

WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

**Environmental Impact Statement
Appendix Z – Statement of Archaeological Impact**

**SSD-79307746 Central Precinct
SSD-79307758 Northern Precinct**

Detailed State Significant Development
Development Application

Prepared for **WL Developer Pty Ltd**

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Prepared for	Stanley Jia, Development Manager, John Holland	
Author/s	Annabelle Thompson, BA Junior Heritage Consultant Unit 14, 1 Hordern Place Camperdown NSW 2050 (02) 9518 4489 a.thompson@ambs.com.au	Madeleine Rodwell, BA Heritage Project Manager Unit 14, 1 Hordern Place Camperdown NSW 2050 (02) 9518 4489 madi@ambs.com.au
Reviewer	Lian Ramage, BSc (Hons), PGDip, MSc Heritage Team Leader Unit 14, 1 Hordern Place Camperdown NSW 2050 (02) 9518 4489 lian@ambs.com.au	
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1 Introduction

This Statement of Archaeological Impact has been prepared by AMBS Ecology & Heritage (AMBS) on behalf of WL Developer Pty Ltd (the applicant) to accompany a State Significant Development Application (SSDA) for Waterloo Metro Quarter (WMQ) located at 150 Cope Street, Waterloo (the site). Specifically, this report addresses the Second Amending Concept DA (SSD-79307765), the detailed Central Precinct (SSD-79307746) and the detailed Northern Precinct (SSD-79307758).

The development was previously approved under SSDs and comprises the Concept Application (SSD-9393 and SSD-10441), Southern (SSD-10437), Central (SSD-10439), Northern (SSD-10440) and Basement (SSD-10438) Precincts. The previously approved scheme aimed to provide a mix of residential, office, retail and community spaces with commercial use located within the Northern Precinct. However, due to a fundamental shift in demand in the wake of the Covid-19 pandemic, there has been a considerable decline for the need of office space and significant increase in demand for housing. As such, the applicant proposes an alternative scheme to provide an increase in residential housing in the city fringe area to meet growing market needs. The proposed alternative scheme will be assessed under new SSDs made under Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and will apply to the Northern (SSD-79307758) and Central (SSD-79307746) Precincts and Second Amending Concept DA (SSD-79307765). New Planning Secretary's Environmental Assessment Requirements (SEARs) have been issued for these applications.

This Statement of Archaeological Impact has been prepared to respond to the SEARs of each of the new SSD applications issued by the Department of Planning Infrastructure and Housing (DPHI) on 13 February 2025: Item 17 of the Second Amending Concept DA and Item 19 of the Northern and Central Precinct SSDs (Table 1.1). This report provides an overarching assessment of the Waterloo Northern and Central Precincts and assesses the potential impacts of the proposed scheme to the identified archaeological significance of the site. AMBS has previously been engaged to complete archaeological excavations of the Waterloo Station Box site and Waterloo Over Station Development (OSD) site in 2018 and 2023 respectively. While the archaeological excavations have been completed, the post-excavation reporting for Waterloo OSD is still underway.

Table 1.1 Response to SEARs.

SSDA	SEARs item	Report response
Second Amending Concept DA (SSD-79307765)	17. Environmental Heritage Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified consultant in accordance with the <i>Guidelines for preparing Statements of Heritage Impact</i>. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following: - all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and sites are of heritage significance. - compliance with the relevant Conservation Management Plan. - the impacts of the proposal on heritage item(s) including visual impacts. - the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items.	Relevant guidelines: Refer to Section 1.2 for an overview of the relevant guidelines with which this report is consistent. Statutory requirements: Refer to Section 2 for a detailed overview of the legislative context addressed by this report. Archaeological assessment: Refer to Section 6 for an assessment of archaeological potential within the study area. Statement of archaeological significance: Refer to Section 7 for a Statement of archaeological significance.

SSDA	SEARs item	Report response
	justification for any changes to the heritage fabric or landscape elements including any options analysis.	Assessment of archaeological impacts: Refer to Section 9 for a detailed assessment of the proposed impact to the potential archaeological resources. Mitigation measures: Refer to Section 10 for recommendation to mitigated impacts to the potential archaeological resources.
Northern Precinct (SSD-79307758)	19. Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified consultant in accordance with the <i>Guidelines for preparing Statements of Heritage Impact</i>. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following: all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and sites are of heritage significance.	
Central Precinct (SSD-79307746)	- compliance with the relevant Conservation Management Plan. - the impacts of the proposal on heritage item(s) including visual impacts. - the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items. - justification for any changes to the heritage fabric or landscape elements including any options analysis.	

1.1 Study area

The study area is located at 150 Cope Street, in the suburb of Waterloo in the City of Sydney Local Government Area (LGA) (Figure 1.1). It is located within the Parish of Alexandria and the County of Cumberland. The site is bounded by Raglan Street to the north, Cope Street to the east, Wellington Street to the south and Botany Road to the West.

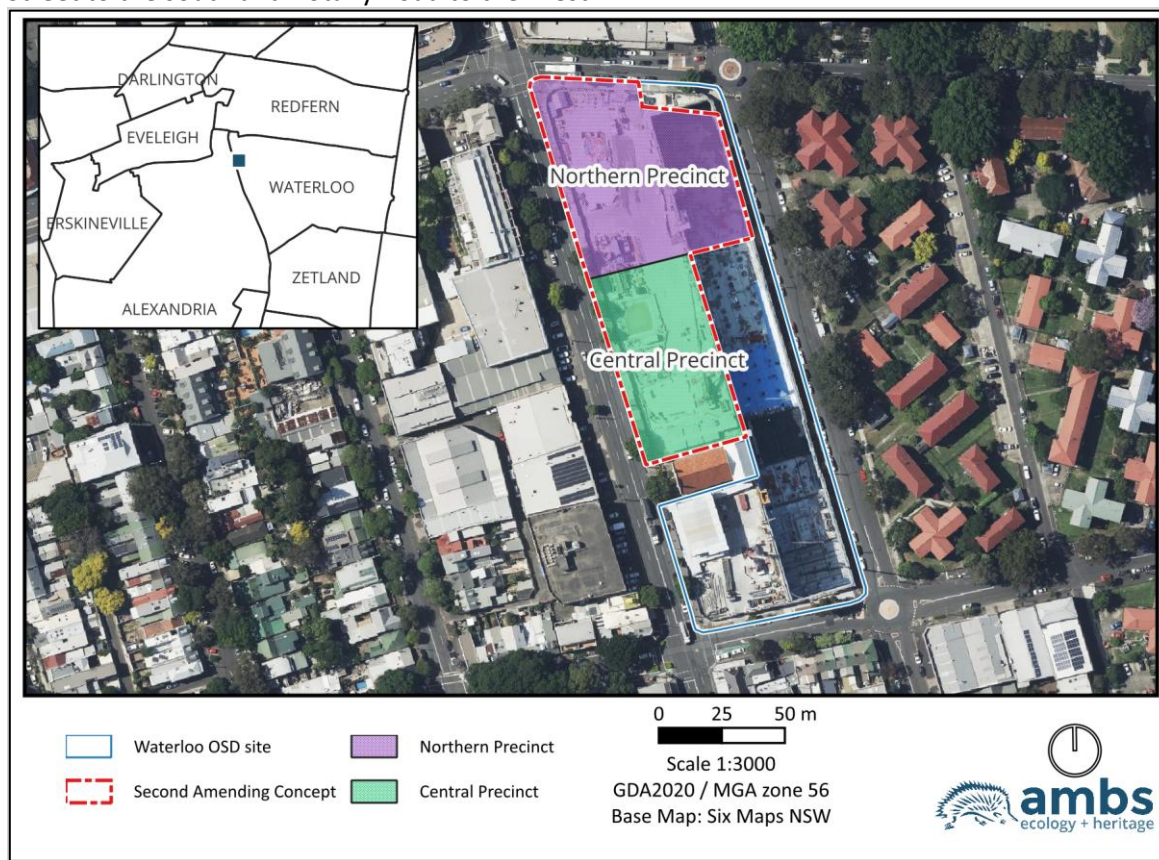


Figure 1.1 Location of the study area.

1.2 Methodology

This report is consistent with the principles and guidelines of the *Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013* (Burra Charter) (Australia ICOMOS, 2013, p. 7). The report has been prepared in accordance with current best practice guidelines as identified in the *NSW Heritage Manual* (Heritage Office and DUAP, 1996b) and associated publications including:

- *Archaeological Assessments Guidelines* (Heritage Office and DUAP, 1996a).
- *Assessing heritage significance* (Department of Planning and Environment, 2023a).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch, 2009).
- *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment, 2023b).
- *Investigating heritage significance* (Heritage NSW, 2021).
- *Material Threshold Policy* (Heritage NSW, 2020).

This assessment aims to assess the historical archaeological potential and the impacts of proposed works within the study area.

1.3 Authorship

This report has been prepared by Annabelle Thompson, Junior Heritage Consultant and Madeleine Rodwell, Heritage Project Manager. Lian Ramage, Heritage Team Leader, has provided technical input and reviewed this assessment.

1.4 Limitations

This assessment addresses historic (non-Aboriginal) archaeology only and does not address Aboriginal or built heritage. No site visit was undertaken as part of this assessment.

1.5 Terms & abbreviations

The definitions of any abbreviations or specific terms used in the body of this report are provided in Table 1.2.

Table 1.2 Terms and abbreviations.

Term / abbreviation	Term
AMBS	AMBS Ecology & Heritage
Burra Charter	<i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013</i>
CHL	Commonwealth Heritage List
Conservation	All the processes of looking after a place so as to retain its cultural significance (Burra Charter Article 1.4).
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
DPIE	Department of Planning, Infrastructure and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
Heritage Act	<i>Heritage Act 1977</i>
Heritage Council	Heritage Council of New South Wales
Heritage NSW	Heritage NSW, Environment and Heritage, Department of Climate Change, Energy, the Environment and Water
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
LGA	Local Government Area
Maintenance	The continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction. (Burra Charter Article 1.5).
NHL	National Heritage List
NSW	New South Wales
NSWLRS HLRV	NSW Land Registry Service Historical Land Records Viewer
NSWSL	NSW State Library
OSD	Over Station Development
Preservation	Maintaining a place in its existing state and retarding deterioration (Burra Charter Article 1.6).
Reconstruction	Returning a place to a known earlier state and is distinguished from 'restoration' by the introduction of new material into the fabric (Burra Charter Article 1.8).
Restoration	Returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material (Burra Charter Article 1.7).
S170 Register	Section 170 Heritage and Conservation Register
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SHR	State Heritage Register
SoHI	Statement of Heritage Impact
SSD	State Significant Development
WMQ	Waterloo Metro Quarter
WHL	World Heritage List

2 Statutory context

The conservation and management of heritage items, places, and archaeological sites takes place within the framework of relevant Commonwealth, State, and local government legislation. Non-statutory heritage lists and registers, ethical charters, conservation policies, and community attitudes and expectations can also have an impact on the management, use, and development of heritage items. To inform this assessment, the following statutory heritage registers have been reviewed:

- World Heritage List (WHL)
- National Heritage List (NHL)
- Commonwealth Heritage List (CHL)
- State Heritage Register (SHR)
- Sydney Local Environmental Plan 2012 (LEP).

2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework for the protection and management of places of national environmental significance. Several heritage lists are addressed by the EPBC Act, including the WHL, NHL, and CHL:

- The WHL protects places with outstanding universal values.
- The NHL protects places with outstanding value to the nation.
- The CHL protects items and places owned or managed by Commonwealth agencies.

The Australian Government Department of the Environment is responsible for the implementation of national policies and programs to protect and conserve the environment, water and heritage, and promote climate action. The Minister's approval is required for controlled actions which would have a significant impact on items and places included on the WHL, NHL, or CHL.

No items of heritage significance were identified listed on the WHL, NHL, or CHL within or in the vicinity of the study area.

2.2 Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) provides protection for heritage places, buildings, works, relics, moveable objects, precincts and archaeological sites that are important to the people of NSW. These include items of Aboriginal and non-Aboriginal (historic) heritage significance. Where these items have particular importance to the people of NSW, they are listed on the State Heritage Register (SHR).

Part 4 Sections 57 to 69 of the Heritage Act address the statutory requirements for items and places listed on the SHR. Works which include demolition, damage or alteration of a heritage item or place require the approval of the Heritage Council of NSW or its delegates.

There are no items listed on the SHR within the vicinity of the study area.

2.2.1 Archaeology

The Heritage Act also provides protection for significant archaeological remains or ‘relics’, which are defined in the Act as:

- any deposit, artefact, object or material evidence that—*
- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
 - (b) is of State or local heritage significance.*

Sections 139 to 146, Divisions 8 and 9 of Part 6 of the Heritage Act refer to the requirement that excavation or disturbance of land that is likely to contain, or is believed may contain, archaeological relics is undertaken in accordance with an excavation permit issued by the Heritage Council (or in accordance with a gazetted exception under Section 139(4) of the Heritage Act). In particular Section 139 refers to the need for a permit in certain circumstances:

- (1) 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.*
- (2) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*

2.2.2 Section 170 Heritage and Conservation Registers

Under Section 170 of the Act, government instrumentalities are obliged to establish and keep a ‘Heritage and Conservation Register’ which contains the details of each item of environmental heritage:

- (a) which is of a class prescribed by the regulations, and*
- (b) which—*
 - (i) in the case of a statutory body, is owned or occupied by the statutory body, or*
 - (ii) in the case of a Department Head, is vested in or owned or occupied by, or subject to the control of, the appropriate Minister or the relevant Department.*

The Heritage Regulation 2012 identifies items prescribed for the purposes of Section 170 (4) (a) of the Act as:

- (a) items that are listed as heritage items under an environmental planning instrument made under the Environmental Planning and Assessment Act 1979,*
- (b) items that are subject to an interim heritage order,*
- (c) items that are listed on the State Heritage Register,*
- (d) items identified by the government instrumentality concerned as having State heritage significance.*

Under Section 170A of the Act, government instrumentalities must:

- ...give the Heritage Council not less than 14 days written notice before the government instrumentality—*
- (a) removes any item from its register under section 170, or*
 - (b) transfers ownership of any item entered in its register, or*
 - (c) ceases to occupy or demolishes any place, building or work entered in its register.*

Each government instrumentality is responsible for ensuring that each item listed on its Section 170 register or listed on the SHR on land it operates is managed in accordance with the *State Agency Heritage Guide* (Heritage Office, 2005).

