson.

Hutchinson had owned land close by since 1819. His purchase of some of the Levey Estate was of the southern portion of the old Chippendale property. He leased this land to small farmers and gardeners. The study area was under cultivation by 1844. In that year he made a nominal subdivision of this land into six blocks, each to be inherited by one of his children. The study area falls within Block D of this subdivision and was inherited by a daughter, Mary Rose, on the death of her father in 1846.

Block D was divided in half when a corridor was purchased for the new railway line constructed in 1855. What remained of the block on the eastern side was further subdivided into two principal allotments, Sections 1 and 2 and Redfern Street was extended to the west to run between these two blocks. The study area is within Section 2. Between 1855 and 1865 the Redfern Street frontage was fully developed with houses and small businesses. In 1871 the block was put to auction; at this time the easternmost lots were resurveyed to include land from the properties adjoining on Botany Street.

The buildings constructed on the several allotments by 1865 were largely in use until their demolition in 1908 although some changes were made to the structures on the eastern allotments due to the reorganisation of boundaries in 1871. A few of the older structures were replaced in the 1870s but these then remained in use until 1908. The exceptions were the buildings on Lots 12 and 13; these were demolished to allow for the extension and widening of Gibbons Street.

The demolition of the majority of the nineteenth century buildings occurred in 1908 due to the redevelopment of the site for a fish market. Fish markets had been built in Redfern since 1900 as a direct challenge to the Council monopoly at the Woolloomooloo fish market. The new fish market opened on the study area was the work of a fish agents' co-operative. This market became the most successful of its type and most of the state's fish were purchased here between 1909 and 1922. The market comprised a large shed in which the vendors had stalls and tables. The two storey terraces constructed at the corner of Gibbons Street and Redfern Street in the nineteenth century remained standing and were leased as commercial premises.

Council purchased the market in 1923 and for several years it was used as a tradesman's workshop. In 1927 the terraces at the corner of Gibbons and Redfern Streets were demolished and a store was built in their place. The land behind the former terraces was also developed for a smoke store. During the first half of the 1930s the buildings were used to house the unemployed. In 1938 Council offered the lease of the site for sale by auction. A Mr Murell purchased the lease and at some time between 1938 and the later 1940s the old market was demolished. The vacant site was used from the second half of the 1940s until the mid-1950s by a small fruit and vegetable vendor who built a stall in the north-western corner of the vacant site. Murell used the store at the corner of Gibbons and Redfern Street as a fish shop. The vegetable stall was removed from the site in 1954 when the lease was sold to the Redfern Branch of the Returned Soldiers and Sailors League. The fish shop on the corner survived at least until the later 1950s.

The new RSL building was constructed in several phases. The earliest was the southern half of the building constructed in 1957. The northern half fronting Redfern Street was built in 1959. The bar with car parking under it was made in 1965 and finally, in 1978, a new dining room was made with changes to the car parking and landscaping.

1.3

THE SITE

The development site is a mid-twentieth century landscape. The RSL building was constructed in several stages between 1957 and the later 1960s with alterations and additions in the 1970s. There is evidence of services and paving from the same periods. The underlying slope of the site, although much modified is still evident but there is no visible surface evidence of an underlying archaeological resource.

1.4

POTENTIAL ARCHAEOLOGICAL RESOURCE

The archaeological resource likely to be contained within the proposed development site is impossible to accurately determine on the basis of the present evidence. The analysis suggests extremes; either extensive archaeological deposit preserved over the majority of the site or almost nothing with the exception of deep-cut features such as wells and cess-pit shafts. A precise evaluation will only be possible using physical intervention.

The following summary reflects the preservation scenario. On this basis it may be concluded that the study area could encompass some or all of the following with respect to European archaeological resources:

- § Evidence of the pre-settlement environment and topography in the form of land surfaces and soils; the latter is likely to preserve palynological samples of pollens and micro-flora. As well, there is likely to be some evidence of the processes of both natural and man-made environmental degradation associated with the pre-settlement period and early years of European occupation.
- § Structures, relics and deposits that relate to the first European urban settlement dating from the 1850s and, in some cases, continuously occupied until the early years of the twentieth century. This assemblage will encompass both domestic and small commercial properties. It is also likely to document several individual properties and a lane.
- § Structures, relics and deposits that relate to European urban settlement from the 1870s until the early years of the twentieth century. This is also likely to encompass both domestic and commercial properties. It might include intact basements of two domestic buildings.
- § Structural evidence of a market built on part of the site in 1908 and still standing until the later 1930s. This evidence might also encompass deposits and services.
- § Structural evidence of stores built on Gibbons Street in the 1920s and still standing into the 1950s. This evidence might also encompass deposits and services.
- § Evidence of the works undertaken to redevelop the site for the RSL building in the 1950s and 1960s.
- § Generally the site could encompass discrete artefact assemblages, deep-cut features such as wells and cess-pits and drains.

1.5

CULTURAL SIGNIFICANCE

The Redfern RSL has been a feature of the community for fifty years. It is an unremarkable building of the mid-twentieth century but it has provided a community venue for half a century and continues to do so. This social importance is recognised but the building could not be identified as a heritage item in its own right.

The potential archaeological resource of this site and its potential for investigation that could produce new and unique information is its principal heritage value. The above-ground fabric demonstrates the evolution of the site over the last fifty years. The archaeological evidence could describe the evolution of this place for over 150 years. It could provide evidence of the earliest period of European urban settlement in the mid-1850s a phase not well represented in the surviving above-ground fabric. It is also one of the few sites in Redfern that appear to retain the potential for intact evidence of early European occupation. As well, there may be opportunities to acquire environmental evidence that will help to define and describe the pre-and early settlement landscape. Both aspects provide rare opportunities.

Furthermore, the history of this site until the early years of the twentieth century reflected the working area of the town and the less prestigious addresses. It provides an alternative view of the development of the area to that which now survives above ground and is representative of a different social and economic group than that illustrated by above ground fabric and places. The development of the fish market on the site in the early years of the twentieth century was of immense importance in the local economy. It reinforced the identity of this area as a working part of the community. Furthermore the history of that place illustrates the tensions that existed within local politics at the time. Evidence of the fish market is unlikely to be of architectural significance but would illustrate an important component of the early twentieth century local economy.

The ability of the resource to realize its potential depends on the integrity of the material. If it is intact this site has a high level of cultural significance based on the importance of its research potential and its rarity.

1.6

THE DEVELOPMENT AND ITS IMPACTS

The new development requires the demolition of the existing building. In its place will be constructed a residential/commercial/retail building with eighteen storeys above ground and five levels of basement car parking. The latter will require a depth of excavation of up to fifteen metres below ground. The RSL is to be rehoused in the new building.

The principal impact of the work with respect to heritage values will be on the archaeological profile caused by the excavation into bedrock. The loss of the entire archaeological profile, particularly those aspects that may be of high significance, removes an archive of information that in some cases may be rare and could provide evidence that is available from no other source. This is a negative outcome of the development process.

This outcome can be balanced by adopting strategies that will retrieve evidence and make it more readily available than is now the case and,

where appropriate, interpreting the evidence recovered as an in-situ component. These would be positive outcomes from the development.

1.7

MITIGATION

The negative outcomes of this project can be effectively mitigated by developing an archaeological programme that records and interprets what may be preserved within the site. Documentation of the programme will make this evidence available to a wide audience. Interpretive devices within the finished development might also be used to disseminate information if the evidence recovered from the site warrants interpretation.

1.8

CONCLUSIONS

- § This analysis has demonstrated that the Redfern RSL Club site has a long history of European association and occupation.
- § There is the potential for a complex archaeological profile of European history to be preserved within the site but there is insufficient evidence to make a clear determination of its integrity.
- § A small programme of test-excavation should be initiated to determine the presence or absence of this profile.
- § The results of the test programme will determine the necessity and nature of any future archaeological work on this site.
- § Options for future work include observation and documentation as necessary during the course of redevelopment or salvage excavation and documentation preceding development.
- § In either case the results of any work on site will need to be documented at the conclusion of the work and the information made available to the statutory authorities and local community.
- § It is highly unlikely that any single element within the site would warrant in-situ conservation and the requirement for bulk excavation does not make this feasible.
- § Interpretation of the history of this place and the evidence found of that history might be warranted as part of the finished development.
- § The proposed development will adversely impact on any potential archaeological evidence preserved within the site but this impact can be mitigated by the strategies described on this report. With respect to archaeological values I would recommend that approval of this project.

2.0

SCOPE OF WORK



2.1

PROJECT INITIATION

This report has been prepared in response to the proposed redevelopment of land at Redfern. The development will entail the removal of deposits that may impact on archaeological evidence. This report responds to the Director General's Requirements for a project application made under Part 3A of the Environmental Planning and Assessment Act. Although not explicitly stated an assessment was to include an evaluation of the potential impacts of the project on environmental management; this was taken to encompass heritage issues.

The development site is within the Gibbons-Regent Street Precinct, identified on the Redfern Waterloo Authority Sites Map 3 Schedule 3. The SEPP (Major Projects 2005, Part 5 Redfern Waterloo Authority Sites) encourages the protection of heritage values through identification, evaluation, interpretation and re-use where possible.

The Council of the City of Sydney specifically requested a heritage impact statement be prepared that addressed the existing building, the impact of the work on identified heritage places and values within close proximity to the subject site and the archaeological potential of the place.

A separate report has been prepared on above-ground heritage values¹. Another report has been prepared to address the indigenous archaeological potential of this site².

This report provides a comprehensive analysis of European archaeological evidence. The analysis and its recommendations fulfil the obligations of the proponent to identify responsible management strategies for archaeological evidence that may be associated with this development site.



The study locality

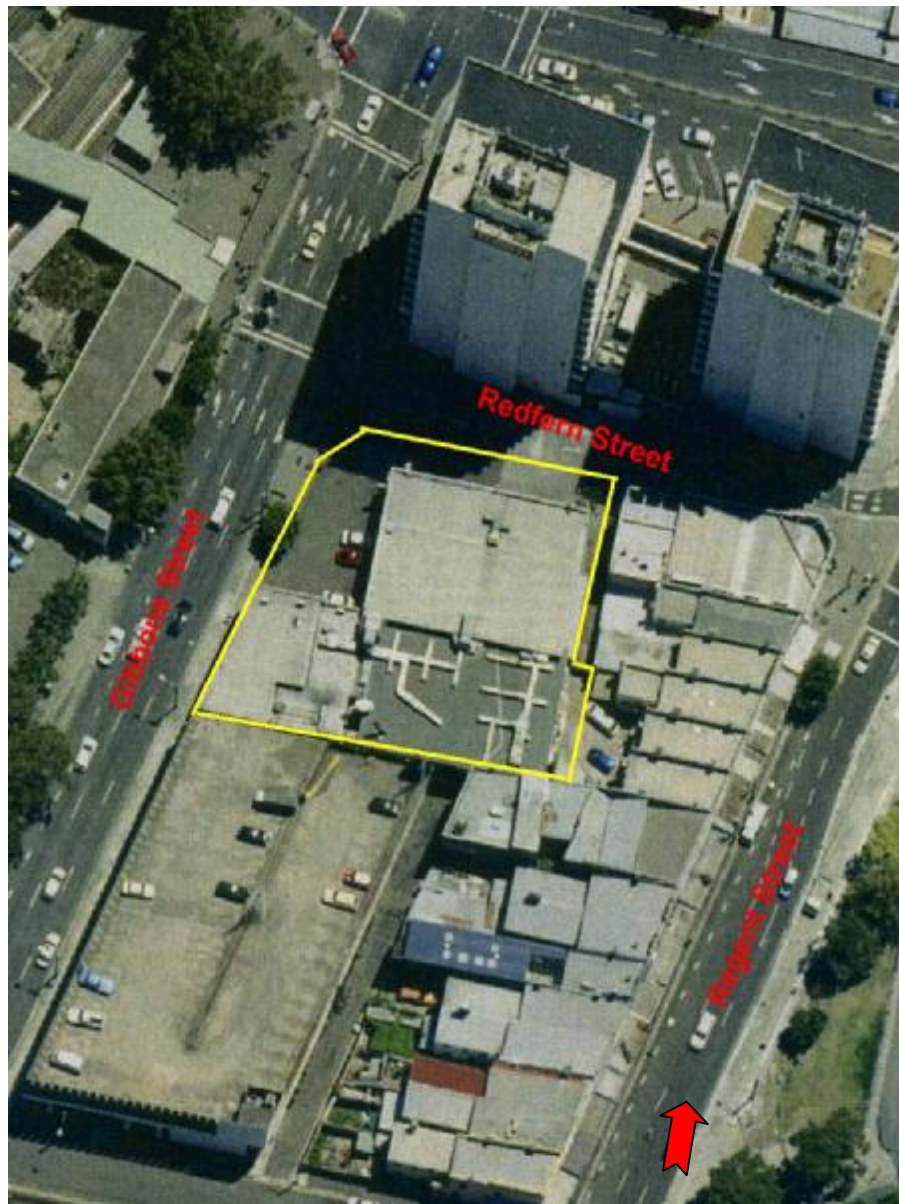
¹ NBRSP (2009); Heritage Impact Statement 157-159 Redfern Street Redfern

² CRM (2009); Archaeological Assessment Aboriginal Occupation 157-159 Redfern Street Redfern

2.2

THE DEVELOPMENT AREA

The proposed development site encompasses land with the street address of 157-159 Redfern Street, Redfern. The site is bound by Redfern Street to the north, Gibbons Street to the west and commercial properties to the east and south. It is located within the Parish of Alexandria, and the local government area of the City of Sydney. It is within the Gibbons-Regent Street precinct of the Redfern-Waterloo Authority. The property may be described as Lot A, DP 354297 and Lots 1 and 2 Section D, DP 7328. Currently, the property is occupied by the Redfern RSL. The proposed development encompasses the full site envelope, an area of approximately 1600m².



Location of the site (Source: Department of Lands Six-Viewer Search)

2.3

STATUTORY REQUIREMENTS

The Heritage Act of NSW (1977) provides protection for non-indigenous archaeological relics. Sections 139-142 of the Act refer to the disturbance of land known or likely to contain relics of this type. Provisions are made for permits that respond to the integrity and significance of the resource that will be disturbed by the development. However, in this case the usual procedures for a permit application will not be necessary; these are superseded by the Part 3A approval for this project. The provisions of the Act that confer protection on relics still apply to this site.

In place of the application the Heritage Branch of the NSW Department of Planning usually requires the submission of a research design and methodology for site works. These are accompanied by the supporting documentation of an archaeological assessment. This report fulfils that requirement.

Local planning instruments, in this case Sydney Local Environmental Plan 2005 and the City of Sydney Heritage Development Control Plan 2006, both containing requirements for evaluation of archaeological potential, are also superseded by the Part 3A development approval.

2.4

OBJECTIVES AND TASKS

The principal objectives of this report have been to:

- § Identify whether there is an archaeological issue to be addressed prior to and/or during the redevelopment of this site;
- § Determine the probable extent and integrity of that resource;
- § Evaluate the significance of that resource;
- § Determine protocols and strategies to be put into place as part of the development to ensure the most effective means of managing that resource commensurate with its significance.
- § Prepare a report that describes the archaeological potential and significance of this site and the measures required to manage that resource during the course of redevelopment.
- § To that end the following tasks have been undertaken:
- § Primary and secondary research sufficient to determine the physical development of the site and its principal associations;
- § An assessment of the physical evidence for the site encompassing surface indications, geo-technical data and archaeological evidence from within the site and close by to it;
- § A determination of the potential archaeological resource;
- § An evaluation of the cultural significance of that resource based on standard evaluation criteria;

- § Identification of management strategies;
- § Documentation of the programme.

2.5

METHODOLOGY

This assessment has been prepared in accordance with the methodology expressed in the NSW Heritage Office's publication "Archaeological Assessments" (1996).

2.6

AUTHORSHIP AND CLIENT

This report has been written by Wendy Thorp (Cultural Resources Management). It has been commissioned by Deicorp Pty Ltd the proponents of the development. Contemporary images of the site have been taken by Wendy Thorp. The copyright of this document remains with Cultural Resources Management.

THE CULTURAL CONTEXT



3.1

THE PRE-SETTLEMENT ENVIRONMENT

Redfern is located at the western edge of an ancient sand dune system. This system extends to the east and south to the coast. Known as an Aeolian landscape it was characterised by undulating sand dunes with an elevation up to forty metres³. Below the sand was shale lying over Triassic Age Hawkesbury sandstone. Redfern lies specifically over the Tuggerah Dune System. This had the same undulating topography covered with infertile soils subject to erosion. Below the sandy top-soil characteristically is bleached sand. Tuggerah soils can be up to 300cm above the former dune⁴. The earliest maps of this area refer to it as one of “barren sands”⁵. Despite this evaluation Redfern encompassed soils that were better or more fertile than those generally associated with this landscape. This was due to the alluvial overflow from Black Wattle Creek and the eroding shale that lies under the site.

The dunes could be prone to flooding and rainfall filtered through the sand to collect in depressions. Wetlands or lagoons could also form from the same sources. All around Redfern were substantial swamps and wetlands including the fresh water swamps of Botany and Lachlan, Black Wattle Bay and estuarine wetlands around Sheas Creek in Alexandria⁶. The local landscape of the study area was likely to have been characterised by swampy areas of wetland between the sand hills. One of the earliest and most detailed observations of the area recorded that to the east of the study area, generally the area of present day Redfern Park, was a large swamp. Obed West described this as he had seen it in c. 1810.

“It was never known to be dry till in later years...and the water was drawn off by means of a large drain...(it) was the home of vast numbers of red-bills, wild duck, snipe, landrail and other game now rarely seen anywhere near Sydney. Eels were also plentiful in the water and in the bush were bandicoots, possums and native cats which the youth of the day would chase with dogs”⁷.

Typical vegetation of this landscape is dry sclerophyll eucalypt open woodland. Trees found here would have included smooth-barked apple (*Angophora costata*), Sydney Peppermint (*Eucalyptus piperita*) and Banksia (*Banksia aemula*). The under-storey could contain a substantial variety of shrubs including Christmas bush (*Ceratopetalum gummiferum*), woody pear (*Xylomenlum pyriforme*) and bracken (*Pteridium esculentum*). The same memorialist of 1810 described Redfern as covered with geebung (*Persoonia linearis*) and five-corners (*Styphelia spp*)⁸.

Several earlier European visitors recorded their impressions of this landscape. The first was Governor Philip in 1788. Looking south from Sydney he stated that,

“between Sydney Cove and Botany Bay the first space is occupied by a wood, in some parts a mile and a half, in others three miles across; beyond that is a kind of heath, poor, sandy and full of swamps”⁹.

³ Chapman and Murphy (1989); *Soil Landscapes of the Sydney Region*: 94-95

⁴ Ibid: 96-97

⁵ *A Map of the Hitherto Explored Country Contiguous to Port Jackson 1791-2* in Ashton (1978)

⁶ Ibid.

⁷ *The Memoirs of Obed West*: 46

⁸ bid: 45

⁹ Quoted in Christopher Keating (1991); *Surry Hills*: 13

In 1793 Antonio Cavanilles described the landscape as he walked south from the town towards Botany and the coast. South of Sydney he found,

“the narrow tracks overgrown with dense scrub and the land arid with no other moisture that the light rains retained in two or three mashes. Some short stretches had trees, others were covered with beautiful shrubs and plans and the rest almost without vegetation”¹⁰.

In 1826 James Atkinson made the following observation:

“The barren scrubs almost everywhere border the sea coast and extend to various distances inland...the soil in these scrubs is either sandstone rock or sterile sand and gravel, covered, however, with a profusion of beautiful shrubs and bushes...the shrubs and plants growing in these places furnish the Colonist with materials for brooms but little else that can be converted to any useful purpose”¹¹.

The better soils that could be found around the study area appear to have encouraged early settlers to make more use of the landscape than as a source of materials for their brooms (*refer Section 3.3*).

¹⁰ Quoted in Eric Rolls (2002); *Visions of Australia*;30

¹¹ Quoted in Ibid: 105

3.2

ABORIGINAL OCCUPATION

Before Europeans arrived in Australia at least thirty different Aboriginal groups lived in the immediate Sydney region with an estimated population of anything between 1500 and 8000 people in 1788. The coastal Aboriginal population was generally known as the Eora people. Evidence recorded by the earliest European settlers suggests that the family clan of the Eora group most closely associated with the area was the Gadigal or Cadigal¹².

In 1789 a severe disease, most likely small pox, killed at least half of the Aboriginal population living in the vicinity of the settlement at Sydney Cove. The impact of this disaster was to dislocate or destroy much of the traditional way of life for those who survived the epidemic. Aboriginal people moved away from the town for several years and less settled areas appear to have provided a refuge for them.

Redfern may have been one of those places. The same memorialist discussed in the preceding chapter, Obed West, remembering Redfern as it was about 1810 described it as a place of important Aboriginal occupation. Of the place near the swamp just to the east of the study area he claimed of it that it

*"..was a great rendezvous of the black and was one of their great feasting grounds as well as the scene of many a hard-fought battle. Owing to the disturbances which were constantly taking place in the town...the Governor gave instructions that no waddies or spears were to be brought within a mile of the boundaries of the town. The clearing at Redfern, being nicely adjacent, was chosen by the natives as the place of meeting for the settlement of disputes in lieu of the Racecourse (Hyde Park). This was also the spot where the blacks were punished by their comrades for breaches of their tribal laws.....round the edges of the clearing were the camping grounds of the blacks and little do people know who live in comfortable houses with steam trams running past their doors that they are sleeping on the houses and graves of the aborigines"*¹³.

A separate report has been prepared on the indigenous associations of the study area.

¹² V. Attenbrow (2002): *Sydney's Aboriginal Past*; 24

¹³ *The Memoirs of Obed West*; 45-46.

3.3

BOXLEY'S CLEAR

The earliest recorded and well-documented settlement of this area begins in the early years of the nineteenth century with grants being given to familiar names including those of Dr William Redfern who was to lend his name to the suburb. However, as with many of the earliest land transactions in the colony there does appear to have been earlier settlement in this area than those recorded in grants. The only evidence for this possible earlier layer of settlement is anecdotal; Obed West's memory of the place as it was in 1810. West claimed that it was originally known as "Boxley's Clear", named after the first settler in the district. Redfern is said to have purchased his land from Boxley.

West claimed that Boxley "*occupied and cultivated a considerable area and his farm was the only cleared spot amidst the scrub...it was one of the earliest places where wheat was grown in the colony*"¹⁴.

The property was said to encompass the wetland (Redfern Park) and extend towards the area of the present-day court-house on Redfern Street. Clearly this encompassed the area of Redfern's later grant but there is no indication as to its extent west from there into land later alienated for Thomas Chippendale and encompassing the study area.

West does not provide any more details for the identity of Boxley. There was a John Boxley who came to New South Wales as part of the Second Fleet. He had been sentenced to death at the Old Bailey in 1786 for highway robbery. In place of this punishment he was sentenced to transportation in 1789 and left on the Scarborough. In Sydney he married another convict, Ann Baker in 1792 and they had two children. A third died in childhood. In 1799 he gave evidence at a murder trial after discovering a body when he had been out cutting bushes near the Brickfields south of Sydney. He may have been clearing some newly acquired land. He received a conditional pardon in 1800 and purchased a thirty-acre farm near Sydney from the original grantee William Roberts.

By mid-1802 he had had two acres sown in wheat (which would make this one of the earliest wheat crops on the colony). He had ten acres ready to plant maize and had some livestock. By 1806 he had sold the farm to William Laycock and then worked as a basket-maker. He died in 1816¹⁵.

It is impossible to make a clear identification of this man with West's recollections of the first settler in Redfern. However, factual evidence does place him south of Sydney in 1800 and it is known that he successfully planted wheat on this property. It does seem likely that this is the Boxley that West refers to in his memoirs. If that is the case the close proximity of land identified to be part of his farm suggests that the study area may have been within the compass of this property. There is no evidence to determine where the principal improvements of the house and out-buildings stood or the main areas of agriculture.

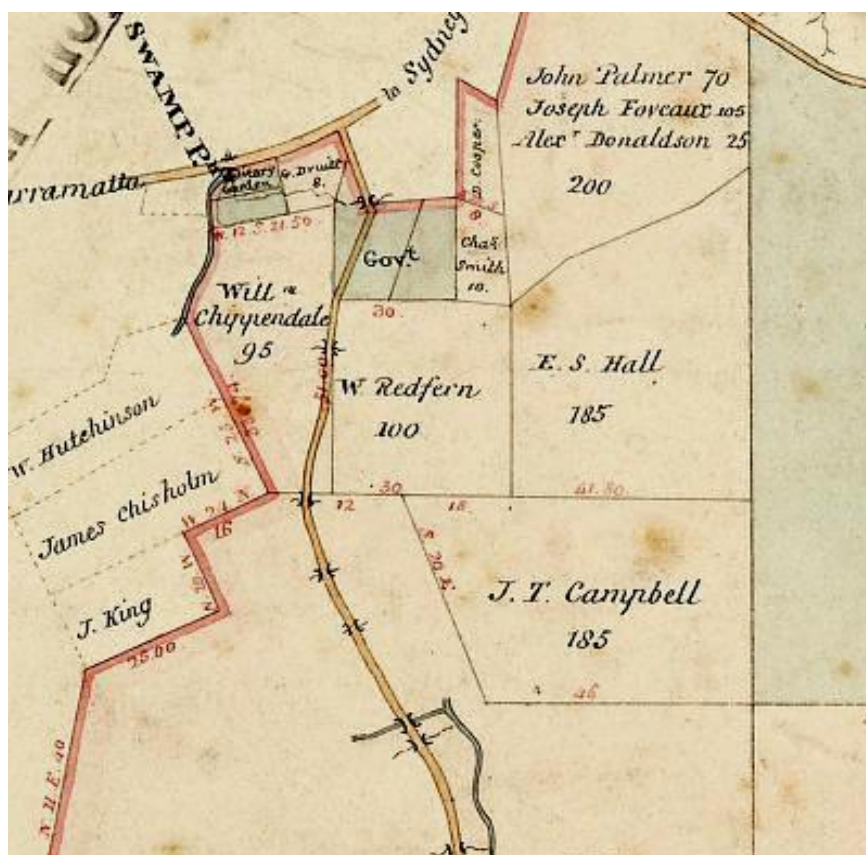
¹⁴ The Memoirs of Obed West; 45

¹⁵ Michael Flynn (1993): *The Second Fleet*; 170

3.4

WILLIAM CHIPPENDALE: 1815 - 1821

The earliest formally documented European associations of Redfern date from the first decades of the nineteenth century. Several large grants were made here to men prominent in the town. They included William Hutchinson, William Chippendale, William Redfern and James Chisholm. The study area is encompassed within the land granted to William Chippendale in 1819. It was described on the grant document as *“lying and situate in the District of Sydney bounded on the east side by Redfern’s Farm, the north side by Druitt’s Farm and the Military Gardens to Black Wattle Swamp Stream on the west”*. This can be seen on an undated parish map reproduced below.



