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11-13 PERCY STREET AUBURN NEW SOUTH WALES

HISTORICAL HERITAGE ASSESSMENT

FINAL REPORT

WOOLWORTHS LIMITED

22 September 2020

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EXECUTIVE SUMMARY

Austral Archaeology Pty Ltd (Austral) has been commissioned by Woolworths Limited (the proponent) to undertake a Historical Heritage Assessment (HHA) for the proposed development at 11-13 Percy Street, Auburn, New South Wales (NSW). The proposed development consists of the removal of two currently existing brick factory buildings and the construction of a new distribution centre. This report will form part of a State Significant Development (SSD) Application (SSD-10470) being made to the NSW Planning Secretary under Part 5 of the *Environmental Planning and Assessment Act 1979* (EPA Act).

The study area consists of Lot 1 and Lot 2, DP1183821 which comprises the entirety of the study area. The study area is located within the suburb of Auburn and is within the Cumberland Local Government Area (LGA).

The purpose of this HHA is to assess the potential impact from the development on the significance of any heritage values that may be present within or in the vicinity of the study area. The report will provide suitable management recommendations should impacts to heritage values be anticipated.

IDENTIFIED HERITAGE VALUES

It is concluded that there are varying degrees of historical archaeological potential and sensitivity within the study area owing to its associations with several significant people and events that pertain to both local and State events. The study area is located in an area that was once known as Liberty Plains due to the first free settlers of Australia being given land grants within close proximity. The land was granted in majority to James Wright with a small section located on the east side going to Samuel Haslam. Hacking Creek (later renamed Haslam Creek) separated the two land grants. The land was used for agricultural purposes until 1869 when it was purchased by the Sydney Meat Preserving Company and the study area was used as part of the stock holding land. In the 1930s, Haslam Creek was realigned into a drainage channel as part of a larger public works program that was undertaken to create employment after the Great Depression. This included a large amount of reclamation work being undertaken within the study area. Working conditions along the creek were tough and led to the 1937 passing of the *Industrial Arbitration (Eight Hour) Amendment Act 1937*, ensuring that workers were not doing more than 8 hours a day. The canalisation of the creek has been listed as a heritage item on the *Auburn Local Environmental Plan 2010* and is adjacent to the study area; located along the west boundary of the property.

During the 20th century the Sydney Meat Preserving Company subdivided sections of their land, including the study area, in 1946. This was brought by Malley's Limited who constructed a factory on the property c.1968. A second building was constructed in the following decade. Following on from this the property went through several phases of ownership and occupation with very limited modifications being made to either of the buildings.

There is limited potential for archaeological remains to be found relating to any of the phases of occupation due to the amount of reclamation that was undertaken on the site when the adjacent Haslam's Creek was realigned into a canal.

Any remains found are likely to be associated with early phases of European occupation (1816-1919). These may include rubbish deposits or buried features relating to the reclamation of the study area and realignment of the canal. The proposed development consists of a range of activities that may impact on the potential archaeological remains within the study area.

RECOMMENDATIONS

In order to mitigate against the harm documented in this assessment, it is recommended that:

- 1) The development can proceed without any further heritage assessments or approvals
- 2) If historical archaeological relics not assessed or anticipated by this report are found during the works, all works in the immediate vicinity are to cease immediately and the Heritage Division be notified in accordance with the conditions of the Section 60 permit. A qualified archaeologist is to be contacted to assess the situation and consult with the Heritage Division of the Office of Environment and Heritage regarding the most appropriate course of action.

- 3) If Aboriginal archaeological material or deposits are encountered during earthworks, all works affecting that material or deposits must cease immediately to allow an archaeologist to make an assessment of the find. The archaeologist may need to consult with the Office of Environment and Heritage and the relevant Aboriginal stakeholders regarding the find. Section 89A of the *National Parks & Wildlife Act 1974* requires that the Office of Environment and Heritage must be notified of any Aboriginal objects discovered within a reasonable time.
- 4) Should the actual development be altered significantly from the proposed concept design, then a reassessment of the heritage/archaeological impact may be required. This includes any impacts not explicitly stated in Section 7.2 and the installation of any subsurface services.

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1. INTRODUCTION

Austral Archaeology Pty Ltd (Austral) has been commissioned by Woolworths Limited (the proponent) to undertake a Historical Heritage Assessment (HHA) for the proposed development at 11-13 Percy Street, Auburn, New South Wales (NSW). This report will be in support of an application being made to the Department of Planning Industry and Environment (DPIE) in support of a request for Secretary's Environmental Assessment Report (SEARs) in accordance with Part 5 of the Environmental Planning and Assessment Act 1979 (EPA Act).

The study area consists of the entirety of Lot 1, and Lot 2, DP1183821. The study area is located within the suburb of Auburn and is within the Cumberland Council Local Government Area (LGA).

The location of the study area is shown in Figure 1.1, Figure 1.2 and Figure 1.3.

1.1 METHODOLOGY

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

The report is underpinned by the philosophy of the International Council on Monuments and Sites (ICOMOS) and the *Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter), the practices and guidelines of Heritage NSW and the requirements of the *Auburn Local Environmental Plan 2010* (Auburn LEP) and the *Auburn Development Control Plan 2010* (Auburn DCP).

1.2 ASSESSMENT OBJECTIVES

The purpose of this HHA is to assess the potential impact from the development on the significance of any heritage values that may be present within or in the vicinity of the study area. The report will provide suitable management recommendations should impacts to heritage values be anticipated.

The objectives of this report are to:

- Identify any potential historical heritage values (both built or archaeological) within or in the vicinity of the study area;
- Produce an archaeological predictive model and sensitivity map to guide any management decisions regarding the study area;
- Make a statement of significance regarding any historical heritage values that may be impacted by the proposed development;
- Assess the impact of the proposed works on any identified heritage values; and
- Make appropriate management and mitigation recommendations.

1.3 PROJECT TEAM AND ACKNOWLEDGEMENTS

The project team has been led by Alexander Beben (Director, Austral) who has managed the project and provided input into the assessment approach and management recommendations. The assessment was authored by Jasmine Weston (Archaeologist, Austral), who also prepared all GIS mapping contained in this report. David Marcus (Director, Austral) reviewed the draft report for quality assurance and technical adequacy.