The site at 150 Cope Street, Waterloo is not listed in any heritage or conservation register associated with this section of the act.

2.3 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the main act regulating land use planning and development in NSW. The EP&A Act also controls the making of environmental planning instruments (EPs). Two types of EPs can be made: LEPs covering local government areas; and State Environment Planning Policies (SEPPs), covering areas of State or regional environmental planning significance. LEPs commonly identify, and have provisions for, the protection of local heritage items and heritage conservation areas.

The EP&A Act also requires consideration to be given to environmental impacts as part of the land use planning process. In NSW, environmental impacts include cultural heritage impacts and as such any required Review of Environmental Factors, Environmental Impact Statement, or Environmental Impact Assessment should incorporate an assessment of European heritage. The consent authority is required to consider the impact on all heritage values.

2.3.1 Sydney Local Environmental Plan 2012

The study area is within the City of Sydney LGA and is subject to the Sydney LEP 2012. Section 5.10 of the LEP sets out provisions for heritage conservation within the LGA. Schedule 5 'Environmental Heritage' identifies the historic objects or places of heritage significance within the study area.

One heritage listed item is located on the same block as the development; however, is outside of the study area. The *Congregational Church including interior* at 103-105 Botany Road is local heritage item 2069 on the City of Sydney Local Environmental Plan 2012. A summary of the heritage items and heritage conservation areas in the surrounding vicinity are documented in the Table 2.1.

Table 2.1 Heritage listings within the vicinity study area.

Item	Listing	Gazette Date	Significance
Redfern Estate	C56	02/24/2023	Local
Cricketers Arms Hotel including interior	I4	12/14/2012	Local
Former CBC Bank including interior	I5	12/14/2012	Local
Lord Raglan Hotel including interior	I16	12/14/2012	Local
Alexandria Park	C1	02/24/2023	Local
Cauliflower Hotel including interior	I2070	12/14/2012	Local
Terrace Group	I2296	02/24/2023	Local
Former Waterloo Pre-school (225 Cope Street) including interior	I2077	12/14/2012	Local
2-storey Victorian terrace houses (circa 1880)	I2078	12/14/2012	Local



Figure 2.1 Overview of heritage items within the vicinity of the study area.

2.4 Non-statutory heritage registers

In addition to the heritage registers discussed above, a number of government and non-government organisations maintain non-statutory heritage registers (Table 2.2). Non-statutory heritage listings do not provide any legal protection but do indicate that an item or place has heritage significance.

Table 2.2 Non-statutory heritage listings within the vicinity of the study area.

Register	Item
National Trust (NSW) Heritage Register	Congregational Church (ID 7114)
	CBC Bank former (ID 6971)

3 Historic context

The following historic context has been reproduced from AMBS' previous assessments of the study area: Archaeological Method Statement for Waterloo Metro Quarter (AMBS, 2020).

On 14 April 1999, a devastating hailstorm caused such damage that the basement of the (then) South Sydney Council flooded, and historical records were damaged or destroyed, included all records prior to 1888, such that the earliest Rates Assessment Books for the Waterloo Station site is for 1888. Terry Kass, Historian & Heritage Consultant, was able to find the limited available information pertaining to land titles, though not all land transactions were registered, with unclear property descriptions and boundaries are unclear. The Sands Directories and newspapers available on Trove have been the primary sources.

The 1893 Sydney Water Archive Plan # PWDS1544-S44 proved to be the most reliable source for understanding much of the development of the block bounded by Botany Road, Raglan, Cope and Wellington Streets. In this report, properties on Cope Street are referred to as on Botany Street, as the name was not changed until the 1970s and this is the address identified on the 1893 plan (Figure 3.5).

3.1 Development of the Waterloo Area

Prior to European settlement, the area that was to become Waterloo was covered by dense heath and scrub. Numerous creeks and pools lined with mangroves and areas of saltmarsh drained into Botany Bay, which was characterised by sand dunes, Banksia Scrub, and swampland. As an estuarine environment, an underlying soil profile of alluvial sand characterises this part of southern Sydney to the coast.

In 1823, Governor Brisbane granted 1400 acres (655 hectares) to William Hutchinson which he called the Waterloo Estate, roughly the suburbs of Zetland, Alexandria and Rosebery (Figure 3.1). In 1825, John Thomas Campbell was granted 185 acres which he called Mount Lachlan Estate, and which roughly comprises the modern suburb of Waterloo. In 1825 and 1829 Daniel Cooper, an emancipated convict from Bolton, England, acquired the Waterloo and Lachlan Estates, a combined area of 1585 acres (642 ha), which he retained until 1853.

In the mid-1820s Waterloo was remote from the growing city, considered a wilderness and wasteland. Governor Macquarie ordered the construction of Botany Road, beginning at a toll-gate in Redfern linking Botany Bay with Sydney from 1818. The road was one of the first major roads of the colony and would have been the only sign of European presence as it passed through the wilderness between sparse scatters of small industries along the edge of the swamps (Figure 3.2) (Karskens and Rogowskey, 2004, p. 57). During the 1870s, Chinese market gardens were established along the southern sections of Botany Road and around Waterloo Swamps (Karskens and Rogowskey, 2004, p. 50; Fitzgerald, 1987, p. 29). However, these do not appear to have extended as far north as Redfern and the Waterloo Railway Station site.

The English *Public Health Act 1848* was followed in the same year by an Act of the New South Wales Parliament which banned 'noxious industries' from the city. From the 1850s industries moved into Waterloo, Botany and Alexandria, where some noxious industries had already been established early in the century. Wool washing and fellmongering had already been established in the Waterloo Swamps area, which had outlets into Shea's Creek, from the earlier nineteenth century (Karskens and Rogowskey, 2004, pp. 33-34). From as early as 1815, the ready supply of water trapped by ponds and swamps in the Waterloo area attracted those industries that relied on large quantities of water, such as grain grinding, milling cloth, wool preparation, and tanning (Figure 3.3 and Figure 3.4).

In 1821, Daniel Cooper, William Hutchinson and Samuel Terry had formed the firm of Hutchinson, Terry & Co. (also known as the Waterloo Co.). Each of the men had arrived in the colony as convicts but had become wealthy businessmen and landowners after they had each been pardoned (Australian Dictionary of Biography: Daniel Cooper, William Hutchinson). In 1820, the Waterloo Co. established a water-powered flour mill on Crown land at Waterloo; however, in 1825 the company was acquired by Daniel Cooper and Solomon Levey and the company became known as Cooper & Levey.

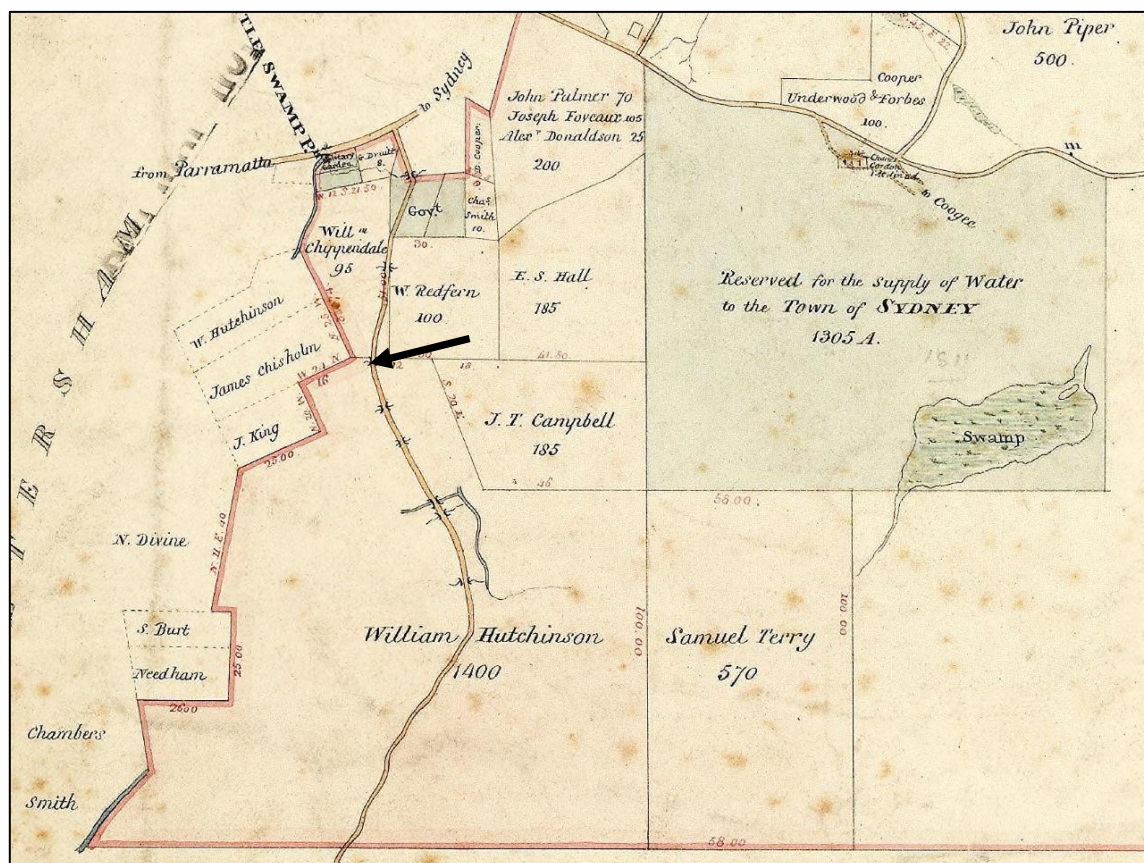


Figure 3.1 Undated Parish map of Alexandria, showing the extent of William Hutchinson's grant and that Botany Road has been formalised. The approximate location of the Waterloo OSD site is arrowed (NSWLRS HLRV).



Figure 3.2 Old Botany Road continuation of Bourke St 1873, which must be to the south of the study area. Unsigned watercolour dated '26 May, '73' from a series titled Views of Sydney, 1862-1873 / Samuel Elyard (SLNSW FL650451).

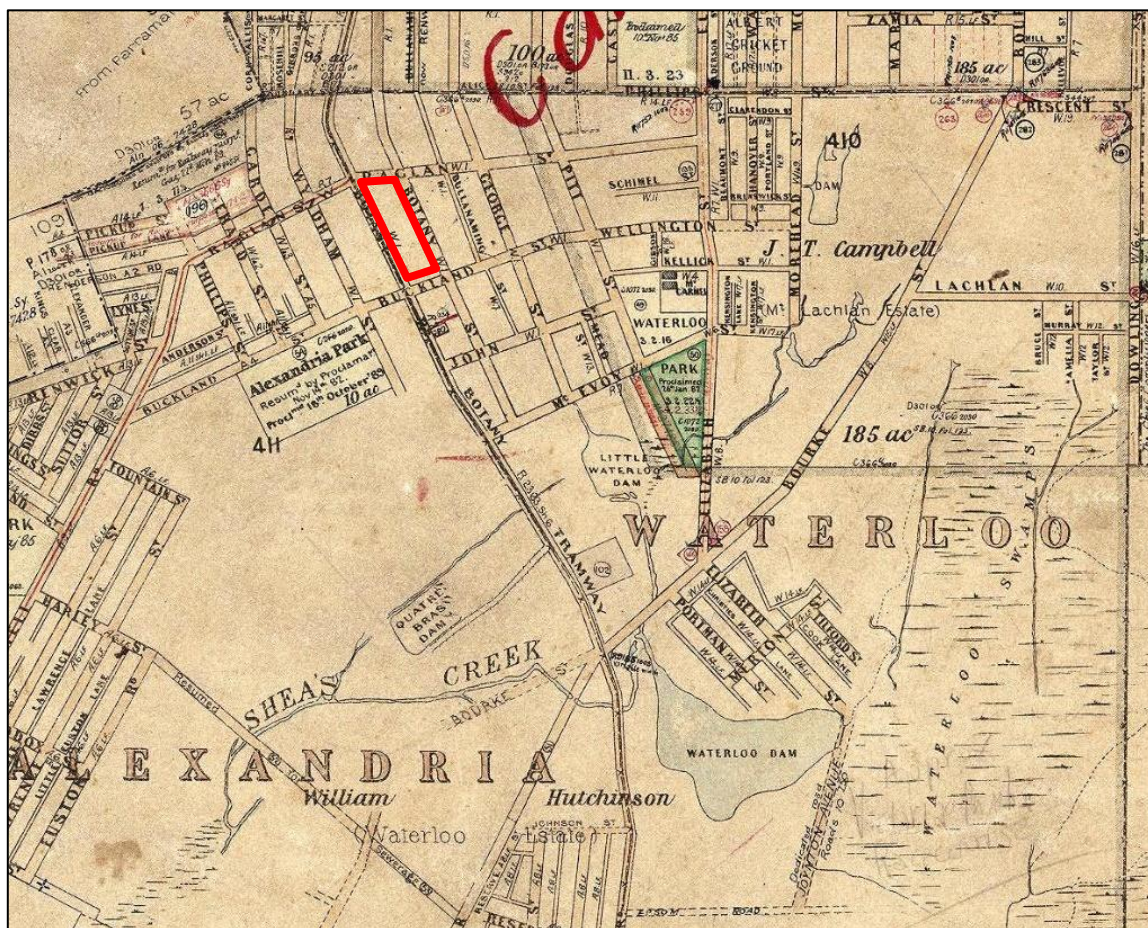


Figure 3.3 Detail from an 1886 Parish map of Alexandria, showing the extensive network of swamps, creeks and dams within the vicinity of the study area (outlined in red) (NSW HLRV).