*Detail of an undated parish map, Parish of Alexandria, showing the extent of Chippendale's grant
(NSW Department of Lands Parish Map No. 14066301)*

William Chippendale and his wife and young family arrived in Sydney as free settlers in 1815. It is very likely that the grant given formal title in 1819 was actually acquired soon after arrival. It was a condition of the grant that Chippendale clear and cultivate at least twenty-five acres within five years.

By 1817 the family was well-established on the banks of the Black Wattle Swamp Creek. He had built a house, quarters for a convict servant, was running cattle, growing barley and potatoes¹⁶. Most of these improvements are likely to have been close to the house on the creek and the main road.

¹⁶ Shirley Fitzgerald (1990); *Chippendale Beneath the Factory Wall*; 16

There is no evidence to suggest that anything substantial was made of the land now encompassed within the study area.

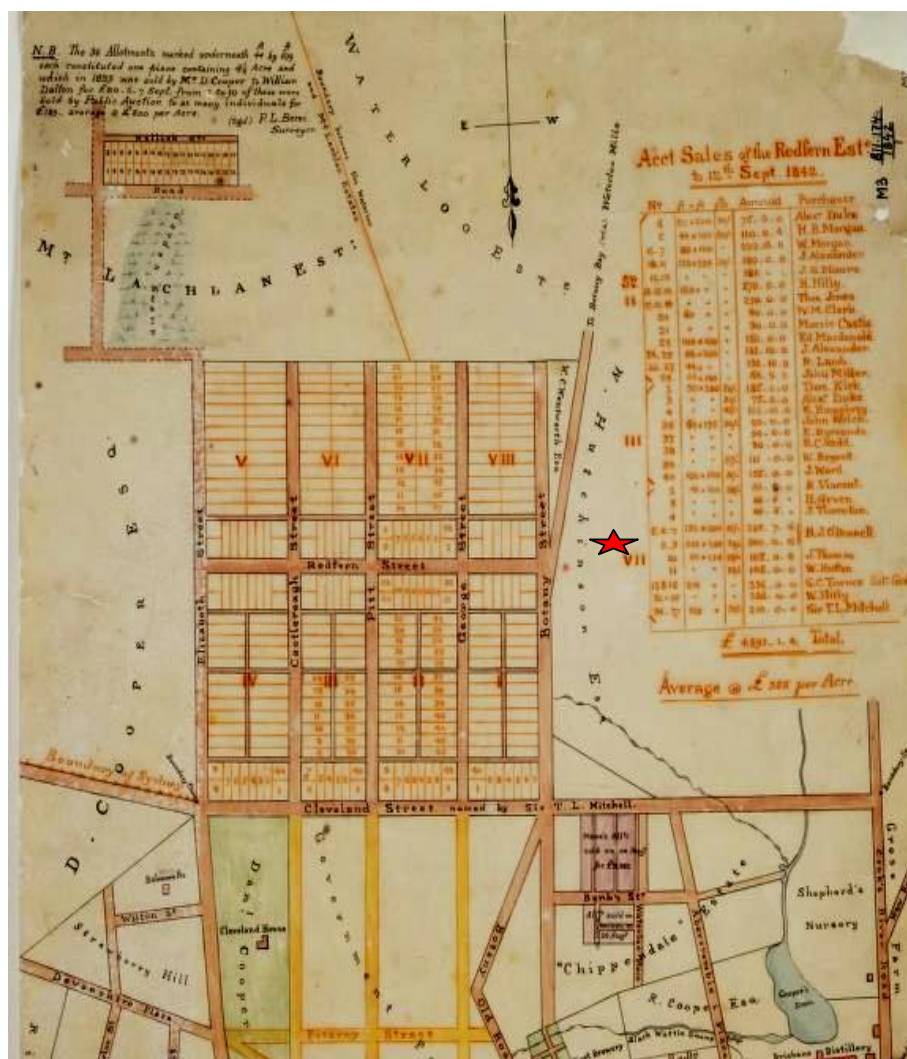
He sold his land in March 1821 for £380 to Solomon Levey¹⁷. Levey also purchased most of Redfern's land.

¹⁷ LPI, OS Book C No. 356

3.5

SOLOMON LEVEY: 1821 - 1838

Solomon Levey arrived in New South Wales as a convict and became an immensely successful businessman. He had interests in trade, shipping, whaling and owned vast tracts of real estate in the eastern suburbs and rural districts. Eventually he would own most of what are present-day Alexandria, Redfern and Waterloo. There is no evidence to suggest that Levey did anything with Chippendale's old property. Levey died in London in 1833. At that time his estate encompassed Redfern's land and over thirty-two acres of un-subdivided land that had belonged to Chippendale¹⁸. In 1838 a large part of the property was put up for auction¹⁹ and several subdivisions were made after that date. A subdivision plan of 1842 shows the study area to be within land described as that of W. Hutchinson Esq²⁰.



Plan showing the subdivision of some of Chippendale's land with the study area (approximate position shown by the red star) being in Mr Hutchinson's property. (P.L. Bem: Plan of Part of the South End and Suburbs of the City of Sydney 1842. ML ZM3 811.174/1842/1)

¹⁸ Shirley Fitzgerald (1990); *Chippendale Under the Factory Wall*; 16

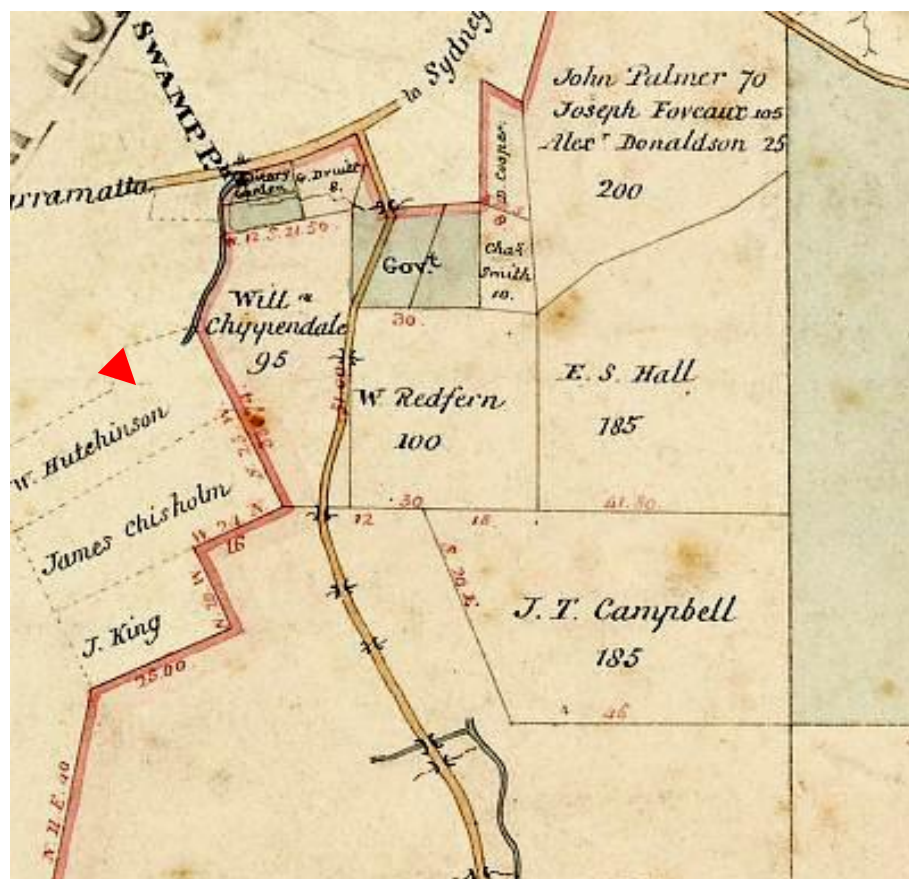
¹⁹ Peter Lewis Bem, *Part of Chippendale's Grant Sold by A. Polack 1838*. ML ZM2 811.18194/1838/1

²⁰ Peter Lewis Bem, *Plan of Part of the South End and Suburbs of the City of Sydney 1842*

3.6

WILLIAM HUTCHINSON: 1838-1846

William Hutchinson first acquired land in this area in 1819. He received fifty-two acres to the west of and adjoining Chippendale's land. His property may be seen on the undated parish map reproduced below. Subsequently this property would become known as the Golden Grove Estate.



*Detail of an undated parish map, Parish of Alexandria, showing Hutchinson's original grant adjoining Chippendale's land.
(NSW Department of Lands Parish Map No. 14066301)*

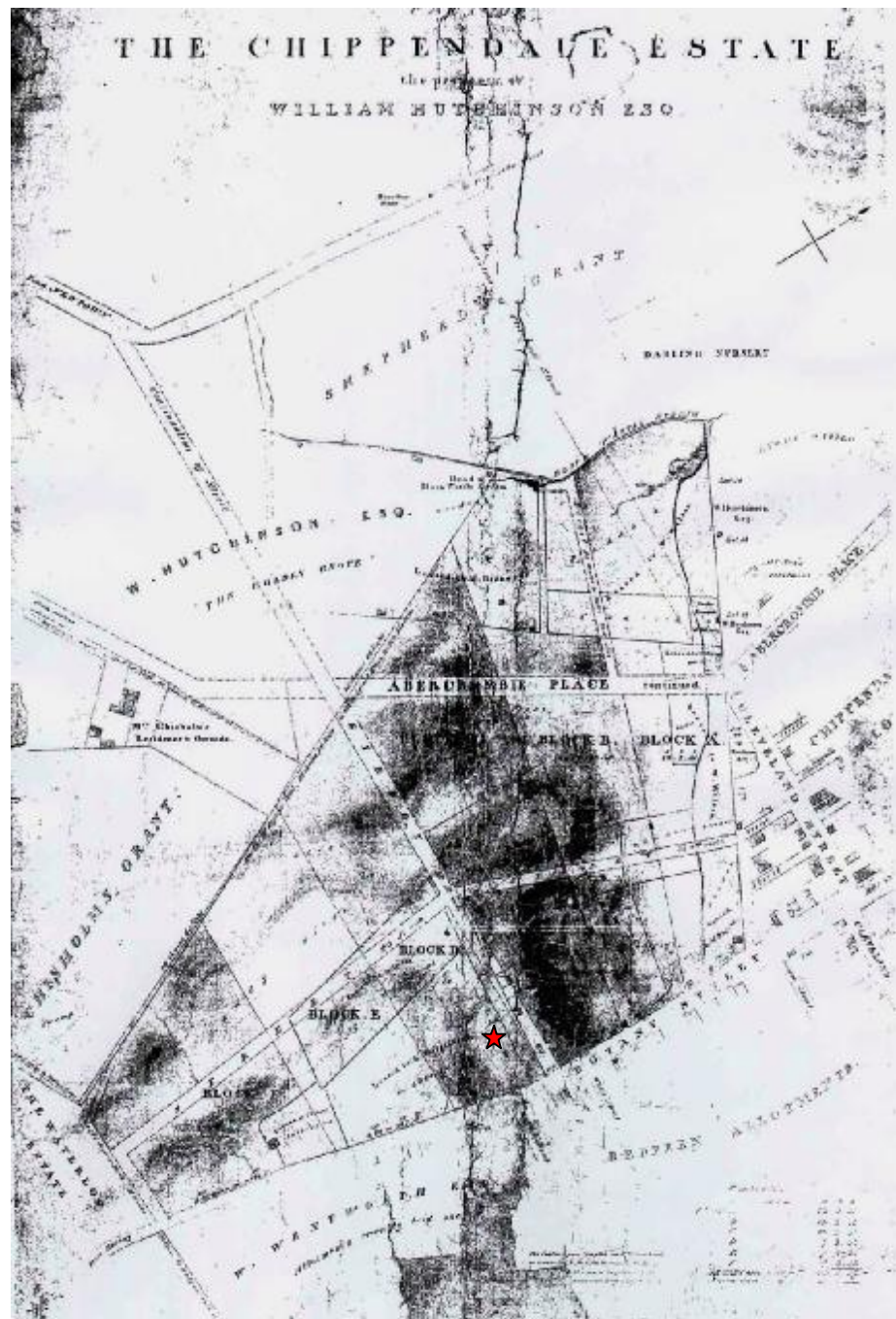
Hutchinson was transported to New South Wales in 1799, found guilty of theft. He was charged with the same offence in the colony and was sent to Norfolk Island. There he was awarded several official positions including Superintendent of Convicts. He returned to Sydney and in 1814 he was appointed principal superintendent of convicts and public works. He became an influential figure in local society and acquired real estate in most of the principal towns including Liverpool and Parramatta.

The subdivision plan of 1842 shown on the preceding page clearly indicates that Hutchinson had acquired this southern portion of Chippendale's grant from the Levey estate by that year. The earliest formal title for the property, though, dates from 1844. In that year Hutchinson is recorded as having purchased a little over 65 acres from the Levey estate for a total of £1100²¹.

²¹ LPI, Old Systems Book 07 No. 749

After his purchase Hutchinson leased large tracts of his land. The study area was part of a tract of land leased to a Mr Griffiths. In 1844 it was recorded as being under cultivation²².

By 1844 Hutchinson had made a nominal subdivision of this southern portion of the former Chippendale Estate into six allotments numbered A-F. Each block contained between seven and ten acres. The study area lies within Block D of this subdivision. This block contained 7 acres 2 rods and 22 perches. On Hutchinson's death in 1846 Block D was inherited by his daughter Mary Rose.



Plan of the subdivision of Hutchinson's land in 1844; the approximate position of the study area is shown by the arrow (ML ZM4 811.18194/1844/1)

²² Plan of Part of the Chippendale Estate Property of William Hutchinson Esq. ML Z M4 811.18194/1844/1

3.7

THE IMPACT OF THE RAILWAY

Mary's husband, John Holden, became the executor of her father's estate after his death. He appointed Trustees to manage Block D, William Huffington and Richard Hutchinson²³. Mary died in 1849 and on his remarriage John returned to England in 1853 leaving the Trustees to manage the property. By the mid-1850s, although much of the surrounding land had been subdivided and developed with houses and commercial properties, Block D and much of the land surrounding it was still open ground.



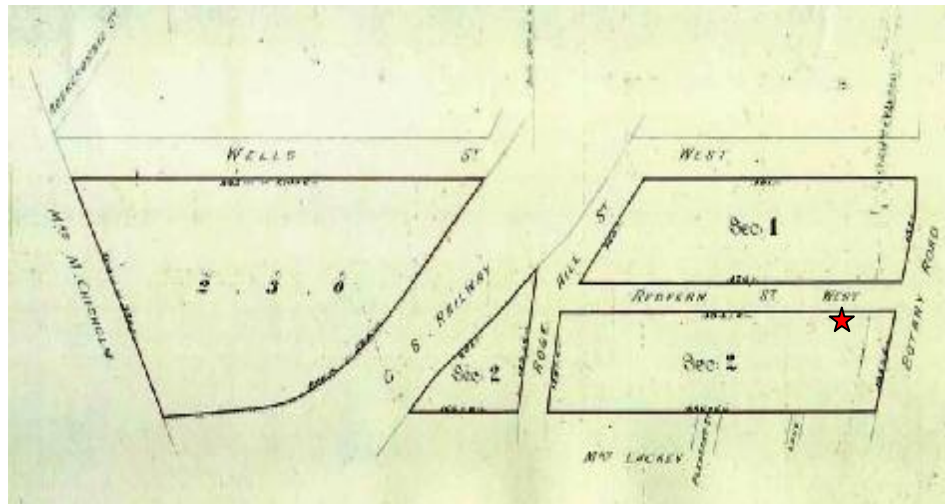
Detail of Woolcott and Clarke's map of Sydney in 1854 showing the vacant ground on and around the study area indicated by the star (ML ZM2 811.17/1854/1)

The factor that caused this situation to change was the development of the first railway in the country. The line from Sydney to Parramatta was opened in 1855. It required a corridor of land to be acquired to allow for the construction of the railway. Block D straddled the proposed corridor. It was divided in half. The railway ran through the centre and the land to either side was subdivided into smaller allotments. A new street was created to run along-side the railway land. Redfern Street, which had been

²³ LPI, Old Systems Book 16 No. 77

constructed on the eastern side of Botany Road as part of the earlier subdivision was extended to the west and further subdivided what remained of the eastern portion of Block D into two lots, Section 1 and Section 2. The study area is within Section 2²⁴.

The land along the Redfern Street West frontage was divided into residential allotments with a small lane at the eastern end to provide access to the back yards of more residential allotments that faced Botany Street. A plan prepared later in the nineteenth century shows the pattern of this subdivision.



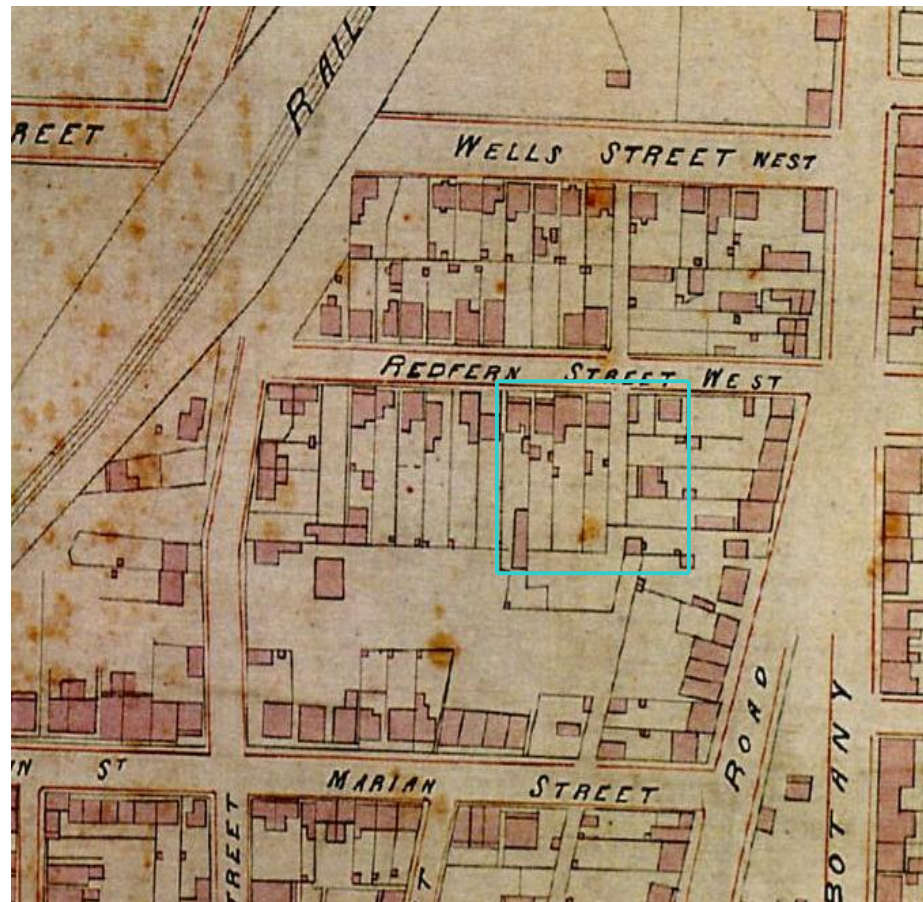
Subdivision of Block D for the construction of the railway corridor; the position of the study area is indicated by the star (LPI, CT Volume 129 Folio 64)

²⁴ LPI, Certificate of Title Volume 129 Folio 64

3.8

FIRST OCCUPATION: 1855-1870

The original subdivision plan of the block no longer exists but a survey of 1865 records the pattern of occupation and also demonstrates that the street frontage was completely occupied by that time.



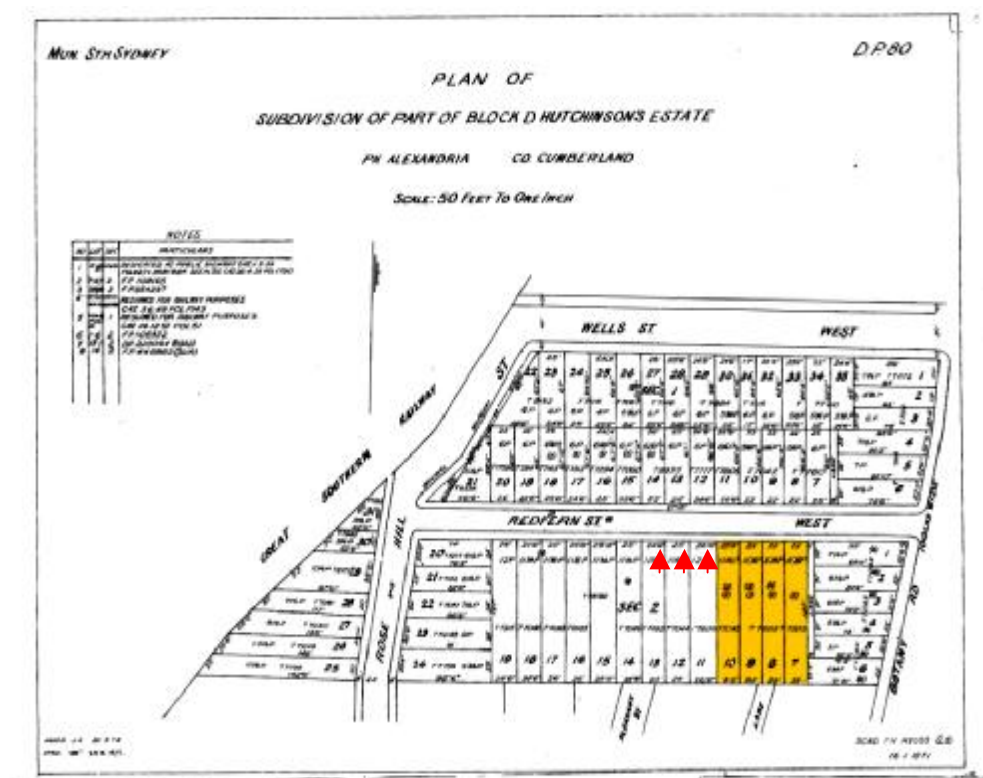
Survey of the site in 1865; the study area (both building and car park) is contained within the blue lines (Trigonometrical Survey of Sydney 1865 Sheet 152)

Unlike the city of Sydney Redfern at this time has no Rate Assessments or easily accessed directories that allow us to determine either the occupants of the buildings within the study area or the nature of that occupation. Based on later nineteenth century records, though, it is reasonable to assume that these buildings were a mix of residential and commercial premises occupied by tradesmen.

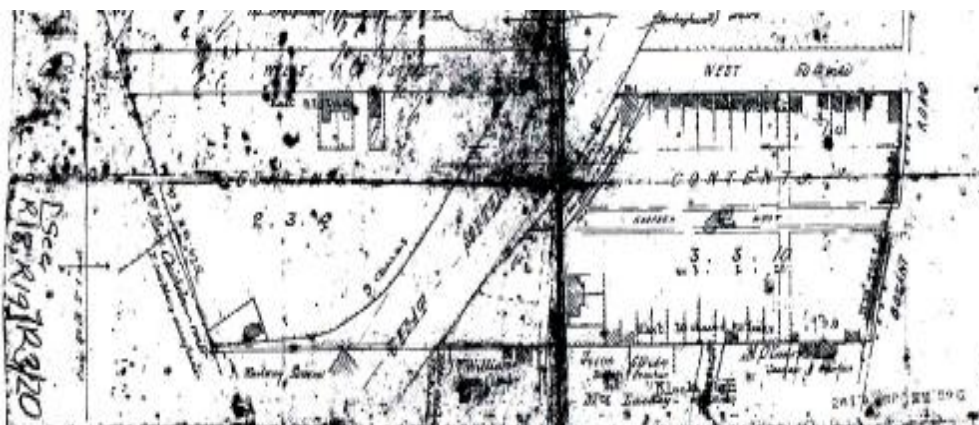
3.9

SECOND SUBDIVISION: 1871 -1870

In 1870 the Trustees of the Hutchinson property, still managing the affairs of Block D, decided to alter the subdivision and offer it for sale. A plan of the subdivision was prepared and it demonstrates that it altered the eastern end of the existing allotments. Essentially, lots 10-13 remained as they were first created in the 1850s. Lots 7-9 were made by reducing the back yards of the Botany Street properties and building over the existing structures and the small lane behind them. Comparing the subdivision plan and a block plan of 1870 shown below demonstrates the differences between the two arrangements.

