



# AUSTRAL ARCHAEOLOGY

## 40-76 WILLIAM STREET LEICHHARDT, NEW SOUTH WALES HISTORICAL ARCHAEOLOGICAL ASSESSMENT

Prepared for Anprisa

23 October 2025

Final

## DOCUMENT INFORMATION

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### PROJECT DETAILS

**Project:** 40-76 William Street, Leichhardt, New South Wales

**Client:** Anprisa

**Service:** Historical Archaeological Assessment

**Authors:** Luke Jarvis

**Project number:** 25057

### DOCUMENT HISTORY

| Version No. | Version Type | Issue Date | Authored By | Approved By | Date Approved |
|-------------|--------------|------------|-------------|-------------|---------------|
| 1           | Draft        | 09/07/2025 | LJ          | DM          | 09/07/2025    |
| 2           | Draft        | 22/10/2025 | LJ          | DM          | 22/10/2025    |
| 3           | Final        | 23/10/2025 | LJ          | DM          | 23/10/2025    |

### DISTRIBUTION OF COPIES

| Version No. | Quantity | Issue Date | Issued to |
|-------------|----------|------------|-----------|
| 1           | 1        | 09/07/2025 | Anprisa   |
| 2           | 1        | 22/10/2025 | Anprisa   |
| 3           | 1        | 23/10/2025 | Anprisa   |

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## **ACKNOWLEDGEMENT OF COUNTRY**

We respect and acknowledge the First Nations Peoples of the lands and waterways on which we live and work, their rich cultural heritage, and their deep connection to Country, and we acknowledge their Elders past and present.

## **CULTURAL WARNING**

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.



**AUSTRAL**  
ARCHAEOLOGY

## EXECUTIVE SUMMARY

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Austral Archaeology Pty Ltd (Austral) has been commissioned by Anprisa (the Client) to undertake a Historical Archaeological Assessment (HAA) for the proposed development at 40-76 William Street, Leichhardt, New South Wales (NSW) [the study area]. The study area is 0.69 hectares in area and defined by the boundaries of Lot 2, DP789576. The proposed development of a five-to-eleven storey residential flat building comprises:

- The demolition of existing structures including the partial retention and adaptive reuse of the existing industrial warehouse facade
- Construction of a residential flat building including 203 units, inclusive of 5% affordable housing
- Two basement levels
- Public domain works

This project is being assessed as a State Significant Development (SSD-119545240).

The purpose of this HAA is to assess the potential impact from the development on the significance of any built/ landscape/ archaeological values that may be present within the study area. The report will provide suitable management recommendations should impacts to archaeological values be anticipated.

### IDENTIFIED ARCHAEOLOGICAL REMAINS

Historical research has determined that there are varying degrees of historical archaeological potential within the study area owing to it being developed during the 1860s for residential and industrial use associated with the development of Leichhardt. Archaeological remains of interest relate to 2 specific phases:

- Phase 1: Early Land Grants and the Elswick Estate (1790 to 1862) – Low potential
- Phase 2: Residential Subdivision and the Leichhardt Brickworks (1862 to 1904) – Low to Moderate potential

These remains are likely to be associated with the residential occupational layers and industrial activities dating to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The proposed development consists of a range of activities that may impact on the potential archaeological remains within the study area. However, the archaeological resource is not anticipated to meet the threshold for local significance on the basis of a low likelihood that material will be identified within the study area which embodies research potential.

### PROPOSED IMPACTS

The proposal would result in the full removal of the existing archaeological resource within the site at 40-76 William Street, Leichhardt. The potential archaeological remains within the study area will be impacted through the demolition of the existing buildings, bulk earthworks associated with the construction of a basement and construction of the proposed new buildings. An unexpected finds strategy is recommended to manage any impacts to the archaeological resource as part of the proposed development.



## RECOMMENDATIONS

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

- 1) No further archaeological investigations are required at present in regards to potential impacts to historical archaeological on the basis of the low significance of the archaeological resource identified within the study area.
- 2) An unexpected finds strategy should be implemented in the event that historical archaeological relics are found during undertaking of the works. This is to include a requirement that all works in the immediate vicinity are to cease immediately and a suitably qualified archaeologist is to be contacted to assess the situation and consult with Heritage NSW, as required, regarding the most appropriate course of action.
- 3) Should the proposed development be altered significantly from designs and specifications outlined in this report then a reassessment of heritage/archaeological impacts may be required. This includes any impacts not explicitly stated in Section 7.
- 4) A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage NSW.

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# 1 INTRODUCTION

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Austral Archaeology Pty Ltd (Austral) has been commissioned by Anprisa (the Client) to undertake a Historical Archaeological Assessment (HAA) for the proposed development at 40-76 William Street, Leichhardt, New South Wales (NSW) [the study area]. The study area is 0.69 hectares in area and defined by the boundaries of Lot 2, DP789576. The study area is bound by William Street to the north, commercial buildings to the east, residential buildings to the south and North Street to the west.

The proposed development of a five-to-eleven storey residential flat building comprises:

- The demolition of existing structures including the partial retention and adaptive reuse of the existing industrial warehouse facade
- Construction of a residential flat building including 203 units, inclusive of 5% affordable housing
- Two basement levels
- Public domain works

This project is being assessed as a State Significant Development (SSD-119545240).

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

## 1.1 METHODOLOGY

Preparation of this report involved a period of documentary research to locate background material to understand the history and use of the study area. Documentary sources were examined and synthesised into a comprehensive historical context (presented in Section 3 of this report), which forms the basis of the archaeological assessment. Documentary research was supplemented by a physical inspection of the study area, undertaken by a qualified archaeologist.

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 *Inner West Local Environmental Plan 2022* (Inner West LEP) and *Inner West Development Control Plan 2016* (Inner West DCP).

## 1.2 ASSESSMENT OBJECTIVES

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

The objectives of this report are to:

- Identify any potential historical archaeological values within 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 archaeological values that may be impacted by the proposed development;
- Assess the impact of the proposed works on any potential archaeological resources; and
- Make appropriate management and mitigation recommendations.



### **1.3 CONSULTATION WITH STAKEHOLDERS**

The *Assessing heritage significance* guidelines require that targeted stakeholder consultation occurs with relevant knowledge holders. As part of this assessment, Austral has identified and contacted the following stakeholders to obtain information pertinent to the preparation of this HAA:

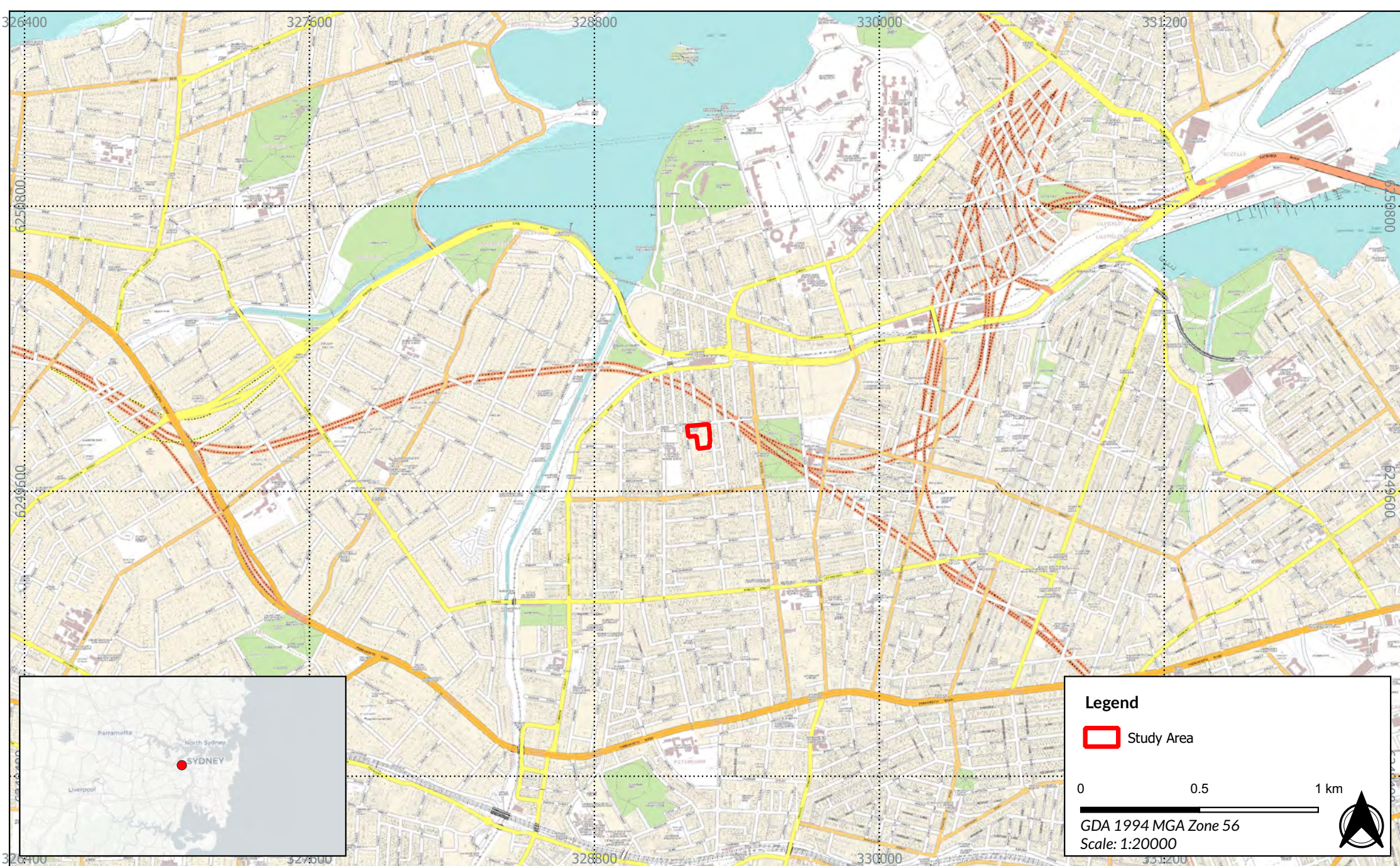
- Ashfield and District Historical Society
- The National Trust, NSW
- Twentieth Century Heritage Society of NSW

Information from these organisations has been incorporated into this assessment, specifically Sections 3 and Section 4. Where this information it has been incorporated and attributed to the relevant source, which is included in the references in Section 9.

### **1.4 PROJECT TEAM AND ACKNOWLEDGEMENTS**

The project team has been led by Luke Jarvis (Archaeologist, Austral) who has managed the project and provided input into the assessment approach and management recommendations. David Marcus (Director, Austral) reviewed the draft report for quality assurance and technical adequacy. Finn Otley (GIS Operator, Austral) prepared all mapping presented in this report.





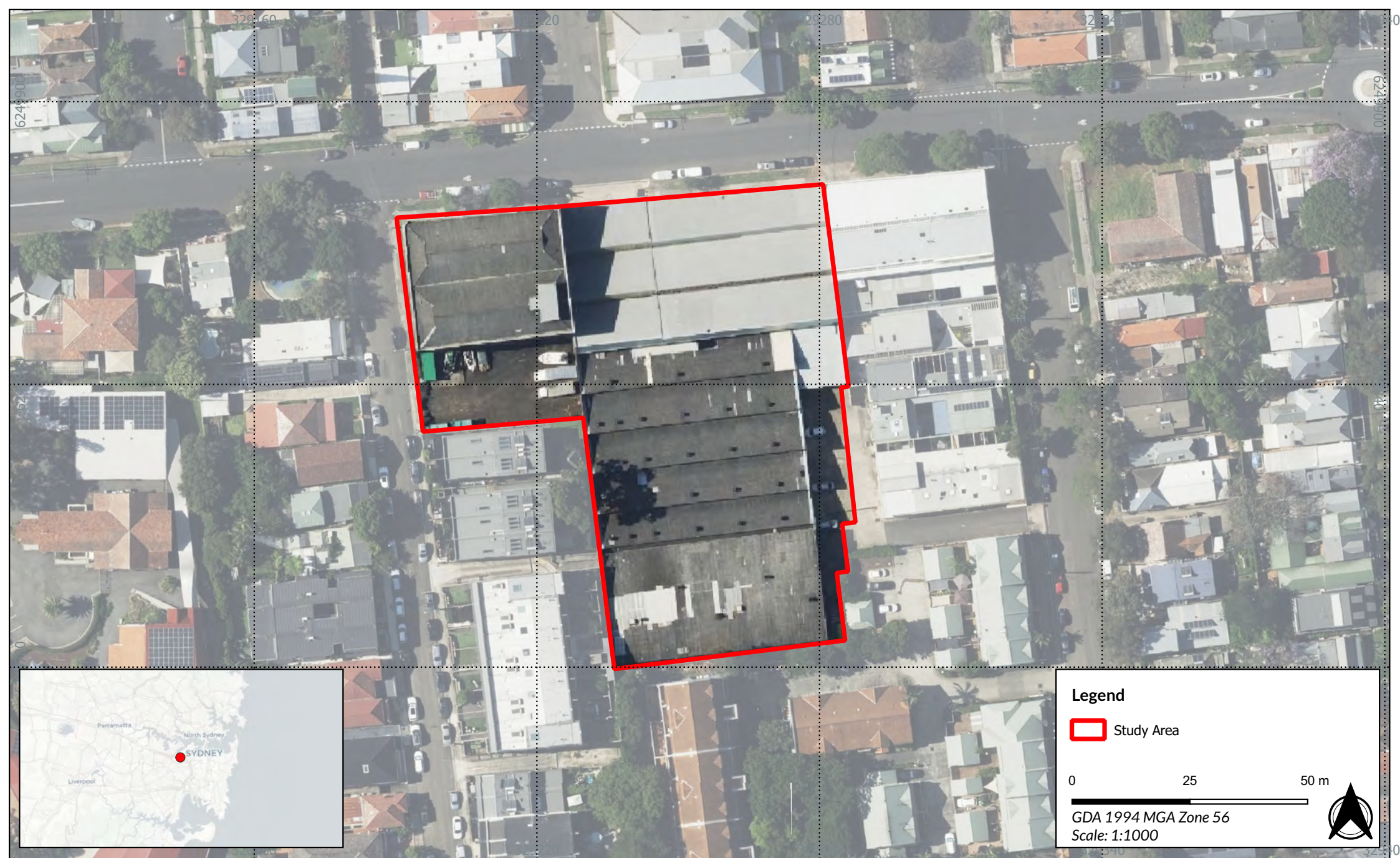
**Figure 1.1 - Location of the study area**

25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: NSW LPI Basemap, CartoDB Positron

Drawn by: FOT Date: 2025-07-02





**Figure 1.2 - Detailed aerial of the study area**

25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: NSW LPI Aerial, CartoDB Positron

Drawn by: FOT Date: 2025-07-02





**Figure 1.3 - Cadastral boundaries associated with the study area**

25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: NSW LPI Aerial, NSW LGA Cadastrals

Drawn by: FOT Date: 2025-07-02



## **1.5 LIMITATIONS OF THE REPORT**

This assessment includes an assessment of archaeological values to support the SSDA being made by the Proponent. The report must be read in conjunction with the accompanying technical reports as it refers to supporting documentation not included within this report. An Aboriginal Cultural Heritage Due Diligence Assessment (ACHDDA) has been prepared in conjunction with this report (Austral Archaeology Pty Ltd 2025).

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.

## 1.6 ABBREVIATIONS

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

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Austral        | Austral Archaeology Pty Ltd                                                             |
| ACHDDA         | Aboriginal Cultural Heritage Due Diligence Assessment                                   |
| Burra Charter  | <i>Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance 2013</i> |
| CBD            | Central Business District                                                               |
| CHL            | Commonwealth Heritage List                                                              |
| DCP            | Development Control Plan                                                                |
| EPA Act        | <i>NSW Environmental Planning and Assessment Act 1979</i>                               |
| EPBC Act       | <i>Environmental Protection and Biodiversity Act 1999</i>                               |
| EPI            | Environmental Planning Instrument                                                       |
| HAA            | Historical Archaeological Assessment                                                    |
| Heritage Act   | <i>NSW Heritage Act 1977</i>                                                            |
| ICOMOS         | International Council on Monuments and Sites                                            |
| IHO            | Interim Heritage Order                                                                  |
| Inner West DCP | <i>Inner West Development Control Plan 2016</i>                                         |
| Inner West LEP | <i>Inner West Local Environmental Plan 2022</i>                                         |
| LEP            | Local Environmental Plan                                                                |
| LGA            | Local Government Area                                                                   |
| NHL            | National Heritage List                                                                  |
| NPW Act        | <i>NSW National Parks and Wildlife Act 1974</i>                                         |
| RNE            | Register of the National Estate                                                         |
| S60 Permit     | An application under Section 60 of the <i>NSW Heritage Act 1977</i>                     |
| S140 Permit    | An application under Section 140 of the <i>NSW Heritage Act 1977</i>                    |
| SHI            | State Heritage Inventory                                                                |
| SHR            | State Heritage Register                                                                 |
| SMH            | Sydney Morning Herald                                                                   |
| Study Area     | 40-76 William Street, Leichhardt, New South Wales                                       |
| The Client     | Anprisa                                                                                 |



## 2 STATUTORY CONTEXT

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The following section summarises 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 2 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. Although considered defunct, the RNE exists as a non-statutory database detailing information about more than 13,000 places throughout Australia. For Commonwealth properties, the RNE was superseded by the CHL and NHL lists.

**No part of the study area appears on the RNE.**

### 2.2 NEW SOUTH WALES HERITAGE ACT 1977

The *NSW Heritage Act 1977* (Heritage Act) is a set of legal requirements and pathways established with the goal of conserving the environmental heritage of NSW, that is:

*...those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance...*

In accordance with this, a list of heritage significant sites is kept under Part 3A of the Heritage Act which is known as the State Heritage Register (SHR). The Heritage Council is the approval authority under the Heritage Act for works to an item on the 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 permit application under Section 60 of the Heritage Act (an S60 Permit) by Heritage NSW.

Heritage NSW has issued a set of Standard Exemptions to subsection 57(1) of the Heritage Act that allow for certain activities and works to occur to SHR items without the need for an approval under Section 60. General Condition 6 of these exemptions does not permit the removal of relics (NSW Government Gazette [GG], No. 318, 13 November 2020). Therefore, any work or activity that may result in the removal of relics from an SHR site would need to proceed with an approval under Section 60 of the Heritage Act.

**No part of the study area appears on the SHR.**

### EXCAVATION PERMITS

Archaeological remains on sites not listed on the SHR are addressed under Section 139 of the Heritage Act, which states that:

*a person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*

Relics are defined by the Heritage Act to be:

*...any deposit, artefact, object or material evidence that:*

- relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and*
- is of State or local heritage significance.*

An excavation permit is also required if a relic has been discovered in the course of excavation without a permit (Section 139(2) of the Heritage Act). Section 139 of the Heritage Act applies to all relics which are not listed on the SHR or protected by an Interim Heritage Order (IHO); relics protected by an SHR listing or an IHO are subject to approval required by Section 57(1) of the Heritage Act and require an S60 permit application. If an excavation permit is required by Section 139 of the Heritage Act, an application is made under Section 140 of the Heritage Act (an S140 permit).

To obtain an excavation permit, the Section 140 application must include an archaeological assessment, SoHI and research design. The archaeological assessment establishes the archaeological sensitivity of the site and its significance, while the SoHI documents the likely impact of the proposed development. The research design outlines the method proposed to mitigate the impact of the development (such as monitoring, test excavation, sampling, or open area excavation). The research design also provides research questions that the archaeological resource has the potential to answer. An archaeological assessment, SoHI and research design need to be prepared under the Heritage Council's relevant guidelines, including those for historical archaeological sites, the code of practice for excavation, for assessing significance (Department of Planning and Environment 2023a, 2023b; NSW Department of Planning, Heritage Council of NSW 2006).