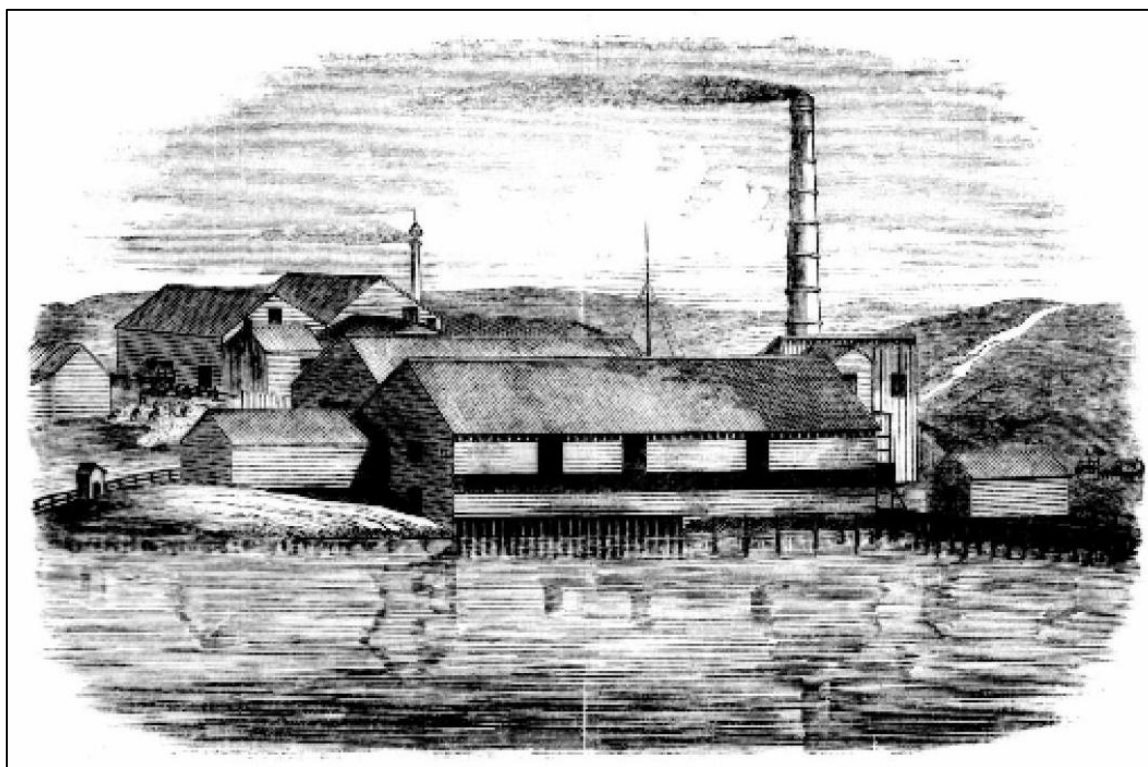


Figure 3.4 Hinchcliff's Woolwashing Establishment at Waterloo established on Botany Road in 1848 (Australian Town and Country Journal, 16 June 1877, p. 20).

3.2 Early Development of Part of the Waterloo Estate

The locations of the earliest leases within the study area are unclear; however, land titles information does provide some information regarding lessees. However, there are no associated maps or plans nor information regarding construction of buildings. The pattern of leases, the majority of which are 200 feet (61m) deep with frontages on Botany Road and Botany Street, is described as extending from Raglan Street in the north to Buckland Street (now Wellington) in the south (Figure 3.5).

3.2.1 William Powell

From the 1850s Daniel Cooper sold 99-year leases on sections of his land, of which the following refer to the leases to William Powell comprise the study area:

- a) 25 October 1855 to William Powell, Botany Road, carpenter, of 1 acre 2 roods, bounded on the south by Buckland Street 3 chains 8 links, on the east by Botany Street 4 chains 47 links, on the north by other land leased to Powell 3 chains 21 links and on the west by Botany Road 4 chains 98 links. For 99 years at a rent of £30 per annum (NSWLRS HLRV, Book 45, No. 554).
- b) 1 April 1857 to William Powell, Waterloo Estate, carpenter, of 1 acre 2 roods 37 perches, bounded on the north by Raglan Street 3 chains 40 links, on the east by Botany Street 5 chains 49 links, on the south by 3 chains 21 links and on the west by Botany Road 5 chains 72 links. For 99 years at a rent of £51/8/0 per annum (NSWLRS HLRV, Book 48, No. 557).

William Powell lived on Botany Street and retained some of the leased land but sub-leased most of it to numerous tenants for annual ground rentals of usually a few pounds per year. From the mid-1850s Powell issued Leases, Sub-leases, Under Leases or Assignments of Leases on the land within the study area, some of which were later transferred as further sub-leases. Although the earliest subdivision in Waterloo was in 1853, this was localised to the centre of the town, an area bounded by Wellington, Raglan and Elizabeth Streets, and largely based on venture capital. The first housing was built by *speculative investors, who thus played a key role in providing housing in these outer suburbs of Sydney* (Karskens and Rogowskey, 2004, p. 57). It is possible that William Powell, as a builder, may also have been one of these speculative investors, building houses within his lease to maximise the return on the land.

William Powell was also active in forming Waterloo Municipality, proclaimed in 1860, briefly becoming Mayor of Waterloo. As a councillor, William Powell was active in advocating for the improvement and maintenance of the streets bounding the block in the early 1860s. In 1863, he moved that *Botany Street be kerbed and footpaths formed on the east side from Raglan Street to Buckland Street* (Sydney Morning Herald, 18 June 1863, p. 3). In 1869, Powell built a terrace row of four brick houses, Banbury Terrace at **91-97 Botany Street** (140-146 Cope Street) (Sydney Morning Herald, 25 October 1869, p. 7).

3.3 Development along Botany Road

Named by Governor Macquarie as the main road to Botany Bay, Botany Road was constructed to access the water powered flour mill constructed by William Hutchinson, Daniel Cooper and others in Waterloo about 1818.

3.3.1 William West

In mid-1855, one of the earliest leases, a block bounded by Botany Road, Raglan and Botany Streets, was taken by William West, a builder. The block is described as being 200 feet (61m) along Raglan Street, extending for 25 feet (7.6m) along Botany Road and Botany Street (NSWLRS HLRV,

Book 49, No. 945). In 1859, West was nominated as a candidate for councillor for the Waterloo Ward and is described as having built a new house, next to the post office on Botany Road (Sydney Morning Herald, 7 September 1859, p. 1). In the 1861 Sands Directory West is recorded as living at the Post Office at 41 Botany Road, which is to the north of the study area (City of Botany Bay, n.d.). In 1863, West was also said to hold vacant land in Botany Street, suggesting that his block had not been developed at this time (Sydney Morning Herald, 5 June 1863, p. 5).

By the 1870s, William James had established a grocery shop on the corner at **49 Botany Road** which was *doing a first-class business, leading thoroughfare, splendid position* (Sydney Morning Herald, 28 September 1881, p. 13). In 1888 the shop was valued at £152, the highest on the block, and is described as a weatherboard and iron shop, residence and sheds. The property continued as a grocer shop until 1901 when John Gostwick Green successfully applied for a Colonial Wine License for his business (Evening News, 1 October 1901, p. 1).

In 1913, Sir Daniel Cooper's son (also Sir Daniel Cooper), recalled the 1857 lease on the northernmost part of the block; 1163 square metre block from the Raglan Street corner to **57 Botany Road** and to **55 Botany Street** and sold it to Charles D'Arcy for £750 (NSWLRS HLRV, Book 993, No. 822, 18 April 1913). The Sands Directories show the houses at **55–57 Botany Road** as occupied from 1879 until, in the 1888 Rates Assessment the houses are described as brick and timber semi-detached three-roomed houses owned by Jane Turner and valued at £26. The houses continue to be occupied into the 1930s by a range of tenants.

The corner shop continued as a grocery into the 1930s however, a portion of the building burned down in May 1931. A contemporary account of the event describes the front part of the property as having been "erected nearly 100 years ago" (Sydney Morning Herald, 6 May 1931, p. 5). By 1936 the store had been demolished, and the corner block remained as a fenced off vacant lot for more than a decade. It was leased to Standard Cars Pty Ltd as a service station. In 1961, following Charles D'Arcy's death in 1959, his property was sold to the upholstering firm Comfytex Pty Ltd which had premises at 67–69 Botany Road (NSWLRS HLRV, Transfer H94089, 30 November 1961). The 1145 square metres of land facing Raglan Street between Botany Road and Botany Street was resurveyed as Lot 4, Deposited Plan 215751.

To the east of the grocery, at **138 and 136 Raglan Street** was a pair of attached timber and iron cottages which were demolished in 1935. These cottages were, with the brick and iron three-room cottage at 134, advertised for rent in 1879: *Cottage, BOTANY-ROAD; three Cottages, side passage; and Cottage, fronting BOTANY-STREET about midway between the junction of BOTANY ROAD with BOTANY-STREET and RAGLAN-STREET. TITLE-Sir DANIEL COOPER'S LEASEHOLD, for 99 years, at the nominal ground rent of £10 8s per annum* (Sydney Morning Herald, 21 May 1879, p. 10). The cottage at **134 Raglan Street** was an oyster saloon in 1900 and a fish shop until the 1960s.

At the corner of Raglan and Botany Streets, the Primitive Methodist Church was established in 1871 and the adjacent School Hall in 1881. The church was a substantial brick and iron structure, while the hall was a simpler timber and iron building. The Primitive Methodists had emerged in England during the early 1800s, and they built a strong presence in Australia. In 1902 the five branches of Methodism in NSW amalgamated as one church and the Waterloo church was rebranded as Methodist. In 1919, the church had ceased to function, and the hall was let to Heckles and White, upholsterers, while the former church became a broom factory (Sydney Morning Herald, 17 November 1920, p. 13).

During the mid-1960s Lot 4 was sold to Arianna Holdings, which erected a large brick warehouse, leased to a variety of tenants including the TAB, newsagents, and a Foodland supermarket, with various trades carried out in the first and second floor studios (NSWLRS HLRV, Volume 9340, Folio 10, 15 November 1967).

3.3.2 John Smith Glover

In 1857, a 25 ft (7.6m) wide block extending between Botany Road to Botany Street is leased by John Smith Glover, a clerk and dealer who is recorded as present in the 1864 Sands Directory (NSWLRS HLRV, Book 51, No. 659). Glover was one of William Powell's original sub-lessees and his property included 59–61 Botany Road and 53–55 Botany Street.

When John Glover died in 1863, he left his estate to his wife, Ann Glover (née Stinson or Stevenson) (Sydney Morning Herald, 30 January 1864, p. 10). Ann Glover, as Mrs Glover & Sons, traded as a speculative builder, becoming one of the first female builders in Australia. In 1873 and 1875, Ann Glover advertised for tenders for the stone foundations and brickwork for four houses on Botany Road, and in 1879, expanded her operations to Pitt Street, advertising for tenders for the stone foundations of two houses.

The Glovers lived and worked at **59 Botany Road**, a double-fronted brick shop and six-roomed dwelling until 1884. In 1869, the property was advertised for sale as Waterloo House and grocer's shop comprising a *'double shop, 5 rooms and kitchen, good well, stable, and side entrance* together with two weatherboard cottages, each with two rooms and a kitchen in Botany Street (Sydney Morning Herald, 25 October 1869, p. 8). In 1884 the Glover family moved to 95 Victoria Terrace on Pitt Street, Redfern, the sub-lease on the grocery business was transferred to L L Chapman, who hoped *to merit a share of the patronage hitherto bestowed*. Chapman moved to number 65 a few years later and the shop was tenanted by a succession of grocers and fishmongers.

61 Botany Road, also first leased by the Glover family, was a timber and iron shop and residence. It was tenanted for some time by bootmaker William Potts and others until 1925, when it became the rooms of the Alexandria & Waterloo Workmen's Institute. Formed c.1900, the Institute was part of a network of similar societies offering social and sporting opportunities to working men. These lofty goals were not always met; the Institute's previous rooms across the road at 72 Botany Road were closed after complaints of drunken and rowdy behaviour (Evening News, 11 October 1923, p. 9). In 1935 the Institute sold off its leases on the Botany Road property (Sydney Morning Herald, 12 March 1935, p. 7).