Figure 1.1 Topographic map showing study area and surrounding suburbs

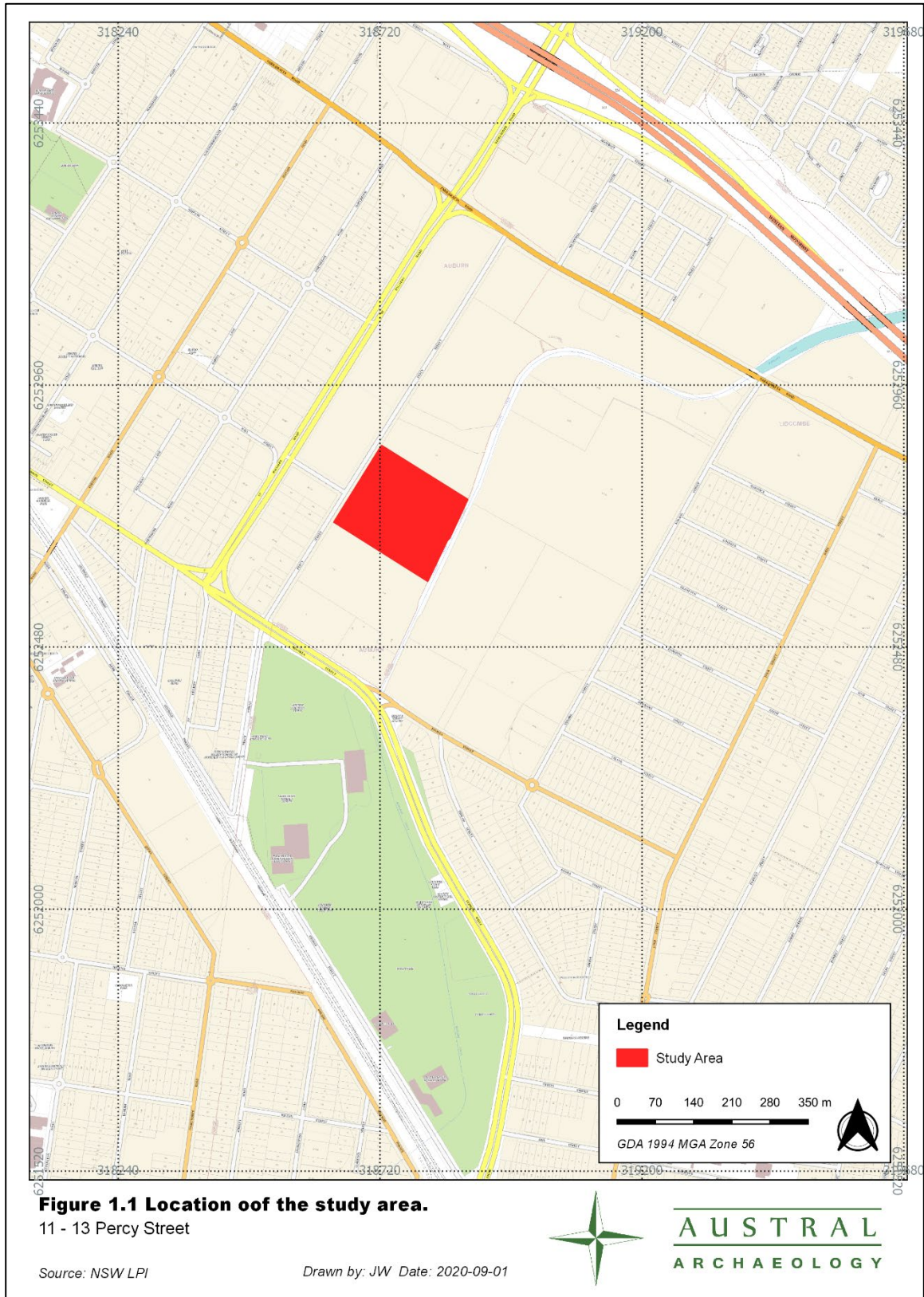


Figure 1.2 Detailed aerial of the study area

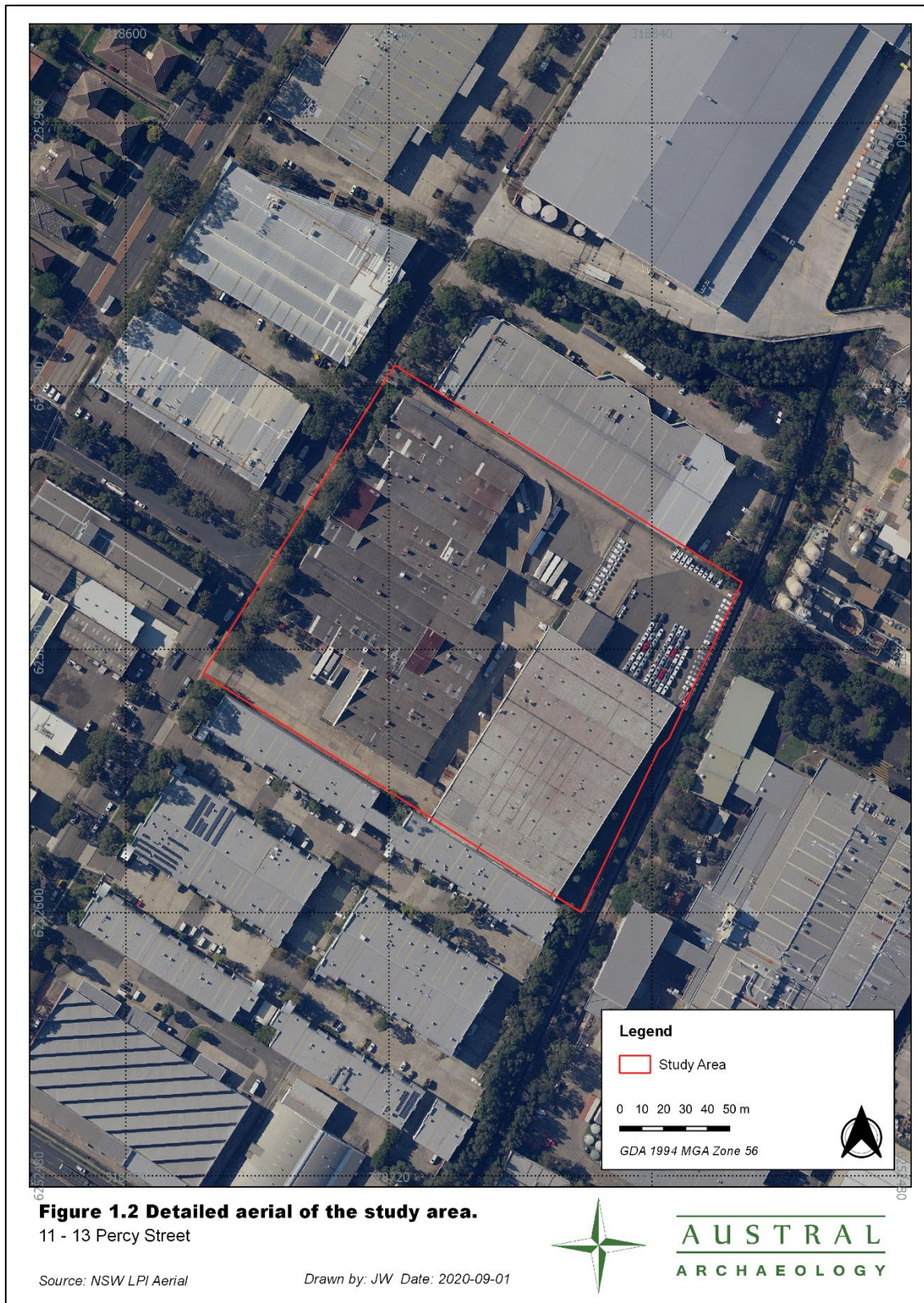


Figure 1.3 Study area and neighbouring properties



1.4 LIMITATIONS OF THE REPORT

This HHA includes an assessment of both built and archaeological heritage values to support the Environmental Impact Statement (EIS) being made by the proponent. The report must be read in conjunction with the overall EIS as it may refer to supporting documentation not included within this report. It does not include an assessment of Aboriginal cultural heritage that may be present within the study area.

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

1.5 ABBREVIATIONS

The following are common abbreviations that are used within this report:

Auburn DCP	<i>Auburn Development Control Plan 2010</i>
Auburn LEP	<i>Auburn Local Environmental Plan 2010</i>
Burra Charter	Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance 2013
CBD	Central Business District
CHL	Commonwealth Heritage List
DCP	Development Control Plan
DPC	Department of Premier and Cabinet
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environmental Protection and Biodiversity Act 1999</i>
EPI	Environmental Planning Instrument
Heritage Act	<i>NSW Heritage Act 1977</i>
ICOMOS	International Council on Monuments and Sites
IHO	Interim Heritage Order
LEP	Local Environmental Plan
LGA	Local Government Area
NHL	National Heritage List
NPW Act	<i>National Parks and Wildlife Act 1974</i>
RNE	Register of the National Estate
SEARs	Secretary's Environment Assessment Requirements
SHI	State Heritage Inventory
SHR	State Heritage Register
SMPC Ltd	Sydney Meat Preserving Company Limited
SSD	State Significant Development
Study Area	11-13 Percy Street (Lot 1, and Lot 2, DP1183821)
The Proponent	Woolworths Ltd

2. STATUTORY CONTEXT

The following section summarizes the relevant statutory context, including heritage listings, acts, and environmental planning instruments which are relevant to the study area and its cultural heritage.

2.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

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

- Commonwealth Heritage List (CHL): for significant items owned or managed by Commonwealth Government agencies;
- National Heritage List (NHL): for items assessed as being of national cultural significance.

A referral under the EPBC Act that is approved by the Australian Heritage Council is required for works to an item registered on either of these lists to ensure that the item's significance is not impacted upon.

No part of the study area appears on either the CHL or the NHL.

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

No part of the study area appears on the RNE.

2.2 NSW HERITAGE ACT 1977

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

- Demolishing the building or work;
- Damaging or despoiling the place, precinct or land, or any part of the place, precinct or land;
- Moving, damaging or destroying the relic or moveable object;
- Excavating any land for the purpose of exposing or moving the relic;
- Carrying out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct;
- Altering the building, work, relic or moveable object;
- Displaying any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct; and
- Damaging or destroy any tree or other vegetation on or remove any tree or other vegetation from the place, precinct or land.

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

Section 57(1) of the Heritage Act also applies to archaeological remains (such as relics) within an SHR site, and excavation can only proceed subject to approval of a Section 60 application by Heritage NSW.

No part of the study area appears on the SHR.

HERITAGE AND CONSERVATION REGISTER (SECTION 170 REGISTER)

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

No part of the study area appears on any Section 170 Heritage and Conservation registers.

2.3 ENVIRONMENTAL PLANNING INSTRUMENTS

An Environmental Planning Instrument (EPI) is made under the EPA Act. An EPI can be a Development Control Plan (DCP), Local Environmental Plan (LEP) or a State Environmental Planning Policy.

AUBURN LOCAL ENVIRONMENTAL PLAN 2010

The current LEP for the study area is the Auburn LEP. Part 5.10 of the Auburn LEP deals with heritage conservation, and subsections (2) and (3) determine whether development consent needs to be granted by Cumberland Council before any activities occurring which may impact cultural heritage. Heritage items are listed under Schedule 5, Part 1 of the Auburn LEP.

No part of the study area is listed as a Heritage Item in Schedule 5 of the Auburn LEP. The study area is adjacent to the following Heritage Item listed on the Auburn LEP:

- **Canalisation of Haslam's Creek south of Parramatta Road (Item A55).**

AUBURN DEVELOPMENT CONTROL PLAN 2010

The applicable DCP for the study area is the Auburn DCP. The Auburn DCP outlines design controls to be implemented when dealing with heritage items in general. These are repeated within Section 2 for each development type and include the following development controls:

All development adjacent to and/or adjoining a heritage item shall be:

- Responsive in terms of the curtilage and design;
- Accompanied by heritage impact statement addressing:
 - why the site is of heritage significance;
 - what impacts the proposed development will have on that significance; and
 - what measures are proposed to mitigate negative impacts
- Respectful of the building's heritage significance in terms of the form, massing, roof shapes, pitch, height and setbacks.

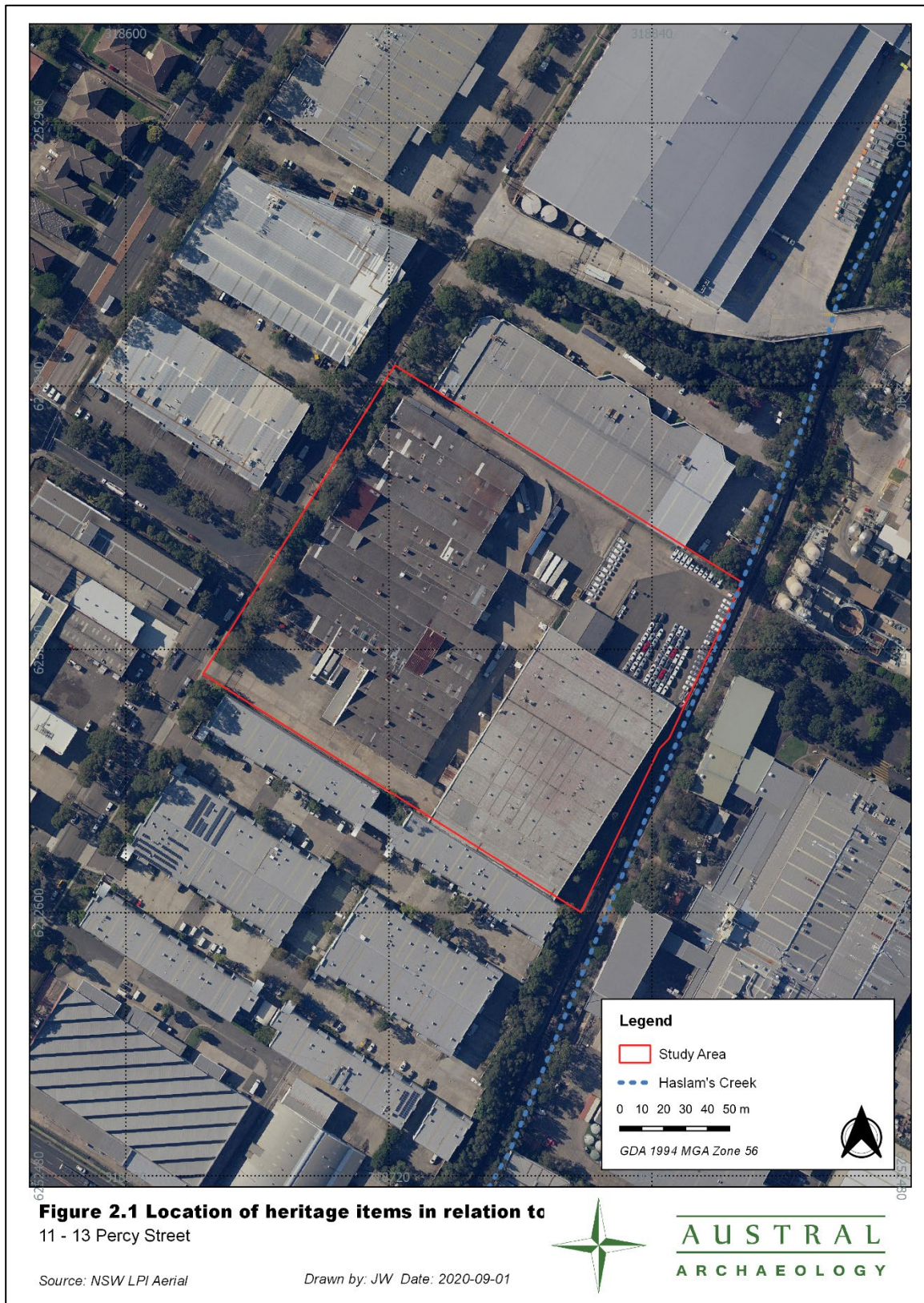
2.4 SUMMARY OF HERITAGE LISTINGS

Table 2.1 lists the relevant statutory and non-statutory registers, listings and orders, and identifies those in which any part of the site is listed. The location of heritage items in relation to the study area are outlined in Figure 2.1.

