

# 90-102 Regent Street Redfern

## Heritage Interpretation Strategy

Report to Allen Jack + Cottier

7 July 2021



@ artefact

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**We acknowledge the Gadigal people, 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 work, 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 B70 requires a Heritage Interpretation Strategy and Heritage Interpretation Plan.

Allen Jack + Cottier, on behalf of The Trust Company (Australia) Limited ATF Regent Trust, have engaged Artefact Heritage to address Condition B70. This document fulfils the requirement to produce an Aboriginal and non-aboriginal Heritage Interpretation Strategy. Once the Heritage Interpretation Strategy is approved and the interpretive elements to be incorporated within the new development have been confirmed, the Heritage Interpretation Plan will be produced, containing the detailed content of the interpretive elements.

### 1.2 Conditions

This Heritage Interpretation Strategy will respond to B70 in the draft conditions of consent SSD 10382:

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#### *HERITAGE INTERPRETATION STRATEGY AND PLAN*

*B70. 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.*

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

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#### *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:*

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- 
- *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).*

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

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*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 studio rooms, 27 twin studio rooms and 16 single en-suite rooms), communal spaces, on-site bicycle parking, ancillary facilities and ground floor retail premises.





## 1.5 Scope of the report

A HIS is a tool that provides a strategy for ways of transmitting messages about the cultural heritage values of a site to visitors and other audiences through interpretation. It is intended to inform and guide planning for heritage interpretation by identifying historical themes relevant to the site, and outline strategies for presenting these through a variety of interpretive media. This HIS addresses both Aboriginal and non-Aboriginal (historical) heritage to ensure an integrated approach for heritage interpretation at the site. In this HIS recommendations for content and location are also provided. The HIS should be read in conjunction with the Salvage Strategy (Artefact 2021), which identifies salvaged material for inclusion in interpretation.

This HIS is the first stage in the interpretation planning process. Once the HIS is approved, the next stages are to develop a Heritage Interpretation Plan including detailed content (eg. text and image choices) and the integrated design of the interpretive elements, followed by production and implementation. The next stage will also include the development of a Public Art Strategy, which incorporates recommended artworks outlined in this HIS..

## 1.6 Methodology

This HIS has been prepared in accordance with the NSW Heritage Office's *Interpreting Heritage Places and Items: Guidelines* (2005) and *Heritage Interpretation Policy* (2005).

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



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

The ICOMOS *Ename Charter* for interpretation of cultural heritage sites has also informed this document. In recognising that interpretation and presentation are part of the overall process of cultural heritage conservation, this Charter has established seven cardinal principles upon which interpretation should be based:

- **Principle 1:** Access and understanding
- **Principle 2:** Information sources
- **Principle 3:** Attention to setting and context
- **Principle 4:** Preservation of authenticity
- **Principle 5:** Planning for suitability
- **Principle 6:** Concern for inclusiveness
- **Principle 7:** Importance of research, training and evaluation.

Additionally, the HIS 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, ownership and acknowledgement of cultural knowledge.

The development of this HIS has been guided by the Government Architects Office draft framework *Connecting with Country*.<sup>1</sup> 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

<sup>1</sup> Government Architects Office, draft 2020. *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 Heritage Interpretation Strategy will use these frameworks for guidance in undertaking consultation and recommending appropriate interpretation strategies.

## 1.7 Authorship

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



## 2.0 SITE HISTORY

### 2.1 Introduction

The aim of this section is to provide an historical background for the site by identifying key historical characteristics of the area and then outlining major historical themes and stories for interpretation. The following overview has been summarised from the SOHI (Artefact 2020b). This information is provided as a background to the report only, to indicate the varied use of the site and surrounding area over time and is not intended to be an example of the type or extent of any text that may be included in specific interpretive media.

### 2.2 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.<sup>2</sup> 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.<sup>3</sup>

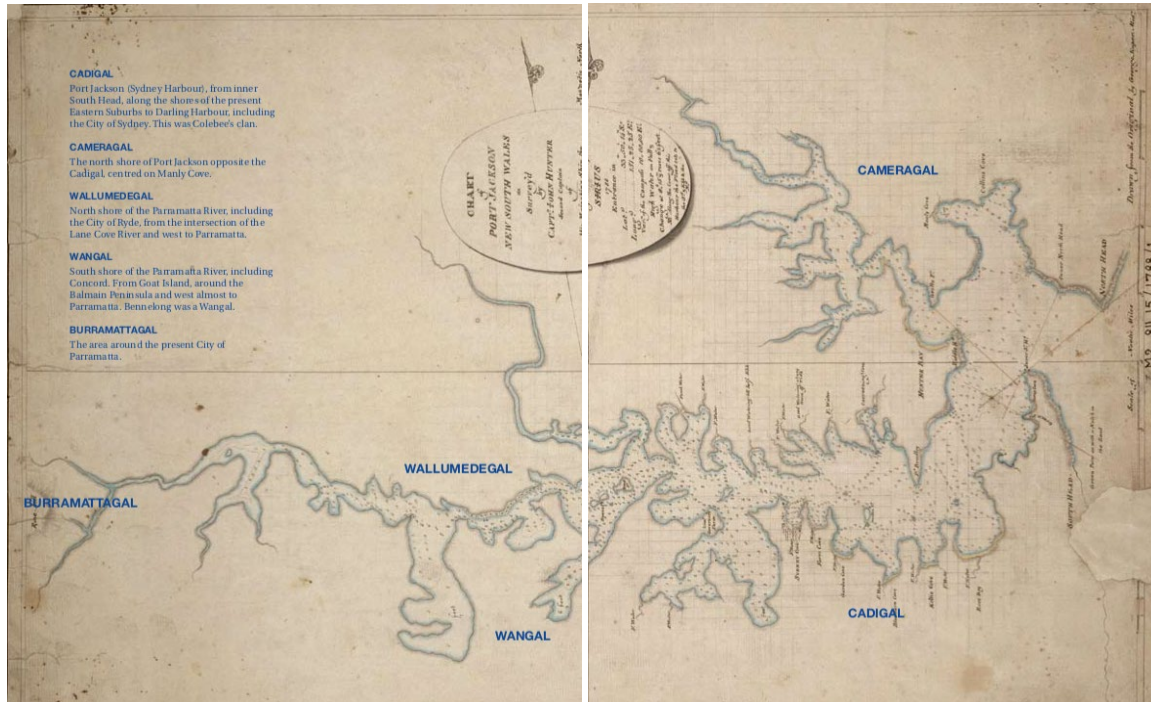
After European colonisation, the Gadigal people were displaced from many of their traditional camping grounds around the shoreline, as Sydney town expanded. Despite this, in the 1790s the area around Belmore Park and Central Station continued to be an important meeting point for Aboriginal people where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

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<sup>2</sup> Attenbrow 2010 p23

<sup>3</sup> Curon 1985 p9

**Figure 3: Mapping of Aboriginal clans. Base image: Chart of Port Jackson New South Wales 1788 (Smith 2006. *Eora: Mapping Aboriginal Sydney 1770-1850*)**



**Figure 4: '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 5: 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 6: Staff from the Eveleigh workshops, 1949 (State Records of NSW)



Figure 7: Redfern All Blacks, 940s (Redfern All Blacks)





**Figure 8: The Block, Redfern, 1970 (Tony Spanos)**



**Figure 9: Aboriginal Medical Service, Redfern, 1974 (National Archives)**



**Figure 10: Aboriginal Legal Aid Service, Redfern, 1974 (National Archives)**



**Figure 11: Protesters taking to the streets of Sydney during the 1988 Bicentenary (Newspix)**



**Figure 12: Launch of International Year of the World's Indigenous People, Redfern 1992 (City of Sydney Archives)**



## 2.3 Non-Aboriginal history of the locality

### 2.3.1 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 (Figure 13). 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.<sup>4</sup> 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.<sup>5</sup> Over the next few years, Levey sold portions of the land and by the

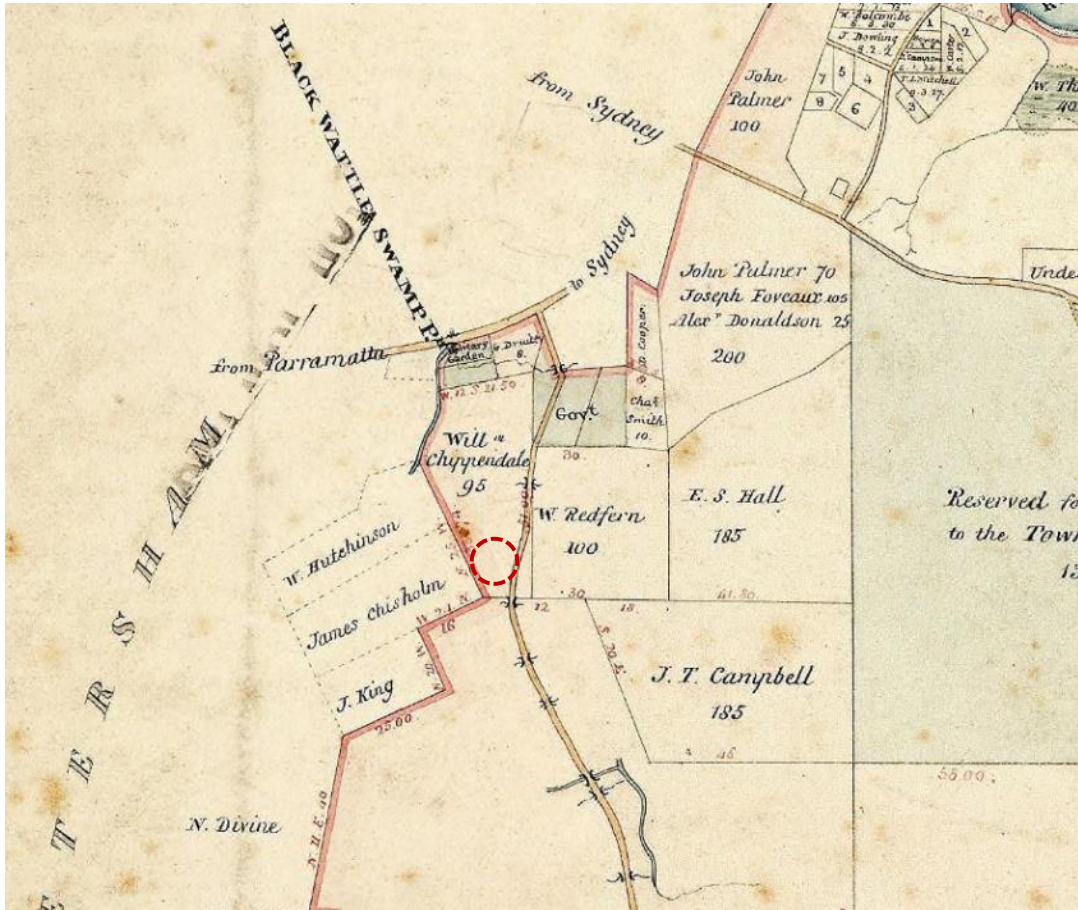
<sup>4</sup> Office of Environment and Heritage, 2018. 'Chippendale Heritage Conservation Area'. Viewed 27 June 2018 at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421466>

<sup>5</sup> Shirley Fitzgerald. 'Chippendale' *Sydney Journal* Vol. 1 (December 2008). pp 118-122.



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.<sup>6</sup> 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 13: Undated parish map, showing the extent of Chippendale's grant. The approximate location of the study area is circled in red.<sup>7</sup>**



### 2.3.2 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.<sup>8</sup> 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 14) 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.

<sup>6</sup> Fitzgerald. 'Chippendale' (2008). pp 118-122.

<sup>7</sup> NSW Department of Lands Parish Map No. 14066301, Parish of Alexandria

<sup>8</sup> Cultural Resources Management June 2009: 25

**Figure 14: 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.<sup>9</sup> Between George and Pitt Streets, the courthouse, post office, police station and fire station were built.<sup>10</sup>

Due to Redfern's central location, the coming of the Sydney to Parramatta railway line in 1855 further boosted its development.<sup>11</sup> 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

<sup>9</sup> OEH, 2006. 'Redfern Estate Heritage Conservation Area'.

<sup>10</sup> OEH, 2006. 'Redfern Estate Heritage Conservation Area'.

<sup>11</sup> 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>



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 15), with more buildings noted in the 1865 City of Sydney Trigonometric Survey (Figure 16). The first national school was opened in 1858, Prince Alfred Park became gazetted in 1865 and the Town Hall was established in 1870.<sup>12</sup> 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.