By the 1940s 59 and 61 Botany Road were sold to machinery merchant John Skinner who had already gained Council approval to build a 'Machinery depot' (NSWLRS HLRV, Volume 5291, Folio 11, 16 December 1941). This purchase also included number 53-61 Botany Street, a brick warehouse with an iron roof was constructed on the site. In 1942 he was advertising: 'MCDONALD DIESEL, 3-5 h.p. Kerosene, Petrol Engines: Armstrong Friction Heist. Cletrac Tractor, Woodworking Machinery. Pumps, Piping. Fittings. J. Skinner, 59 Botany Rd, Waterloo. MX1063' (Sydney Morning Herald, 7 November 1942, p. 2).

3.3.3 George Bolt, Charles Barry John Phypers and Richard Puckeridge

In 1857, the block immediately to the south of John Glover's was leased to George Bolt, labourer, also noted in the 1864 Sands Directory (NSWLRS HLRV, Book 51, No. 858); however, nothing more is known of the pre-1888 history of the block.

In 1858, Charles Barry, a bootmaker who is also noted on Botany Road in the 1864 Sands Directory takes the lease on the next 20 feet (6.1m) wide block on Botany Road and Botany Street (NSWLRS HLRV, Book 54, No. 83). Also, in 1858, John Phypers, a malster, takes the lease on the next block, which has a frontage of 25 feet (7.6m) on Botany Road and Botany Street, which he transfers to Sarah Stokes, Edmund Stokes' wife, in 1873 (NSWLRS HLRV, Book 54, No. 324 and Book 134, No. 994). Stokes is described as a dealer and the trustee for his wife. The next block is leased by Charles Cook, a labourer in 1858 (NSWLRS HLRV, Book 54, No. 325).

In 1861, Richard Puckeridge, a brickmaker, takes the lease on the 25 feet (7.6 metres) block to the south of Cook's block, and perhaps the adjacent 25 feet block (NSWLRS HLRV, Book 73, No. 869). In 1865, Puckeridge transfers half of his block to Joseph Sawyer, a cabinet maker. Puckeridge retains a 100 ft (30.5m) deep block on Botany Road, while Sawyer has a block of the same size on Botany Street (NSWLRS HLRV, Book 95, No. 969). It appears that at some time before 1880, Sawyer has acquired the Puckeridge's block as he is listed at **69 Botany Road** until 1916 in the Sands Directory, with a Miss Sawyer, presumably his daughter.

L L Chapman, who briefly owned the grocery at **59 Botany Road**, took the lease on the two-storey brick shop and house at **65 Botany Road** from about 1888. Chapman also leased the house, 65 Botany Street, on the same narrow block. Chapman resided at the Botany Street house and rented the Botany Road shop to Caldwell Wines for use as a wine bar (NSWLRS, Deposited Plan 78721, 8 July 1927). By which time Chapman owned the entire block and both buildings, having purchased from Sir Daniel Cooper junior at the same time as Charles D'Arcy (NSWLRS HLRV, Book 993, No. 822, 18 April 1913). The property was unchanged until Chapman's death in 1946, after which the grocery shop and shed was let by Frank Skinner's machinery business and sub-let to a wood-turning business. In 1955 the newly renumbered 120 Botany Street was demolished and when surveyed in 1956 a *new brick factory* occupied the entire site, used since then by smash repair businesses (NSWLRS, Deposited Plan 27454, 23 July 1956).

John McCartney leased a block encompassing the timber and iron shop and residence at **67 Botany Road** and the semi-detached brick houses at 67-69 Botany Street. Fishmonger Arthur McCartney occupied the shop until 1889 when this *Old and Established FISH and OYSTER Business* was advertised for sale (Evening News, 7 December 1889, p. 5). In the 1920s the shops were joined by the iron factory building of Shelton and Wadds, *Cabinetmakers, Wood turners, and Reel Manufacturers*. By 1932 several light manufacturing tenants occupied the site and building, including Tasman Engineering until 1944, followed by Hodge & Son plumbers (Construction, 5 July 1944, p. 6).

In 1950, the entire block from 67 to 71 Botany Road and 69 to 71 Botany Street were sold to engineer Edward Taylor and wife Winifred, a total of 1517 square metres (1 rood, 20 perches) (NSWLRS HLRV, Volume 6233, Folio 62, 7 December 1950). Following Edward Taylor's death in 1953 this property was sold to upholsterer John Matasin. When resurveyed in 1956 the land from Botany Road to Botany Street was occupied by a new two-story brick factory, soon acquired by the upholsterer Comfytex Pty Ltd (NSWLRS HLRV, Volume 7731, Folio 65, 24 July 1959).

3.3.4 Joseph Sawyer

Joseph Sawyer owned the land extending from 69- 73 Botany Road, including 73-75 Botany Street. Sawyer, a cabinet-maker, carpenter, and joiner married Catherine Sawyer, a dress and mantle maker, in 1849, and the couple had had three girls by 1858. He reportedly fathered a child with a Miss Eliza McCormack, of Castlereagh Street, with whom he took up residence, fathering several children. Sawyer's wife and children remained **69 Botany Road**, the court ordered him to pay his wife maintenance of 30s weekly for 12 months, together with £2 2s court costs: this was the first case decided under an amended *Deserted Wives and Children's Act 1840* (amended 1858) (Sydney Morning Herald, 13 April 1859, p. 8). In 1880, the **69 Botany Road** property is described as a large timber and iron shop and dwelling, plus two iron sheds. The small timber and iron house built behind number 69, **71 Botany Road**, was rented by the Sawyer family to various tenants. In 1916, Sawyer is recorded in the Sands as living at 69 Botany Road, where *Day C. & Sons, cabinetmakers* operated. During the early 1900s, 71 Botany Road is identified as the Paragon Sawdust Company, selling bags of sawdust from the Sawyer factory to butchers and others (Sydney Morning Herald, 9 September 1909, p. 10). Following his death in 1917, his wife Mrs Sawyer, continued to occupy the property until 1919, when her daughter, Henrietta, is recorded until 1925.

A timber and iron house stood at 73 Botany Road, valued in 1889 at £21, remained unchanged into the 1950s. An attached pair of brick houses stood at 73-75 Botany Street, one of which was advertised for rent in 1875: *HOUSE, Four rooms and kitchen, 75 BOTANY STREET* (Sydney Morning Herald, 23 October 1875, p. 16).

In 1957, the building at number 69, now part of Lot 11, Deposited Plan 27454, was demolished by its new owner Comfytex Pty Ltd. A new brick shop was built on the street line; its predecessor had stood back at an angle to Botany Road (NSWLRS, Deposited Plan 228641, 22 October 1964). The new shop was leased to fruit merchants Thomas Salter and Reginald Joseph (NSWLRS HLRV, Volume 7731, Folio 65, 12 September 1957). In 1967, 69 and 67 Botany Road was purchased by Max Garrett & Co and retitled as part of Lot 1, Deposited Plan 228641 (NSWLRS HLRV, Volume 10257, Folio 199, 12 May 1967).

3.3.5 James Hill, Joseph Hinchcliffe, Charles Coulson and John Abbott

In 1864, the lease on the block immediately to the south of Puckeridge's and Sawyer's is taken by James Hill, a builder and bricklayer (NSWLRS HLRV, Book 97, No. 382). The property comprises two blocks each 50 feet (15m) wide, which Hill divides into four properties 100 feet (30.5m) deep: two on Botany Road and two on Botany Street. Hill retained the northern block on Botany Road and the southern block on Botany Street, leasing the other two. The southern block on Botany Street is leased to Joseph Hinchcliffe in 1866, at which time he is described as a postmaster, the northern block on Botany Street is leased in 1872 to Charles Coulson, mariner (NSWLRS HLRV, Book 97, No. 382 and Book 130, No. 315). In 1868, Charles Coulson's widow Emily transfers her lease to John Abbott, dairyman, who is recorded in the Sands Directory at the site in 1880 (NSWLRS HLRV, Book 157, No. 805).

In 1964, **73 – 85 Botany Road** were demolished after the French oil company Total purchased Lots 3 to 10 of the new subdivision Deposited Plan 27454 (NSWLRS HLRV, Volume 8474, Folio 9, 11 October 1963). These eight lots, all 18 feet wide, were no doubt intended to regularise the rather ramshackle Botany Road street-front. However, Total built a service station on the 904 square metres of numbers 71 to 83: *Conventional station in busy commercial/industrial area. Has a two-bay workshop and sells over 200,000 litres per month petrol and distillate* (Sydney Morning Herald, 2 August 1986, p. 134). The service station was auctioned in 1986 and later replaced by a brick warehouse.

87 Botany Road, a brick house valued at £32 in 1888, was joined on its extensive block in 1939 by the iron-roofed factory of Hallmark Manufacturing, which retailed manufacturing equipment: *PATENT RIGHTS universally used. Wooden article together with necessary. Jigs and plant Incl Machine Drill and Finisher mounted on bench and motorised. Liberal price approved. Material available, agencies established. Sell £85, Hallmark, 87 Botany Rd, Waterloo* (Sydney Morning Herald, 18 October 1947, p. 29). In 1956 the rear of the block was retitled as part of Lot 1 of Deposited Plan 27454 and purchased by coppersmith Robert Martin. The same year the Botany Street end of the block, now Lot 2, was purchased by shoe manufacturers Lazlo and Rosa Vereckai, the house replaced by a small factory at this time (NSWLRS HLRV, Volume 7487, Folio 61, 1 May 1958).

Two attached brick houses and shops, **89-91 Botany Road**, were owned by William Powell, the first lessee of the block. Prior to 1885 number 89 was leased by ironmonger William Symons while number 91 was home and workplace for Powell's hairdresser son William A Powell, later an alderman and Mayor of Waterloo. By 1927 the block was owned by confectioner Marino Petrich and his wife Maria (NSWLRS, Deposited Plan 78721, 8 July 1927). From 1946 the rear part of the block was occupied by the two-storey brick factory of Mulhall & Higgs, potato crisp manufacturers. This tenant was replaced in 1950 by Lincoln & Grimshaw, printers, and from 1956 by the Verka

Shoe Company. The house was replaced in 1964 by a new shopfront for the Austral Repair Service, which offered repairs to domestic appliances.

Three timber and iron attached shops and residences occupied numbers 93, 95 and 97, all valued at £23 in 1888. The trio hosted a variety of retail and residential tenants until 1915, when they were replaced by the Coliseum Picture Theatre, renamed about 1950 as the Plaza. The theatre was sometimes used for boxing and for concerts as well as cinema. Number 99 was occupied by a timber and iron house and shed, down a lane from Botany Road, used by a fuel (coal and wood) merchant. Around 1900 the shed became a furniture store, before its demise for the cinema.

3.3.6 Waterloo Congregational Church

The next block south was 54 feet (16.5m) wide and 112 feet (34m) deep, leased in 1878 by Presbyterian Minister, Reverend Curtis (NSWLRS HLRV, Book 183, No. 437). The first Waterloo Congregational Church was founded in 1865 on Botany Road, south of Buckland Street, despite being enlarged in 1871, *to afford accommodation for a congregation of two hundred and eighty persons*, the building remained too small for its potential congregation (Sydney Mail and New South Wales Advertiser, 29 July 1871, p. 688). In 1883, 103-105 Botany Road was purchased for £550 and work on the brick Victorian Gothic church designed by Herbert S Thompson to seat 470 people began (Sydney Morning Herald, 26 November 1883, p. 7). The brick school hall at the rear of the church was built in 1886 to replace the earlier school associated with the 1863 chapel and to accommodate 400 students.

3.3.7 From James Templeton's Lease to John Isaac Holbrow's Lease on Buckland Street

In 1864, the 26 feet (8m) wide block to the south of the church was leased to James Templeton, a baker (NSWLRS HLRV, Book 87, No. 622). The next block, 52 feet (16m) wide, is leased to John Hurst in 1871, which he transfers to Thomas Barber Goldfinch in 1873, who is recorded as occupying the site in the 1880 Sands Directory (NSWLRS HLRV, Book 125, No. 473 and Book 138, No. 338).

Martin Smith leases the 40 feet (12m) wide block to the south in 1855, which he transfers to Benjamin Eve, a wool-sorter, on 16 December 1863 (NSWLRS HLRV, Book 86, No. 53). The lease on the 50 feet (12m) block to the south is taken by Samuel Townsend, butcher, who transferred it to John Mulder, grocer, in May 1865 (NSWLRS HLRV, Book 80, No. 509 and Book 92, No. 866). Mulder is recorded at 125 Botany Street until 1889 in the Sands Directory, and during the 1870s was treasurer of the Protestant Alliance Friendly Society (Protestant Standard, 23 November 1872, p. 7).

In 1858, the next block of 49 feet (15m) was leased to Alfred Flack, a diesinker, who is indicated as residing on Botany Road in 1861 (NSWLRS HLRV, Book 61, No. 83). Flak improves or develops his property, indicated by an advertisement *Alfred Flack, diesinker of Botany Road*, which must represent a business address (Empire, 5 February 1869, p. 1). In 1865, Flack had transferred 24 feet (7.3m) of the southern part of his lease to John Paul, a brickmaker. The block is described as 100 feet (30.5m) on Botany Road; however, the identity of the lessee of the Botany Street property is unknown. The Sands Directory records Alfred Flack as residing at **117 Botany Road** in 1867. In 1878, the 25 feet (7.6m) wide block along Buckland Street is leased to John Isaac Holbrow (NSWLRS HLRV, Book 181, No. 424). In 1888, the Sands Directory describes the building at 117 Botany Road as a brick produce store owned by Charlotte Jeffries.

By 1915 William Ward was servicing and sharpening band saws at number 107, a portent of the increasing local presence of the cabinet and furniture maker's trade.