The Heritage Act also contains provisions for the unintentional disturbance of archaeological relics. Under Section 146 of the Heritage Act, the Heritage Council must be immediately notified in the event of

relics being unintentionally located or disturbed. Works may be required to cease, pending consultation and further research.

## ARCHAEOLOGICAL EXCEPTIONS

A schedule of exceptions pursuant to subsection 139(4) of the Heritage Act were introduced on 1 March 2022. These exceptions allow for the disturbance or excavation of land without an excavation permit under subsections 139(1) or 139(2) of the Heritage Act (NSW *Government Gazette*, No. 59, 18 February 2022) provided that the works fall under one or more of the exceptions described in Clause 2 and which are summarised below in Table 2.1.

**Table 2.1 Summary of archaeological exceptions under Section 139(4) of the Heritage Act.**

| Exception | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A         | Any disturbance or excavation of land that has limited archaeological research potential, as demonstrated by a heritage management document, such as an Archaeological Assessment, completed within the last 5 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B         | Any disturbance or excavation of land that constitutes minor works involving limited impact to relics of local heritage significance, in accordance with 'Relics of local heritage significance: a guide for minor works with limited impact' (Heritage NSW 2022a).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| C         | Any disturbance or excavation of land that constitutes minor works involving limited impact to relics of local heritage significance, in accordance with 'Relics of local heritage significance: a guide for minor works with limited impact' (Heritage NSW 2022a).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| D         | Any disturbance or excavation of land for archaeological test excavation of relics of local heritage significance completed in accordance with the guideline 'Relics of local heritage significance: a guide for archaeological test excavation' (Heritage NSW 2022b).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| E         | Any disturbance or excavation of land for archaeological monitoring of relics of local heritage significance completed in accordance with the guideline 'Relics of local heritage significance: a guide for archaeological monitoring' (Heritage NSW 2022c).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| F         | Any disturbance or excavation of land: <ul style="list-style-type: none"> <li>i. for the purpose of exposing underground utility services infrastructure which occurs within an existing service trench and will not affect any other relics.</li> <li>ii. to carry out inspections or emergency maintenance or repair on underground utility services with due care taken to avoid effects on any other relics.</li> <li>iii. to maintain, repair, or replace underground utility services to buildings which will not affect any other relics.</li> <li>iv. to maintain or repair the foundations of an existing building which will not affect any associated relics.</li> <li>v. to expose survey marks for use in conducting a land survey.</li> </ul> |



In addition to the exceptions listed in clauses 2(a) to 2(f), the works must also be undertaken in compliance with the General Conditions proscribed under Clause 3. The General Conditions state that the exceptions detailed above do not apply to Aboriginal objects that are protected under the *National Parks and Wildlife Act 1974*, relics of State heritage significance or that are subject to an IHO. The General Conditions also state that the exceptions are self-assessed and therefore it is the responsibility of the proponent to ensure that the proposed activities and works fall under the proscribed activities. Adequate records of activities must be kept for auditing purposes and the activities that are completed must be undertaken by people with knowledge, skills and experience appropriate to the work, certain activities such as archaeological testing and monitoring are subject to certain levels of proscribed experience as set out in the guidelines (Heritage NSW 2022b).

Any activities or works that do not fit strictly within the exceptions outlined in the schedule of exemptions will need to be completed in accordance with an approval under Section 140 of the Heritage Act.

### **HERITAGE AND CONSERVATION REGISTERS**

Under Section 170 of the Heritage Act, Government instrumentalities must keep a Heritage and Conservation Register (a Section 170 Register) of items under the control or ownership of the agency which are, or could, be listed as heritage items (of State or local significance). Heritage Council approval is required for sites to be removed from their respective Section 170 registers, for ownership of the property to be transferred, and for the agency in question to vacate or demolish any listed place, building, or work.

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

## **2.3 ENVIRONMENTAL PLANNING INSTRUMENTS**

An Environmental Planning Instrument (EPI) is made under the EPA Act. This generally takes the form of a Local Environmental Plan or a State Environmental Planning Policy. A Development Control Plan (DCP) provides guidance and supports the planning controls of the EPI.

### **INNER WEST LOCAL ENVIRONMENTAL PLAN 2022**

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

**No part of the study area is listed on Schedule 5 of the Inner West LEP.**

### **INNER WEST DEVELOPMENT CONTROL PLAN 2016**

The applicable DCP for the study area is the Inner West DCP. Part E1 of the Inner West DCP outlines design controls to be implemented when dealing with heritage items in general. Section 1.8 details requirements for the managing non-Aboriginal archaeological sites. Section 1.8 includes the following development controls:

- When intending to disturb or excavate land where archaeological relics have been identified or are considered likely to occur, an applicant must seek approvals, including an excavation permit or an exemption under either Section 139 or Section 140 of the Heritage Act.
- Council may request an archaeological assessment to confirm the likelihood and potential significance of relics on a site and recommend appropriate action in the context of the proposed development.

## 2.4 SUMMARY OF HERITAGE LISTINGS

Table 2.2 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 2.2** Summary of heritage register listings for the subject study area.

| Register/Listing | Inclusion | Statutory implications |
|------------------|-----------|------------------------|
| NHL              | No        | None                   |
| CHL              | No        | None                   |
| RNE              | No        | None                   |
| SHR              | No        | None                   |
| Inner West LEP   | No        | None                   |
| Inner West DCP   | No        | None                   |





**Figure 2.1 - Location of LEP listed heritage items in relation to the study area**

25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: NSW LPI Aerial, NSW EPI Heritage

Drawn by: FOT Date: 2025-07-02





## 3 HISTORICAL CONTEXT

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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 HISTORY OF INNER WEST SYDNEY

This section seeks to provide a context for the historical development of the region.

#### 3.1.1 ABORIGINAL OCCUPATION OF INNER WEST SYDNEY

The Aboriginal history of the study area is compiled in the accompanying ACHDDA undertaken by Austral (Austral Archaeology Pty Ltd 2025).

It is widely accepted that Aboriginal occupation of Australia, stretches back to as long as 60 000 years ago (Attenbrow 2010:152). Aboriginal occupation of the Sydney region extends into the Pleistocene Epoch (2,580,000 to 11,700 Before Present [BP]). Currently, the oldest date for an archaeological site in the Sydney region is a date of approximately 40,000 years from the Cranebrook Terrace along the Nepean River (Attenbrow 2010). However, most samples dated by geochronology are much more recent, being less than 15,000 years old and concentrated in the last 2,500 years (DECCW 2011:1). The nature of this human occupation has changed through time according to the environmental conditions and the type of society that existed. The Traditional Owners of Leichhardt and surrounding areas are the Gadigal and Wangal Clans of the Eora Nation. The language group of the Eora nation has been controversial across different texts, either originating from the Darug language group, or identified as their own separate language group (Hughes Trueman and Ludlow 1987; Kohen 1993). The tribe that was located within the study area was the Cadigal (or Gadigal) people, whose land extended from South Head to Darling Harbour (Attenbrow 2010).

Early estimates of the number of Aboriginal people around Sydney Harbour suggest around 3,000 individuals inhabited the area. However, the pre-contact population numbers for the study area are not known and, due to smallpox and influenza epidemics preceding the arrival of European settlers into the region (Attenbrow 2010:21), it is unlikely that the early European explorers were able to successfully grasp the actual population size. Following the arrival of European settlers in Australia, the Aboriginal people were forced from their lands, destroying the vital relationship between country, culture, customs and ceremonies. This threw the indigenous way of life into turmoil and, coupled with the local Aboriginal people avoiding the Europeans, made any estimates of the local population difficult and most likely inaccurate. While Aboriginal people belonged to a clan, in day-to-day life people lived in small bands with numbers starting from a nuclear family unit, all the way up to groups of 50 people. Gatherings were common but were usually reserved for important business, such as initiations or funerals (Attenbrow 2010:28–30).

#### 3.1.2 EARLY DEVELOPMENT OF THE REGION

The first Europeans to observe the area now known as Inner West Sydney were most likely Captain John Hunter, Lieutenant William Bradley, and a landing party from the HMS Sirius. On Monday, 28 January 1788, Captain Hunter and his party set off on a survey of the harbour. Bradley recorded in his diary that the survey party "Went into the [south-west] Branch, found it terminate in snug Coves, surrounded with Mangroves, rather shoal waters [sic]". This description tallies with that of Iron Cove before the shallows of Long Cove and Iron Cove Creeks were "reclaimed" in the early years of this century (Godden Mackay Pty Ltd 1993:20).

Later in 1788, Governor Arthur Phillip undertook a voyage up the Parramatta River and, on 22 April, landed at a location now identified as Homebush Bay. That same year, the settlement at Rose Hill was established and later renamed Parramatta by Governor Phillip in 1791. Initially, contact between Rose Hill and Sydney Cove was maintained exclusively by water. Between 1789 and 1791, a rudimentary bush track, constructed by convicts, began to take shape, eventually developing into what is now Parramatta Road, linking the 2 settlements by land (NBR & Partners Pty Ltd 2016:16).



**Figure 3.1** 1791 map of the hitherto explored country contiguous to Port Jackson, Watkin Tench.

Source: SLNSW Ref FL3536810. Note: Approximate location of the study area highlighted red

Parramatta Road, recognised as one of the oldest post-European routes in Australia (Jervis 1961:54), was largely constructed along pre-existing Aboriginal pathways (The Committee for Sydney 2020:5). One of the road's key influences on the development of the region was its role in delineating the boundaries of several early land grants (Godden Mackay Pty Ltd 1993:23).

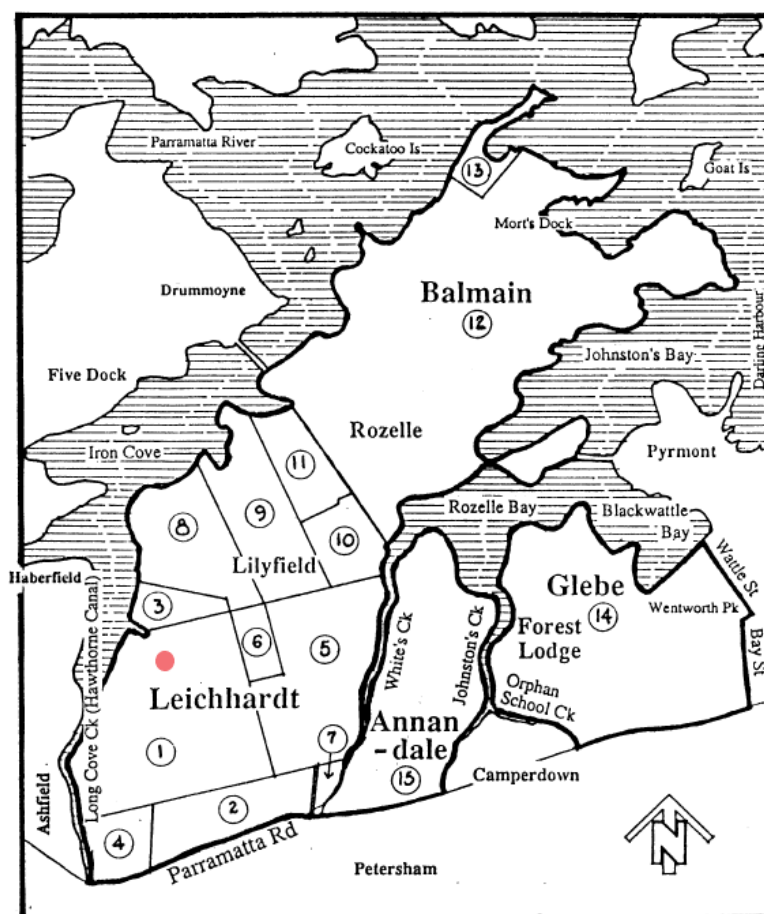
By the early 19<sup>th</sup> century, Parramatta Road had become the colony's principal transportation route. The steady flow of people and goods along the road encouraged the establishment of hotels and service stops for travellers and settlers. A commercial precinct gradually developed along Balmain Road that included the "Australian Inn", which was opened in 1833 by Abraham Hearn (NBR & Partners Pty Ltd 2016:16). The Parramatta Road had a toll soon after its construction, ranging from a minimum of one farthing for a sheep, pig or goat to a maximum of 1/6, or 1 shilling and sixpence, for a carriage of 4 people (*The Sydney Morning Herald* (SMH), 27 December 1932, pg. 4).

The original land grants in the present-day suburb of Leichhardt were awarded to John Prentice ("Hampton Farm", in 1794), Thomas Biggers (in 1794), William Thomas ("Kegworth", in 1794), MM Moore (in 1810), John Piper ("Piperston" in 1811), Hugh Piper ("Macquarie Gift", in 1811), and James Darbyshire (in 1819) [Cusick 1989:17]. A map of the early land grants was compiled in the Leichhardt Historical Journal [Figure 3.2].

From the earliest years of the colony, various attempts were made to settle and develop these properties with mixed results. The distance from Sydney, the lack of reliable transport systems and the variable quality of the land made these areas unattractive to any except the wealthy who had the means of overcoming these shortcomings (Thorp 2012:14).

**Land Grants in the Municipality of Leichhardt 1794-1821**

- 1 Hugh Piper, 1811, 270 acres, Macquarie Gift.
- 2 John Prentice, 1794, 100 acres, Hampton Farm.
- 3 James Darbyshire, 1819, 30 acres, (later Helsarmel North).
- 4 William Thomas, 1810, 38 acres, Kegworth.
- 5 John Piper, 1811, 165 acres, Piperston.
- 6 Thomas Biggers, 1794, 30 acres, Biggers Farm.
- 7 Martha Moore, 1810, 16 acres.
- 8 John Austen, 1819, 100 acres, Austenham.
- 9 Lawrence Butler, 1819, 100 acres.
- 10 Francis Lloyd, 1819, 50 acres.
- 11 Luke Ralph, 1821, 50 acres.
- 12 William Balmain, 1800, 550 acres, Gilchrist Place.
- 13 George Whitfield, 1796, 30 acres, Whitfield's Farm.
- 14 Richard Johnson, 1790, 440 acres, The Glebe.
- 15 George Johnston, 1799, 290 acres, Annandale (part).



**Figure 3.2** Early land grants in the district now known as Leichhardt.

Source: (Cusick 1989:15). Note: Approximate location of the study area highlighted red

In the early 19<sup>th</sup> century, these large land grants were developed as "country" estates complete with mansions for their wealthy owners. Leichhardt at this time comprised 4 such estates; Elswick Estate (1828-1834), Hearn's Estate (1831), Helsarmel Estate (1832) and Ramsay's Estate (1831) [Cusick 1989:18–23]. The biggest and most important of these 4 estates, Elswick, was the only one that contained a significant residence, Elswick House, as its centrepiece. When the Norton family subdivided the Elswick Estate in 1867 it marked the end of the era of large holdings and the beginning of tracts of small residential allotments (Cusick 1989:49).



As the 19<sup>th</sup> century progressed, new opportunities for transport and communication contributed to the development of Sydney's suburbs. Many of the major estates were broken up and sold during the 1830s and 1840s, with the smaller blocks sufficient for a small farm or dairy, or an industry such as brick making (AMBS 2011:7). This coincided with an upsurge in development during the early 1870s. A group of prominent citizens were determined to have some say in this rapid expansion of their area. They organised support to have the suburbs of Leichhardt, Lilyfield and Annandale, as we know them today, incorporated into the Municipality of Leichhardt. On 14 December 1871, the Municipality of Leichhardt was proclaimed. It covered an area of 1,300 acres (526 hectares) and had a population of 614 within its boundaries (AMBS 2011:8; Cusick 1989:44). These subdivisions gradually transformed the area from a predominantly rural to an urban district.

In the 1880s, Leichhardt experienced another period of rapid growth and urban development, as demonstrated by the construction of major public buildings including All Saints Anglican Church (1883), Leichhardt Presbyterian Church (1885), Leichhardt Police Station (mid 1880s), Leichhardt Town Hall (1888) and Post Office (1889) [Cusick 1989:27–33]. Concurrent to this was significant infrastructure upgrades such as the extension of the tramway system (1884) and the construction of Hawthorne Canal (1890s) [Cusick 1989:49–50].

### **3.1.3 LEICHHARDT IN THE 20<sup>th</sup> CENTURY**

Census records indicate that the population of suburban Sydney beyond the city's core expanded tenfold in the last 4 decades of the 19<sup>th</sup> century, from 38,316 in 1861 to 369,721 in 1901 (AMBS 2011:24). This coincided with the redevelopment within the Inner West area in the 1930s in conjunction with the newly renamed "Westgate Shopping Centre", and pubs were rebuilt and redesigned in the Inter-War period at major intersections along the Parramatta Road corridor in response to liquor law reforms (NBRS & Partners Pty Ltd 2016:17).

As the 20<sup>th</sup> century progressed, much of the housing stock deteriorated during the Depression years while heavy industry began to move into the area. Consequently, Leichhardt West began to decline as a residential area. The suburb remained largely static during World War II and throughout the austere post-war years that followed (Cusick 1989:50).

Leichhardt stabilised in the 1950s and was transformed throughout the 1960s by extensive Italian settlement that coincided with the establishment of a wide variety of small businesses including fruit and vegetable stores, butchers, grocers, delicatessens, restaurants, real estate agencies, barbers, hairdressers, travel agents, bootmakers and cake shops (NBRS & Partners Pty Ltd 2016:17).

## **3.2 HISTORICAL OVERVIEW OF THE STUDY AREA**

This section seeks to document the known development history of the site.

### **PHASE 0 – ABORIGINAL OCCUPATION - PRE-1790**

The Aboriginal history of the study area is compiled in the accompanying ACHDDA undertaken by Austral (Austral Archaeology Pty Ltd 2025).

### **PHASE 1 - EARLY LAND GRANTS AND THE ELSWICK ESTATE - 1790 TO 1862**

Settlement in the area commenced with a number of land grants made between 1790 and 1819. These included 2 grants in later day suburbs of Balmain and Birchgrove, 5 in Lilyfield, 6 in Leichhardt and one each in Annandale and Glebe (Figure 3.1). The recipients were a mixture of those with civilian, military and clergy background (Thorp 2012:14). Prior to the initial grants, the area had previously been known as Kangaroo Ground, and the soils were reported to be much better for agriculture than those closer to the Sydney (AMBS 2011:5).

The area now known as Leichhardt was originally part of the Parish of Petersham, a name derived from Acting Governor Francis Grose's native village of Petersham in England, designated in October 1793. Contemporary accounts describe Petersham as:

*A small district in the neighbourhood of Sydney, so named by the Lieutenant-Governor by whose orders a timber yard 200 feet [61 metres] square was formed. Nine huts for labouring convicts were built, and 60 acres [24 hectares] of Government ground cleared of timber, 20 of which were sown with Indian corn (SMH, 27 December 1932, pg. 4).*

No detailed accounts survive in relation to the specific location of the timber yard or convict huts. The early cultivation of Indian corn attests to the primary reasoning for the establishment of Petersham; to address food shortages by utilising what was perceived as land having better agricultural soils than at nearer the harbour.

The early development of the Leichhardt area is closely linked to the establishment of Parramatta Road, located south of the study area. As early settlement relied heavily on land-based transport, the creation of major arterial routes such as Parramatta Road played a critical role in facilitating urban expansion in the region (Thorp 2012:8). British colonists likely adapted the route of the Parramatta Road shortly after their arrival in the area in 1788, based on earlier tracks established by Aboriginal people, and only minor changes to the alignment have been made since 1797.



Figure 3.3 c. 1794 Map of the Parish of Petersham.

Source: HLRV Ref 14072901 Note: Approximate location of the study area highlighted red / Hugh Piper 1811 grant outlined in blue

The first land grant in the area now known as Leichhardt, which included the study area, was awarded to Hugh Piper on 17 October 1811. This land grant comprised 270 acres (109 hectares), bounded by Long Cove to the west, John Prentice's grant to the south, and a 165 acre (66 hectares) grant awarded to his brother, John Piper, to the east (Figure 3.3). Misconceptions regarding the land grants of Hugh and John Piper are common in the documentary record, as evidenced by the addition of 'Hugh' to John Piper's grant on the circa 1794 Map of the Parish of Petersham (Figure 3.3).