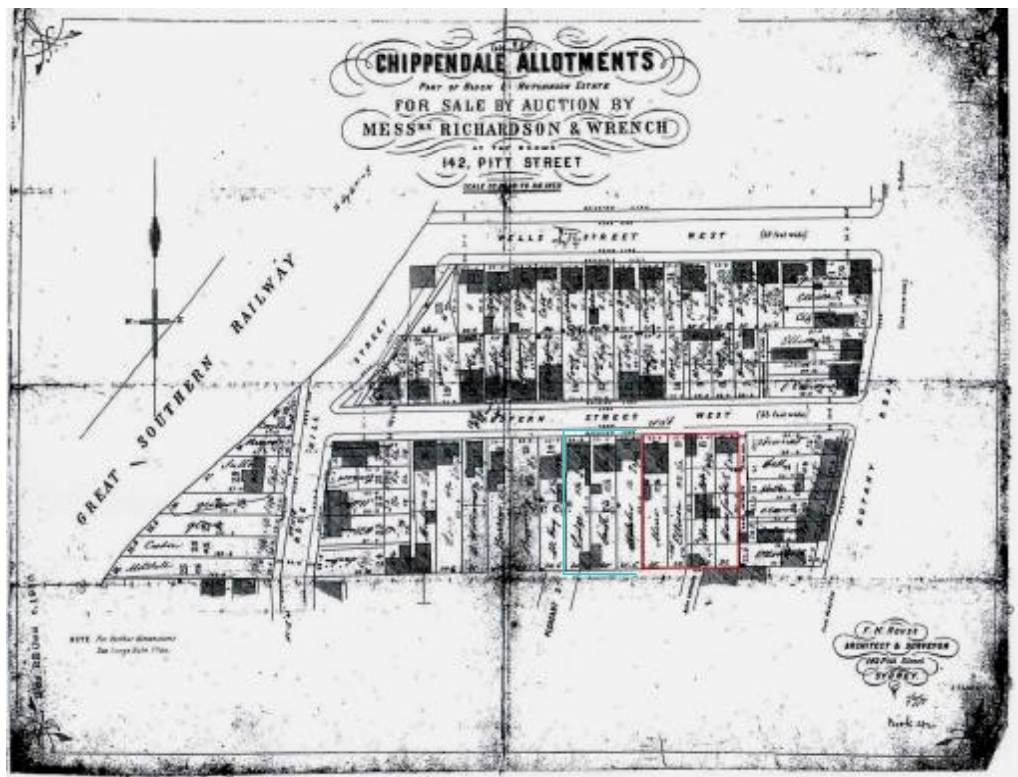


Subdivision plan prepared in 1871; the allotments coloured yellow are those encompassed within the present-day RSL building. Those with the red arrows are within the parking areas of the club (LPI; DP 80)

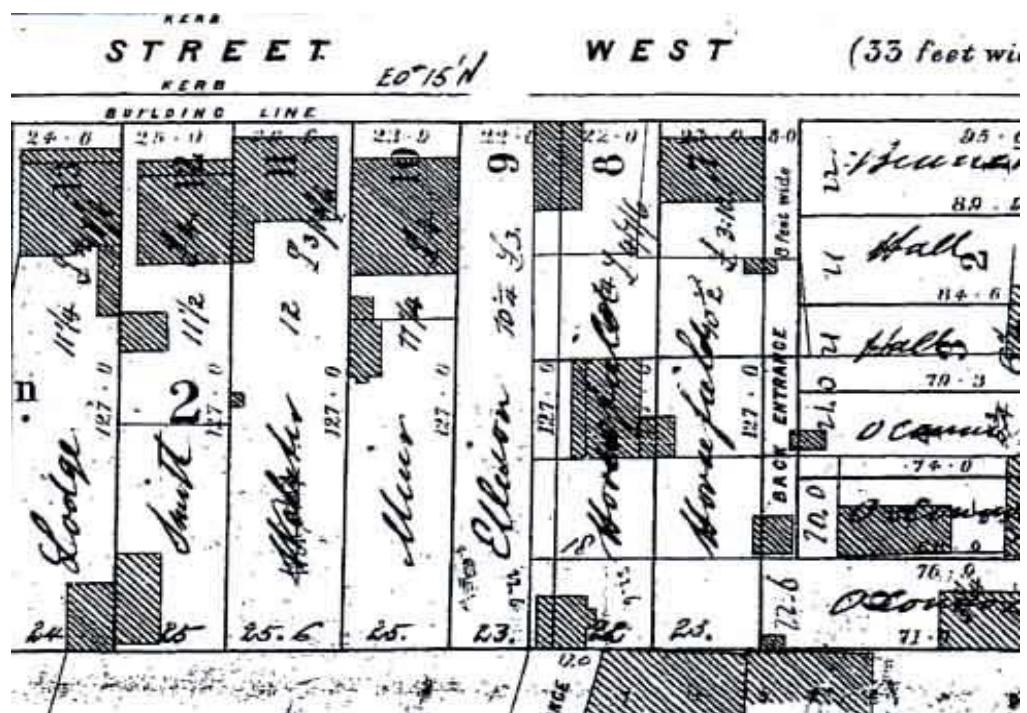


Block Plan showing the older pattern of streets and lanes (ML Subdivision Plans Redfern 20)

Block D, encompassing the properties on both sides of Redfern Street West and those at the western end abutting the railway corridor were put to auction in 1871 and were all sold in December of that year.

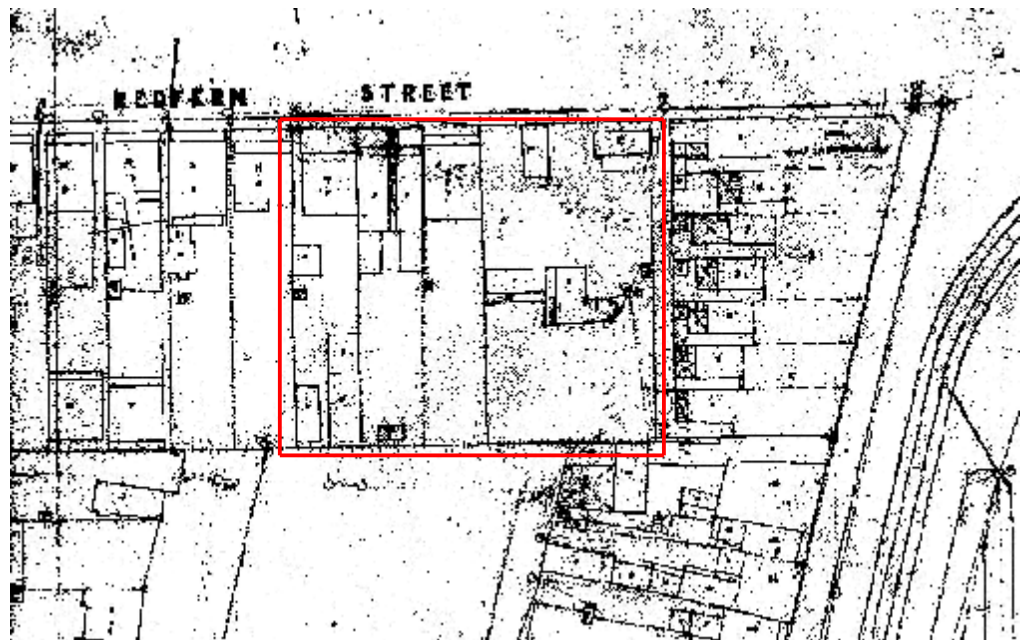


Auction plan of the Block D sale; the allotments in red are those encompassed within the RSL building and those in blue the parking areas; detail below (ML ZM2 811.18194/1871/1)



The auction poster provides clear evidence of the alterations made to the existing allotments at the eastern end of the study area for the purposes of the sale. The new Lots 7 and 8 encompass the yards and buildings of the Botany Street properties and Lot 9 the very western ends of those properties and the old lane.

In effect, the most change occurred to the Botany Street properties (outside the study area). A survey of 1885 demonstrates that because one person purchased the newly reformed Lots 7-9 few changes were made to the existing buildings. Those changes and the buildings that occupied the individual allotments are discussed in the following sections.



*Survey of 1885 showing the new arrangement of lots within the study area.
Sydney Water PWD 130 – 1544*

3.10

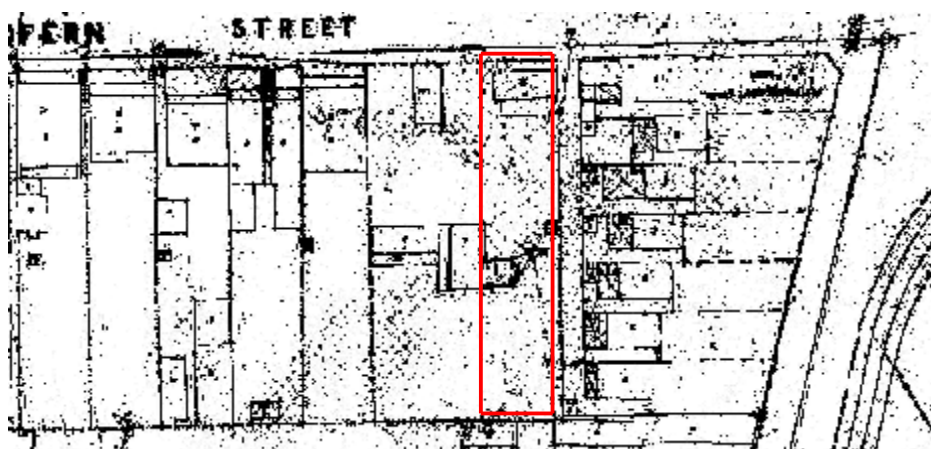
LOT 7, SECTION 2: 1871 - 1908

The survey below shows the easternmost portion of the study area, Lot 7, as it was in 1865. At that time it encompassed a substantial building on the Redfern Street frontage in a very small yard. The rest of the allotment was then the central portion of four yards belonging to properties with their principal buildings on Botany Road. Encompassed within the newly formed Lot 7 were at least two out-houses from those properties and one wing of a substantial building that appears to have been accessed from the lane that opened from Redfern Street.



Lot 7 in 1865 (Trigonometrical Survey of Sydney, Sheet 152)

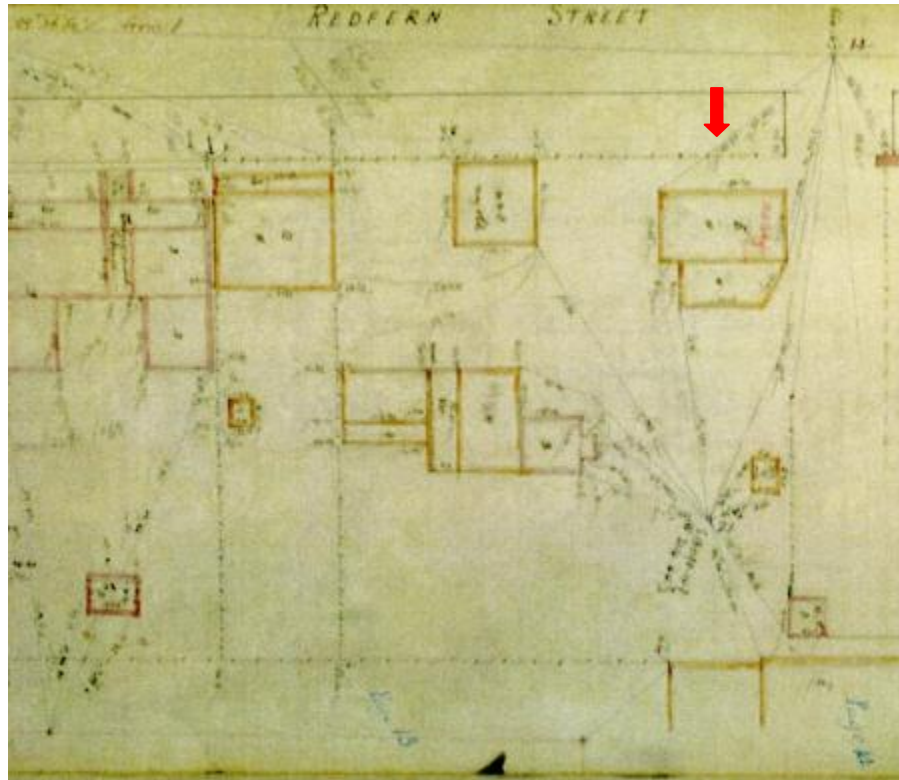
In 1871 Samuel Horsefield purchased the newly formed Lot 7 along with the adjoining Lots 8 and 9²⁵. Clearly, as the 1885 survey below demonstrates the new owner used his three allotments as one property. Comparing the surveys the older building on Redfern Street was replaced by the building shown on that site in 1885. A small out-house behind it also appears to have been removed by this date. This may have been replaced by the small square building shown half way along the block. At the southern end of the allotment another older out-house shown on the 1865 survey has been removed by this date.



1885 Survey (Sydney Water, PDW 130-1544)

²⁵ LPI, CT Volume 136 Folio 143.

More detail is provided by a sketch in a field book made by a Water Board surveyor in the same year of 1885. The building on Redfern Street was timber-built as was the wing behind it. It was set back from the street and was separated from the footpath by a timber fence. A similar fence also divided it from the lane running down the eastern side of the property. The quite substantial out-house behind, more than half-way along the property also appears to have been timber-built.

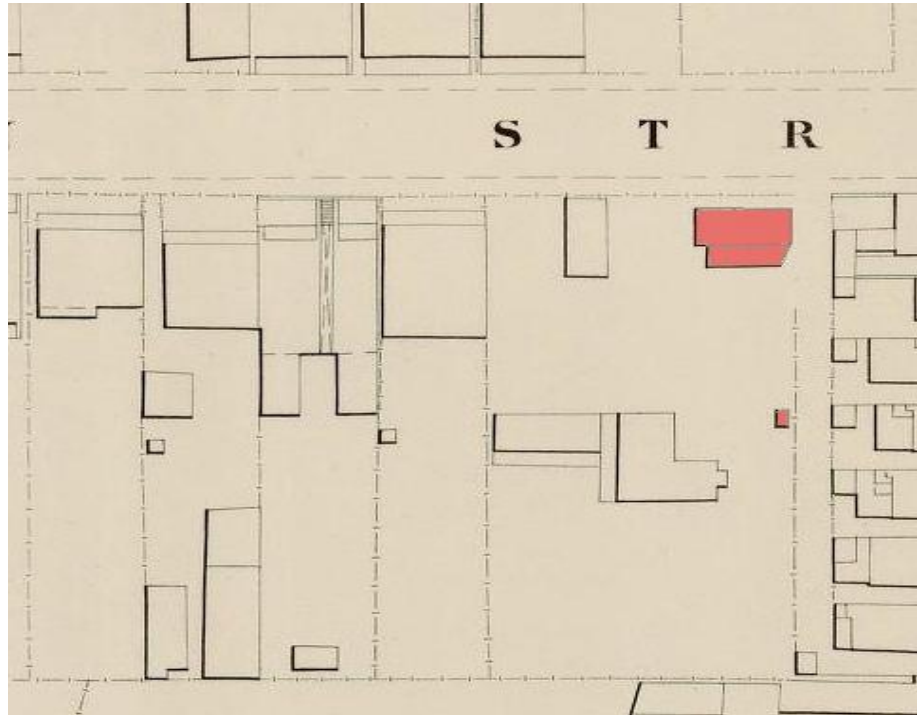


*Detail of Field Book by Surveyor William Sim in made in 1885
Sydney Water FBN 935*

The date at which these works were undertaken cannot be determined from the available evidence; Horsefield moved to the site immediately, evidenced by Directory listings for him, but he could have redeveloped the site anywhere between his purchase in 1871 and 1885.

Samuel Horsefield described himself as a hatter on the title deed; later he was known as a dealer and a tripe seller. It is not unreasonable to assume that any and all of these occupations were carried on at this property.

There is little evidence for change to this part of the site until its demolition in the early years of the twentieth century. There is a survey of 1887 that shows essentially the same buildings as those of 1885 and a final plan of c.1908 that also records the same structures meaning these buildings occupied this site for at least thirty years.



Survey of 1887: the buildings on Lot 7 shown in red (NSW Department of Lands Metropolitan Details Series M Ser 4 811.17/1 Redfern Sheet 18)



Survey of c.1908 shows buildings on Lot 7 before their demolition (Sydney Water BW 797-R)

3.11

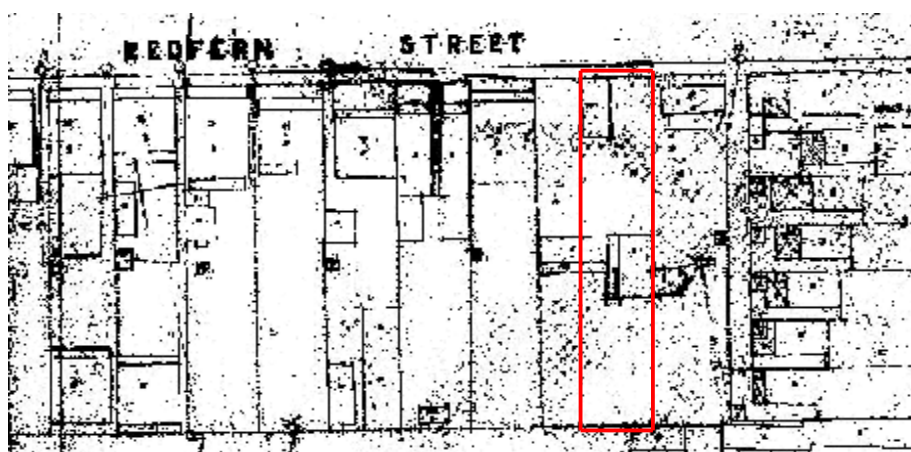
LOT 8, SECTION 2: 1871 - 1908

The second allotment to the west formed in 1871 originally contained part of a small building on Redfern Street located hard against its western boundary. It was surrounded by a small yard. Behind it were the ends of the yards of the Botany Street properties. Two of them encompassed open space. A third had a large building with a verandah that was accessed from the small lane that ran from Redfern Street. The very southern end of the allotment had a substantial but unidentified out-building. These improvements are shown on the 1865 survey reproduced below.



1865 survey showing the improvements encompassed by the later lot 8 (Trigonometrical Survey of Sydney, Sheet 152)

This was the second lot purchased by Samuel Horsefield in 1871²⁶. In this case Horsefield left the improvements that already existed there but added a wing to the large building in the centre of the allotment. This extended from the western verandah of the older building. The new structure also had a verandah. Half of this new wing was included in lot 8. These works are shown on the 1885 survey.

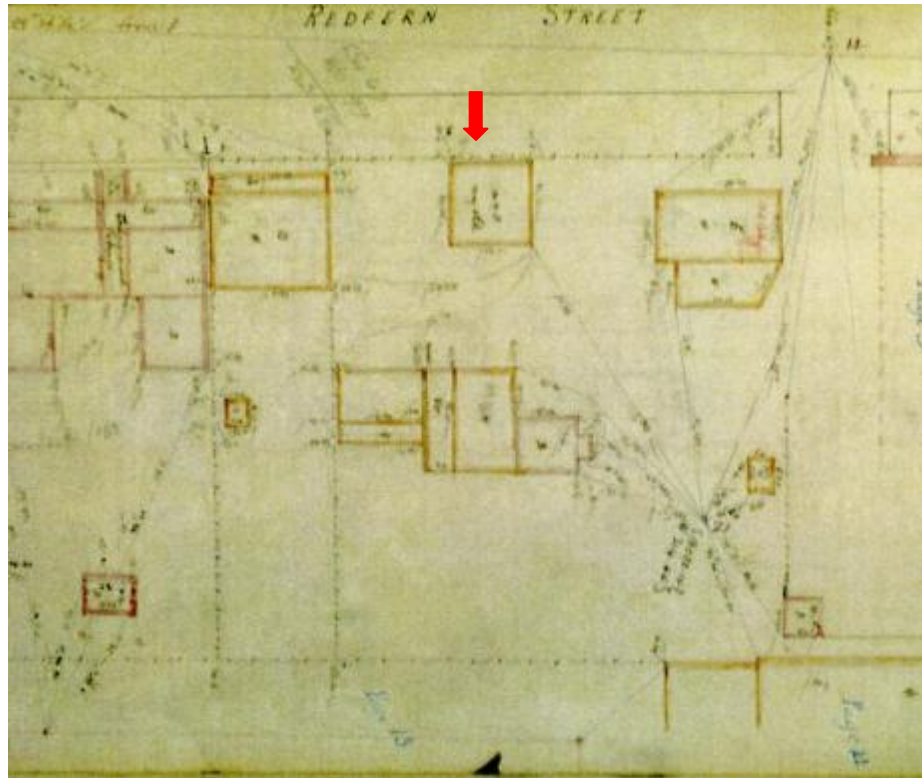


1885 Survey (Sydney Water, PDW 130-1544)

²⁶ LPI, CT Volume 136 Folio 143.

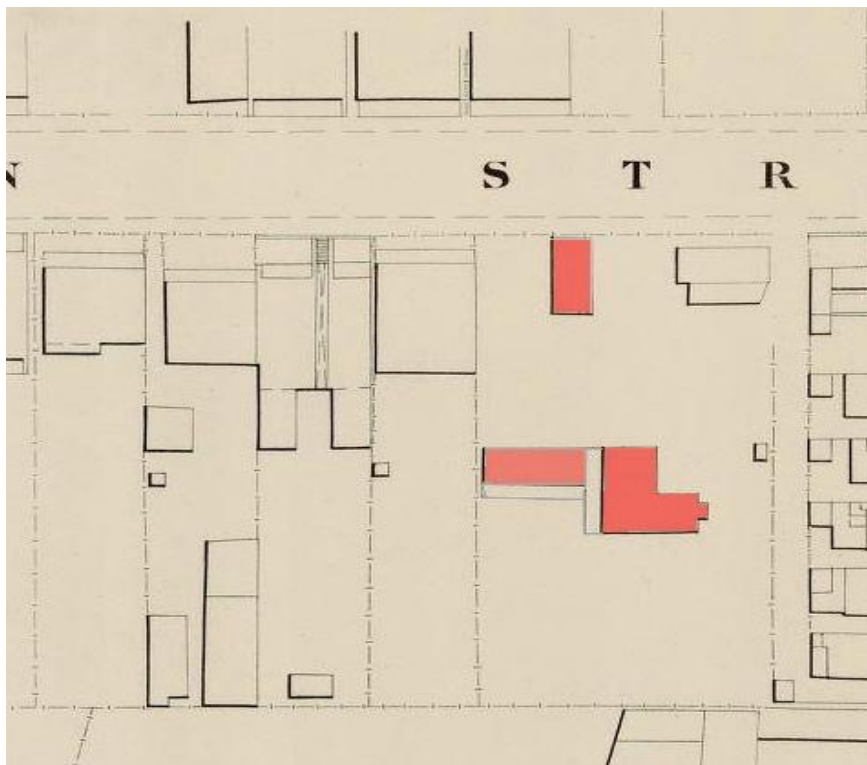
The field book sketch of 1885 shows that the structure on Redfern Street was made using a mix of brick and timber. This building has a note that described it as "very old". It suggests that this was, at least, one of the original buildings constructed here in the 1850s although it could also have belonged to the older agricultural period of use in the 1840s. It was located hard against the timber fence on Redfern Street.

The large building in the centre of the site was timber-built but the wing behind and to the east was brick-built. No reference was made to the new wing added to the western side of this house.



*Detail of Field Book by Surveyor William Sim in made in 1885
Sydney Water FBN 935*

These buildings were used by the Horsefields throughout the nineteenth century and, as with those structures on Lot 7 there is little evidence for changes made to them until their demolition in 1908.



Survey of 1887: the buildings on Lot 8 shown in red (NSW Department of Lands Metropolitan Details Series M Ser 4 811.17/1 Redfern Sheet 18)



Survey of c.1908 shows buildings on Lot 8 before their demolition (Sydney Water BW 797-R)

3.12

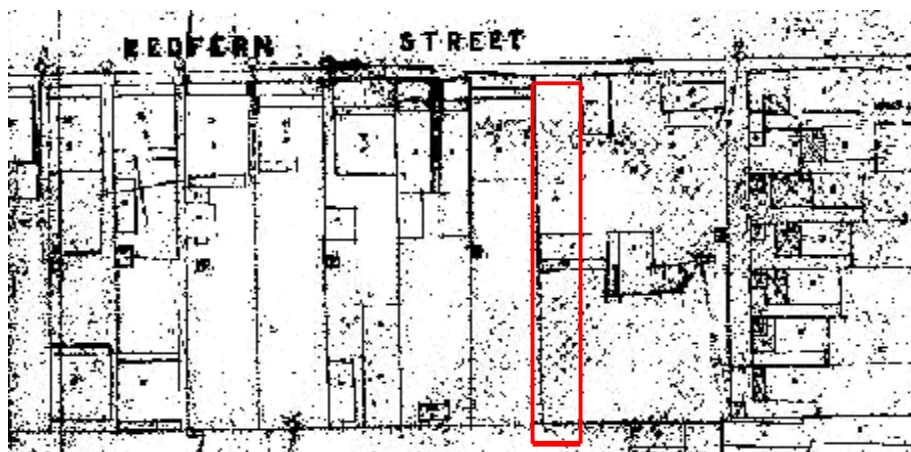
LOT 9, SECTION 2: 1871 - 1908

Lot 9 was the third allotment purchased by Samuel Horsefield in 1871. Before the realignment of the eastern end of the block the new Lot 9 was largely used as a small alley opening from Redfern Street. It also encompassed a small portion of the property that was next to it to the east. This can be seen on the 1865 survey.



1865 survey showing the improvements encompassed by the later lot 9 (Trigonometrical Survey of Sydney, Sheet 152)

Horsefield appears not to have made much use of this new space, other than as a yard, although the new wing that he added to the large house half way across this block extended into what had been the former lane.



1885 Survey (Sydney Water, PDW 130-1544)

As discussed in the preceding section there is no evidence to suggest that any substantial changes were made to these arrangements until the demolition of the buildings in 1908.

3.13

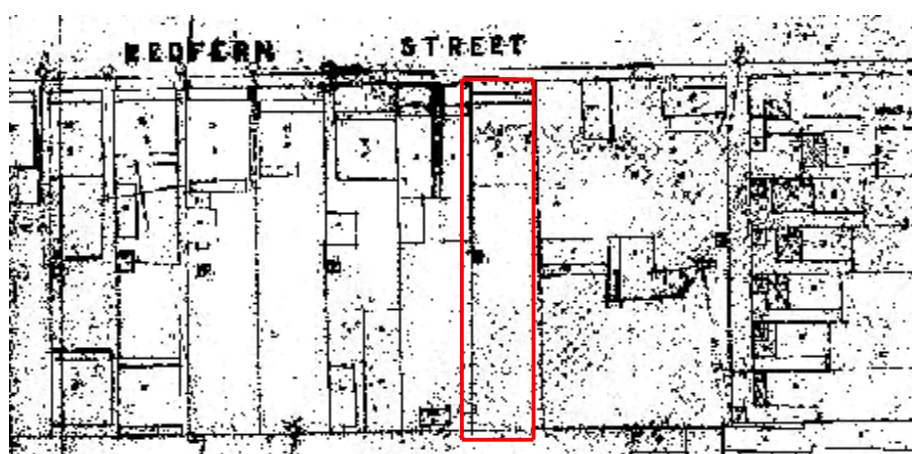
LOT 10, SECTION 2: 1871 - 1908

The western end of the RSL building now encompasses Lot 10. It was purchased in 1871 by William Muir, a weaver²⁷. Muir only owned the property for one year. He sold it in 1872 to William Smith. Smith sold it in 1880 to Ann and Edward Armstrong. This couple owned it until 1907²⁸. Armstrong was described as a labourer on the title deed; by 1890 he was referred to as an iron-worker²⁹. A very substantial building, possibly a house, already existed on this site by 1865 meaning that it was probably built in the second part of the 1850s. The survey of 1865 shows it to have a verandah to the footpath. Behind in the yard was a small out-house and a larger shed or building.