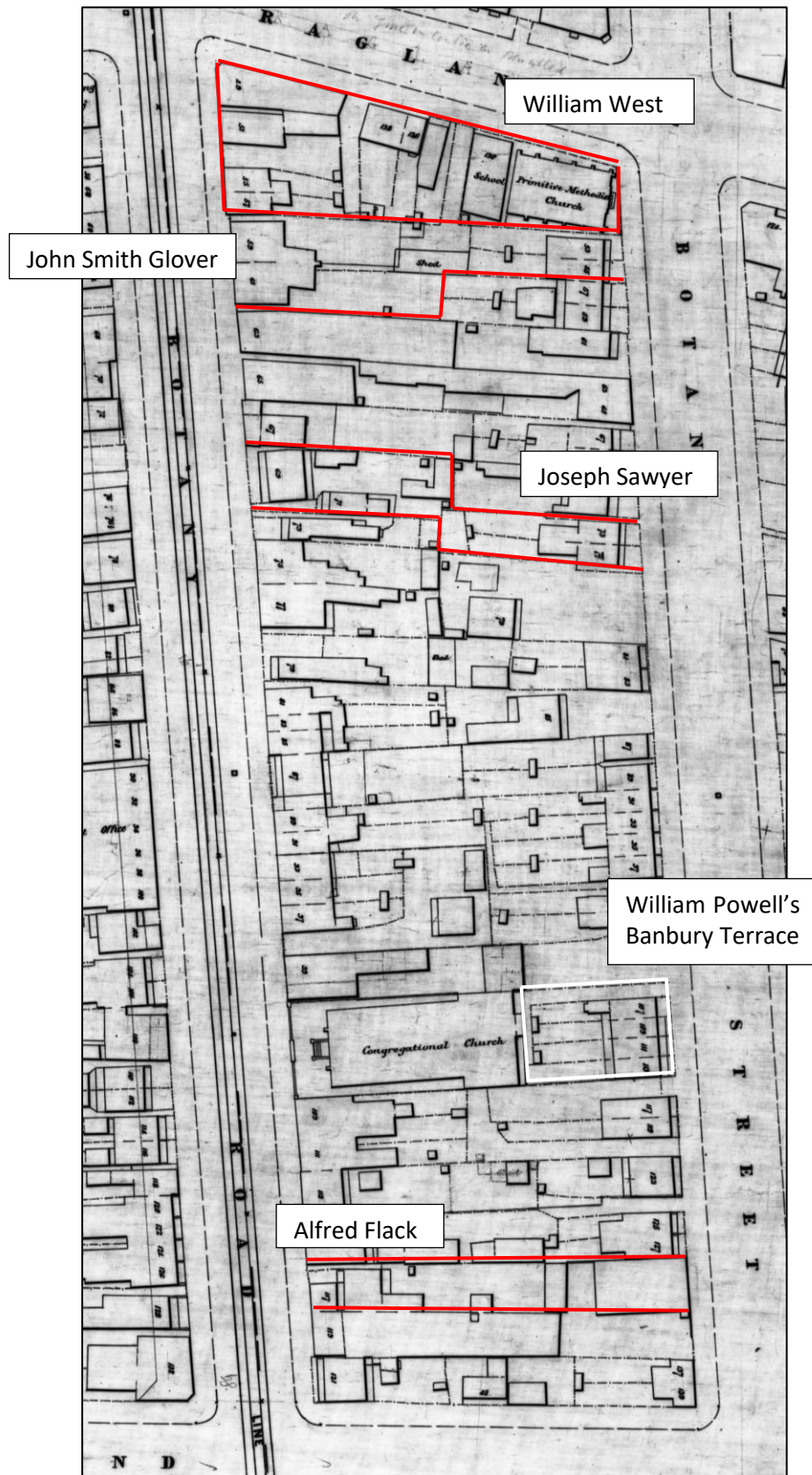


Figure 3.5 1893 Sydney Water Plan with outlined approximations of leases known from sources (Sydney Water Archive Plan # PWDS1544-S44).

3.4 Development in the Later Nineteenth Century

The Borough of Redfern was established in 1859, and Waterloo was incorporated as a separate borough in May 1860, indicating that the suburb was becoming more populated. On 26 September 1855 the first Passenger Railway from Sydney to Parramatta opened. The station now known as Redfern opened in 1878 as Eveleigh Railway Station, located near to the present Mortuary Station. Relocation of the station to its present location was to accommodate the quadruplication of the line in 1885. Associated with the station were the Eveleigh Railway Workshops, established as the major railway workshop for the NSW railways in 1882-1897 (Figure 3.3). Construction of the railway and associated infrastructure attracted a large population that needed to be housed locally in Redfern and Waterloo, resulting in a building boom in the late nineteenth century. In 1933, trams began running down Botany Road, linking the suburb and its workers with the City.

Improvements in transportation providing a focus for development put increased pressure on the provision of essential services. In response to a severe drought from the 1850s until the 1870s and the growth in population, Sydney's water supply system was improved, and water was sourced from the Botany Swamps. In 1876-1877, to augment the Botany Swamp reserves, the Bunnerong Dam was constructed, and water was reticulated to Sydney's inner suburbs. By the end of 1879 reticulation had been extended outwards such that much of Waterloo had been connected to a regular water supply (Aird, 1961, p. 12). In 1888, the Upper Nepean Scheme was completed, and the Botany supply was superseded (Aird, 1961, p. 12).

In 1887, the construction of two large sewerage schemes was proposed, the 'northern system' which would service what is now central Sydney and the eastern suburbs, discharging into the ocean at Bondi, and the 'southern system', the Southern Main Outfall Sewer, servicing the area from Redfern, Waterloo and Mascot, discharging at the mouth of the Cook's River in Botany Bay. Construction commenced in 1880 and was completed in 1889, with responsibility for its operation being transferred to the Water Board in 1890 (Figure 3.7) (Aird, 1961, p. 141).

As indicated by later developments and the 1893 Sydney Water plan, the study area had become densely populated with houses and commercial premises by the later nineteenth century (see Figure 3.5 above). This was likely in response to the arrival of the railway and in particular the Eveleigh Workshops which provided increased opportunities for employment, as well as the reticulation of water and provision of sewerage. Certainly, Redfern is noted as a working-class suburb during the 1860s, which extended over the following decade to Waterloo and Alexandria, which was the most rapidly growing area, with a population dominated by factory workers, labourers and unskilled workers (Fitzgerald, 1987, p. 27). Fitzgerald also notes that Waterloo, with Redfern and Alexandria was a focus of the Sydney Health Board's 1876 investigations into slum housing, which was characterised by over-crowding and poor sanitation. The layout of streets with an irregular pattern with laneways and cul-de-sac criss-crossing blocks, contributed to the development of slums during the latter part of the nineteenth century (Fitzgerald, 1987, p. 62).

When stringent building codes were introduced to the city in the 1870s, areas such as Waterloo became more attractive. The population of Waterloo until the end of the century increased enormously placing increased demand on the need for housing. However, construction was often unregulated and of poor standard to maximise profits, such that despite a lower density population than the city, conditions were similar to those on the western outskirts of the city, due to the lack of facilities and services. By the end of the century, Waterloo had become populated by *larger scale industry, rows of terrace housing and areas of workers' cottages* (Karskens and Rogowskey, 2004, pp. 57-60).

3.4.1 W Rising & Co. & Botany Road Retail

In 1918, Dame Alice Helen Cooper agreed to sell leased properties which had remained part of the Waterloo Estate, also known as the Cooper Estate. In 1927, the Cooper Estate still conveyed most of the land in this block with some omissions measuring 2 acres 1 rood 32 perches to Quong Wing, Waterloo, cabinet manufacturer for £2,500 (NSWLRS HLRV, Book 1464, No. 464). On 6 July 1927, he applied to convert the title to Torrens Title (NSWLRS HLRV, Primary Application 28721). A title was issued to him on 5 December 1928 (NSWLRS HLRV, Volume 4224, Folio 96).

By 1928 Waterloo and Alexandria were the centre of Chinese life in Sydney, although the area had not always been welcoming. In 1882, a scene viewed on Botany Road near Raglan Street was reported: *Some boys had been pelting with stones an unfortunate Chinaman...This passage of events was witnessed by a number of men who had not the manliness to interfere and protect a stranger in a strange land from being insulted by a mob of larrikins* (Evening News, 26 January 1882, p. 3). In the early twentieth century furniture manufacture was the most successful and high-profile activity of Chinese workers and businessmen, despite the disapproval of the Labour movement and others, and Waterloo was the focus of this trade, whether run and staffed by Chinese or by others.

In 1915 Quong Wing purchased Joe Hung's Art Furniture workshop at 113 Botany Road and in 1927, Quong Wing's Rising & Co furniture company acquired the properties south of the Congregational Church at 107–115 Botany Road. Quong maximised the commercial and industrial potential of its south-west corner, constructing two floors of showrooms, all open to the street, the Rising & Co. Emporium, while a new factory building took over the remainder of the lots (Figure 3.6). By 1928, Quong had purchased most of the Waterloo block. Quong Wing owned two furniture manufactories at Waterloo, trading under the names Rising & Co. and Kissing & Co. Rising & Co. Emporium, Farmer's and other city department stores stocked furniture produced by Rising & Co.

Quong Wing died in 1946 and his main furniture business, Rising & Co was put into liquidation, a process completed by 1950 (Government Gazette of the State of New South Wales, 5 May 1950, p. 1228). Most of the block was sold off by Quong's accountant and liquidator Walter Vick. In 1949, Walter Vick sold the central part of the block from 69-89 Botany Road and 77-91 Botany Street. The buyer, John Matasin, came to Australia from Italy between the Wars, taking citizenship in 1935 (NSWLRS HLRV, Volume 6233, Folio 63, 7 December 1950). Matasin owned a furniture factory in Redfern and took the opportunity to enlarge his business, and on-sell much of his new property.

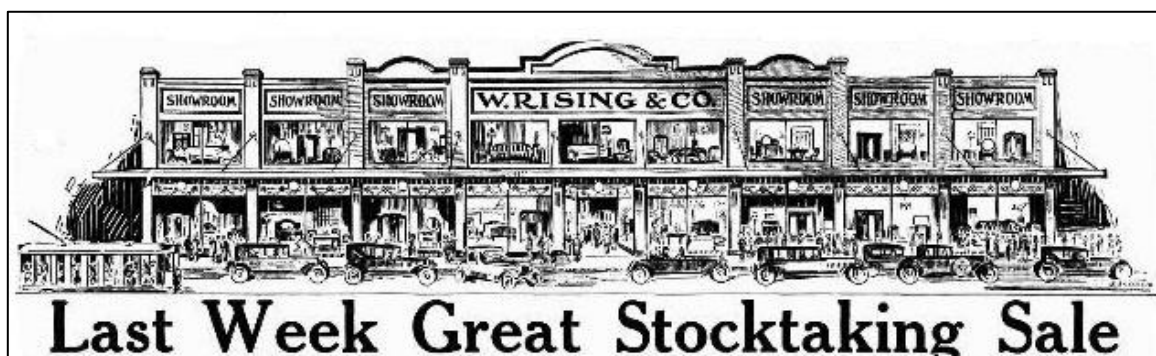


Figure 3.6 Advertisement of W Rising & Co. showroom, 107-117 Botany Road (Sun, 24 February 1929, p. 27).

Botany Road is described by Louis Stone in the opening of his novel *Jonah* as a lively retail centre in the early twentieth century:

One side of the street glittered like a brilliant eruption with the light from a row of shops; the other, lined with houses, was almost deserted, for the people, drawn like moths by the glare, crowded and jostled under the lights.

It was Saturday night, and Waterloo, by immemorial habit, had flung itself on the shops, bent on plunder. For an hour past a stream of people had flowed from the back streets into Botany Road, where the shops stood in shining rows, awaiting the conflict ...

Cabbages, piled in heaps against the door-posts of the greengrocer's, threw a rank smell of vegetables on the air; the fruit within, built in pyramids for display, filled the nostrils with the fragrant, wholesome scents of the orchard. The buyers surged against the barricade of counters, shouting their orders, contesting the ground inch by inch as they fought for the value of a penny. And they emerged staggering under the weight of their plunder, laden like ants with food for hungry mouths — the insatiable maw of the people (Stone, 1911).

Stone also describes living and working conditions in the suburb, which were likely largely unchanged since the nineteenth century. Buckland Street is described as *a long, ugly row of two-storey houses, the model lodging-houses of the crowded suburbs, so much alike that...it was difficult to differentiate one from another and where one could make himself at home on an anthill.* The focus of Jonah's interest, Clara, was brought up to believe she was *too fine a lady to soil her hands with work...had lived in the street ten years, and was a stranger in it.* Buckland Street was never empty, but she learned to pick her time for going in and out when the neighbours were at their meals or asleep. She attended a church at an incredible distance from Waterloo, for fear people should learn her unfashionable address. Her few friends lived in other suburbs whose streets she knew by heart, so that they took her for a neighbour. Clara had also managed to avoid the natural destiny of the Waterloo girls was the factory, or the workshops of anaemic dressmakers, stitching slops at racing speed for the warehouses. A few of the better sort, marked out by their face and figure, found their way to the tea-rooms and restaurants. Clara gave piano lessons, and needless to say, there were few pupils in Waterloo (Stone, 1911, pp. 94-96).