Hugh Piper was a military officer who held the rank of Ensign upon his arrival in Sydney aboard the *Lady Nelson* in October 1801. He initially served at Norfolk Island before being posted to Van Diemen's Land in 1805, where he became one of the earliest Europeans to visit the area that would later become the Longford District (Cusick 1989:16). Piper was promoted to the rank of Captain in 1806 and departed the colony with his regiment in 1812 to return to England (Cusick 1989:17).

Hugh Piper's 270 acre (109 hectares) grant, which encompassed the study area, was placed under the power of attorney of his brother, John Piper. This transfer coincided with John's transition from military service where he held the rank of Captain to his appointment as Naval Officer in 1814, a prestigious and influential position (Binney 2005:54). Shortly after, John began consolidating and expanding his landholdings in the vicinity of the study area. This included the purchase of 30 acres (12 hectares) to the east in 1820 and the acquisition of John Prentice's 100 acre (40 hectare) grant to the south in 1822. These acquisitions culminated in John Piper's ownership of approximately 595 acres (241 hectare), comprising the majority of what is now the suburb of Leichhardt (Cusick 1989:17), by which time John had also been nominated chairman of the Bank of NSW (Barnard 1967).

As a result of the identification of a gross mismanagement of funds collected in customs by the navy, resulting in a deficiency of £12,000, and the identification of having been given preferential loans by the bank to which he may not have been able to repay, Piper was suspended from his position of Naval Officer and subsequently resigned as chairman of the Bank in 1827 (Barnard 1967; Binney 2005:56). Due to the debt, John sold most of his Sydney property in the middle of the general depression and as a result only achieved distress prices. John Piper's holdings were subdivided and sold into 4 parcels of land, summarised in Table 3.1.

**Table 3.1 Summary of John Piper's land sell between 1831-1832**

| Purchaser         | Date         | Area (Acres) | Estate Name |
|-------------------|--------------|--------------|-------------|
| James Foster      | 1 March 1832 | 207          | Elswick     |
| Abraham Hearn     | 28 May 1831  | 21           | Hay Hill    |
| Prosper de Mestre | 1 March 1832 | 92           | Helsarmel   |
| David Ramsay      | 1 March 1832 | 85           | -           |

The land encompassing the study area is located within the northern extent of the Elswick Estate; however, due to its proximity to the southern boundary of the Helsarmel Estate, the study area has historically been associated with both properties simultaneously. The Sydney barrister James Foster purchased the Elswick Estate for £1,046 on 1 March 1832 (Cusick 1989:18). Elswick Estate was later described in a contemporary newspaper article as "including a family mansion, the garden, orangery, orchard and vineyard" (*Empire*, 28 January 1863, pg. 7). Records suggest that the "family mansion", Elswick House, that lies 800 metres south of the study area, was constructed around 1820 (SMH, 16 August 1890, pg. 5) or as late as 1832 (Hughes 2019:97).

A prominent solicitor, James Norton, bought the Elswick Estate from James Foster in January 1834 for £4,000 (Cusick 1989:18); *The Sun*, 13 December 1930, pg. 7). James Norton arrived in Sydney on the *Maria*



in September 1818 at a time when there were only 4 other lawyers practising in the colony (Australian Dictionary of Biography 2025). Following the success of his legal practice, James Norton purchased Elswick Estate and enlarged Elswick House where he lived until his death in 1862 (Cusick 1989:23).

In 1849, the suburb of Leichhardt was formally named by Walter Beames, a prominent landowner of the period. He named it after his friend, the explorer Ludwig Leichhardt. Prior to the purchase of this land and the renaming by Beames, a large part of the area had been known as “Piperston Estate” after brothers Hugh and John Piper, landowners of the area (Bates 1979:15). There is no evidence of use within the study area during this phase, when it formed part of the broader pastoral landscape of the surrounding estates.

## PHASE 2 – RESIDENTIAL SUBDIVISION AND THE LEICHHARDT BRICKWORKS – 1862 to 1904

Following James Norton’s death, the estate was distributed among various family members and friends in accordance with his probate will until 1867, when the Elswick Estate was subdivided into 5 sections each comprising 52 allotments, and was offered for sale (SMH, 21 February 1867, pg. 15). The study area is approximately located in lots 3 and 4 of Section 5 (Figure 3.4).



Figure 3.4 1867 Subdivision Plan of the Elswick Estate.

Source: HLRV Ref FL3711738. Note: Approximate location of the study area highlighted red

The auction was a failure and only one lot was sold, comprising Lot 3 in Section 5, which forms the eastern part of the study area, and which was purchased by labourer Malachi O'Neill. The low-lying land also containing a creek was used by O'Neill as a piggery (SMH, 17 September 1881, pg. 9) and from 1875 onwards, for his boiling-down works, where the creek carried away the waste (Cusick 1989:26). It has been suggested that the O'Neills constructed a house at an unknown location within their property, although this was most likely on the Allen Street frontage, with the boiling-down factory nearby (Thorp 1990:7). O'Neill expanded the scope of his operations in 1879 to include a brickworks, although again, the location of any associated clay pits or kilns are unknown (Thorp 1990:7).

Following Malachi O'Neill's death in 1883, the property passed to his widow, Catherine, before being transferred to their 4 surviving children. After his death O'Neill's sons appear to have stopped the boiling down works to instead focus on the brickworks, which continued to operate until 1892 (Thorp 1990:7). Following this, the site was occupied by different members of the O'Neill family until 1900, when it appears it was leased to individuals with the profession of "dairyman" for several years (Thorp 1990:7). However, at this point, the property was declared dangerous to public health under the *Public Health Act 1896* and it was stated that "it would be prejudicial to health if certain land, comprising [the O'Neill's property] were built upon in its present condition" (NSW GG, 19 December 1900, pg. 9862). The reasons given along with the suggested remedy were:

*(a) many loads of decomposing and offensive house-refuse and street-sweepings have been deposited on the land;*

*(b) because refuse of this description is putrescent;*

*(c) because in the natural course of decomposition such refuse gives off gases and vapours which are prejudicial and dangerous to the health of persons exposed to them;*

*(d) because such products escape to the air and must enter the air contained in any house built upon, or in close neighbourhood of such deposits;*

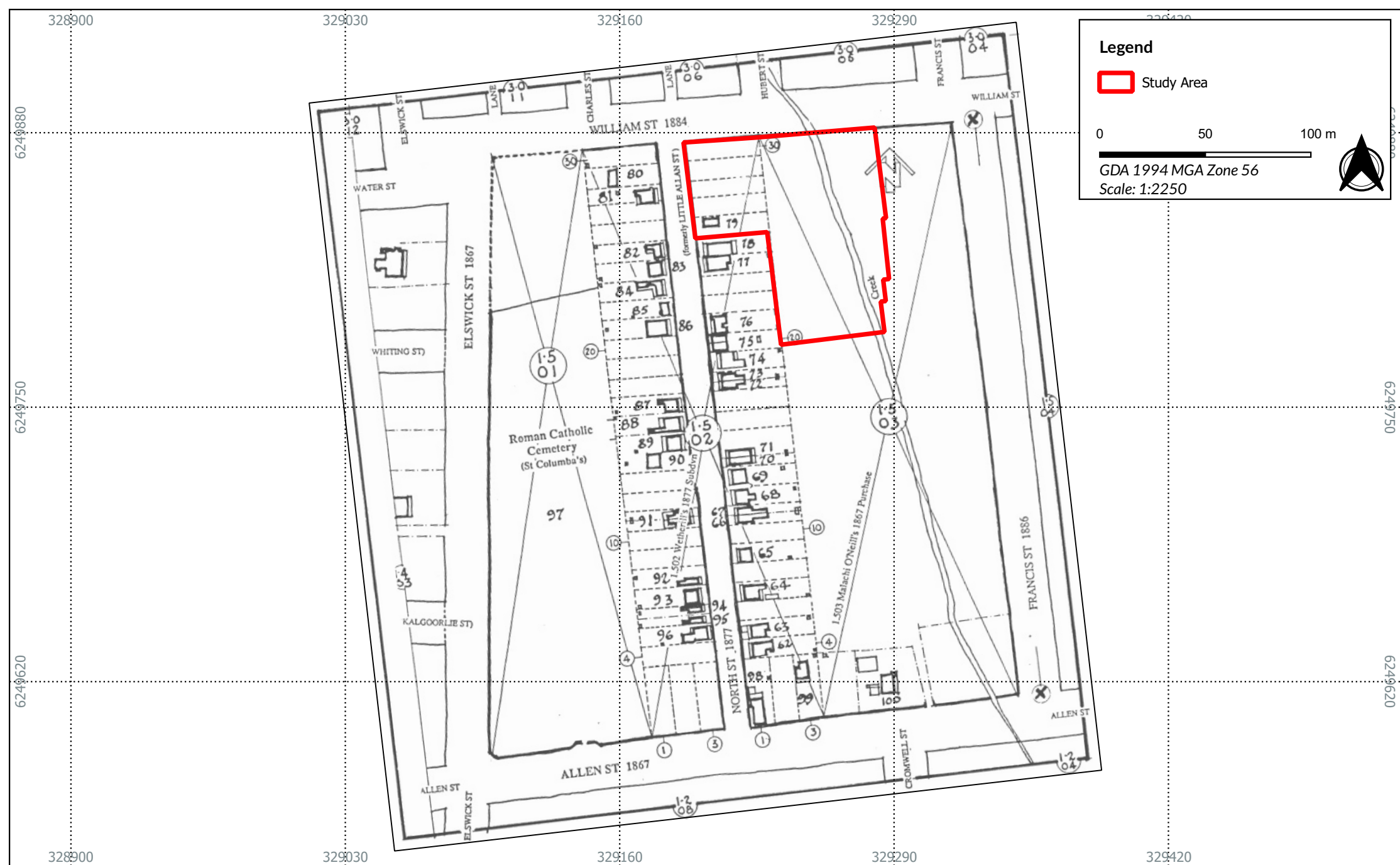
*and that in order to render such land fit to be built upon, it is necessary that all house-refuse and street-sweepings on it should be first dug up and removed, and that the surface of all that part of the land which is included within the walls of every building which may be built upon it be covered with a layer of good cement concrete not less than 6 inches in thickness, and further that the inner surface of such foundation walls be covered with a layer of good cement not less than ½ inch in thickness (NSW GG, 19 December 1900, pg. 9862).*

It is unknown how these unsanitary conditions were managed by the leasing of the property to dairymen.

The western portion of the study area, Lot 4 of Section 5 was the last lot of the 1867 Elswick subdivision to be sold. In June 1877, the property was purchased by Sydney draper John Wetherill of Elswick House and was soon subdivided into 2 sections and many smaller lots, separated by a newly created street, Little Allan Street, which was later renamed North Street in 1881 (Cusick 1989:39).

The 1889 Sydney Public Works Department Survey Plan identifies a single building within the study area after Wetherill's subdivision at 79 North Street. The O'Neills residence lies at the south end of this block, at 100 Allan Street indicating they were developing along the Allan Street frontage (Figure 3.5). Wetherill's subdivision is further documented in addition to the O'Neill family's brickworks on an 1898 plan of the area (Figure 3.6). The plan indicates that, by the end of the 19<sup>th</sup> century, the study area remained largely undeveloped, with no structures recorded within its boundaries. The distinct functional division between the industrial eastern and residential western portions of the study area continued into the 20<sup>th</sup> century.

There are no records detailing the scale, location, or specific facilities associated with O'Neill's boiling-down works or brickworks. Plans from 1889 and 1898 (Figure 3.5 and Figure 3.6) show structures concentrated at the southern end fronting Allan Street. This is consistent with other reports suggesting that industrial structures and activities were likely confined to the southern extent of the block, outside the study area (Thorp 1990:9).



**Figure 3.5 - 1889 Sydney Public Works Department Survey Plan**

25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: (Cusick 1989:66)

Drawn by: FOT Date: 2025-07-08





**Figure 3.6 - 1898 Leichhardt Helsarmel Estate Plan 11**

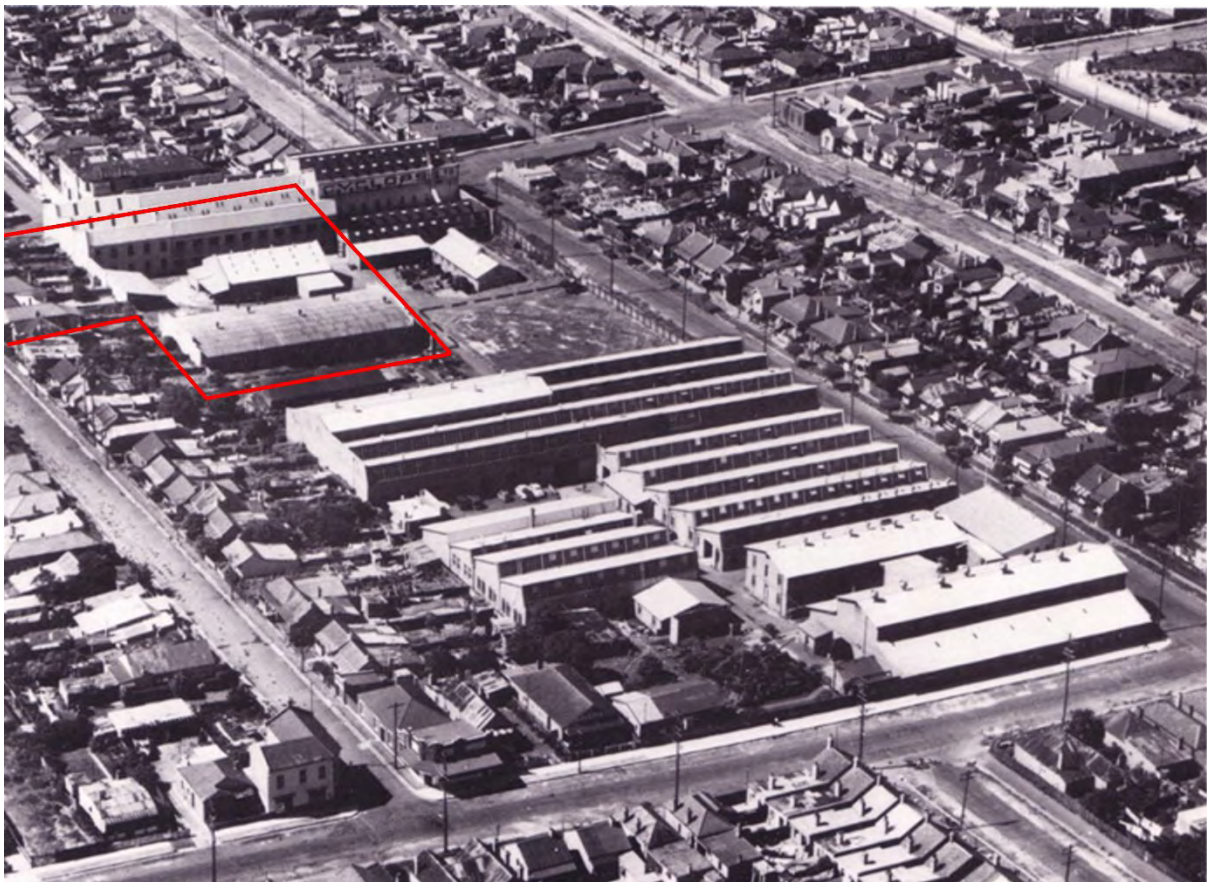
25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: Inner West Catalogue Ref IWC\_LC\_SP\_L5\_345

Drawn by: FOT Date: 2025-07-08

### PHASE 3 – INDUSTRIALISATION AND THE CYCLOPS TOY FACTORY – 1904 to PRESENT

In 1904, builder Samuel Patterson purchased the site of the former Leichhardt Brickworks from the O'Neill family. A decade later, in August 1914, Patterson sold the eastern portion of the study area to the light industrial firm John Heine and Son, with the lien preventing construction on the site due to the public health risk being lifted in 1916 (NSW GG, 19 May 1916, pg. 2767). Part of the site was subsequently leased to the bicycle manufacturer Cyclops and Lines Bros Ltd in November 1926 (Cusick 1989:39). An infamous burglary at the Cyclops Toy Factory occurred in August 1929 and involved the use of gelignite to blow open the safe, resulting in the theft of only £8 (*The Kyogle Examiner*, 30 August 1929, pg. 4). The level of increasing industrialisation of the wider study area can be seen in the historic aerals from around the mid-19<sup>th</sup> century (Figure 3.7), 1930 (Figure 3.8), 1955 (Figure 3.9) and 1965 (Figure 3.10). The residences at the corner of William Street and North Street were demolished and replaced with warehouses associated with Cyclops and Lines Bros Ltd, as shown in the 1965 historic aerial (Figure 3.10). Upon expiry of the lease on 25 September 1952, Heine sold Lot A, which encompassed the entire study area, to Cyclops and Lines Bros Ltd, later renamed Raleigh Industries Ltd (Cusick 1989:39). The company's presence is still marked today by the 'Cyclops Raleigh' and 'Cyclops Toys' advertisement banner on the various warehouses fronting William Street.



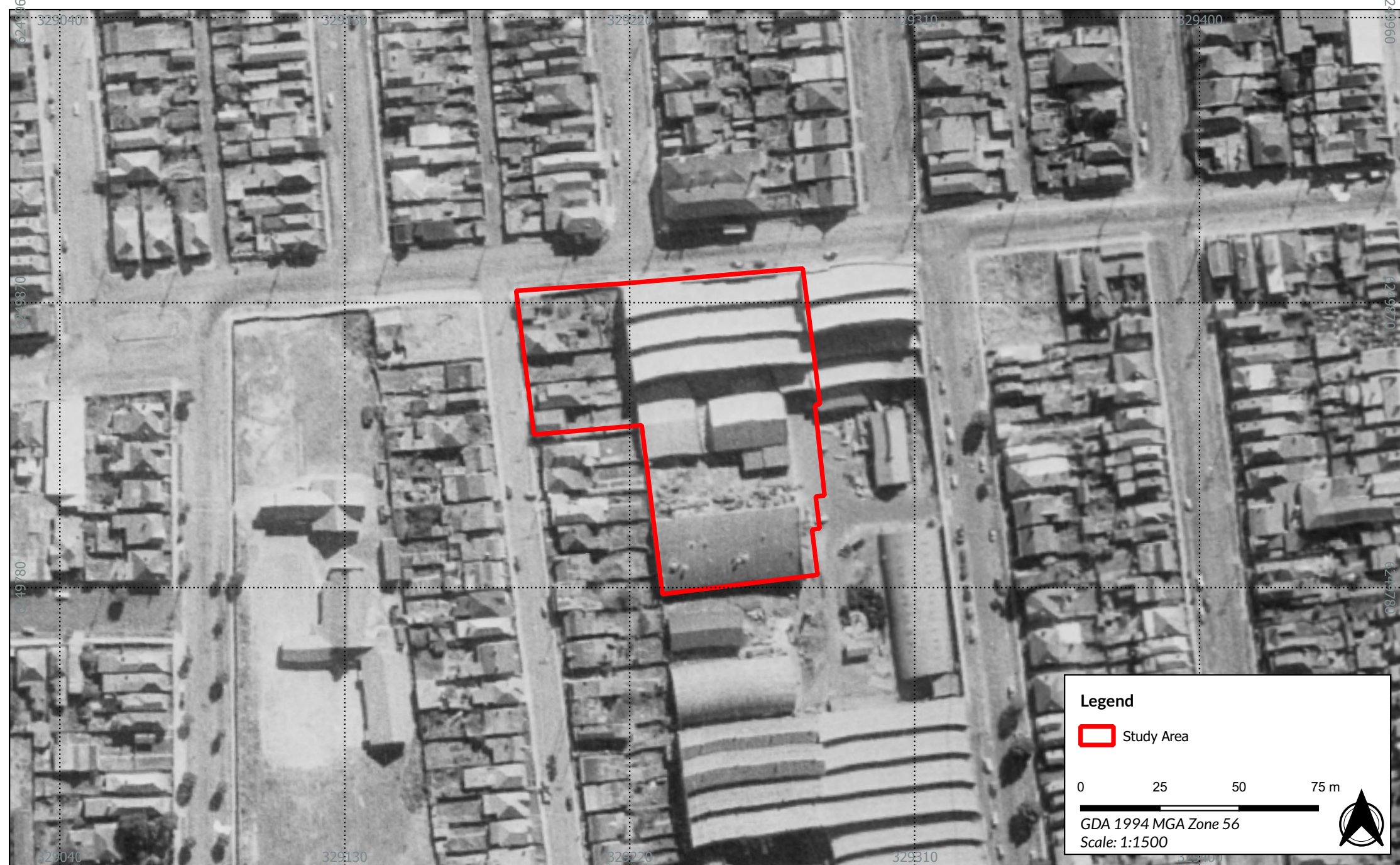
**Figure 3.7** Mid-19<sup>th</sup> century aerial view of the study area.

