

90-102 Regent Street Redfern

Heritage Interpretation Plan

Report to Richard Crookes
Constructions

2 December 2021



@ artefact

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We acknowledge the Gadigal, the traditional custodians of the land on which we work and where the project is located.

We pay our respects to Elders past and present, and extend that respect to any Aboriginal and Torres Strait Islander people who we work with on this project.

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Cultural warning: Aboriginal and Torres Strait Islander peoples are advised that this report contains the names and images of people who are deceased.

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1.0 INTRODUCTION

1.1 Background

The Trustee Company (Australia) Limited ATF WH Regent Trust is proposing a redevelopment of 90-102 Regent Street, Redfern. The project has been identified as a State Significant Development under Schedule 2 of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

The proposal would involve the demolition of existing structures on the site and associated works, and the construction of an 18-storey building comprising non-residential uses (retail/offices/common areas) at ground floor and residential units above for use as student housing. The existing basement structure will largely be retained with additional excavation within the central portion of the basement.

Draft conditions of consent SSD 10382 have been issued for this project. Condition B69 requires the preparation of a Heritage Interpretation Strategy (HIS) and Heritage Interpretation Plan (HIP).

Allen Jack + Cottier, on behalf of The Trust Company (Australia) Limited ATF Regent Trust, engaged Artefact Heritage to produce an Aboriginal and non-Aboriginal *Heritage Interpretation Strategy* (2021). Richard Crookes Constructions have now engaged Artefact Heritage to produce a HIP containing the detailed content of the interpretive elements. Richard Crookes Constructions have also engaged Artefact Heritage to produce a Public Art Strategy (PAS) (forthcoming).

1.2 Conditions

This Heritage Interpretation Plan will respond to B69 in the draft conditions of consent SSD 10382:

HERITAGE INTERPRETATION STRATEGY AND PLAN

B69. A detailed Heritage Interpretation Strategy and a Heritage Interpretation Plan must be prepared in consultation with Council. The Heritage Interpretation Strategy and Heritage Interpretation Plan must incorporate:

- a) Aboriginal history and cultural heritage in accordance with the recommendations of section 9.3.1 of the Aboriginal Cultural Heritage Assessment Report, prepared by Artefact, revision 6, dated 14 October 2020; and*
- b) measures outlining the history and evolution of the area, including and acknowledging Aboriginal associations and values, in accordance with the recommendations of section 9.2.1 of the Statement of Heritage Impact, prepared by Artefact, revision 2, dated 14 October 2020.*

Prior to the issue of any Construction Certificate, details demonstrating compliance with this requirement shall be submitted to the Certifier and to the Planning Secretary.

In relation to heritage interpretation, Section 9.3.1 of the Aboriginal Cultural Heritage Assessment Report (ACHAR) (Artefact, 2020a) recommends:

Heritage interpretation

The key aim of heritage interpretation would be to connect the contemporary experience of student residents and the public with the Aboriginal cultural values

associated with the Redfern region (see Section 7.0). Heritage interpretation elements initially suggested for consideration at the site in the draft ACHAR included:

- *Engaging Aboriginal artists to develop designs/artworks that could be incorporated into the built form through design features such as:*
 - *Facades*
 - *Paving*
 - *Murals*
 - *Artwork*
- *Incorporating local Gadigal words into naming conventions within the building (room names, floor names), in consultation with RAPs*
- *Incorporating native plant species into any plantings*
- *Providing interpretive information regarding the Aboriginal history of the site within common areas, developed in consultation with RAPs*

In accordance with this management measure, the proposed development has incorporated Aboriginal artwork into precast concrete façade of the building as well as within several windows. The artist engaged for the project, Nicole Monks, will undertake consultation with the RAPs as part of the development of the artwork. In addition to the Aboriginal artwork within the built form, it is understood that the landscape plan for the proposed works includes the use of native grasses within the landscape plan (Turf Design Studio 2020).

In relation to heritage interpretation, Section 9.2.1 of the Statement of Heritage Impact (SoHI) (Artefact, 2020b) recommends:

Built heritage

The site is located in the vicinity of several listed heritage items of both State and local significance. Therefore, the following recommendations are made:

There is an opportunity for provision of interpretation measures outlining the history and evolution of the study area. A Heritage Interpretation Strategy should therefore be considered for the project. This should also include and acknowledge Aboriginal associations and values.

1.3 Site location

The site is 90-102 Regent Street, Redfern, located within the City of Sydney Local Government Area (LGA). The site comprises Lots 1, 2 and 3 DP 3954, Lot 1 DP 184335, SP 57425, and a portion of Lot 10 DP 1026349. The site is bound by Marian Street to the north, Regent Street to the east, and 104-116 Regent Street to the south, and William Lane to the west (Figure 1).

1.4 The proposed development

The proposal includes demolition of existing buildings and structures at 90 - 102 Regent Street and construction of an 18-storey student accommodation development including 408 beds (comprising of 338

1.5 Scope of the report

A HIP is a tool that provides an approach for transmitting messages about the cultural heritage values of a place to visitors, users and other audiences. Based on the existing HIS, the HIP identified the appropriate interpretive media, provides final content and final locations for all approved interpretation elements. A Public Art Strategy, which incorporates recommended artworks outlined in the HIS, is also under preparation.

This HIP addresses both Aboriginal and non-Aboriginal (historical) heritage to ensure an integrated approach for heritage interpretation at the site, and also includes consultation with stakeholders to inform the development of interpretive content and design.

The next steps, following the finalisation of the HIP, include the production and installation of interpretive media onsite. This is outside of the scope of this report.

1.6 Methodology

This HIP has been prepared in accordance with the NSW Heritage Office's *Interpreting Heritage Places and Items: Guidelines* (2005), *Heritage Interpretation Policy* (as endorsed by the Heritage Council in 2005), *Ask First: A Guide to Respecting Indigenous Heritage Places and Values* (Australian Heritage Commission, 2002) and the draft *Connecting with Country Framework* (Government Architect of New South Wales [GANSW], 2020).

The *Heritage Interpretation Policy* states that:

The interpretation of New South Wales' heritage connects the communities of New South Wales with their heritage and is a means of protecting and sustaining heritage values. Heritage interpretation is an integral part of the conservation and management of heritage items, and is relevant to other aspects of environmental and cultural management and policy. Heritage interpretation incorporates and provides broad access to historical research and analysis. Heritage interpretation provides opportunities to stimulate ideas and debate about Australian life and values, and the meaning of our history, culture and the environment.

The NSW Heritage Office's *Interpreting Heritage Places and Items: Guidelines* provides 'The Ingredients for Best Practice' which is shown below.

Table 1: Best practice principles

Ingredient	Outline
1: Interpretation, people and culture	Respect for the special connections between people and items.
2: Heritage significance and site analysis	Understand the item and convey its significance.
3: Records and research	Use existing records of the item, research additional information, and make these publicly available (subject to security and cultural protocols).
4: Audiences	Explore, respect and respond to the identified audience.
5: Themes	Make reasoned choices about themes, stories and strategies.
6: Engaging the audience	Stimulate thought and dialogue, provoke response and enhance understanding.

Ingredient	Outline
7: Context	Research the physical, historical, spiritual and contemporary context of the item, including related items, and respect local amenity and culture.
8: Authenticity, ambience and sustainability	Develop interpretation methods and media which sustain the significance of the items, its character and authenticity.
9: Conservation planning and works	Integrate interpretation in conservation planning and in all stages of a conservation project.
10: Maintenance, evaluation and review	Include interpretation in the ongoing management of an item, provide for regular maintenance, evaluation and review.
11: Skills and knowledge	Involve people with relevant skills, knowledge and experience.
12: Collaboration	Collaborate with organisations and the local community.

This document has also been informed by the Australia International Council on Monuments and Sites (ICOMOS) *Burra Charter*, 1999. The *Burra Charter* defines interpretation as ‘all the ways of presenting the cultural significance of a place’, which may be achieved through a combination of the treatment of heritage fabric, the use of the place, or activities undertaken at the place, and the introduction of material explaining this history (Article 1.17). Interpretation should provide and enhance understanding of the history, significance and meaning, as well as respect and be appropriate to the cultural significance of a place (Article 25).

Additionally, the HIP has been prepared in accordance with the definitions and principles within *Ask First: a guide to respecting Indigenous heritage places and values* (Australian Heritage Commission, 2002), particularly in relation to consultation processes undertaken for the development of the HIS, ownership and acknowledgement of cultural knowledge.

The development of this HIP has been guided by the Government Architects Office draft framework *Connecting with Country*.¹ This framework assists with understanding the value of Aboriginal knowledge in the design and planning of places/built environment project. The key principles of *Connecting with Country* are:

- Thinking differently about Country means prioritising Country
- Gaining cultural awareness is the first critical step towards connecting with Country
- Gaining an understanding of Country requires leadership from Aboriginal people.

An understanding of Country, how that is expressed through culture and how it forms identity is key to the *Connecting with Country* framework. The framework defines a number of pathways to work towards Connecting with Country in built environment projects:

- Learning from first languages and place names
- Developing mutually beneficial relationships with Country
- Reawakening memories of cultural landscapes
- Finding common ground through sharing knowledge and ways of knowing.

This HIP will use these frameworks for guidance in undertaking consultation and recommending appropriate interpretation strategies.

¹ Government Architects Office, draft 2020. *Connecting with Country*.

1.7 Authorship

This report has been prepared by Alex Gaffikin (Senior Associate – Interpretation, MSc, BSc, BA) and Darrienne Wyndham (Senior Heritage Consultant – Interpretation, Master Museum and Heritage Studies, BA) with input and review by Carolyn MacLulich (Artefact Principal, BEd (Hons), Master of Letters in Museum and Heritage Studies).

2.0 INTERPRETIVE APPROACH

2.1 Introduction

The HIS identified a set of interpretive principles and a suite of key interpretive stories for the site. These are summarised below.

2.2 Key interpretive principles

The key interpretative principles for the Regent Street site's heritage interpretation are as follows:

- Present the site as a locally distinct area within a significant cultural landscape, the product of different phases of land-use and occupation.
- Incorporate documentary research and graphic material to illustrate and express the historic significance of the site in a clear and engaging manner.
- Incorporate salvaged material and found artefacts, if applicable, into the interpretation.
- Ensure that the interpretive media chosen are accessible and designed to engage and stimulate interest.
- Collaborate with relevant Aboriginal stakeholders to ensure interpretation strategies adhere to the cultural heritage significance of the area.
- Ensure that on-site interpretive media are developed in a way that complements the building and landscape design of the site, and the historical characteristics of the area and surrounding landscape.

2.3 Key stories for interpretation

Key stories are a vehicle for structuring information to convey the layered history of the site and its wider cultural landscape. The 90-102 Regent Street Redfern site has a rich and complex history, both from an Aboriginal and a European perspective.

In order to simplify the interpretive structure and to provide some major anchor-points, three key interpretative stories have been identified through the analysis of the NSW Historic Themes (as outlined in the HIS) and further research:

- Always was, always will be
- Redfern's residences and retail
- The corner pub.

These three interpretive focal points form the basis for developing the content and structure of interpretive elements and allow interpretive media to be arranged in accessible groupings.

2.4 Consultation process

A key component for developing heritage interpretation is community and stakeholder consultation, which has been undertaken throughout the life of the project:

- The project ACHAR (Artefact 2020a), which included an outline of the interpretation approach, was provided to the 16 Registered Aboriginal Parties (RAPs) in April 2020 as part of the

consultation process, and no comments were received. The HIS was also provided to the RAPs in May 2021, however no comments were received.

- Consultation also occurred over the concept designs for artwork developed by Uncle Chicka Madden and Nicole Monks during 2020 (see Public Art Strategy (forthcoming)).
- As required by Condition B69, consultation with City of Sydney Council over the HIS was undertaken in May 2021 and recommendations were included in the HIS.
- As required by Condition B69, consultation with City of Sydney Council over the HIP was undertaken in November 2021 and the HIP was approved (see Section 6.0). As recommended the exact sizes and locations for the interpretative panels were included in the final HIP.

2.5 Audience identification

Heritage interpretation is most effective when potential audiences are identified and specifically targeted. It is important to define audience categories to ensure that interpretive media - their location, orientation, content and design - are designed to provide engaging and informative experiences relevant to those audiences.

Two main audience groups have been identified for the site:

- Student residents of the new development, and their visitors (a changing population)
- Local Redfern residents (a more static population).

3.0 INTERPRETIVE MEDIA

3.1 Introduction

The following interpretive media to communicate the key stories of the 90-102 Regent Street Redfern site were recommended and approved in the HIS:

- Engagement of an Aboriginal artist/designer to integrate Aboriginal heritage values and stories in the built form and design of the new development (a Public Art Strategy is forthcoming, detailing the artwork designs, consultation process, maintenance and budget).
- Interpretive panels/wall features addressing the Aboriginal heritage of the surrounding Redfern area, the European heritage of the site, and in particular the Cook/Bunnerong Hotel with Vernon's historic plans as a feature.
- Use of local Aboriginal language words for naming spaces within the development.
- Planting of native plant species in the landscaping.
- Display/reuse of salvaged items as interpretive features (see Salvage Strategy, Artefact 2021).
- If archaeological resources are found during works, and depending on their type and condition, a display of representative artefacts with contextualising information to be included in the new development (TBC, Excavation Report under preparation).

The sections below provide the detailed content and locations for the approved interpretive media.

3.2 Integrate Aboriginal heritage values into the built form

Creative practices relating to space-making and the built form can be powerful devices to reflect Aboriginal cultural values. Integrating contemporary Aboriginal design features within a new development can send a strong message about the link between Aboriginal people and the landscape, and subtly allow for reflection of contemporary connections to the land.

Key interpretive story:

- Always was, always will be.

As a first response to this approach, concept designs for an integrated artwork were commissioned from local Aboriginal artist, Nicole Monks (for full details see Public Art Strategy, forthcoming).

Nicole Monks is a multi-disciplinary artist of Yamatji Wajarri, Dutch and English heritage, living and practicing in Redfern. Her concepts for 90-102 Regent Street celebrate the continuous connection of Aboriginal people to this land, the water and skies. The artwork consists of three elements:

- A large scale stylised three-dimensional spear fixed to the north-eastern corner of the tower
- Stylised fish embossed onto the cladding of the north-eastern corner of the tower
- Graphics overlays to ground floor glazing, representing First Nations hunters traversing the landscape and looking out over the city, on Marion Street and William Lane.

The artwork will be developed in consultation and collaboration with Gadigal and the local community through a workshop, and codesigned with Luke Russell, a Worimi man who is currently working to

enliven traditional tool making practices. The development of the artwork would be an exchange of knowledge and practice and would see the local community have a hand in making the final artwork.

Since initial concept and DA approval, the name of the artwork has changed from *muding magura* to *galara magura* which Monks has identified as the Darug/Sydney Language term for 'harpoon fish'. Monks is further developing the appropriate language with a consultant.

Accompanying the artwork would be an artist statement panel about the work, which would also acknowledge the contributions of Traditional Knowledge from the Gadigal community. The artist statement panel will be located on an external wall near the artwork to provide context for the artwork. Exact location to be confirmed with Richard Crookes Constructions.

Figure 3. Concept designs for artwork at 90-102 Regent St, by Aboriginal artist Nicole Monks, mili



L – Glazing facing Marion Street, R – façade facing Regent Street



Glazing facing William Lane

3.2.1 Locations

- New building façades facing Regent Street, Marion Street and William Lane.