1865 survey showing the improvements encompassed by the later lot 10 (Trigonometrical Survey of Sydney, Sheet 152)

By 1885 both the out-buildings had been removed and a small out-house had been built on the western boundary of the site in place of the older shed.



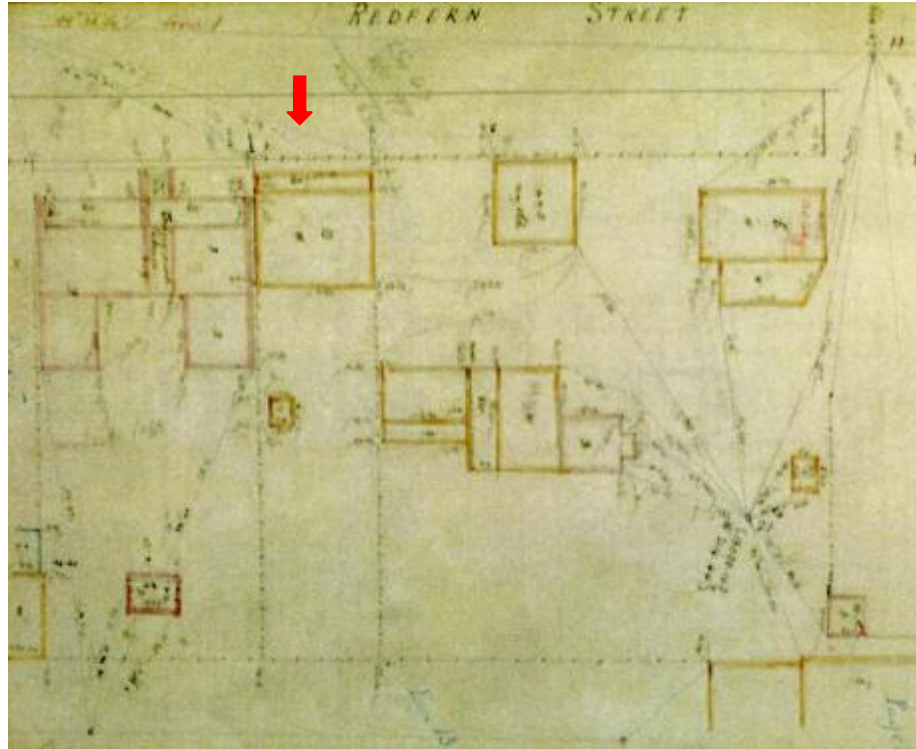
1885 Survey (Sydney Water, PDW 130-1544)

²⁷ LPI, CT Volume 136 Folio 143

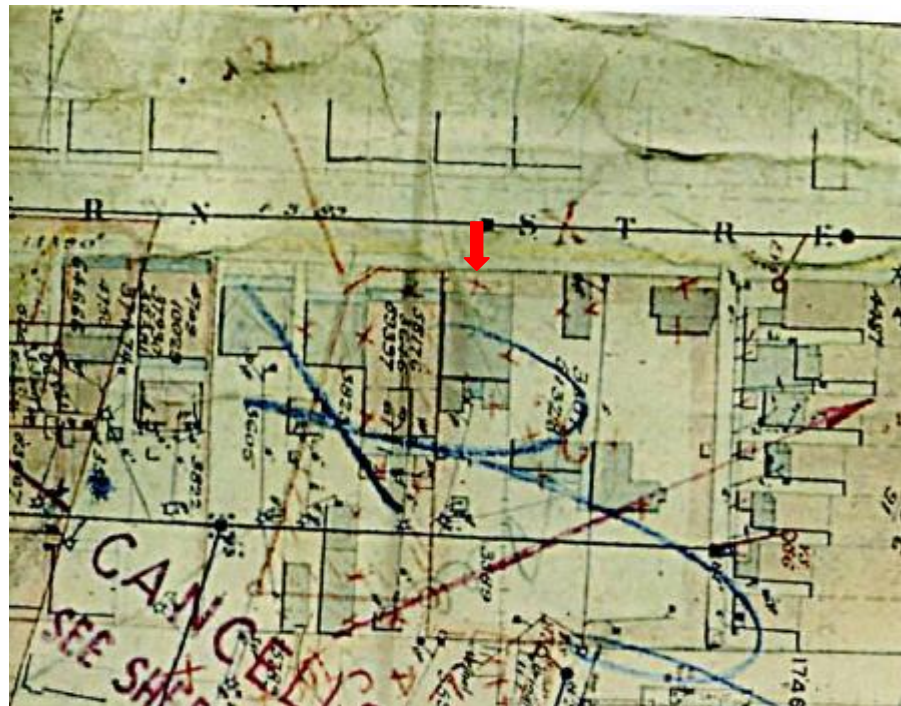
²⁸ LPI, CT Volume 508 Folio 204.

²⁹ Sands and Kenney, City and Suburban Directory Redfern 1890: 159 Redfern West Street

The surveyor's sketch made in 1885 described both of the buildings on this allotment as timber-built. The survey of 1887 shows no difference in these arrangements. By 1908, either the old house had been removed and replaced with a larger building or substantial additions had been made to the back of the house, doubling it in size and adding two small wings and what may have been a verandah between them.



Detail of Field Book by Surveyor William Sim, 1885 (Sydney Water FBN 935)

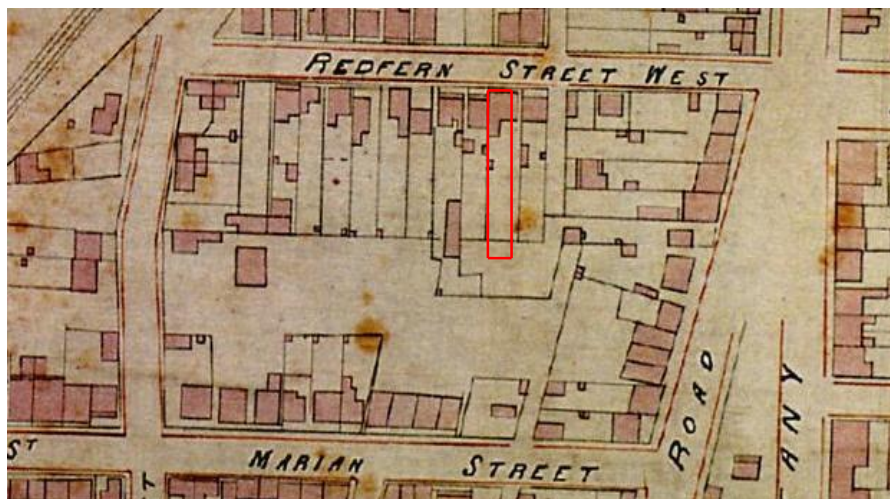


Survey of c.1908 shows buildings on Lot 10 before their demolition (Sydney Water BW 797-R)

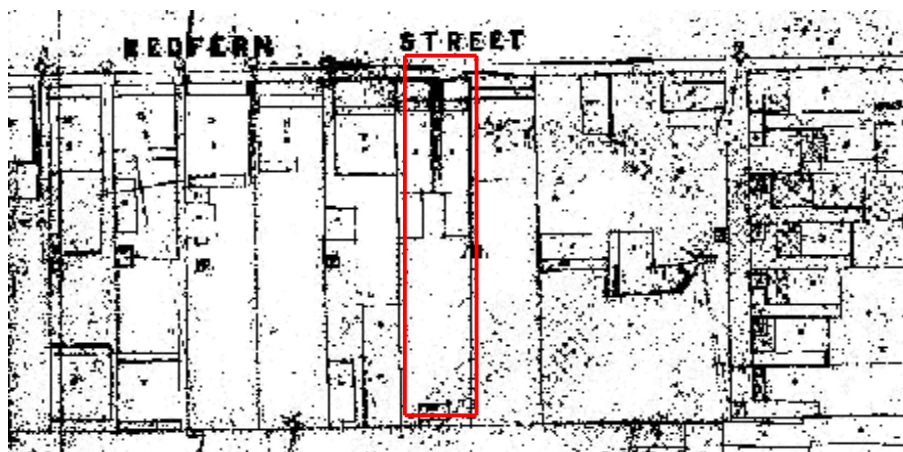
3.14

LOT 11, SECTION 2: 1871 - 1908

Lot 11 is now encompassed by the car park at the western end of the RSL building. Allan and Mary Webster purchased this allotment in 1871³⁰. When they purchased the property it had built on it a very large building on Redfern Street that had a long wing running down the western boundary. Behind it was a small out-house in the yard. These are shown on the 1865 survey.



1865 survey showing the improvements encompassed by the later lot 11
(Trigonometrical Survey of Sydney, Sheet 152)



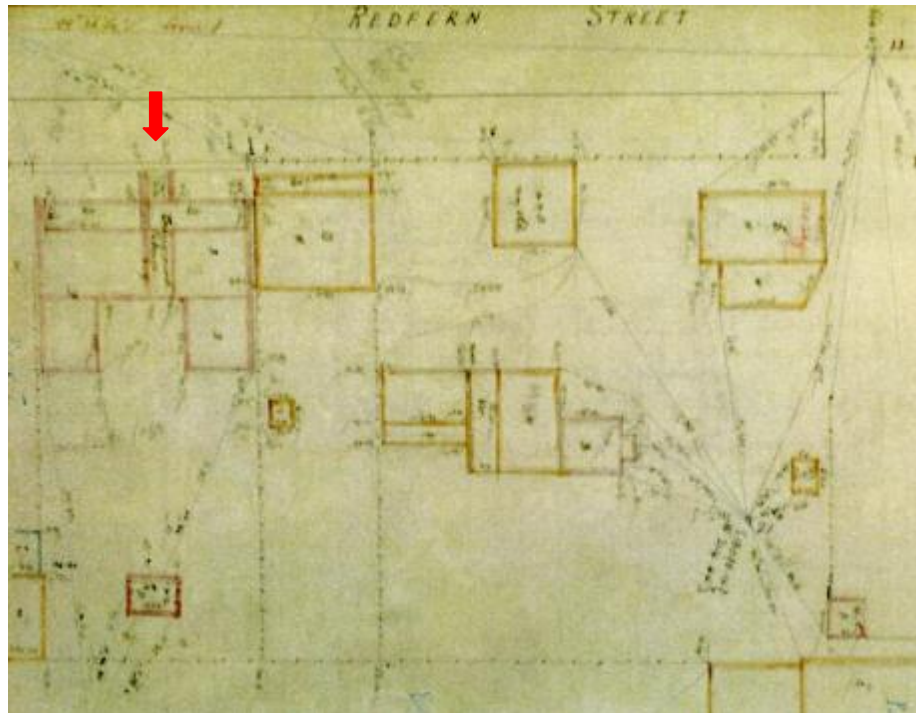
1885 Survey (Sydney Water, PDW 130-1544)

By 1885 this single house appears to have been replaced by two terraces, each with a service wing behind and an out-house at the end of the yard. The surveyor's sketch of the same year provides more detail.

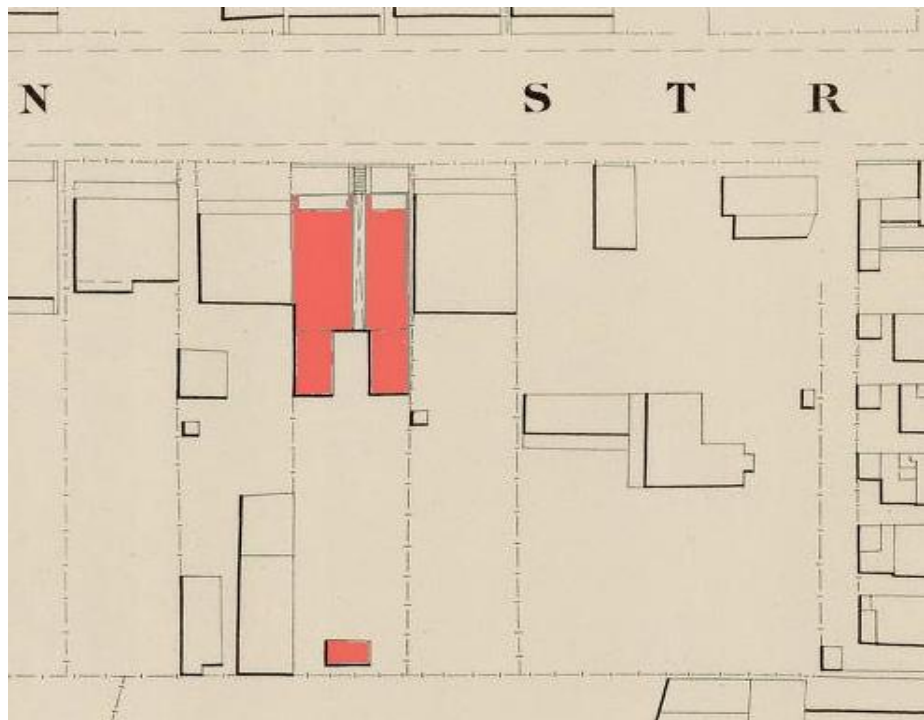
It describes the two houses as brick-built with the wings behind constructed in timber. There were verandahs at the front of each terrace. These were set back from the street frontage. More surprising is the note that the space between the two houses was occupied by an "underground passage". This was accessed from stairs at the front of the property at the Redfern Street

³⁰ LPI, CT Volume 129 Folio 64

footpath. The passage appears to have run under the verandahs and into the yard behind. The information strongly suggests that the houses had basement levels below the street. The arrangement is more clearly shown on a survey of 1887.



Detail of Field Book by Surveyor William Sim in made in 1885 (Sydney Water FBN 935)



*Survey of the terraces on Lot 11 in 1887 showing the stairs leading from the street level into the underground passage. There appear to be small garden plots in front of each house.
(NSW Department of Lands, Metropolitan Detail Series Redfern Sheet 18)*

The Webster's appear to have leased out the property rather than live there. In 1885, for example, a plasterer resided in one house and a compositor, John McKenzie, in one during 1890³¹. During the later part of the nineteenth century or early years of the twentieth century substantial changes were made to the back of each house. Two additional small wings or buildings were built at the back of each service wing. These are seen on a survey of the buildings made just before they were demolished.



*Survey of c.1908 shows buildings on Lot 11 before their demolition including the additions to the back of the service wings.
(Sydney Water BW 797-R)*

³¹ Sands and Kenney, City and Suburban Directory 1885, 1890: Redfern Street West No.15 (later No 161)

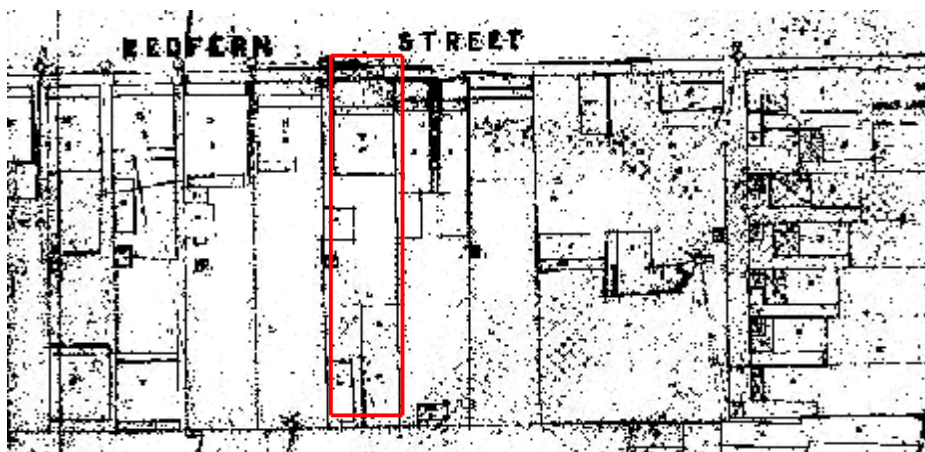
3.15

LOT 12, SECTION 2: 1871 - 1908

William Smith purchased Lot 12 in 1871. When he purchased it there was already a substantial house with a verandah fronting Redfern Street and an out-house and small shed in the yard behind it. The surveyor's field sketch in 1885 show these buildings to have all been built of timber.



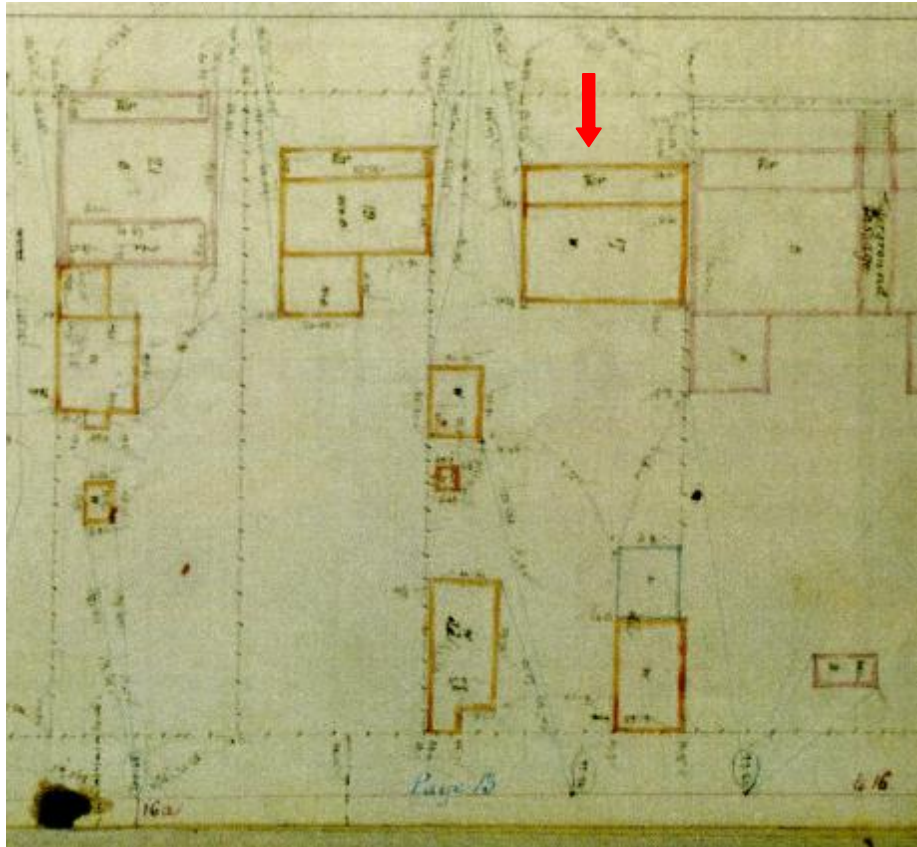
1865 survey showing the improvements encompassed by the later lot 12 (Trigonometrical Survey of Sydney, Sheet 152)



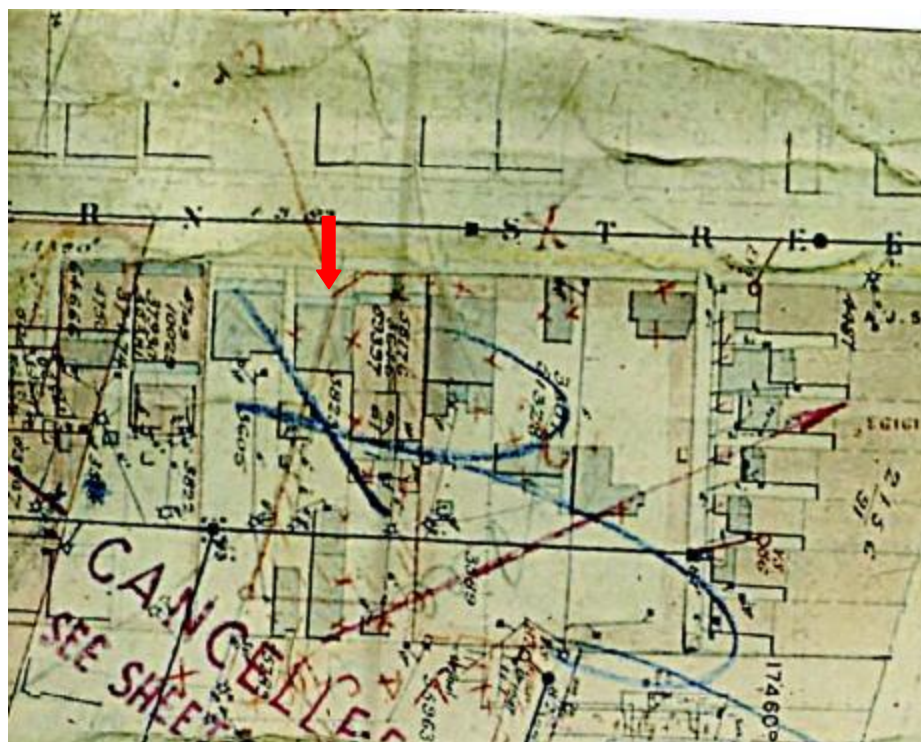
1885 Survey (Sydney Water, PDW 130-1544)

By 1885 there were three more very substantial out-buildings in the yard at its southern end. Two were of timber and one was brick-built. All these buildings were still intact when the site was demolished in 1908. Smith appears to have lived in his house throughout the nineteenth century and until its demolition in 1908³². He was identified as a boot-maker and it is very likely that the sheds added to the site were for the purposes of his business.

³² Sands and Kenney, City and Suburban Directory, Redfern Street West (No 17, later No 165)



Detail of Field Book by Surveyor William Sim in made in 1885 (Sydney Water FBN 935)

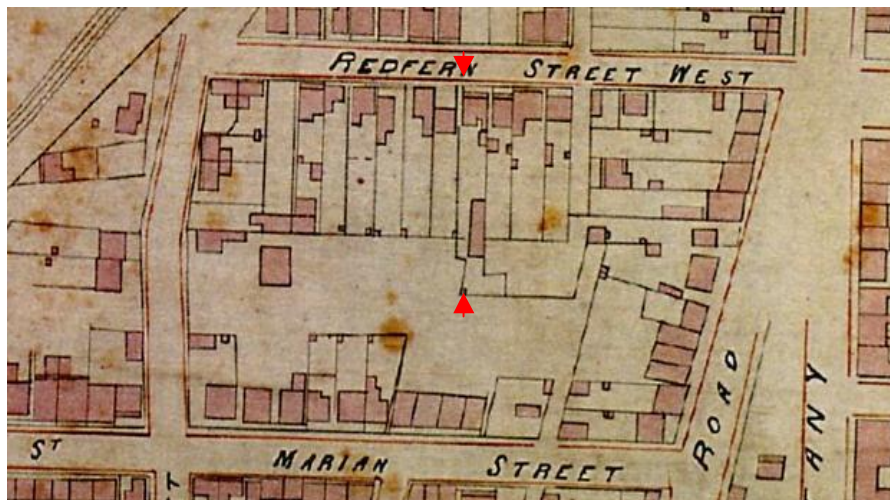


*Survey of c.1908 shows buildings on Lot 12 before their demolition including the additions to the back of the service wings.
(Sydney Water BW 797-R)*

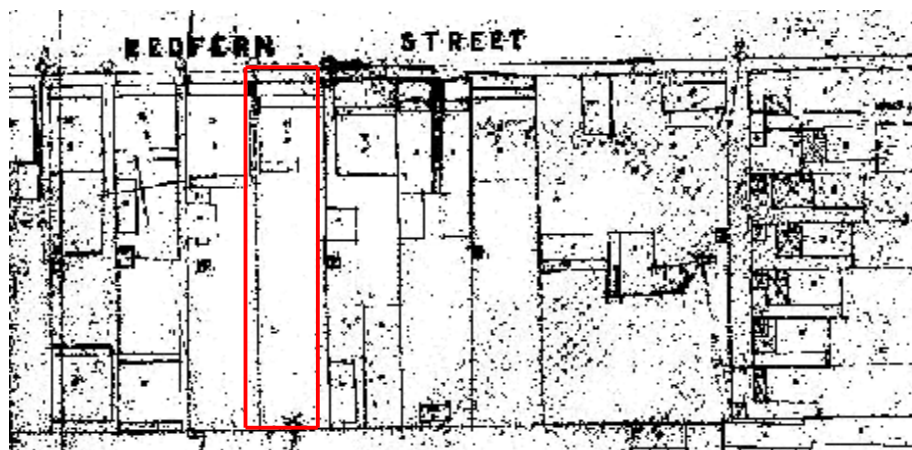
3.16

LOT 13, SECTION 2: 1871 - 1908

John Lodge purchased Lot 13 in 1871. At the time of his purchase the property had a large building on Redfern Street with a smaller building behind it. At the end of the yard was an even larger building that extended beyond the allotment boundary into a small irregularly shaped yard. This can be seen on the 1865 survey. By 1885 all of the buildings except the house on Redfern Street had been removed from the site. This house was described on the surveyor's drawing as built of wood and brick.