Source: <http://localnotes.net.au/?p=3891> (accessed 01/07/2025). Note: Buildings within the highlighted red study area are John Heine & Son Engineering Works and Cyclops Toy Factory.









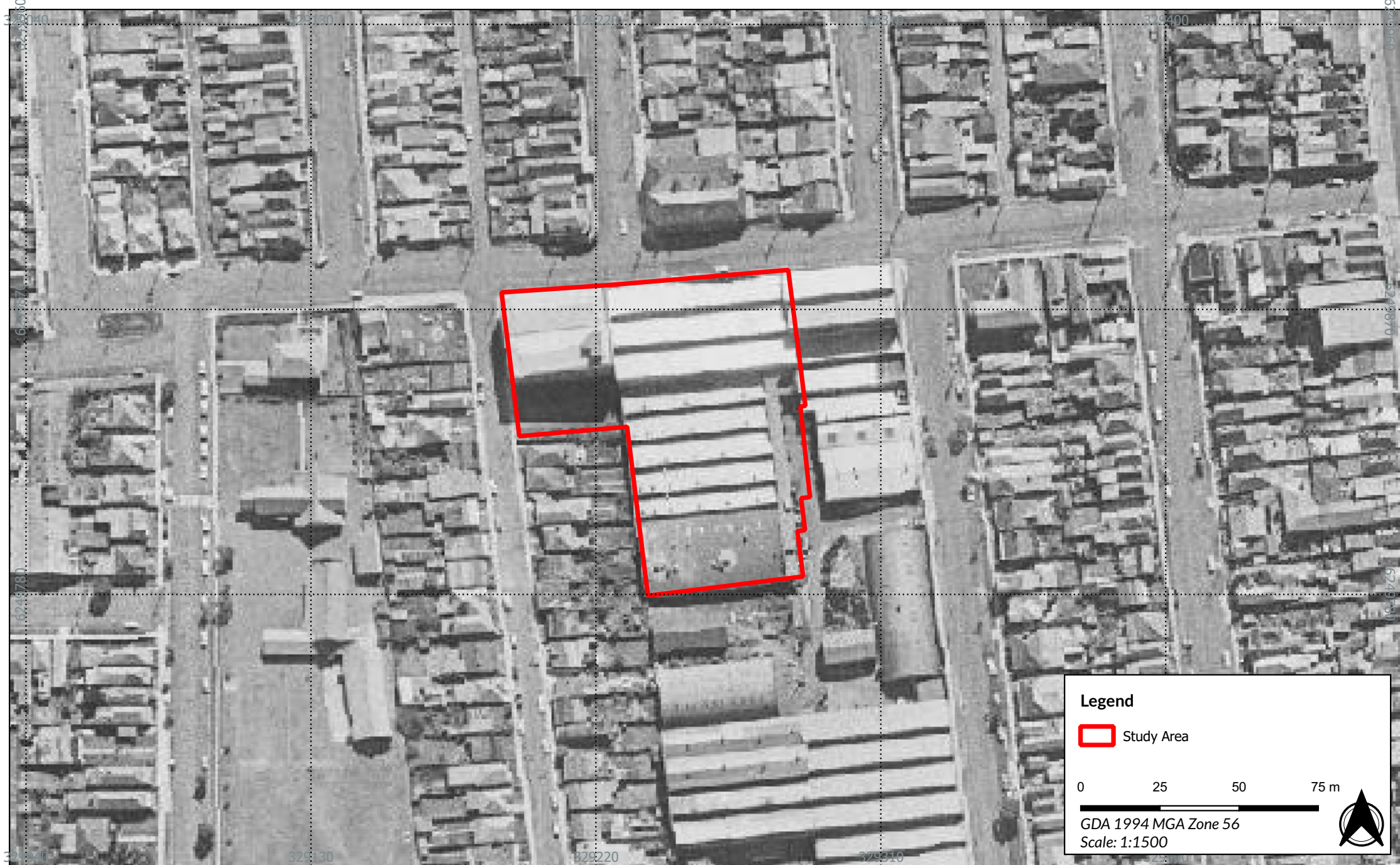
**Figure 3.9 - 1955 historic aerial imagery of the study area**

25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: NSW Spatial Services

Drawn by: FOT Date: 2025-07-07





**Figure 3.10 - 1965 historic aerial imagery of the study area**

25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: NSW Spatial Services

Drawn by: FOT Date: 2025-07-07

### 3.3 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 3.2.

**Table 3.2 Summary of chronological events relating to the study area**

| Phase                                                            | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date range      |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Phase 0<br>Aboriginal Occupation                                 | The Aboriginal history of the study area is compiled in the accompanying ACHDDA undertaken by Austral (Austral Archaeology Pty Ltd 2025).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Pre-1790        |
| Phase 1<br>Early Land Grants and the Elswick Estate              | Settlement in the Leichhardt area began between 1790 and 1819 through various land grants. The first grant in the current study area was made to military officer Hugh Piper in 1811. James Foster purchased what later became the Elswick Estate in 1832, which was later owned and expanded by prominent solicitor James Norton, who resided there until his death in 1862.<br><br>There is no evidence relating to use of the study area during this phase of activity.                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1790 to 1862    |
| Phase 2<br>Residential Subdivision and the Leichhardt Brickworks | The Elswick Estate was divided among heirs and first subdivided for sale in 1867 into 56 sections with 52 allotments. The eastern part of the study area was purchased by Malachi O'Neill who used it for a piggery and boiling-down works. Following his death in 1883, the land passed to O'Neill's family, who later established the Leichhardt Brickworks, operating alongside existing industries. The western portion of the study area was sold in 1877 to Sydney draper John Wetherill, who subdivided the land. By the late 19th century, the study area remained largely undeveloped.<br><br>The exact location of activities undertaken by the O'Neill's is unknown and likely to be outside of the study area, focused on the Allen Street frontage of their property. On the western side of the study area, several small terraced houses were constructed from the late 19th century onwards. | 1862 to 1904    |
| Phase 3<br>Industrialisation and the Cyclops Toy Factory         | In 1904, builder Samuel Patterson acquired the former Leichhardt Brickworks site, later selling the eastern portion to John Heine and Son in 1914. By 1926, part of the site was leased to Cyclops and Lines Bros Ltd, who expanded operations and replaced local residences with warehouses. In 1952, Cyclops and Lines Bros Ltd (later Raleigh Industries) purchased the full site, now marked by surviving 'Cyclops Raleigh' and 'Cyclops Toys' signage on warehouses along William Street.<br><br>During this phase of activity, various warehouses and factories came to be constructed over the entirety of the study area.                                                                                                                                                                                                                                                                            | 1904 to Present |



## 4 PREDICTIVE MODEL AND MAPPING

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.

The archaeological potential depends upon the anticipated likelihood of the survival of buried structural fabric and cultural deposits. 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*. This estimation provides an estimation of archaeological integrity, estimated through examination of the potential for *in situ* archaeological resources to be encountered that have accumulated over time.

### 4.1 LAND USE BY PHASES

**Table 4.1** Summary of land use according to phase.

| Phase                                                            | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Date range      |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Phase 0<br>Aboriginal Occupation                                 | Land use during this phase was likely to have resulted in ephemeral evidence of land use including presence of stone artefacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pre-1790        |
| Phase 1<br>Early Land Grants and the Elswick Estate              | Land use during this phase was primarily limited to ephemeral evidence relating to agricultural use of the study area as part of the wider pastoral setting of the estates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1790 to 1862    |
| Phase 2<br>Residential Subdivision and the Leichhardt Brickworks | The eastern portion of the study area likely contained the residence of the O'Neills, along with large-scale industrial buildings associated with the boiling down works and the brick yards. This may include kilns, drying sheds and clay borrow pits. While the location of these facilities are unknown, it is likely that they are located along the Allen Street frontage of the site, outside the study area to the south. The western portion was subdivided into residential allotments.<br><br>Construction activities during this period of occupation will have significantly impacted on archaeological evidence relating to earlier phases of use. | 1862 to 1904    |
| Phase 3<br>Industrialisation and the Cyclops Toy Factory         | This phase saw the demolition of all earlier buildings and structures, and the subsequent construction of various phases of warehouses over the next 30 years across the entirety of the study area.<br><br>Construction of the warehouses is likely to have removed all evidence relating to the earlier houses and residences present within the study area. Depending on the degree of impact during construction, it may have also impacted on more substantial structures such as kilns and factory buildings.                                                                                                                                              | 1904 to Present |

## 4.2 PREDICTIVE STATEMENTS

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.

Pre-1790 (Phase 0 – Aboriginal Occupation), the study area was likely used by Aboriginal people for hunting and resource gathering. The immediate surrounding area likely held significance during this period due to its proximity to open water, including what is now known as Sydney Harbour and Iron Cove.

From 1790 to 1862 (Phase 1 – Early Land Grants and the Elswick Estate), the study area likely remained partial bushland or was cleared for agricultural activity as part of the grounds of the Elswick Estate. Activity during this phase would likely have consisted of land clearance, timber-getting, grazing, farming and low-intensity agricultural activities.

From 1862 to 1904 (Phase 2 - Residential Subdivision and the Leichhardt Brickworks) the study area was subdivided during this phase with residential allotments in the west and industrial uses in the east. While there is limited documentary evidence of building development within the study area, residential and industrial activities during this phase are well documented.

Full coverage of the study area occurred from 1904 to present (Phase 3 - Industrialisation and the Cyclops Toy Factory), marked by the construction of warehouses and industrial facilities, many of which remain extant today.

The following predictive model draws on the areas of known archaeological sensitivity. As a general rule of archaeology, sites first redeveloped in either the 19<sup>th</sup> or early 20<sup>th</sup> 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:

- Consideration of archaeological potential associated with Phase 0 is beyond the scope of this report. Instead, refer to the relevant ACHDDA.
- There is **low** potential for archaeological remains relating to Phase 1 to be present, due to the limited use of the land during this phase of activity and the ephemeral nature of many of the activities which are likely to have occurred.
  - Archaeological remains are likely to include burnt tree boles, plough marks and isolated postholes.
- There is **low to moderate** potential for archaeological remains relating to Phase 2 to be present, due to the documentary evidence indicating that while there are known residential buildings in the western portion of the study area, use of the site by the O'Neill family appears to have been concentrated along the Allen Street frontage of their property, outside of the study area to the south.
  - Archaeological remains associated with the O'Neills may include internal divisions in the form of borrow pits, rendering pits, kilns and other large factory buildings.
  - Archaeological features associated with residential use of the site may include occupational deposits and building footings, as well as occupation or undocumented structures which may include footings, postholes, wells, drains, yard surfaces, cess pits and rubbish pits.
- Archaeological remains from Phase 3 are considered to have **no** potential as they relate to the extant building fabric present on the site.

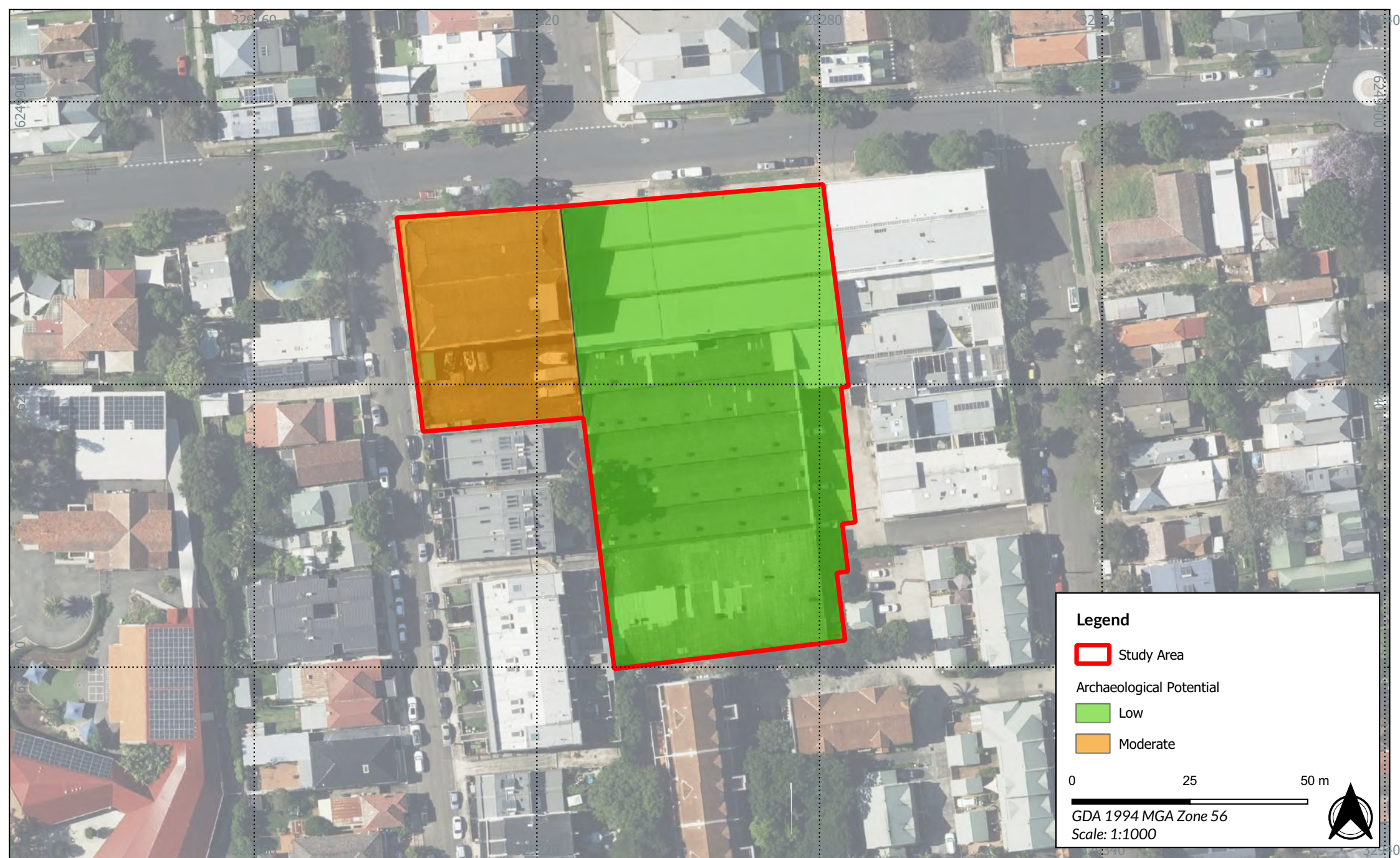
### **4.3 ARCHAEOLOGICAL SENSITIVITY MAPPING**

One key point to note is that potential is not equal to significance, and areas of even moderate or high archaeological potential may not actually contain archaeological material which is considered significant (see Section 6).

The results of section 3 are depicted in an archaeological sensitivity map below (Figure 4.1). The figure shows the degree of predicted archaeological potential within the study area following site development and forms the basis for the conclusions and management recommendations outlined in Section 8.

The areas of residential subdivision exhibit moderate archaeological potential. Although evidence of specific building development within these areas is limited, residential use of the study area is comparable to other late 19<sup>th</sup> and early 20<sup>th</sup> century sites which is well-documented in Sydney. The eastern extent of the study area, characterised by the presence of the former and significant ground disturbance associated with the large excavation identified in Figure 3.6, has low archaeological potential.





**Figure 4.1 - Summary of archaeological sensitivity**

25057 - 40-76 William Street, Leichhardt, NSW - HAA

Source: NSW LPI Aerial

Drawn by: FOT Date: 2025-07-07

## 5 COMPARATIVE ANALYSIS

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The following section presents a comparative analysis of sites with similar archaeological values to the study area.

### 5.1 IDENTIFICATION OF SIMILAR SITES

The study area has been identified as possessing archaeological values predominantly associated with residential and commercial development since the mid-19<sup>th</sup> century. A review of the listed sites in the Leichhardt area has identified no listed sites with similar values.

More comparable sites are found within the wider Sydney region, where similar patterns of residential and commercial development have occurred. The following sites have been included in the comparative assessment due to their similarity in setting and potential archaeological resources of the study area:

- Jacksons on George, 174 and 176a George Street, Sydney
- New Children's Court, 66-78 Albion St, Surry Hills, Sydney
- Sydney Metro, City & Southwest Waterloo Station
- 85-97 Macquarie Street, Parramatta, Sydney

### 5.2 REVIEW OF COMPARATIVE SITES

Based on the identification process, the following 4 sites have been identified as being relevant to the study area.

#### **JACKSON ON GEORGE, 174 AND 176A GEORGE STREET, SYDNEY**

In 2024, archaeological investigations were undertaken at Jacksons on George, 174 and 176a George Street, Sydney (Casey & Lowe Pty Ltd 2024). This project focused on the archaeological remains of an early 19<sup>th</sup> century house and a foundry dated from c.1833. The comparative potential of this site compared to the study area at William Street; Leichhardt includes the investigation of archaeological resources associated with multi-phase residential and industrial structures from 19<sup>th</sup> century Sydney.

#### **NEW CHILDREN'S COURT, 66-78 ALBION ST, SURRY HILLS, SYDNEY**

In 2017, archaeological investigations were undertaken at New Children's Court, 66-78 Albion St, Surry Hills, Sydney (Austral Archaeology 2017). This project focused on the archaeological remains of mid to late 19<sup>th</sup> century terrace houses. The comparative potential of this site compared to the study area at William Street; Leichhardt includes the investigation of archaeological resources associated with a mid-19<sup>th</sup> century terrace and associated occupational features and deposits.

#### **SYDNEY METRO, CITY & SOUTHWEST WATERLOO STATION**

In 2023, archaeological investigations were undertaken in association with Sydney Metro, City & Southwest Waterloo Station (AMBS 2023). This extensive project focused on the archaeological remains of an late 19<sup>th</sup> century houses. The comparative potential of this site compared to the study area at William Street; Leichhardt includes the investigation of archaeological resources associated with late 19<sup>th</sup> century houses and associated occupational features and deposits.

### **85-97 MACQUARIE STREET, PARRAMATTA, SYDNEY**

In 2019, an archaeological assessment was undertaken at 85-97 Macquarie Street, Parramatta, Sydney (Casey and Lowe Pty Ltd 2019). The purpose of this project was to confirm the presence, absence and nature of historical archaeological remains within the site. The comparative potential of this site compared to the study area at William Street; Leichhardt includes the assessment of archaeological resource associated with extant 20<sup>th</sup> century commercial buildings and archaeological potential associated with an early 19<sup>th</sup> century cottage.

### **5.3 DISCUSSION AND ANALYSIS**

The comparative analysis demonstrates the wide range of residential and industrial sites within the wider region of the study area. Each site shares a general aspect with William Street, Leichhardt and further demonstrate the archaeological potential related to historic domestic and industrial activity. If remains are present in the study area, these will duplicate the existing dataset.