Figure 4. Locations of *galara magura*, Site Analysis, DA1002/3. Source: AJ+C (with Artefact mark-ups)

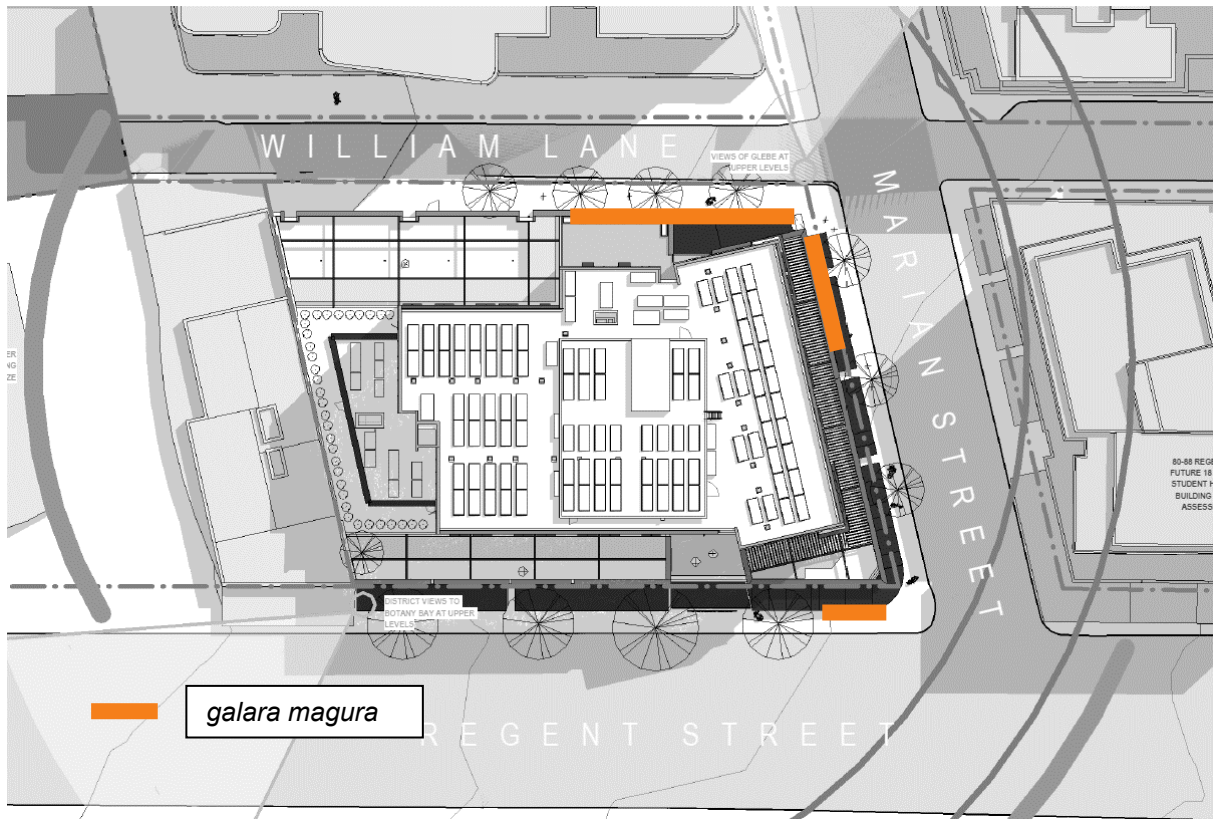


Figure 5. Artist's impression of the building with designs, Perspective 2, DA0002/3. Source: AJ+C



3.3 Interpretive panels/wall features

Interpretive panels/wall features can convey key information about both the Aboriginal history and connections to the area and the European history of the site. Well-designed and written interpretive panels are an excellent media for effectively conveying key messages. Large scale photo panels are also effective devices for conveying historical information. If integrated into the design of the development, they can be strategically located to gain appropriate exposure.

Interpretive panels placed within the common areas of the Regent Street development will provide a vehicle for acknowledging both the Aboriginal and the non-Aboriginal heritage of the site. These interpretive features would be targeted to student residents and their visitors - a changing group - with the capacity to provide information that can connect these audiences more closely with the community they are living within.

Four interpretive panels were recommended in the HIS and approved:

- External/foyer area – panel 1 and large graphic wall feature (The Corner Pub)
- Ground floor – panels 2 and 3 (Always was..., and Becoming Redfern)
- Outside wall – panel 4 (Artist Statement).


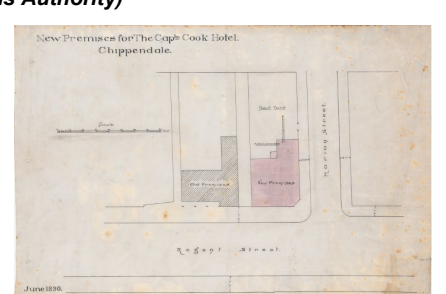
Key interpretive stories:

- Always was, always will be
- Redfern's residences and retail
- The corner pub.

The text and images for each panel are included below.

3.3.1 External / foyer area - Panel 1 and large graphic wall feature (the corner pub)

3.3.1.1 Panel 1: DRAFT text

<p>The corner pub</p> <p>You are standing on the site of the Captain Cook Hotel which was renamed The Bunnerong Hotel in 1895. From the 1870s to the 1980s, this small corner pub catered to Redfern's thirsty locals, who bent their elbows at the bar after a long day's work.</p> <p>A Vernon design</p> <p>The designs for the hotel came from the studio of renowned Sydney architect Walter Liberty Vernon. Vernon completed drawings for the Captain Cook Hotel in 1890, just before he took the appointment as the New South Wales Government Architect. He went on to design some of Sydney's most famous buildings, including the Art Gallery of New South Wales and Central Station Terminus Building.</p> <p>The Bunnerong Hotel</p> <p>The Captain Cook Hotel was first built on this spot in 1870 and revamped by Vernon around</p>	 <p>Exterior elevation for the 'New Premises for the Captain Cook Hotel' by W. L. Vernon, 1890 (State Archives and Records Authority)</p> 
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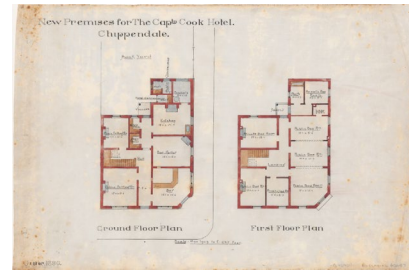
1890. During this time, there were no shortage of pubs in Redfern; the Captain Cook Hotel was one of twelve establishments on Regent Street alone! There were also four other Captain Cook Hotels in Sydney, including pubs close by in Botany and Moore Park. In 1895, the pub was rechristened the Bunnerong Hotel by licensee Arthur Hammond.

Over the next decades, the Bunnerong Hotel saw many colourful publicans. Licensees included Cornelius and Ellen Devir, who ran the corner pub from 1901-1938, the Finlayson family, who took over in the 1940s, and George Albert Kennedy.

A new life

The Bunnerong Hotel closed its doors in February 1982. Since then, the building has been used as a medical centre, office space and residence. Elements of the pub's decor have been incorporated into the new building as a tribute to its long service to the community.

Exterior plans for the 'New Premises for the Captain Cook Hotel' by W. L. Vernon, 1890 (State Archives and Records Authority)

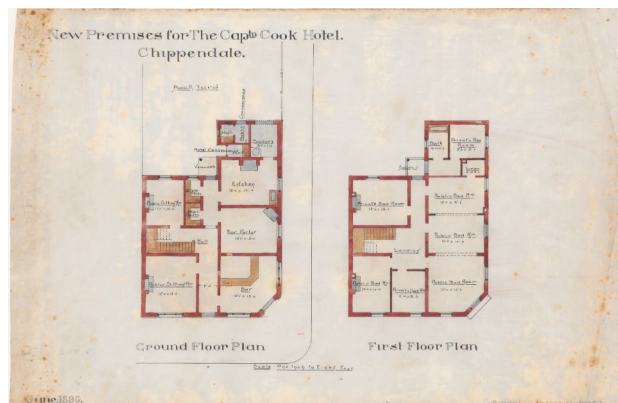


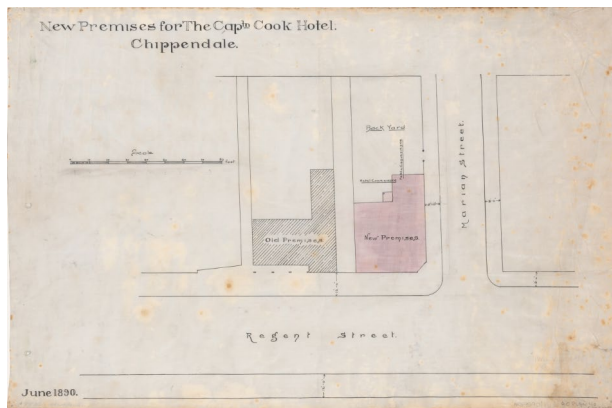
Interior plans for the 'New Premises for the Captain Cook Hotel' by W. L. Vernon, 1890 (State Archives and Records Authority)



Bunnerong Hotel, 1949 (Tooths Yellow Cards, Australian National University)

The panel would be accompanied by large scale reproductions of Vernon's drawings, that can be seen from the street, as per City of Sydney Council's requirements.





3.3.2 Location

Vernon's plans for the pub would be displayed as large-scale wall feature in a location accessible to the general public at the entrance area, together with contextualising information in panel 1. Panel size area is 4000mm x 2100mm.

Figure 6: Location of Vernon's plans and panel 1, Ground Floor, DA2001/3. Source: AJ+C (with Artefact mark-ups)

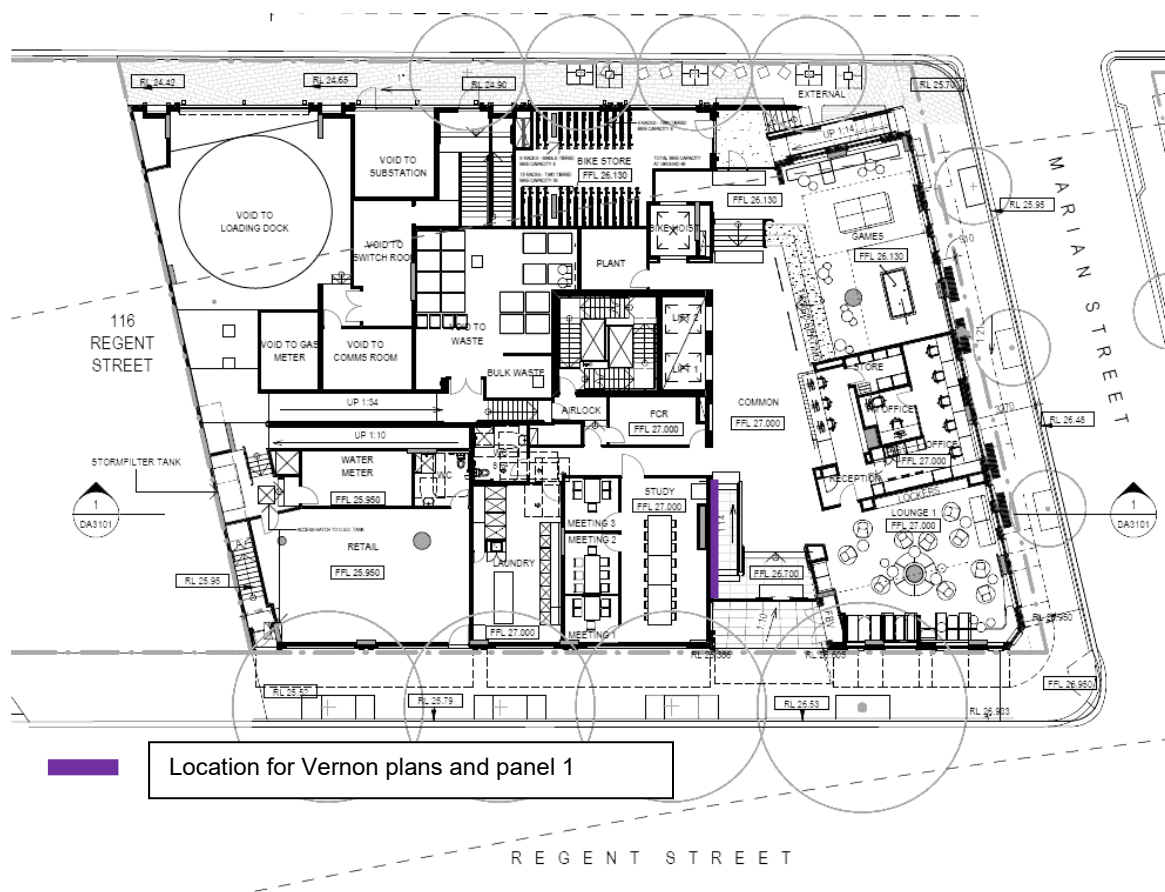


Figure 7: Location of Vernon's plans and panel 1, Ground Floor, AJC-AR-DWG-3101. Source: AJ+C (with Artefact mark-ups)



3.3.3 Ground floor panels – Panel 2 and Panel 3

3.3.3.1 Panel 2: DRAFT text

Always was...

You are standing on Gadigal land. For tens of thousands of years, the Gadigal have cared for this Country, maintaining the land and waters that provided food, shelter and stories.

This area is part of a traditional Gadigal walking track linking local camping grounds to *Warrane* (today's Sydney Cove). Following colonisation, the Gadigal population was devastated by introduced disease and displacement from Country. Redfern rapidly industrialised during the 1840s, and Aboriginal men and women worked in local factories and the Eveleigh Railway Workshops.

...always will be...

During the 1930s, Aboriginal people from all over NSW began migrating to Redfern, searching for work and lost family members. A proud community was built at Redfern, where Aboriginal people practiced culture and raised their families in safety. By the 1970s, Redfern was the centre of the national Aboriginal rights movement. Community-run organisations including the Aboriginal Housing Company, the Block, Aboriginal Legal Service, Aboriginal Medical Service and the Black Theatre were founded in Redfern.

Redfern continues to be a strong, supportive Aboriginal community in the inner city.



View of Sydney, looking towards old Barrack Square, ca. 1818



Aboriginal Medical Service, Redfern, 1974 (National Archives)

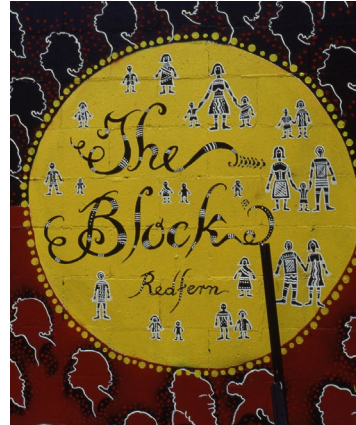
Cultural warning: Aboriginal and Torres Strait Islander people are warned that this panel may show images of persons who have passed away.

...Aboriginal land...

While you are here, take time to experience Country. Visit the gardens to see and smell native plants like lilly pillies, gristle ferns, blueberry lilies and pigface figs.

Speak the language of the local Aboriginal people, which has been used to name spaces in this building.

Step outside to see the artwork *galara magura* which means 'harpoon fish'. It represents the deep cultural and spiritual connection between the Gadigal and the water.



Community mural at The Block, Redfern c.2000s. (City of Sydney Archives)

3.3.3.2 Panel 3 DRAFT text

Becoming Redfern

Two hundred years ago, the suburb of Redfern was very different to what you see today. On the fringe of Sydney colony, the land was used for growing crops and grazing animals.

In 1819, this site was part of a land grant to William Chippendale, which became known as the Chippendale Estate in the 1840s. Wealthy families began to build large houses at the Chippendale Estate, just outside the growing Sydney colony. Regent Street, originally named Botany Road, first appeared on maps in the 1860s.

Residences and retail

During the 1880s, the Eveleigh Railway Workshops and Eveleigh Station were established nearby. Rail workers and their families flocked to Redfern, with narrow terrace housing hastily built to accommodate the rapidly increasing population. These developments drastically altered the streetscape of the entire suburb.

In the early 1900s, this site on Botany Road was occupied by the Bunnerong Hotel and a row of busy shops. The street was renamed Regent Street by 1938.

Regent Street saw many businesses rise and fall in the twentieth century, with crockery stores, tailors, milliners, coffee shops, barbers and florists selling their wares over the years. Following the subsequent gentrification of Redfern in the 1990s, Regent Street's character evolved into the cosmopolitan, residential area it is today.



Detail showing 90-106 Regent Street from 1844 plan 'Part of the Chippendale Estate, the property of W. Hutchinson, and actual survey.' (SLNSW Z/M4811.1819/1844/1)



Corner of Regent Street and Marian Street, 1930 (Tooths Card, Australian National University)



Jenkins Florist Redfern, located at 96 Regent Street, Redfern during the 1970s (City of Sydney Archives)

3.3.4 Location

These panels would be affixed to walls in common areas, as per plans below. Dimensions of the panels are 1000mm x 1500mm.

Figure 8 Locations of panels 2 and 3, Ground Floor, DA2001/3. Source: AJ+C (with Artefact mark-ups)

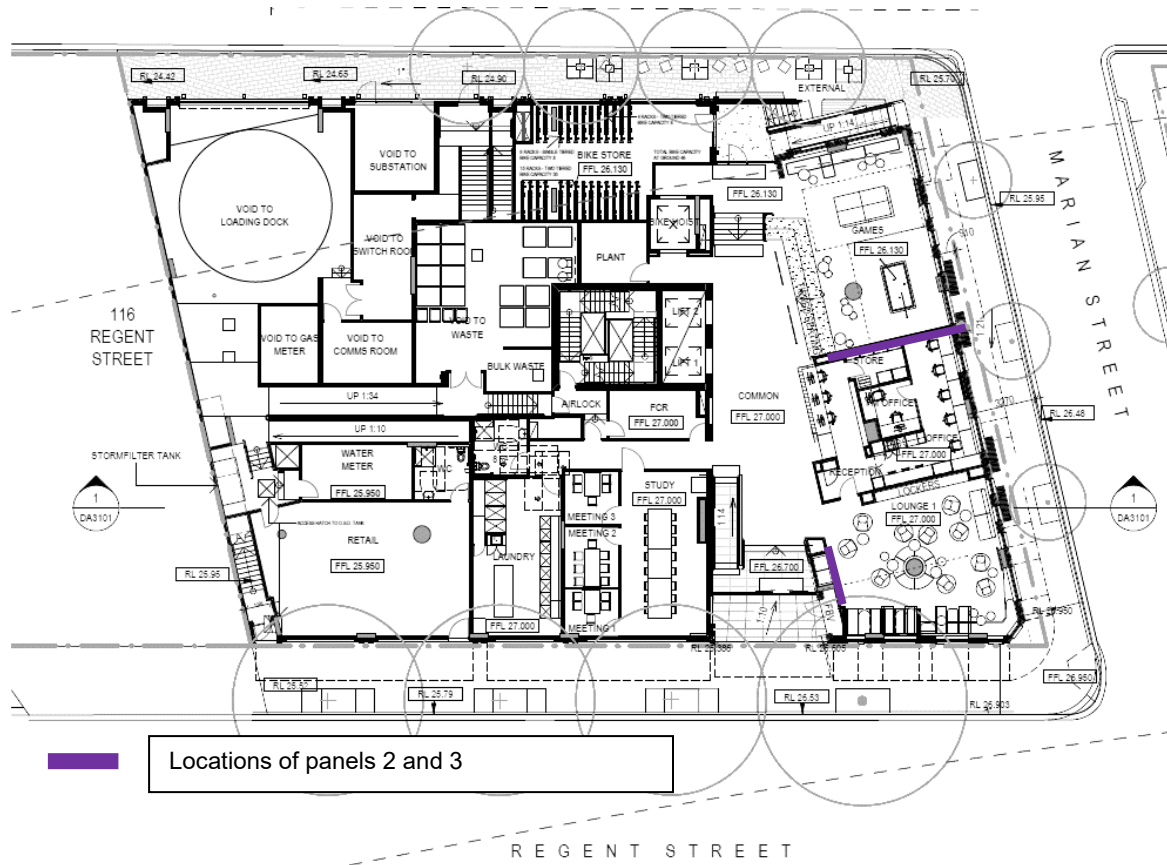


Figure 9: Locations of panels 2 and 3, Ground Floor, AJC-AR-DWG-3101. Source: AJ+C (with Artefact mark-ups)



2 SECTION B - EAST WEST
1:200

3.3.5 Outside area – Panel 4

An artist statement panel for the external artwork is to be located on the external façade so it is accessible to the general public. The design and location of the artist statement panel will be developed in consultation with the artist. See the Public Art Strategy (Artefact 2021) for details.