*1865 survey showing the improvements encompassed by the later lot 12
(Trigonometrical Survey of Sydney, Sheet 152)*

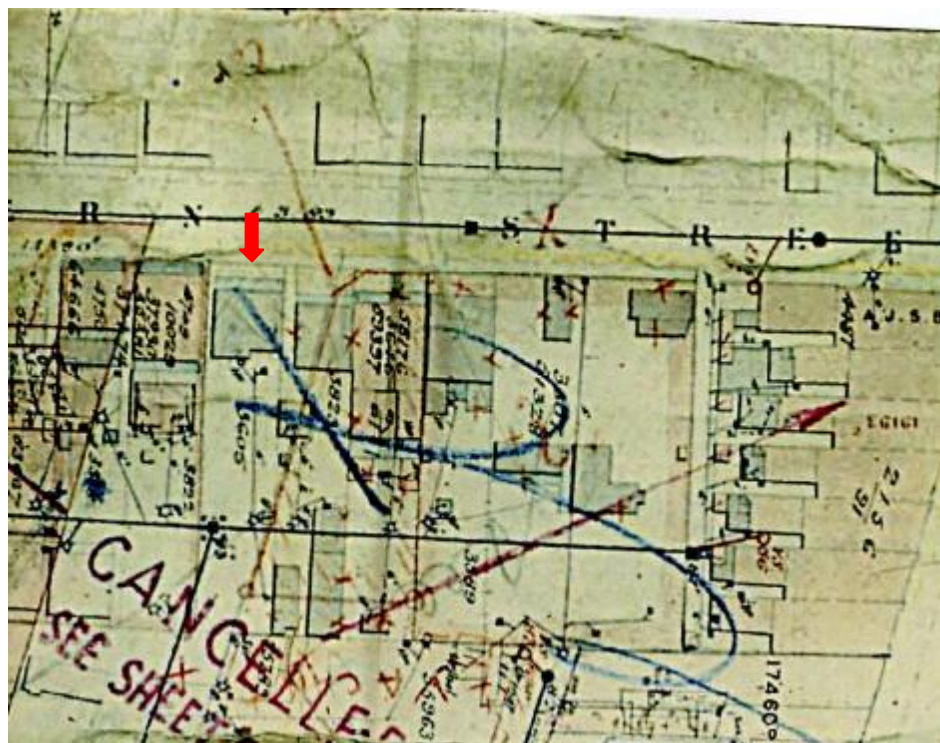


1885 Survey (Sydney Water, PDW 130-1544)

John Lodge and later William Lodge (an engine-drover) remained on this house until it was demolished in c. 1908. The final survey of the property in that year shows it as it was in 1885.



*Survey of the house on Lot 13 in 1887
(NSW Department of Lands, Metropolitan Detail Series Redfern Sheet 18)*

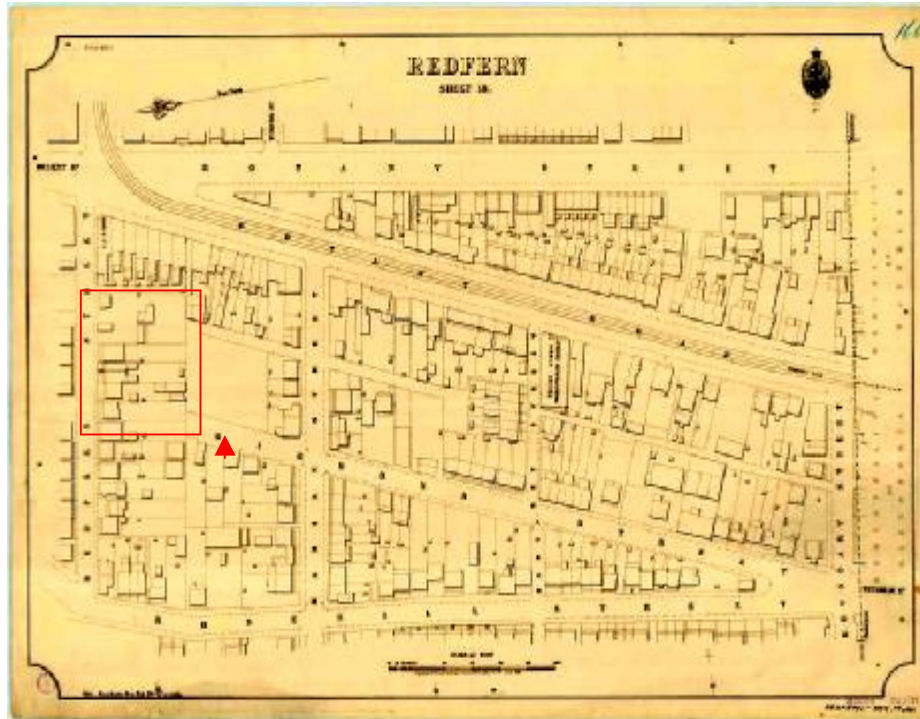


*Survey of c.1908 shows building on Lot 13 before its demolition.
(Sydney Water BW 797-R)*

3.17

GIBBONS STREET

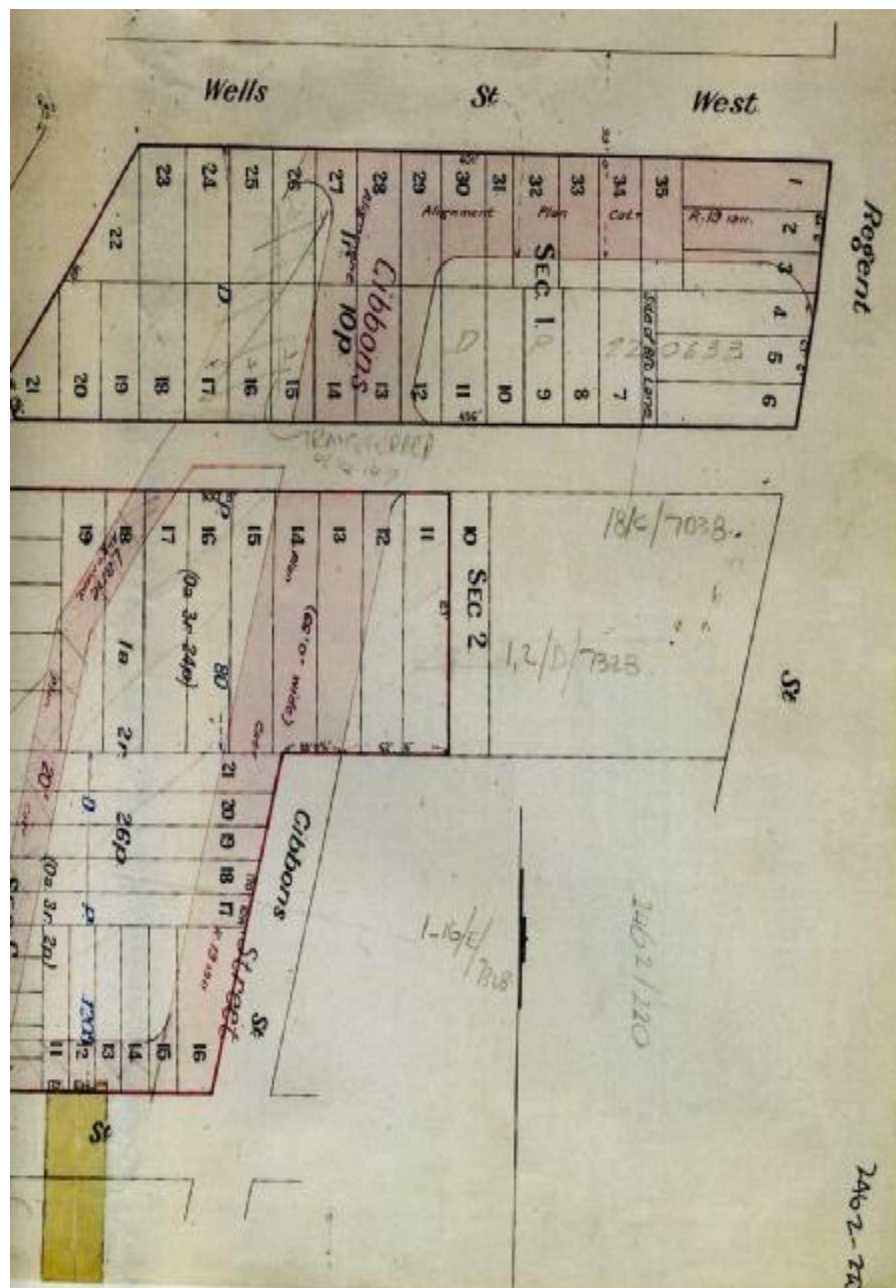
Gibbons Street was formed as part of the nineteenth century subdivision. Until the twentieth century it terminated in a dead-end at the back of lot 13 and properties to the west of it.



Survey of the neighbourhood in 1885 showing the termination of Gibbons Street at the yards of the Redfern Street properties (NSW Department of Lands, Metropolitan Detail Series, Redfern Sheet 18, 1885)

In 1914 much of the land at the western end of Redfern Street was resumed by the Department of Railways and Tramways to allow for the widening of the railway line. As part of the work Gibbons Street was widened and extended through to Wells Street. This entailed the resumption and demolition of many properties. Within the study area the north-western corner of Lot 12 was lost and only the very south-eastern corner of Lot 13 was left within the site.

The survey plan on the following page shows the impact of the new road on those allotments.



Survey of the new alignment of Gibbons Street in 1914
(LPI, CT Volume 2462 Folio 22)

The houses and out-buildings on Lots 12 and 13 were almost certainly demolished at this time.

3.18

COMMONWEALTH CO-OPERATIVE FISH EXCHANGE

3.18.1

PART OF A TRADITION

Markets have been an important part of Sydney's commercial life since the beginning of the colony. Governor Macquarie established an important market in George Street and another opened in the Haymarket. Throughout the later years of the nineteenth century markets were opened at Belmore and the Queen Victoria Markets opened on the site of the old Macquarie-era markets. In the first decade of the twentieth century Sydney City Council, which had been responsible for markets and their management from the 1840s, established the large Council markets familiarly known as Paddys Market³³.

Several markets had been established for specific products including a fruit and vegetable market at Sussex Street. From the 1880s Council established a fish market at Woolloomooloo.

3.18.2

THE MOVE TO REDFERN

The agents who operated from the Woolloomooloo Markets grew increasingly unhappy with Council's management of the fish market and the fees they paid to operate from it. In 1900 one agent established a rival market at Redfern near to the study area. It was an immediate success. By October 1900 it was reported that *"a large quantity of the fish consumed in the city is now obtained from the Redfern Fish Markets"*³⁴. This included retail, vendors and restaurants.

Almost from the beginning Council attempted to create obstacles for this independent market. It required that fish sold there be sent first to Woolloomooloo for inspection and charged a substantial fee for it³⁵. Despite these moves another fish market was built in Redfern Street Redfern in 1903. Council again made difficulties for the venture. When the owner applied to Council to have a salt water main connected to this new market at his own expense he was refused³⁶. Within a few years Redfern had become the recognised source for fish in Sydney.

³³ Michael Christie (1988); The Sydney Markets 1788 - 1988

³⁴ Sydney Morning Herald 15 October 1900.

³⁵ Letter Redfern Municipal Council re inspection of fish sold at Redfern Fish Market CRS 1900/3477

³⁶ Batchelor to Town Clerk 27 January 1903 CRS 1903/0149

3.18.3 THE NEW FISH EXCHANGE

In October 1908 the Comptroller of Assets and Stores wrote to the Town Clerk to report that the Fish Agents doing business at the Council Market at Woolloomooloo had held a meeting and decided to purchase land and build a private market at Redfern. This was the result of the agents' concerns regarding proposed reforms that Council has decided to instigate at the Market. All the principal agents were represented at the meeting. A flyer was sent around asking anyone interested in the fish trade to attend a public meeting at the Oddfellows Hall in Castlereagh Street on October 19 1908. It was signed by the newly instituted Commonwealth Co-Operative Fish Exchange Ltd³⁷.

Action on the part of the breakaway group was swift. By December 1908 it was reported that the new market had been built; City Council was deciding whether to renew licences at Woolloomooloo for those who had also decided to trade at Redfern. It was the first move in a long battle between the two groups³⁸. By February 1909 agents were boycotting the Woolloomooloo Markets in favour of the new Redfern market. This market was located on the study area. A description of the market was reported;

*"The new market is at Redfern Street Redfern and alongside are the three other fish markets. The new building is a commodious one and possesses all the latest improvements for the careful and speedy handling of fish. The tables on which the delicate food is sold are constructed on polished marble while the troughs are of monier. The general arrangements are splendid and the lighting and ventilation are all that could be required. Mr Lyndsay Thompson one of the city aldermen was the architect and Mr Featherstone was the builder"*³⁹.



The only known view of the interior of the Redfern Street Fish Exchange (SMH 2 February 1909)

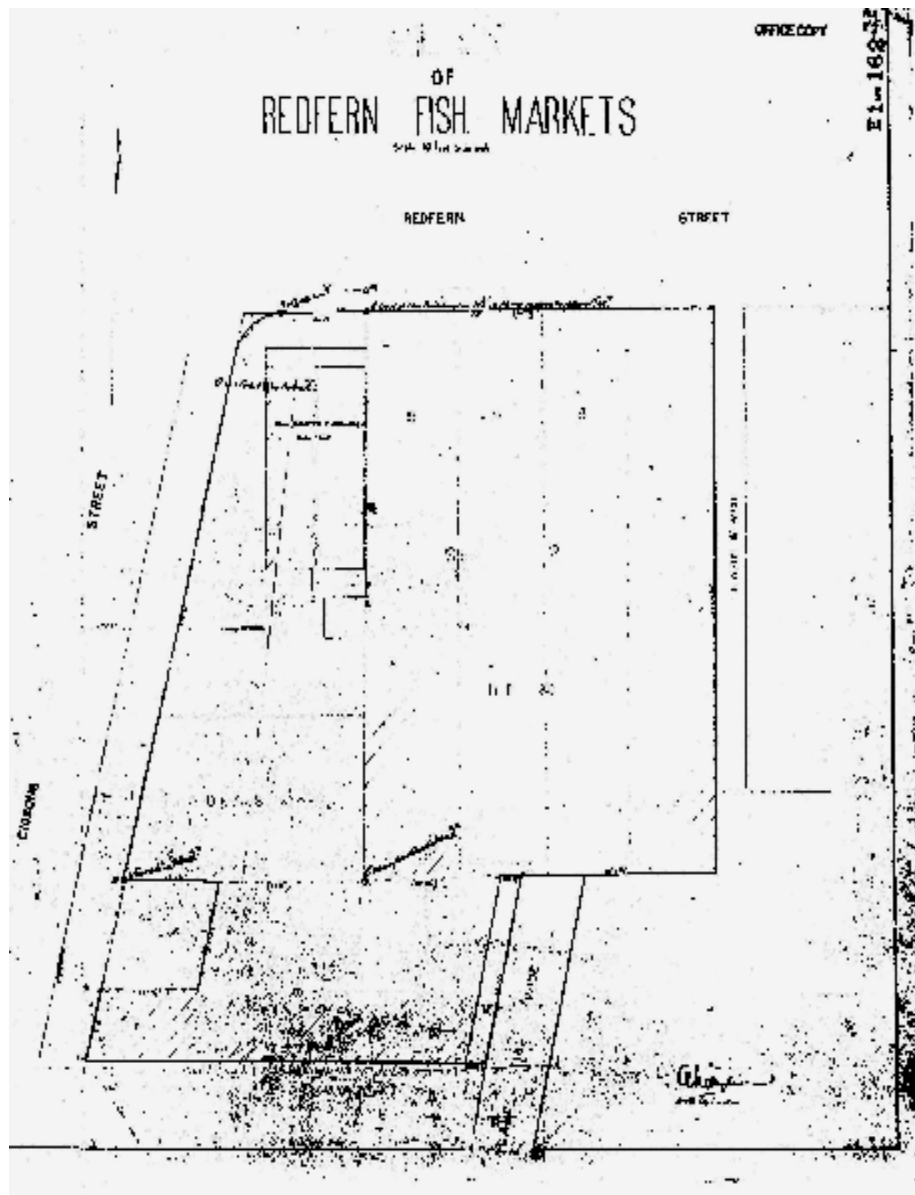
³⁷ Sydney City Archives, CRS 1908/2551

³⁸ Undated December 1908 Letter Comptroller of Assets to Town Clerk CRS 1908/2551

³⁹ "The Fish Trade", Sydney Morning Herald 2 February 1909

Another reporter on the same day said, *"The new fish markets are not quite so large as those at Woolloomooloo but they have improved conveniences. There are forty fish stands in marble and forty troughs"*. He also noted the advantage of having more fish markets close by⁴⁰.

The new fish market was built on what had been Lots 7-10 of the old subdivision. An undated plan shows the size of the new building, which appears to have encompassed the full extent of those allotments.

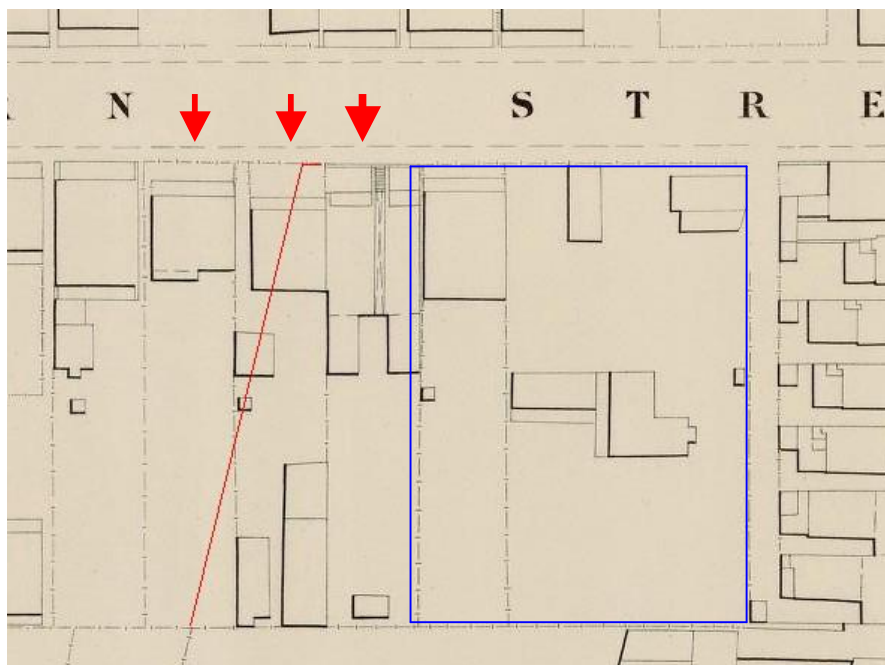


Undated plan of Redfern Fish Markets (CRS 474 E162)

⁴⁰ "The Fish Supply" The Telegraph 2 February 1909

3.18.4 AN OLD SURVIVOR

Between the new fish markets and the newly extended Gibbons Street a fragment of the old nineteenth century block remained; lot 11 next to the fish markets, the back section of lot 12 and a very small fragment of lot 13.



*The approximate line of the new block in relation to the older buildings of lots 11, 12, 13 (those indicated by the arrows with lot 11 on the right). The new fish market occupied the area within the blue lines.
(NSW Department of Lands, Metropolitan Detail Series Redfern Sheet 18 1885)*

As the plan of the fish markets on the preceding page demonstrates the buildings on lots 12 and 13 were certainly demolished as part of the Gibbons Street extension. The sites of several of the out-buildings lie within the study area on its western side. In contrast the terraces on lot 11 seem to have survived in some form. They appear to be shown in a modified form on this plan.

The land on which this house (and those that had been demolished) belonged to the Commissioner of Railways, transferred to the department during the street widening programme. This site, along with properties on the western side of Gibbons Street was offered for sale by auction as “valuable business sites” in 1911. They were not sold and the same sites were offered again in 1913.

The Commonwealth Co-Operative Fish Exchange leased the sites adjoining the markets from the department in 1914 for fifty years at a cost of £100 per annum⁴¹. The lease encompassed the buildings that existed on the site.

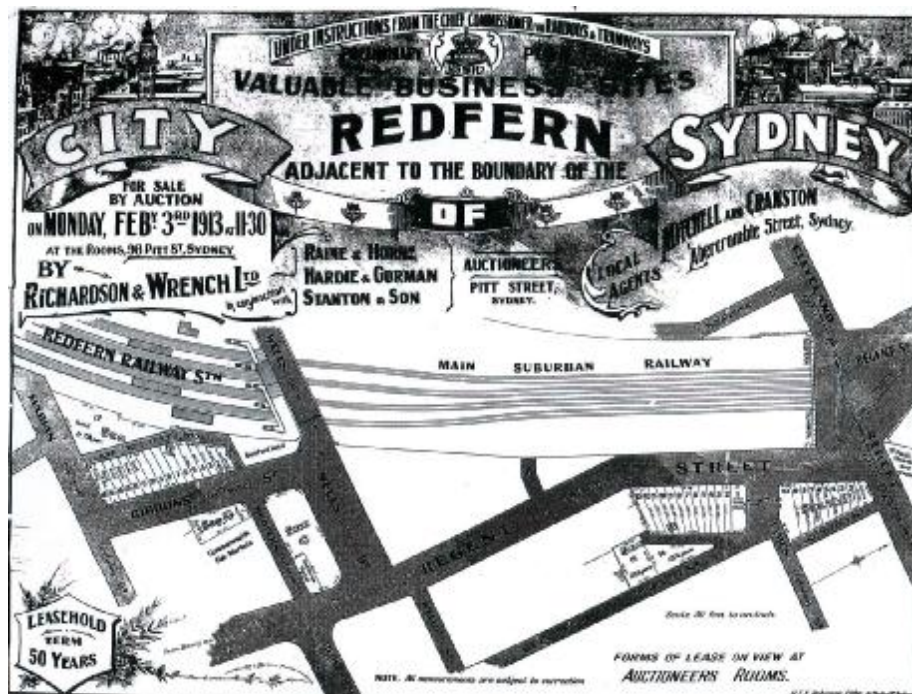
Throughout the life of the fish market these houses on lot 11 were leased; in 1922 these buildings were described as “two double-fronted brick houses let for £3 per week for a sum of 500 pounds”⁴². In the same year the

⁴¹ LPI, CT Volume 2462 Folio 220

⁴² Memo 19 June 1922, CRS 1922/4133

houses were described as not converted for market use but the market used the land behind them for storage⁴³.

The terraces were finally demolished in 1927 (*refer Section 3.19*).



*Auction poster for the sale of land at the corner of Gibbons Street and Redfern Street West
(ML Subdivision Plans, Redfern)*

⁴³ Ibid. Memo 13 June 1922

3.18.5 AGENTS VERSUS COUNCIL

The differences between the market managers at Redfern and Sydney City Council escalated into a very public battle over private rights and government intervention. Despite the animosity between Council and the Redfern market the business was a great success. In 1922 it was noted that the annual profits of the market varied between £1500 and £2000 per annum⁴⁴. In May of that year it was reported that the Redfern market *“now handled nine-tenths of the fish business of New South Wales. The City Council Market on the other hand was not a paying concern”*⁴⁵.

Council was able to hold a grudge for a long time. In 1922 the Lord Mayor and the Chief Secretary apparently arranged that vendors licences would only be valid for the Council Market. *“Shortly after one of the Directors of the Commonwealth Co-Operative Fish Exchange Mr H.M. Earle saw me with a view to whether Council will purchase the business as a going concern”*⁴⁶. In May 1922 Earle informed Council that he had interviewed most of the shareholders and that they were willing to sell the business⁴⁷. The sale price was £18,000. The City Assessor valued the business and its assets at £14,800. It was concluded that if the property could be purchased for £15,000 followed by a sale of freeholds and leaseholds the balance out of pocket could be redeemed in three years and that the sale was worth pursuing⁴⁸.

The negotiations between the parties caused several descriptions to be made of the property. In June 1922 the City Assessor catalogued the following assets:

- § Land with a 90' frontage to Redfern Street x 127' depth; 16' frontage to Gibbons Street x 104' depth and 24' frontage to lane x 78' depth. The market value for the land was £4200 pounds.
- § Buildings valued by the city architect at £5250 pounds.
- § Tanks and Tables valued at £800 pounds.
- § Leasehold land about 42 years to run on which was situated two double fronted brick houses let for £3 pounds per week for a sum of £500 pounds Land is a valuable corner – leasehold for Railways 100 pounds/annum⁴⁹.

By July 1922 the Mayor was able to inform the Chief Secretary that a satisfactory arrangement had been made to purchase the business as a going concern subject to approval by Council⁵⁰. An act of Parliament allowed Council to purchase the property (Lots 7-10) in 1923⁵¹.

A survey of the site was prepared in January 1923. The drawing appears to show the market encompassing the entire footprint of the allotments but the surveyor's descriptions might suggest otherwise: *“upon part of the land stands a brick building with a galvanised iron roof known as the Redfern*

⁴⁴ Council to Earle 17 May 1922 CRS 1922/4133

⁴⁵ *“Fish Markets Protest to Minister”* Sydney Morning Herald 22 May 1922

⁴⁶ Minute of the Lord Mayor 15 August 1922 CRS 1922/4133

⁴⁷ Earle to SCC, 16 May 1922 CRS 1922/4133

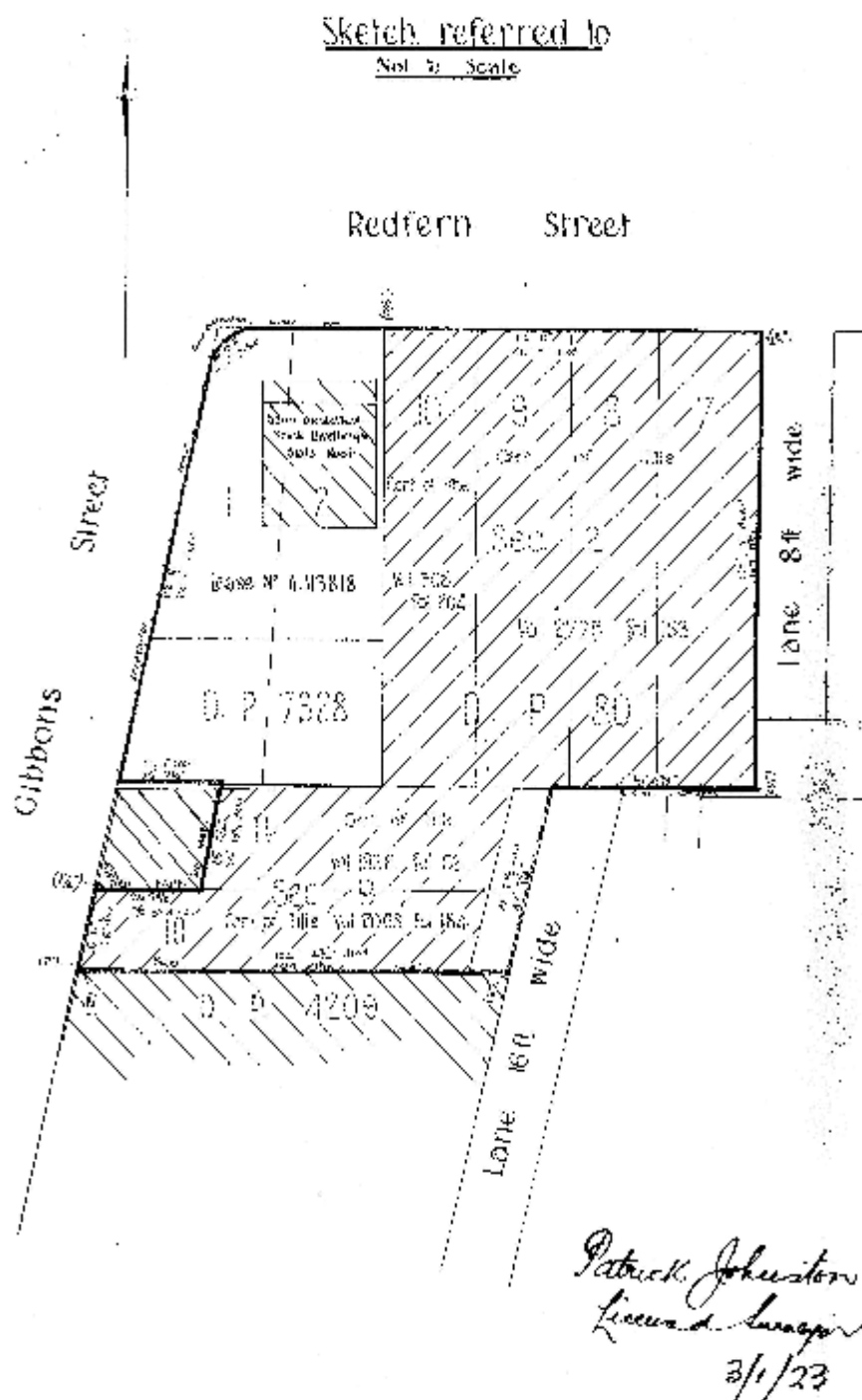
⁴⁸ Corporation Assets Memo 16 June 1922 CRS 1922/4133

⁴⁹ Valuer General Assessment June 1922 CRS 1922/4133

⁵⁰ Lord Mayor to Chief Secretary July 1922 CRS 1922/4133

⁵¹ LPI, CT Volume 5146 Folio 147

fish markets, also two semi-detached brick dwellings with slate roof⁵². The survey is shown on the following page. A note made on 1 February 1923 by the Corporation Assets of Town Council noted that all the fish agents at Redfern had by that date moved to the city fish market at Haymarket⁵³.