## 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 NSW. 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 7 criteria to be used in assessing cultural heritage significance in NSW, assisted by earlier guidelines produced to assist archaeologists in assessing significance for subsurface deposits (Department of Planning and Environment 2023a; Heritage Branch 2009). 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 (Department of Planning and Environment 2023a):

- **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. Nonetheless, the following assessment 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 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

The following section addresses the significance of the potential archaeological resource in accordance with the criteria adopted in the Heritage Council's significance guidelines (Department of Planning and Environment 2023a).

### **CRITERION (A): AN ITEM IS IMPORTANT IN THE COURSE, OR PATTERN, OF NSW'S CULTURAL OR NATURAL HISTORY (OR THE LOCAL AREA).**

The study area is located at the northern boundary of the Elswick Estate, established in 1832. However, there is no substantive evidence of occupation prior to the Estate's subdivision in 1867. Historical mapping indicates that residential and industrial activity commenced shortly after the subdivision and was gradually replaced by light industry and warehouses in the early 20<sup>th</sup> century. Early use of the site comprised residential development along the western extent and industrial activity on the eastern extent, including the establishment of the Leichhardt Brickworks c.1883–1904.

The study area itself is tangential to the historical significance of the wider suburb as it lay on the edge of the earlier Estate as well as the subsequent phases of transformation through the 19<sup>th</sup> century urbanisation of Leichhardt. Where it may have significance was through the early industrial activities undertaken by the O'Neill family, although it is likely that these works were located outside of the study area. Similarly, the residential transformation of the western part of the study area is a late example of the transition from a rural estate to urban hub, as it was the last lot to have been sold from the estate. It was only by the late 19<sup>th</sup> century that various residences were constructed there.

The relevant themes which may be applied solely to the archaeological remains within the study area are listed below in Table 6.1.

Table 6.1 Historical Themes

| Australian Theme                                     | NSW Theme                   | Local Themes                                   |
|------------------------------------------------------|-----------------------------|------------------------------------------------|
| 3. Developing local, regional and national economies | Agriculture                 | piggery                                        |
|                                                      | Industry                    | Factory, industrial machinery, kiln, brickyard |
| 4. Building settlements, towns and cities            | Towns, suburbs and villages | streetscape, subdivision pattern               |
|                                                      | Land tenure                 | subdivision pattern, land title document       |
|                                                      | Accommodation               | cottage, house site (archaeological)           |

As such, the archaeological resource within the study area **is not considered to meet Criterion A** at either the State or local level.

**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).**

The study area is associated with several local Leichhardt residents and minor historical figures, including brothers Hugh and John Piper, who received early land grants encompassing the site and held notable military and civil positions. In 1834, prominent solicitor James Norton acquired the Elswick Estate, which included the study area. However, it is unlikely that any potential archaeological remains within the site can be directly attributed to these individuals.

The archaeological resource within the study area **is not considered to meet Criterion B** at either the State or local level.

**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).**

Any potential archaeological remains within the study area are not expected to possess aesthetic or technical significance. While Leichhardt Brickworks was established on part of the site, and may contain evidence of past industrial technologies, the documentary research does not suggest that these industrial works were not long-lasting, and unlikely to be located within the study area. Any archaeological fabric present within the study area is unlikely to contain aesthetic values. The industrial remains may illustrate technological changes over time, yet they are more likely to contribute to a comparative dataset rather than demonstrate innovations of particular technical importance.

The archaeological resource within the study area **is not considered to meet Criterion C** at either the State or local level.

**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).**

None of the prominent individuals noted in Criterion B held strong or special associations with a particular community or cultural groups. While the study area is associated with individual local Leichhardt residents and minor historical figures, no substantiated connection to community or groups has been identified.



The archaeological resource within the study area **is not considered to meet Criterion D** at either the State or local level.

**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).**

The study area has been assessed as containing a range of residential and industrial properties associated with the 19<sup>th</sup> and 20<sup>th</sup> century development of Leichhardt. In particular, the study area has been utilised by a range of industries that were important to the establishment of the wider region. Examples include the Leichhardt Brickworks (c. 1883-1904), John Heine & Son Engineering Works (1904) and Cyclops Toy Factory (1926). In addition, numerous late 19<sup>th</sup> century residences have been identified along the western extent of the study area.

The potential archaeological resource of the study area is expected to primarily relate to these late 19<sup>th</sup> century residences and industrial activities. There is limited potential for archaeological remains associated to earlier land use prior to the 1867 subdivision.

Should there be any archaeological remains related to these phases, these would be likely to yield information relating to the establishment of late 19<sup>th</sup> century Leichhardt, but is likely to duplicate the existing record in regard the nature and characteristics of the type of archaeological remains which may be identified.

As such, the archaeological resource within the study area **is not considered to meet Criterion E** at either the State or local level.

**CRITERION (F): AN ITEM POSSESSES UNCOMMON, RARE OR ENDANGERED ASPECTS OF NSW'S CULTURAL OR NATURAL HISTORY (OR THE LOCAL AREA).**

In general, the study area is likely to be representative of similar urban sites across historic suburbs of Sydney, containing archaeological remains of both residential and industrial nature. The preceding Historical Context (Section 3) and Comparative Analysis (Section 5) has identified that this potential archaeological resource is well attested in the region and will duplicate the existing dataset. Consequently, the study area is not considered to possess uncommon, rare, or endangered aspects of NSW's cultural history.

The archaeological resource within the study area **is not considered to meet Criterion F** at either the State or local level.

**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).**

The potential archaeological resource of the study area is expected to be representative of late 19<sup>th</sup> century residential and industrial sites typical of Leichhardt and surrounding suburbs. If intact structural foundations, internal room divisions, or deeply stratified features, such as wells or cesspits, are present, they may contain personal effects and artefacts that provide insights into the lives of former inhabitants and workers, particularly regarding social class and economic status. However, the historical context outlined in Section 3 does not provide substantive evidence to suggest that such features are present within the study area. As a result, the archaeological resource is unlikely to demonstrate significant or distinctive characteristics related to social class within the context of NSW's cultural heritage.

The archaeological resource within the study area **is not considered to meet Criterion G** at either the State or local level.

## 6.4 STATEMENT OF SIGNIFICANCE

The study area, located at the northern boundary of the 1832 Elswick Estate, shows no evidence of occupation prior to its subdivision in 1867. Residential and industrial activities began shortly after, with the western portion developed for residences and the eastern portion occupied by various light industries including Leichhardt Brickworks (c.1883–1904), later replaced by warehouses in the early 20<sup>th</sup> century.

While the area is historically associated with notable local figures such as Hugh and John Piper and solicitor James Norton, there is little evidence linking any archaeological remains directly to these individuals.

The study area's primary historical significance lies in its representation of Leichhardt's 19<sup>th</sup>- and 20<sup>th</sup>-century urbanisation. Potential archaeological remains are expected to relate to late 19<sup>th</sup> century residential and industrial activity, such as the Leichhardt Brickworks (c.1883–1904), John Heine & Son Engineering Works (1904), and Cyclops Toy Factory (1926).

Although features such as structural foundations, cesspits, or wells could yield artefacts reflecting social and economic life, historical research does not substantiate the presence of such features. Furthermore, any remains are likely to replicate existing datasets from comparable sites in Sydney and Parramatta and are therefore unlikely to be considered rare or of high technical or aesthetic significance.

Overall, the study area is representative of broader historical trends in urban development and industrial activity in the early history of Sydney's suburbs and may yield archaeological material of local significance within the context of NSW's cultural heritage.

**As such, the archaeological resource within the study area is not considered to meet any Heritage Significance Criteria at either a local or State level.**

## 7 STATEMENT OF HERITAGE IMPACT

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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

Specifically, consent is sought for proposed works which entail the redevelopment of the existing building, as well as the construction of new buildings, including a basement level. This will involve major earthworks, construction, and a concurrent rezoning of the study area.

The relevant proposed plans related to the subsurface works are included in Appendix A.

### 7.2 PREDICTED IMPACTS ON THE ARCHAEOLOGICAL RESOURCE

The proposed works are likely to impact areas that have been assessed as possessing low to moderate levels of archaeological potential. 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 THE POTENTIAL TO HARM THE ARCHAEOLOGICAL RESOURCE

The proposed works involve the full excavation of the site below the existing ground surface for the construction of a basement level. The works would result in the full removal of the potential archaeological resource within the site. Such archaeological resources have been assessed as meeting the threshold for local significance.

Overall, the works would have a major adverse impact to the potential archaeological resources within the site. However, on the basis of the limited significance of the archaeological material which may be present, the mitigation recommendations provided in Section 8.2 are considered adequate to mitigate against the proposed impacts.

### 7.3 HERITAGE IMPACTS AS PART OF THE DESIGN PROCESS

The discussion of heritage impacts within this HAA addresses the archaeological requirements of the *Guideline for preparing a statement of heritage impact* (Department of Planning and Environment 2023b) and Part E1 of the Inner West DCP, specifically Section 1.8 which addresses the management of non-Aboriginal archaeological sites.

Part E1 of the DCP outlines design controls to be implemented when dealing with heritage items in general. Section 1.8 details requirements for the managing non-Aboriginal archaeological sites.



## 7.4 STATEMENT OF HERITAGE IMPACT

The proposal would result in the full removal of the existing archaeological resource within the site at 40-76 William Street, Leichhardt. The potential archaeological remains within the study area will be impacted through the demolition of the existing buildings, bulk earthworks associated with the construction of a basement and construction of the proposed new buildings. However, the excavation works would therefore result in a major adverse impact to archaeological resources identified as having limited heritage significance.

Recommendations for the management of, and mitigations for, the potential archaeological resources are provided in Section 8.2 below.

As such, the proposed works would be considered acceptable from a heritage standpoint.

## 8 CONCLUSIONS AND RECOMMENDATIONS

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### 8.1 CONCLUSIONS

Background and site investigations undertaken for this report demonstrate that the study area has varying potential to contain archaeological material of local significance. The study area does not appear on several identified heritage registers.

It is concluded that there are varying degrees of archaeological potential and sensitivity within the study area, owing to it being developed during the 1860s for residential and industrial use associated with the development of Leichhardt. Archaeological remains of interest relate to 2 specific phases:

- Phase 1: Early Land Grants and the Elswick Estate (1790 to 1862) – Low potential
- Phase 2: Residential Subdivision and the Leichhardt Brickworks (1862 to 1904) – Low to Moderate potential

It is understood that archaeological materials within the study area, if identified, are likely to be linked to the residential occupational layers and industrial activities dating to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

As such, the study area is generally considered to exhibit low to moderate archaeological potential. Given the proposed depth of impact associated with the planned development, it is likely that the works will encounter archaeological materials, if present. However, given the identified lack of significance for the archaeological material, mitigation measures have been provided below to ensure compliance with the Heritage Act.

### 8.2 RECOMMENDATIONS

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

- 1) No further archaeological investigations are required at present in regards to potential impacts to historical archaeological on the basis of the low significance of the archaeological resource identified within the study area.
- 2) An unexpected finds strategy should be implemented in the event that historical archaeological relics are found during undertaking of the works. This is to include a requirement that all works in the immediate vicinity are to cease immediately and a suitably qualified archaeologist is to be contacted to assess the situation and consult with Heritage NSW, as required, regarding the most appropriate course of action.
- 3) Should the proposed development be altered significantly from designs and specifications outlined in this report then a reassessment of heritage/archaeological impacts may be required. This includes any impacts not explicitly stated in Section 7.
- 4) A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage NSW.

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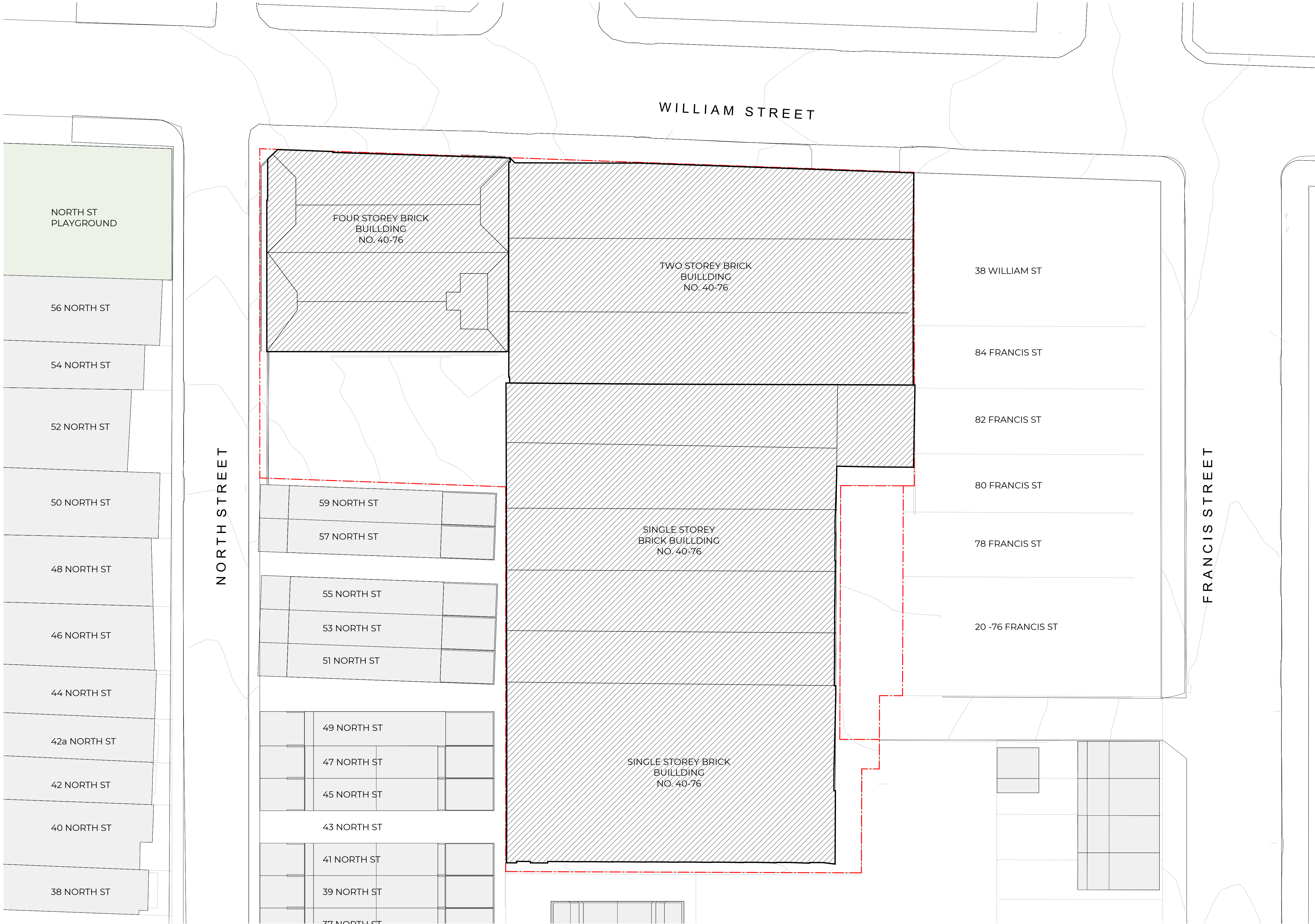
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## **APPENDIX A      PROPOSED WORKS**

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| Recent revision history |        |             |            |
|-------------------------|--------|-------------|------------|
| #                       | Status | Description | Date       |
| A                       |        | DA ISSUE    | XX.10.2025 |

Notes  
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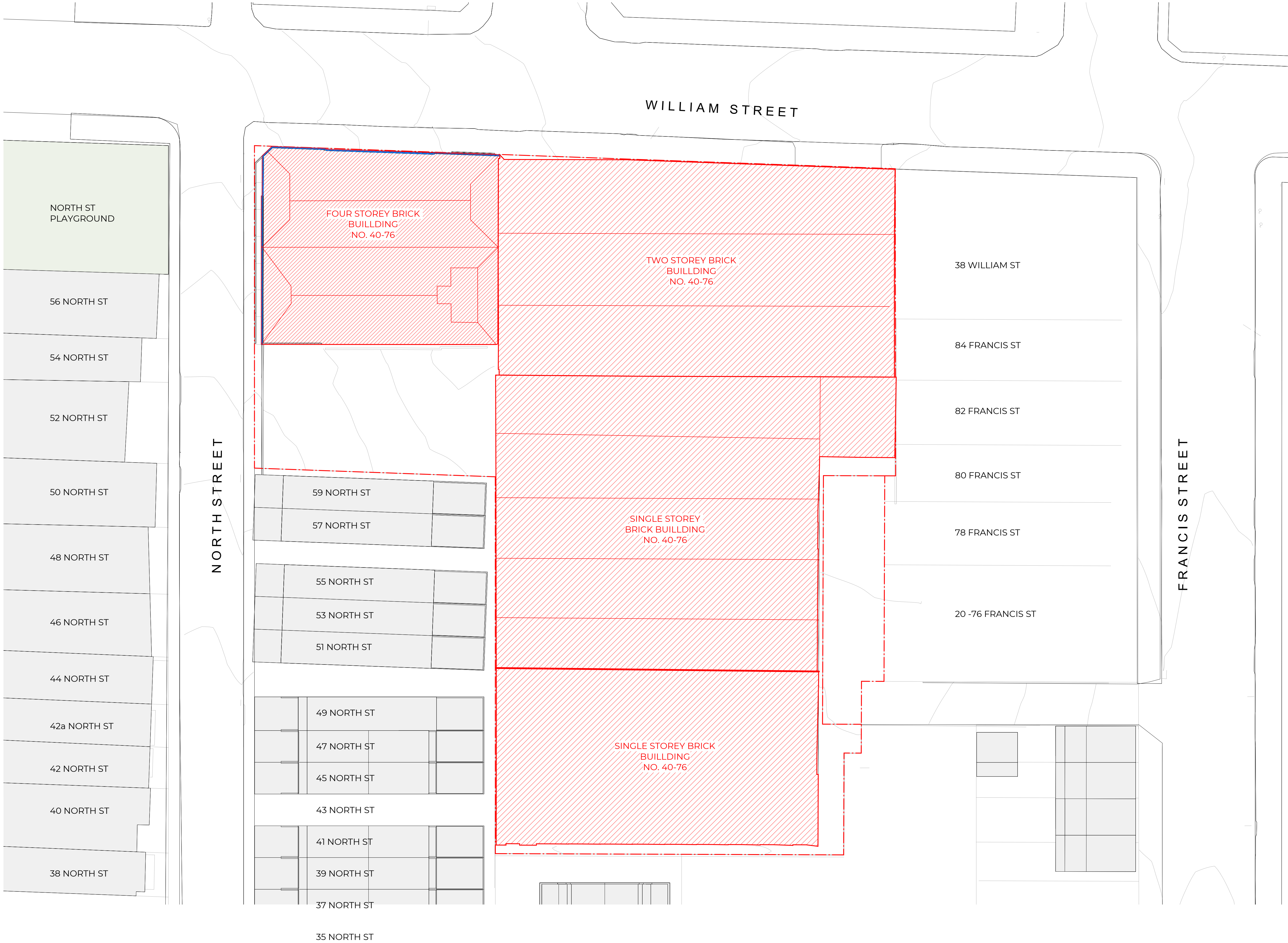
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Existing Site Plan