Figure 10: Recommended location of artist statement, Ground Floor, DA2001/3. Source: AJ+C (with Artefact mark-ups)

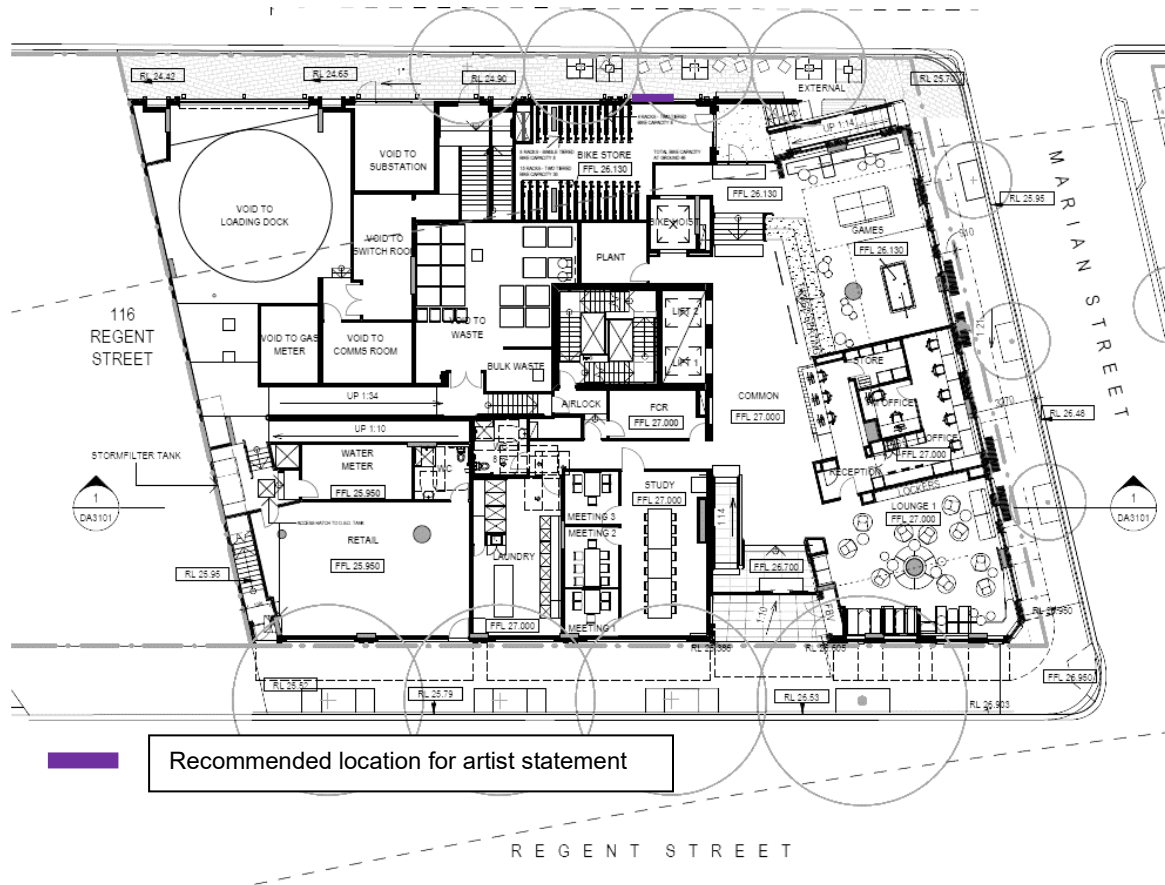


Figure 11: Recommended location of artist statement, Ground Floor, AJC-AR-DWG-3002. Source: AJ+C (with Artefact mark-ups)

Note, to be confirmed with the artist (see the Public Art Strategy, in development, for details)



3.4 Naming

The names given to places convey their significance through a sense of history, identity and connection between people and a place. For Aboriginal people, connection with Country is intrinsically connected to identity through language, cultural practices and long held relationship between people and the land. Using Aboriginal words, or phrases to name key features in the new development as an interpretive option that recognises Aboriginal cultural heritage values could be considered.

In consultation with the project's architects, common area locations for using Darug naming elements were identified: three meeting rooms on the Ground Level, two outside areas, two meeting rooms and a screen room on level 2. Words for the meeting rooms and screen (cinema) room could link to processes related to gathering, learning and daily activities appropriate to a student accommodation facility. Words for the outdoor areas could be related to the native plants from the area or connect to elements of Country.

The names would be applied to the glass doorways/walls, with Darug language first and most prominently, followed by an English translation. Recommended words are listed below, sourced from *The Sydney Language* by Jakelin Troy², as recommended by the Metropolitan Local Aboriginal Land Council (LALC).

Key interpretive story:

- Always was, always will be.

3.4.1 Content

The draft content for Aboriginal language naming at Regent Street is included below.

Table 2: Darug words about activities and relationships to name rooms and spaces

Location	Darug word	Translation
Ground floor meeting room 1	baya	speak
Ground floor meeting room 2	ngara	listen, hear, think
Ground floor meeting room 3	djamu	here I am
Level 2 screen	gumal	friendship
Level 2 meeting room 1	waranara	seek
Level 2 meeting room 2	mayala	stop a while
Level 2 Outdoor area 1	bamal	earth
Level 2 Outdoor area 2	badu	water

² Darug translations sourced from Troy J., 2018 *The Sydney Language*.

Previous consultations for developments in Redfern with Metropolitan Local Aboriginal Land Council have advised that this publication is the most appropriate source to use.

3.5 Plantings

Section 9.3.1 of the project ACHAR (Artefact, 2020a) recommended plantings of species that were in the Sydney area prior to European arrival, and therefore part of the Indigenous landscape. Turf Design Studio (landscaping) are therefore incorporating plants native to Australia, Eastern Australia and Gadigal Country into the current designs including native grasses, gristle ferns, lily pillys and dianella.

Key interpretive story:

- Always was, always will be

The list of plants proposed for the site by Turf are included below. The plants native to Gadigal Land (as per the plant list of native species at the Royal Botanic Gardens ‘Cadi Jam Ora – First Encounters Garden’) are highlighted in orange. Australian native grasses (Clade: Monocots) as specified in the ACHAR, are highlighted in green. *Dianella revoluta* – highlighted in grey - is both a grass and native to Gadigal land.

Table 3: List of plants from the current planting schedule. Source: Turf Design Studio

Plant name	Common name	Origin
<i>Pistacia chinensis</i>	Chinese pistache	Central and Western China
<i>Leptospermum Petersonii</i>	Lemon scented tea tree	Eastern Australia
<i>Platanus x acerfolia</i>	London Plane	
<i>Syzygium austral</i> ‘aussie southern’	Lilly Pilly	Australia
<i>Tristanopsis Laurina</i>	Water gum	Eastern Australia
<i>Waterhousea floribunda</i>	Weeping lilli pilli	Eastern Australia
<i>Dianella revoluta</i>	Blueberry lily	Australia
<i>Goodenia Ovata</i>	Hop goodenia	South-Eastern Australia
<i>Lomandra tanika</i>	Mat rush	Australia
<i>Cordyline stricta</i>	Slenda Palm lily	New South Wales further north to Queensland
<i>Crinum pedunculatum</i>	Swamp lily	Northern Territory, Queensland and New South Wales, Australia as well as New Guinea And Some Pacific Islands
<i>Blechnum cartilagineum</i>	Gristle fern	Eastern Australia
<i>Pellaea falcata</i>	Sickle fern	Eastern Australia
<i>Lomandra hystrix</i>	Green mat-rush	Eastern Australia
<i>Dietes robinsoniana</i>	Lord howe wedding lily	Lord Howe Island
<i>Ficinia nodosa</i>	Knotted club rush	Australia and New Zealand.
<i>Viola hederacea</i>	Native voila	Australia

Hymenoporum flavum 'gold nugget' Native Frangipani

Queensland and New South Wales in rainforest and tall open forests. Also occurs in New Guinea.

Goodenia ovata 'Edna Walling Coverup'

Goodenia tenacity

Acmena smithi 'Allyn Magic'

Lilly pilly

Australia

Pandorea jasminoides

Bower plant

Eastern Australia

Blechnum 'silver lady'

Miniature tree fern

Fiji

Centella asiatica

Indian pennywort

Asia

Dichondra 'silver falls'

Silver dichondra

Central and North America

Carissa macrocarpa

Natal plum

Southern Africa

Liriope 'evergreen giant'

Turf lilly

East Asia

Carpobrutus glaucescens 'yellow'

Pigface Fig

Eastern Australia

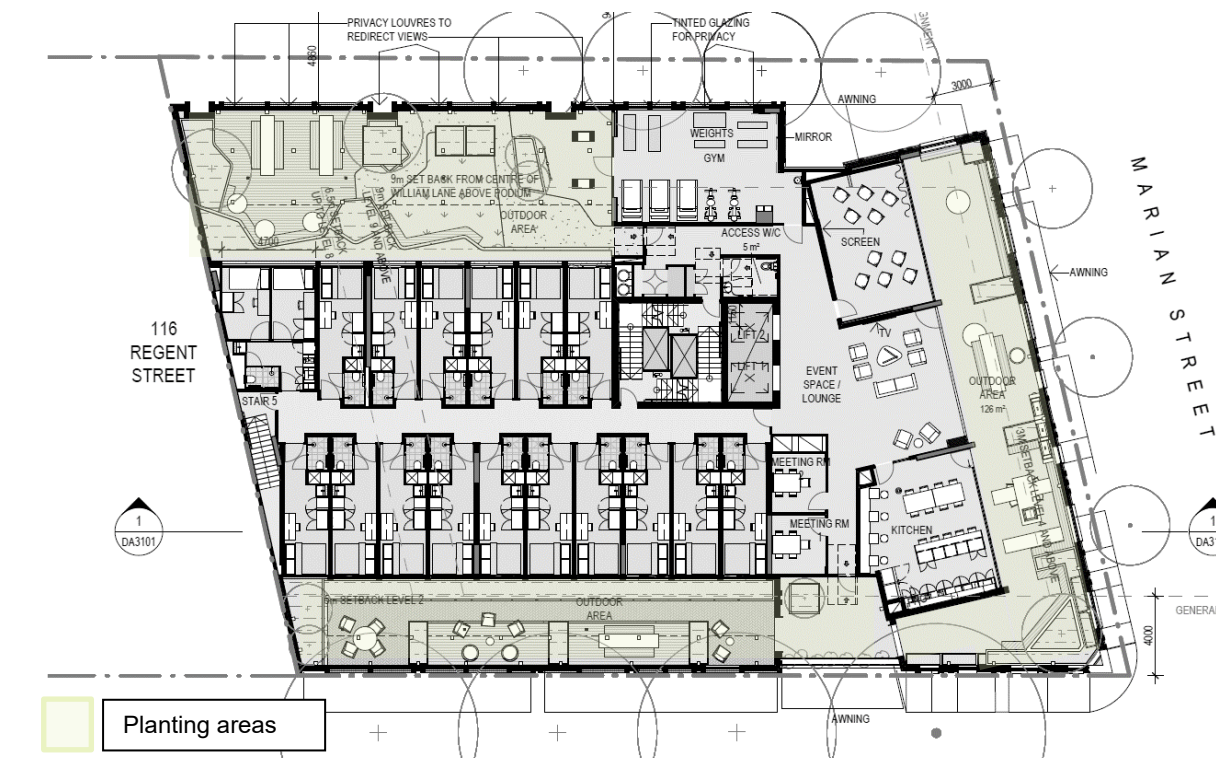
Sollya heterophylla

Bluebell creeper

South Western Australia

3.5.1 Locations

Figure 14: Locations of plantings, Level 2 Plan, DA2001/3. Source: AJ+C



3.6 Display or re-use of salvaged material

Salvaged material, including pressed metal ceiling panels, tiles and fireplaces as recommended in the Salvage Strategy (Artefact 2021), would be used as interpretive decorative features within the new development. Walls on the ground and second floor have been identified as spaces for displaying the

salvaged material. Each set of salvaged material would be accompanied by a small label, providing contextualising information.

Key interpretive stories:

- Redfern's residences and retail
- The corner pub

3.6.1 Draft content

Each of the salvaged materials would be accompanied by an explanatory label describing their origin and use. Draft content and examples of material salvaged from the site are included below.

Table 4. Draft object labels, Regent Street salvaged materials

Draft object labels for salvaged materials – TBC

Pressed metal ceiling panels

Homes and hotels in the Sydney area that were built in the late 1800s and early 1900s often had pressed metal ceilings of intricate designs. The panels were made by Wunderlich, a company that initially imported pressed metal ceiling panels from Germany but began manufacturing them in Sydney from the 1880s. Pressed metal ceiling panels were regarded as an economical and fashionable alternative to plaster ceilings, as they lasted longer than plaster which tended to crack and fall. These panels were salvaged from the buildings at 90-102 Regent Street which were built in the 1890s.

Decorative tiles

The shops and pub that used to be on this site were built in the 1890s and retained much of their original or early decorative tiling at their entrances and as features around fireplaces. These tiles were salvaged from the buildings at 90-102 Regent Street.

Fireplaces

The buildings that used to be on the site of 90-102 Regent Street were two storey 'shop-top' single fronted buildings. Downstairs were the shops, while upstairs were the homes. These fireplaces were once the only source of heating for the families and shopkeepers who lived in these buildings.

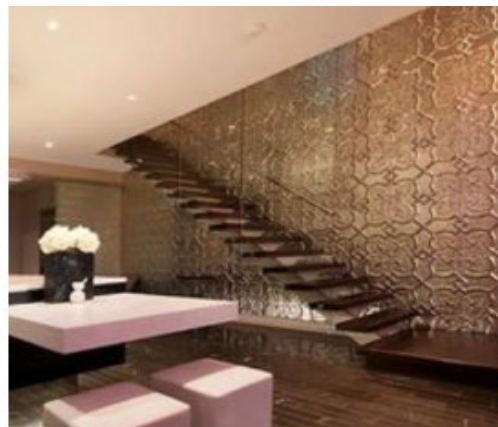
Figure 15: Salvaged ceiling panels. Source: RCC and Wee Hur Australia



Figure 16: Salvaged fireplaces 1 and 3 with tiling. Source: RCC and Wee Hur Australia



Figure 17: Examples of pressed metal ceiling panels being used as wall features in new developments



3.6.2 Locations

The salvaged material would be instated as decorative pieces on the ground floor and Level 2 of the new building in the common areas. Locations for the salvaged material are below.