Despite Botany Road being Waterloo's main street for buying and selling during the first half of the twentieth century, the area became synonymous with slum housing, which is so evocatively described by Stone. Former Premier Jack Lang bemoaned the fact that *one had to travel through the slums of Waterloo and Redfern to reach Captain Cook's landing place*, while Waterloo Council's health officer reported that 500 of Waterloo's 2000 dwellings were unfit for habitation (Sydney Morning Herald, 23 March 1938, p. 23). Local member and NSW Premier Bill McKell believed that the issue of 99-year leases in Waterloo's was a cause of the poor-quality housing:

The depressed district is mostly in the Daniel Cooper estate. Sir Daniel Cooper, almost a century ago, had big property holdings...He didn't sell his land. He leased it on 99 year leases. Landlords built the cheapest possible type of house on these leaseholds. Nevertheless, a century ago they were considered pretty good residences. Today they are substandard. Landlords won't even splash a tin of paint on them because in a few years the properties (including the sub-standard homes) revert back to the Daniel Cooper Estate (Truth, 19 January 1947, p. 33).

As founder of the NSW Housing Commission, Bill McKell was instrumental in the post-War reconstruction of Waterloo and Redfern, with the eastern side of Botany Street flattened and rebuilt with public housing. However, until the 1940s Waterloo's built environment changed remarkably little, compared with the extent of new constructions elsewhere (Figure 3.8). There is some similarity between many of the building footprints recorded in the 1893 Water Board Plan and that of the 1949 City Council Civic Survey. Waterloo became part of Sydney City Council in 1948, and the block was rezoned light industrial, such that during the 1950s the block's retail and residential function had all but disappeared.



Figure 3.7 1890 Higinbotham & Robinson Map of Waterloo, Parish of Alexandria with inset detail. Note that the Congregational Church and AIS Bank are the only structures identified within the study area and the Southern Main Outfall Sewer, completed in 1889, is shown (arrowed) and Hinchcliff's Woolwash is also illustrated (NLA, obj-229915919).



Figure 3.8 1949 aerial photograph of study area (left) and detail from the 1949-1972 City of Sydney Building Surveyor's Detail Sheets (City of Sydney Archives Historical Atlas, A-00880026 and A-00880196).

4 Physical analysis

The study area sits within the urban development of Waterloo. Located approximately 4km to the south of the Sydney CBD, the site is surround by a mixture of both residential and commercial buildings. While no site visit was conducted, the city block that comprises both the Sydney Metro Station site and the Over Station Development site has been the subject of intensive archaeological works since 2018, undertaken by AMBS on behalf of Sydney Metro and John Holland. Changes and developments to the site have therefore been well documented. Almost all buildings within the study area were demolished in preparation for the project.

The eastern half of the block was excavated by AMBS in 2018, the new Waterloo Metro now occupies the northeastern corner of the study area, while further development along the southeastern portion of the study area continues. The western half of the study area, excavated in 2023 by AMBS, is still an active construction site. The Congressional Church, a brick Victorian Gothic church at 103-105 Botany Road is the only remaining structure within the study area that was not demolished as part of the redevelopment.



Figure 4.1 Aerial view of the site, pre-demolition of structures prior to the Sydney Metro and Waterloo Over Station developments, 2015 (Google Maps).



Figure 4.2 Aerial view of the site, post-excavation of the Waterloo Station Box, 2019 (Google Maps).

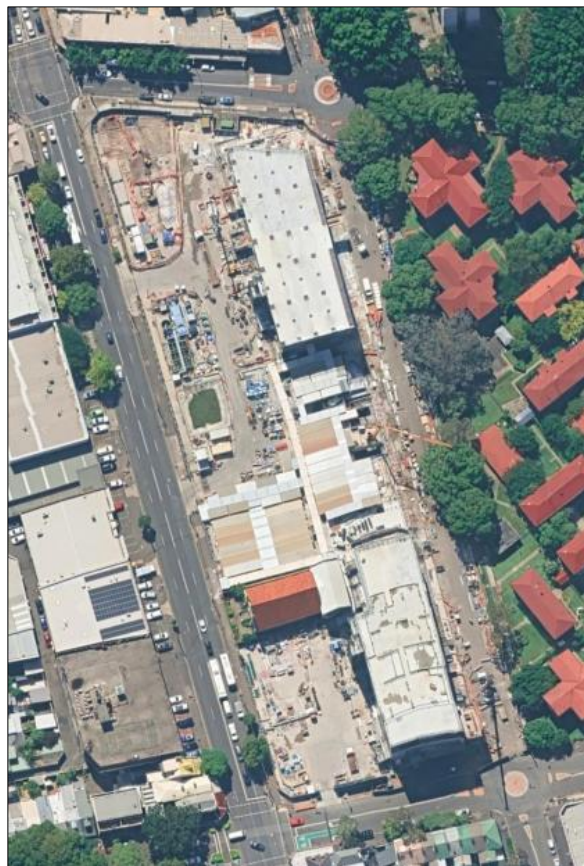


Figure 4.3 Aerial view of the site, during archaeological excavation of the Waterloo over station development 2023 (Google Maps).

5 Previous archaeological investigations

The study area was excavated by AMBS over two stages, the Waterloo Station Box excavation took place in 2018 covering an area of 5,400m² along the eastern half of the block (Figure 5.1), the Waterloo Over Station Development commenced in 2023 along the western half of the block covering an area of 8,214m² (Figure 5.2).



Figure 5.1 Waterloo Station Box excavation area.



Figure 5.2 Waterloo Over Station Development excavation area.

5.1 Waterloo Station Box on Botany Street (now Cope Street) (AMBS, 2020; AMBS, 2023a; AMBS, 2023b)

AMBS was responsible for the archaeological excavations within the footprint of the Waterloo Station Box from January to May 2018. All of the houses depicted on the 1893 Sydney Water plan along Botany Street were present on the eastern half of the block (Figure 5.3). Two nineteenth century occupation phases were identified during the excavation. The remains of several houses along Botany Street found to pre-date the official formation of the road; these structures were misaligned with the street. The structural remains of the terrace row at 91-97 Botany Street were aligned to the street, marking the distinction between the two phases of occupation.



Figure 5.3 1893 Sydney Water plan showing Waterloo Station Box excavation area to the east of the block.

5.1.1 Early Nineteenth Century Occupation

The early houses, pre-dating the official formation of Botany Street were substantiated archaeologically by postholes cut into the natural white sands of Waterloo defining timber-framed buildings which could be associated with some of the houses on the 1893 Sydney Water plan. These remains were primarily associated with Houses 53 and 77-79 Botany Street (Figure 5.3- Figure 5.5). House 77 is not depicted on the 1893 plan; however, its physical evidence would suggest it's an earlier house which had been demolished by the late nineteenth century. Also appearing in the natural white sands were plough lines with a rich humic soil, indicating that agriculture was practised (Figure 5.6).

Despite water only being reticulated in the 1880s, only three cisterns were identified on site, two of which were cut into natural sands. It is unlikely however, that the cisterns were functional as they were filled with sand and formed of a single unmortared brick wall. A number of pits and cesspits cut into the natural sands yielded a quantity of artefacts, affirming an early nineteenth-century date (Figure 5.5 and Figure 5.6). Additionally, the fill of a brick feature, possibly to hold a copper, came a collection of early French or Dutch kaolin smoking pipes, with more from another pit (Figure 5.7 and Figure 5.8).

5.1.2 Later Nineteenth Century Occupation

Along the southern half of site a mixed fill, likely introduced as a levelling fill in preparation for the construction of the later houses, was found to underlay William Powell's Banbury Terrace which was built in 1869 and overlay the early nineteenth century occupation. Archaeological features cut into the introduced levelling fill substantiate the later nineteenth century occupation of the site, particularly structural remains of houses and cesspits as well as rubbish pits. The majority of cesspits identified on site were converted into WCs after the area had been sewered in c.1889.

A large quantity of artefacts associated with domesticity were recovered from the houses along Botany Street, including crockery, bottles, buttons, ornaments, and children's toys. Multiple underfloor deposits were identified; however, the most intact underfloor was identified in House 91 which was excavated in 10cm spits.

A number of unusual features were recorded across the site, including the use of ceramic and glass bottles in the construction or repair of houses. At House 71 an area of inverted ceramic ink storage bottles, measuring 3.08m x 670mm, formed part of an internal floor of an extension or outbuilding (Figure 5.9). Two makers marks were identified on a number of bottles; Doulton & Co. and Stephens, Aldersgate London whose period of production is c.1860s-1880s. The foundations of House 79 were finished or repaired with three inverted stoneware stout bottles and another collection of inverted glass bottles was exposed during monitoring for Gate 2 at 89 Botany Road (Figure 5.10).

Another notable find was the large quantity of oyster shells recovered from the northern end of site. There was an Oyster Saloon at 67 Botany Road from 1880, soon becoming a fishmonger, and another at 134 Raglan Street from 1900, becoming a fishmonger in 1928. Although both William Powell and Ann Glover were builders, the quantity of unprocessed oyster shells confirm that they were not used as a source of lime for mortar, but likely associated with an Oyster Saloon, which were popular in the later nineteenth century.

The large quantity of structural elements remaining on site suggest the houses within the study area did not undergo multiple stages of construction or change. The artefacts primarily reflect a domestic setting shedding light into the everyday lives of Waterloo residents and their aspirations.



Figure 5.4 Variations in the quality of construction is clearly demonstrated in the foundations of the houses at 53–59 Botany Street interrupted by twentieth century concrete piers.



Figure 5.5 A series of post holes associated with the house at 53 Botany Street. The yellow is the Wianamatta clay appearing from beneath the white sands.



Figure 5.6 View east of one of a well, pits, furrows/plough lines and post holes defining a structure beyond beneath 77 Botany Street.



Figure 5.7 Brick feature from which the effigial kaolin smoking pipes were recovered.



Figure 5.8 A cache of effigial pipes recovered. Top Row (l-r): French Grenadier Old Guard (2), Don Quixote (2); Middle and bottom Row: Unidentified male wearing a bifold hat, large moustache and sideburns with a short stem with relief flowers. Scale 100mm.



Figure 5.9 The inverted ceramic ink storage bottle feature [2009] (left) and detail (right).



Figure 5.10 Bottle feature at 89 Botany Road.

5.2 Waterloo Over Station Development on Botany Road

AMBS was responsible for the archaeological excavations for the Waterloo Over Station Development along Botany Road in 2023, the post-excavation reporting is currently in progress (Figure 5.11). Open area excavations took place from February to August 2023, with archaeological

monitoring continuing until October 2023. The western half of the block had experienced significantly more modern impacts. Three phases of occupation were identified; the phases were not observed throughout all areas of excavation. Phase one, an early nineteenth century occupation, phase two, the mid nineteenth century to early twentieth century, and phase three, the industrialisation of the site during the mid twentieth century.

Although analysis and reporting on the archaeology and artefacts from the Waterloo Station Box 2018 excavation was still under way at the time of excavation, the findings were able provide an indication of the likely archaeological remains present along the western half of the city block.



Figure 5.11 1893 Sydney Water plan showing Waterloo Over station Development excavation area to the west of the block

5.2.1 Phase one: Early Nineteenth Century Occupation, Pre-1860s

The early nineteenth century occupation of the site was evidenced by archaeological remains of two slab huts located towards the northern end of the site. Both slab huts had a skillion attached to their southern extents with the remains of a chimney constructed from sandstock brick and sandstone.

The eastern and southern footing trenches were the only structural remains of Slab Hut 1, the structure was located at the corner of Botany Road and Raglan Street and likely continues beyond the excavation area. An internal compacted floor produced a high quantity of artefacts (Figure 5.12). These were table and tea wares, food and beverage bottles, toys and personal items, such as buttons and beads, indicating this was likely the primary living area of the household (Figure 5.12). The artefacts collected from the skillion floor suggest the area was used as the storage area for the hut. Slab hut 2 had structural wooden elements remaining along its northern, eastern and southern extents. Several in-situ nails were recovered from wooden elements and a high quantity of animal bones were found in association with the skillion (Figure 5.13).

Multiple features were identified surrounding the slab huts: rubbish pits were identified within the surrounding composite yard surfaces as well as postholes all likely associated with the occupation and or construction of the slab huts. A sandstone and sandstock brick well was identified east of Slab Hut 2.

Slab Hut 1 experienced a burning event; evidence of the chimney been demolished was also present. After the burning and demolition events it is likely the area was abandoned for an unknown period of time, evidenced by natural rain/water channels that formed within the ashy deposit and the accumulation deposits over the chimney. A levelling sand overlaid the burning and demolition events on which Houses 49 and 51 would come to be constructed (Figure 5.11). Slab Hut 2 had been more significantly truncated by later nineteenth century activities; it was demolished and largely removed in sections for the construction of Houses 59 and 61 (Figure 5.11).

5.2.2 Phase Two: Later Nineteenth Century Occupation, Post-1860s

The structures belonging to phase two, and visible on the 1893 Sydney Water plan had undergone multiple stages of construction. Unlike the 2018 Waterloo excavation, not all houses depicted on the Sydney Water plan survived. From the mid-late nineteenth century Botany Street was predominately residential buildings, whereas Botany Road was dominated by shops that would often double as residential dwellings, including grocers, chemists, butchers, drapers and fishmongers. The western half of the block developed during nineteenth to early twentieth century becoming more commercialised and industrialised.

Archaeological evidence of this phase consisted of both structural features including the footings of the houses, cesspits and wells as well as discrete features such as rubbish pits which provided a large quantity of artefacts for analysis. Excavation of the houses revealed some had been extended during their use. Houses 49 and 51 in the northwestern corner of the study area were extended east over time with multiple construction events visible, adding an additional two rooms to each house. Multiple stages of occupation were visible in the yards of House 59 and at 79 Botany Street where brick and sandstone surfaces showed either distinct stages of construction or overlaid multiple composite yard surfaces and former sandstone surface (Figure 5.14).