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

Register/Listing	Inclusion	Statutory implications
NHL	No	No
CHL	No	No
RNE	No	No
SHR	No	No
Auburn LEP	In vicinity of items	Condition 5.10 of Auburn LEP (listing number A55)
Auburn DCP	Yes	Section 2

Figure 2.1 Location of heritage items in relation to the study area



3. HISTORICAL CONTEXT

The following historical background is designed to contextualise a site-specific history which will aid in the understanding of the heritage values of the study area. This work will provide a useful and concise summary of the history of the study area.

3.1 PRE- EUROPEAN OCCUPATION OF THE STUDY AREA

The Auburn area is geologically composed of Wianamatta Shale and typically produces a fertile loam or clay soil that retain moisture (Thorp 1999, p.8). It is thought that the area was inhabited by Aboriginal people for at least 4500 years BP with archaeological research suggesting a much longer period. The area of Auburn is most closely associated with the Wangal people, with a specific tribe being unknown (Thorp 1999, p.9). This area was used by Aboriginal people for the exchange of goods as well as a site for ritual battles and a “Law Place” for ceremonies (Cumberland City Council n.d.). Auburn was close to the original European settlement in Australia; the township of Parramatta. There were numerous reports of contact between Aboriginal peoples and European settlers living in the area some of which transpired as skirmishes. By 1789 the majority of Aboriginal people in the area were gone as a result of the introduction of diseases and the pressure put on traditional recourses in the area (Thorp 1999). Several archaeological sites have been recorded and investigated within the vicinity of the study area. These have included shell midden and artefact scatter as well as areas of potential sites (Rich 1985, Carney & Steele 1997). Several surveys that have been undertaken have also found no evidence of aboriginal remains due to past disturbance (Brayshaw 1997, Navin Officer Heritage Consultants 2005, Kelleher Nightingale Consulting Pty Ltd 2014, AECOM Australia 2015, Urbis 2016).

3.2 HISTORY OF THE AUBURN AREA

3.2.1 EARLY DEVELOPMENT – 1770 TO 1806

The east coast of Australia was first mapped by the British during Captain Cook’s 1770 expedition. During this expedition, he gave names to visible features including two significant bays located in an area he called New South Wales. These were Botany Bay, so named due to the large amount of visible vegetation, and Port Jackson, named after Sir George Jackson, one of the secretaries of the Admiralty (Stephensen 1966, p.10). Sixteen years later in 1786, Captain Arthur Phillips was provided command of the “First Fleet” to convey convicts to Australia and the role of Governor for the new colony (Stephensen 1966, p.10). They left the Isle of Wight in May 1787 and sailed a distance of 15,000 miles to arrive in Botany Bay on 19 January 1788. Governor Phillips quickly decided that Botany Bay was not a viable location for a settlement, with the official reasoning being:

The openness of this bay and the dampness of the soil, by which the people would probably be rendered unhealthy, had determined the Governor to seek another situation. He resolved therefore to examine Port Jackson, a bay mentioned by Captain Cook immediately to the north of this. There he hoped to find not only a better harbor, but a fitter place for the establishment of his new government (Stephensen 1966, p.11).

By 26 January, Port Jackson had been investigated and the fleet sailed into Sydney Cove (Stephensen 1966, p.12). In February of 1788, an expedition was undertaken to the head of the river by Governor Phillips and several boat parties (Stephensen 1966, p.282). During this expedition, they landed at Homebush Bay and explored the surrounding area.

In 1792, the first free settlers arrived in Australia as migrants (Stephensen 1966, p.266). These five men had been farm laborers in England were brought to Australia with the knowledge that they would be given grants of land. They settled near Homebush Bay, between present-day Strathfield and Bankstown in an area that became known as Liberty Plains, possibly as these were the first free settlers within Australia (Stephensen 1966, p.266). The first grants were given to these settlers along with four non-commissioned officers in November of 1793.

These early settlers were faced with an ‘impenetrable forest, with dense thickets of underwood’ (Council of the Municipality of Auburn 1986, p.11). The free settlers started work clearing the land to establish farms within the area. Wattle and daub huts quickly replaced the settler’s tents forming the first buildings in the area and the first harvest took place in December of 1793 (Council of the Municipality of Auburn 1986, p.13). The rivers were used in this early time to allow for trading of

goods with the main Sydney settlement (1986, p.16). Livestock was brought to the district in 1797 in the form of merino sheep, with cattle following later on in the same year showing the transition of the area from heavily vegetated forest into farming land (1986, p.21).

The main road connecting Parramatta and Sydney (presently known as Parramatta Road) was originally formed as a track between 1789 and 1791 (Wotherspoon 2010). The tract was formally laid out around 1797 under the direction of the Surveyor General Alt. Extensive repairs were undertaken to the road between 1806 and 1810 as it became a quagmire and almost impossible to use after every rain event (1986, p.37). This new road was opened in 1811. The road alignment has changed somewhat; it was originally located about 1 mile south of its present location.

3.2.2 SETTLEMENT OF AUBURN – 1806 to 20th CENTURY

In 1806, three grants were given for land located on the south side of Parramatta Road (Council of the Municipality of Auburn 1986, p.33). These were for 50 acres each and went to Thomas Francis, Thomas Bates, and Samuel Haslam (Extract of Grants to Francis, Bates, Haslam, 1806).

The area was slowly populated; in 1851, 270 people were living in 49 dwellings across Auburn, Granville, Homebush, and Lidcombe (Council of the Municipality of Auburn 1986, p.35). In 1876, a syndicate consisting of three property developers, Sir George Wigram Allen and Messer's Pile and Mills, started the process of opening the land up and subdividing it (1986, p.35, Figure 3.1). The name Auburn was decided upon for the new suburb and a railway station platform was constructed with residents moving to the area in mind. The first road survey took place in 1877 and a section of road (now known as Macquarie Road) from Parramatta Road to the train station was constructed the next year. Land sales were held in 1878 and 1884 and while successful in selling the land, it was not until 1886 that the residential area took off (1986, p.35).

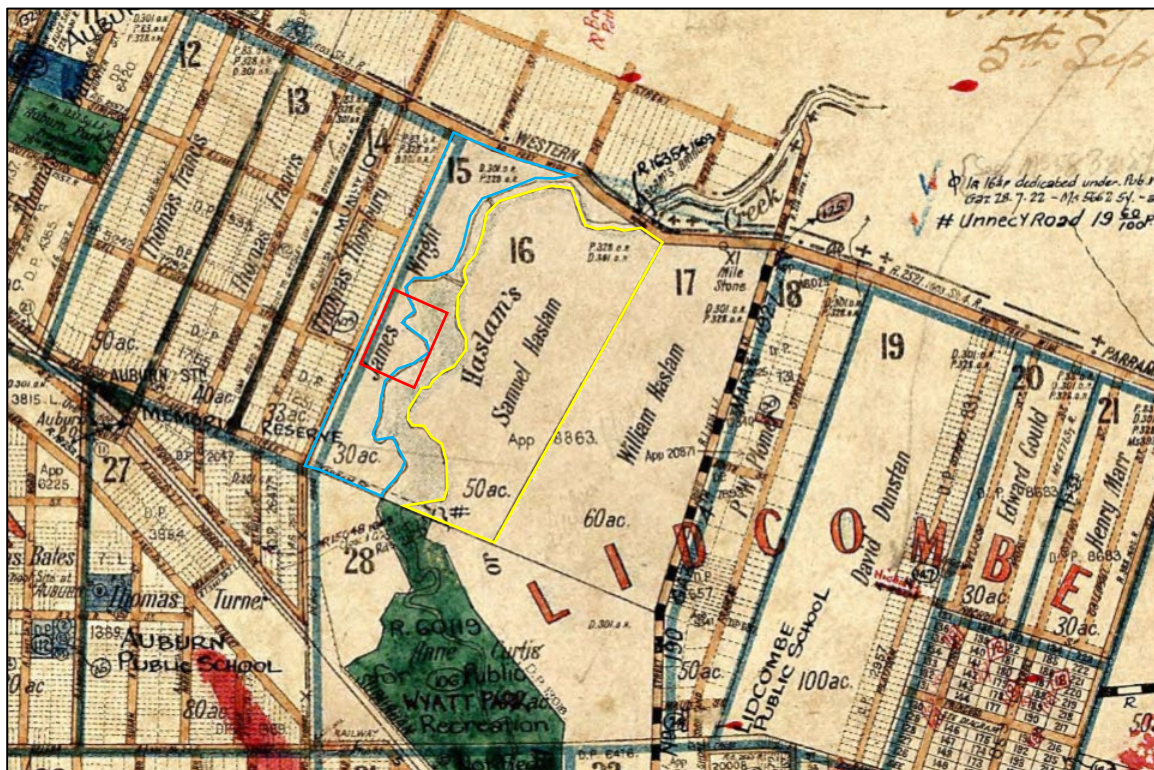


Figure 3.1 Parish Map showing subdivision being undertaken in the area, with Haslam's land indicated in yellow, Wright's in blue, and the study area shown in red (Source: Historical Parish Maps; Parish of Liberty Plains Sheet Reference 1, N.D.)

Over the 19th century industrial pursuits overtook farming as the main land use and source of employment in the Auburn suburb (Council of the Municipality of Auburn 1986, p.43). Early companies in the area included a tannery, a brick, ceramic and tile works, linoleum factory, and meat preservation. In terms of the latter industry, the Sydney Meat Preserving Company was a large factory with extensive grounds located between Percy Street, Parramatta Road, and Nyrang Street, encompassing the study area. The railway was also a large employer as wagon works and marshalling yard were both located in Auburn. Another industry of note to the area was alligator and lion farming undertaken from 1927 by Thomas Poppitt on Burwood Road (1986, p.43).

The area continued as a commercial and industrial hub into the present day; the land including and surrounding the study area comprises of a number of factories, depots and more recently large structures built for purpose commercial shopping centres (Thorp 1999, p.29).

3.3 HISTORICAL SKETCH OF THE STUDY AREA

The following section seeks to document the known development history of the site.