Figure 18: Locations for inclusion of salvaged material, Ground Floor, DA2001/3. Source: AJ+C (with Artefact mark-ups)

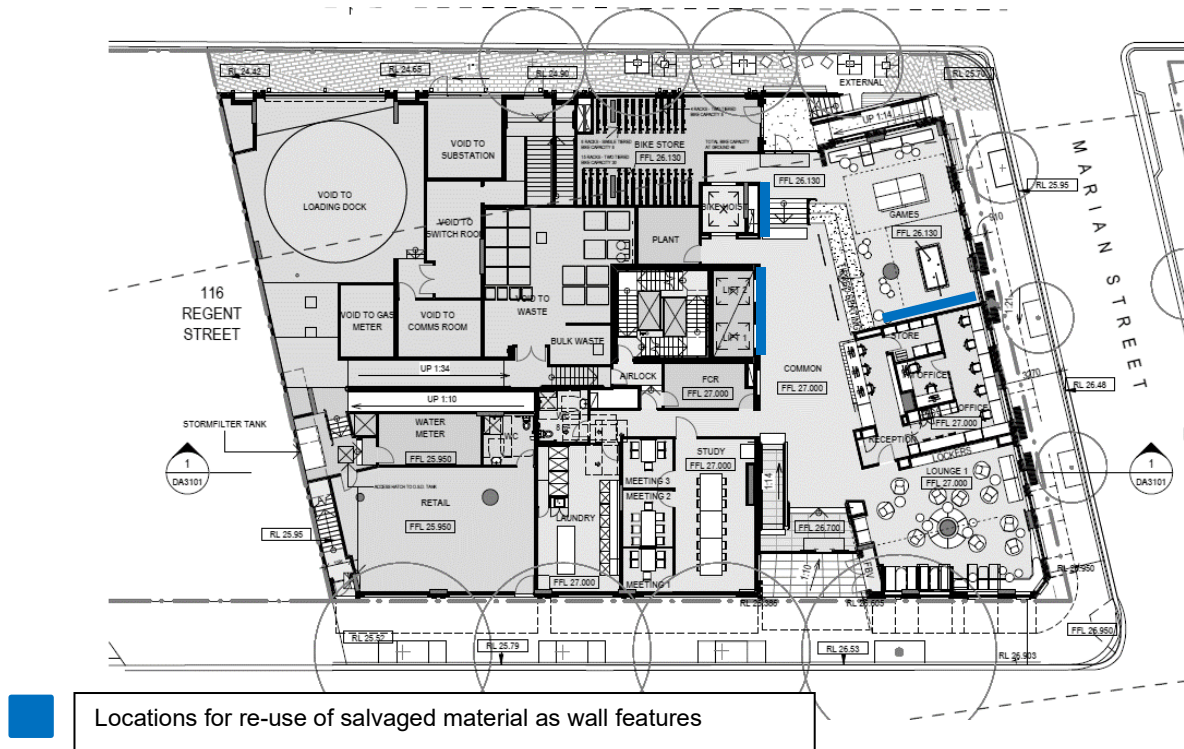
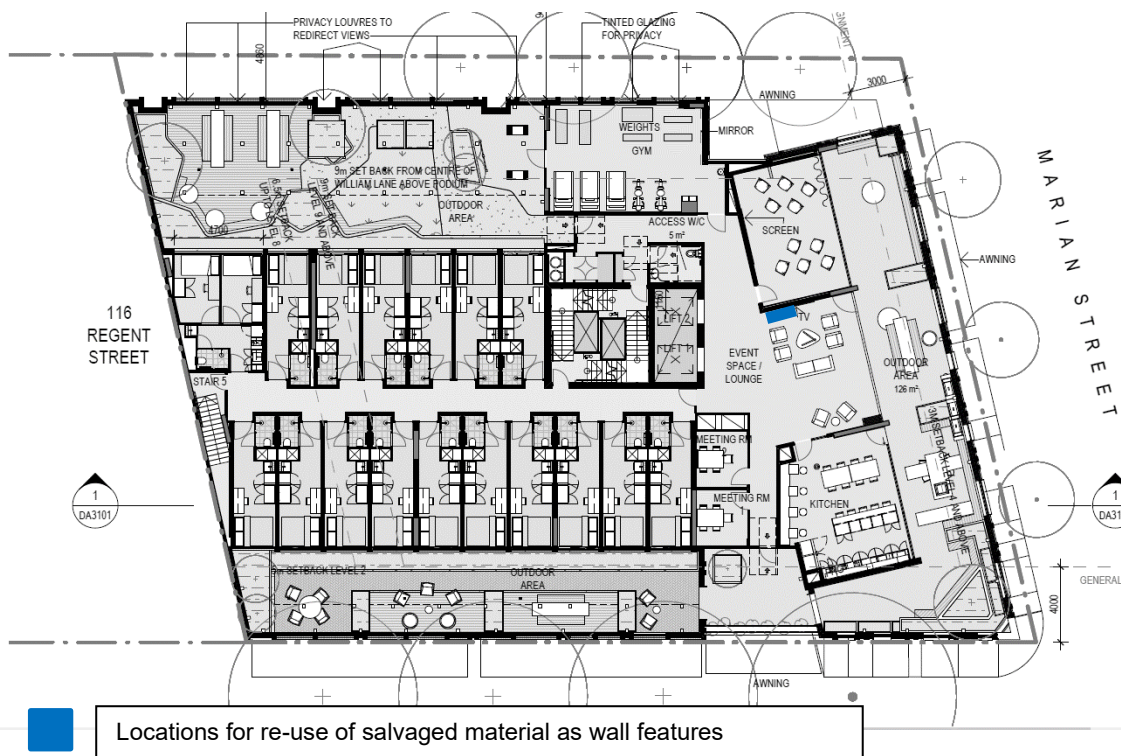


Figure 19: Locations for possible inclusion of salvaged material, Level 2 Plan, DA2001/3. Source: AJ+C (with Artefact mark-ups)



3.7 Display of archaeological resources (if found during works)

The results report for the historical archaeological test excavation (Artefact 2021) for the project reported the finding of late 19th and early 20th century ceramic items, metal, bottle glass and ceramic pipe fragments, as well as animal bones, in the yards. The report concludes that 'other portions of the site have the potential to contain intact artefact bearing deposits'.³

The main archaeological works will not commence until the end of November 2021. Following completion of these works and the cataloguing of found artefacts, this HIP will be updated to assess the interpretive potential for artefacts to be included in a display. For example, a selection of artefacts discovered in the yard toilet pits of the site could be presented in an in-wall display case outside the ground floor communal toilet area, or within one of the public areas.

Key interpretive stories:

- Redfern's residences and retail
- The corner pub

Figure 20: Examples of artefact displays

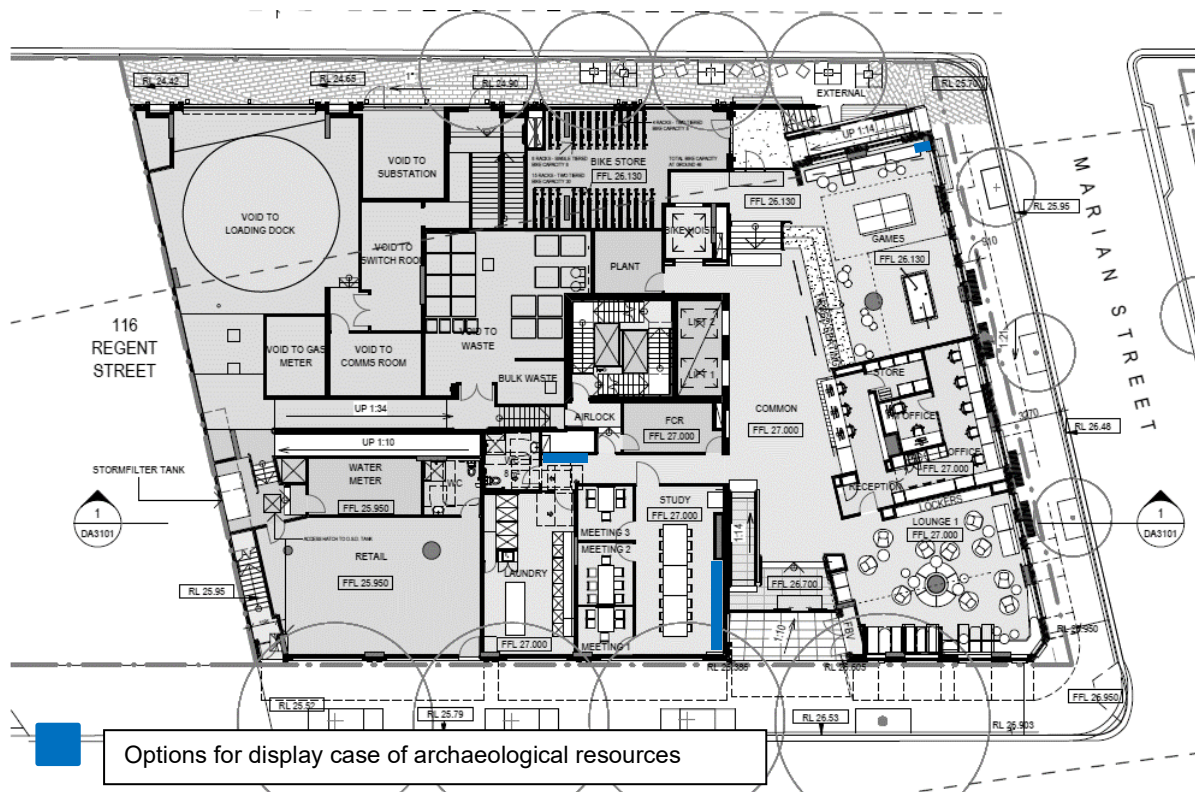


³ Artefact Heritage, 2021. Historical Archaeological Text Excavation Results Report, 90-102 Regent Street Redfern. Report prepared for Richard Crookes Constructions.

3.7.1 Possible locations

- Games room
- Study
- Communal toilet area foyer.

Figure 21: Possible locations of archaeological resources, Ground Floor, DA2001/3. Source: AJ+C (with Artefact mark-ups)



3.8 Ongoing management considerations

3.8.1 Ownership

WH Gibbons Trust will own, manage and maintain the building and associated interpretation elements and public artworks.

3.8.2 Maintenance methodology

The recommended maintenance methodology for interpretive elements at 90-102 Regent Street, Redfern is as follows.

Every 6 months:

- Inspect interpretative elements
- Inspect artwork installation and check all components for damage or looseness.
- Inspect all clamps for fit and tension on public artwork
- Clean and inspect for graffiti.

Every 12 months:

- Inspect interpretative elements
- Inspect all connections and tighten and adjust clamps on public artworks
- Update the log book to log all maintenance work, damage, acts of vandalism, etc to interpretive elements and public artwork.

4.0 CONCLUSIONS AND NEXT STEPS

4.1 Conclusions

This HIP has provided a comprehensive guide for interpreting the site at 90-102 Regent Street Redfern and has been prepared to comply with Condition B69 and in accordance with the NSW Heritage Office's *Interpreting Heritage Places and Items: Guidelines*, and the NSW Heritage Council's *Heritage Interpretation Policy*.

The recommended interpretive media for 90-102 Regent Street Redfern site are:

- Aboriginal artwork installed on the exterior of the building (in alignment with the Public Art Strategy).
- Interpretive panels/wall features addressing the Aboriginal heritage of the surrounding Redfern area, the European heritage of the site, and in particular the Cook/Bunnerong Hotel (with Vernon's historic plans as a feature).
- Use of local Aboriginal language words for naming elements within the development.
- Planting of native plant species in the landscaping.
- Display/reuse of salvaged items as interpretive features (see Salvage Strategy Artefact 2021).
- If archaeological resources are found during works, and depending on their type and condition, a display of representative artefacts with contextualising information to be included in the new development (TBC, Excavation Report under preparation).

4.2 Next steps

The steps undertaken to finalise the HIP are summarised below.

Table 5: Next steps

Stage	Step	Responsibility	Status
Stage 1	Development of draft HIP	Artefact	Submitted to RCC: 1 November 2021
	Review of draft HIP	RCC/AJ + C Architects	
	Issue of final HIP for CC1 (end Nov)	Artefact RCC/AJ + C Architects	2 December 2021
Stage 2	Archaeological excavations and salvage	Artefact and RCC	Commence end of November 2021
	HIP addendum produced following salvage and excavation if required	Artefact	TBC
Stage 3	Design of interpretive panels and naming elements; possible artefact display (if found)	Artefact (tbc), Richard Crookes Constructions/AJ + TBC C Architects	

5.0 APPENDIX A – SITE HISTORY AND SIGNIFICANCE

5.1 Introduction

This section is taken from the HIS (Artefact 2021) to provide an historical background for the site by identifying key historical characteristics and heritage significance of the area.

5.2 Aboriginal histories of the locality

Aboriginal people have lived around Sydney Harbour for tens of thousands of years. The areas surrounding Sydney Harbour were home to a number of clan groups who spoke Darug (Dharruk – alternate spelling). The Darug language is thought to have been spoken in the area south of Port Jackson, north of Botany Bay, and west to Parramatta.

Aboriginal people of the Sydney harbour region subsisted on a predominantly marine based diet of fish, shellfish and edible plants from the shoreline. Today, their ancient activity is evident from various middens, rock shelter art and engravings along the coastline.

The main clan groups round Sydney harbour were the Gadigal, the Wangal and the Gamaragal.⁴ The study area is within the traditional lands of the Gadigal. Attenbrow quotes Governor King who in 1793 stated the Gadigal lands cover the south side of Port Jackson, extending eastwards from South Head to Long Cove (Iron Cove).

Aboriginal community activity would have been concentrated around resource rich areas associated with water. A number of swamps and small waterlines were located within the low lying areas of the undulating dune landform in the region surrounding the study area. Historical sources suggest there was a large swamp to the east, where Redfern Park is today, known as Boxley's Lagoon. Blackwattle Creek and Blackwattle Swamp were also located to the northwest of the site. Many of the swamps in the area would have fed into Shea's Creek (Alexandra Canal) approximately 1.8 kilometres to the southwest of the site, which is a tributary to Cooks River. The area between Eveleigh and Central Station was also part of an Aboriginal pathway or travel corridor running north-south, likely utilizing the higher ground/ridgeline located to the east of the site.

The arrival of Europeans in 1788 had a devastating effect on the Aboriginal population of Sydney due to introduced diseases, dislocation from traditional lands and resources, and disruption of traditions and established behaviours. In 1789, an epidemic of smallpox or a similarly contagious introduced disease reduced the in population by nearly half and by the 1820s, the number of Aboriginal people inhabiting the Sydney area had been further greatly reduced.⁵

After European colonisation, the Gadigal people were displaced from many of their traditional camping grounds around the shoreline, as Sydney town expanded. Despite this, in the 1790s the area around Belmore Park and Central Station continued to be an important meeting point for Aboriginal people where performances, ceremonies and trials were often witnessed by hundreds of spectators.

⁴ Attenbrow 2010 p23

⁵ Curon 1985 p9

Figure 22: Mapping of Aboriginal clans. Base image: Chart of Port Jackson New South Wales 1788 (Smith 2006. Eora: Mapping Aboriginal Sydney 1770-1850)

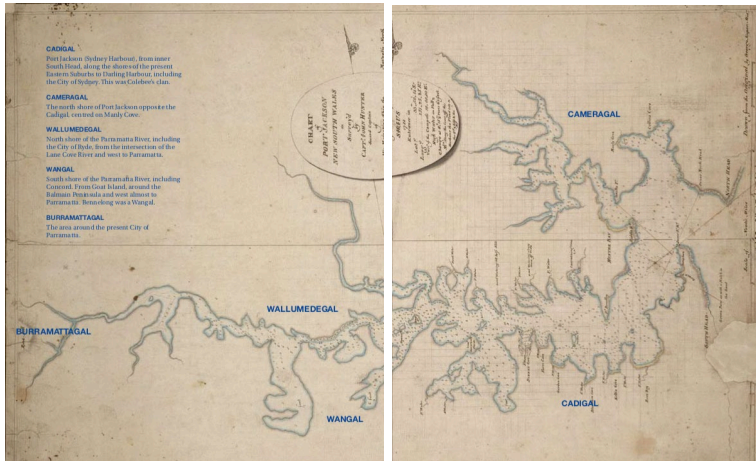


Figure 23: 'Aborigines using fire to hunt kangaroos' by J. Lycett, c1817 (National Library of Australia)



Until the mid-1800s, the area of Prince Alfred Park, known then as Cleveland Paddocks, was an Aboriginal campsite where Gadigal people lived, west of the town centre, until the coming of the railway in 1850. The areas of Redfern, Waterloo and Eveleigh became an industrial hub, with many industries and factories being established and housing for the workers being built from the 1840s onwards. The railway transformed the area and led to a period of economic and population growth. The nearby Eveleigh Railway Workshop, built in 1875, was one of the biggest employers of Aboriginal people, many coming from the nearby La Perouse reserve, as were other local industries, such as Henry Jones & Co, IXL Jam Factory, Francis Chocolates, and the Australian Glass Manufacturers.

Figure 24: Turning the first sod for Central Station, 1850 (State Library NSW)



During the Great Depression of the 1930s, many Aboriginal people from regional New South Wales sought refuge with relatives in Redfern, as work in rural areas became scarce. The Aboriginal population of the area expanded in the mid-1900s, and from the 1940s Redfern increasingly became the location of protests and political rallies. Redfern became a centre for activism by the mid-twentieth century and the first Aboriginal Football Club, the Redfern All Blacks, was established in 1944 having an important effect on the community. By 1960, the Aboriginal population in Redfern was estimated at 12,000, swelling to 35,000 in the 1970s. Subsequently, Aboriginal rights movements, political mobilization and the establishment of a range of community-managed services around Redfern occurred in the 1960s and 1970s. These included the first Aboriginal Housing Company, the Block housing development, the Aboriginal Legal Service, the Aboriginal Medical Service and the Black Theatre.

Redfern is an iconic area for the national Aboriginal rights movement. During the official Bicentenary celebrations held on 26 January 1988, thousands of Australians marched from Redfern Oval to Hyde Park to celebrate Aboriginal resilience in the face of 200 years of invasion and violence. Redfern Park was also the site of Prime Minister Paul Keating's iconic speech on dispossession on 10 December 1992 for the United Nation's Year for the World's Indigenous Peoples. The Redfern area continues to hold great cultural significance for Aboriginal people - for those who have lived here for generations and for other communities who identify with the historical and political significance of the area.