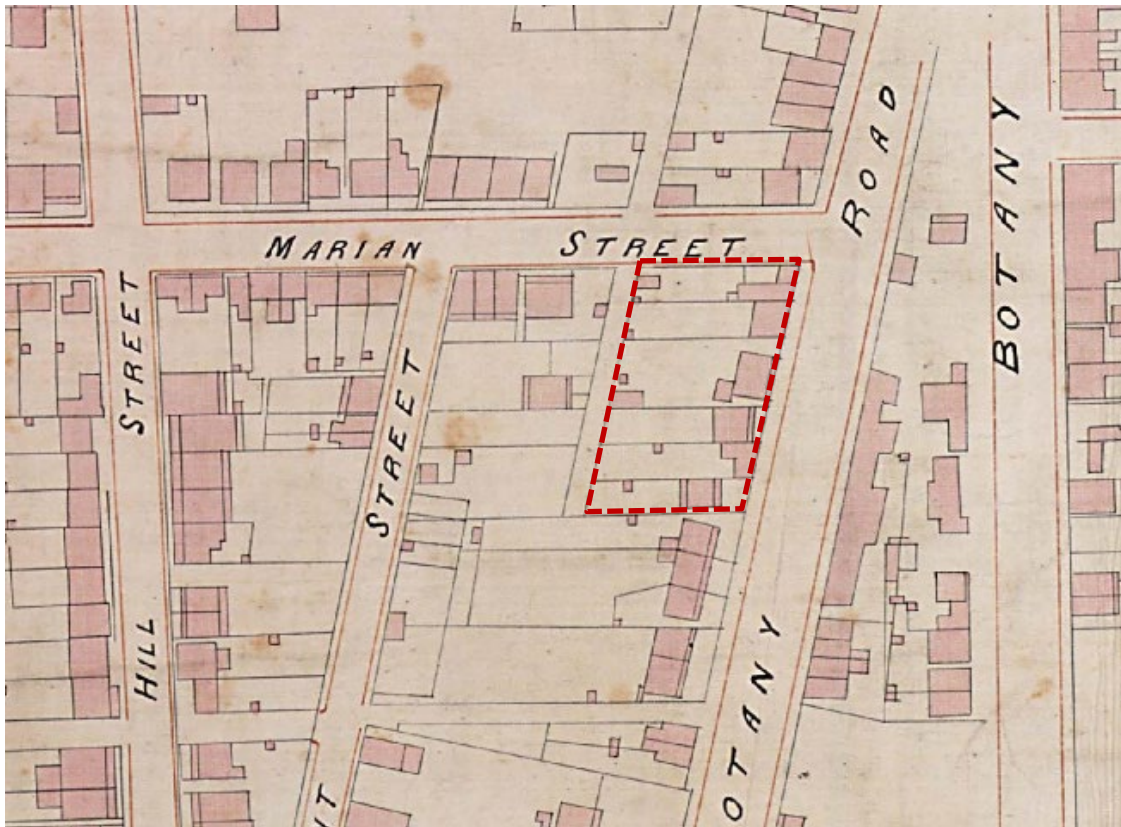
**Figure 15: 1864 plan of Redfern Municipality, showing study area in red.<sup>13</sup>**



<sup>12</sup> OEH, 2006. 'Redfern Estate Heritage Conservation Area'.

<sup>13</sup> State Library of NSW, File a6850001

Figure 16: City of Sydney Trigonometrical Survey, 1864, showing study area in red.<sup>14</sup>



### 2.3.3 Development of local area: 1870s-1900s

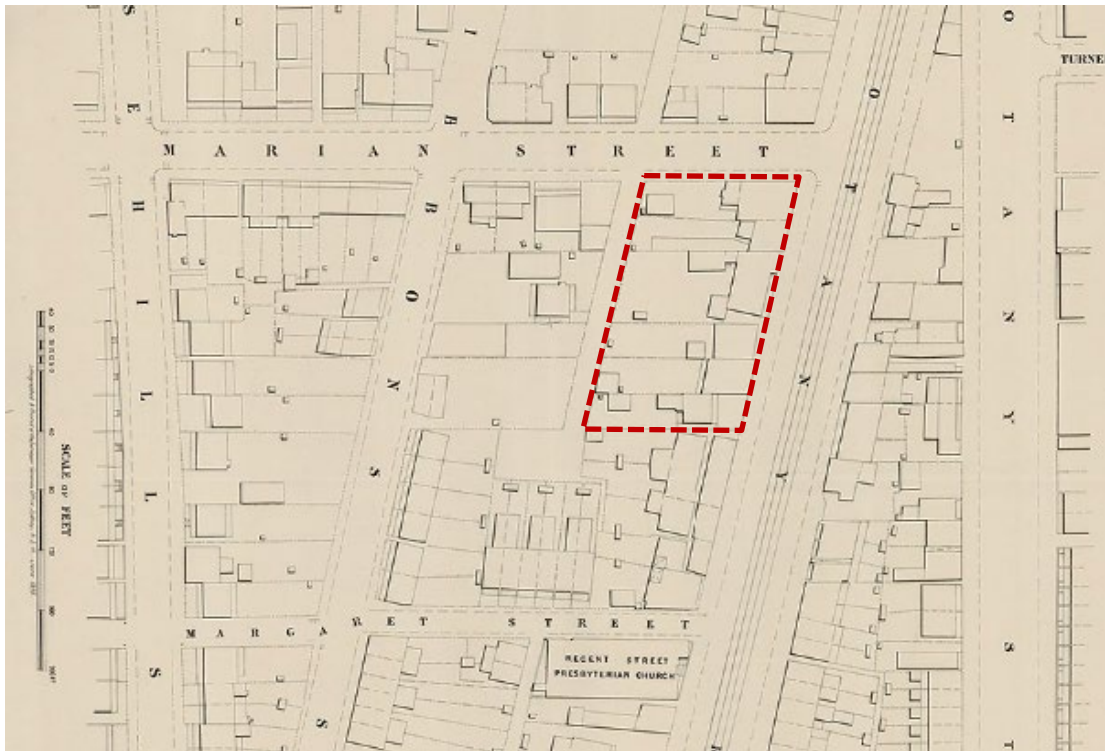
In 1884, a train station was built at Redfern, located to the northwest of the study area. At this time, the station was called Eveleigh Station, being renamed 'Redfern Station' in 1906. The station consisted of three island platforms serving four lines and a ticket office, later being expanded in 1912 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.<sup>15</sup> 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.

<sup>14</sup> City of Sydney 'Atlas of Sydney'

<sup>15</sup> 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 17: Detail from the 1887 City of Sydney Section plan, showing study area in red.<sup>16</sup>



### 2.3.4 Twentieth century development: 1900s-Present

The 1938 civic survey plan (Figure 18) 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, maintenance 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 officially 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.<sup>17</sup> 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'.<sup>18</sup>

<sup>16</sup> State Library of NSW. *Redfern, Sheet 18, 1887*.

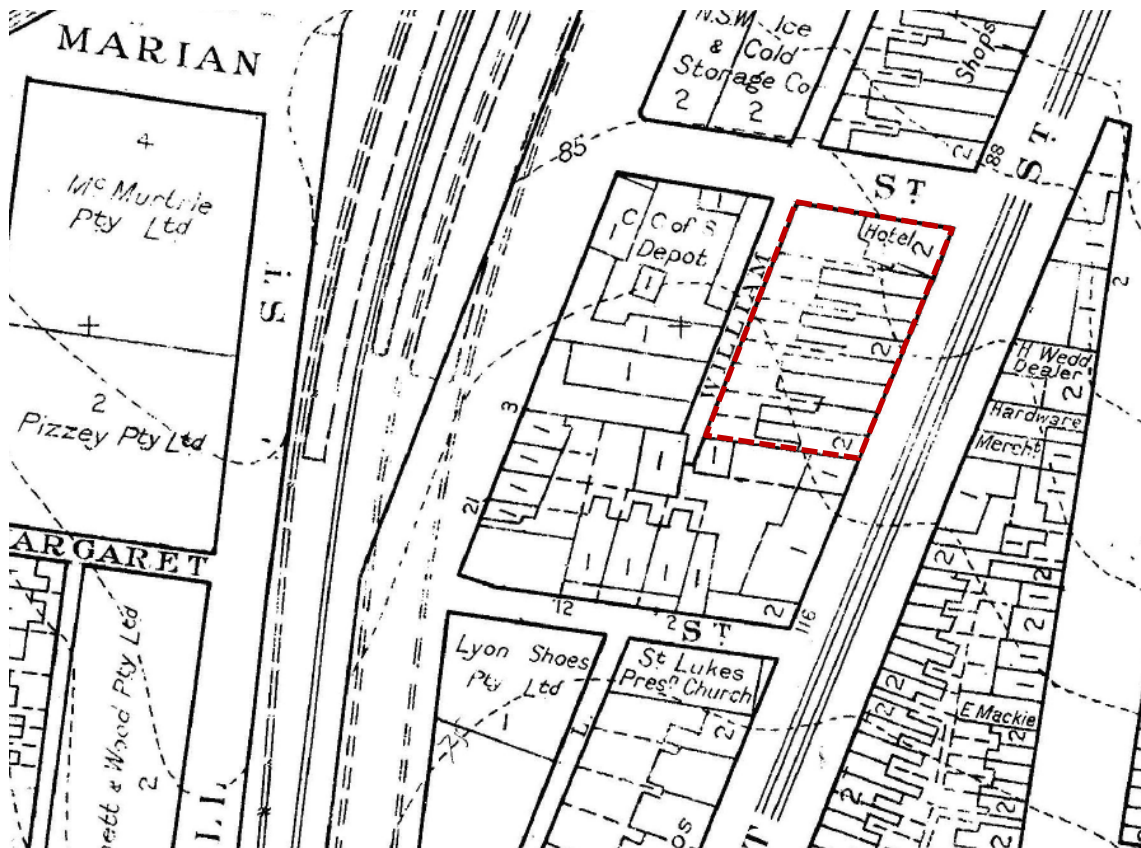
<sup>17</sup> Eveleigh Stories, 2018. 'Indigenous Connections' Viewed 27 June 2018 at: <https://eveleighstories.com.au/story/indigenous-connections>

<sup>18</sup> 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.



In recent decades, there has been a rapid gentrification of inner Sydney suburbs, including Redfern.<sup>19</sup> In 2005, the NSW State Government formed the Redfern Waterloo Authority (RWA) with a focus on developing and gentrifying Redfern.<sup>20</sup> This development has seen an influx of students and young 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.<sup>21</sup> Around the 1990s to early 2000s, the study area (98-102) was redeveloped with the present medium density residential apartment building.

**Figure 18: Detail from the 1938 Civic survey, showing study area in red.<sup>22</sup>**



<sup>19</sup> George Morgan, 2012. 'Urban Renewal and the Creative Underclass', *Journal of Urban Affairs*, Vol. 34 No. 2, 207-222.

<sup>20</sup> 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.

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

<sup>22</sup> City of Sydney. *Civic survey, 1938-1950, Map 18*.