3.3.1 PHASE 1 – 1816 - 1869 JAMES WRIGHT AND SAMUEL HASLAM OWNERSHIP

The study area is located within reclaimed land over the floodplain of a creek that was originally part of two separate crown grants. These were a 30-acre grant that went to James Wright in 1819, while Samuel Haslam (also known as Haslem) was given a 50-acre block in 1816 (Primary Application 8863). These were separated by the sprawling Hacking Creek, which was later renamed to Haslam's Creek (Figure 3.2).



Figure 3.2 Haslam's land indicated in yellow and Wrights in blue, study area shown in red (Source: Historical Parish Maps; Parish of Liberty Plains Sheet Reference 2, N.D.)

The first land grant that encompassed part of the study area was given to Samuel Haslam in 1816. Haslam had arrived in New South Wales on board the *Barwell* in 1798 as a convict (Australian Census, 1828). He had arrived at the age of 50, he married his wife Maria Davis in 1801 and was granted various land parcels in the Liberty Plain area (NSW Births, Deaths and Marriages Register). His primary residence was located on the north side of Parramatta Road on one of his other land parcels, indicated by newspapers articles from the time ('Government and General Orders' 1811, Thorp 1999, p.10), and a later Government notice printed in 1818 listed Haslam along with others as having a grant or lease that was 'sometime coming' ('Government Notice' 1818). In 1816, Haslam was granted a 50-acre block of land located on the east side of Hacking Creek (now known as Haslam Creek). This land was the 60 acre block located to the east of Hacking Creek that was used for animal husbandry (*Deputy Commissary General's Office* 1819). Not content to settle down, Haslam and his wife had four children between 1803 and 1814 (Australian Census, 1828). During his life, Haslam repaired the bridge that ran Parramatta Road over the creek. From that point, the bridge and the creek were both known by his name. Haslam died in 1835 ('Classified Advertising' 1835). Following his death, the land was sold to John Terry Hughes and then in 1844 to Rosetta Terry (Thorp 1999, p.10).

The remainder of the study area was given as a land grant to James Wright in 1819. He was granted a second piece of land in 1823 that became his primary residence (Thorp 1999, 'Advertising' 1843, Figure 3.3). This land was within a rural farming community so reasoning would suggest that Wright farmed the land during his time living there. After James died in 1843, his brother John took over his land.



Figure 3.3 Plan of the area from 1834 showing the two properties owned by James Wright (Bemi 1834).

3.3.2 PHASE 2 – 1869 TO 1919: THE SYDNEY MEAT PRESERVING COMPANY AND F. J. WALKER

In 1869 the Sydney Meat Preserving Company Limited (SMPC Ltd) was formed by a conglomeration of meat farmers to process excess stock that was sent through from the country to the Homebush markets and which was not required in the metropolitan area (Council of the Municipality of Auburn 1986, p.68). It took some time for an appropriate location to be found for the preserving works but in 1870 a site was formally purchased; consisting of the land located between Parramatta Road, Percy Street, John Street (since renamed to Nyrang Street), and the train line. The company was granted a Primary Application for the land (PA 8863). This encompassed both James Wright's and Samuel Haslam's land parcels along with part of Haslam's Creek (CT 1134-45). The upper part of the creek, located near to Parramatta Road, was not included. The total area of land occupied by the company was 140 acres. The company's buildings were located in the north-east corner of the property, near the intersection of Percy Street and Parramatta Road, while the study area was the location of holding pens that were placed across the rest of the property (Figure 3.4).

The SMPC Ltd proved successful; by 1871, further buildings had been constructed on the property and a dam that could hold up to 650,000 gallons (2,460,518 litres) had been excavated for the use of the production line (Figure 3.4). In 1872, the first shipment of meat was sent to London ('The Sydney Meat Preserving Company.' 1872). The company was keen to utilise new technology, as noted in 1884 when they brought in machinery from England that would prevent odours that were emitted from the preserving works and would also limit the waste that ended up in the stream ('Rookwood' 1884). The preserving works were a large employer for the area (Figure 3.5).

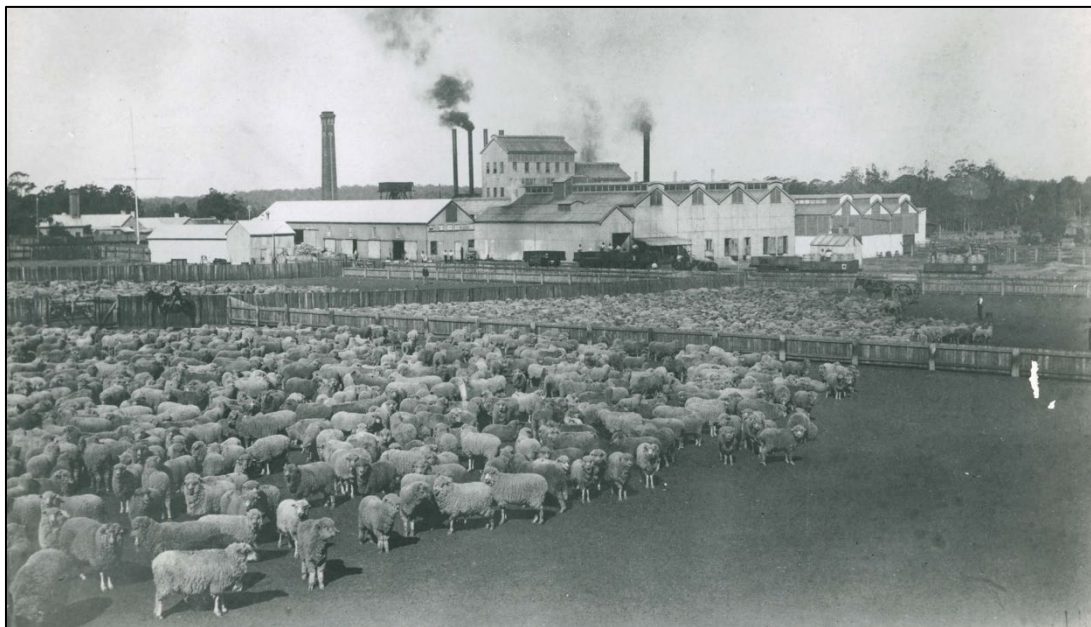


Figure 3.4 Sydney Meat Preserving Company site including stockyards, Auburn, no date, photograph facing north-west (*Photograph of Auburn works - Archives n.d.*)



Figure 3.5 Sydney Meat Preserving Company workers, Auburn, circa late 1800s(Photograph of staff at Auburn works - Archives n.d.)

In 1919, the SMPC Ltd was taken over by F. J. Walker and Co. (Later known as F. J. Walker Pty Ltd), which was a large meat export company. The site continued to be owned under the SMPC Ltd name with the meat preserving work continuing (Council of the Municipality of Auburn 1986, p.75).

In 1928 Haslam's Bridge, carrying the Parramatta Road, was demolished and replaced with a new concrete structure (Figure 3.6, Figure 3.7). The bridge standing prior to this had been constructed around 1827 of timber ('Government Notice' 1827, 'Auburn Council.' 1901). The bridge had been in poor condition since at least 1916 when it was described as dangerous and in urgent need of repair ('Howqna Shire Council.' 1916). The work for the new bridge cost £650 and included two chains of footpath ('HASLAM'S CREEK BRIDGE' 1928).



Figure 3.6 Haslam's Bridge during construction ('E2 - Construction of new bridge - Haslam's Creek Deviation - Parramatta Road' n.d.)



Figure 3.7 Photograph showing the finished bridge located ('H97 - Parramatta Road, Lidcombe. Haslam's Creek Bridge' 1938)

During the Great Depression of the 1930's, a number of Public Works were suggested to be undertaken by those unemployed to help boost the economy. Work to turn the sprawling Haslam's Creek into a stormwater canal was one such project ('Loan Works' 1933, Figure 3.8). The works program was approved the following year, extending along the creek from the Main Suburban Railway Line in the north to Regents Park in the south, a distance of approximately 691 meters ('PUBLIC WORKS ACT, 1912.' 1934).



Figure 3.8 Aerial photograph taken prior to the canal being installed in, showing the extent of original creek spread, study area indicated in red (ca 1930)

Work on the project began had begun by January the following year ('IN HEAT' 1934). A man working in the excessive Sydney summer heat had collapsed and had to be removed by ambulance. As work continued more workers rights issues were raised. This came to a head in 1937 when it was discovered that workers were getting up at four in the morning in order to be able to work and arrive by the 7:30am start time. The work was considered back-breaking and was not made any better by the fact that these workers were not being paid well and were often weakened from having been unemployed prior to being involved in the public works ('THEIR DESPERATE CONDITIONS' 1937). Within two months of this article being published, the *Industrial Arbitration (Eight Hour) Amendment Act 1937* had been passed by Government, and Governor Wakehurst published a notice declaring that all Public Works were now to not exceed eight hours of work a day ('INDUSTRIAL ARBITRATION (EIGHT HOURS) AMENDMENT ACT, 1937.' 1937). The section of creek adjacent to the study area was completed prior to 1943 (Figure 3.11). The entire canalisation project continued until 1948 ('PUBLIC WORKS ACT, 1912.' 1948).

The sprawling creek was realigned into stormwater channel, formed from concrete (Figure 3.9). This reduced the size of the creek significantly and turned the land either side into an area of useable space for building construction (Crown Plan 13035.3000).



Figure 3.9 Showing the area after the canal has been formed, study area indicated in red (ca 1950).

While the SMPC Ltd continued to run, the large land parcel was slowly subdivided during the 20th century. A small portion of the southern-most part of the land was subdivided off by the SMPC Ltd in 1913 (CT 2389-100). This southern part of the property was modified again in 1936 when the newly formed Boorea Road was removed from the land parcel (CT 4805-220).

3.3.3 PHASE 3 – 1946- PRESENT DAY - MALLEY'S LIMITED AND FOLLOWING LAND HOLDERS

In 1947 the land was subdivided and the parcel that included the study area, labelled as area C (Figure 3.10), changed ownership to Malley's Limited (CT 5651-15). The deal for the purchase of the land had been undertaken in 1946 with the sale formalised the following year ('£100,000 NEW CAPITAL FOR MALLEYS' 1946). The area labelled as 'B', located between Percy Street and St Hilliers Rd, was also brought by Malley's Limited at the same time. A small building is visible on the south boundary and is labelled as 'Mr Woods Office' (Figure 3.10). This structure does not appear in any photographs of the area and no reference to 'Mr Woods' could be found in the historical research.