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A

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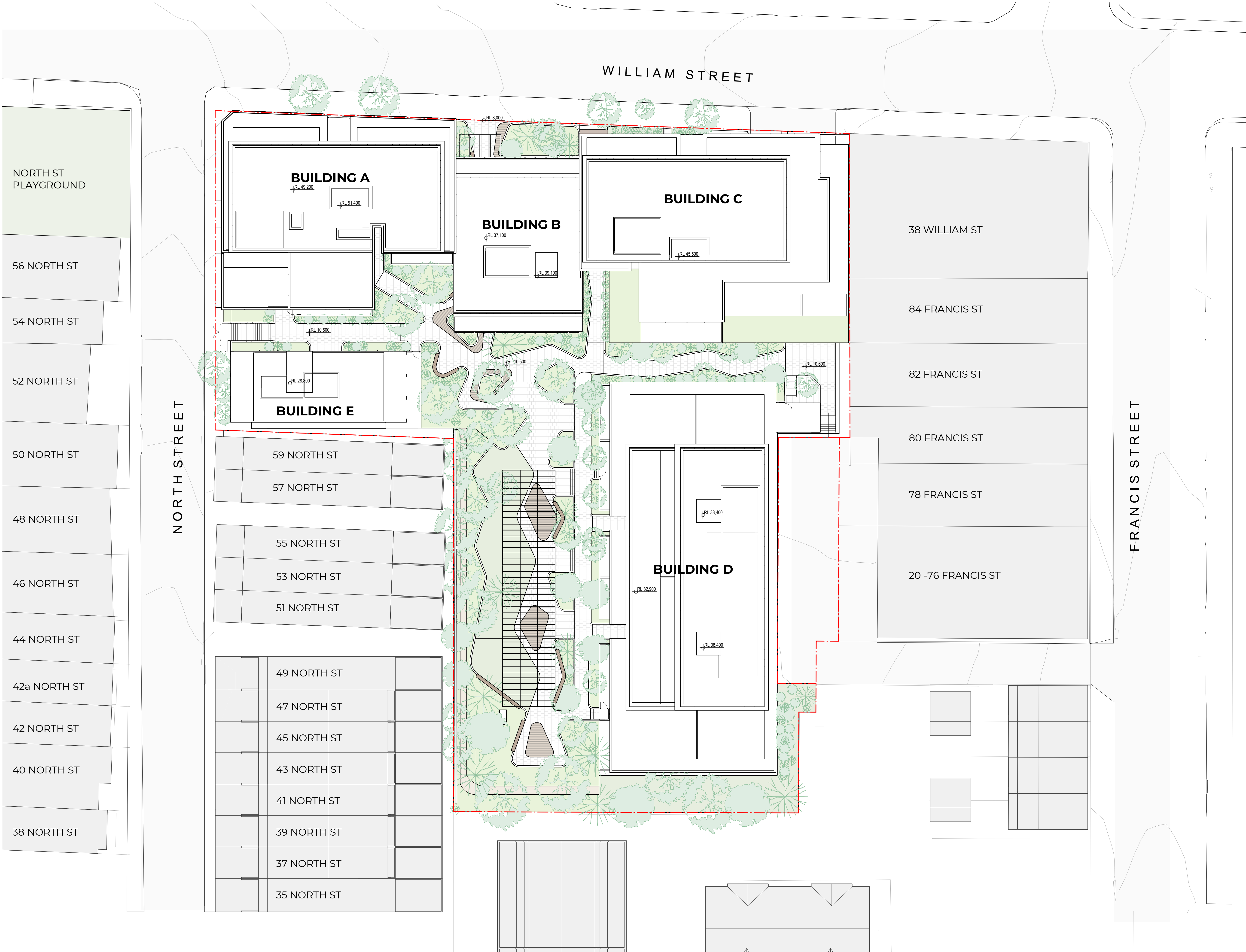
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Sheet title  
Demolition Plan

|                           |               |
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| Sheet number<br>DA - 1200 | Revision<br>A |
| Status                    |               |





| Recent revision history |        |             |            |
|-------------------------|--------|-------------|------------|
| #                       | Status | Description | Date       |
| A                       |        | DA ISSUE    | XX.10.2025 |

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Project  
40-76 William Street

Client  
**ceerose.**

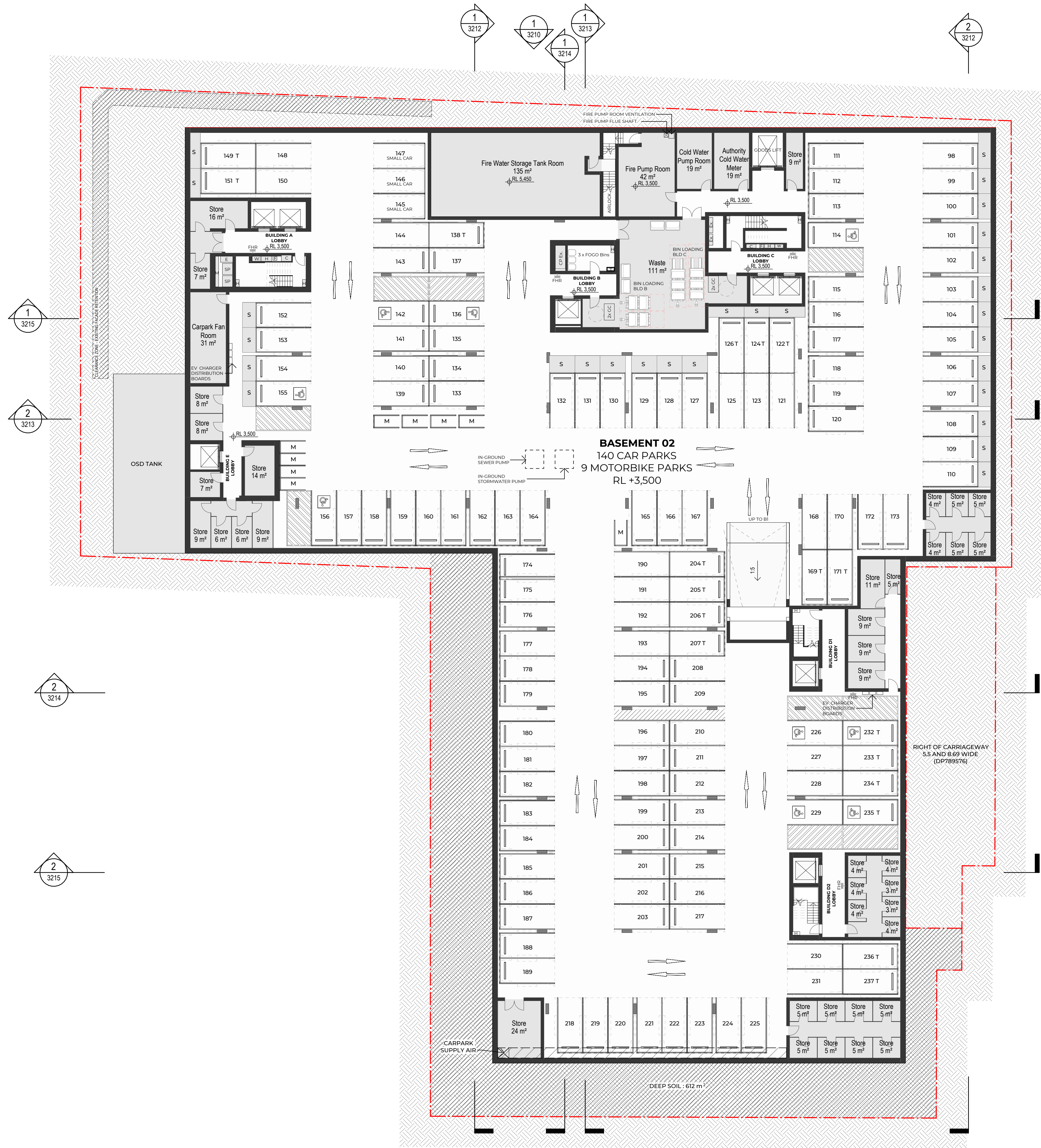
Issuer  
**W-B**  
**WOODS BAGOT**

|                          |                    |   |
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| Project number<br>122105 | Size check<br>25mm | 🕒 |
| Checked<br>XY            | Approved<br>JF     |   |
| Sheet size<br>A1         | Scale<br>1 : 250   |   |

Sheet title  
Proposed Site Plan

|                                  |                      |
|----------------------------------|----------------------|
| Sheet number<br><b>DA - 1220</b> | Revision<br><b>A</b> |
| Status                           |                      |





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XX.10.2025

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| LEGEND |                  |
|--------|------------------|
| T      | TANDEM CAR SPACE |
| M      | MOTORCYCLE PARK  |
| V      | VISITOR PARK     |
| S      | STORAGE          |
| SP     | STAIR PRESS      |
| FHR    | FIRE HOSE REEL   |
| H      | HYDRANT          |
| EX     | EXHAUST          |
| GC     | GARBAGE CHUTE    |
| H      | HYDRAULIC RISER  |
| W      | WATER METER      |

Project  
40-76 William Street

Client  
ceerose.

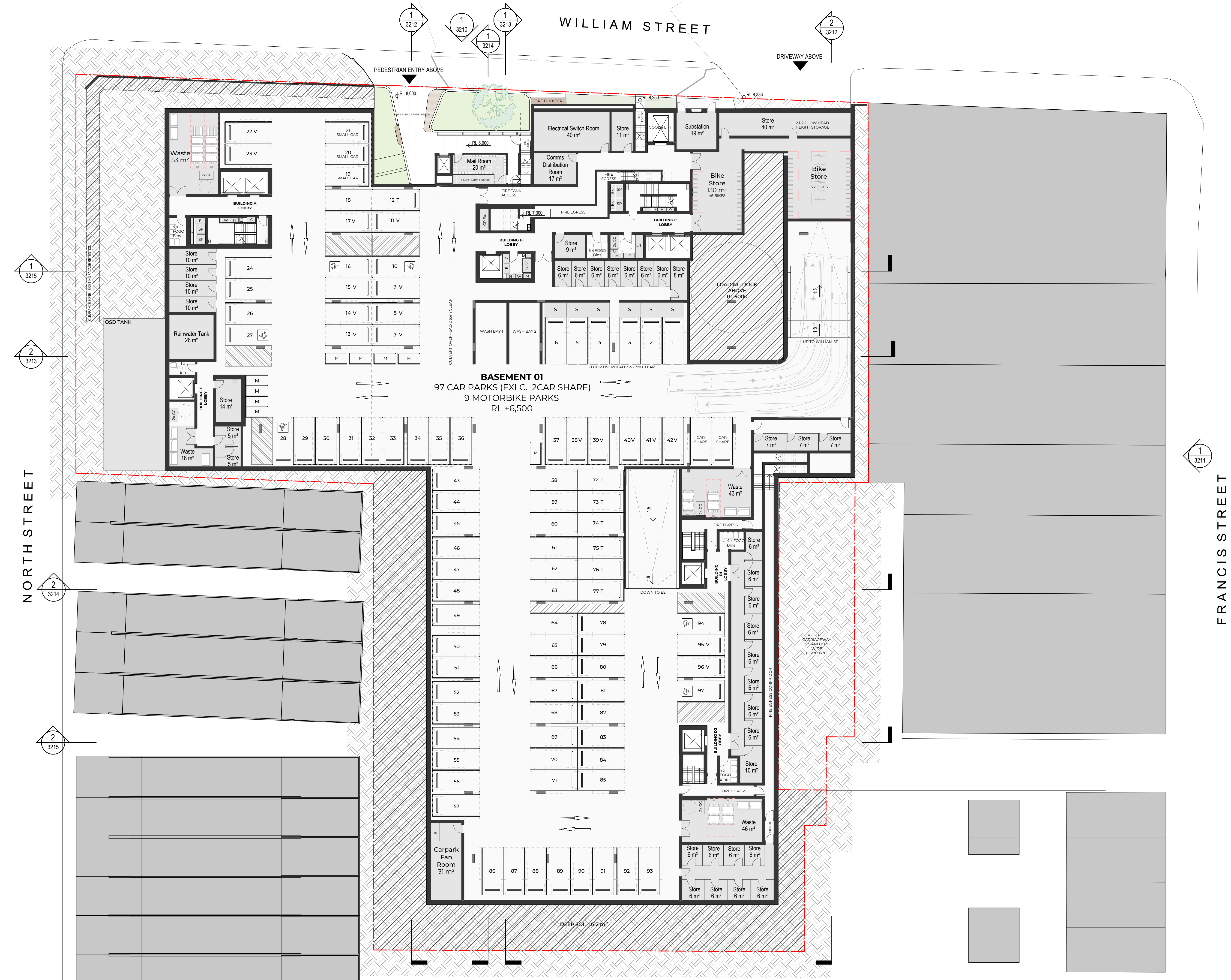
Issuer  
**W-B**  
WOODS BAGOT

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|--------------------------|--------------------|
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| Checked<br>XY            | Approved<br>JF     |
| Sheet size<br>A1         | Scale<br>1 : 200   |

Sheet title  
Basement 02

|                           |               |
|---------------------------|---------------|
| Sheet number<br>DA - 2200 | Revision<br>A |
| Status                    |               |





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|-------------------------|--------|-------------|
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| A                       |        | DA ISSUE    |

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XX.10.2025

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#### LEGEND

|     |                  |
|-----|------------------|
| T   | TANDEM CAR SPACE |
| M   | MOTORCYCLE PARK  |
| V   | VISITOR PARK     |
| S   | STORAGE          |
| SP  | STAIR PRESS      |
| FHR | FIRE HOSE REEL   |
| H   | HYDRANT          |
| EX  | EXHAUST          |
| GC  | GARBAGE CHUTE    |
| H   | HYDRAULIC RISER  |
| W   | WATER METER      |

Project  
40-76 William Street

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Project number  
122105

Size check  
25mm

Checked  
XY

Approved  
JF

Sheet size  
A1

Scale  
1 : 200

Sheet title  
Basement 01

Sheet number  
DA - 2201

Revision  
A

Status





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| LEGEND |                  |
|--------|------------------|
| T      | TANDEM CAR SPACE |
| M      | MOTORCYCLE PARK  |
| V      | VISITOR PARK     |
| S      | STORAGE          |
| SP     | STAIR PRESS      |
| FHR    | FIRE HOSE REEL   |
| H      | HYDRANT          |
| EX     | EXHAUST          |
| GC     | GARBAGE CHUTE    |
| H      | HYDRAULIC RISER  |
| W      | WATER METER      |

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|                |            |            |
|----------------|------------|------------|
| Project number | Size check |            |
| 122105         | 25mm       | ⌚          |
| Checked        | Approved   | Sheet size |
| XY             | JF         | A1         |
|                |            | Scale      |
|                |            | 1 : 200    |

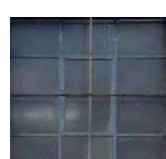
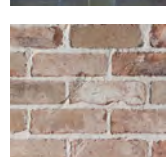
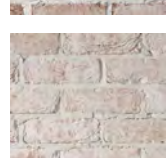
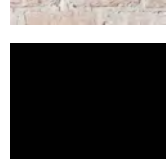
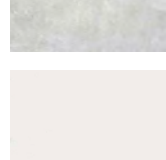
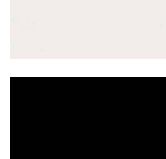
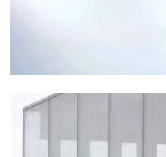
Sheet title  
Ground Level

|              |          |
|--------------|----------|
| Sheet number | Revision |
| DA - 2210    | A        |
| Status       |          |



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#### MATERIALS LEGEND

|                                                                                       |                                                                                                    |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|    | EX-01<br>EXISTING BRICK<br>MEDIUM RED/BROWN                                                        |
|    | EX-02<br>EXISTING BRICK<br>PAINTED WHITE                                                           |
|    | EX-03<br>EXISTING CRITTAL<br>WINDOWS<br>NEW FRAMES TO MATCH<br>BLUE GREY COLOUR                    |
|    | MA-01<br>RUSTIC BRICK<br>MEDIUM RED/BROWN                                                          |
|    | MA-02<br>RUSTIC BRICK<br>LIGHT/LIMEWASH                                                            |
|    | FM-03<br>POWERCOATED PAINT<br>FINISH TO MATCH<br>EXISTING BLUE CRITTAL<br>WINDOW FRAMES            |
|   | CE-01<br>TEXTURED CONCRETE<br>LIGHT GREY                                                           |
|  | CE-02<br>CONCRETE<br>LIGHT GREY                                                                    |
|  | FM-01<br>FM-03<br>MW-01<br>POWERCOATED PAINT<br>BALUSTRADES, METALWORK<br>FRAMES. WHITE/LIGHT GREY |
|  | FM-02<br>MW-02<br>POWERCOATED PAINT<br>BALUSTRADES, METALWORK<br>DARK GREY                         |
|  | GL-01<br>GLASS BALUSTRADES                                                                         |
|  | CL-01<br>CURTAIN WALL                                                                              |

Project  
40-76 William Street

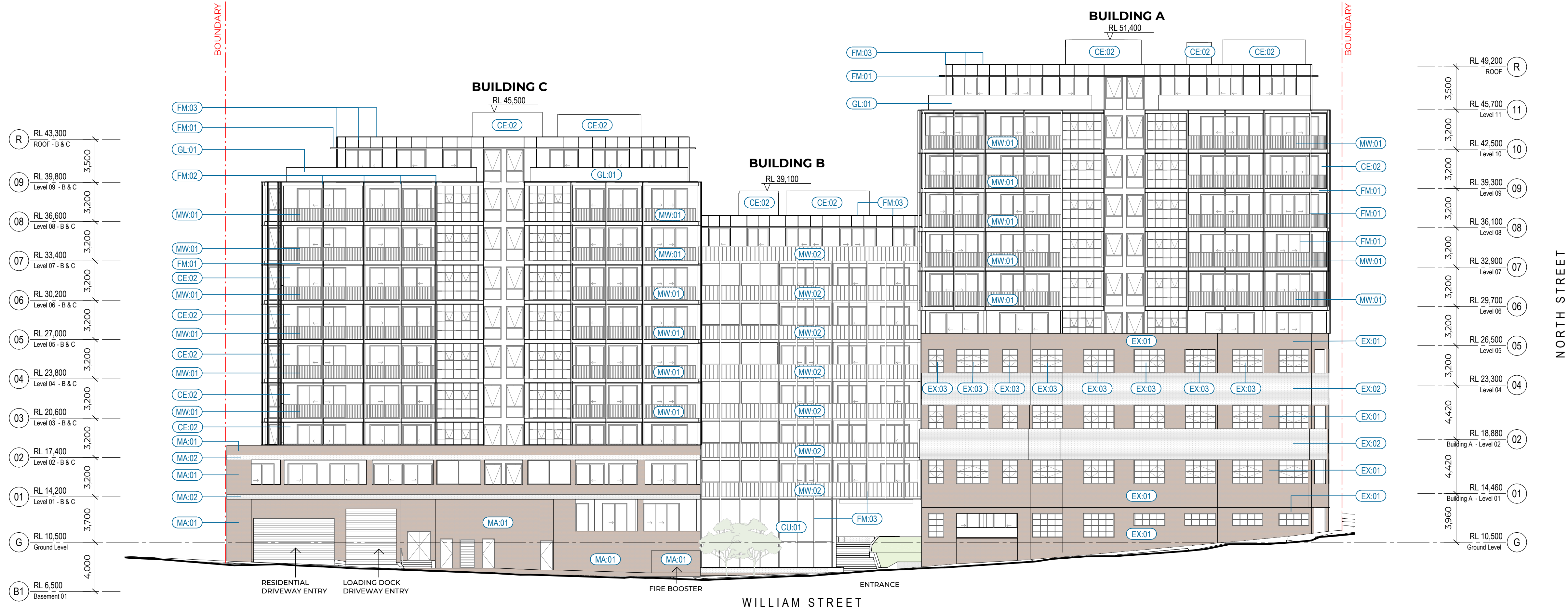
Client  


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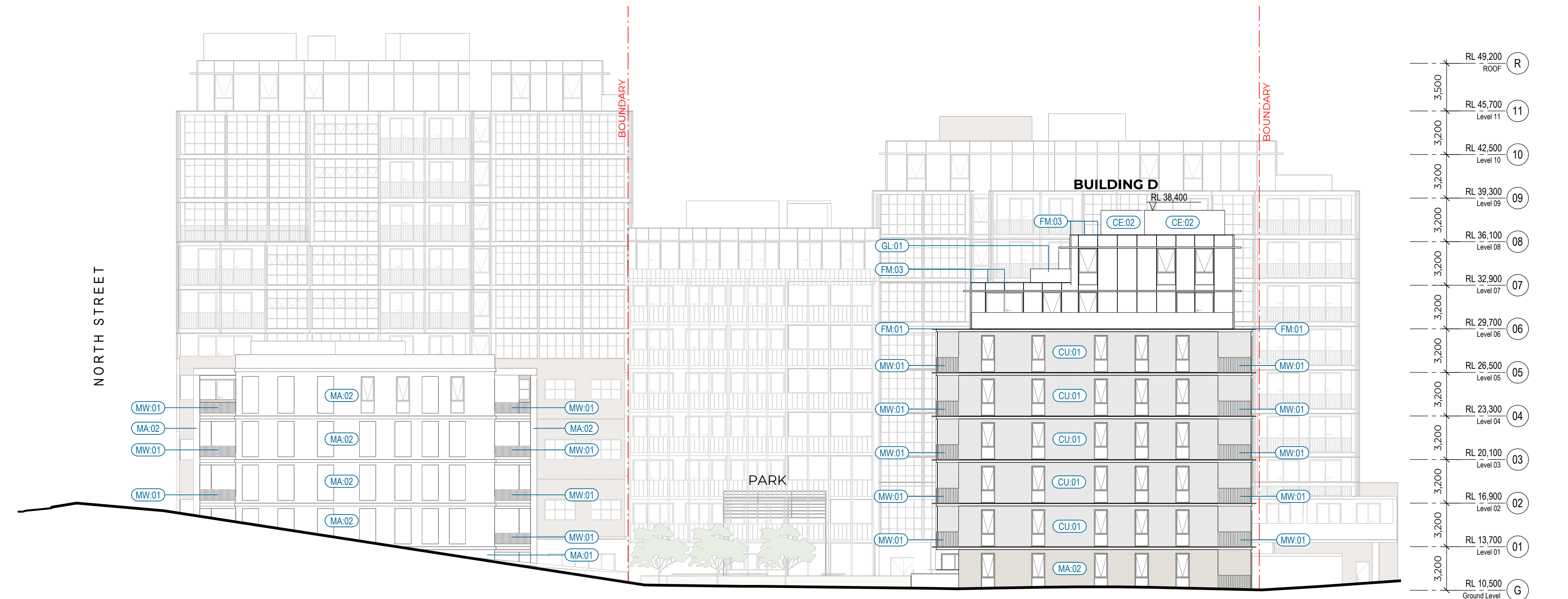
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| Project number | Size check |            |         |
| 122105         | 25mm       |            |         |
| Checked        | Approved   | Sheet size | Scale   |
| XY             | JF         | A1         | 1 : 200 |