Figure 19: 1951 aerial photograph of study area. <sup>23</sup>



## 2.4 History of the extant heritage structures at the locality

### 2.4.1 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.

#### 2.4.1.1 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.<sup>24</sup> Although the early public houses in the new colony stemmed from their British and 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.<sup>25</sup>

Throughout the late eighteenth and well into the nineteenth century, pubs were often the first structures to be built when new areas were colonised.<sup>26</sup> 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.<sup>27</sup>

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.<sup>28</sup>

<sup>23</sup> NSW Government. Historical Imagery

<sup>24</sup> *ibid*

<sup>25</sup> Kirkby, Diane & Luckins, Tanja & McConville, Chris (2010). *The Australian Pub*. University of New South Wales (UNSW) Press

<sup>26</sup> *ibid*

<sup>27</sup> *ibid*

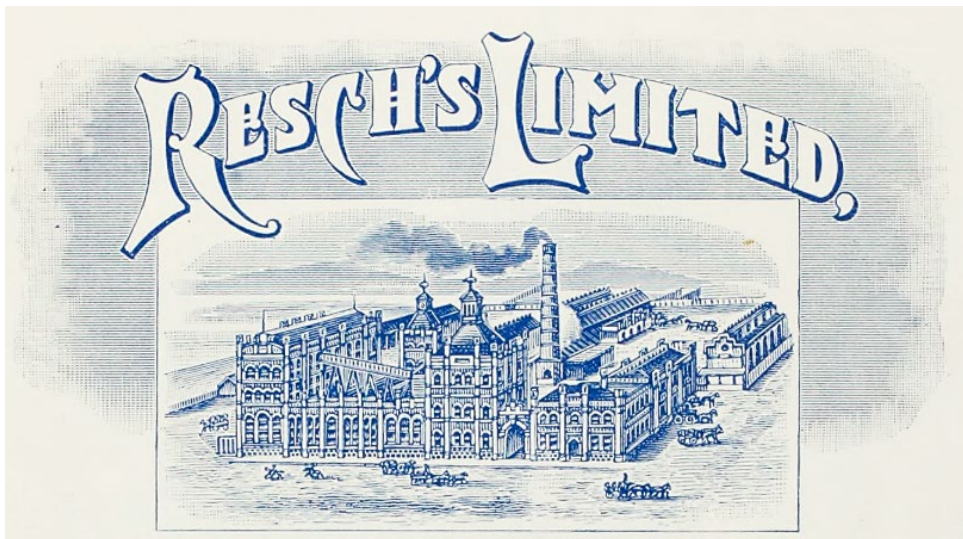
<sup>28</sup> Kirkby, Diane & Luckins, Tanja & McConville, Chris (2010). *The Australian Pub*. University of New South Wales (UNSW) Press

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.<sup>29</sup> 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 20). This factory was taken over by Tooth and Co. in 1929.

**Figure 20. The massive Resch's Brewery on Dowling Street, Redfern, was in operation by 1900.<sup>30</sup>**



#### **2.4.1.2 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.<sup>31</sup>

<sup>29</sup> *Report: (First Part) of the Intoxicating Drink Inquiry Commission Together with Minutes of the Evidence and Appendices.* (Sydney: Charles Potter, 1887), 516.

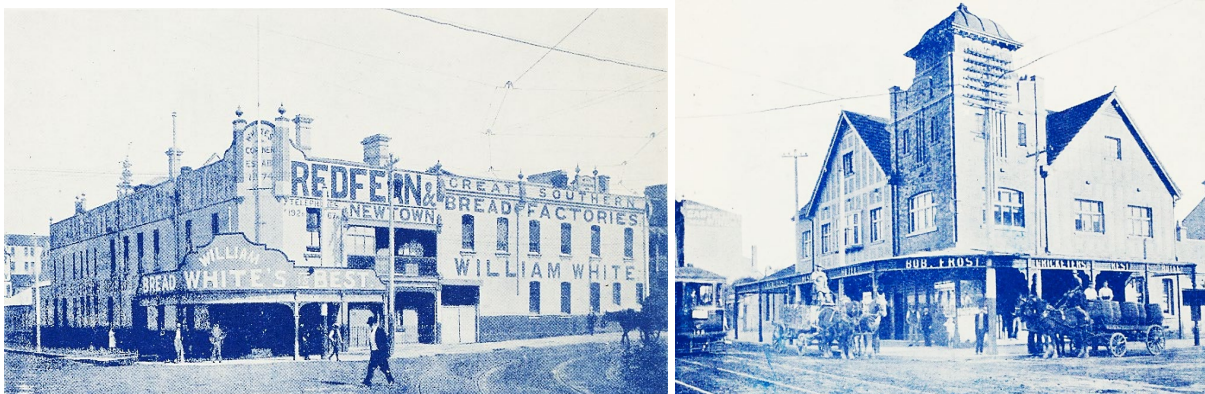
<sup>30</sup> *Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Redfern, 1859–1909* (Redfern: Redfern Council, 1909), n.p..

<sup>31</sup> *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.

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.<sup>32</sup> 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 21) 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.<sup>33</sup> The installation of kitchens, refrigerated cool rooms and electric lighting all changed the internal character of Sydney's pubs between 1880 and 1914.

**Figure 21: 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.<sup>34</sup>**



#### 2.4.1.3 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, as seen in Figure 23. 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 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.<sup>35</sup>

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 22 and Figure 23) note a proposal date of June 1890, shortly before Vernon's appointment as the NSW Government Architect in August of that year.<sup>36</sup> Due to his new position, Vernon invited his fellow architect and collaborator, Howard Joseland, to take over his practice on Pitt Street,

<sup>32</sup> *The Sydney and Suburban Hotel Guide and Licensed Victuallers' Directory for 1886–7*, 59.

<sup>33</sup> *Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Redfern*, n.p.

<sup>34</sup> *ibid*

<sup>35</sup> 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>

<sup>36</sup> 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.



Sydney.<sup>37</sup> 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'<sup>38</sup> in the Sydney Morning Herald.

As seen in Figure 22 to Figure 24, 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.<sup>39</sup> 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,<sup>40</sup> and within the *Australian Star* in November 1895 as the Bunnerong Hotel.<sup>41</sup> 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 1902<sup>42</sup> 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'.<sup>43</sup> Early licensees included Cornelius Devir, a reportedly well-liked publican,<sup>44</sup> whose wife, Ellen, would retain the license of the hotel until 1938.<sup>45</sup> During the 1940s, the hotel was transferred between the Finlayson family<sup>46</sup> and George Albert Kennedy.<sup>47</sup> Although the public house generated modest beverage sales throughout the 1960s and 1970s,<sup>48</sup> the establishment was listed for sale in 1981 as a 'licensed freehold – vacant possession',<sup>49</sup>

<sup>37</sup> 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.

<sup>38</sup> "Advertising" The Sydney Morning Herald (NSW: 1842 - 1954) 7 November 1890: 8. Web. 15 Jul 2019 <<http://nla.gov.au/nla.news-article13775593>>.

<sup>39</sup> "LICENSING COURT." The Sydney Morning Herald (NSW: 1842 - 1954) 8 June 1892: 5. Web. 15 Jul 2019 <<http://nla.gov.au/nla.news-article13860603>>.

<sup>40</sup> 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>

<sup>41</sup> 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>

<sup>42</sup> 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=)

<sup>43</sup> 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=)

<sup>44</sup> 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>

<sup>45</sup> 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://newspapers.com/image/126122732/?terms=)

<sup>46</sup> 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=)

<sup>47</sup> 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=)

<sup>48</sup> 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>

<sup>49</sup> 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](http://newspapers.com/image/121169421/?terms=%22Bunnerong%2BHotel%22)



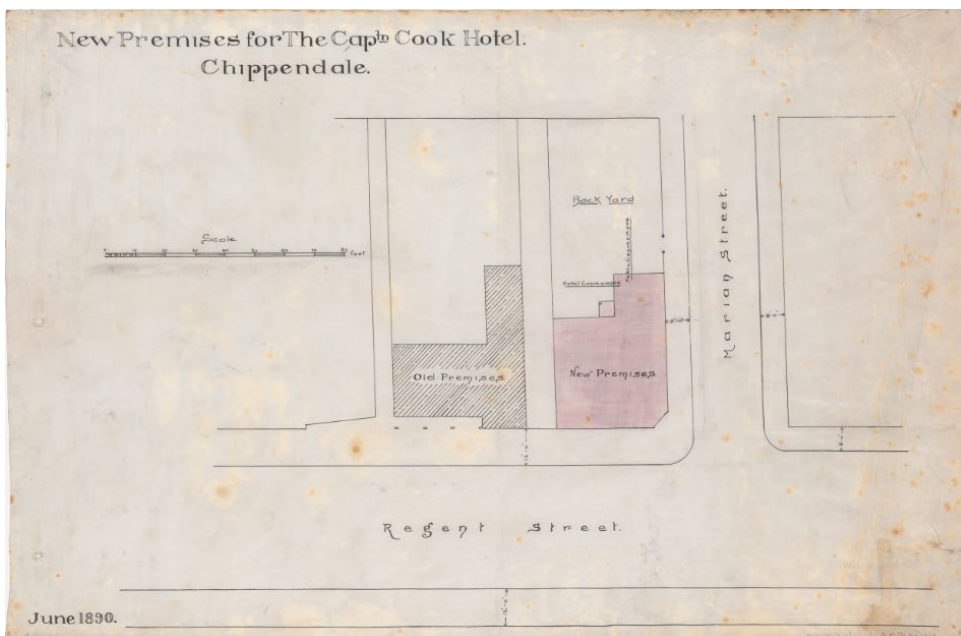
with the physical description of the building including the neighbouring properties of 92 and 94 Regent Street:

*'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'*<sup>50</sup>

**Figure 22: New Premises for the Captain Cook Hotel Plan, June 1890.<sup>51</sup>**



**Figure 23: New Premises for the Captain Cook Hotel, June 1890.<sup>52</sup>**

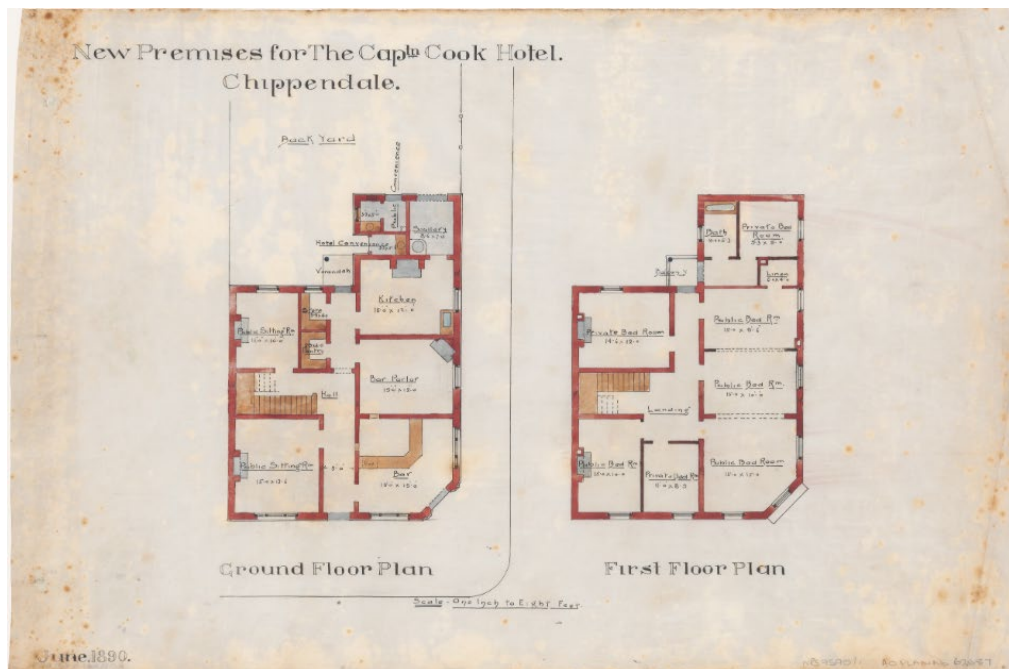


<sup>50</sup> The Sydney Morning Herald (Sydney, New South Wales, Australia) 18 Jul 1981, Sat Page 112. Retrieved July 9, 2019 from [newspapers.com/image/121169421/?terms=%22Bunnerong%2BHotel%22](https://www.newspapers.com/image/121169421/?terms=%22Bunnerong%2BHotel%22)

<sup>51</sup> W. L. Vernon, 1890. 'Captain Cook Hotel, Regent and Marian Streets'. Accessed 18 June 2019, [https://www.records.nsw.gov.au/image/9590\\_62685#](https://www.records.nsw.gov.au/image/9590_62685#)

<sup>52</sup> W. L. Vernon, 1890. 'Captain Cook Hotel, Regent and Marian Streets'. Accessed 18 June 2019, [https://www.records.nsw.gov.au/image/9590\\_62688#](https://www.records.nsw.gov.au/image/9590_62688#)

Figure 24: New Premises for the Captain Cook Hotel, June 1890.<sup>53</sup>



#### 2.4.1.4 The rise and transformation of the Bunnerong Hotel

In 1902 and 1903, the hotel (and its surroundings allotments) was listed for sale.<sup>54</sup> 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”.<sup>55</sup> The property was purchased by Tooth’s brewery in 1904.<sup>56</sup>

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.<sup>57</sup>

Early licensees included Cornelius Devir, a reportedly well-liked publican,<sup>58</sup> whose wife, Ellen, would retain the license of the hotel until 1938.<sup>59</sup> 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

<sup>53</sup> 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](https://www.records.nsw.gov.au/image/9590_62687#expanded)

<sup>54</sup> 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"](https://newspapers.com/image/122553504/?terms=)

<sup>55</sup> 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"](https://newspapers.com/image/125640275/?terms=)

<sup>56</sup> Noel Butlin Archives Collection (N60-YC-99– Tooth and Company yellow card)

<sup>57</sup> Catalogue entry only for Box 295 Bunnerong Hotel, Redfern, Deposit Z323 – Tooth and Company deposit 4, Noel Butlin Archives, Australian National University, Canberra.