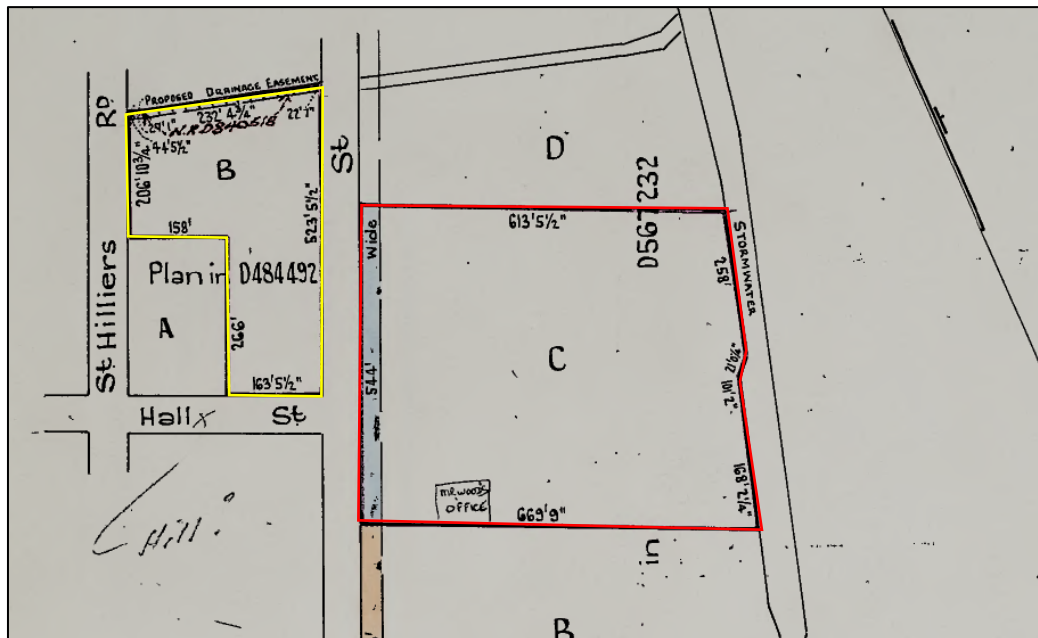


Figure 3.10 Plan showing areas B and C as the two sections brought by Malley's Limited; study area indicated in red, Malley's factory site indicated in yellow (Source: CT 5651-15).

Malley's Limited was a pre-existing company that produced steel products for household and commercial purposes. They expanded in 1946 on the land parcel located between Percy Street and St Hilliers Road, leaving the study area as an empty space ('MALLEYS EXPANSION PLANS' 1946).



Figure 3.11 Mid-1940's image pre-dating construction of Malley's factory showing the completed stormwater canal of Haslam's Creek, study area indicated in red (SIX Maps 1943).

In 1956, Lot B was formally separated from Lot C, giving Lot C its own certificate of title. Malley's Ltd still owned the property that was now the total extent of the study area (CT 7110-229). In 1961 the property was subdivided again, breaking up the property into two separate land parcels: A/49168 and B/49168 (Figure 3.12, Figure 3.13, CT 8132-113 and CT 8132-114). This subdivision formed the current boundary of 11 and 13 Percy Streets.

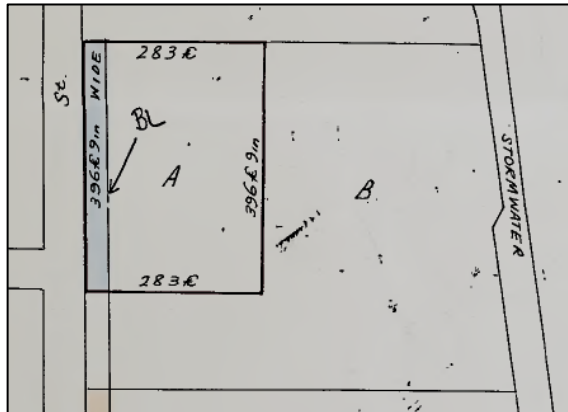


Figure 3.12. Showing subdivision of study area (CT 8132-114).

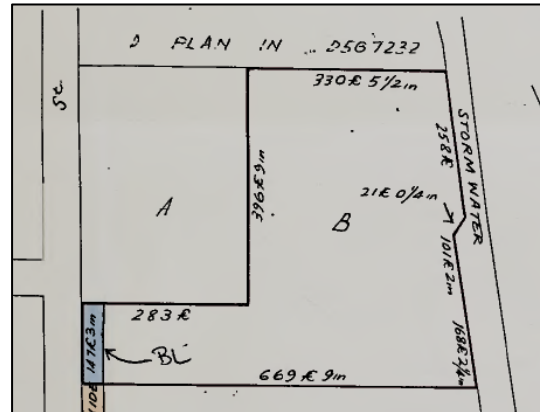


Figure 3.13. Showing subdivision of study area (CT 8132-113).

Malley's continued to own the property, taking out several mortgages over their land (CT 8132-113 and CT8132-114). These seem to have been for the construction of new buildings, one of which was located on the study area. At some point between 1951 and 1968 the first building was constructed upon Lot A (now 11 Percy Street, Figure 3.14, Figure 3.15). This was a large factory building that featured an air-bridge connecting the building to Malley's original factory. By 1978, a second building had been constructed on the section of 13 Percy Street (Figure 3.16).



Figure 3.14 Aerial of the area c. 1951 showing a possible expansion of the office building along the southern edge of the study area (indicated in red).



Figure 3.15 Image from c. 1968 showing the first building having been constructed at 11 Percy Street (indicated yellow, study area indicated in red).



Figure 3.16 Photograph from c. 1978 showing a second building having been constructed on the property (indicated in blue).

Lot A was leased to the Sydney County in 1964 (Ct 8132-114) and Lot B in 1970 (CT 8132 -113). In 1981, the Local Government Superannuation Board became the new proprietor for the two lots. Buildings had been constructed in both properties by this time and were recorded as No. M5 (on Lot A) and M8 (on Lot B). A 33-foot-wide strip of land located along the western boundary of the lots was taken for tramlines and a right of way to be installed (CT 8132-114). In 1989, Lot A was sold to Bivami Pty Limited. Since this time the lots have had a number of tenants; including Simpson Ltd, and Golden Bros Pty Ltd.

3.4 CHRONOLOGY OF THE STUDY AREA

Based on the historical background presented, it is possible to summarise the chronology of the study area. This is presented in Table 3.1.

Table 3.1 Summary of chronological events relating to the study area

Phase	Summary	Date range
James Wright / Samuel Haslam	Study area located on the boundary of two agricultural farms and edge of creek	1819-1869
Sydney Meat Preserving Company and F. J. Walker	Study area located within stock holding area for the Sydney Meat Preserving Company.	1869 – 1946
Malley's Limited	Study area was subdivided into current land parcels, first building was constructed on 11 Percy Street property between 1951 and 1968 with a second positioned on 13 Percy Street in the next decade.	1946 – Present Day

4. PREDICTIVE STATEMENTS

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

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

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

The following predictive model draws on the areas of known archaeological sensitivity. As a general rule of archaeology, sites first redeveloped in either the 19th or early 20th century can also retain evidence of occupation from previous periods. It is also widespread that such evidence can be recovered even when sites have been redeveloped or disturbed by modern construction activity. Based on the detailed background history, the following general predictive statements can be made:

1816 TO 1869 – JAMES WRIGHT AND SAMUEL HASLAM

There is limited archaeological potential for the time period of 1816 – 1869, when the land was used for agricultural purposes. Samuel Haslam was granted his land on the east side on Haslam Creek in 1816 that included some of the eastern-most parts of the study area, based on the original alignment of the creek. James Wright was granted land in 1819 on the west side of the creek that encompassed the remainder of the study area. There is no evidence of occupation within the boundaries of the study area; it is known that both Samuel Haslam and James Wright were given additional land grants nearby where they resided. The study area was originally heavily susceptible to flooding of Haslam's Creek. Historical activities associated with this time period are likely to be the clearing of land, subdivision of paddocks, cultivation of crops and grazing of ruminant animals. Due to this activity the soil horizon may show plough furrows, post holes. There is also the possibility that individual rubbish deposits containing ceramics, glass and kitchen refuse may be present. The canalisation of Haslam's Creek during the 1930s along with the construction of factory buildings between 1951 and 1978 are likely to have highly disturbed areas where what little archaeological material relating to this period of occupation may have remained will have been removed or highly disturbed.

1869 TO 1946 – SYDNEY MEAT PRESERVING COMPANY AND F. J. WALKER

The Sydney Meat Preserving Company was located on the property from 1870. They took ownership of the block and built their factory on the north-west corner of their land, outside of the study area. The surrounding lands were used by the company to hold stock prior to processing. The study area was partially used for stock holding; with the rest of the area still within the floodplain of Haslam's Creek until the 1930s. Activities associated with this time period would include fencing for stock pens and holding/grazing ruminant animals. The soil horizon may show evidence of this by the presence of post holes and faunal remains. As with the earlier phase, there is the potential for rubbish deposits to be found; while the *Municipalities Act 1867* was passed, it is likely that the practise of depositing rubbish continued on for some time.

The work for the creek realignment was undertaken during the 1930s. Construction of the canal would have been undertaken by hand. There is the possibility that the study area was utilised for stockpiling of materials or as a working area, which may in the identification of shoring, retaining features, or temporary canal walls within the site. Any evidence of use of the site as stock pens is likely to have been removed or highly disturbed by the creek realignment works in the 1930s and the construction of factory buildings on the site between 1951 and 1978. Similarly, the subsequent construction of factory buildings are likely to have removed any potential archaeology relating to use of the study area in relation to the canal construction of the 1930,s although it is possible that there may be associated features relating to the construction of the canal *in situ* close to the eastern boundary of the study area.

1946 TO 1981 – MALLEY’S LIMITED AND FOLLOWING LAND HOLDERS

The earliest identified structure present within the study area is the office building shown on the southern boundary of the site shortly after Malley’s purchase of the lot. However, little information is known regarding this building. Subsequently, 11 Percy Street was developed between 1951 and 1968. This large factory building was connected to their other factory building, located on the other side of Percy Street, by a sky bridge. Between 1968 and 1975 this building was extended and a second building was constructed on 13 Percy Street. The area around the buildings was asphalted over and several large carports have since been added. During this time, occupation activities were construction for the buildings and then industrial activities. The construction would have had a massive impact on the soil horizon; in the areas where current and former buildings have been formed, the soil will be highly disturbed. Foundation excavations, pile holes, aggregate and other fills will all have the potential to be found. These have the strong potential to have disturbed or destroyed previous archaeological features and materials. In the less disturbed parts of the study area older archaeological material may still remain.

5. SITE INSPECTION

The site inspection was undertaken by David Marcus (Director, Austral) on 20 August, 2020.

The site of 11-13 Percy Street contains two buildings on the property that were constructed between 1970 and 1980. These are both factory/storage buildings that have been in consistent use since construction. The building located on 11 Percy Street is brick and features a sawtooth roof (Figure 5.1). The building also has had two extensions added: a brick and corrugated iron extension to the north end of the building and a small extension added to the south-east corner (Figure 5.2, Figure 5.3). Both of these were undertaken around the time that the building located at 13 Percy Street was constructed, which is formed of brick with concrete columns.

Between the buildings the ground has mostly been asphalted over, some car ports have been added between buildings. Ground levels throughout the study area have undergone significant alterations, with the eastern side of the property being approximately 1.5 metres lower than in the west; this is likely to have been achieved through importing soil to raise the ground level. The canal at the east edge of the property is difficult to see, there are a sparse number of trees lining the property side of the canal. However, no heritage items associated with the creek were identified as being present within the study area.