Survey prepared for the sale of the fish market in 1923
(Sydney City Archives, CRS 1922/4133)

⁵² CRS 1922/4133

⁵³ Note 1 February 1923 CRS 1922/4133

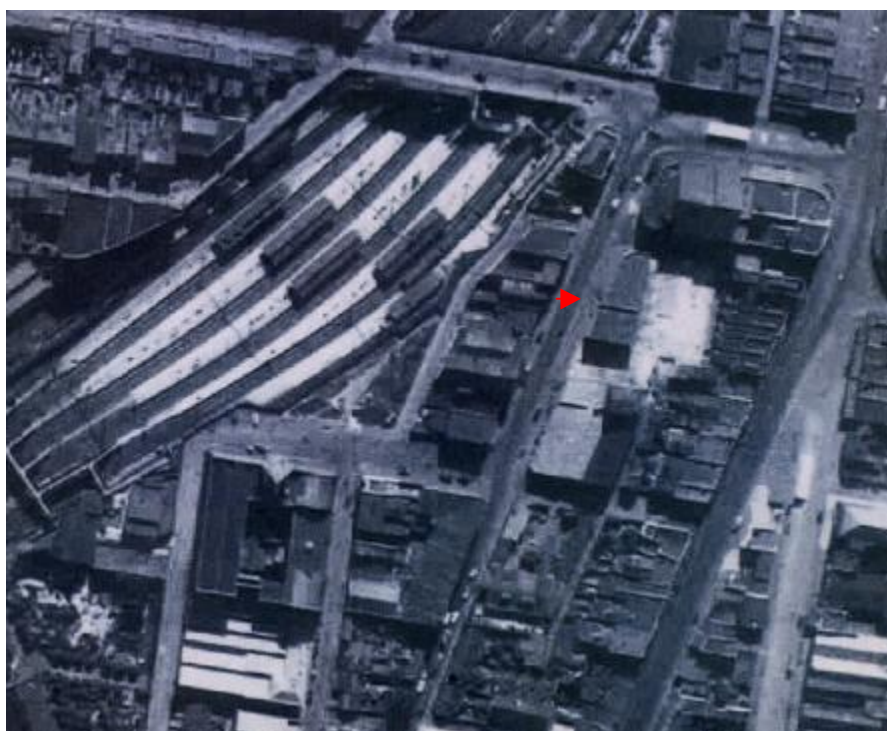
3.19

CARPENTERS, PLUMBERS AND THE UNEMPLOYED

The sole purpose in Council acquiring the fish market site appears to have been in shutting it down. By the 1920s the old Woolloomooloo fish market had been superseded by the Municipal Markets built in the Haymarket. A fish market was built at the corner of Quay Street and Ultimo Roads. With the closure of the Redfern Market the Ultimo market, built in 1902-1903, became the principal vendor.

After it ceased to be used for the fish trade the building on Redfern Street had a chequered history. At first it was used as a Council plumbers' and carpenters' workshop⁵⁴. It is not clear how long the building remained in use for that purpose. As part of this phase of occupation some changes were made to the arrangements of the terraces and land on Gibbons Street. When Council purchased the fish market in 1923 it also acquired the lease for this land, which was with the Department of Railways.

A new store appears to have been built for the workshops by Council in 1927. It replaced the old terraces next to the market at the corner of Gibbons and Redfern Street. The cost of the new building was £6226⁵⁵. A plan of the site in 1944 shows this new store to cover the entire footprint of the allotment; the details of its construction are unknown. Another store was erected behind this building on Gibbons Street. The construction was privately undertaken and Council purchased it in 1927 from a Mr Danks for £1100. It was described as a smoke store. The details of its form and construction are unknown⁵⁶. An aerial view of 1943 suggests that these buildings were quite substantial.



*Aerial view of the site in 1943 showing the stores on Gibbons Streets
RTA, From the Skies*

⁵⁴ Minute Paper 27 February 1930 CRS 1930/787

⁵⁵ Council Minute 1934 CRS 1934/908

⁵⁶ Ibid.

It is clear that the removal of the fish market from the site had terrible consequences for local business particularly with the onset of the Depression in 1930.

In February 1930 the Mayor of Redfern wrote to the Commissioners at Sydney Town Hall to discuss the possibility of re-establishing a fish market within the municipality of Redfern. Local businesses and councillors supported him.

*"As you are no doubt aware they (the markets) were closed up over a year ago. We find that the old fish markets were afterwards utilised as a carpenters and plumbers shop are now empty and we think it a very opportune time to prefer our request... In Redfern business has gone quite back considerably compared with what it was twenty or thirty years ago. In those days it was a busy shopping centre today it is like a cemetery – we have no hesitation in saying that the closing of the Fish Market has materially contributed to that state of affairs"*⁵⁷.

A Minute Paper prepared for the Council of the City of Sydney in March 1930 made the position crystal clear.

*"There can only be one answer to such a request as was made by the Deputation and that is in the negative...The whole object in acquiring the Redfern Market originally was to concentrate the business in one centre"*⁵⁸.

It was further noted that if the proposal was approved centralisation of the fish trade could only be maintained by moving the whole business to Redfern *"and there is no gain in that except to Redfern...While the site of the present fish market may not be an ideal one it is infinitely to be preferred to Redfern"*⁵⁹ Council passed not to allow the re-establishment of the market on 9 December 1930⁶⁰.

As the impact of the Great Depression began to be felt a new use was found for the old market building. It became a temporary home for unemployed men. In 1934 the Finance Committee began to investigate the cost of this arrangement. In doing so they recorded the basis arrangement of the place, as it then existed. The investigation found that the Redfern Fish market site was composed of three buildings:

1. Redfern workshops on Redfern Street – then wholly occupied by the unemployed
2. a store at the corner of Gibbons and Redfern Streets. The unemployed occupied the ground floor and the first floor was vacant.
3. Smoke Store on Gibbons Street wholly occupied by Mr Goddard⁶¹.

There is no evidence to show what changes if any were made to the site for this new period of use although it is likely that little or nothing was done during the Depression years.

In 1934 the Mayor of Redfern again approached Council to appeal for re-opening a fish market on this site. In April 1934 Sydney City Council again voted to reject the plan⁶². In February 1938 the Sydney Morning Herald

⁵⁷ Minute Paper 27 February 1930 CRS 1930/787

⁵⁸ Minute Paper March 1930 CRS 1030/787

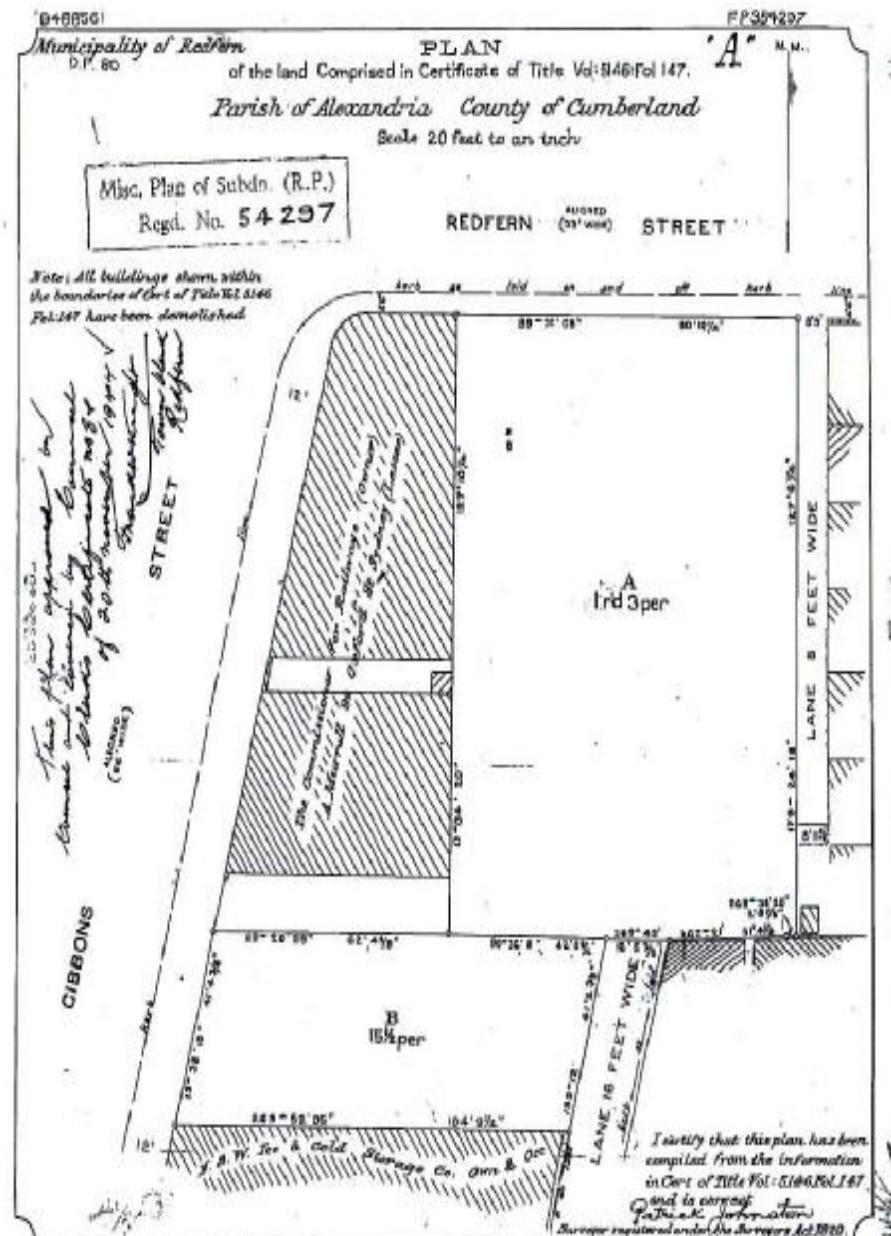
⁵⁹ Ibid

⁶⁰ Ibid.

⁶¹ Minute Paper 28 February 1934 CRS 1934/908

⁶² Minutes of Delegation 21 March 1934 CRS 1930/787

reported that Council had voted to offer the lease of the site for sale by auction⁶³. The lease was purchased by a Mr Murell.



Survey of the site in 1944; it shows the new store at the corner of Gibbons Street and the smoke store behind it (CRS 1934/908)

⁶³ "Fish Market Sale of Lease By Auction" Sydney Morning Herald 15 February 1938

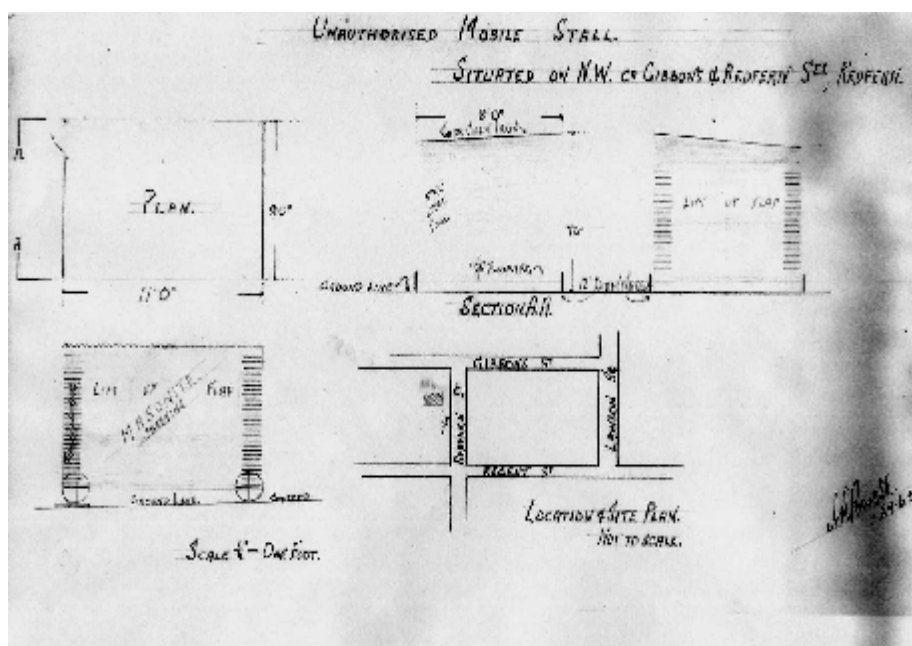
3.20

LOVELOCK'S FRUIT AND VEGETABLE STAND

There is no evidence to provide a specific date for the demolition of the former market. It must have been between the offer for lease in 1938 and the first recorded occupant of the vacant site in the later 1940s. The aerial view of 1943 further narrows the date to between c.1938 and 1943.

This occupant was a Mr Lovelock, who appears to have been there with the approval of the principal lessee. He established a small stall in a corner of the site in the later 1940s to sell fruit and vegetables. At first he simply put up trestle tables and covered them with tarpaulins. In 1953 he was prosecuted for an unlicensed mobile stand on the site. When he was interviewed he claimed that by that year he had been using the site for three to four years with his tables. He then made the stall in the rear yard of 17 Thomas Street Redfern and transported it to the site. The stall was described as being timber-framed and covered with masonite sheeting and roofed with galvanised iron. It measured 11 x 8 x 7 feet and was approximately seven feet in height. Lovelock was issued with an infringement notice in April 1953⁶⁴.

He submitted plans and specifications to the Council and in May 1953 Council allowed Mr Lovelock to continue on at the site on licence for £3 per week⁶⁵. The DA for this work noted that the land on which it stood was vacant.



*Sketch plan of the location and form of the mobile stall 1953
(CRS File 4703/53)*

Lovelock appears to have sold his produce in peace for the next year but in July 1954 changes were made to his licence that permitted Council to give him one week's notice to quit. This was due to the impending sale of the site to the Redfern Branch of the RSL⁶⁶.

⁶⁴ File note City Building Surveyor 30 April 1953 CSA 4703/53

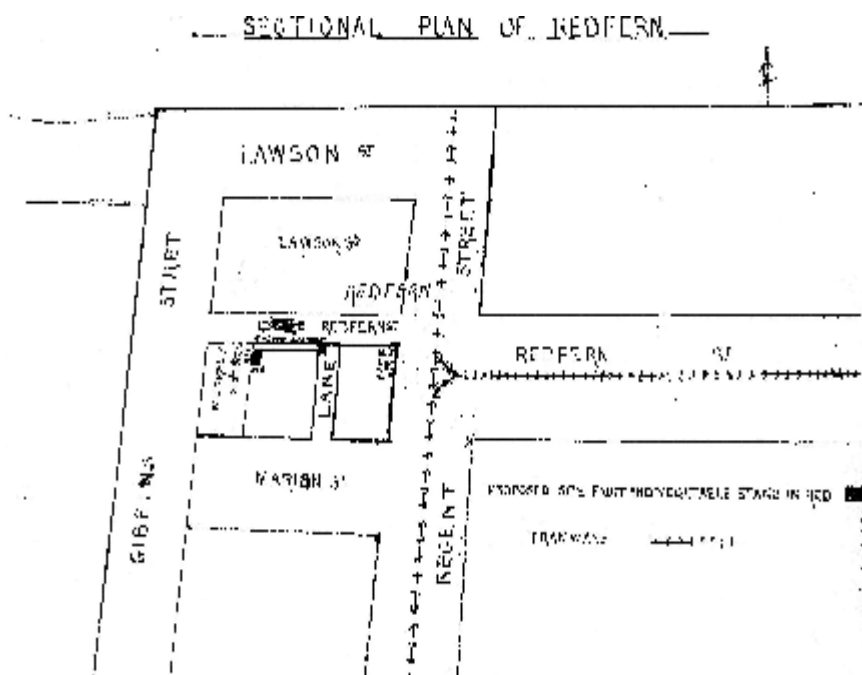
⁶⁵ Ibid.

⁶⁶ Minute Paper 6 July 1954 CRS CSA 010 626

3.21

MORE FISH: MURRELL'S FISH SHOP

When Council sold the lease of the former market site in 1938 it included the land at the corner of Gibbons and Redfern Street. The new owner was a Mr Murrell. He allowed Lovelock to carry on his fruit and vegetable stall on the vacant land. Murrell used to the old stores constructed in 1927 to establish a fish shop. The two businesses are shown on a sketch plan prepared by Council in 1953.



Plan showing proposed location of the mobile stall and the fish shop next to it (CSA File 003763)

Murell continued to trade at the site until he sold his lease to Council in 1954 to allow the RSL to build a new club on the property⁶⁷. He was still trading there in 1957.

⁶⁷ File CSA 010626

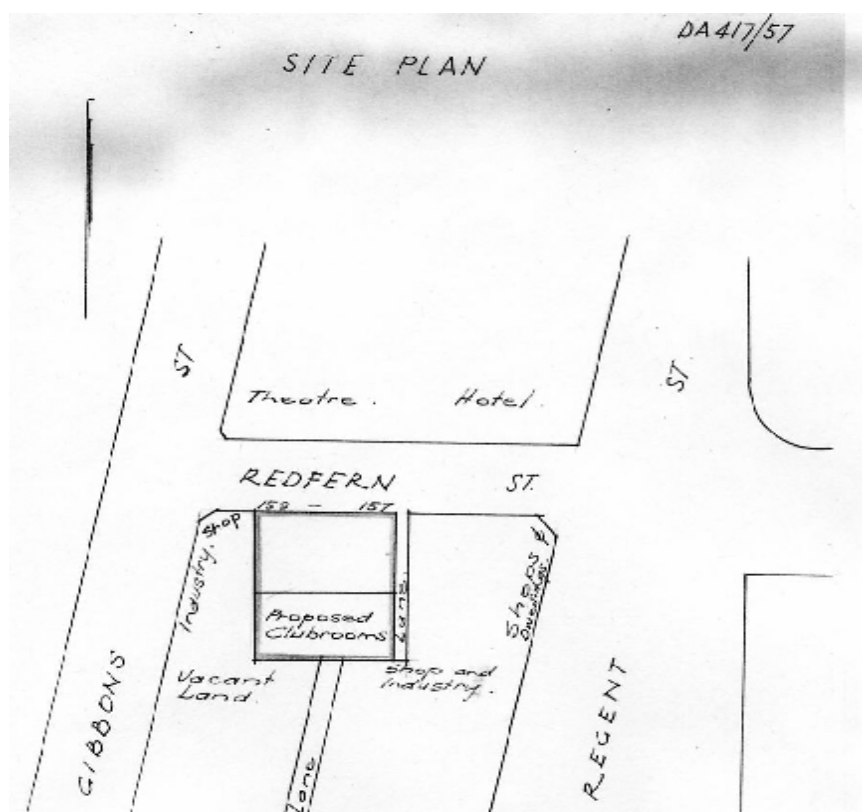
3.22

REDFERN RETURNED SOLDIERS & SAILORS LEAGUE CLUB

The Returned Soldiers and Sailors Imperial League of Australia was founded in 1916. By 1919 it had a membership of over 150,000 and was becoming a powerful political force. Intended to support members of the armed forces as they returned to civilian life many branches were opened throughout the country in the following years. In 1940 it changed its name to the Returned Soldiers Sailors and Airmens Imperial League of Australia and in 1965 it became the Returned Service League, familiarly known as the RSL.

The organization approached Council in 1954 with the proposal to use the former fish market site for the construction of a new club. Murell was approached to surrender his existing lease and in February 1954 approval in principle was given to granting a lease to the RSL for twenty years to enable it to construct the new building⁶⁸. The lease was formally sold in May 1954⁶⁹. In June 1957 DA approval was given to erect a new building.

The RSL was built in several stages and the first, for which the 1957 approval was given, was the building at the back or southern portion of the site. The position is shown on a sketch plan presented to Council at the time; it also shows that Murell was still trading from the fish shop at the corner of Gibbons and Redfern Streets.



Sketch accompanying DA permission showing the first part of the building and the adjoining shop at the corner of Gibbons Street (CSA 003790)

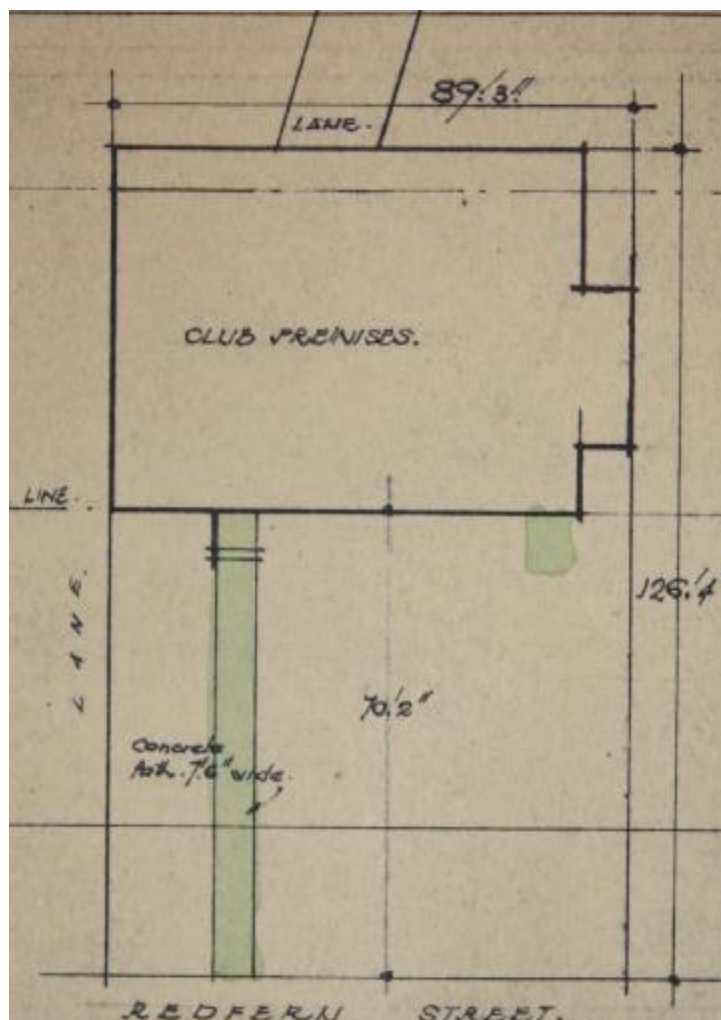
⁶⁸ CSA File 010626

⁶⁹ Ibid

3.22.1 FIRST PHASE

After the approval for the new building at the back of the block was given the club sought some changes to be made to the design. In June 1957 application was made to make the front or northern wall in asbestos cement sheeting fixed to timber frames rather than masonry. This temporary wall was to be sixty-one feet in length and twelve feet high and was to be made in this manner to allow for future extensions to the premises. Council approved the change subject to a bond of £3000 being paid to guarantee that these extensions would be commenced within three years. The club agreed and the temporary wall went ahead as planned⁷⁰.

The new building encompassed a one-storey structure with a part basement. It had a cool room and a club-room. The estimated cost of the work was £10,000⁷¹. The entry to the new building was on the eastern side of the Redfern Street frontage.



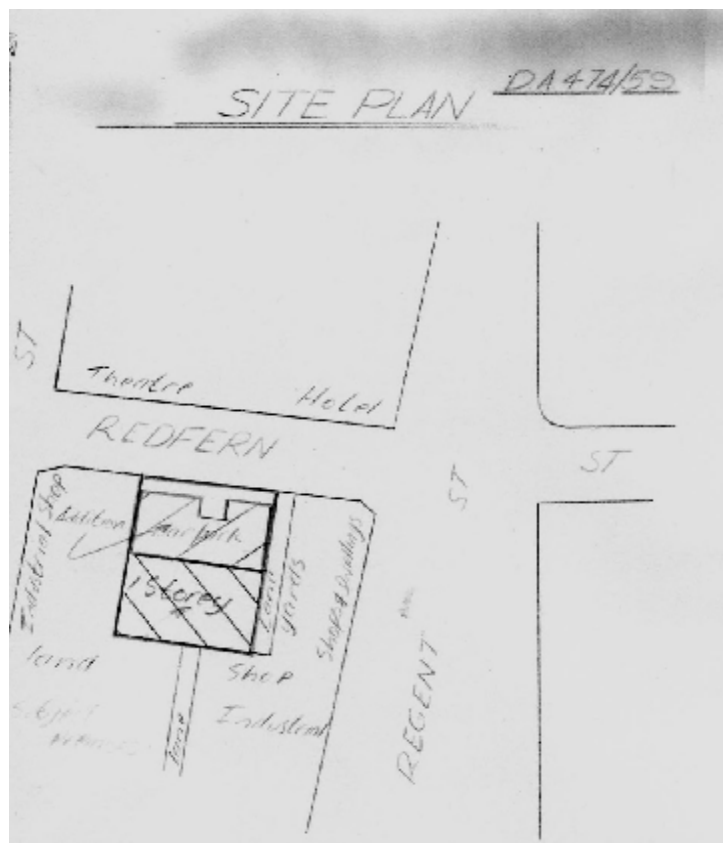
*Block plan of the new building and its entry from Redfern Street
(SCC Archives)*

⁷⁰ City Building Surveyor's Report 11 June 1957 CSA File 005974

⁷¹ Certificate of Approval 11 June 1957 CSA 005974

3.22.2 SECOND PHASE

In December 1959 DA permission was given for the second part of the club building. This was the northern portion that fronted Redfern Street. The architect for the work was Frank A. Cavalier of Grosvenor Street Sydney and the builder was A. Punch of Northbridge. The estimated cost was £25,000 pounds⁷². The approval given in August 1959 was for a single storey addition that also incorporated a lower ground car park⁷³. The new addition was to be built on concrete columns to allow for the same amount of parking as the club provided at that date⁷⁴. As the sketch plan accompanying the application demonstrates the shop adjoining on Gibbons Street was still in use at this date.