<sup>58</sup> 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>

<sup>59</sup> 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://newspapers.com/image/126122732/?terms=)

in 1930. During the 1940s, the hotel was transferred between the Finlayson family<sup>60</sup> and George Albert Kennedy.<sup>61</sup>

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.<sup>62</sup> 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.<sup>63</sup>

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.<sup>64</sup> 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.<sup>65</sup>

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.<sup>66</sup> 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.<sup>67</sup> This new law was not repealed until 1954.<sup>68</sup> 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.<sup>69</sup>

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.<sup>70</sup> 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 was de-licensed and closed less than a year later in February 1982,<sup>71</sup> from which point it has served a number of uses, including medical centre, office space and residential dwelling.<sup>72</sup>

<sup>60</sup> 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=)

<sup>61</sup> 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=)

<sup>62</sup> Historic Houses Trust of New South Wales and Powerhouse Museum, *Sydney's Pubs: Liquor, Larrikins & the Law* (Sydney: Historic Houses Trust of New South Wales, 2008), n.p.

<sup>63</sup> Historic Houses Trust of New South Wales (2008). *Sydney's pubs : liquor, larrikins & the law*. Historic Houses Trust of New South Wales, [Sydney, NSW]

<sup>64</sup> Bill Boldiston, *A Small Hotel: The Little Pubs, Places and Personalities of Earlier Sydney* (Leura: .ol d'Or Publishing, 2011), 34–35.

<sup>65</sup> 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>.

<sup>66</sup> Historic Houses Trust of New South Wales (2008). *Sydney's pubs : liquor, larrikins & the law*. Historic Houses Trust of New South Wales, [Sydney, NSW]

<sup>67</sup> *ibid*

<sup>68</sup> Lewis, Milton James (1991). *A rum state : alcohol and state policy in Australia, 1788-1988*. AGPS Press, Canberra

<sup>69</sup> *ibid*

<sup>70</sup> Historic Houses Trust of New South Wales and Powerhouse Museum, *Sydney's Pubs*, n.p.

<sup>71</sup> 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>

<sup>72</sup> 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>



Figure 25: Bunnerong Hotel, 1930.<sup>73</sup>



Figure 26: Bunnerong Hotel, 1949.<sup>74</sup>



<sup>73</sup> Author unknown, n.d. 'Bunnerong Hotel'. Accessed 14 June 2019, <https://openresearch-repository.anu.edu.au/handle/1885/16297>

<sup>74</sup> *ibid*

Figure 27: Bunnerong Hotel, c1960s.<sup>75</sup>



Figure 28: Bunnerong Hotel, 1970.<sup>76</sup>



<sup>75</sup> Author unknown, c1960. 'Bunnerong Hotel'. Accessed 14 June 2019, <https://openresearch-repository.anu.edu.au/handle/1885/16297>

<sup>76</sup> Author unknown, 1970. 'Bunnerong Hotel'. Accessed 14 June 2019, <https://openresearch-repository.anu.edu.au/handle/1885/16297>



Figure 29: Plans depicting the proposed renovations to the building in 1985.<sup>77</sup>

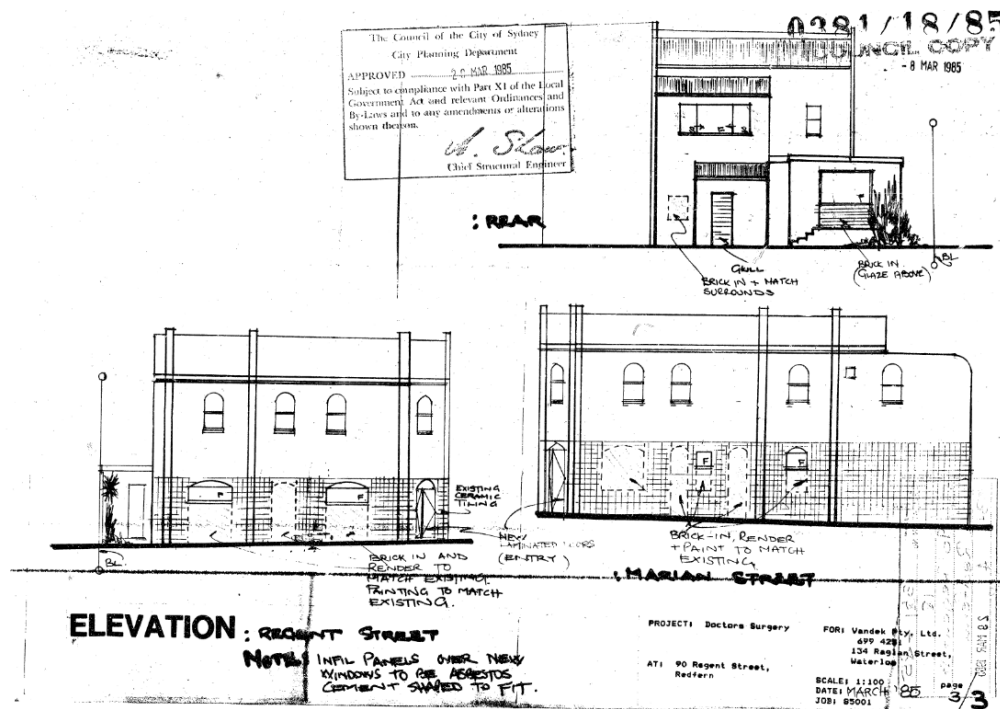
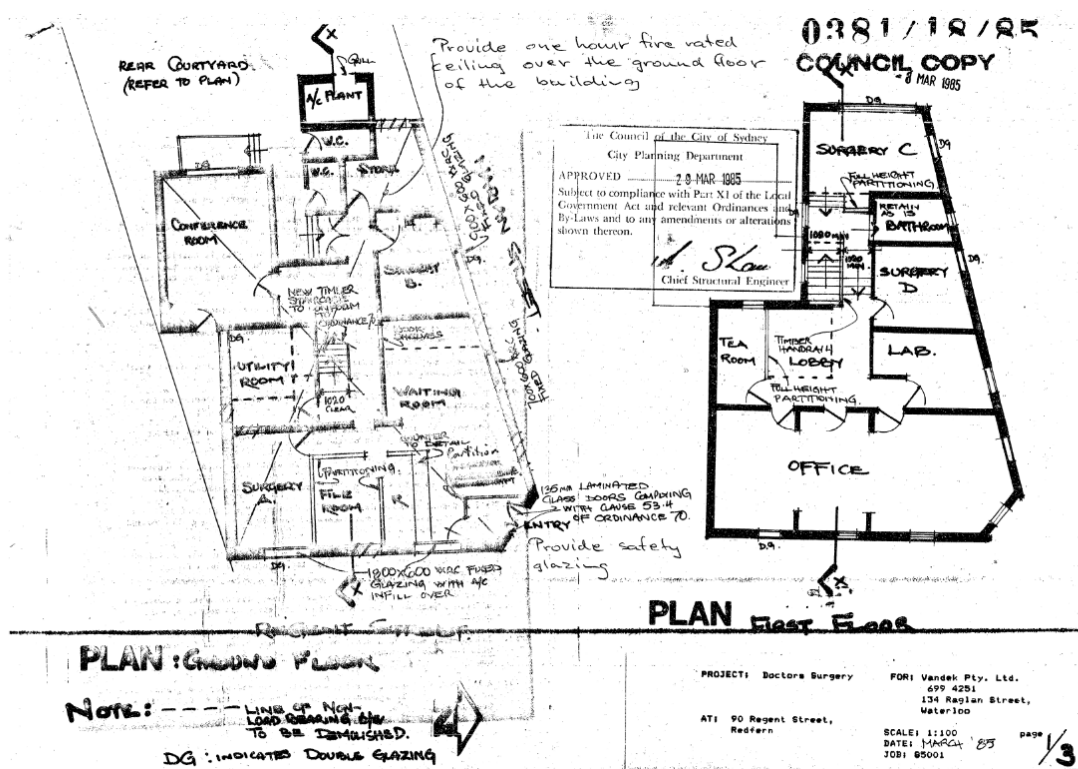


Figure 30: Plans depicting the proposed renovations to the building in 1985.<sup>78</sup>



<sup>77</sup> Source: City of Sydney Archives

<sup>78</sup> Source: City of Sydney Archives



Figure 31: Former Bunnerong Hotel, 1995.<sup>79</sup>



Figure 32: Former Bunnerong Hotel, 2008.<sup>80</sup>



#### 2.4.1.5 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

<sup>79</sup> Jon Graham, 1995. ‘Former Bunnerang Hotel’. Accessed 14 June 2019, <https://www.gdaypubs.com.au/NSW/sydney/redfern/50278/former-bunnerong-hotel.html>

<sup>80</sup> *ibid*

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".<sup>81</sup> 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.<sup>82</sup> 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.<sup>83</sup> 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 function, perhaps as much for those working in the area as for those who live there".<sup>84</sup> Although the public house generated modest beverage sales throughout the 1960s and 1970s,<sup>85</sup> the establishment was listed for sale in 1981 as a "licensed freehold – vacant possession".<sup>86</sup> 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".<sup>87</sup>

The hotel was de-licensed and closed less than a year later in February 1982.<sup>88</sup> From this point it has served a number of uses, including medical centre, office space and residential dwelling.<sup>89</sup>

<sup>81</sup> Daniel O'Keefe, *O'Keefe's Guide to Sydney Pubs*, 1975/76 Edition (Mosman: Daniel O'Keefe Publications, 1975), 2.

<sup>82</sup> 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.

<sup>83</sup> Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney*, 13.

<sup>84</sup> Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney*, 123.

<sup>85</sup> 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>

<sup>86</sup> 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=%22Bunnerong%2BHotel%22)

<sup>87</sup> *ibid*

<sup>88</sup> 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>

<sup>89</sup> 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>

## 2.4.2 92 and 94 Regent Street, Redfern

As noted above and depicted in Figure 23, 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.<sup>90</sup> During the late 19<sup>th</sup> and the early 20<sup>th</sup> century, the buildings were occupied by a variety of trades including, fruiterers,<sup>91</sup> furniture<sup>92</sup> and second-hand dealers.<sup>93</sup> By the 1950s through to the 1980s, the buildings were utilised for various dealers,<sup>94</sup> and manufacturers, including the fiberglass industry.<sup>95</sup> 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,<sup>96</sup> while 92 Regent Street was occupied by real estate agents, LJ Hooker<sup>97</sup> until the mid-1990s, when both buildings were listed for auction.<sup>98</sup>

## 2.4.3 96 Regent Street, Redfern

The allotment known as 96 Regent Street, Redfern was purchased by George Rudkin Jackson, a master mariner, in 1905.<sup>99</sup> Sydney Gentleman Charles Adolphus de Kantzow purchased the property in 1931<sup>100</sup> and leased the ground floor store out to a poultry supplier<sup>101</sup> throughout the next decade. In the early 1940's, the building was listed for auction as a:

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*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.*<sup>102</sup>

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By the 1970s, the building was occupied by Jenkins Redfern Florist (see Figure 33), and was later utilised as a clothing store from the 1980s until the mid-1990s<sup>103</sup>

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<sup>90</sup> Sands Directory. 1891

<sup>91</sup> Sands Directory. 1891

<sup>92</sup> Sands Directory. 1895

<sup>93</sup> Sands Directory. 1910

<sup>94</sup> (1950). Wise's New South Wales post office directory Retrieved July 10, 2019, from <http://nla.gov.au/nla.obj-652609917>

<sup>95</sup> The Sydney Morning Herald (Sydney, New South Wales, Australia) 14 Apr 1956, Sat. Page 17. Retrieved 10 July 2019 from: [newspapers.com](http://newspapers.com)

<sup>96</sup> The Sydney Morning Herald (Sydney, New South Wales, Australia) 13 Feb 1986, Thu. Page 5. Retrieved 10 July 2019 from [newspapers.com](http://newspapers.com)

<sup>97</sup> The Sydney Morning Herald (Sydney, New South Wales, Australia) 16 Mar 1985, Sat. Page 132. Retrieved 10 July 2019 from: [newspapers.com](http://newspapers.com)

<sup>98</sup> The Sydney Morning Herald (Sydney, New South Wales, Australia) 02 Mar 1994, Wed. Page 37. Retrieved 10 July 2019 from [newspapers.com](http://newspapers.com)

<sup>99</sup> NSW Land Registry Services. Vol 1605 Fol 98.