Figure 5.1 North-east facing photograph of study area along the Percy Street frontage.



Figure 5.2 South-western facing photograph of study area showing both the north and south eastern extension of the building at 11 Percy Street. Note change in ground level from foreground to background.



Figure 5.3 Eastern facing photograph along northern boundary of study area.



Figure 5.4 South facing photograph of the study area, 13 Percy Street is on left.



Figure 5.5 South-eastern photograph of the study area looking from 11 Percy Street to 13 Percy Street.

6. ASSESSMENT OF SIGNIFICANCE

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

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

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

6.1 BASIS FOR ASSESSMENT

The Burra Charter of Australia ICOMOS was formulated in 1979 (revised 1999 and 2013) [Australia ICOMOS 2013], based largely on the Venice Charter (for International Heritage) of 1966. The Burra Charter is the standard adopted by most heritage practitioners in Australia. The Charter divides significance into four categories for the purpose of assessment. They are: Aesthetic, Historical, Scientific/Technical, and Social significance.

The Heritage Council of NSW has established a set of seven criteria to be used in assessing cultural heritage significance in NSW, and specific guidelines have been produced to assist archaeologists in assessing significance for subsurface deposits (Heritage Council of New South Wales 2009; NSW Heritage Office 2001). The Heritage Council's criteria incorporate those of the Burra Charter, but are expanded to include rarity, representative value, and associative value.

In order to determine the significance of a historical site, the Heritage Council have determined that the following seven criteria are to be considered (NSW Heritage Office 2001):

- **Criterion (a):** an item is important in the course, or pattern, of NSW's cultural or natural history (or the local area);
- **Criterion (b):** an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the local area);
- **Criterion (c):** an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- **Criterion (d):** an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the local area);
- **Criterion (e):** an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area);
- **Criterion (f):** an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area); and
- **Criterion (g):** an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or the local area).

These criteria were designed for use on known or built heritage items, where above ground heritage is both tangible and easily identified. Due to the nature of archaeology being that it is invisible until disturbed, the presence and attributes of archaeological material must be assumed based on the recorded levels of disturbance, known site history and the creation of predictive statements. Ultimately, the actual presence of archaeological material can only ever be framed in terms of the potential for it to be present. The following assessment therefore deals with the built and archaeological potential within the study area in a consolidated manner.

6.2 LEVELS OF SIGNIFICANCE

The Heritage Act allows for the protection of heritage items of State or local significance. The levels of significance can be defined as:

- Items of State significance are of special interest in a State context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection of association to the State.
- Items of local significance are of special interest to the LGA. They are important to the local community and often form an important part of the local identity. Collectively, such items reflect the cultural or natural history of the given area.

6.3 SIGNIFICANCE ASSESSMENT

While the section of Haslam's Creek to the east of the study area is listed on the LEP for its heritage values, the SHI listing does not contain an assessment or statement of significance (SHI Database #1030047). As such, Table 6.1 presents an assessment of the significance of the study area against the seven NSW Heritage Office criteria.

Table 6.1 Assessment of significance.

Criteria	Assessment	Level of significance
A	<p>The study area formed part of the stockyards associated with the Sydney Meat Preserving Works before becoming the location of a steel fabricating factory. While both of these industries were a major source of employment in the area, neither activity represents a significant historical event, and neither the existing fabric nor any associated archaeological material is likely to demonstrate a strong association with the cultural history of NSW at either the State or local level.</p> <p>The study area is adjacent to Haslam Creek, which was canalised as part of an important Public Works act that was undertaken to provide work for the unemployed during the Great Recession of the 1930s. It was due to working conditions at this site the <i>Industrial Arbitration (Eight Hour) Amendment Act 1937</i> was introduced for people working on a public works project. However, the physical edge of the canal is outside of the study area, and it is unlikely that any archaeological material associated with construction of the canal is present within the study area.</p>	None
B	<p>The study area was originally granted to Samuel Haslam and James Wright. However, both individuals are known to have resided elsewhere and are only likely to have utilised the land for agricultural pursuits. Subsequent utilisation of the study area has revolved around either acting as a stockyard or the various industries who utilised the later factories. As such, the study area is not directly associated with significant events, persons, or groups.</p> <p>While the canal itself is likely to meet the threshold for consideration under this criterion, it is unlikely that any archaeological material or physical fabric from the canal which demonstrate an association with either significant individuals or groups are present in the study area.</p>	None
C	<p>The property currently holds various 20th century factory/storage buildings that contain no aesthetic values and which are typical of those built in the surrounding area. While the main channel of Haslam's Creek Canal holds a degree of aesthetic and technical values, although parts of the creek which hold these values are outside of, and not directly visible from, the study area.</p>	None
D	<p>While it is possible that the study area may hold a strong or special association for those who previously worked at the various factories or whose relatives assisted with the construction of the canal, research has not identified any elements in the community who vocally associate themselves with study area in any format.</p>	None

Criteria	Assessment	Level of significance
E	Due to the 20 th century construction present within the study area, it is unlikely that the site contains the potential for identifying elements which yield information that contributes to an understanding of the cultural history of NSW. The study area is also unlikely to contain any such material associated with the adjacent canal.	None
F	The study area is not considered to possess uncommon, rare or endangered aspects of NSW's cultural or natural history in regards to either heritage directly present within the study area or through its association with the adjacent canal.	None
G	The study area is not considered to be outstanding or of interest in demonstrating the principal characteristics of a class of NSW's or Auburn's cultural or natural environments. While the physical fabric of the adjacent canal may embody elements of these characteristics, there are no such elements present within the study area itself.	None

6.4 STATEMENT OF SIGNIFICANCE

The following section contains statements of significance for the study area and any heritage items in the vicinity, these are outlined in Table 6.2.

Table 6.2. Statements of Significance.

Item	Statement of Significance
Study area	<p>The study area is bordered on the west side by the Haslam Creek Canal that was part of a public works program completed by 1948. Prior to the canalisation of the creek line, the study area formed part of the floodplain of the creek and was subject to inundation. As such, the earliest use of the study area was agricultural, or as stockyards for industries which were established in the surrounding area. The study area is most strongly associated with the Sydney Meat Preserving Company, which purchased the land in 1869 and was a large company that had been founded by farmers who were in need of a solution to store livestock not being sold at the Sydney markets. Haslam's Creek was realigned during the 1930s as part of a public works program. This company continued to run until 1965, however, the study area was subdivided off in 1946. From the 1950s onwards, the study area was developed through the construction of various factories and stores.</p> <p>The study area is not considered significant at a local or State level.</p>
Haslam's Creek Canal	<p>Haslam's Creek Canal has been listed on the Auburn LEP as a Heritage site. The listing provides the following statement of significance:</p> <p><i>This realignment of Haslam's Creek and its canalisation is representative of drainage channels in the area, and is associated with government employment schemes in the 1930s depression.</i></p> <p>An additional note of significance is that the Haslam's Creek Canalisation was the first place within New South Wales that the eight-hour work day was instituted on a public works program.</p>

7. STATEMENT OF HERITAGE IMPACT

The purpose of this section is to present a comprehensive assessment of the impacts to the identified archaeological values associated with the study area from the proposed works.

7.1 PROPOSED WORKS

The proposed development will result in the demolition of the two existing factory buildings and the construction of a new large distribution centre. This impact assessment has been prepared based upon a review of the documentation provided as the development plans. A summary of these documents is provided in Table 7.1 and can be reviewed in Appendix A.

Table 7.1 Documents used to assess the impacts of project on the heritage.

Doc. No.	Title	Version	Date
DA000	Cover Page	P1	18/9/2020
DA001	Site Plan	P1	18/9/2020
DA002	Demolition Plan	P1	18/9/2020
DA011	Ground Floor Plan	P1	18/9/2020
DA012	Office, L1, Carpark & WH Mezz. Floor Plan	P1	18/9/2020
DA013	Roof Plan	P1	18/9/2020
DA015	Office Floor Plan	P1	18/9/2020
DA021	Elevations – Sheet 1	P2	18/9/2020
DA022	Elevations – Sheet 2	P1	18/9/2020
DA025	Signage Elevations	P1	18/9/2020
DA031	Sections	P1	18/9/2020
DA091	Perspectives	P1	18/9/2020

7.2 ASSESSED IMPACTS

The following section discusses the predicted impact of the works on the archaeological resources and the considerations of heritage values in the design process.

- Demolition of existing buildings
- Clearance/scrape of the site
- Piling around edge of site

7.3 PREDICTED IMPACT ON THE POTENTIAL ARCHAEOLOGICAL RESOURCE

The following section provides an assessment of each element of the proposed works and whether the task has potential to impact on the identified archaeological resource.

PREDICTED IMPACTS WITH POTENTIAL TO HARM THE ARCHAEOLOGICAL RESOURCE

The demolition of the existing buildings will have no impact on the potential archaeological resources as the buildings are modern. The site scrape undertaken once the buildings have been demolished has the potential to expose archaeological material. The piling around the edge of the site also has the potential to come into contact with any remaining archaeological resource.

PREDICTED IMPACTS WITH LIMITED EFFECT ON THE ARCHAEOLOGICAL RESOURCE

Due to the canalisation of Haslam's Creek and the construction of two large factory buildings during the twentieth century the site has been significantly altered to its original state. Any remaining archaeological resource that was located on the site prior to either of these aforementioned events taking place is likely to have been highly disturbed or removed from the site entirely. Due to this the proposed works are predicted to have a very limited effect on any potential remaining archaeological resource.

7.4 CONSIDERATION OF HERITAGE VALUES IN THE DESIGN PROCESS

The following questions are taken from the Heritage Division's guidelines to preparing statements of heritage impact (Heritage Office and Department of Urban Affairs & Planning 1996).

WHAT ASPECTS OF THE PROPOSAL RESPECT OR ENHANCE THE HERITAGE SIGNIFICANCE OF THE STUDY AREA?

The distribution centre will cover a significant portion of the surrounding land. The study area is located within an industrial area that includes many large functional buildings that have limited aesthetic consideration. Therefore, the proposed construction will fit in well with the surrounding area.

The adjacent canal is an industrial-style construction which is bordered on either side by industrial complexes and squat, residential apartments. The proposed works will be respectful of the existing buildings adjacent to the canal and will not physically impact on it while allowing for the adaptation and continual use of the site.

WHAT ASPECTS OF THE PROPOSAL COULD HAVE A DETRIMENTAL EFFECT ON THE HERITAGE SIGNIFICANCE OF THE STUDY AREA?

The piling around the site and the site scrape both have the potential to detrimentally effect the heritage significance of the site. This is based on the potential for there to be remaining archaeological resource currently on the site although this potential is considered low.

HAVE MORE SYMPATHETIC OPTIONS BEEN CONSIDERED AND DISCOUNTED?