Sheet title  
Overall Elevation - North & South

|              |          |
|--------------|----------|
| Sheet number | Revision |
| DA - 3210    | A        |
| Status       |          |



1 North Elevation  
SCALE 1:200

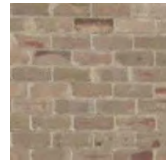
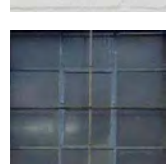
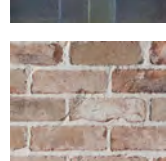
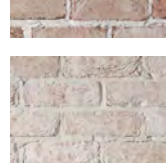
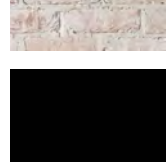
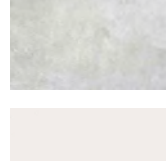
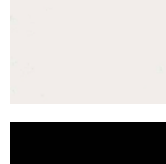
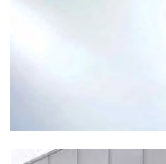


2 South Elevation  
SCALE 1:200



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#### MATERIALS LEGEND

|                                                                                       |                                                                                                    |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|    | EX-01<br>EXISTING BRICK<br>MEDIUM RED/BROWN                                                        |
|    | EX-02<br>EXISTING BRICK<br>PAINTED WHITE                                                           |
|    | EX-03<br>EXISTING CRITTAL<br>WINDOWS<br>NEW FRAMES TO MATCH<br>BLUE GREY COLOUR                    |
|    | MA-01<br>RUSTIC BRICK<br>MEDIUM RED/BROWN                                                          |
|    | MA-02<br>RUSTIC BRICK<br>LIGHT/LIMEWASH                                                            |
|    | FM-03<br>POWERCOATED PAINT<br>FINISH TO MATCH<br>EXISTING BLUE CRITTAL<br>WINDOW FRAMES            |
|    | CE-01<br>TEXTURED CONCRETE<br>LIGHT GREY                                                           |
|   | CE-02<br>CONCRETE<br>LIGHT GREY                                                                    |
|  | FM-01<br>FM-03<br>MW-01<br>POWERCOATED PAINT<br>BALUSTRADES, METALWORK<br>FRAMES. WHITE/LIGHT GREY |
|  | FM-02<br>MW-02<br>POWERCOATED PAINT<br>BALUSTRADES, METALWORK<br>DARK GREY                         |
|  | GL-01<br>GLASS BALUSTRADES                                                                         |
|  | CL-01<br>CURTAIN WALL                                                                              |

Project  
40-76 William Street

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Project number  
122105

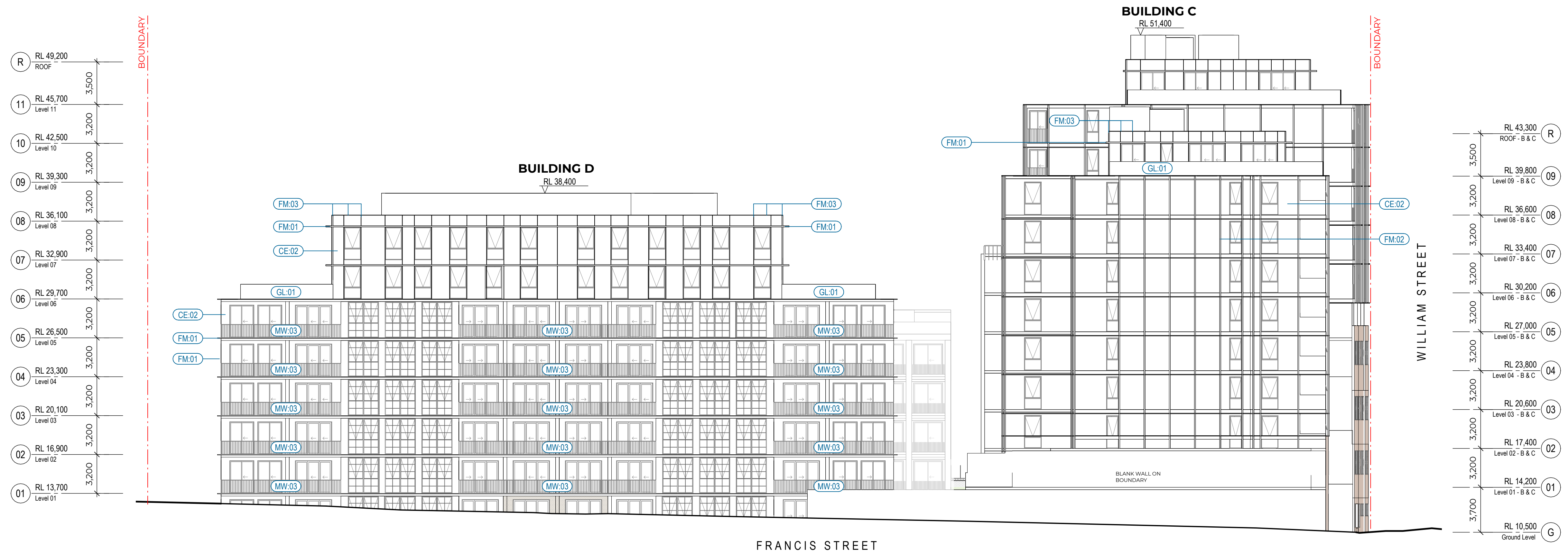
Size check  
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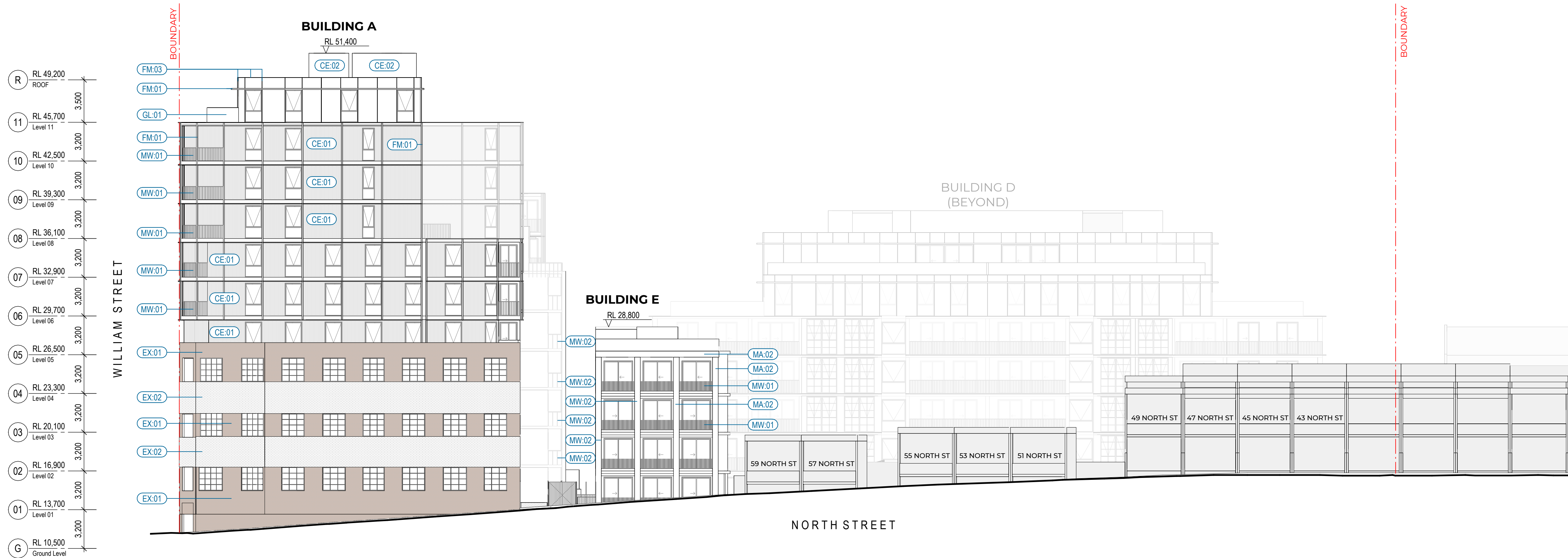
Sheet title  
Overall Elevation - East & West

Sheet number  
DA - 3211  
Status

Revision  
A

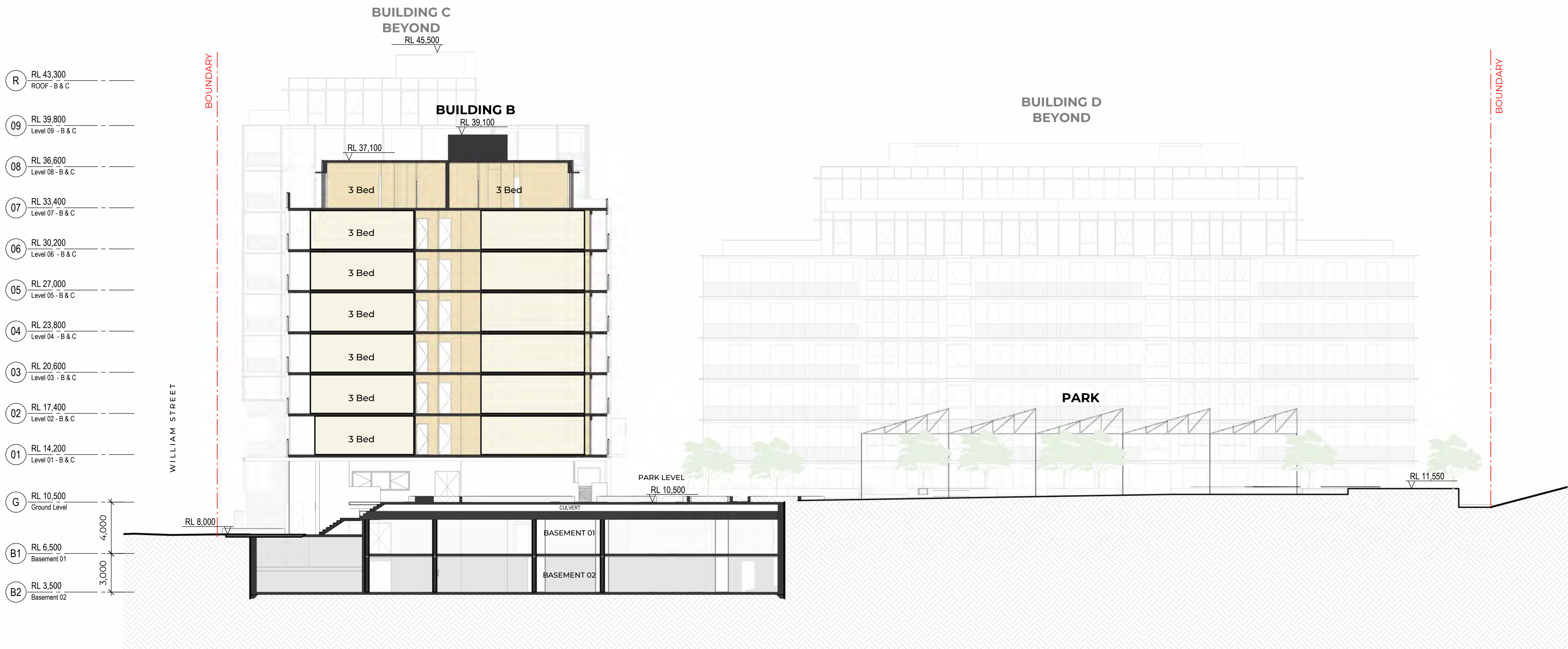


1 East Elevation  
SCALE 1 : 200

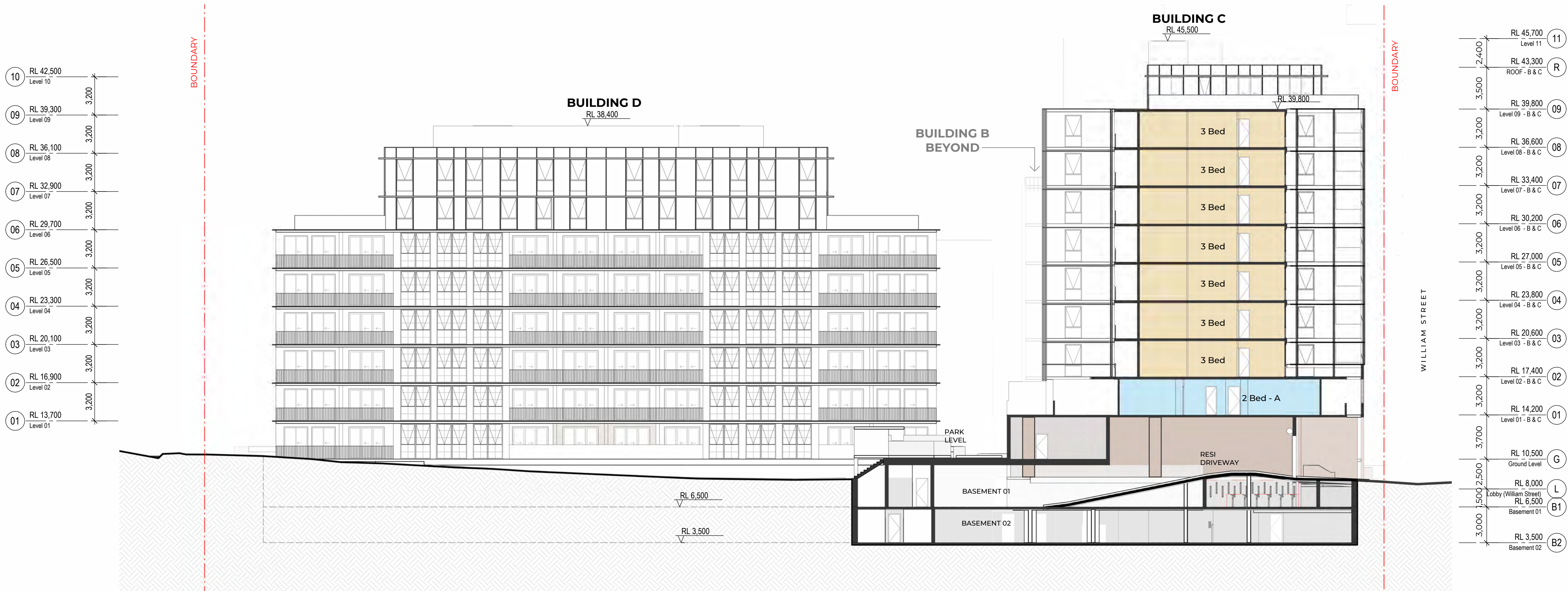


2 West Elevation  
SCALE 1 : 200





1 Section A  
SCALE 1 : 200



2 Section B  
SCALE 1 : 200

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|-------------------------|--------|-------------|------------|
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| A                       |        | DA ISSUE    | XX.10.2025 |

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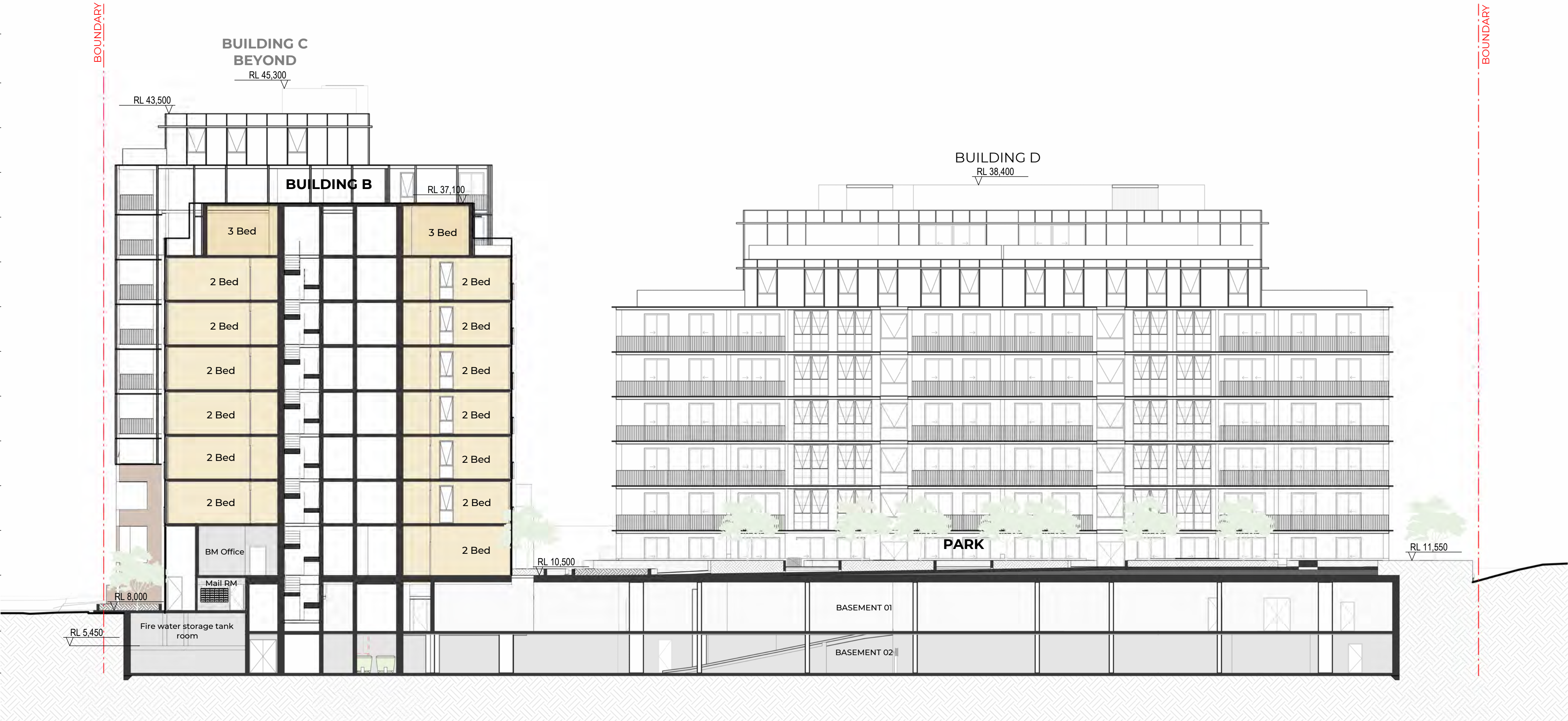
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| Checked        | Approved   | Sheet size | Scale   |
| XY             | JF         | A1         | 1 : 200 |