<sup>100</sup> NSW Land Registry Services. Vol 4489 Fol 13.

<sup>101</sup> (1937). Wise's New South Wales post office directory Retrieved July 10, 2019, from <http://nla.gov.au/nla.obj-639986210>

<sup>102</sup> The Sydney Morning Herald (Sydney, New South Wales, Australia) 01 Dec 1943, Wed. Page 4. Retrieved 10 July 2019 from [newspapers.com](http://newspapers.com)

<sup>103</sup> The Sydney Morning Herald (Sydney, New South Wales, Australia) 08 Dec 1988, Thu Page 9. Retrieved 10 July 2019 from [newspapers.com](http://newspapers.com)



**Figure 33: Jenkins Florist Redfern, located at 96 Regent Street, Redfern during the 1970s.<sup>104</sup>**



**Figure 34: Photographic evidence of the earlier building located at 98 Regent Street. Building is highlighted in red<sup>105</sup>**



#### 2.4.4 98 –102 Regent Street, Redfern

The building located at 98-102 Regent Street, Redfern was constructed in 1998.<sup>106</sup> Prior to the establishment of the current built form, the allotment consisted of two storey shop-top single fronted 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)<sup>107</sup>, a draper (100)<sup>108</sup> and a tailor (102).<sup>109</sup>

98 Regent Street was listed for rent during the 1930s. During the 1950s, the building was occupied by Robert Carbery, a rags dealer,<sup>110</sup> and later transformed into a coffee shop and café in the 1960s.<sup>111</sup> By the 1970s, the site was occupied by a clothing factory.<sup>112</sup> 100 Regent Street was occupied by a milliner during the 1930s,<sup>113</sup> later advertised for lease in 1936<sup>114</sup> and 1942<sup>115</sup> as a:

<sup>104</sup> 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](https://photosau.com.au/cos/scripts/ExtSearch.asp?SearchTerm=058178)

<sup>105</sup> Author unknown, c1960. 'Bunnerong Hotel'. Accessed 14 June 2019, <https://openresearch-repository.anu.edu.au/handle/1885/16297>

<sup>106</sup> 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=%2298%2BRegent%2Bstreet%22](https://www.newspapers.com/image/119754020/?terms=%2298%2BRegent%2Bstreet%22)

<sup>107</sup> Sands Directory, 1915

<sup>108</sup> *ibid*

<sup>109</sup> *ibid*

<sup>110</sup> City of Sydney Archives. 18 Dec 1952. 1232/52.3760

<sup>111</sup> City of Sydney Archives. 30 Jun 1961. 3872/61.7824

<sup>112</sup> City of Sydney Archives. 03 May 1971. 129/71. 3927

<sup>113</sup> Sands Directory, 1930

<sup>114</sup> 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>

<sup>115</sup> 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>

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*'lock-up shop, 10ft by 30ft, central position...'<sup>116</sup> (with) dwelling of four rooms, kitchen etc'<sup>117</sup>*

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The building was later occupied by a barber shop in the mid-1960s.<sup>118</sup> 102 Regent Street was occupied by various tailors until the 1950s<sup>119</sup>, and later associated with the sale of electrical appliances in the 1960s.<sup>120</sup>

In 1972, Gunnar Jensson applied for the demolition of the buildings 98-102,<sup>121</sup> 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.

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<sup>116</sup> 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>

<sup>117</sup> The Sydney Morning Herald (Sydney, New South Wales, Australia) 13 May 1936, Wed, Page 5

<sup>118</sup> City of Sydney Archives. 06 Dec 1965. 787/2/0437. 2.

<sup>119</sup> 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>

<sup>120</sup> City of Sydney Archives. 01 Nov 1967. 0947/67. 3871

<sup>121</sup> City of Sydney Archives. 16 June 1972. 238/42. 3954.

## 3.0 HERITAGE SIGNIFICANCE

### 3.1 Aboriginal heritage

The Aboriginal Cultural Heritage Assessment Report (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
- 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.

### 3.2 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**

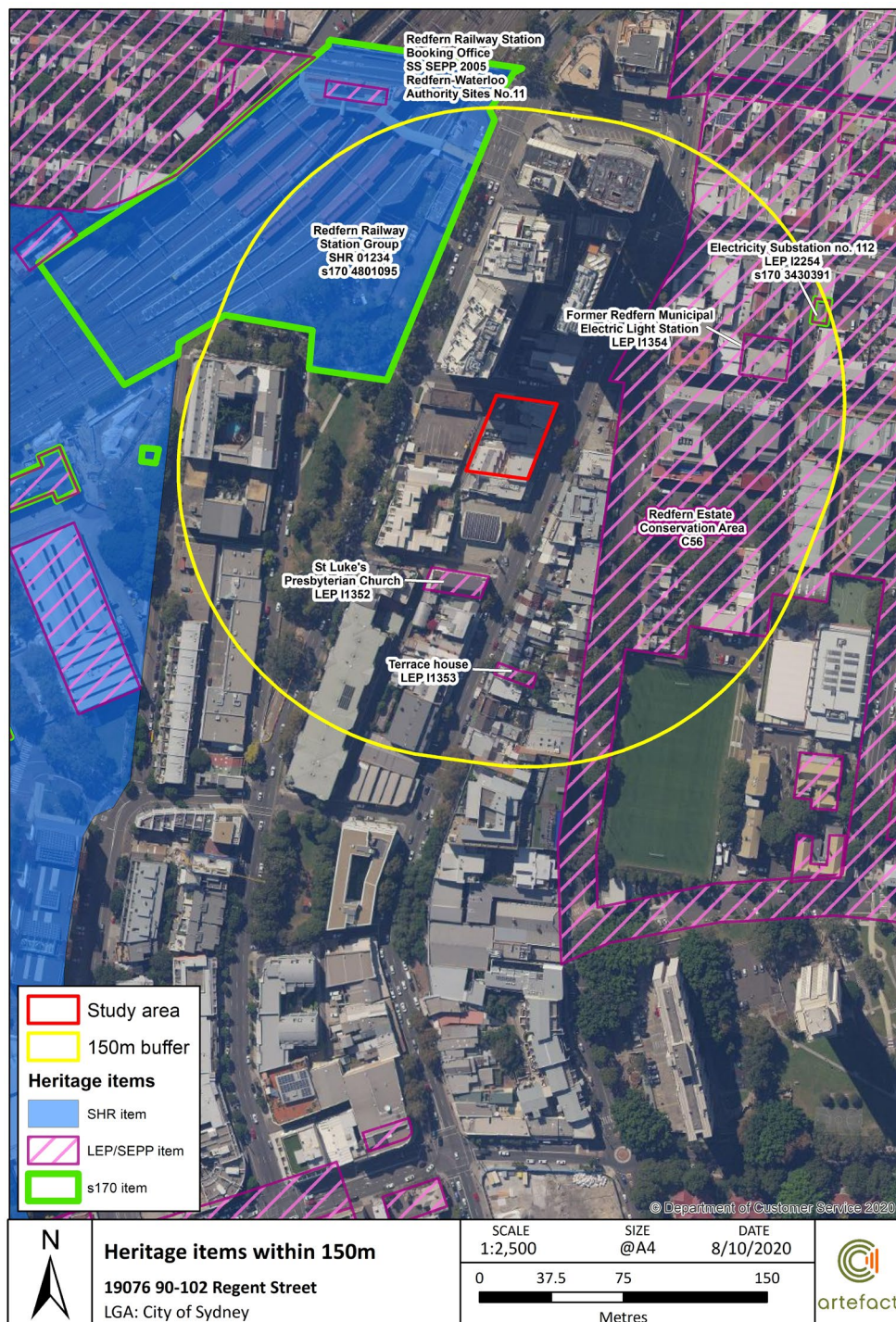
- St Luke's Presbyterian Church (Local Environmental Plan (LEP) I1352)
- Terrace house (LEP I1353)
- Former Redfern Municipal Electric Light Station (LEP I1354)
- Electricity Substation No. 112 (LEP I2254)
- Redfern Estate Heritage Conservation Area (LEP C56).



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 19<sup>th</sup> century residential development
- Moderate potential to contain non-significant archaeological 'works' associated with the 20<sup>th</sup> century development of the site

**Figure 35: Heritage items within the visual buffer zone.**



## 4.0 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 2 summarises the cultural heritage values identified for the area and surrounding region.

**Table 2: 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.



## 5.0 HISTORICAL THEMES

### 5.1 Historical Themes

To successfully interpret a site, the contextual background should be presented in a way that is clear, concise, easily accessible, informative and engaging. This can be best achieved by structuring the interpretive approach around key themes or stories directly associated with the site in order to provide a clear context for understanding the heritage values of the site. The Heritage Council of NSW (2001) has established thirty-two NSW Historical Themes to connect local issues with the broader history of NSW and the nation. Historical themes provide a context within which the heritage significance of an item can be understood, assessed and compared. Themes help to explain why an item exists, how it was changed and how it relates to other items linked to the theme. The historical themes that which relate to the 90-102 Regent Street Redfern site are listed below.

**Table 3: Historical themes**

Australian Theme	NSW Theme	Local context
Peopling Australia	<b>Aboriginal cultures and interactions with other cultures</b> Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practices, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relations.	Aboriginal occupation and use of the area as the traditional territory of the Gadigal for at least 20,000 years; travel corridor between Haymarket and Botany Bay; place of gatherings; cultural significance to Aboriginal people
	<b>Ethnic influences</b> Activities associated with common cultural traditions and peoples of shared descent, and with exchanges between such traditions and peoples.	In the late nineteenth century – and again in the 1920s with relaxations in the White Australia Policy – many new migrants settled in and around Redfern, Waterloo and Surry Hills, establishing retail and warehousing businesses. Elizabeth Street in Redfern became the economic and social hub for the Syrian and Lebanese communities.
Developing local, regional and national economies	<b>Agriculture</b> Activities related to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Associations with William Chippendale, who acquired one of several of the initial large land grants in the area. Chippendale undertook farming activities on this grant, and the predominant character of the landscape remained pastoral until the mid-19th century.
	<b>Commerce</b> Activities relating to buying, selling and exchanging goods and services	Influence of the arrival of the railway on development and settlement patterns in Redfern. In the mid-19th century, land resumptions for the railway line between Sydney and Parramatta facilitated developments along the rail corridor that allowed for an increase in Redfern's population. By this time, the area had become an industrial hub. Subsequent development of the Eveleigh Railway Workshops further bolstered industrial, commercial and residential development.
	<b>Industry</b> Activities associated with the manufacture, production and distribution of goods	
	<b>Transport</b> Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Travelling of Aboriginal people to the area for work and family connections; Involvement of Aboriginal people in surrounding industries, Eveleigh Rail Workshops, factories. Places of high employment of Aboriginal people

Australian Theme	NSW Theme	Local context
<b>Building settlements, towns and cities</b>	<b>Land tenure</b> Activities and processes for identifying forms of ownership and occupancy of land and water	Adapting to and modifying a new environment. Includes the subdivision patterns and land use practices associated with the Chippendale Estate. Nearby Redfern Estate, now part of the Redfern Estate Heritage Conservation Area.
	<b>Accommodation</b> Activities associated with the provision of accommodation, and particular types of accommodation	Establishment of terrace housing and workers cottages within the area during the mid to late 19th century as part of the consolidated development of the area for industrial use. This development is likely to have facilitated accommodation for Redfern's working community.
<b>Governing</b>	<b>Welfare</b> Activities and processes associated with the provision of social services by the state or philanthropic organisations	Development of Aboriginal services in the area; Redfern as a gathering place for Aboriginal activism.
<b>Developing Australia's cultural life</b>	<b>Domestic life</b> Activities associated with creating, maintaining, living in and working around houses and institutions	Adapting to the constraints of life and work in the early industrial areas and working-class districts in Sydney.
	<b>Religion</b> Activities associated with particular systems of faith and worship	Location of the area in the immediate vicinity of St Luke's Presbyterian Church, which was established in 1872.
	<b>Creative endeavour</b> Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works;	The Captain Cook / Bunnerong Hotel. remains a rare example of a hotel incorporating design input from Walter Liberty Vernon

## 5.2 Key Stories for Interpretation

The 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, two key interpretative stories have been identified through the analysis of the historic themes outlined above.