Figure 25: Staff from the Eveleigh workshops, 1949 (State Records of NSW)



Figure 26: Redfern All Blacks, 1940s (Redfern All Blacks)



Figure 27: The Block, Redfern, 1970 (Tony Spanos)



Figure 28: Aboriginal Medical Service, Redfern, 1974 (National Archives)



Figure 29: Aboriginal Legal Aid Service, Redfern, 1974 (National Archives)



Figure 30: Protesters taking to the streets of Sydney during the 1988 Bicentenary (Newspix)



Figure 31: Launch of International Year of the World's Indigenous People, Redfern 1992 (City of Sydney Archives)



5.3 Non-Aboriginal history of the locality

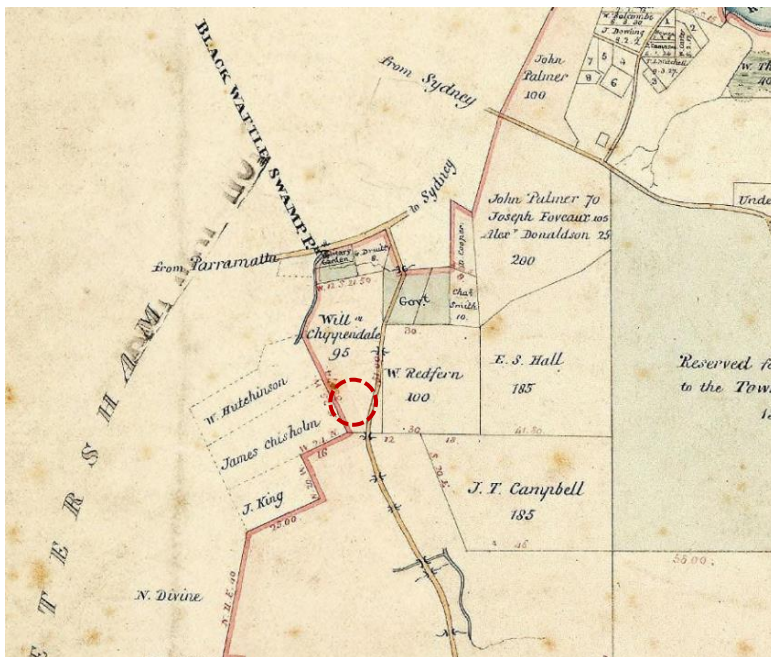
5.3.1 Early land use and grants: 1788-1830s

The area today known as Redfern was likely being used by Europeans from the earliest years of the colony. It is located in close proximity to fresh water and food resources which may have made it popular to the early colonists.

The early years of the nineteenth century saw several large land grants made within Redfern. These included grants to Dr William Redfern, William Hutchinson, John Thomas Campbell and William

Chippendale. These land parcels were mainly used as farming land. The study area is located within land granted to Chippendale. Chippendale had been officially granted 95-acres in 1819, however, he and his family had been residing on the land since 1817, during which time, the family had constructed a house and servants quarters.⁶ The land parcel was bordered by Black Wattle Swamp to the north west, Redfern's land grant to the east and William Hutchinson's land grant to the south. Chippendale undertook farming activities on his grant, but eventually sold the land to emancipist, Solomon Levey for £380 in 1821.⁷ Over the next few years, Levey sold portions of the land and by the time of his death in 1833, he held just over 30-acres of the original grant. After his death, Levey's heirs sold the land to neighbour, William Hutchinson.⁸ William Hutchinson, a former convict, had been granted a neighbouring 52-acre grant in 1819. William Hutchinson leased this land to small farmers and gardeners.

Figure 32: Undated parish map, showing the extent of Chippendale's grant. The approximate location of the study area is circled in red.⁹



5.3.2 Early subdivision 1830s-1860s

William Hutchinson subdivided his land in 1844 as the Chippendale Estate into six blocks, each to be inherited by his children. The blocks contained between seven and ten acres.¹⁰ The study area was located in Block E, and the area was recorded as being under cultivation. The Chippendale Estate was owned by Hutchinson until his death in 1846, when the land then passed to his children.

In the years following the 1842 subdivision of the Redfern Estate and 1844 subdivision of the Chippendale Estate, Redfern began to thrive. A survey produced by John Armstrong in 1844 (Figure 33) shows that the current study area bridges two leased portions of the former Chippendale estate. The northernmost portion of the study area was leased to an E. Fitzgibbons, and the southern portion to an S. Fubury. Both properties were fenced and 'under cultivation' at this time. The Fitzgibbon property was associated with a small structure fronting present-day Marian Street. The Fubury property is associated with a larger residence, illustrated as having a verandah and outhouse. Both of these structures are located outside the area.

⁶ Office of Environment and Heritage, 2018. 'Chippendale Heritage Conservation Area'. Viewed 27 June 2018 at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421466>

⁷ Shirley Fitzgerald. 'Chippendale' *Sydney Journal* Vol. 1 (December 2008). pp 118-122.

⁸ Fitzgerald. 'Chippendale' (2008). pp 118-122.

⁹ NSW Department of Lands Parish Map No. 14066301, Parish of Alexandria

¹⁰ Cultural Resources Management June 2009: 25

Figure 33: Detail from Armstrong's 1844 plan 'Part of the Chippendale Estate, the property of W. Hutchinson, and actual survey.' Study area outlined in red. SLNSW Z/M4811.1819/1844/1



By the 1850s, Redfern, and particularly Pitt Street in Redfern, had become an affluent and sought-after area. The architectural style of the residences built during this time reflect this affluence, as buildings were constructed with an attic storey, timber columns, French doors and stucco to resemble ashlar stonework.¹¹ Between George and Pitt Streets, the courthouse, post office, police station and fire station were built.¹²

Due to Redfern's central location, the coming of the Sydney to Parramatta railway line in 1855 further boosted its development.¹³ Land resumptions for the rail line facilitated inner city residential developments along the rail corridor, allowing for an increase in Redfern's population. By 1863, Botany Road had been surveyed as running from Mascot to Botany, also known as 'Corduroy Road', the road was charging a threepence toll until 1882. To support the new railway, horse-buses ran from the city along Botany Road and during the 1880s, a horse-powered tramline was introduced.

The new rail line and the subsequent creation of various municipalities, including Redfern in 1859 created a sense of community and local identity. New streets were aligned or solidified, along with upgrading of public services such as drainage routes. In the 1860s residential buildings appear within the study area on the 1864 plan of Redfern Municipality (Figure 34), with more buildings noted in the 1865 City of Sydney Trigonometric Survey (Figure 35). The first national school was opened in 1858, Prince Alfred Park became gazetted in 1865 and the Town Hall was established in 1870.¹⁴ From here, Redfern had developed into a thriving suburb with prospering business and became known as the Borough of Redfern, remaining an independent municipality until 1949 at which time Redfern was absorbed into the City of Sydney.

¹¹ OEH, 2006. 'Redfern Estate Heritage Conservation Area'.

¹² OEH, 2006. 'Redfern Estate Heritage Conservation Area'.

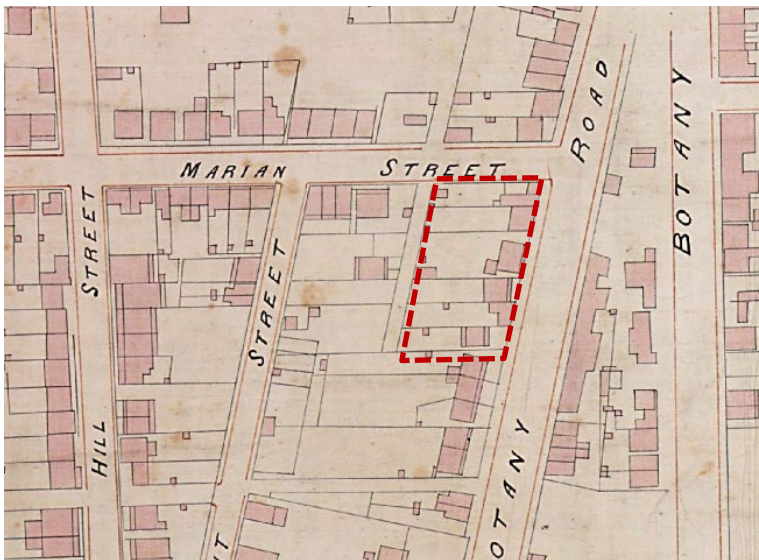
¹³ Office of Environment and Heritage, 2009. 'Redfern Railway Station Group'. Viewed 27 June 2018 at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5012154>

¹⁴ OEH, 2006. 'Redfern Estate Heritage Conservation Area'.

Figure 34: 1864 plan of Redfern Municipality, showing study area in red.¹⁵



Figure 35: City of Sydney Trigonometrical Survey, 1864, showing study area in red.¹⁶



5.3.3 Development of local area: 1870s-1900s

In 1884, a train station was built at Redfern, located to the northwest of the study area. At this time, the station was called Eveleigh Station, being renamed 'Redfern Station' in 1906. The station consisted of three island platforms serving four lines and a ticket office, later being expanded in 1912 to house 10 platforms. Construction of the original timber station had begun in 1883, with expansion continuing throughout the following years.

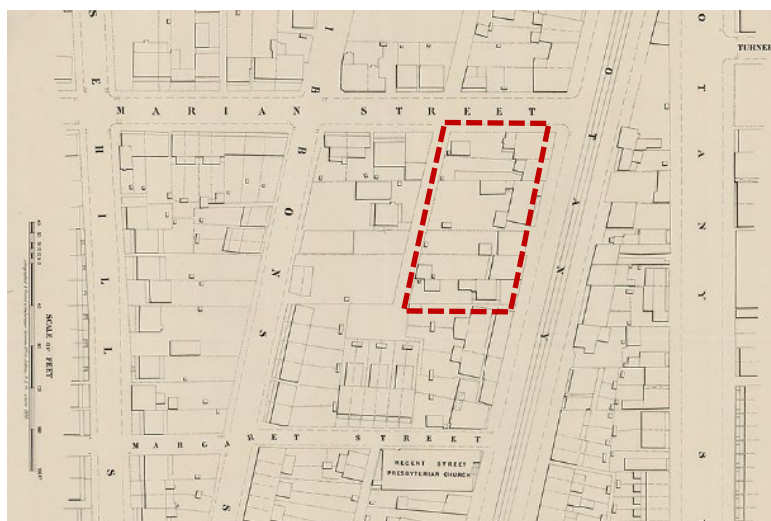
The station had been constructed to serve the Eveleigh Railway Workshops along with the inner-city residential and industrial suburb of Redfern.¹⁷ With the construction of the workshops, came further subdivisions within Redfern providing more housing for workers and shopping facilities. These developments drastically altered the streetscape of Redfern. At this point the properties in Redfern consisted of a mix of residential and commercial premises, taking advantage of passing trade on busy Botany Road.

¹⁵ State Library of NSW, File a6850001

¹⁶ City of Sydney 'Atlas of Sydney'

¹⁷ Office of Environment and Heritage, 2009. 'Redfern Railway Station Group'. Viewed 27 June 2018 at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4801095>

Figure 36: Detail from the 1887 City of Sydney Section plan, showing study area in red.¹⁸



5.3.4 Twentieth century development: 1900s-Present

The 1938 civic survey plan (Figure 37) indicates that at this time, the study area maintained its residential and commercial use. The site immediately to the west by this time had been established as a Council depot, which was constructed to provide waste, maintenances and construction services for the surrounding inner-city area. Directly west of the study area, Marian Street Park was officially established during the late 1970s. The land had been resumed for railway purposes in 1948, with demolition occurring shortly after, however the land never fulfilled its intended purpose and began to decay, thus a park was established.

With the depression of the 1890s and the Great Depression into the 1930s, the Eveleigh Workshops and residents of Redfern were hit with a period of severe downturn. This coupled with the transition from timber to steel and the move from steam to electric locomotives, the works at the Eveleigh Railway Workshops official closed by the end of the 1980s.

Strong working and social networks were built within Redfern and the Eveleigh Railway Workshops, with the Eveleigh complex becoming pivotal in the Australian Labour Movement. In addition to this, due to the close proximity of the La Perouse reserve, Aboriginal people had found employment within the factories of Chippendale, Waterloo, Alexandria and Redfern with the Eveleigh Workshops being no exception. There was a steady migration of Aboriginal people from rural centres due to the reasonable rent and employment opportunities of the area.¹⁹ Redfern became a centre for activism by the mid-twentieth century and the first Aboriginal Football Club – the Redfern All Blacks – was established in 1944 having an important effect on the community. By 1960, the Aboriginal population in Redfern was estimated at 12,000, swelling to 35,000 in the 1970s. It was during this time that the Aboriginal Housing Company was formed to manage the grant known as ‘The Block’.²⁰

In recent decades, there has been a rapid gentrification of inner Sydney suburbs, including Redfern.²¹ In 2005, the NSW State Government formed the Redfern Waterloo Authority (RWA) with a focus on developing and gentrifying Redfern.²² This development has seen an influx of students and young

¹⁸ State Library of NSW. *Redfern, Sheet 18, 1887*.

¹⁹ Eveleigh Stories, 2018. ‘Indigenous Connections’ Viewed 27 June 2018 at: <https://eveleighstories.com.au/story/indigenous-connections>

²⁰ Kay Anderson, 2000. ‘Savagery and Urbanity: Struggles over Aboriginal Housing, Redfern, 1970-73’, in Peter Read (ed), *Settlement: A History of Australian Indigenous Housing*. Aboriginal Studies Press, Canberra, p.130-143.

²¹ George Morgan, 2012. ‘Urban Renewal and the Creative Underclass’, *Journal of Urban Affairs*, Vol. 34 No. 2, 207-222.

²² Z. Begg & K. De Souza, 2009. ‘Introduction’, in Z. Begg and K. De Souza (eds), *There Goes the Neighbourhood: Redfern and the Politics of Urban Space*, Creative Commons, Sydney.

professionals to the area along with the establishment of new cafes, restaurants and bars. In addition, many of the industrial spaces have been redeveloped into residential spaces.²³ Around the 1990s to early 2000s, the study area (98-102) was redeveloped with the present medium density residential apartment building.

Figure 37: Detail from the 1938 Civic survey, showing study area in red.²⁴

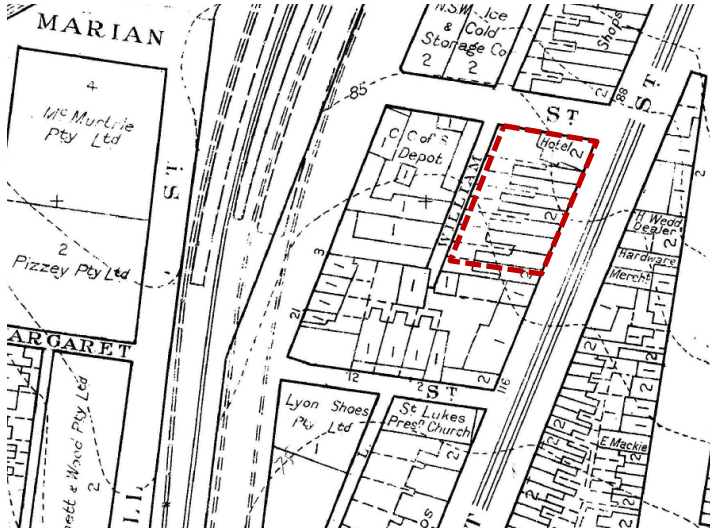


Figure 38: 1951 aerial photograph of study area.²⁵



5.4 History of the extant heritage structures at the locality

5.4.1 The Captain Cook/Bunnerong Hotel, 90 Regent Street

The following section provides more detailed information about 90 Regent Street, the site of the previous Captain Cook/Bunnerong Hotel.

5.4.1.1 Eighteenth and nineteenth century Sydney pub culture

The development of public houses within New South Wales was a key element in the expansion of the colony after 1788.²⁶ Although the early public houses in the new colony stemmed from their British and

²³ AHMS, 2015. *Central to Eveleigh Corridor: Aboriginal and historical Heritage Review Final Report*. UrbanGrowth NSW, p. 21.

²⁴ City of Sydney. *Civic survey, 1938-1950, Map 18*.