Sheet title  
Section A & B

|              |          |
|--------------|----------|
| Sheet number | Revision |
| DA - 3212    | A        |
| Status       |          |

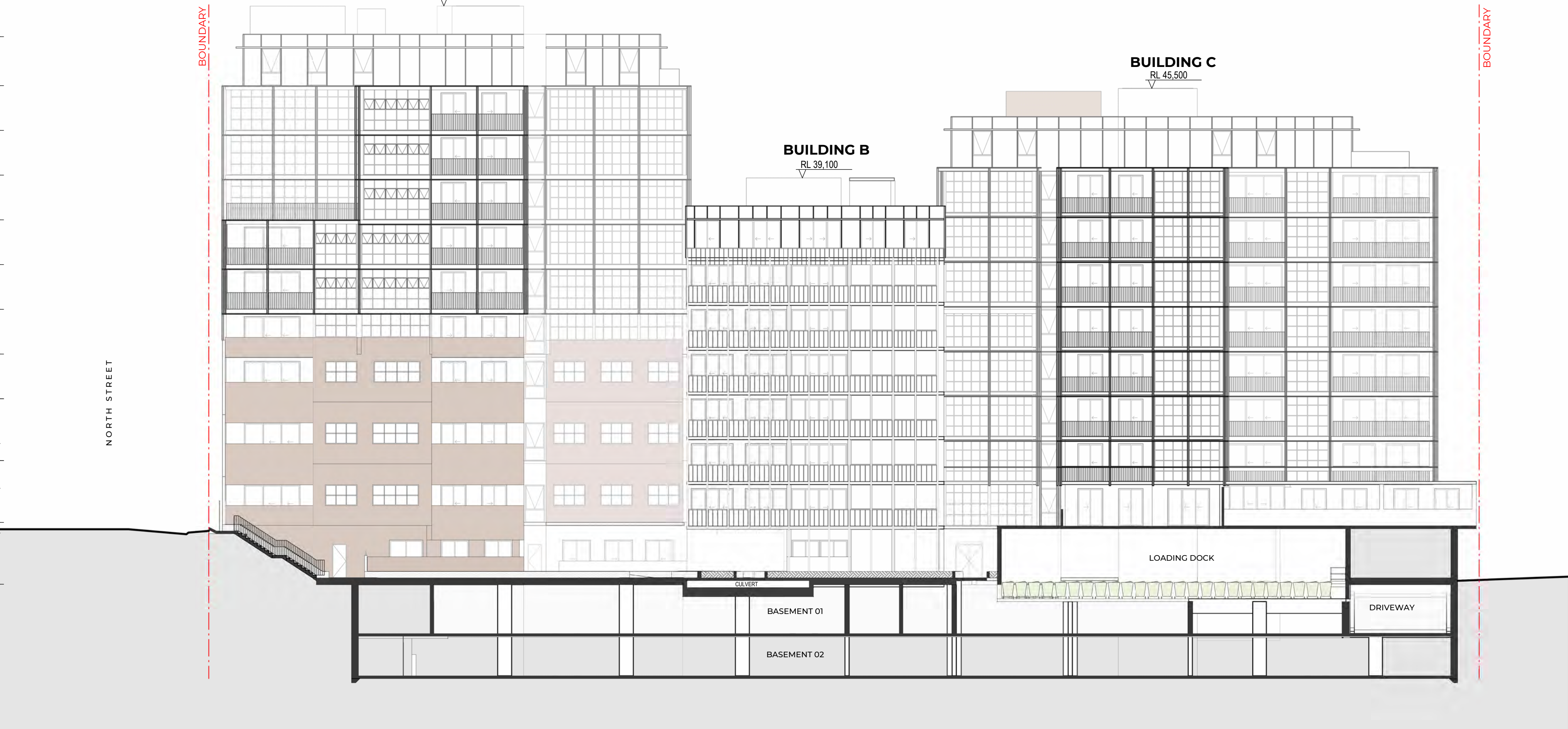


|    |           |              |
|----|-----------|--------------|
| R  | RL 49,200 | ROOF         |
| 11 | RL 45,700 | Level 11     |
| 10 | RL 42,500 | Level 10     |
| 09 | RL 39,300 | Level 09     |
| 08 | RL 36,100 | Level 08     |
| 07 | RL 32,900 | Level 07     |
| 06 | RL 29,700 | Level 06     |
| 05 | RL 26,500 | Level 05     |
| 04 | RL 23,300 | Level 04     |
| 03 | RL 20,100 | Level 03     |
| 02 | RL 16,900 | Level 02     |
| 01 | RL 13,700 | Level 01     |
| G  | RL 10,500 | Ground Level |
| B1 | RL 6,500  | Basement 01  |
| B2 | RL 3,500  | Basement 02  |



1 Section C  
SCALE 1 : 200

|    |           |                           |
|----|-----------|---------------------------|
| R  | RL 49,200 | ROOF                      |
| 11 | RL 45,700 | Level 11                  |
| 10 | RL 42,500 | Level 10                  |
| 09 | RL 39,300 | Level 09                  |
| 08 | RL 36,100 | Level 08                  |
| 07 | RL 32,900 | Level 07                  |
| 06 | RL 29,700 | Level 06                  |
| 05 | RL 26,500 | Level 05                  |
| 04 | RL 23,300 | Level 04                  |
| 03 | RL 20,100 | Level 03                  |
| 02 | RL 18,880 | Building A - Level 02     |
| 02 | RL 16,900 | Level 02                  |
| 01 | RL 14,460 | Building A - Level 01     |
| 01 | RL 13,700 | Level 01                  |
| GL | RL 10,040 | Building A - Ground Level |



2 Section D  
SCALE 1 : 200

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|-------------------------|--------|-------------|------------|
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| A                       |        | DA ISSUE    | XX.10.2025 |

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Project  
40-76 William Street

Client  
ceerose.

Issuer  
**W-B**  
WOODS BAGOT

Project number  
122105

Size check  
25mm

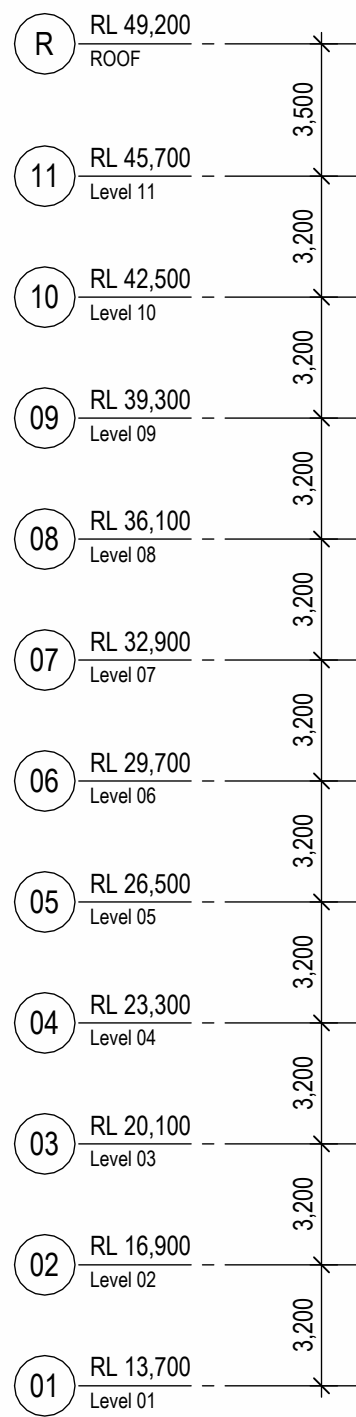
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Sheet title  
Section C & D

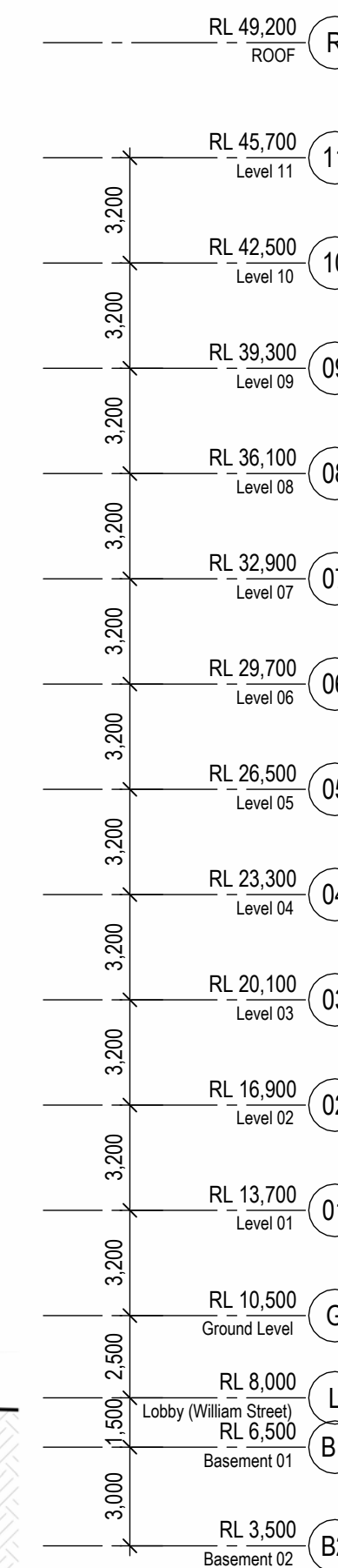
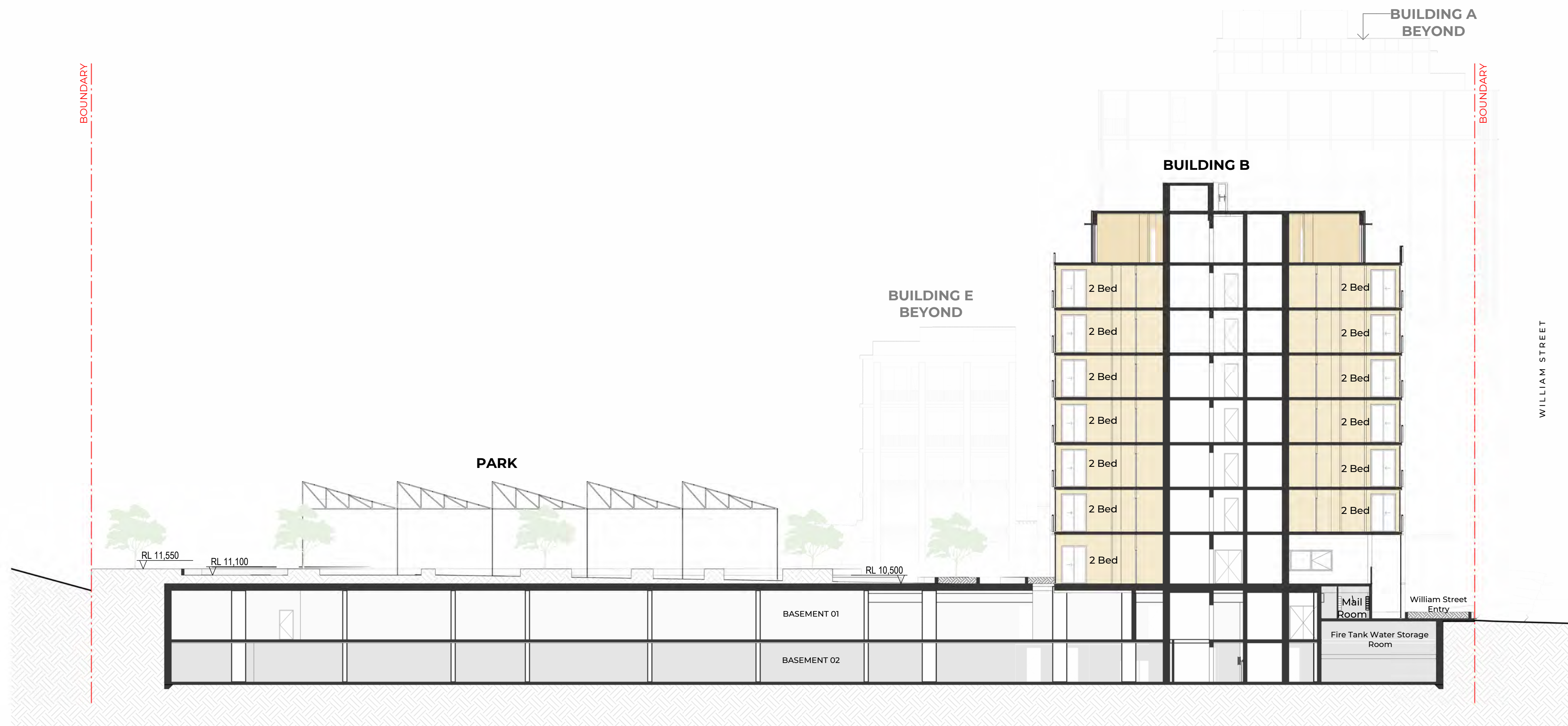
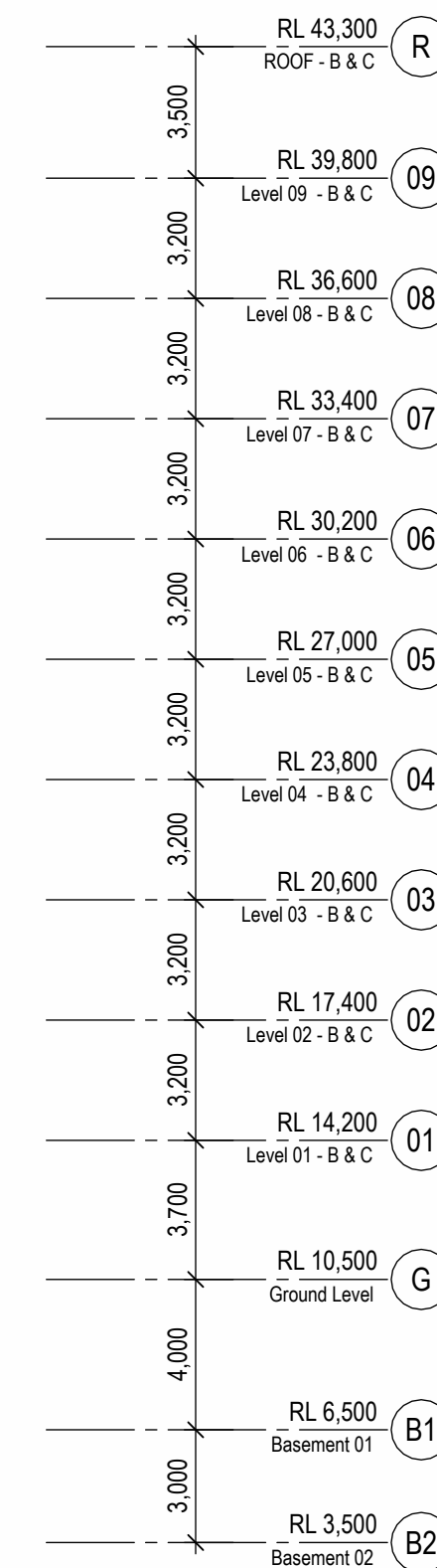
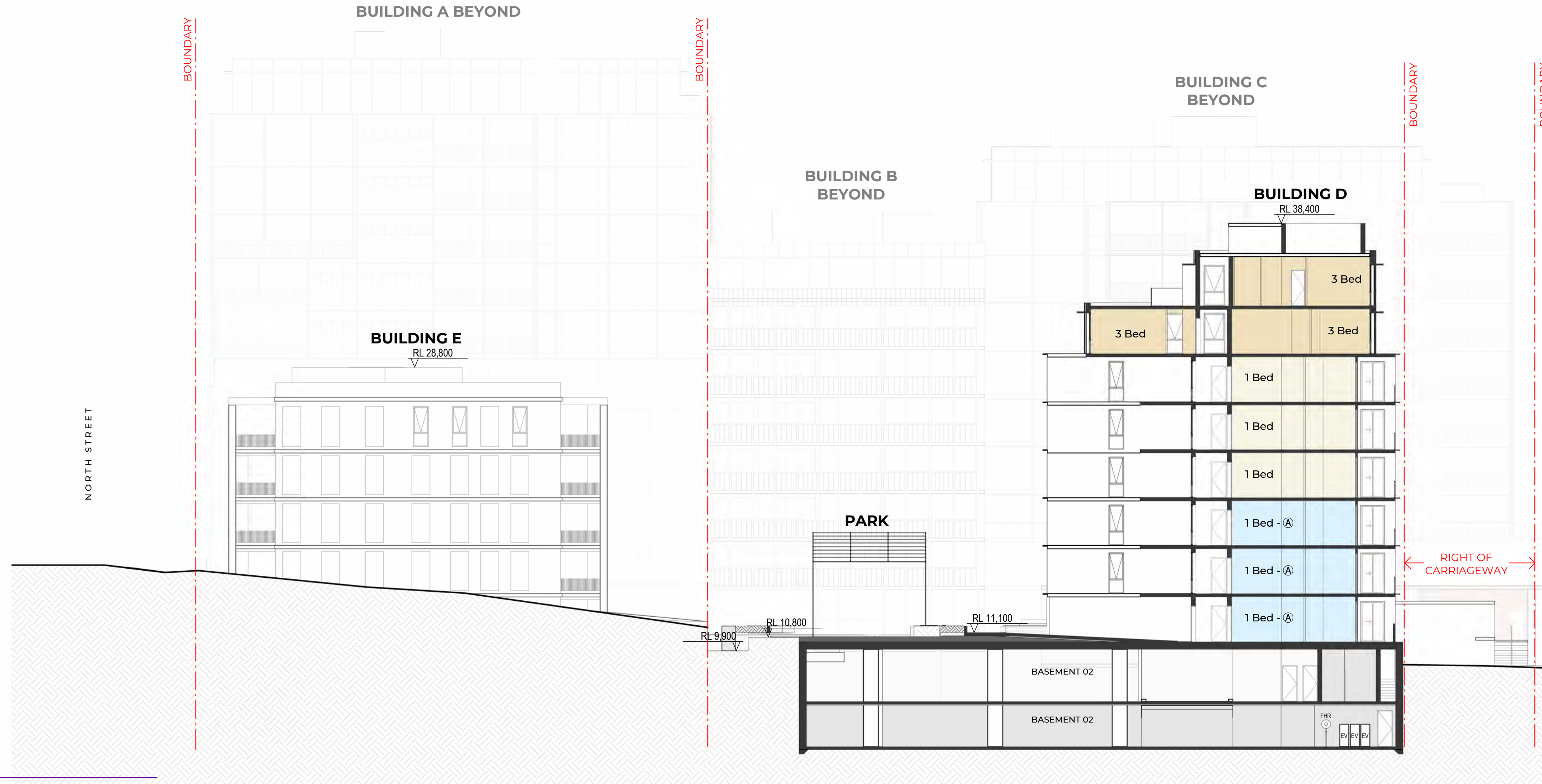
Sheet number  
DA - 3213  
Status

Revision  
A





2 Section E  
SCALE 1 : 200



1 Section F  
SCALE 1 : 200

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Project number  
122105

Size check  
25mm

Checked  
XY

Approved  
JF

Sheet size  
A1

Scale  
1 : 200

Sheet title  
Section E & F

Sheet number  
DA - 3214

Revision  
A

Status





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