Many of the houses along Botany Road had little to no structural remains surviving. Both Houses 136 and 138 along Raglan Street only had a small portion of their southern extents remaining, constructed from sandstone (Figure 5.15). The semi-detached, three-roomed brick and timber houses at number 55 and 57 only had a small section of the sandstone party wall footing remaining (Figure 5.15). Two sandstone footings were identified for House 119, a dividing wall and rear

extent. Four houses excavated had no structural remains surviving, 63, 117, and 121 Raglan Street as well as 45 Buckland Street (Figure 5.11).

While few structural remains of houses survived, a large quantity of outbuildings and yard features were identified that were not captured on the 1893 Sydney Water plan. Area E2, along the eastern boundary of the study area encompassed Houses 75-85 Botany Road as well as the yards of 79 and 85 Botany Street, contained the highest number of cesspits within a single excavation area across the site. A total of ten cesspits were uncovered of which only five were depicted on the 1893 Sydney Water plan. Nine of the cesspits were brick, of which only three had been plumbed, and one constructed of sandstone. This differed from the Waterloo Station Box site where the majority of the cesspits identified had been converted to WCs. Notably, one cesspit had an adjoining laundry, which may have been a later extension.

The majority of artefacts were found in the yards surfaces or associated with external features including wells, cesspits, a laundry, drains, pathways, postholes and rubbish pits. Houses 49 and 51 were the only houses that contained intact contexts from the internal rooms of the houses. House 51 had the only intact underfloor deposits that were gridded, excavated and sieved. The artefacts reflected the commercial use of the site. A chemist is recorded at number 51 which is reflected by a high quantity of pharmaceutical bottles which were recovered as well as a high number of perfume bottles. Other evidence of commercial activities was provided by the two large sandstone grindstones, uncovered during monitoring works (Figure 5.16). The grindstones we found at number 115 which was occupied by several bakers though the nineteenth century into the twentieth century.

5.2.3 Phase Three: Mid Twentieth Century Occupation

Phase three represents the industrialisation of the site during the mid twentieth century, this phase heavily impacted the archaeology of phase two, primarily within the northern half of the site. Houses 49 and 51 had been demolished by the mid-1930s, with a service station being constructed by the 1950s. Houses 59 and 61 were also demolished in the 1940s for the construction of John Skinner's Machinery Depot.

The multiple stages of construction and later industrialised development greatly impacted the archaeological remains along Botany Road.



Figure 5.12 Post excavation of Slab Hut 1, showing footprint of the structure.



Figure 5.13 Overview of the skillion south of Slab Hut 2. The sandstone and brick chimney base visible in the foreground.



Figure 5.14 Multiple stages of occupation in the yard of House 59. Later small irregular sandstone surface (left), earlier sandstone surface (right).



Figure 5.15 Surviving sandstone foundations of House 138 (left), and semi-detached House 55/57 (right).



Figure 5.16 Sandstone grindstone with square hole and criss cross etching. Scale 500mm.

6 Archaeological assessment

The archaeological resources of any site are finite but have the potential to provide insights into everyday life that are not available from any other resource. Archaeological resources may provide evidence that will enhance the historical record and, as such, make a contribution to an understanding of the history and settlement of a local region. In view of the substantial costs involved in archaeological excavation of a site, a clear justification for any assessment of archaeological potential needs to include the following considerations:

- What is the likely integrity of the archaeological resource? Is it likely that largely intact physical evidence would be exposed during excavations such as structural features, artefacts from underfloor deposits, rubbish- or cesspits, wells, or other features with an ability to contribute meaningfully to an understanding of the development of the site as part of the wider development of the study area?
- What is the research potential of the archaeological resource? Is it likely that the results of the excavation make a significant or important contribution to an understanding of wider research issues regarding the early settlement and development of the study area?

6.1 Potential archaeological resource

The Archaeological Method Statement (AMS) for the Waterloo OSD prepared by AMBS (2020) assessed the potential archaeological resource for the study area based on the results of the excavation undertaken for the Waterloo Station Box. Based on these excavations, it was identified that the study area would likely retain archaeological resources associated with the early-mid nineteenth century occupation and activities on the site which would further our understanding of the patterns of settlement and activities of the Waterloo/Redfern area which is not well documented in the historic record. As such, it was determined that the archaeological resources would have high research potential for their contribution to an understanding of the development of the area at a time when it was on the fringes of urban development. Additionally, the AMS determined the study area had the potential to contain archaeological resources associated with the development of the site post-1850s/1860s. The archaeological resources would have the potential to contribute to an understanding of how the area operated with a combination of commercial and residential occupancies which differed from the Waterloo Station Box site which contained predominantly residential properties.

The excavations undertaken in 2023 by AMBS (discussed in Section 5) revealed archaeological evidence of three distinct occupation phases. The first phase, associated with the pre-1850s development, was evidenced by two slab huts within the northern portion of the study area. While disturbed by the later phases of development, the archaeological remains associated with this phase provide an insight into the occupation of Botany Road prior to its formalisation which is not evident in documented historic resources. The archaeological resources associated with this phase predominately consist of discrete features such as postholes, compacted floor deposits and footing trenches associated with the primarily timber construction of the slab huts as well as limited structural features such as the chimney pads and a well. Additionally, rubbish pits were also revealed associated with this phase of occupation, the deposition dates of which were determined by the artefactual material. There is limited potential for archaeological resources to remain associated with this phase of occupation due to the removal of these features as part of the archaeological excavations undertaken. However, at the time of excavations the area released for archaeological excavations required approximately a 1.5 metre offset from the hording on the corner of Botany Road and Raglan Street to ensure a stable ground surface for the hording. As such there is potential for additional remains of Slab Hut 1 to be present at the corner of Botany Road and Raglan Street outside the excavation area, and likely within the pavement curtilage which would likely consist of discrete features associated with the structure.

The second phase, associated with the post-1860s occupation of the study area, was evidenced by structural remains of the houses identified on the 1893 Sydney Water Plan as well as associated wells, cesspits, rubbish pits and postholes. The archaeological remains revealed some houses had undergone renovations during their use with some additions post-dating the original construction. In addition, some houses associated with this phase were demolished during later development leaving only external yard features, such as rubbish pits and cesspits, remaining. The archaeological remains associated with this phase of occupation were well recorded during the excavations; as such, it is unlikely for archaeological resources to remain with good integrity.

The mid-twentieth century industrialisation of the site, associated with the phase three development, was evidenced by structural remains such as footings of the former buildings. The archaeological remains associated with this phase significantly disturbed the archaeological remains of earlier phases and were well recorded during the archaeological excavations. As such, it is unlikely for archaeological resources to remain with good integrity.

6.2 Research potential

Archaeological remains associated with phase 1 of the site's occupation would further contribute to an understanding of the development of the area, providing further insight into the layout and form of the early properties in the Waterloo area. The early occupation of the Waterloo/Redfern area is not well documented in historic sources and as such, archaeological resources associated with this phase are integral in filling in the gap in the written record.

Archaeological remains associated with phase 2 of the site's development would be limited to isolated features, such as wells, cesspits or rubbish pits. Such remains would be disassociated from other structural remains which have been removed as part of the excavations previously undertaken. Additionally, archaeological resources including artefactual material associated with this phase would not further an understanding of the occupation of the site which has not already been recorded and analysed as part of the excavations undertaken by AMBS. As such, it is considered that archaeological remains associated with phase 2 would have negligible research potential.

Archaeological resources associated with phase 3 of the site's development would be limited to isolated structural remains in the form of footings and piles for buildings and large-scale structures. As these potential remains were not the focus of the archaeological investigations as they were determined as not significant nor would they contain any research potential should any such features still be evident on site they would have negligible research potential.

6.3 Summary

Overall, the archaeological excavations undertaken by AMBS in 2018 and 2023 at the Waterloo Station Box and Over Station Development sites have extensively recorded the occupational development of the site. The archaeological record has provided insight into the changes undergone in the Waterloo/Redfern area from the early-mid nineteenth century onwards which contributes to the gap in the written record. As the study area has undergone extensive excavations, it is unlikely for archaeological remains to be present with good integrity or research potential. Remains within the study area are likely to be isolated features such as wells, cesspits or rubbish pits which, without associated contextual information, would unlikely meet the threshold for local or State significance.

Based on the results of the excavations, archaeological remains of Slab Hut 1 located at the corner of Botany Road and Raglan Street likely extend outside of the study area under the pedestrian walkway. Potential archaeological remains associated with the Slab Hut 1 would likely be limited to discrete features such as trench cuts, potential compacted floor deposits and postholes

associated with the structure. As the early development of the Waterloo/Redfern area is poorly recorded in the written historic documents, archaeological resources would further contribute to an understanding of the layout and form of the early properties which is not available from other sources.

Overall, the majority of the study area is considered to have low archaeological potential and is unlikely to retain resources with good integrity which would have further research potential. The corner of Botany Road and Raglan Street outside of the area of archaeological excavations retains moderate-high potential for archaeological remains to be present associated with the initial phase of development of the site (Figure 6.1-Figure 6.2). The footprint of the heritage listed Congregational Church is excluded from the development, as such, the archaeological potential surrounding the church has not been assessed in this report.



Figure 6.1 Overview of archaeological potential within the study area.



Figure 6.2 Detail of moderate-high area of archaeological potential.

7 Assessment of significance

The physical evidence of past activities is a valuable resource that is embodied in the fabric, setting, history and broader environment of an item, place or archaeological site. The value of this resource to a community can be evaluated by assessing its cultural and natural heritage values. *Cultural significance* and *heritage value* are terms used to express the intangible and tangible values of an item, place or archaeological site, and the response that it evokes in the community. Assessment of significance provides the framework for the development of management strategies to protect an item or place for future generations.

An item, place or archaeological site is considered to be of State or local heritage significance if it meets one or more of the seven criteria for assessing heritage significance in NSW provided in the guideline *Assessing heritage significance* (Table 7.1).

Table 7.1 Criteria for assessing heritage significance in NSW (Department of Planning and Environment, 2023a, p. 21).

Criterion	Significance	Definition
(a)	Historic significance	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
(b)	Historical association	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 cultural or natural history of the local area).
(c)	Aesthetic/creative/technical achievement	An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).
(d)	Social, cultural, and spiritual	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
(e)	Research potential	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
(f)	Rare	An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
(g)	Representative	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 a class of the local area's cultural or natural places; or cultural or natural environments).

7.1 Previous statement of archaeological significance

In 2020 AMBS prepared an AMS for Waterloo OSD. The archaeological significance assessment was developed based on the findings of the excavations undertaken by AMBS for the Waterloo station box and the potential archaeological remains at the over station development. The statement of significance provides:

The archaeological resource of the Waterloo Station site has considerable research potential for its ability to provide an insight into the settlement, development and everyday activities of a community within the block and the wider Waterloo/Redfern area from the early into the late nineteenth century. The artefact assemblages associated with houses and businesses have the potential to provide an insight into population densities, occupations, class, taste and gender.

The archaeology of the Waterloo Station site can make a contribution to an understanding of the development of housing and commercial activity within Waterloo and the 'perceived' and actual nature of nineteenth century slums. Occupation deposits from under floors, the content of cesspits, rubbish pits, wells and cisterns (if present), would provide insights into

domestic and commercial practices which are not available from any other source. In particular, variations in the artefact assemblages from Botany Street and Botany Road should be demonstrative of the differences between small scale businesses on Botany Road and the largely domestic assemblages of Botany Street. The lack of previous archaeological investigations in the Waterloo area means that assemblages from this site should provide a good baseline resource for wider local research. This assemblage could be evaluated and compared with assemblages from other similar and contemporary urban sites.

Analysis of soils and the fill of cesspits and agricultural deposits could provide information regarding the initial early nineteenth century landscape, land-use practices, including early agriculture, plantings and the diet of the local community. That this evidence underlies mid-late nineteenth century urban development, some demonstrating continuity from the earliest occupation, has the potential to contribute to substantive research themes and would have state significance.

The archaeological resource associated with the earliest occupation of the Waterloo Station site is unique in the local Waterloo/Redfern area. That evidence of continuity of occupation into the late nineteenth century together with the integration of later businesses and residences that is likely to be present has the potential to contribute to substantive research themes relating development on the fringes of the urban centre of Sydney. As such the archaeological resource in the Waterloo Station site has state significance (AMBS, 2020, p. 37).

7.2 Assessment of archaeological significance

The remaining potential archaeological resources has been assessed according to these criteria below, with a statement of heritage significance provided in Section 7.3.

a) Historic significance

The realised archaeology from Botany Road contributes to an understanding of the historical development spanning from initial settlement of the area in the early nineteenth century through to the twentieth century redevelopment. There is limited potential for archaeological resources to remain with good integrity within the study area due to the excavations undertaken by AMBS in 2023. Remains associated with the mid-late nineteenth century onwards would likely consist of isolated finds which, without associative contextual information, is unlikely to further contribute to an understanding of the development of the area which has not already been recorded and analysed as part of the excavations. By themselves, isolated remains associated with the later development of the study area would not meet the threshold for local or State significance under this criterion.