²⁵ NSW Government. *Historical Imagery*

²⁶ *ibid*

Irish counterparts, the Australia pub would redefine itself through time, not only in architectural design but also in social standing and their utilisation within the local community.²⁷

Throughout the late eighteenth and well into the nineteenth century, pubs were often the first structures to be built when new areas were colonised.²⁸ The buildings would also be utilised for multiple daily functions, simultaneously providing beverages as well as restaurants, sleeping accommodation, postal needs, meeting places for community groups and as a meeting place for local political and social group and coronial inquests.²⁹

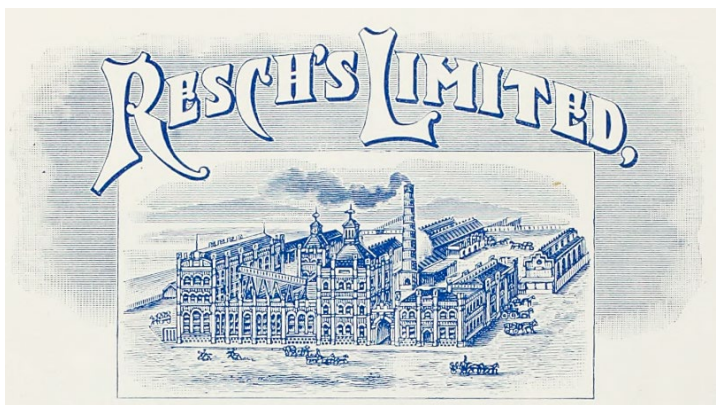
Liquor license policies were relatively relaxed during the early years of the colony, however the distribution of alcohol combined with a growing population saw the growth of conservative Christian groups such as the Temperance league who advocated for tighter liquor sale policies.³⁰

Late Victorian hotels in the Sydney area, particularly by the Rocks have retained their original English pub atmosphere while late nineteenth and early twentieth-century public houses in regional areas were built to stand out as local landmarks with expansive awnings to protect patrons from the Australian heat. Balconies were often decorated with elaborate (and mass produced) cast iron filigree detailing. Internally, pressed metal ceilings of intricate designs were installed in the bar, with the most impressive feature of a hotel being the size of the serving bars.

Erected in 1890–91, the second Captain Cook Hotel to be built on this site was constructed in the aftermath of a major investigation into alcohol consumption in New South Wales. Presenting its findings in 1887, the Intoxicating Drink Inquiry Commission noted that in 1885 alone, the colony manufactured 15 gallons (68 litres) of beer, nearly 2 quarts (1.5 litres) of wine and 6 gills (0.7 litres) of spirits per head of the (male) population.³¹ These figures did not include substantial imports of beer and spirits from the other colonies and overseas.

The Commission's findings led to a reorganisation of licensing, such that one licence to sell alcohol was permitted per 80 voters in Sydney. This proportion gives some indication of the extraordinary popularity of drinking establishments across the metropolis. It is therefore little wonder that Resch's brewery invested £150,000 in the late 1890s to build an extensive brewery on Dowling Street, in the eastern part of Redfern (Figure 39). This factory was taken over by Tooth and Co. in 1929.

Figure 39. The massive Resch's Brewery on Dowling Street, Redfern, was in operation by 1900.³²



²⁷ Kirkby, Diane & Luckins, Tanja & McConville, Chris (2010). *The Australian Pub*. University of New South Wales (UNSW) Press

²⁸ *ibid*

²⁹ *ibid*

³⁰ Kirkby, Diane & Luckins, Tanja & McConville, Chris (2010). *The Australian Pub*. University of New South Wales (UNSW) Press

³¹ *Report: (First Part) of the Intoxicating Drink Inquiry Commission Together with Minutes of the Evidence and Appendices*. (Sydney: Charles Potter, 1887), 516.

³² *Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Redfern, 1859–1909* (Redfern: Redfern Council, 1909), n.p.,.

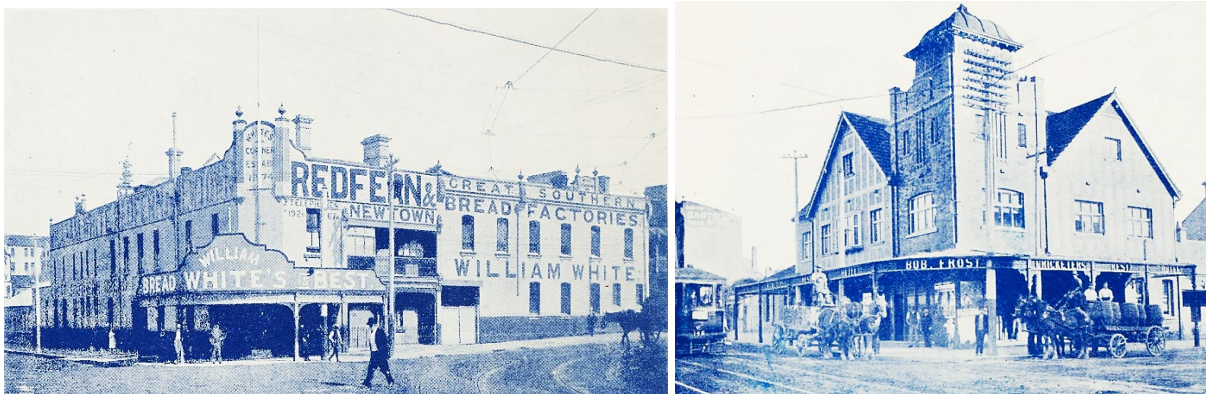
5.4.1.2 Early pub culture in Redfern

According to the *Sydney and Suburban Hotel Guide*, and *Licensed Victuallers' Directory*, there were at least 48 licensed hotels in Redfern in 1886, with a similar number on offer in the adjacent suburb of Surry Hills. Along Regent Street alone, drinkers could visit 12 establishments: the Belle Vue Hotel (corner of Regent and Redfern Streets), Captain Cook Hotel (No. 128), Cope's Family Hotel (No. 79), Crown Hotel (No. 113), Derby Hotel (No. 24), Dublin Tavern (corner of Regent and James Streets), Empress Hotel (No. 81), Emu Inn (No. 55), Forester's Arms Hotel (unnumbered), New England Railway Hotel (corner of Regent and George Streets), Terminus Hotel (No. 33) and Traveller's Rest (No. 103). In addition to this dozen of drinking establishments, Hume & Pegrum at 105–107 Regent Street also retailed fruit champagne, liqueurs, 'Nervine', ginger ale and wine.³³

The erection of a new building to replace the previous Captain Cook Hotel at 128 Regent Street also represented a time to reconsider its name. In 1886 there were already four other Captain Cook Hotels in Sydney, including those at Clyde Street and Kent Streets in the city, plus others in Botany and Moore Park. There was, however, no Bunnerong Hotel.³⁴ The potential for confusion may well have driven the change in name to the Bunnerong Hotel in 1895.

The visibility of Redfern hotels and shopfronts to passing trams (Figure 40) represented a significant opportunity to attract passing trade. The scheduled tramway service hours also offered an opportunity for drinkers to start and end a long day with an ale or a brandy. The *Licensing Act 1882* permitted the sale of alcohol from 6.00 am until 11.00 pm, except on Sundays. Many patrons also enjoyed free food provided that their money kept crossing the bar, further encouraging a leisurely evening in convivial surroundings. The introduction of refrigeration in the 1880s, coupled with the domestic supply of electricity to Redfern from 1891, meant that by the early twentieth century many local pubs could offer chilled lager beer in place of the older-style ales.³⁵ The installation of kitchens, refrigerated cool rooms and electric lighting all changed the internal character of Sydney's pubs between 1880 and 1914.

Figure 40: These 1909 photographs of the White's Bread factory (White's Corner) and the Cricketer's Rest Hotel (corner of George and Redfern Streets) illustrate the exposure to passing tram passengers that Redfern traders capitalised upon with little restraint.³⁶



5.4.1.3 90 Regent Street, Redfern: The Captain Cook Hotel/the Bunnerong Hotel

The current building is located at the corner of Regent and Marian Streets. However, the hotel was originally located slightly south of its current location. Although an exact date of establishment is unclear, the original Captain Cook Hotel is first mentioned within the Sands Directory in 1870 in which T. Howard is listed as residing in the hotel. An additional listing from 1880 identifies Mrs Maria McBride as a

³³ *The Sydney and Suburban Hotel Guide and Licensed Victuallers' Directory for 1886–7* (Sydney: Printed for the proprietors by Turner and Henderson, 1886), 55–93.

³⁴ *The Sydney and Suburban Hotel Guide and Licensed Victuallers' Directory for 1886–7*, 59.

³⁵ *Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Redfern*, n.p.

³⁶ *ibid*

resident. The Captain Cook Hotel is also listed in an 1888 Government Gazette advertising the transfer of assets to a Norah Moylan, on the death of her publican husband, John Moylan.³⁷

The reconstruction of the Captain Cook Hotel began in 1890, when Walter Liberty Vernon was commissioned for the redevelopment of the corner allotment of Regent and Marian Streets. The original drawings (Figure 41 and Figure 42) note a proposal date of June 1890, shortly before Vernon's appointment as the NSW Government Architect in August of that year.³⁸ Due to his new position, Vernon invited his fellow architect and collaborator, Howard Joseland, to take over his practice on Pitt Street, Sydney.³⁹ In November of the same year, Joseland advertised a tender for the 'the erection of the new Captain Cook Hotel, Redfern, for the Assets Realisation Company'⁴⁰ in the Sydney Morning Herald.

As seen in Figure 41 to Figure 43, the original plans for the Captain Cook Hotel included architectural details and a floor plan that are not evident within the existing building. It is noted the building has undergone various internal and external modifications throughout its lifetime, and although some elements of Vernon's original plans are present at 90 Regent Street (internal layout of front rooms to the ground and first floor, segmental arch fenestration) the proposed plans drawn by Vernon do not consistently match the internal layout, nor display evidence of the intricate façade details. In addition, as documented above, the drawings were completed by June 1890 and the tender for works was advertised in November that same year by Vernon's former colleague. It is therefore conceivable that Joseland may have altered the original Vernon plans prior to construction.

Nevertheless, Vernon's designs were an obvious inspiration to the design of the facade and parts of the internal layout, as evident in the duplicated internal layout of the front rooms, the majority of the fenestration and their siting and the parapet detailing. These elements, coupled with the building being the only recorded public house designed by Vernon, display a clear association to the early works of the prominent architect.

Unlike other public houses at the time, the re-opening of the hotel was not advertised. The public house was clearly established by June 1892, when Moylan's liquor licence was renewed, despite the objections of the police department.⁴¹ The hotel changed names in 1895, as it is mentioned within an article in the *National Advocate* dated March 1895 as the Captain Cook Hotel,⁴² and within the *Australian Star* in November 1895 as the Bunnerong Hotel.⁴³ In addition, the Bunnerong Hotel is listed in the Sands Directory of 1896 in association with A. J. Hammond and again in 1901 in association with Mrs Ellen Devir.

In 1902⁴⁴ and 1903, the hotel (and its surroundings allotments) was listed for sale. The property was advertised as 'Newly built of brick, two-storey, with full accommodation'.⁴⁵ Early licensees included

³⁷ ECCLESIASTICAL JURISDICTION. (1888, November 27). New South Wales Government Gazette (Sydney, NSW: 1832 - 1900), p. 8435. Retrieved June 18, 2019, from <http://nla.gov.au/nla.news-article221688964>

³⁸ Peter Reynolds, 'Vernon, Walter Liberty (1846–1914)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/vernon-walter-liberty-8916/text15667>, published first in hardcopy 1990, accessed online 15 July 2019.

³⁹ Patricia Chisholm, 'Joseland, Richard George Howard (Howard) (1860–1930)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/joseland-richard-george-howard-howard-6886/text11937>, published first in hardcopy 1983, accessed online 15 July 2019.

⁴⁰ "Advertising" The Sydney Morning Herald (NSW: 1842 - 1954) 7 November 1890: 8. Web. 15 Jul 2019 <<http://nla.gov.au/nla.news-article13775593>>.

⁴¹ "LICENSING COURT." The Sydney Morning Herald (NSW: 1842 - 1954) 8 June 1892: 5. Web. 15 Jul 2019 <<http://nla.gov.au/nla.news-article13860603>>.

⁴² Dishonest Publicans. (1895, March 29). National Advocate (Bathurst, NSW: 1889 - 1954), p. 3. Retrieved July 15, 2019, from <http://nla.gov.au/nla.news-article156694450>

⁴³ CENTRAL LICENSING COURT. (1895, November 12). *The Australian Star* (Sydney, NSW: 1887 - 1909), p. 6. Retrieved June 14, 2019, from <http://nla.gov.au/nla.news-article227268432>

⁴⁴ The Sydney Morning Herald (Sydney, New South Wales, Australia) 18 Jun 1902, Wed. Page 3. Retrieved July 9, 2019 from [newspapers.com/image/12253504/?terms="Bunnerong%2BHotel"](http://newspapers.com/image/12253504/?terms=)

⁴⁵ The Sydney Morning Herald (Sydney, New South Wales, Australia) 28 Nov 1903, Sat. Page 19. Retrieved July 9, 2019 from: [newspapers.com/image/125640275/?terms="Bunnerong%2BHotel"](http://newspapers.com/image/125640275/?terms=)

Cornelius Devir, and wife, Ellen, would retain the license of the hotel until 1938.⁴⁶ During the 1940s, the hotel was transferred between the Finlayson family⁴⁷ and George Albert Kennedy.⁴⁸ Although the public house generated modest beverage sales throughout the 1960s and 1970s,⁴⁹ the establishment was listed for sale in 1981 as a 'licensed freehold – vacant possession'⁵⁰, with the physical description of the building including the neighbouring properties of 92 and 94 Regent Street:

*'An older style 2 storey brick building with 2 attached, 2 storey single fronted brick shops and residences. Hotel comprises public bar, games room, 2 storerooms, laundry, 4 bedrooms, lounge-dining room, kitchen, sealed yard and carport'*⁵¹

Figure 41: New Premises for the Captain Cook Hotel Plan, June 1890.⁵²



⁴⁶ The Sydney Morning Herald (Sydney, New South Wales, Australia) 03 May 1927, Tue. Page 8. Retrieved July 9, 2019 from [newspapers.com/image/126122732/?terms="Bunnerong%2BHotel"](https://www.newspapers.com/image/126122732/?terms=Bunnerong%2BHotel)

⁴⁷ The Sydney Morning Herald (Sydney, New South Wales, Australia) 08 Jul 1942, Wed. Page 10. Retrieved July 9, 2019 from [www.newspapers.com/image/124262041/?terms="Bunnerong%2BHotel"](https://www.newspapers.com/image/124262041/?terms=Bunnerong%2BHotel)

⁴⁸ The Sydney Morning Herald (Sydney, New South Wales, Australia) 12 Aug 1941, Tue. Page 7. Retrieved July 9, 2019 from [www.newspapers.com/image/124308671/?terms="Bunnerong%2BHotel"](https://www.newspapers.com/image/124308671/?terms=Bunnerong%2BHotel)

⁴⁹ Australian National University. Noel Butlin Archives Centre. Tooth's and Company Limited Yellow Cards. Card 7, Side 1. 1960. 'Bunnerong Hotel'. Accessed 9 July 2019, <https://openresearch-repository.anu.edu.au/handle/1885/96745>

⁵⁰ The Sydney Morning Herald (Sydney, New South Wales, Australia) 18 Jul 1981, Sat Page 112. Retrieved July 9, 2019 from [newspapers.com/image/121169421/?terms=%22Bunnerong%2BHotel%22](https://www.newspapers.com/image/121169421/?terms=Bunnerong%2BHotel%22)

⁵¹ The Sydney Morning Herald (Sydney, New South Wales, Australia) 18 Jul 1981, Sat Page 112. Retrieved July 9, 2019 from [newspapers.com/image/121169421/?terms=%22Bunnerong%2BHotel%22](https://www.newspapers.com/image/121169421/?terms=Bunnerong%2BHotel%22)

⁵² W. L. Vernon, 1890. 'Captain Cook Hotel, Regent and Marian Streets'. Accessed 18 June 2019, https://www.records.nsw.gov.au/image/9590_62685#

Figure 42: New Premises for the Captain Cook Hotel, June 1890.⁵³

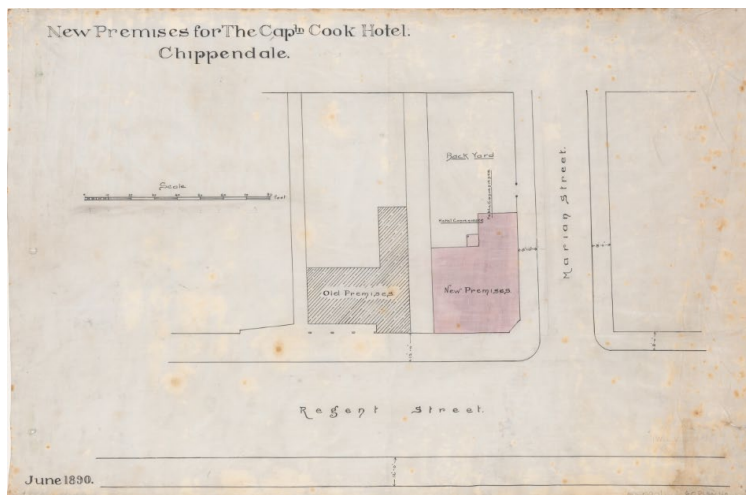
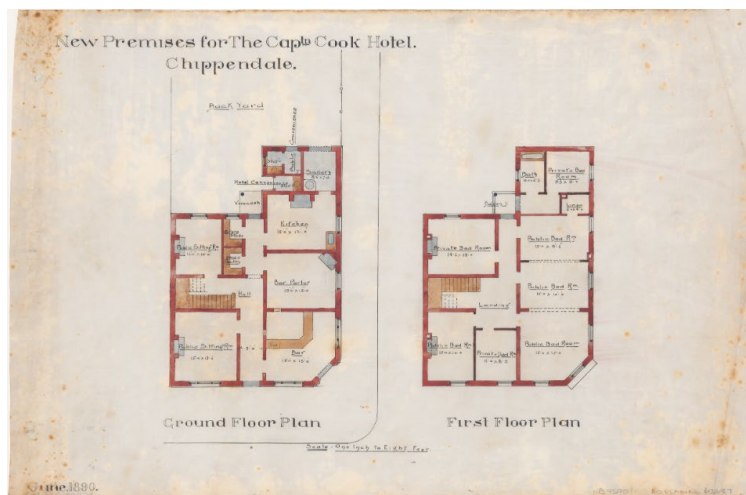


Figure 43: New Premises for the Captain Cook Hotel, June 1890.⁵⁴



5.4.1.4 The rise and transformation of the Bunnerong Hotel

In 1902 and 1903, the hotel (and its surroundings allotments) was listed for sale.⁵⁵ No photographic evidence of the original structural façade of the building could be located prior to the submission of this report. The property was advertised as “Newly built of brick, two-storey, with full accommodation”.⁵⁶ The property was purchased by Tooth’s brewery in 1904.⁵⁷

Tooths Brewery dominated the Sydney pub market through much of the first half of the twentieth century. Although lease records for the Bunnerong Hotel have apparently not survived, security files in the Tooth collection may hold some information about interior and exterior changes to the pub up to its closure in 1982.⁵⁸

⁵³ W. L. Vernon, 1890. ‘Captain Cook Hotel, Regent and Marian Streets’. Accessed 18 June 2019, https://www.records.nsw.gov.au/image/9590_62688#

⁵⁴ W. L. Vernon, 1890. ‘Captain Cook Hotel, Regent and Marian Streets’. Accessed 18 June 2019, https://www.records.nsw.gov.au/image/9590_62687#expanded

⁵⁵ The Sydney Morning Herald (Sydney, New South Wales, Australia) 18 Jun 1902, Wed. Page 3. Retrieved July 9, 2019 from [newspapers.com/image/122553504/?terms="Bunnerong%2BHotel"](http://newspapers.com/image/122553504/?terms=)

⁵⁶ The Sydney Morning Herald (Sydney, New South Wales, Australia) 28 Nov 1903, Sat. Page 19. Retrieved July 9, 2019 from: [newspapers.com/image/125640275/?terms="Bunnerong%2BHotel"](http://newspapers.com/image/125640275/?terms=)

⁵⁷ Noel Butlin Archives Collection (N60-YC-99– Tooth and Company yellow card)

⁵⁸ Catalogue entry only for Box 295 Bunnerong Hotel, Redfern, Deposit Z323 – Tooth and Company deposit 4, Noel Butlin Archives, Australian National University, Canberra.