The distribution centre will cover a significant portion of the surrounding land. The study area is located within an industrial area that includes many large functional buildings that have limited aesthetic consideration. There is limited potential that there is any subsurface archaeology in this area.

The proposed design will also not impact on the heritage values of the adjacent canal.

The Auburn DCP also includes specific questions which must be considered in order to assess the heritage values of the site. These questions are as follows:

- why the site is of heritage significance;
- what impacts the proposed development will have on that significance; and
- what measures are proposed to mitigate negative impacts

The following provides detail answering the above questions:

WHY THE SITE IS OF HERITAGE SIGNIFICANCE?

Due to the lack of development on the study area it is not considered significant at a local or State level. The adjacent Haslam's canalisation has previously been recorded as a local heritage site as it is representative of drainage channels in the area and is associated with the government employment schemes during the 1930s depression.

WHAT IMPACTS THE PROPOSED DEVELOPMENT WILL HAVE ON THAT SIGNIFICANCE

Due to the lack of significance within the study area the proposed development will have no impact on the site. Based on the development plans for the study area the Haslam's Creek Channel will not be impacted.

WHAT MEASURES ARE PROPOSED TO MITIGATE NEGATIVE IMPACTS

Due to the lack of significance of the site no specific measures will be required to mitigate any negative impacts on the site. Based on the concept plans for the study area the Haslam's Creek Channel will not be impacted.

The design is considered **acceptable** from a heritage standpoint.

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 CONCLUSIONS

While the site of 11-13 Percy Street has a long history in relation to European occupation, it is unlikely that the site will contribute much information to the archaeological record. This is based on the significant reclamation works that was undertaken for Haslam's Creek during the canalisation process of the 1930s, prior to which, the study area was frequently inundated. Although the proposed development is adjacent to Haslam's Creek, which is listed as a heritage item on the Auburn LEP, the proposed works will not impact on the channel. As such, the development is considered acceptable from a heritage standpoint.

8.2 RECOMMENDATIONS

To mitigate the harm documented in this assessment, it is recommended that:

- 1) The development can proceed without any further heritage assessments or approvals
- 2) If historical archaeological relics not assessed or anticipated by this report are found during the works, all works in the immediate vicinity are to cease immediately and the Heritage Division be notified in accordance with the conditions of the Section 60 permit. A qualified archaeologist is to be contacted to assess the situation and consult with the Heritage Division of the Office of Environment and Heritage regarding the most appropriate course of action.
- 3) If Aboriginal archaeological material or deposits are encountered during earthworks, all works affecting that material or deposits must cease immediately to allow an archaeologist to make an assessment of the find. The archaeologist may need to consult with the Office of Environment and Heritage and the relevant Aboriginal stakeholders regarding the find. Section 89A of the *National Parks & Wildlife Act 1974* requires that the Office of Environment and Heritage must be notified of any Aboriginal objects discovered within a reasonable time.
- 4) Should the actual development be altered significantly from the proposed concept design, then a reassessment of the heritage/archaeological impact may be required. This includes any impacts not explicitly stated in Section 7.2 and the installation of any subsurface services.

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APPENDIX A. DEVELOPEMNT PLANS

CFC Percy St. Auburn

13 Percy Street, Auburn, NSW 2144

DRAWING LIST		
No.	SHEET NAME	REVISION
DA000	Cover Page	
DA001	Site Plan	P1
DA002	Demolition Plan	P1
DA011	Ground Floor Plan	P1
DA012	Office L1, Carpark & WH Mezz. Floor Plan	P1
DA013	Roof Plan	P1
DA015	Office Floor Plans	P1
DA021	Elevations - Sheet 1	P2
DA022	Elevations - Sheet 2	P1
DA025	Signage Elevations	P1
DA031	Sections	P1
DA091	Perspectives	P1





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Issue	Description	Date
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Drawing Title:
Site Plan

Author:
ES
Drawing Number:
11250_DA001

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A1

Scale:
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Issue:
P1

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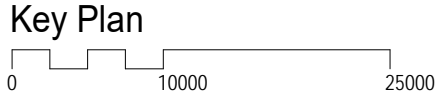
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Author: ES	Checker:	Sheet Size: A1	Scale: 1:500
Drawing Number: 11250_DA002			Issue: P1

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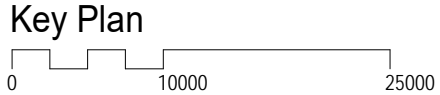
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Drawing Title:
Roof Plan

Author:
ES
Drawing Number:
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Key Plan



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Office Floor Plans

Author:
ES
Drawing Number:
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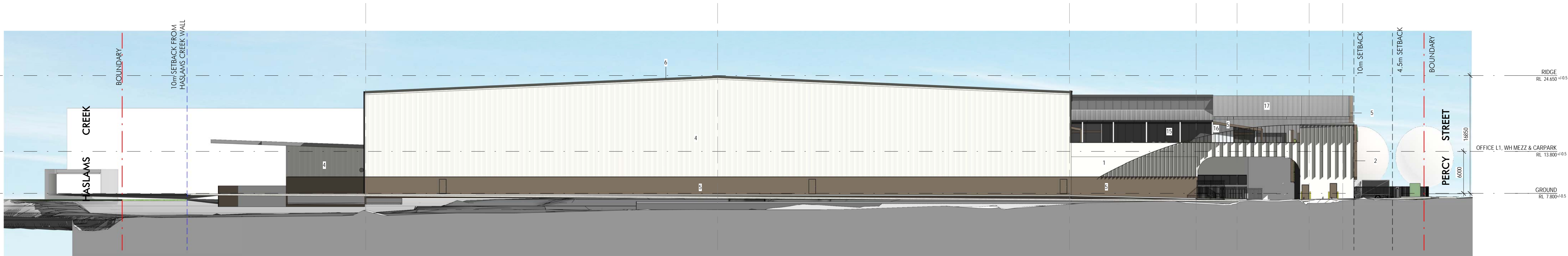
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1 NORTHWEST ELEVATION
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2 NORTHEAST ELEVATION
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EXTERIOR FINISHES SCHEDULE

	1. Nawkaw finished precast concrete panel to match "Surfmist", or similar		4. Metal wall cladding - "Surfmist", or similar		7. Painted egress door - "Jasper", or similar		10. Translucent roof sheets		13. Brick - "Balmerino" blend, or similar		16. CFC with expressed vertical joint - "Territory" Concrete, or similar
	2. Powdercoated aluminium blades & window reveals - "Jasper", or similar		5. Nawkaw finished concrete panel to match "Jasper", or similar		8. Translucent wall cladding		11. Downpipes, fascia & toe mould - "Monument", or similar		14. Powdercoated aluminium window frame - "Shalegrey", or similar		17. Longline profiled metal cladding - Grey, Matt
	3. Metal cladding - "Wallaby", or similar		6. Powdercoated roller shutter doors - "Monument", or similar		9. Metal cladding - "Shalegrey", or similar		12. Painted finish - "Monument", or similar		15. Performance glazing - Grey		18. Powdercoated aluminium sunshade - "Wallaby", or similar

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Client	Issue	Description	Date
	P2	Draft DA	18.09.20
	P1	Preliminary	15.09.20

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Author:
ES
Drawing Number:
11250_DA021

Checker:
A1

Sheet Size:
A1

Scale:
1:300

Issue:
P2

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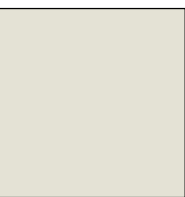
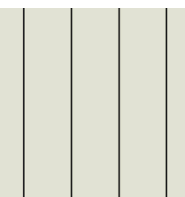
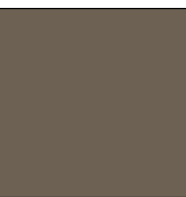




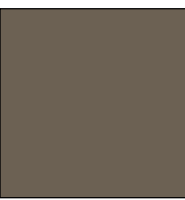
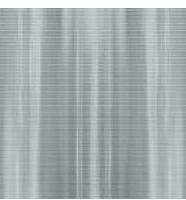
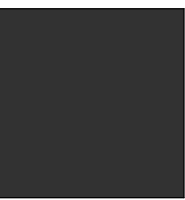
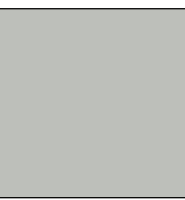
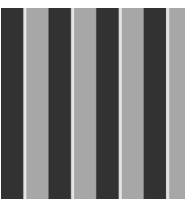
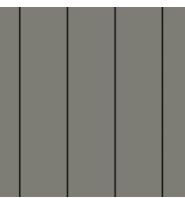

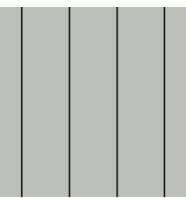

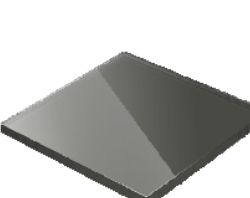
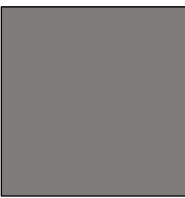


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2 SOUTHWEST ELEVATION
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EXTERIOR FINISHES SCHEDULE

	1. Nawkaw finished precast concrete panel to match "Surfmist", or similar		4. Metal wall cladding - "Surfmist", or similar		7. Painted egress door - "Jasper", or similar		10. Translucent roof sheets		13. Brick - "Balmerino" blend, or similar		16. CFC with expressed vertical joint - "Territory" Concrete, or similar
	2. Powdercoated aluminium blades & window reveals - "Jasper", or similar		5. Nawkaw finished concrete panel to match "Jasper", or similar		8. Translucent wall cladding		11. Downpipes, fascia & toe mould - "Monument", or similar		14. Powdercoated aluminium window frame - "Shalegrey", or similar		17. Longline profiled metal cladding - Grey, Matt
	3. Metal cladding - "Wallaby", or similar		6. Powdercoated roller shutter doors - "Monument", or similar		9. Metal cladding - "Shalegrey", or similar		12. Painted finish - "Monument", or similar		15. Performance glazing - Grey		18. Powdercoated aluminium sunshade - "Wallaby", or similar