Sketch plan showing new addition CSA 3803)

⁷² CSA File 5976

⁷³ CSA File 03790

⁷⁴ CSA File 4122

3.22.3 THIRD PHASE

After construction of the front part of the building few changes were made to the club with the exception of improvements such as the introduction of mechanical ventilation in 1964⁷⁵. The third substantial addition was made in 1965. This was the construction of a new bar on the ground floor. The City Building Surveyor described the building before this extension was made as a single-storey brick structure on two levels with car parking under the higher front portion. The proposal was to carry out an extension in the car parking area under the higher front level to form the new bar. The area of the proposal was 1508 square feet. The work was applied for in 1965 and was completed at a cost of £4500 pounds in January 1966⁷⁶. The plans of the work are shown on the following page.

Apart from some minor internal changes made in 1967 at a cost of £400⁷⁷ the final major alteration to the club occurred in 1978. At that time application was made for a new dining room and renovations, car park and landscaping at a cost of \$200,000⁷⁸.

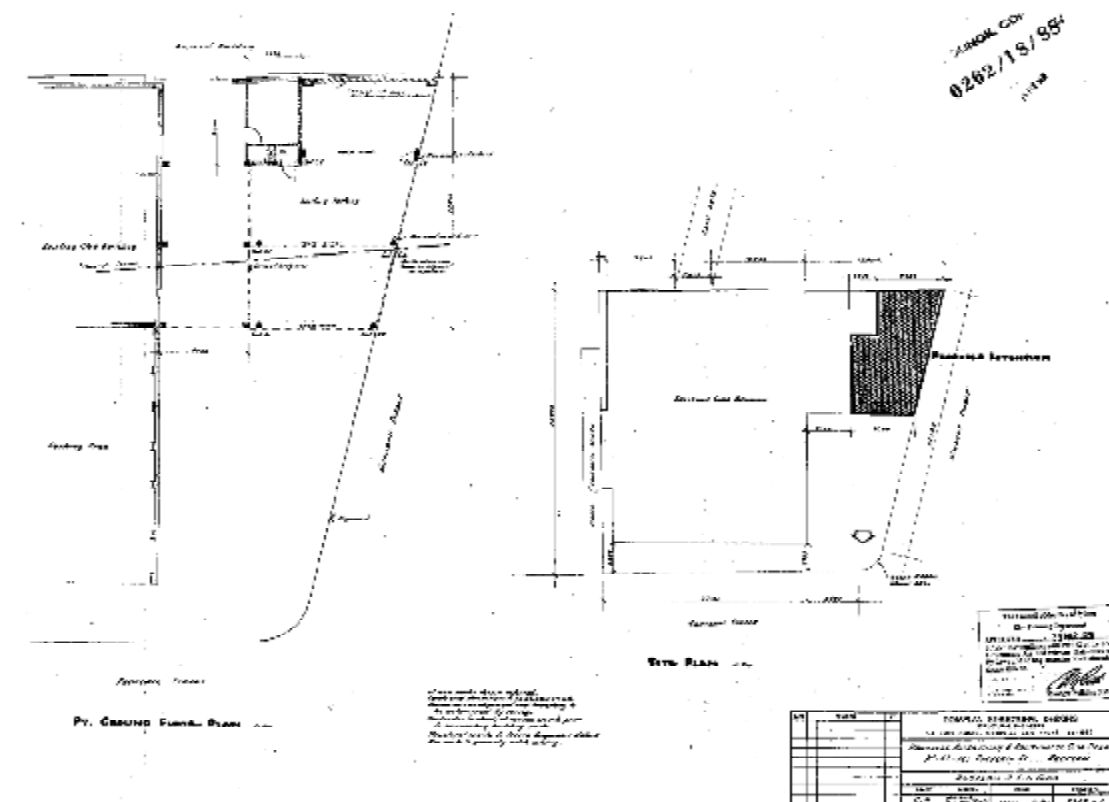
In 1992 this site was leased from the Trustees to the Redfern RSL Club Ltd and was purchased in the club's name in 2007. The club leased the adjoining land, the car park from the railways from 1979. They purchased it in 1988. There is no evidence to show when Murrell's fish shop was finally removed from this site.

⁷⁵ CSA File 5985

⁷⁶ CSA File 5725

⁷⁷ CSA File 5994

⁷⁸ CSA File 4122



Plans of the new works undertaken in 1978 (CRS 262/88)

4.0

ARCHAEOLOGICAL RESOURCES



4.1

THE SITE

4.1.1

THE BUILDING



The study area is approximately 1600m² in size and is located at the intersection of Gibbons Street and Redfern Street. There are three distinct components to the site. The majority is encompassed within the building envelope.

The front wing on Redfern Street, built in 1959, is set well back from the footpath and features a wing elevated on concrete columns with the main entrance set back under the wing (*top view*).



The building is set back from Gibbons Street to allow for car parking and has another wing supported on concrete columns. This was built in 1965

The floor level at the back of the building is raised above the street level by approximately 800mm (*second view*). This is part of the original building constructed in 1957.



Apart from the elevated wings supported on columns the building comprises slab floors and brick piers (*third, fourth views*). The piers are shown from the original plans to be set into the underlying fill.



4.1.2 THE GIBBONS STREET CAR PARK



The Gibbons Street car park occupies the western side of the site. There is an open area on Redfern Street and the rest is under the cover of the elevated 1965 wing. The concrete columns that support this wing are set into the car park. It is surfaced with bitumen except for a small portion on Redfern Street (*top view*).

There is a distinct fall in level from the area of the club building on the east to the footpath level on the west (*bottom view*).

At the north-western corner of the club is a cement paved area that appears to cover a service junction (*bottom view*).



4.1.3 THE REDFERN STREET FRONTAGE

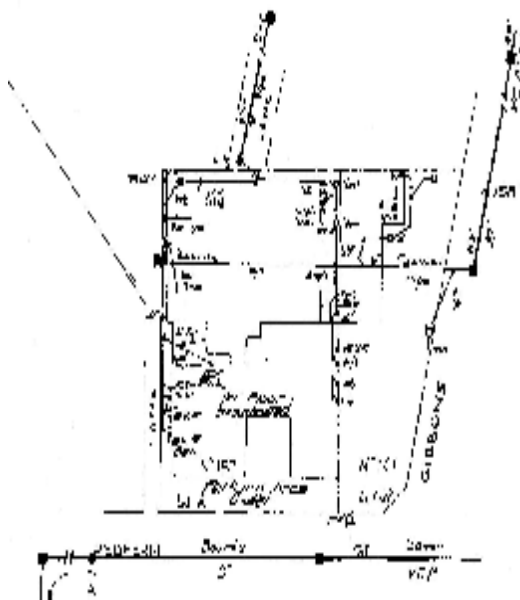


The club building is set well back from the Redfern Street frontage. The edge of the allotment and the original building line equates with the brown paving in front of the concrete columns supporting the elevated wing (*top view looking east*). The building is set back several metres from the front columns.

The entire Redfern Street frontage of the site is hard paved (*bottom view to the west*).



4.1.4 SERVICES



The only identified services at this time are the water mains shown on the Sydney Water diagram (*left view*). A major six-inch main crosses the site under the original part of the building at the southern end. This was identified on the building plans in 1957. There are connections to the eastern lane and on the street frontage on Gibbons Street. There are small service pits on the Redfern Street frontage and a drain at the front of the building. Generally, through, the impact at least of the introduction of services for water has been localised and relatively small.

4.2

SURFACE EVIDENCE

There is no visible surface evidence of any underlying archaeological resource. The site slopes from north to south with an approximate difference of two metres between the northern and southern boundaries. There is also a slope from the building platform to the western frontage on Gibbons Street. There are few indications of underlying services except those discussed in the preceding sections.



View west; this shows the slope from north to south of the study area.

4.3

IDENTIFIED ARCHAEOLOGICAL EVIDENCE

Redfern and its environs have had minimal historical archaeological investigation to date. Only one historical archaeological programme has been undertaken in the near vicinity of the study area, at 31 Cope Street. Here three wells with some artefact assemblages were uncovered to the south-east of the site⁷⁹.

Very few sites have been assessed for historical archaeological purposes. Primarily these have been the court-house site⁸⁰, the community health centre⁸¹ and, further afield, the Eveleigh workshops and environs⁸². In all these cases the historical archaeological potential of the site has been assessed to be either non-existent due to the impact of later work or minimal because of extensive disturbance from later works.

Redfern is largely unknown and untested with respect to historical archaeological resources.

4.4

GEO-PHYSICAL EVIDENCE

For the purposes of this project three bores have been sampled at the north-western corner in the car park, at the north-eastern corner in the forecourt and at the south-western side in the car park.

A typical profile encompassed pavement lying over 0.6-0.8 metres of fill. The fill is described as silty, sandy clay or clayey sand and has some inclusions. This lies above silty clays of 2.7 to 5.5 metres. The clay lies above shale and sandstone⁸³.

4.5

IDENTIFIED IMPACTS

The obvious identifiable impacts on the survival of archaeological evidence are the excavations made for services. At this time only some evidence is available for the introduction of water to the site. There is a large water pipe crossing from east to west on the southern side of the site and this certainly has caused localised damage to the underlying profile. Similarly there are service junctions around the perimeters of the site that are also likely to have caused some damage to the profile. Until more evidence becomes available for the introduction of other services all that can be assumed is that there is localised damage to the underlying profile but, generally, the effect of the work has not been sufficient to remove or substantially damage any archaeological evidence that may be preserved within the site.

The principal impact is the construction of the RSL building in its several stages. The first observation to be made is that the building is set well back from the principal building line; the RSL building is largely beyond the limits

⁷⁹ AHMS (2007); [31 Cope Street Redfern Historical Archaeological Impact Assessment and Archaeological Record](#)

⁸⁰ Austral Archaeology (2007); [Redfern Courthouse and Police Station Preliminary Desktop Assessment](#)

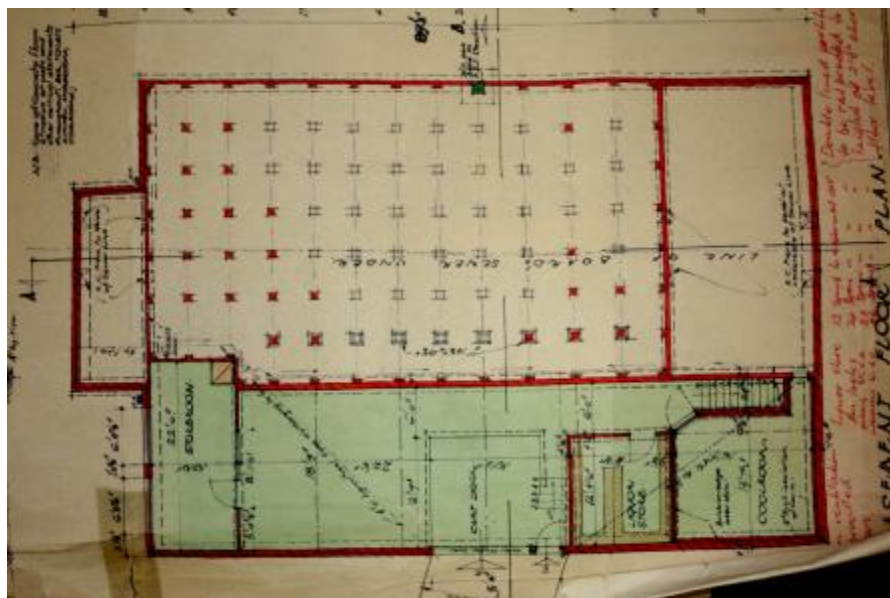
⁸¹ Urban Planning Outcomes (2007); [Redfern Community Health Centre Environmental Assessment](#)

⁸² CRM (2000); [Archaeological Report Eveleigh Yards](#)

⁸³ SMEC Testing Services (2009); [Geotechnical Investigation 157 Redfern Street Redfern](#)

of the structures that occupied this street frontage up to 1908. Although the area has been disturbed by the excavation for each concrete column that supports the elevated wing these are minimal and localised disturbances. There is no evidence to suggest that, apart from the introduction of services, the Redfern Street frontage or the Gibbons Street frontage has been extensively impacted by the construction of the RSL building.

It is also possible that the majority of the land within the building envelope has been relatively little impacted for the construction of the RSL. The plans for the first phase of the building constructed in 1957 show that it is constructed on piers with a slab floor poured around these piers.



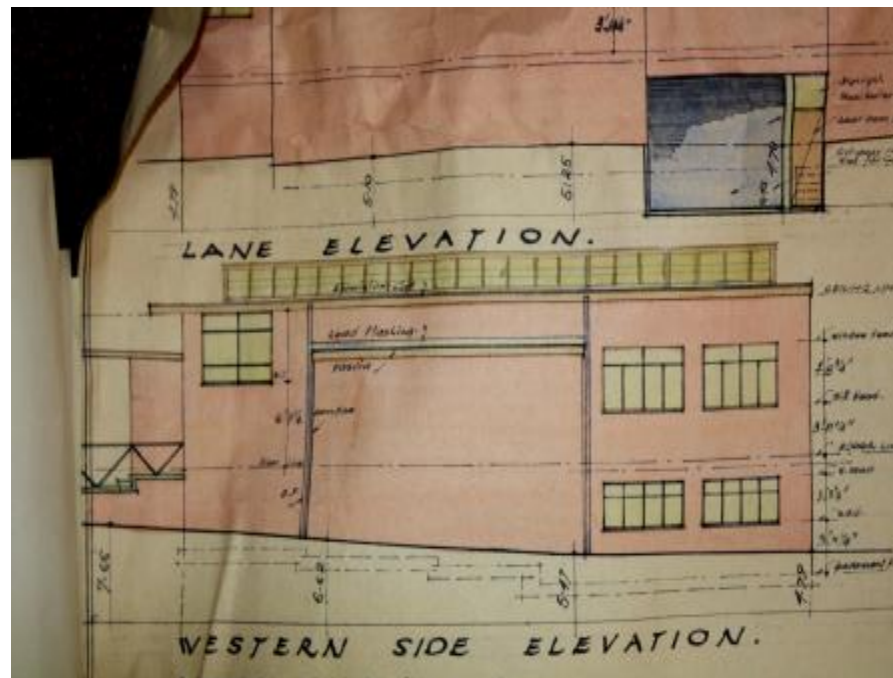
Basement plan of the original portion of the building showing the positions of piers and what is likely to be the more extensive excavation for the cellar (in blue). (Sydney City Archives)

The slabs step down the hill to accommodate the slope. It does mean that there are a substantial number of pits cut into the site for the piers but the impact of these excavations depends on whether the cuts were made into the original ground surface or rubble fill. The geo-technical profile demonstrates that there is approximately half a metre of fill on the northern side of the site extending to nearly one metre on the southern side. The fill could have been imported but it seems more likely that when the site was cleared in the 1940s the buildings were probably demolished to foundation level and the rubble was used to raise and level the site. If this was the case then the majority of the building is likely to lie over the largely intact nineteenth or early twentieth century profile.

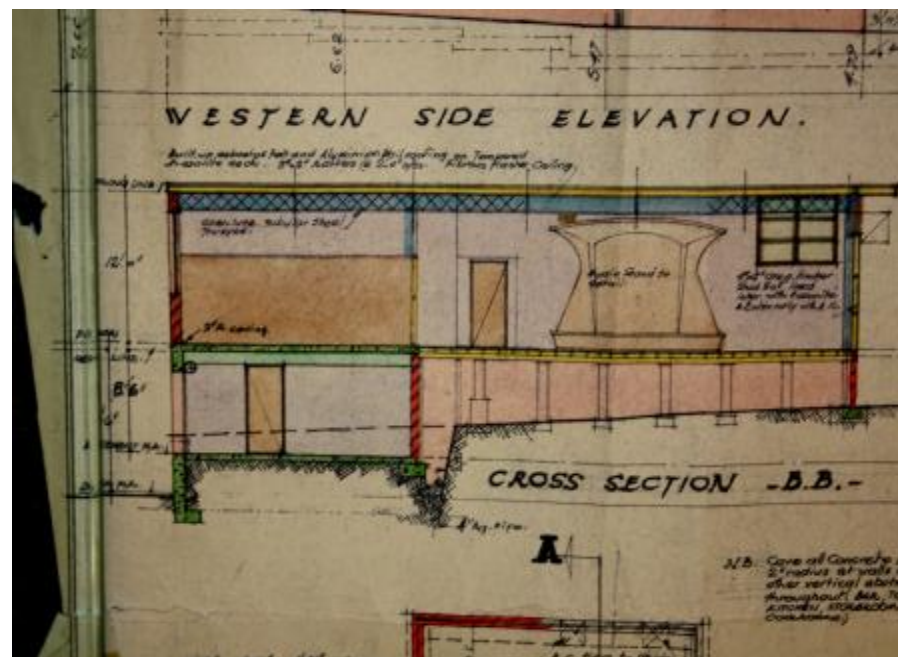
The alternative explanation is that the entire site was stripped to the natural profile and fill was introduced to create artificial level platforms for each part of the building. The obvious rise from the Gibbons Street frontage to the area of the building could support this conclusion. Arguing against this scorched earth approach is a note in the 1957 specifications that allows the builder to use an existing wall for part of the rear and side walls of the building. There is an inference that economies are being made in the construction.

The exception is likely to be at the back of the building. The specification requires for the cellar that the work "cut back earthwork to resemble slope

to back drain below floor level". The back drain must be the six-inch water main.



This elevation shows the slabs underlying the building stepping down the slope (Sydney City Archives)



This cross-section through the middle of the building runs from Redfern Street on the right to the lane at the southern end. The cut made for the cellar into the land surface can be seen with the deeper cut for the water main. The section under the main part of the building suggests that the piers have only just cut into the top of the old land surface.
(Sydney City Archives)

The impact of the work required to construct the present building can be viewed in two ways. In the first scenario very little was done to the existing site except at the southern end where the cellar was excavated into the

slope. While there will be a lot of localised disturbance for piers these excavations might only be in the demolition rubble of the older buildings and the foundations exist intact below it or, at worst, the base of the piers have cut into the top of the older ground surface.

The second possibility is that the site was completely stripped to a natural profile and fill has been brought to it to create artificial platforms and yard areas. This would have removed all of the archaeological profile.

There is insufficient evidence from the geo-technical cores to make a clear determination either way. The former scenario is considered more likely only on the basis of building practices of the period; it would have been unusual to completely clean the site out before construction and there is no reference to work of this type in the specification. The drawings for the building also seem to support this conclusion.

This assessment, however, only considers the impact of twentieth century works. The one phase for which it is impossible to determine the extent of impact caused by construction is for the development of the fish market in 1908 and the stores on Gibbons Street in the 1920s. All we know of the fish market is that it was brick building. It is impossible to determine how much work was carried out to prepare the site for the construction of this building.

4.6

POTENTIAL ARCHAEOLOGICAL RESOURCE

The Redfern RSL site has had a long and complex history of development with associations dating back to the early years of the nineteenth century and long-term occupation from the middle years of the nineteenth century. This section summarises the full scope of what could be found within the site as archaeological evidence. The evaluation is based on the information gained from archival sources and the type of evidence recovered from comparable archaeological sites within the Sydney region.

4.6.1 ENVIRONMENTAL EVIDENCE

It is possible that there are residual soils preserved within the site. In this case sampling the soil and testing for pollens could provide the means to more accurately identifying the local pre-settlement environment. With the deforestation of the region for urban development there are no intact natural areas and archaeological evidence provides the only means to document the earliest bio-diversity of this place.

4.6.2 INDIGENOUS OCCUPATION

No evidence of Aboriginal occupation has been found on or near to the site, however, Redfern is recognised as an area of potential archaeological sensitivity due to the pre-settlement environment offering a diverse range of raw materials, food and hospitable environments. Contemporary evidence places a large site of Aboriginal occupation close to the study area. The potential for several types of evidence of Aboriginal occupation including tool-making and camp-sites is recognised. A separate report has been prepared to address the issue of archaeological evidence of Aboriginal occupation or exploitation.

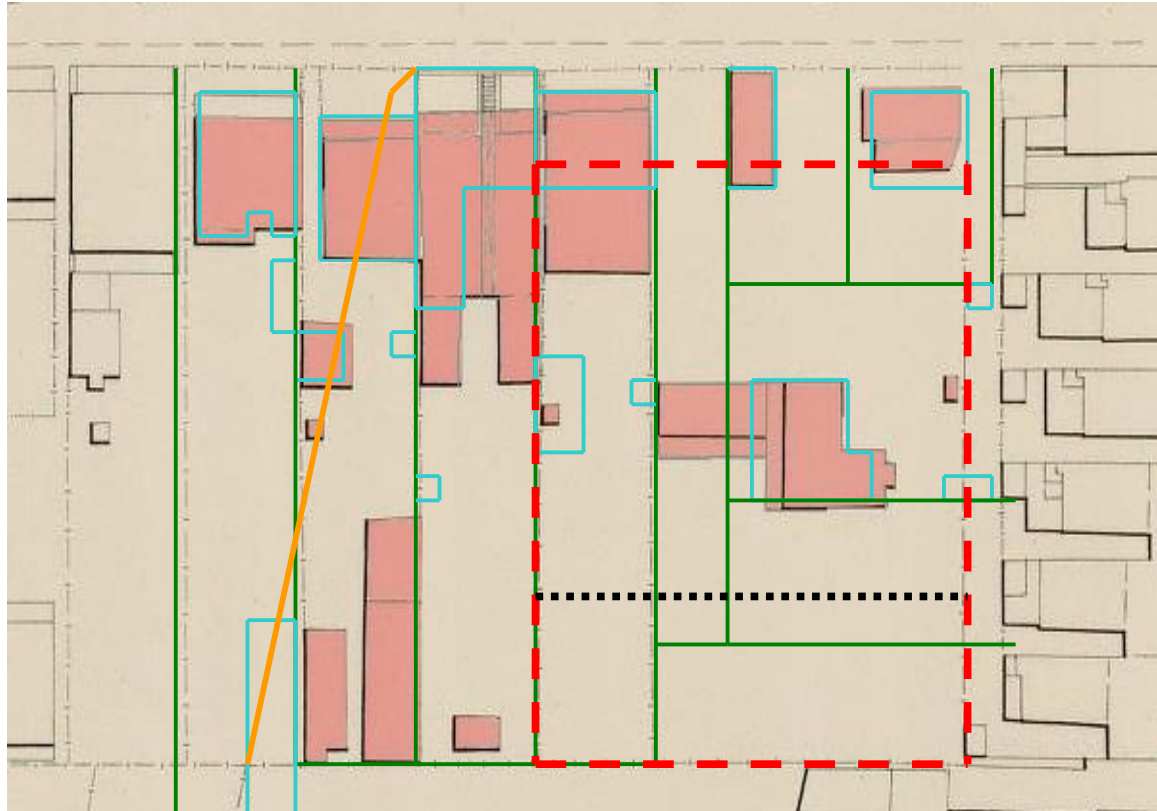
4.6.3 FIRST EUROPEAN ASSOCIATIONS

The development of the area during the first half of the nineteenth century is not well defined from archival sources. There is the possibility that the site could have been encompassed within a farm established here at the end of the eighteenth century. If so, there is no means to identify specific sites or activities within the study area that could have been developed as part of that occupation. It remains only a possibility that could be confirmed during investigation or that could help to explain features recovered during investigation.

More likely to be found is evidence of the first European impact on the landscape. Traditionally this entailed burning the trees and brush and stumping. Numerous sites have demonstrated the obvious archaeological traces of this work including charcoal layering and carbonised stumps. This is evidence that could survive the impact of later works. A consideration, however, is the original topography. The site was part of a slope and it is more than likely that water run-off has either removed or destabilised the original soil-cover. This can significantly impact on the preservation of this type of material as well as environmental evidence.

4.6.4 URBAN SETTLEMENT

The diagram below demonstrates the layering of the several periods of identifiable European occupation during the nineteenth century in relation to the present configuration of the site. Green lines show the division of the property including the lane as it was until 1871. The blue lines show the buildings constructed there in the later part of the 1850s. As it can be seen several of them survived intact or in a modified form until the demolition of the site in 1908.



-  Buildings present in 1885 to 1908 (some built in the 1870s)
-  Property Lines of 1865 (probably 1850s)
-  Buildings of 1865 (approximate)
-  Gibbons Street boundary (approximate)
-  RSL club outline (approximate)
-  Area of cellar cut and water main (approximate)

Eastern Lane

The first thing to be observed is that the lane on the eastern side of the club is likely to encompass archaeological features. There is likely to be the shaft of a cess-pit and this is likely to preserve an artefact assemblage. These would date from this first period of settlement in the later 1850s-early 1860s. There could also be evidence of at least one other structure and yard surfaces from the same period. Although the lane is not part of the study area, if it is required to excavate here for services associated with the development consideration must be given to that archaeological resource.

Redfern Street Frontage of the Club

The Redfern Street frontage, between the footpath and the front of the building and including the area with concrete columns supporting the elevated wing, could be one of a large archaeological resource. All of the observations in this section must be read with the understanding that the impacts of services and construction work in the twentieth century are poorly understood. There is insufficient evidence to make a precise judgment concerning the integrity of archaeological evidence. The discussion in this section necessarily must be based on an assumption that there is a level of preservation within the site. The means to confirm or amend that assumption is discussed in a later section (*refer Section 5.0*).