Early licensees included Cornelius Devir, a reportedly well-liked publican,⁵⁹ whose wife, Ellen, would retain the license of the hotel until 1938.⁶⁰ No record of any alterations to the building in the 1930s could be obtained, however written and photographic evidence located within Tooths yellow cards indicate the weekly lease was reduced from £16 to £12 between August and November of 1930 while an October 1930 photograph of the building features the familiar tiled façade of Tooths hotels during the 1930s. It is therefore conceivable that the building was modified to suit the aesthetic characteristics of Tooth's hotels in 1930. During the 1940s, the hotel was transferred between the Finlayson family⁶¹ and George Albert Kennedy.⁶²

Dramatic restrictions in the renewal of licenses saw the number of pubs across New South Wales fall by a third over 1901–29, from 3151 at Federation to just 2142 by the time of the Great Depression.⁶³ In the twentieth century, the consolidation of the brewery industry saw many existing pubs being renovated or torn down with new, functional Art Deco and International architectural styles replacing the earlier Victorian structures. New features included tiled group floor facades and plain interiors.⁶⁴

The fact that the Bunnerong Hotel remained open during the interwar years indicates that it was well managed and maintained a profitable clientele. Pubs owned by Tooths in the 1920s and 1930s often underwent substantial rebuilding, typically comprising replacement of the bar to increase the service area, installation of interior tiling and changes to the exterior awnings and advertising.⁶⁵ Other important social changes were reflected in the interior architecture, including the introduction of lounge bars which encouraged both men and women to drink in the same space.⁶⁶

Many of these interior changes were driven by the passage of the *Six O'clock Closing Act* in 1916. Following the 1916 drunken Sydney riot, new policies were established that effectively stopped the sale of alcohol after 6pm.⁶⁷ Known as the "six o'clock swill", workers would finish work at 5.00 pm and have an hour to drink before the pubs closed.⁶⁸ This new law was not repealed until 1954.⁶⁹ Following changes to liquor licensing in the 1960s, pubs were allowed to open until 10pm and the new concept of the bottle shop began to appear within adapted rooms of the local pubs.⁷⁰

During the mid-century decades, the character of many Sydney pubs changed from ornate and comfortable premises to stripped-back clearways, designed for rapid service of as many drinks as possible before 6 o'clock. This led to the adoption of large circular bars, tiled walls and linoleum floors without seating, all intended to facilitate speedy sales and ease of cleaning. "Pubs, at worst, were notorious 'tiled urinals' with spartan interiors designed for maximum dispensing of beer, but with little in the way of civilised comforts", noted a 2008 exhibition.⁷¹ As a Tooths pub, these changes were likely to have been reflected in the interior redesign of the Bunnerong Hotel during the interwar years. The hotel

⁵⁹ Mr. Cornelius Devir, Redfern. (1913, April 10). Freeman's Journal (Sydney, NSW: 1850 - 1932), p. 17. Retrieved July 9, 2019, from <http://nla.gov.au/nla.news-article108163847>

⁶⁰ The Sydney Morning Herald (Sydney, New South Wales, Australia)03 May 1927, Tue. Page 8. Retrieved July 9, 2019 from [newspapers.com/image/126122732/?terms="Bunnerong%2BHotel"](http://www.newspapers.com/image/126122732/?terms=)

⁶¹ The Sydney Morning Herald (Sydney, New South Wales, Australia)08 Jul 1942, Wed. Page 10. Retrieved July 9, 2019 from [www.newspapers.com/image/124262041/?terms="Bunnerong%2BHotel"](http://www.newspapers.com/image/124262041/?terms=)

⁶² The Sydney Morning Herald (Sydney, New South Wales, Australia)12 Aug 1941, Tue. Page 7. Retrieved July 9, 2019 from [www.newspapers.com/image/124308671/?terms="Bunnerong%2BHotel"](http://www.newspapers.com/image/124308671/?terms=)

⁶³ Historic Houses Trust of New South Wales and Powerhouse Museum, *Sydney's Pubs: Liquor, Larikins & the Law* (Sydney: Historic Houses Trust of New South Wales, 2008), n.p.

⁶⁴ Historic Houses Trust of New South Wales (2008). *Sydney's pubs : liquor, larikins & the law*. Historic Houses Trust of New South Wales, [Sydney, NSW]

⁶⁵ Bill Boldiston, *A Small Hotel: The Little Pubs, Places and Personalities of Earlier Sydney* (Leura: .ol d'Or Publishing, 2011), 34–35.

⁶⁶ Diane Kirkby and Tanja Luckins, "'Winnies and Pats ... Brighten Our Pubs': Transforming the Gendered Spatial Economy in the Australian Pub, 1920–1970", *Journal of Australian Studies* 30, no. 87 (1 January 2006): 80–84, <https://doi.org/10.1080/14443050609388052>.

⁶⁷ Historic Houses Trust of New South Wales (2008). *Sydney's pubs : liquor, larikins & the law*. Historic Houses Trust of New South Wales, [Sydney, NSW]

⁶⁸ *ibid*

⁶⁹ Lewis, Milton James (1991). *A rum state : alcohol and state policy in Australia, 1788-1988*. AGPS Press, Canberra

⁷⁰ *ibid*

⁷¹ Historic Houses Trust of New South Wales and Powerhouse Museum, *Sydney's Pubs*, n.p.

was de-licensed and closed less than a year later in February 1982,⁷² from which point it has served a number of uses, including medical centre, office space and residential dwelling.⁷³

Figure 44: Bunnerong Hotel, 1930. ⁷⁴



Figure 45: Bunnerong Hotel, 1949. ⁷⁵



⁷² Australian National University. Noel Butlin Archives Centre. Tooth's and Company Limited Yellow Cards. Card 7, Side 1. 1960. 'Bunnerong Hotel'. Accessed 9 July 2019, <https://openresearch-repository.anu.edu.au/handle/1885/96745>

⁷³ Author unknown, n.d. 'Former Bunnerong Hotel, Redfern'. Accessed 18 June 2019, <https://www.gdaypubs.com.au/NSW/sydney/redfern/50278/former-bunnerong-hotel.html>

⁷⁴ Author unknown, n.d. 'Bunnerong Hotel'. Accessed 14 June 2019, <https://openresearch-repository.anu.edu.au/handle/1885/16297>

⁷⁵ *ibid*

Figure 46: Bunnerong Hotel, c1960s.⁷⁶



Figure 47: Bunnerong Hotel, 1970.⁷⁷



⁷⁶ Author unknown, c1960. 'Bunnerong Hotel'. Accessed 14 June 2019, <https://openresearch-repository.anu.edu.au/handle/1885/16297>

⁷⁷ Author unknown, 1970. 'Bunnerong Hotel'. Accessed 14 June 2019, <https://openresearch-repository.anu.edu.au/handle/1885/16297>

Figure 48: Plans depicting the proposed renovations to the building in 1985.⁷⁸

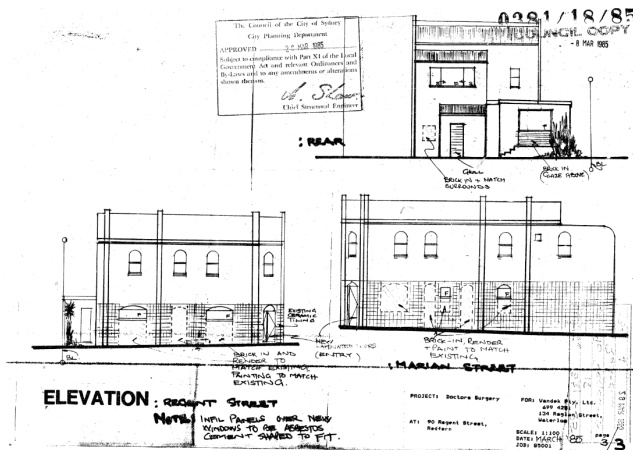


Figure 49: Plans depicting the proposed renovations to the building in 1985.⁷⁹

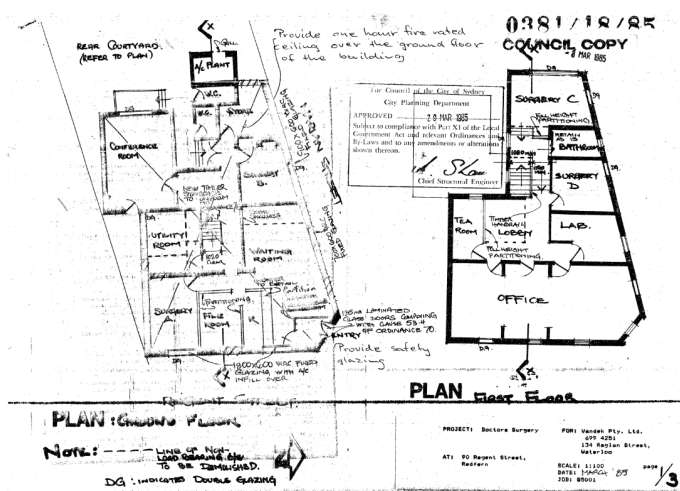


Figure 50: Former Bunnerong Hotel, 1995.⁸⁰



⁷⁸ Source: City of Sydney Archives

⁷⁹ Source: City of Sydney Archives

⁸⁰ Jon Graham, 1995. 'Former Bunnerong Hotel'. Accessed 14 June 2019, <https://www.gdaypubs.com.au/NSW/sydney/redfern/50278/former-bunnerong-hotel.html>

Figure 51: Former Bunnerong Hotel, 2008.⁸¹



5.4.1.5 The Bunnerong Hotel in decline

By 1975, explained the popular *O'Keefe's Guide to Sydney Pubs*, hotels were "faced with growing competition from leagues clubs and wine bars plus a demand from the public for better conditions". As a result they invested in "changing their premises from drinking shops into comfortably furnished and carpeted establishments offering good food ... and a variety of entertainment". This guidebook included the Captain Cook Hotel in Moore Park, but did not list the Bunnerong Hotel among the author's recommendations for "an enjoyable evening out or a casual drink in pleasant surroundings".⁸² Indeed, no pub in Redfern was listed.

The planned socioeconomic transformation of Redfern after World War II had a direct effect on the fortunes of its drinking culture. A 1972 report by the Australian National University (ANU) evaluated an area of Redfern just to the east of Regent Street. It noted that while residential properties comprised approximately a quarter of land use over 1947–69, there had been a drastic fall in the proportion of 'cultural, entertainment and recreation' sites from 31.9% in 1950 to just 3.8% by 1953, mostly accounted for by a steep rise in property clearances and manufacturing.⁸³ The report also noted a substantial expansion of the South Sydney Rugby League Club in Redfern Park, including the introduction of poker machines, which likely drew customers away from the Bunnerong Hotel into the 1970s.

The social character of the neighbourhood also changed significantly over the post-war decades, due both to a significant influx of immigrants and the program of replacing former 'slums' with Housing Commission flats.⁸⁴ The popularity of pubs as social centres also likely declined with changing sex ratios. Over the 1920s to the 1960s, Redfern recorded one of the highest proportions of single males for any suburb in Sydney. By the mid-1960s, however, the growth of family-friendly accommodation meant that the male:female ratio approached 50:50. The drinking habits of the newer residents shifted away from local pubs and many went into decline and closed over this time.

The closure of the Bunnerong Hotel in 1982 was therefore not unexpected as Redfern changed around it. By 1972, noted the ANU report, "Redfern's pubs, which were built at a time when pubs were a major social gathering point, have suffered a decline in relative importance. However, they maintain a very real

⁸¹ *ibid*

⁸² Daniel O'Keefe, *O'Keefe's Guide to Sydney Pubs*, 1975/76 Edition (Mosman: Daniel O'Keefe Publications, 1975), 2.

⁸³ Max Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney* (Canberra: Australian National University, Urban Research Unit, 1972), 5.

⁸⁴ Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney*, 13.

function, perhaps as much for those working in the area as for those who live there".⁸⁵ Although the public house generated modest beverage sales throughout the 1960s and 1970s,⁸⁶ the establishment was listed for sale in 1981 as a "licensed freehold – vacant possession".⁸⁷ The physical description of the building including the neighbouring properties of 92 and 94 Regent Street comprised "An older style 2 storey brick building with 2 attached, 2 storey single fronted brick shops and residences. Hotel comprises public bar, games room, 2 storerooms, laundry, 4 bedrooms, lounge-dining room, kitchen, sealed yard and carport".⁸⁸

The hotel was de-licensed and closed less than a year later in February 1982.⁸⁹ From this point it has served a number of uses, including medical centre, office space and residential dwelling.⁹⁰

5.4.2 92 and 94 Regent Street, Redfern

The siting of the original Captain Cook hotel was within the current allotments of 92 and 94 Regent Street, Redfern. The existing structures share a consistent architectural style, giving weight to their concurrent construction, which appears to have been completed around the same time as the adjacent hotel.⁹¹ During the late 19th and the early 20th century, the buildings were occupied by a variety of trades including, fruiterers,⁹² furniture⁹³ and second-hand dealers.⁹⁴ By the 1950s through to the 1980s, the buildings were utilised for various dealers,⁹⁵ and manufacturers, including the fiberglass industry.⁹⁶ As noted above, the buildings were listed for sale in 1981 as part of the Bunnerong Hotel sale. In 1986, DB Studios occupied the building at 94 Regent Street,⁹⁷ while 92 Regent Street was occupied by real estate agents, LJ Hooker⁹⁸ until the mid-1990s, when both buildings were listed for auction.⁹⁹

5.4.3 96 Regent Street, Redfern

The allotment known as 96 Regent Street, Redfern was purchased by George Rudkin Jackson, a master mariner, in 1905.¹⁰⁰ Sydney Gentleman Charles Adolphus de Kantzow purchased the property in 1931¹⁰¹

⁸⁵ Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney*, 123.