Key stories for interpretation of the 90-102 Regent Street Redfern site consist of the following:

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

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

## 6.0 INTERPRETIVE STRATEGIES

### 6.1 Interpretive Approach

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.

### 6.2 Consultation Process

A key component for developing heritage interpretation is community and stakeholder consultation. The Aboriginal Cultural Heritage Report (ACHAR, Artefact 2020a), which included an outline of the interpretation approach, was provided to the 16 Registered Aboriginal Parties in April 2020 as part of the consultation process, and no comments were received. The draft HIS was also provided to the RAPs in May 2021, however no comments were received. The list of RAPs is included in the Consultation Log in Appendix A. 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 B70, consultation with City of Sydney Council over of the draft HIS was undertaken in May 2021. The response from City of Sydney Council is included in Appendix A and feedback has been addressed in this HIS.

### 6.3 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)



## 7.0 POTENTIAL INTERPRETIVE MEDIA

A range of interpretive media have been considered to interpret the 90-102 Regent Street Redfern site, linked to the main interpretive stories:

- 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 will be developed for the site, 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 elements within the development
- planting of native plant species in the landscaping
- display/reuse of salvaged items as interpretive features, if applicable (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 when Excavation Report prepared)

For each of these interpretive media, descriptions and examples of similar media are shown below. It is not intended that all these interpretive media necessarily be incorporated into the new development, but that the most appropriate for the building and site's design and function be considered.

### 7.1 Integrate Aboriginal heritage values into the built form

Creative practices relating to space-making and the built form can be very powerful devices to reflect Aboriginal cultural values. Innovative elements/designs that echo traditional forms, spaces and messages and/or their contemporary interpretations could be considered within the new development. 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.

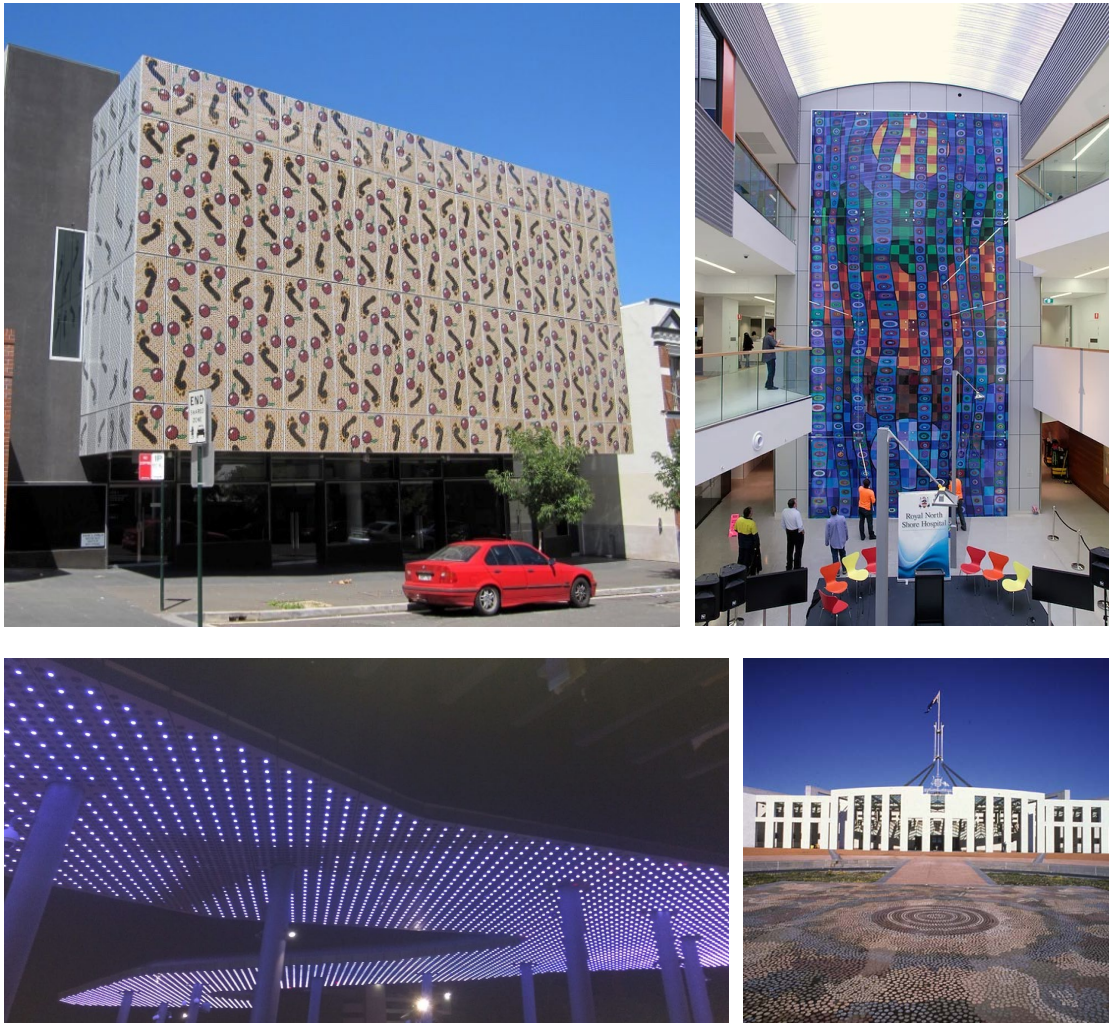
Key interpretive story:

- Always was, always will be

Locations:

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

**Figure 36: Examples of features and integrated design elements developed by Aboriginal artists/designers**



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 is called *muding magura* and 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 upper floor common room and ground floor glazing representing first nations hunters 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.

Accompanying the artwork would be an artist statement panel about the work, which would also acknowledge the contributions of Traditional Knowledges of the Gadigal community. Location of the artist statement panel to be discussed in consultation with the artist. For more details see the Public Art

Strategy (forthcoming), but will be located on an external wall near the artwork to provide context and explanation.

**Figure 37: Concept designs for artwork at 90-102 Regent St, by Aboriginal artist Nicole Monks**



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



Glazing facing William Lane



Figure 38 Locations of *muding magura*, Site Analysis, DA1002/3. Source: AJ+C (with Artefact mark-ups)

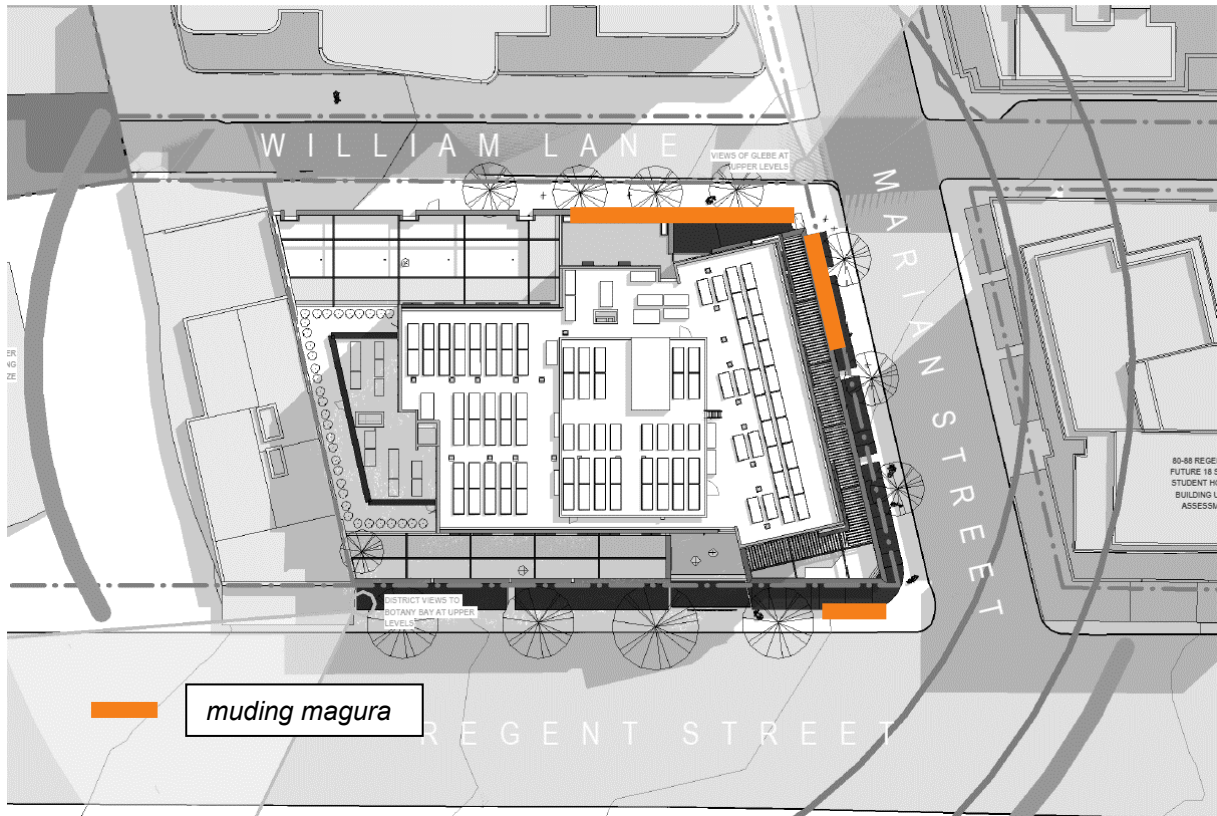


Figure 39: Artist's impression of the building with designs, Perspective 2, DA0002/3. Source: AJ+C



## 7.2 Interpretive panels/wall features

Interpretive panels/wall features are recommended to 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/features placed within the foyer and common areas of the Regent Street development would provide a vehicle for acknowledging both the Aboriginal and the non-Aboriginal heritage of the site. This interpretive feature would be targeted to student residents and their visitors - a changing group - and has the capacity to provide information that can connect these audiences more closely with the community they are living within. In particular, Vernon's plans for the pub (Figures 22, 23 and 24) could be displayed as large-scale wall features in a location to the general public such as the entrance area, together with contextualising information. An artist statement panel for the external artwork will 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, forthcoming, for details).

Key interpretive stories:

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

Possible locations:

- Ground floor common areas
- Entrance ways
- External windows

**Figure 40: Examples of interpretive panels in foyers**







Figure 42: Examples of the use of Aboriginal language in naming and place making

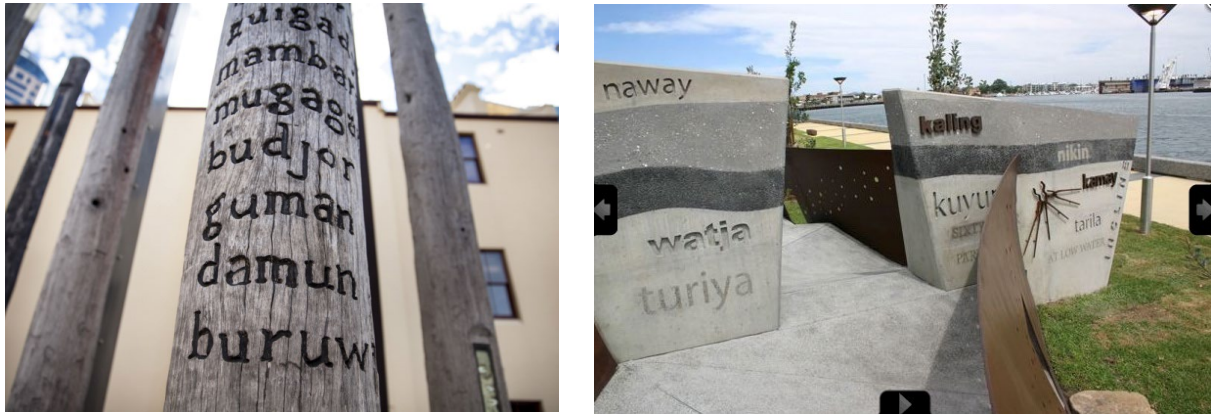
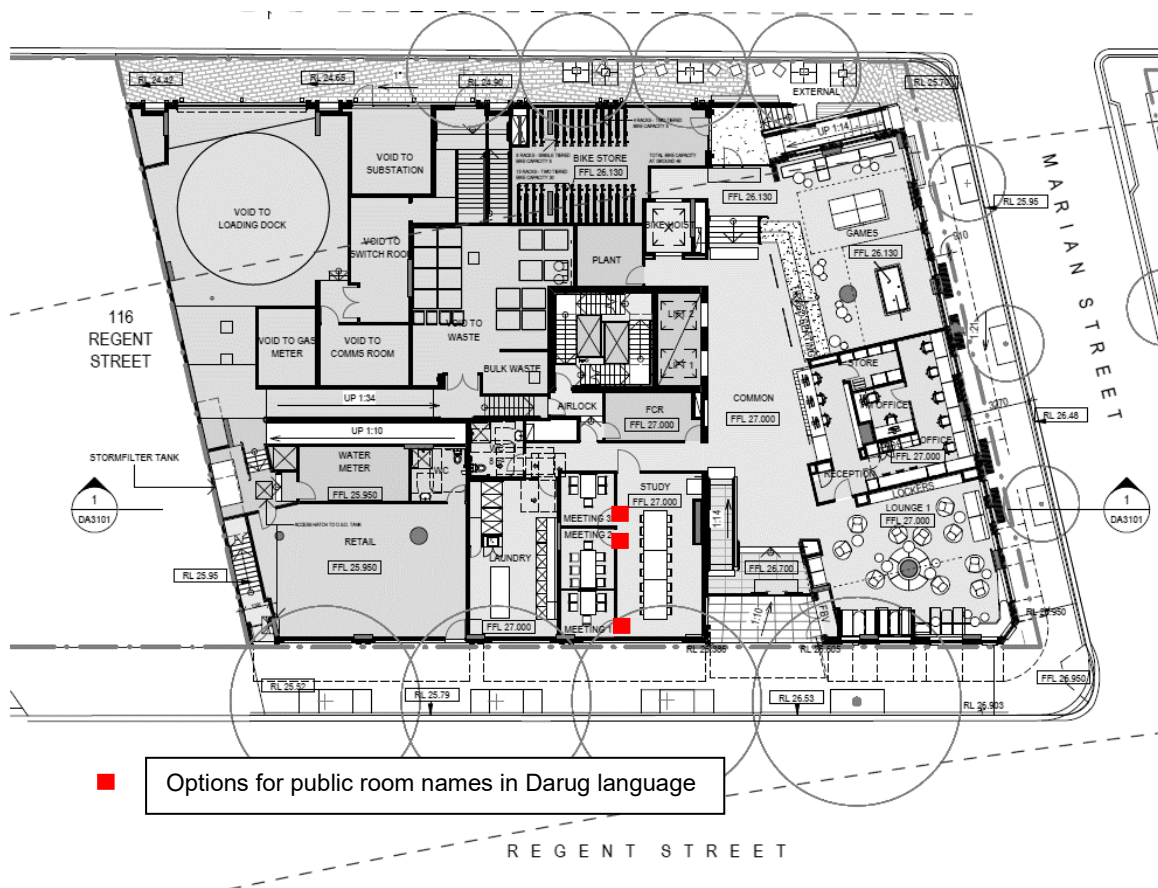
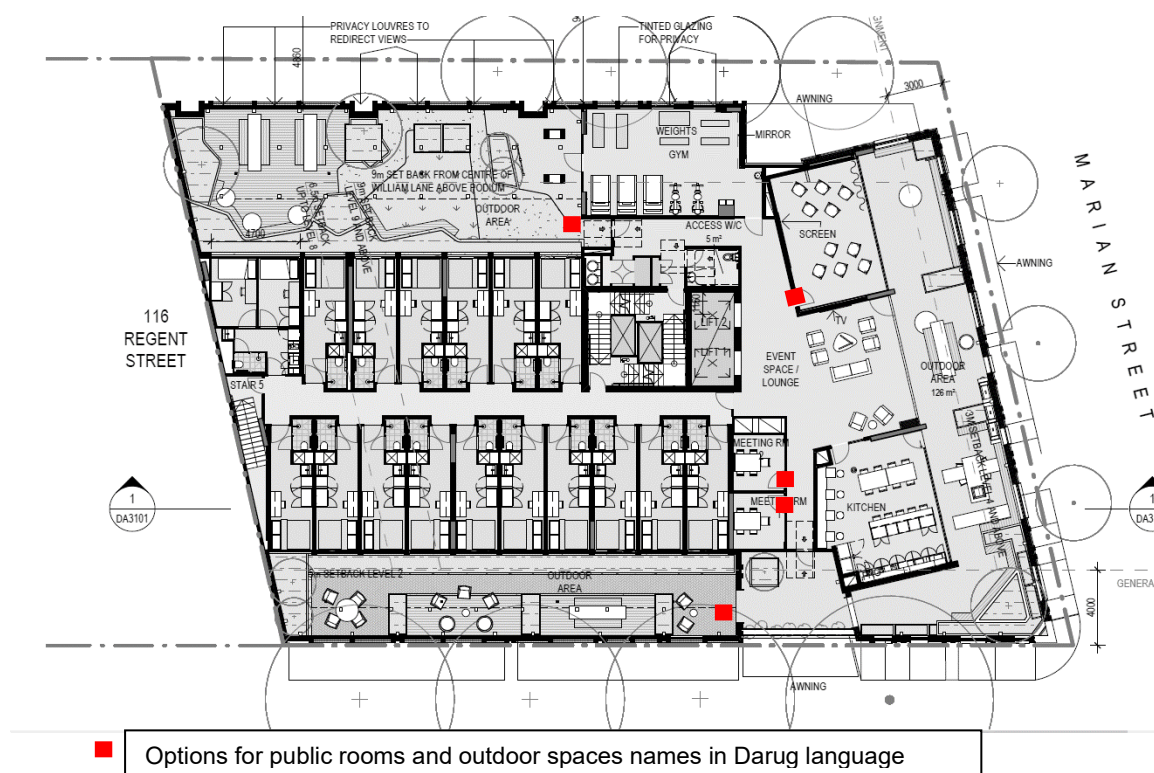


Figure 43: Possible locations of room names in Darug language, Ground Floor, DA2001/3.  
Source: AJ+C (with Artefact mark-ups)



**Figure 44: Possible locations of outdoor spaces names in Darug language, Level 2 Plan, DA2001/3. Source: AJ+C (with Artefact mark-ups)**



**Table 4: Examples of Darug words about activities and relationships that could be used to name meeting rooms and the cinema.**

Darug word	Translation
Gumal	friendship
Ngara	listen, hear, think
Bilya	laugh
Baya	speak
Waranara	seek
Burani	tomorrow
Djamu	here I am
Mayala	stop a little

**Table 5. Examples of Darug words about the environment that could be used to name gardens**

Darug word	Translation
Bamal	earth
Badu	water
Yanada	moon
Guwing	sun
Nura	place, or country
Birrung	star
Gura	wind



## 7.4 Plantings

Section 9.3.1 of the Aboriginal Cultural Heritage Assessment Report (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 many plants native to Australia, Eastern Australia and Gadigal Land into the current designs (see Table 6) including native grasses, gristle ferns, lily pillies and Dianella.

Key interpretive stories:

- Always was, always will be

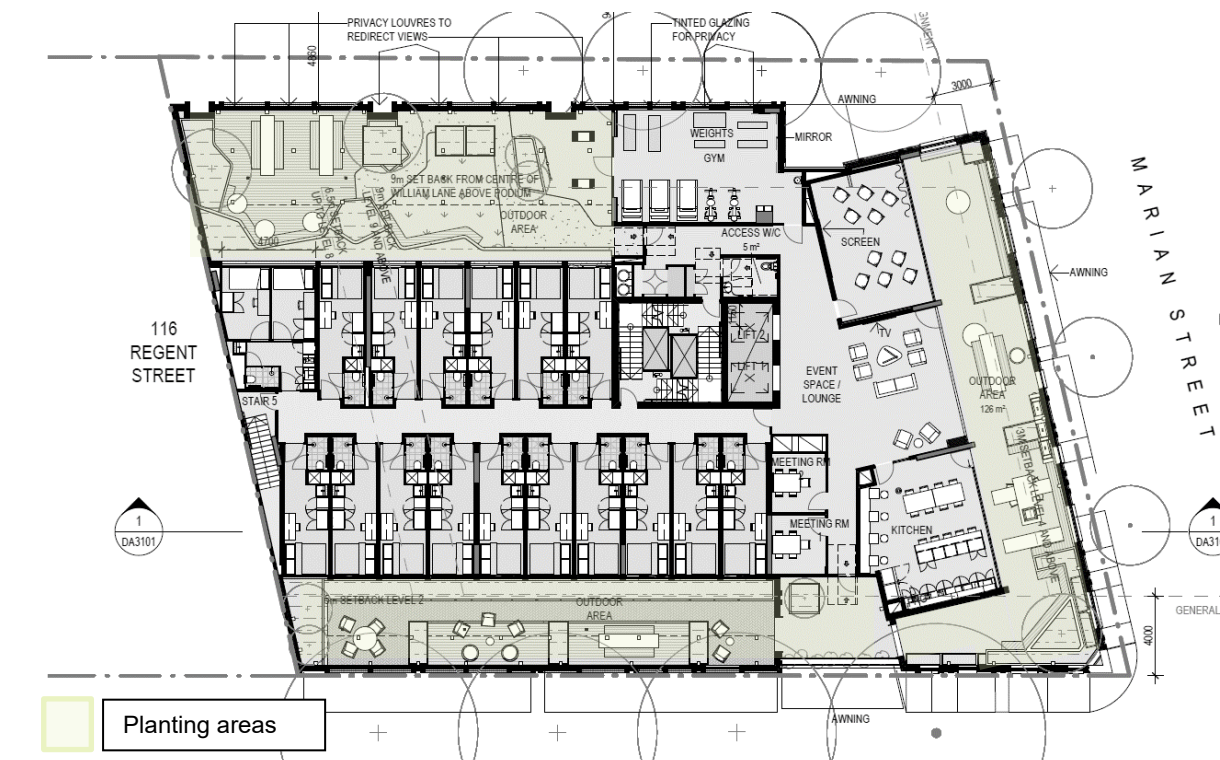
Possible locations:

- Outdoor areas on Level 2

**Figure 45: Examples of native species plantings**



**Figure 46: Possible locations of plantings, Level 2 Plan, DA2001/3. Source: AJ+C**





**Table 6: List of plants from the current planting schedule by Turf**

- 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.

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>	Slender 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
<i>Hymenopodium flavum</i> 'gold nugget'	Native Frangipani	Queensland and New South Wales in rainforest and tall open forests. Also occurs in New Guinea.
<i>Goodenia ovata</i> 'Edna Walling Coverup'	<i>Goodenia tenacity</i>	
<i>Acmena smithii</i> 'Allyn Magic'	Lilly pilly	Australia
<i>Pandorea jasminoides</i>	Bower plant	eastern Australia
<i>Blechnum</i> 'silver lady'	Miniature tree fern	Fiji
<i>Centella asiatica</i>	Indian pennywort	Asia
<i>Dichondra</i> 'silver falls'	Silver dichondra	central and north America
<i>Carissa macrocarpa</i>	Natal plum	Southern Africa
<i>Liriope</i> 'evergreen giant'	Turf lilly	East Asia
<i>Carpobrotus glaucescens</i> 'yellow'	Pigface Fig	eastern Australia
<i>Sollya heterophylla</i>	Bluebell creeper	south Western Australia

## 7.5 Display or re-use of salvaged material

Salvaged material, such as pressed metal ceiling panels, tiles or fireplaces, could be considered for use as interpretive features within the décor of the new building. Consideration should be, given to re-using items recommended in the Salvage Strategy (Artefact, 2021). Salvaged items that cannot be reused in the new building for interpretive purposes could be offered to heritage institutions or heritage builders for recycling and reuse elsewhere. The final recommendations for salvaged material for display will be provided in the Heritage Interpretation Plan (forthcoming) as it is dependent on what and how much material is salvageable.

Key interpretive stories:

- Redfern's residences and retail
- The corner pub

Possible locations:

- Lounge Area level 2
- Ground floor Games room
- Common areas

**Figure 47: Materials from the site which may be salvageable, fireplace and ceiling tiles**



**Figure 48: Examples of pressed metal ceiling panels being used as wall features in new developments**







## 7.6 Display of archaeological resources (if found during works)

*Results of Historical Archaeological Test Excavation* (Artefact 2021) at the site reported the finding of late 19<sup>th</sup> and early 20<sup>th</sup> 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'. The Heritage Interpretation Plan (forthcoming) will assess the interpretive potential for artefacts to be included in a display when they have been catalogued. 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 toilets, or within one of the public areas.