With respect to the land along the front of the club on Redfern Street it can be shown that there were three substantial buildings here by 1865 and it is likely that they were constructed in the second half of the 1850s. They were probably both commercial and residential. They comprised both brick and timber construction. One, on Lot 8, certainly survived to 1908. The building on Lot 7 is likely to have been replaced in the 1870s and this structure then survived until 1908. The building on Lot 10 either survived in a greatly modified form until 1908 or was replaced with a much larger building in the 1870s. This structure would then have survived until 1908. This portion of the site has the potential to yield a complex profile encompassing both structural elements and artefacts deposits associated with those buildings.

As well, this portion of the site also encompassed the northern end of a lane that was created in the 1850s and was made redundant in 1871. The area then became part of lot 9 and was used as part of a yard. It is possible that the lane surface as well as yard surfaces will be preserved here.

Gibbons Street Car Park

The Gibbons Street car park preserves the area of lot 11 intact with impacts from the construction of the club limited to the excavation for concrete columns at the back of the site. The Redfern Street frontage had a substantial house built upon it by 1865 and what appears to be a cess-pit. The latter is likely to have left a shaft in the car park and this is likely to preserve an artefact assemblage. The building on the street frontage appears to have been replaced by two terraces in the 1870s. These survived in modified form until the 1920s. The archival evidence suggests that these houses may have had basements and, if so, there is no reason to suggest that these lower parts of the buildings may not still be preserved within the site. As well there may be evidence of a substantial out-building at the southern end of the car park built for the houses in the 1870s. Yard surfaces, drainage and artefact assemblages could also be expected from this occupation.

Some of the house that occupied the street frontage of the adjoining lot to the west, built in the 1850s-1860s and apparently surviving to c.1908 could

also be preserved in the car park although the realignment of Gibbons Street is likely to have severely impacted upon this building. More likely are the out-buildings of both the original period of construction and additions made at the southern end of the site in the 1871+ period. This could encompass structural elements, yard surfaces and drainage and artefact assemblages. There is again the potential for a cess pit shaft.

The RSL Building

The impacts associated with the construction of the RSL building are almost impossible to determine at this time (*refer Section 4.5*). The exception is the cut into the site made for the cellar and for the water main. Both are located at the southern end of the site and, as the comparative diagram illustrates, this was an area for which the archival records only indicate yard spaces and the end of the 1850s lane. The construction of the front of the building is likely to have caused some impact to the southern ends of the Redfern Street buildings but the principal impact will have been on the large house built in the centre of the site in the 1850s-1860s and the extensions made to it in the 1870s+. This is also true of the several out-buildings for the Redfern Street buildings and for this central house. Some are likely to be cess-pits.

Unidentified Targets

The preceding discussion has highlighted the elements for which there is good evidence. It has alluded to more general features and relics that it could be anticipated would be found within the site if the integrity of the profile has been minimally impacted. Extensive excavation in Sydney has demonstrated that the base surveys used to construct these broad profiles (the 1865 survey and the 1885 survey) are accurate but almost never are comprehensive with respect to the elements that existed within a site. One of the great contributions of archaeological investigation is to give precise definition to the earlier townscapes than is possible from these large surveys. Almost inevitably there will have existed on these allotments more structures than are identified in these surveys and which will have left traces in the ground.

Secondly, the archaeological record is likely to provide a detailed record of the environmental conditions that existed within each allotment with respect to drainage, sewerage, rubbish and landscape improvements. This sub-set of data also includes provision for water; wells are not uncommon and at least one site in the close environs of the study area has revealed the presence of three wells.

Thirdly, the archaeological record will almost certainly provide a unique set of data in the form of portable relics or artefacts that provide information concerning the social and economic circumstances of those that lived in these places as well as their occupations, activities and tastes. This evidence is available from no other source. Artefacts are generally found as discrete rubbish dumps, under-floor accumulations, yard scatters and as part of demolition debris. This material is also used to provide more accurate dating parameters for the development of sites and provides evidence for how the occupants of the place interacted with the larger urban environment.

4.6.5 THE MARKET AND STORE

The fish market constructed in 1908 occupied the area now encompassed by the RSL club and extended to the Redfern Street footpath. The buildings that occupied this site must have been demolished to make way for it but there are no details of the work. Further, the only evidence we have for the building erected for the market simply describes it as brick-built with an iron roof. The single image of the place provides no additional details. It is likely that it was a large open structure but there is no evidence to show if there were internal divisions or even how the roof was supported. There is no evidence for the services that might have supplied the building. The absence of information for this building makes it impossible to assess the impact that the work entailed in its construction had on what was left of the earlier townscape. Nor can an estimate be made of what might be left in the ground of the structure, if anything. At best, it could only be assumed that brick foundations that supported the external walls might exist around the perimeter of the land. The building was demolished in the later 1930s and there is no information about the method or scope of this work.

The stores that were built on Gibbons Street in the 1920s are also almost completely undocumented; the same issues of impacts on preceding works and what is likely to remain in the ground apply to this aspect of the site development. At best, foundations around the boundary of the site might be expected from this work.

4.6.6 CLEARANCE AND REDEVELOPMENT

The fish market was demolished in the later 1930s or early 1940s. The stores on Gibbons Street appear to have survived into the 1960s. In neither case is there evidence to define the scope of this work or the impact that it may have had on the earlier profile. Similarly it is unclear how much impact the construction of the RSL has had on the site with the exception of the excavation for the cellar. The preceding analysis has demonstrated that this combined work could range between having minimal impact to completely removing the nineteenth century profile leaving only a mid-twentieth century profile over the entire site.

4.7

PREDICTED RESOURCE

The archaeological resource likely to be contained within the proposed development site is impossible to accurately determine on the basis of the present evidence. The analysis suggests extremes; either extensive archaeological deposit preserved over the majority of the site or almost nothing with the exception of deep-cut features such as wells and cess-pit shafts. A precise evaluation will only be possible using physical intervention (*refer Section 5.0*).

The following summary reflects the preservation scenario. On this basis it may be concluded that the study area could encompass some or all of the following with respect to European archaeological resources:

- § Evidence of the pre-settlement environment and topography in the form of land surfaces and soils; the latter is likely to preserve palynological samples of pollens and micro-flora. As well, there is likely to be some evidence of the processes of both natural and man-made environmental degradation associated with the pre-settlement period and early years of European occupation.
- § Structures, relics and deposits that relate to the first European urban settlement dating from the 1850s and, in some cases, continuously occupied until the early years of the twentieth century. This assemblage will encompass both domestic and small commercial properties. It is also likely to document several individual properties and a lane.
- § Structures, relics and deposits that relate to European urban settlement from the 1870s until the early years of the twentieth century. This is also likely to encompass both domestic and commercial properties. It might include intact basements of two domestic buildings.
- § Structural evidence of a market built on part of the site in 1908 and still standing until the later 1930s. This evidence might also encompass deposits and services.
- § Structural evidence of stores built on Gibbons Street in the 1920s and still standing into the 1950s. This evidence might also encompass deposits and services.
- § Evidence of the works undertaken to redevelop the site for the RSL building in the 1950s and 1960s.
- § Generally the site could encompass discrete artefact assemblages, deep-cut features such as wells and cess-pits and drains.

4.8

CULTURAL SIGNIFICANCE

The building that occupies the study area is not an identified heritage item. The site has not been recognised as one of archaeological significance. The site is located in the vicinity of individual heritage items and heritage precincts and streetscapes. The significance of the site as part of its present environs has been assessed in a separate report⁸⁴. The significance of a potential archaeological resource relating to Aboriginal archaeology has also been assessed separately⁸⁵.

There is no specific statement of significance with respect to this site or its possible archaeological resource. This section evaluates that significance using the standard inclusion/exclusion criteria used for assessing the significance of a place⁸⁶. The statements with respect to archaeology are dependent on the integrity of the resource, which, at this time is untested.

4.8.1

CRITERION A: Importance in the course or pattern of either NSW's or the local area's cultural or natural history.

The physical fabric above ground demonstrates the evolution of the site solely in respect of its development over the last fifty years. Archaeological evidence could describe the evolution of this place for over 150 years. With respect to the development of the area it could provide evidence of the earliest period of European urban settlement in the mid-1850s. This seminal phase is not well represented in the surviving above-ground fabric. Furthermore, the history of this site until the early years of the twentieth century reflected the working area of the town and the less prestigious addresses. It provides an alternative view of the development of the area to that which now survives above ground and is representative of a different social and economic group than that illustrated by above ground fabric and places.

The development of the fish market on the site in the early years of the twentieth century was of immense importance in the local economy. The history of the place illustrates the tensions that existed within local politics.

4.8.2

CRITERION B: Strong or special associations with the life or works of a person, group or the cultural history of NSW or the local area.

Throughout the nineteenth century this site was part of a working class neighbourhood both as a residential address and for small commercial developments. It was on the fringe of the more prestigious addresses in the town. This strong identity with a particular social group has been maintained into the twentieth century including its present use.

⁸⁴ NBRSP (2009); Statement of Heritage Impact Redfern RSL Club 157 Redfern Street

⁸⁵ CRM (2009); Archaeological Assessment Aboriginal Archaeology 157 – 159 Redfern Street Redfern

⁸⁶ NSW Heritage Office (1996), Heritage Assessments

4.8.3 CRITERION C: Important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement.

The RSL building has not been recognised for any particular merit with respect to either its design or construction. The archaeological resource is unlikely to contribute in any substantial manner to this aspect of significance.

4.8.4 CRITERION D: A strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

The RSL building has particular associations for returned servicemen, as do all similar clubs. The club also has provided a community venue for fifty years. The archaeological resource is unlikely to contribute to this aspect of significance.

4.8.5 CRITERION E: The research potential of an item to yield information that will contribute to an understanding of the cultural or natural history of an area.

The archaeological resource of the site has the potential to yield information about the development of this specific site from at least the mid-nineteenth century. It is from a period and class of sites largely under-represented in the above ground fabric. It is also one of the few sites in Redfern that appear to retain the potential for intact evidence of early European occupation. As well, there may be opportunities to acquire environmental evidence that will help to define and describe the pre-and early settlement landscape. Both aspects provide rare opportunities. The ability of the resource to realize its potential depends on the integrity of the material.

4.8.6 CRITERION F: Rarity, in that the item possesses uncommon or endangered aspects of the cultural or natural history of an area.

The above ground fabric is neither rare nor remarkable or threatened. The archaeological resource, if intact, is likely to be rare for this area.

4.8.7 CRITERION G: Representativeness – an item demonstrates the principal characteristics of a class of cultural places in an area.

The RSL building is an unremarkable building of the mid-twentieth century that represents a movement designed to support military personnel returning to civilian life. There are many similar buildings. The building has been a feature of the place for half a century and has provided a community venue.

The archaeological resource could provide evidence for the fringe development of the town in the mid-nineteenth century and for the less prestigious part of the later nineteenth century town. It would be representative of the area in that period but is now a rare glimpse of the area that, if it survives, would have been untouched by twentieth century change. Evidence of the fish market is unlikely to be of architectural significance but would illustrate an important component of the early twentieth century local economy.

4.8.8 STATEMENT OF SIGNIFICANCE

The Redfern RSL has been a feature of the community for fifty years. It is an unremarkable building of the mid-twentieth century but it has provided a community venue for half a century and continues to do so. This social importance is recognised but the building could not be identified as a heritage item in its own right.

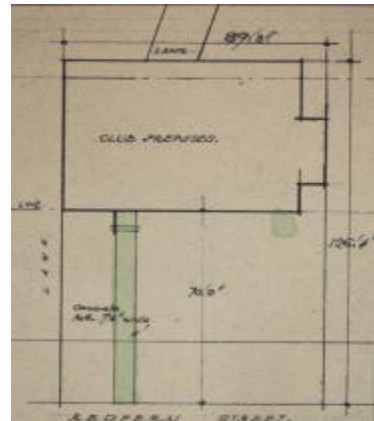
The potential archaeological resource of this site and its potential for investigation that could produce new and unique information is its principal heritage value. The above-ground fabric demonstrates the evolution of the site over the last fifty years. The archaeological evidence could describe the evolution of this place for over 150 years. It could provide evidence of the earliest period of European urban settlement in the mid-1850s a phase not well represented in the surviving above-ground fabric. It is also one of the few sites in Redfern that appears to retain the potential for intact evidence of early European occupation. As well, there may be opportunities to acquire environmental evidence that will help to define and describe the pre-and early settlement landscape. Both aspects provide rare opportunities.

Furthermore, the history of this site until the early years of the twentieth century reflected the working area of the town and the less prestigious addresses. It provides an alternative view of the development of the area to that which now survives above ground and is representative of a different social and economic group than that illustrated by above ground fabric and places. The development of the fish market on the site in the early years of the twentieth century was of immense importance in the local economy. It reinforced the identity of this area as a working part of the community. Furthermore the history of that place illustrates the tensions that existed within local politics at the time. Evidence of the fish market is unlikely to be of architectural significance but would illustrate an important component of the early twentieth century local economy.

The ability of the resource to realize its potential depends on the integrity of the material. If it is intact this site has a high level of cultural significance based on the importance of its research potential and rarity.

5.0

IMPACTS AND STRATEGIES



5.1

DESCRIPTION OF THE DEVELOPMENT

The new development requires the demolition of the existing building. In its place will be constructed a residential/commercial/retail building with eighteen storeys above ground and five levels of basement car parking. The latter will require a depth of excavation of up to fifteen metres below ground. The RSL is to be rehoused in the new building.

5.2

HERITAGE IMPACTS

The redevelopment of the site has been assessed and it has been found to not adversely affect the significance of the heritage items in the vicinity⁸⁷. The demolition of the building does not remove an item of heritage significance and the community role that building currently fulfils will be re-established in the new development.

The principal impact of the work with respect to heritage values will be on the archaeological profile caused by the excavation into bedrock. The assessment has demonstrated that this excavation will comprehensively remove an archaeological profile that could encompass:

- Environmental evidence of the pre and early European landscapes.
- Structures, deposits and artefacts that document the first urban settlement of the area from the mid-1850s and continuous occupation up to the early years of the twentieth century.
- Structures, deposits and artefacts that relate to early twentieth century commercial development that was an important component of the local economy.

The loss of the entire archaeological profile, particularly those aspects that may be of high significance, removes an archive of information that in some cases may be rare and could provide evidence that is available from no other source. This is a negative outcome of the development process.

This outcome can be balanced by adopting strategies that will retrieve evidence and make it more readily available than is now the case and, where appropriate, interpreting the evidence recovered as an in-situ component. These would be positive outcomes from the development.

⁸⁷ NPRSP (2009); Statement of Heritage Impact Redfern RSL Club; 7.0

5.3

MITIGATION STRATEGIES

5.3.1

APPROVALS

The approval of this project as a Part 3A development means that the normal process of application and approval for excavation permits for archaeological works is not required for this site. However, The protection of the Heritage Act for relics of European occupation still apply and it is normal to inform the Heritage Branch of the Department of Planning of the scope and methodology of works planned for a Part 3A project. Familiarity with the project and its objectives facilitates any communication that may arise during the course of the project if advice needs to be sought from the Branch.

For this reason a copy of this report and the final documentation from the programme should be provided for the Heritage Branch. It would also be helpful to meet with officers from the Branch to discuss the scope of the works prior to their commencement on site.

5.3.2

TESTING

The most outstanding issue to be resolved is the presence or absence of a substantial and intact archaeological resource. As the preceding analysis has demonstrated while the available evidence suggests that there is a strong likelihood for an intact historical profile there is insufficient evidence to demonstrate that this is the case. There are reasons to cause doubt concerning the integrity of the profile. Resolution of this issue is of paramount importance to determine the necessity or otherwise of future work on this site and the nature of that work if it is warranted.

To this end it is proposed that a small programme of test excavation be initiated to determine the presence or absence of the archaeological profile. This programme should be undertaken in two stages.

First, at least three test trenches should be excavated within the Gibbons Street car park and Redfern Street forecourt. The purpose of the trenches should be only to identify the presence of intact structures and deposits in those areas. These trenches can be mechanically excavated with an archaeologist to monitor and document the results. The proposed locations are for the forecourt of the RSL building, at the northern end of the Gibbons Street car park and at the southern end of the car park. All three trenches can be back-filled if necessary at the conclusion of the test programme. The most appropriate time to undertake this work would be after the closure of the club and prior to demolition.

The second stage of testing should be undertaken after the demolition of the club to the ground surface. At least two test trenches should be excavated within the body of the building in the area of features identified in this report to determine if an archaeological profile has survived the impact of the construction of the present building.

5.3.3 SALVAGE EXCAVATION

If the test programmes of work described in Section 5.3.1 demonstrate that there is an intact archaeological profile on either or both areas of the site it will be necessary to undertake a salvage programme of archaeological excavation. The research values and rarity of this resource require that the information that is contained in the ground be unearthed, documented and made available in the form of an analysis and interpretation. It might also be appropriate to use this evidence to inform some interpretive elements within the final development.

If a salvage excavation is required it could either be undertaken in two stages or as one programme. The car park and forecourt areas could be investigated and documented prior to demolition and the area of the RSL after demolition. Alternatively the entire area could be investigated as one open area excavation after the demolition of the club. The demolition would have to be limited to the present ground surface. Any test or salvage programme on the site for European purposes should incorporate opportunities to test for evidence of Aboriginal occupation.

5.3.4 RESEARCH DESIGN

All archaeological investigation is undertaken to achieve specific outcomes. Defining these outcomes, what information an archaeological programme is anticipated to deliver is normally called a research design. It is a series of questions for which the archaeological profile is likely to make a meaningful contribution. This can be achieved through providing evidence that is unavailable from other sources, for example, artefact assemblages that illuminate aspects of people's lives. It can provide more comprehensive documentation of aspects for which minimal information might only be available, for example, details of buildings or plans of properties for which only the most substantial buildings have been recorded on surveys or environmental conditions either for landscapes or places of occupation.

With respect to the archaeological profile within the development site, should that prove to be intact, the following questions will be addressed:

- Is there evidence of the pre-settlement environment with respect to topography and vegetation?
- Is there evidence of the earliest European associations of the place pre-dating the 1850s with respect to environmental impacts, agriculture or improvements for farms or other buildings?
- Is there evidence of the earliest urban development of the site from the 1850s-1870s and, if so, how does this differ or conform to what is known from archival sources?
- Is there evidence of the later urban period of development from the 1870s to c.1908 and how does this refer to the archival record of the same period?
- Is there evidence of the lives, tastes and economic status of the occupants of these periods evidenced from artefact assemblages;

Is there evidence of the fish market and stores on Gibbons Street and, if so, can these buildings be more fully documented than is now possible from archival sources.

5.3.5 MONITORING

If the test programme of excavation indicates that the archaeological profile has been substantially removed by the construction of the club it would still be prudent to initiate a limited programme of observation and monitoring. It is very unlikely, even in the event of a major site disturbance, that deep-cut features such as wells, cess-pits, drains and artefact assemblages will be completely removed from the site. These elements have limited value in their own right but still can make some contribution to defining site history and the historic character of the area. They should be recorded during the course of redevelopment.

5.3.6 IN SITU CONSERVATION

The development proposal does not provide for any in-situ conservation of archaeological features within the site. Bulk excavation of the entire site will be taken to a depth of fifteen metres. Even in the event of a complex profile being found within the site it is highly unlikely that any single element within it would be of such significance within its own right to warrant conservation. The ability of physical evidence to provide a valuable interpretive component and links between past and present communities is recognised. Consideration could be given in the event of archaeological evidence being found within the site of retrieval and re-use of materials or other interpretive components within the finished development.

5.3.7 ARTEFACTS

Artefacts are the portable relics of occupation; they can encompass evidence of consumption, dress, work, taste, pass-times, beliefs or affiliations amongst many other aspects of human lives. They can also provide assistance to an archaeological enquiry by means of providing chronological parameters.

Artefacts only have value for research and interpretation if they come from a secure context. That means that an artefact or a group or assemblage of artefacts must be recorded in association with the soils and structures with which it or they have been buried; no artefact should be removed from the site or the place in which it was buried until that basic contextual evidence has been recorded by the archaeologist.

This assessment has concluded that the development site could contain assemblages of artefacts in the form of rubbish pits, possibly associated with out-houses or cess pits, sub-floor deposits as well as casual losses.

The information inherent in these collections is only accessible when they have been cleaned and professionally catalogued. The information they can provide with respect to chronology and occupation can be incorporated into the final narrative.

Artefacts that are retrieved from the site should be permanently stored preferably within the development site.

5.3.8 BURIAL PROTOCOL

In the assessment made for Aboriginal archaeological evidence it has been recognised that the potential exists for uncovering burials. It is highly unlikely that there is any evidence of European burials however, during the course of any excavation for European evidence it is possible that older human remains may be found. It is considered a very unlikely circumstance but it is one that requires a protocol in the event that human skeletal material is uncovered during the course of the excavation.

In either case it is absolutely essential to preserve the context in which the bones are recovered; the context can help determine the age and ethnicity of the burial. If the burial is shown to be contemporary or from the recent past the context will need to be preserved as a crime scene for forensic analysis.

The recovery of skeletal material will require that work must stop in the area to ensure the context of the burial is preserved. Determination should then be made as to the bones being human or animal. If they are human a physical anthropologist will need to be consulted to determine the ethnicity of the bones. The context will provide evidence for the age of the burial.

In the case of potential European burials if the remains are from a context that is likely to be more than fifty years old the Heritage Branch will need to be contacted; although the Part 3A approval allows archaeological work to proceed on a site without the normal approvals process the provisions of the Heritage Act that provide protection for relics still apply. It might also be necessary to contact the police; the Coroner's Act (1980) gives the State Coroner jurisdiction over deaths that have occurred in NSW in the last one hundred years.

If the skeletal material is from a context that is less than fifty years the police will certainly need to be contacted and the site may be subject to forensic evaluation.

5.3.9 POST-EXCAVATION DOCUMENTATION

The purpose of a salvage excavation is not simply to excavate the site and remove the archaeology. The objective of the work is to transfer the information now preserved within the ground to a record that will preserve that information in an alternate form in perpetuity and in ways that allow that resource to be used for ongoing research and enquiry. Therefore, the post-excavation programme is an equally important part of the excavation process. During this work the following tasks are accomplished:

- Any artefacts that have been retrieved from the site are curated; this involves cleaning, sorting, cataloguing, entry to an electronic database, boxing and delivery to a long-term repository or archive. A repository for artefacts and site records must be nominated as part of an excavation permit application.
- Additional primary historical research is undertaken where this information will aid in the interpretation of the excavation results
- Soil, pollen and other samples taken during the excavation are sent for analysis and documentation

- Field drawings and notes and photographs are indexed and placed in an archivally secure format
- A report is prepared that documents the work, the results, the interpretation of the information and identifies any specific long term long-term research potential that has been identified during this period of analysis.

5.3.10 INTERPRETATION

An important component of a mitigation strategy can be a provision for interpretation. The purpose of the work is to identify issues, themes or elements specific to a site that help to explain its importance and its role in the development of the community. Interpretation devices do not take the place of archaeology; they act as a guide to the archaeological and historical values of the site. It is possible that a detailed interpretation strategy will need to be prepared if a salvage excavation is undertaken on this site.

5.3.11 OUTCOMES

The ultimate objective of all the work that is undertaken on the site is to provide a permanent record of the evidence that will be lost through the removal of the archaeological profile. For that reason the documentation of the programme at its conclusion is vital. This record of work will need to encompass a description of the methodology, the evidence recovered from the site and its interpretation based on the chronological structure already determined for this place. It must be supported by plans, sections and images produced during the course of the work. If artefacts are recovered from secure contexts they will need to be curated; cleaned and catalogued so that the information they can provide with respect to chronology and occupation can be incorporated into the final narrative.

The final record of this work should be provided to Sydney City Council, local studies collections and the NSW Department of Planning, Heritage Branch. Any artefacts retrieved from the work should be provided with a long-term repository and a copy of the final report should be stored within them.

Interpretive elements should be encompassed within the final development if the outcome of the investigation warrants their inclusion.

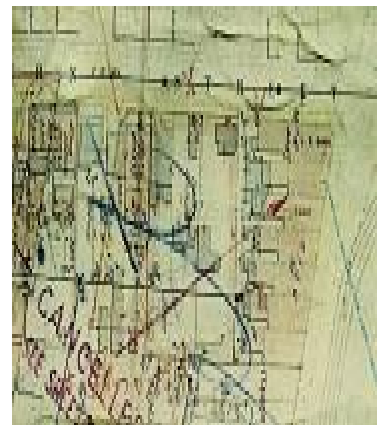
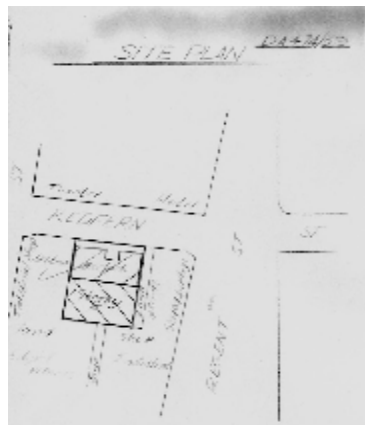
5.4

CONCLUSIONS

- This analysis has demonstrated that the Redfern RSL Club site has a long history of European association and occupation.
- There is the potential for a complex archaeological profile of European history to be preserved within the site but there is insufficient evidence to make a clear determination of its integrity.
- A small programme of test-excavation should be initiated to determine the presence or absence of this profile.
- The results of the test programme will determine the necessity and nature of any future archaeological work on this site.
- Options for future work include observation and documentation as necessary during the course of redevelopment or salvage excavation and documentation preceding development.
- In either case the results of any work on site will need to be documented at the conclusion of the work and the information made available to the statutory authorities and local community.
- It is highly unlikely that any single element within the site would warrant in-situ conservation and the requirement for bulk excavation does not make this feasible.
- Interpretation of the history of this place and the evidence found of that history might be warranted as part of the finished development.
- The proposed development will adversely impact on any potential archaeological evidence preserved within the site but this impact can be mitigated by the strategies described on this report. With respect to archaeological values I would recommend that approval of this project.

6.0

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