⁸⁶ Australian National University. Noel Butlin Archives Centre. Tooth's and Company Limited Yellow Cards. Card 7, Side 1. 1960. 'Bunnerong Hotel'. Accessed 9 July 2019, <https://openresearch-repository.anu.edu.au/handle/1885/96745>

⁸⁷ The Sydney Morning Herald (Sydney, New South Wales, Australia)18 Jul 1981, Sat Page 112. Retrieved July 9, 2019 from newspapers.com/image/121169421/?terms=%22Bunnerong%2BHotel%22

⁸⁸ *ibid*

⁸⁹ Australian National University. Noel Butlin Archives Centre. Tooth's and Company Limited Yellow Cards. Card 7, Side 1. 1960. 'Bunnerong Hotel'. Accessed 9 July 2019, <https://openresearch-repository.anu.edu.au/handle/1885/96745>

⁹⁰ Author unknown, n.d. 'Former Bunnerong Hotel, Redfern'. Accessed 18 June 2019, <https://www.gdaypubs.com.au/NSW/sydney/redfern/50278/former-bunnerong-hotel.html>

⁹¹ Sands Directory. 1891

⁹² Sands Directory. 1891

⁹³ Sands Directory. 1895

⁹⁴ Sands Directory. 1910

⁹⁵ (1950). Wise's New South Wales post office directory Retrieved July 10, 2019, from <http://nla.gov.au/nla.obj-652609917>

⁹⁶ The Sydney Morning Herald (Sydney, New South Wales, Australia)14 Apr 1956, Sat. Page 17. Retrieved 10 July 2019 from: newspapers.com

⁹⁷ The Sydney Morning Herald (Sydney, New South Wales, Australia)13 Feb 1986, Thu. Page 5. Retrieved 10 July 2019 from newspapers.com

⁹⁸ The Sydney Morning Herald (Sydney, New South Wales, Australia)16 Mar 1985, Sat. Page 132. Retrieved 10 July 2019 from: newspapers.com

⁹⁹ The Sydney Morning Herald (Sydney, New South Wales, Australia)02 Mar 1994, Wed. Page 37. Retrieved 10 July 2019 from newspapers.com

¹⁰⁰ NSW Land Registry Services. Vol 1605 Fol 98.

¹⁰¹ NSW Land Registry Services. Vol 4489 Fol 13.

and leased the ground floor store out to a poultry supplier¹⁰² throughout the next decade. In the early 1940's, the building was listed for auction as a:

*Single-fronted two-story shop and dwelling, built of brick, iron roof, having cantilevered awning, tiled shop front and containing balcony, shop, dining-room, 3 bedrooms, bathroom, kitchen and laundry.*¹⁰³

By the 1970s, the building was occupied by Jenkins Redfern Florist (see Figure 52), and was later utilised as a clothing store from the 1980s until the mid-1990s¹⁰⁴

Figure 52: Jenkins Florist Redfern, located at 96 Regent Street, Redfern during the 1970s.¹⁰⁵



Figure 53: Photographic evidence of the earlier building located at 98 Regent Street. Building¹⁰⁶



5.4.4 98 –102 Regent Street, Redfern

The building located at 98-102 Regent Street, Redfern was constructed in 1998.¹⁰⁷ Prior to the establishment of the current built form, the allotment consisted of two storey shop-top single fronted

¹⁰² (1937). Wise's New South Wales post office directory Retrieved July 10, 2019, from <http://nla.gov.au/nla.obj-639986210>

¹⁰³ The Sydney Morning Herald (Sydney, New South Wales, Australia) 01 Dec 1943, Wed. Page 4. Retrieved 10 July 2019 from newspapers.com

¹⁰⁴ The Sydney Morning Herald (Sydney, New South Wales, Australia) 08 Dec 1988, Thu Page 9. Retrieved 10 July 2019 from newspapers.com

¹⁰⁵ City of Sydney Archives. NSCA CRS 1140, SSMC Heritage Photographic Survey. CRS1140:BM704. Retrieved 10 July 2019 from: photosau.com.au/cos/scripts/ExtSearch.asp?SearchTerm=058178

¹⁰⁶ Author unknown, c1960. 'Bunnerong Hotel'. Accessed 14 June 2019, <https://openresearch-repository.anu.edu.au/handle/1885/16297>

¹⁰⁷ The Sydney Morning Herald (Sydney, New South Wales, Australia) 17 Jan 1998, Sat. Page 126. Retrieved 10 July 2019 from newspapers.com/image/119754020/?terms=%2Bregent%2Bstreet

buildings. These earlier buildings were constructed around the turn of the century and were occupied by a variety of businesses, including a crockery store (98)¹⁰⁸, a draper (100)¹⁰⁹ and a tailor (102).¹¹⁰

98 Regent Street was listed for rent during the 1930s. During the 1950s, the building was occupied by Robert Carbery, a rags dealer,¹¹¹ and later transformed into a coffee shop and café in the 1960s.¹¹² By the 1970s, the site was occupied by a clothing factory.¹¹³ 100 Regent Street was occupied by a milliner during the 1930s,¹¹⁴ later advertised for lease in 1936¹¹⁵ and 1942¹¹⁶ as a:

'lock-up shop, 10ft by 30ft, central position...'¹¹⁷ (with) dwelling of four rooms, kitchen etc'¹¹⁸

The building was later occupied by a barber shop in the mid-1960s.¹¹⁹ 102 Regent Street was occupied by various tailors until the 1950s¹²⁰, and later associated with the sale of electrical appliances in the 1960s.¹²¹

In 1972, Gunnar Jensson applied for the demolition of the buildings 98-102,¹²² to be followed by the construction of an office and shop building. As stated above, by 1998 the existing building, established as "Regency Mews" was advertised for sale.

5.5 Heritage Significance

5.5.1 Aboriginal heritage

The ACHAR for 90 to 102 Regent Street (Artefact Heritage 2020a) stated that

- There were no recorded Aboriginal sites on the Aboriginal Heritage Information Management System in the study area
- No previously unrecorded Aboriginal sites were identified within the study area.
- The study area is considered to have been subject to moderate – high levels of disturbance
- The landscape context of the study area is not considered to have been preferable for Aboriginal occupation when compared to other landscape features within the immediate vicinity of the study area.
- All sections of the study area were found to demonstrate low archaeological potential
- The vicinity of the study area is considered to have substantial Aboriginal cultural heritage values

¹⁰⁸ Sands Directory, 1915

¹⁰⁹ *ibid*

¹¹⁰ *ibid*

¹¹¹ City of Sydney Archives. 18 Dec 1952. 1232/52.3760

¹¹² City of Sydney Archives. 30 Jun 1961. 3872/61.7824

¹¹³ City of Sydney Archives. 03 May 1971. 129/71. 3927

¹¹⁴ Sands Directory, 1930

¹¹⁵ The Sydney Morning Herald (Sydney, New South Wales, Australia) 13 May 1936, Wed, Page 5. Retrieved 10 July 2019 from <https://www.newspapers.com/image/124348719/?terms=%22100%2Bregent%2Bstreet%22>

¹¹⁶ The Sydney Morning Herald (Sydney, New South Wales, Australia) 27 May 1942, Wed, Page 3 retrieved 10 July from <https://www.newspapers.com/image/122494138/?terms=%22100%2Bregent%2Bstreet%22>

¹¹⁷ The Sydney Morning Herald (Sydney, New South Wales, Australia) 27 May 1942, Wed, Page 3 retrieved 10 July from <https://www.newspapers.com/image/122494138/?terms=%22100%2Bregent%2Bstreet%22>

¹¹⁸ The Sydney Morning Herald (Sydney, New South Wales, Australia) 13 May 1936, Wed, Page 5

¹¹⁹ City of Sydney Archives. 06 Dec 1965. 787/2/0437. 2.

¹²⁰ The Sydney Morning Herald (Sydney, New South Wales, Australia) 12 Nov 1955, Sat. Page 50. Retrieved 10 July 2019 from: <https://www.newspapers.com/image/122633166/?terms=%22102%2Bregent%2Bstreet%22>

¹²¹ City of Sydney Archives. 01 Nov 1967. 0947/67. 3871

¹²² City of Sydney Archives. 16 June 1972. 238/42. 3954.

- No direct impacts from the proposed works on Aboriginal cultural heritage have been identified.
- The proposed works have incorporated Aboriginal cultural heritage values through the incorporation of Aboriginal artwork in the built form of the building and through the use of native plantings.

The site is located within a culturally significant precinct with regards to both pre-contact and post contact use. This connection has resulted in high cultural values being ascribed to the Redfern region.

Consultation with the 16 Registered Aboriginal Parties for the project (as reported in the ACHAR) indicated strong support for including interpretation in the development, including native plantings, engaging an Aboriginal artist to develop designs/artworks, the incorporation of appropriate local Aboriginal language, and providing interpretive information regarding the Aboriginal history into the development.

5.5.2 Non-Aboriginal heritage

As reported in the SOHI (Artefact Heritage 2020b), there are no listed heritage items within the site. There are several listed heritage items and a heritage conservation area within the surrounding area, comprising of a 150-metre visual buffer zone. This visual buffer zone captures potential visual impacts to heritage items in the vicinity:

State significant

- Redfern Railway Station Group (State Heritage Register (SHR) 01234).

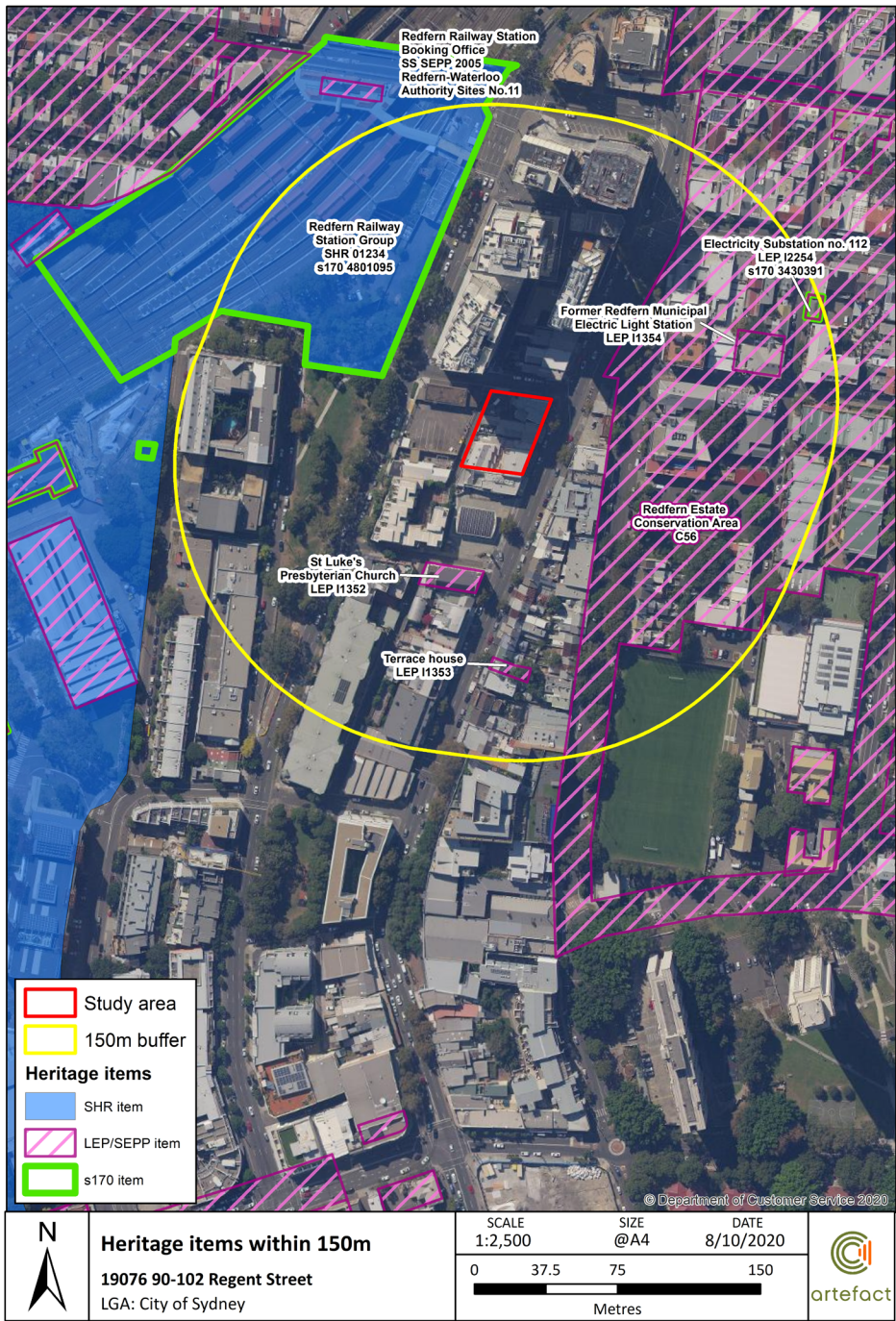
Locally significant

- St Luke's Presbyterian Church (Local Environmental Plan (LEP) I1352)
- Terrace house (LEP I1353)
- Former Redfern Municipal Electric Light Station (LEP I1354)
- Electricity Substation No. 112 (LEP I2254)
- Redfern Estate Heritage Conservation Area (LEP C56).

The SOHI also stated that the study area has been assessed as having:

- Nil-low potential for locally significant historical archaeological remains associated with the early land grants
- Moderate potential for locally significant 'works,' and low potential for locally significant 'relics' associated with mid to late 19th century residential development
- Moderate potential to contain non-significant archaeological 'works' associated with the 20th century development of the site

Figure 54: Heritage items within the visual buffer zone.



5.5.3 Aboriginal cultural heritage values

The ACHAR for the project (Artefact 2020a) provided an assessment of the Aboriginal cultural heritage values of the site, including an assessment that the Redfern area is part of a wider landscape of cultural significance. During consultation a strong theme emerged, regarding the importance of acknowledging the changing and continuing relationship to Redfern for Aboriginal people.

Table 6 summarises the cultural heritage values identified for the area and surrounding region.

Table 6: Cultural heritage values identified for the area and surrounds

Cultural heritage value	Description	Source
Sites position between multiple groups	Site is located at a key position between the lands of the Gadigal and Wangal	Metropolitan LALC in Artefact 2018a
Connection to natural resources	Redfern borders wetlands and woodlands which would have provided abundant resources and water sources	Metropolitan LALC in Artefact 2018a
History of dispossession and marginalisation.	History of marginalisation towards Redfern in the 1800s. Closure of missions and movement of tribal groups towards Redfern. Redfern as the centre of Aboriginal Sydney.	Metropolitan LALC in Artefact 2018a
Redfern as the place where Aboriginal people		Artefact 2018b
Birthplace of Aboriginal rights	History of the birth of Aboriginal rights related to 'the Block' as well as major legal, health and community services.	Metropolitan LALC in Artefact 2018a;
	Redfern Park as the location of several Aboriginal rights movements and the location of Paul Keating's 1992 speech on dispossession.	AHMS 2015
Bill Ferguson	First elected Aboriginal member of the Aborigines Welfare board held a number of meetings within Redfern	AHMS 2015
Family Connection	Place where current RAPs were born and grew up. Relatives who moved to Redfern as a safe place following the closure of the missions.	Artefact 2018b

Previous consultations with Metro LALC in relation to other projects undertaken in Redfern by Artefact have highlighted the below points as being key elements for consideration:

- There are deep time connections with this area over tens of thousands of years. The traditional owners of the land in which the study area is located are Gadigal people of the Darug language group. The name Gadigal was used in the earliest historical records of the European settlement in Sydney to describe the Aboriginal band or clan that lived on the southern shore of Port Jackson, from South Head west to the Darling Harbour area. The Redfern area is historically significant for the associations it has with the Gadigal people and other Aboriginal people in the past and continuing today.
- The area is located within the Sydney Basin, a large depositional geological feature that spans from Batemans Bay to the south, Newcastle to the north and Lithgow to the west. The underlying geology of the project area consists in parts of Hawkesbury Sandstone, Ashfield Shale and Quaternary sediments, and is located on the transition between the Botany sand sheet and Ashfield Shale. This position made the area rich in resources to support Aboriginal lifeways.
- Historical sources indicate that the area was both part of a travel route from the Ultimo area to Botany Bay, roughly followed by the current day Botany Bay Road, which was an important corridor for trade and movement for Aboriginal people in early Sydney; and also an area of gatherings as the area around Belmore Park and Central Station was an important meeting point for Aboriginal people throughout the 1790s where Aboriginal performances, ceremonies and trials in this spot were often witnessed by hundreds of spectators from Sydney town, and

the area of Cleveland Paddocks (now Prince Alfred Park) was an Aboriginal campsite until the coming of the railway in the 1850s.

- The Aboriginal heritage values of the area are rich and complex, and interwoven with the European heritage values: for example, the coming of the railway in the 1850s facilitated movement of Aboriginal people into the area to work at the Eveleigh railyards and other factories and light industry around Redfern.
- Redfern is a key location, often referred to as the Aboriginal heart of Sydney, and the centre of Aboriginal activism, where major Aboriginal legal, health and community services were established.
- There are currently no recorded Aboriginal sites within the project area, the closest one being a midden site about 100m south east of the project area. However the Redfern area continues to hold great cultural significance for Aboriginal people - for those who have lived here for generations and for other communities who identify with the historical and political significance of the area.

6.0 APPENDIX B – CITY OF SYDNEY APPROVAL

From: Reinah Urqueza <RUrqueza@cityofsydney.nsw.gov.au>

Sent: Monday, 29 November 2021 12:21 PM

To: Alexandra Gaffikin <Alexandra.Gaffikin@artefact.net.au>

Subject: RE: SSD-10382: 90-102 Regent Street, Redfern. – Heritage Interpretation Plan

Hi Alexandra,

The City's Heritage Specialist has reviewed the draft HIP. It is in accordance with the approved interpretation strategy and acceptable. It is noted that there are still some unknowns such as the exact sizes and locations for the interpretative panels, which we anticipate will be finalised in the final HIP.

I hope this helps.

Kind regards,

Reinah Urqueza
Specialist Planner
Planning Assessments



Telephone: +612 9288 5882
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The City of Sydney acknowledges
the Gadigal of the Eora Nation as the
Traditional Custodians of our local
area.

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