If Aboriginal artefacts are uncovered, consultation with RAPs is required.

Key interpretive stories:

- Redfern's residences and retail
- The corner pub

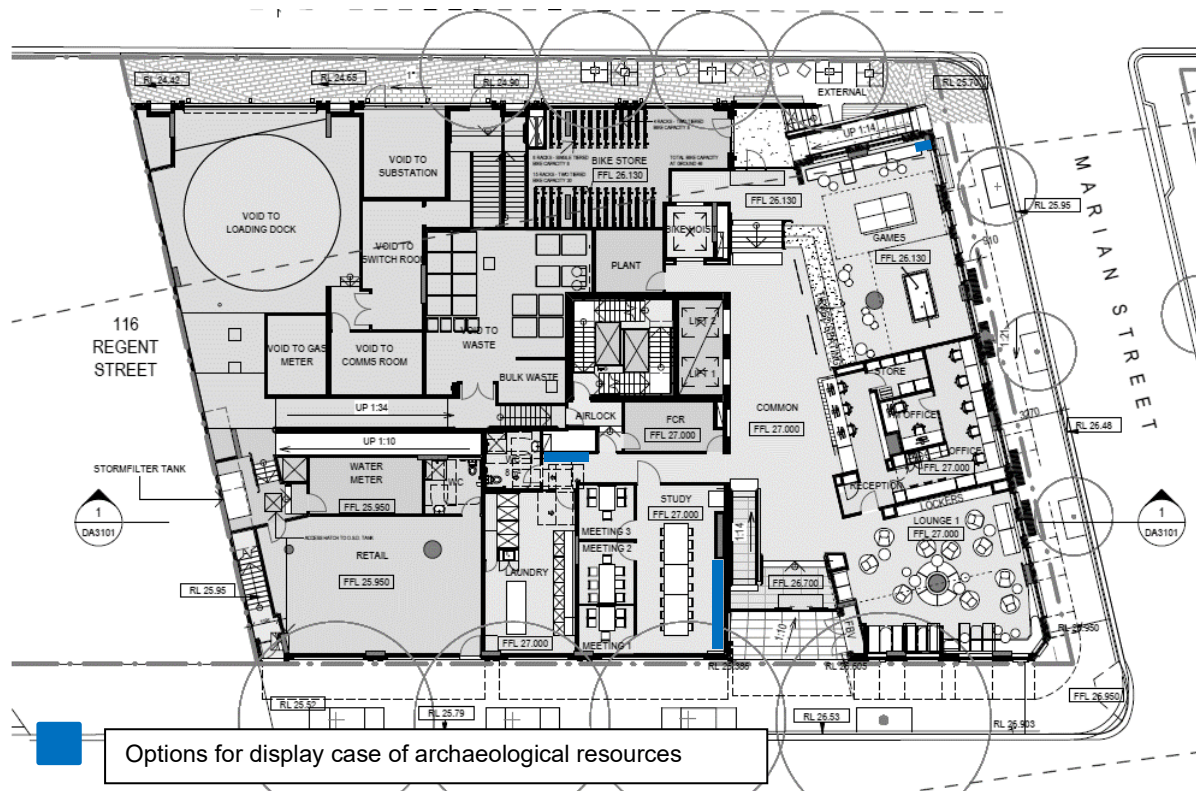
Possible locations:

- Games room
- Study
- Communal toilet area

**Figure 51: Examples of artefact displays**



**Figure 52: Possible locations of archaeological resources, Ground Floor, DA2001/3. Source: AJ+C (with Artefact mark-ups)**



## 7.7 Ongoing management

### 7.7.1 Ownership

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

### 7.7.2 Maintenance methodology

Every 6 months

- Inspect interpretation 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 interpretation 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

## 7.8 Reproducing images

All images (photographs, maps, illustrations, etc.) in this report are of a low quality. When detailed content is developed and final images for interpretive media have been chosen in the next phase of the interpretive development process, then high quality images will need to be sourced.

Copyright clearance and/or permission to publish will need to be gained from the image/copyright holders for use of all images. While copyright laws are complex, generally copyright is in place up until 70 years from the end of the year in which the creator of an image died or 70 years from the end of the year in which the image was first published. Images that are within copyright will require permission-to-reproduce from the copyright holder and may incur a copyright fee and sourcing fee, and a copyright acknowledgement as specified by the image holder will need to be included in all reproductions. All images more than 70 years old will require permission-to-reproduce from the image holder and an acknowledgment as specified by the image holder. In addition, any images of deceased Aboriginal people should not be shown without permission from known relatives or Traditional Owners.



## 8.0 RECOMMENDATIONS

This HIS has provided the overall strategy for interpreting the site at 90-102 Regent Street Redfern, and has been prepared to comply with Condition B70 and in accordance with the NSW Heritage Office's *Interpreting Heritage Places and Items: Guidelines*, and the NSW Heritage Council's *Heritage Interpretation Policy*.

Six options for interpreting the heritage themes of 90-102 Regent Street Redfern site are recommended in this 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 will be developed for the site, 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 elements within the development
- planting of native plant species in the landscaping
- display/reuse of salvaged items as interpretive features, if applicable (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 when Excavation Report prepared)

It is not intended that all these interpretive media necessarily be incorporated into the new development, but that the most appropriate for the building and site's design and function be considered. Once the range of interpretive media and locations have been decided upon, a Heritage Interpretive Plan will be developed which will include detailed content for the chosen interpretive elements.

Once this HIS has been approved, the next step is to develop a Heritage Interpretation Plan, which will provide the detailed content for the chosen interpretive elements, and fulfill Condition B70.

## 9.0 APPENDIX A

### Consultation log

RAP	Contact by	Method	Date	Comment/ Response
A1 Indigenous Services	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Biamanga	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
BH Heritage Consultants	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Butacarbin Aboriginal Corporation	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Cullendulla	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Darug Aboriginal Cultural Heritage Assessments	Alex Gaffikin, Artefact Heritage	Letter		
				No response
Darug Land Observations	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Didge Ngunawal Clan	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Goobah Developments	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response

Kawul Cultural Services	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Merrigarn	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Murrabidgee Mullangari	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Murramarang	Alex Gaffikin, Artefact Heritage	Email	26/5/21	HIS sent to RAP
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Tocomwall	Alex Gaffikin, Artefact Heritage	Email	26/5/21	
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Woronora Plateau Gundagara Elders Council	Alex Gaffikin, Artefact Heritage	Email		
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response
Wurrumay Consultants	Alex Gaffikin, Artefact Heritage	Email		
	Alex Gaffikin, Artefact Heritage	Email	7/6/21	Reminder email sent to RAP
				No response

City of Sydney Council	Contact by	Method	Date	Comment/ Response
Reinah Urqueza, Specialist Planner, Planning Assessments, City of Sydney. RUrqueza@cityofsydney.nsw.gov.au	Alex Gaffikin, Artefact Heritage	Email	27/5/21	
	Reinah Urqueza, City of Sydney Council	Email	21/6/21	Four comments were received (see email on following page)  'The key themes are well identified and supported. Theme 1 and 2 interpretation as recommended in the HIS is supported. For theme 3, it is supported however, there are limited suggestions for



				<p>interpretation of the corner pub designed by Vernon or that it has rarity values. There is a great opportunity here to display Vernon's original plans and a blurb on it rarity values on the interpretative panel.'</p> <p><i>Response: Agreed. Vernon's historic plans of the pub, with a supporting interpretive panel, will be a wall feature in the public entrance way (Section 7.2)</i></p> <p>'The HIS should explore more opportunities to display and /or reuse salvaged materials other than pressed metal ceiling, tiles or fireplaces (like doors for tables) in the outdoor area on Level 2 and the excess materials should be sold/passed on to second hand material shops.'</p> <p><i>Response: the final locations for salvaged materials can be determined when the material is salvaged and the condition of the material is assessed, the outdoor area is a possible location. This will be finalised in the forthcoming Heritage Interpretation Plan. All un-used salvaged material is to be sold/donated to heritage building suppliers</i></p> <p>'The HIS identified key audience groups as the student residents, their visitors and the local Redfern residents and so there is concern that apart from the Aboriginal cultural heritage interpretation on the external facades none of the other interpretations can be accessed by the general public. They are only for the occupiers of the building and their visitors. It is suggested that a public location be found externally at ground level for display of interpretive panels/display to be viewed by passers-by.'</p> <p><i>Response: Interpretive panel/wall feature highlighting Vernon's historic plans of the pub will be placed in the entrance area which is visible from the street (Section 7.2)</i></p> <p>'There was also no suggestion /recommendation made in the HIS regarding responsibility and requirement for future maintenance and repair works to the interpretation which is important'</p> <p><i>Response: A section on maintenance has been included (Section 7.8)</i></p>
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**Email from Council**

**From:** Reinah Urqueza <RUrqueza@cityofsydney.nsw.gov.au>  
**Sent:** Monday, 21 June 2021 10:24 AM  
**To:** Alexandra Gaffikin <Alexandra.Gaffikin@artefact.net.au>  
**Subject:** RE: 90-102 Regent Street, Redfern. – Heritage Interpretation Strategy

Good morning Alex,

The Draft Heritage Interpretation Strategy (HIS), dated May 2021, has been reviewed and the following comments are made:

A. The key themes identified for heritage interpretation are:

1. Always was, always will be (Aboriginal cultural heritage)
2. Redfern's residences and retail (Evolution of non-heritage)
3. The corner pub (Built Heritage)

The key themes are well identified and supported.

B. For theme 1, the following are proposed:

- 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 upper floor common room and ground floor glazing representing first nations hunters looking out over the city, on Marion Street and William Lane
- Interpretive wall panels.
- Aboriginal naming for spaces
- Native planting
- Archaeological finding display (if any found)

C. For theme 2, the following are proposed:

- Interpretive wall panels.
- Display or re-use of salvage material
- Archaeological finding display (if any found)

D. For theme 3, the following are proposed:

- Interpretive wall panels.
- Display or re-use of salvage material
- Archaeological finding display (if any found)

E. Theme 1 and 2 interpretation as recommended in the HIS is supported.

F. For theme 3, it is supported however, there are limited suggestions for interpretation of the corner pub designed by Vernon or that it has rarity values. There is a great opportunity here to display Vernon's original plans and a blurb on it rarity values on the interpretative panel.

G. The HIS should explore more opportunities to display and /or reuse salvaged materials other than pressed metal ceiling, tiles or fireplaces (like doors for tables) in the outdoor area on Level 2 and the excess materials should be sold/passed on to second hand material shops.

H. The HIS identified key audience groups as the student residents, their visitors and the local Redfern residents and so there is concern that apart from the Aboriginal cultural heritage interpretation on the external facades none of the other interpretations can be accessed by the general public. They are only for the occupiers of the building and their visitors. It is suggested that a public location be found externally at ground level for display of interpretive panels/display to be viewed by passers-by.

I. There was also no suggestion/recommendation made in the HIS regarding responsibility and requirement for future maintenance and repair works to the interpretation which is important.

Other than that, generally the HIS is supported.

If you have further questions, do not hesitate to contact me.

Kind regards,

Reinah Urqueza  
Specialist Planner  
Planning Assessments



Telephone: +612 9288 5882  
[cityofsydney.nsw.gov.au](mailto:cityofsydney.nsw.gov.au)

## 10.0 REFERENCES

- AHMS, 2015. *Central to Eveleigh Corridor: Aboriginal and Historic Heritage Review*. Report for Urban Growth.
- Anderson, Kay, 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.
- Artefact Heritage, 2016. *60-78 Regent Street, Redfern. Results of non-Aboriginal Test Excavation*. Report to Iglu Pty Limited.
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- Artefact Heritage, 2018b. *13-23 Gibbons Street Redfern: Aboriginal Cultural Heritage Assessment Report*. Report to Allen Jack + Cottier.
- Artefact Heritage, 2018c. *13-23 Gibbons Street Redfern: Statement of Heritage Impact*. Report to Allen Jack + Cottier.
- Artefact Heritage, 2018d. *Integration of Aboriginal cultural heritage values design input report*. Report to Allen Jack + Cottier.
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