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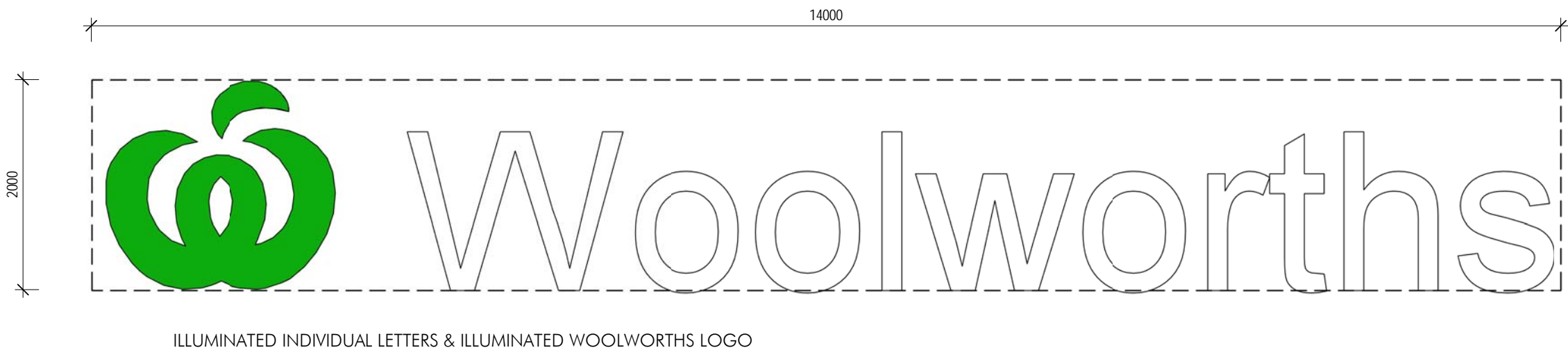
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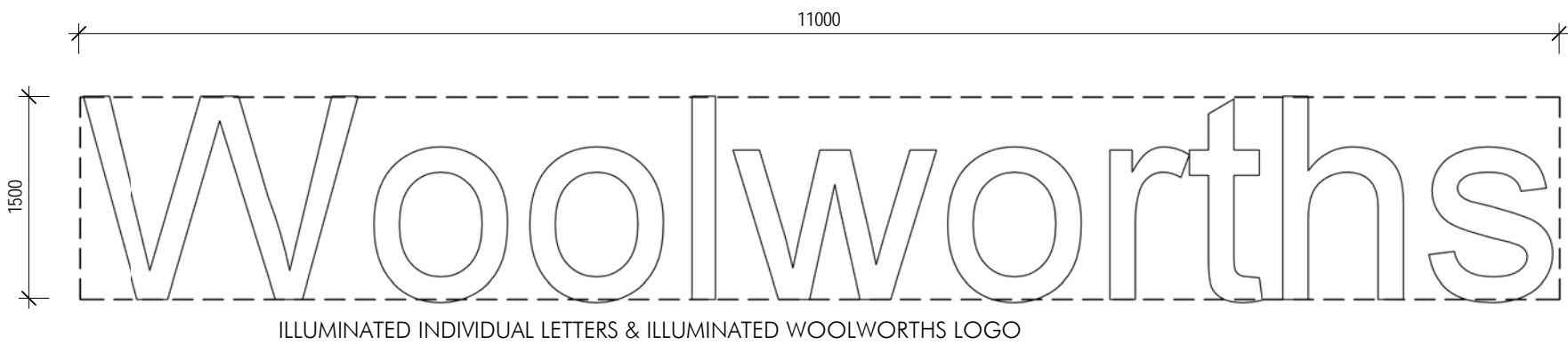
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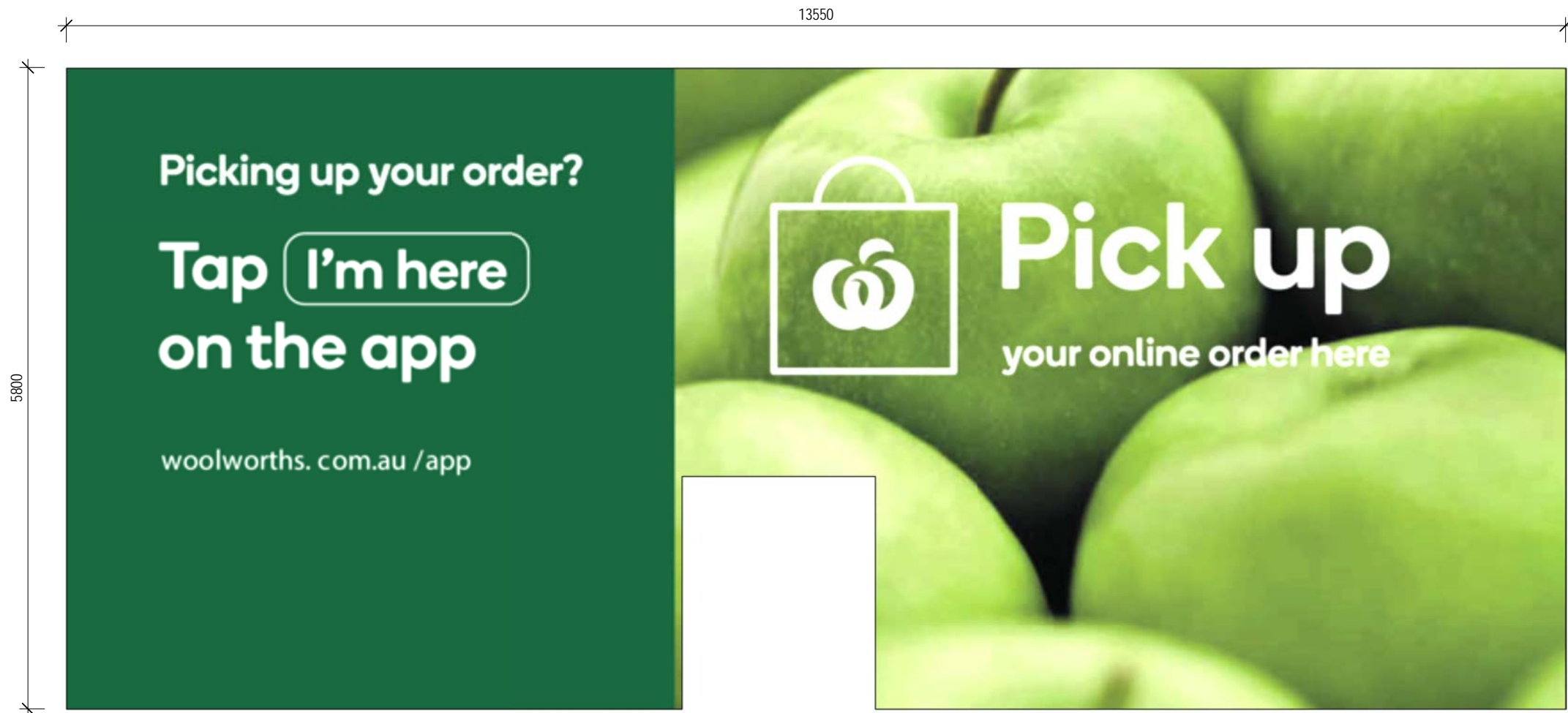
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3 Sign 3
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4 Sign 4
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5 Sign 5
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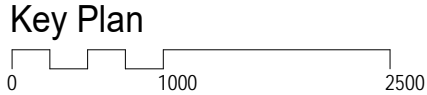
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P1	Draft DA	18.09.20

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Drawing Title:
Signage Elevations

Author: ES
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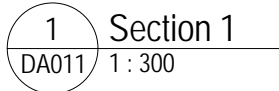
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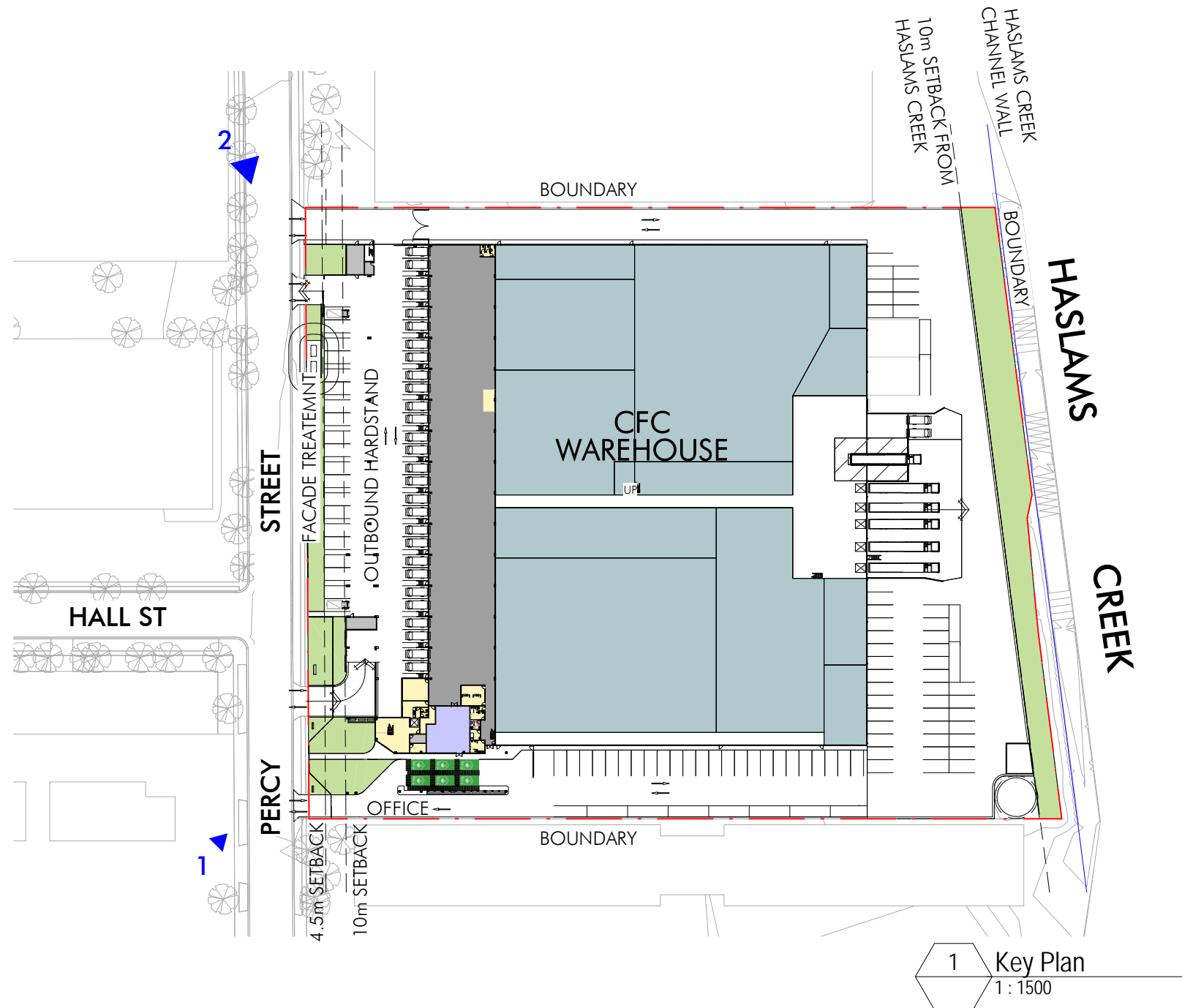




VIEW 1



VIEW 2



Client			
Issue	Description	Date	
P1	Draft DA	18.09.20	

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Project Address
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Key Plan

Drawing Title: Perspectives			
Author:	Checker:	Sheet Size:	Scale:
ES		A1	n/a
Drawing Number:	Issue:		
11250_DA091	P1		

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