There is potential for archaeological remains associated with the initial phase of development to be present at the corner of Botany Road and Raglan Street outside of the archaeological excavation area. Such remains would likely be limited to discrete features such as postholes, compacted floor deposits or footing trenches. These would further contribute to an understanding of the form and layout of early structures, contributing to the state significance of the realised archaeological resources, however as isolated resources these would meet the threshold for significance at a local level.

b) Historical association

The realised archaeology from Botany Road is associated with the urban development of the Waterloo/Redfern area spanning from the early nineteenth century through to the twentieth century redevelopment. Evidence of the nineteenth century occupation of the study area provides

an important understanding of the development of settlement at the fringe of Sydney. Archaeological remains associated with the mid-nineteenth century onwards would likely consist of isolated finds which would have no specific association with a person or group which would contribute to an understanding of the area's development. As such, archaeological remains associated with the later development of the study area would not meet the threshold for local or State significance under this criterion.

Archaeological remains associated with the initial occupation of the site would likely be limited to discrete features such as postholes, compacted floor deposits, or footing trenches associated with the structural remains of the early occupation of the site. As such, the remaining potential archaeological resources are unlikely to have a strong association with a particular person and would not meet the threshold for significance at a local or State level under this criterion.

c) *Aesthetic/creative/technical achievement*

Remaining potential archaeological resources within the study area would likely consist of isolated finds such as wells, cesspits or rubbish pits. Such remains are commonplace within the development of Sydney prior to the reticulation of water and provision of sewerage and do not demonstrate a high degree of creative or technical achievement. Likewise, archaeological remains associated with the initial development of the area would likely be limited to postholes, compacted floor deposits or footing trenches associated with the structure which do not demonstrate a high degree of creative or technical achievement.

The remaining potential archaeological resources within the study area do not meet the threshold for local or State significance under this criterion.

d) *Social, cultural, and spiritual*

An Open Day was held during the excavations on Botany Road which demonstrates the interest the local community has in the archaeology of the local area. However, remaining potential archaeological resources within the study area would likely consist of isolated finds which would have no strong or special association with a particular community or cultural group. Due to the nature of remaining resources, further community consultation is unlikely to be feasible. The remaining potential archaeological resources within the study area do not meet the threshold for local or State significance under this criterion.

e) *Research potential*

The realised archaeological resources from Botany Road have provided insight into the settlement, development and activities of the study area and the wider Waterloo/Redfern area from the early nineteenth century to the twentieth century redevelopment. The archaeological remains associated with the later development of the site have no further potential to provide additional information that will contribute to an understanding of the local history that hasn't already been captured or represented by the excavations undertaken by AMBS. As such, the remaining potential archaeological resources associated with the later development do not meet the threshold for significance at either a local or State level under this criterion.

Potential archaeological remains associated with the initial phase of development would contribute further to an understanding of the form and layout of the early structures in the Waterloo/Redfern area. Archaeological evidence with good integrity demonstrating the early occupation of the study area would further contribute research themes and would meet the threshold for local significance under this criterion.

f) Rare

The realised archaeological resources from Botany Road have provided insight into the settlement, development and activities of the study area and the wider Waterloo/Redfern area from the early nineteenth century to the twentieth century redevelopment. The remaining potential archaeological resources associated with the later phases of development would likely consist of isolated remains such as wells, cesspits and rubbish pits which are not unique features in the urban nineteenth century context in the greater Sydney area. As such, the remaining potential archaeological resources associated with the later development do not meet the threshold for significance at either a local or State level under this criterion.

The physical evidence associated with the earliest occupation of the study area is unique in the local Waterloo/Redfern area. Potential archaeological resources associated with the initial development would further contribute to an understanding of the form and layout of early structures in the area. The remaining potential archaeological resources associated with the early phase of development would further contribute to the state significance of the archaeology under this criterion, however as isolated resources these would meet the threshold for significance at a local level.

g) Representative

The realised archaeological resources from Botany Road contribute to an understanding of the historical development of the Waterloo/Redfern area from the early nineteenth century until the twentieth century redevelopment. Further archaeological resources would unlikely provide further insight into the development of the site which has not been captured or represented by the excavations undertaken by AMBS. As such, remaining potential archaeological resources would not meet the threshold for significance at either a local or State level under this criterion.

7.3 Revised statement of archaeological significance

The realised archaeology from Botany Road contributes to an understanding of the historical development spanning from initial settlement of the area in the early nineteenth century through to the twentieth century redevelopment. It's association with the urban development of the Waterloo/Redfern area, particularly evidence of early nineteenth century occupation, provides an important understanding of the development of settlement at the fringe of Sydney.

There is limited potential for archaeological resources to remain with good integrity within the study area due to the excavations undertaken by AMBS in 2023. Remains associated with the mid-late nineteenth century onwards would likely consist of isolated finds which, without other contextual information, is unlikely to further contribute to an understanding of the historical development of the area which has not already been recorded and analysed as part of the excavations. Nor are potential archaeological remains likely to have a strong historic association with a particular person or group. The remaining potential archaeological resources associated with the later phases of development would likely consist of isolated remains such as wells, cesspits and rubbish pits which are not unique features in the urban nineteenth century context in the greater Sydney area. As such, potential archaeological remains are not considered to have further research potential to provide additional information which has not already been captured or represented by the excavations completed. Remaining potential archaeological resources associated with the mid-nineteenth century development onwards would not meet the threshold for significance at a local or State level.

There remains potential for archaeological resources associated with the early nineteenth century occupation of the site to be present outside of the archaeological excavation area at the corner of

Botany Road and Raglan Street. While potential remains are likely to consist of discrete features such as postholes, compacted floor deposits or footing trenches, such remains will further an understanding of the form and layout of the earlier structures present in the Waterloo/Redfern area which are not understood from the written record. The physical evidence associated with the earliest occupation of the study area is unique in the local Waterloo/Redfern area, as such, potential archaeological remains would further contribute to an understanding of the area's development. Remaining potential archaeological resources with good integrity associated with the initial occupation of the study area would have contributory significance at a State level for their historical significance, further research potential and rarity. However, as isolated archaeological resources removed from any associative contextual information these resources would be considered to have significance at a local level.

8 Proposed works

The development was previously approved under four SSDs (SSD-10437, SSD-10439, SSD-10440, SSD-10438) which covered the Southern, Central, Northern and Basement Precincts respectively as well as the Concept Application (SSD-9393 and SSD-10441). The approved scheme aimed to provide spaces for a mix of uses including commercial development in the Northern Precinct. Due to recent changes in demand in housing and a considerable decline for the need of office spaces, an alternate scheme has been proposed to better accommodate market needs. The proposed alternate scheme will impact the Northern and Central Precincts and Second Amending Concept DA only which will be submitted under new SSDAs, there are no proposed changes to the Southern Precinct.

8.1 Previously approved development

8.1.1 Concept Application (SSD-9393 and SSD-10441)

The approved Concept Application (SSD-9393) comprised three and four storey non-residential podiums along Botany Road with three residential towers with heights up to 23 storeys, 25 storeys and 29 storeys. The approved scheme also included mid-rise buildings between four and ten storeys above podium level along Cope Street (NSW Department of Planning Industry and Environment [NSW DPIE], 2019, p. 11). The first Amending Concept Application (SSD-10441) approved changes to Concept Application (SSD-9393) to replace the approved 29 storey residential building envelope within the Northern Precinct with new building envelopes up to 17 storeys for office and retail use. The first Amending Concept also approved additions to the Central Precinct building envelope at the podium level to accommodate additional outdoor space for a community facility (NSW DPIE, 2021b, p. 8).

8.1.2 Northern Precinct (SSD-10440)

The approved Northern Precinct scheme comprised:

- Building 1 comprising part-9, part-13 and part-15 storey commercial building, including construction over the Waterloo Metro Station entrance (Figure 8.1-Figure 8.6).
- Gross floor area (GFA) of 34,738m², of which 34,150m² was designated for commercial premises and the remainder for retail.
- Use of the building for commercial premises including office premises, business premises and retail premises.
- Publicly accessible open space including pedestrian plaza along Raglan Street, through-site link from Raglan Street to Cope Street Plaza and extended footpaths along Botany Road and Raglan Street (NSW DPIE, 2021a, p. 10).



Figure 8.1 Photomontage of approved proposed building (NSW DPIE, 2021a, p. 11).

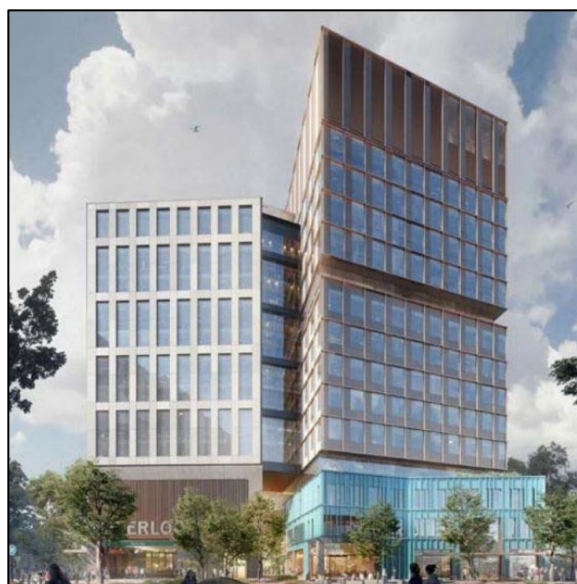


Figure 8.2 Artist impression of approved proposed building, view from Raglan Street (NSW DPIE, 2021a, p.12).

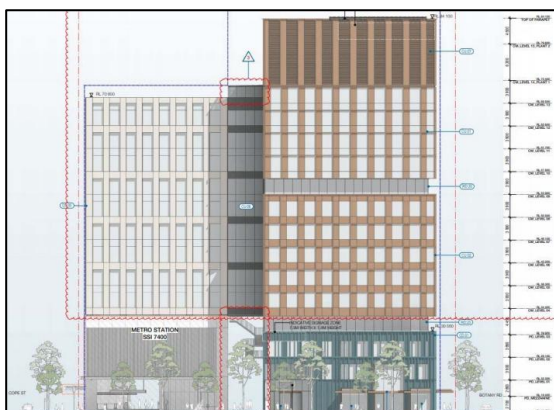


Figure 8.3 Approved northern elevation (NSW DPIE, 2021a, p. 15).

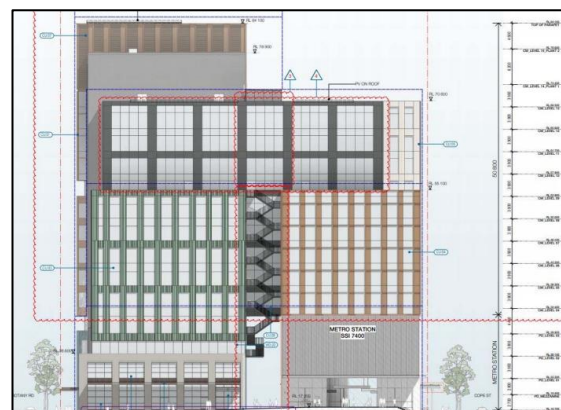


Figure 8.4 Approved southern elevation (NSW DPIE, 2021a, p. 15).



Figure 8.5 Approved eastern elevation (NSW DPIE, 2021a, p. 16).



Figure 8.6 Approved western elevation (NSW DPIE, 2021a, p. 16).

8.1.3 Central Precinct (SSD-10439)

The approved Central Precinct scheme comprised:

- Building 2 comprising part-3 and part-23 storey mixed use building (Figure 8.7-Figure 8.10).

- GFA of 14,923.7m², of which 614.6m² was designated for commercial premises, 2,283.8m² for community facilities and 12,025.3m² for residential apartments.
- The residential accommodation would include 24 affordable housing apartments and 126 market apartments.
- Publicly accessible open space including Raglan Plaza to the north, a walkway from Raglan Street to Cope Street Plaza and extended footpaths along Botany Road (NSW DPIE, 2021c, p. 11).



Figure 8.7 Photomontage of approved scheme, view from Cope Street (NSW DPIE, 2021b, p. 12).



Figure 8.8 Artist's impression of approved scheme, view towards Northern Precinct (NSW DPIE, 2021b, p. 13).



Figure 8.9 Approved western elevation (NSW DPIE, 2021b, p. 18).

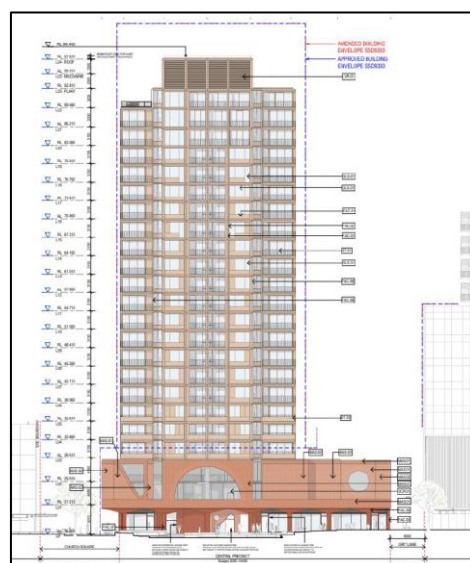


Figure 8.10 Approved eastern elevation (NSW DPIE, 2021b, p. 19).

8.1.4 Southern Precinct (10437)

The approved Southern Precinct scheme comprised (Figure 8.11-Figure 8.14):

- Building 3 comprising 25 storey student housing building for approximately 474 students.
- Building 4 comprising nine storey building over CSSI approved Metro station structure, containing 70 apartments.
- GFA of 18,789m² (excluding CSSI floor space) of which 12,144m² was designated for student housing, 5,431m² for social housing and 1,214m² for non-residential uses.

- Publicly accessible open space including a plaza, shared zone from Cope Street and extended footpaths along Botany Road and Wellington Street (NSW DPIE, 2021d, p. 12).

No changes are anticipated for the Southern Precinct under the proposed alternate scheme.

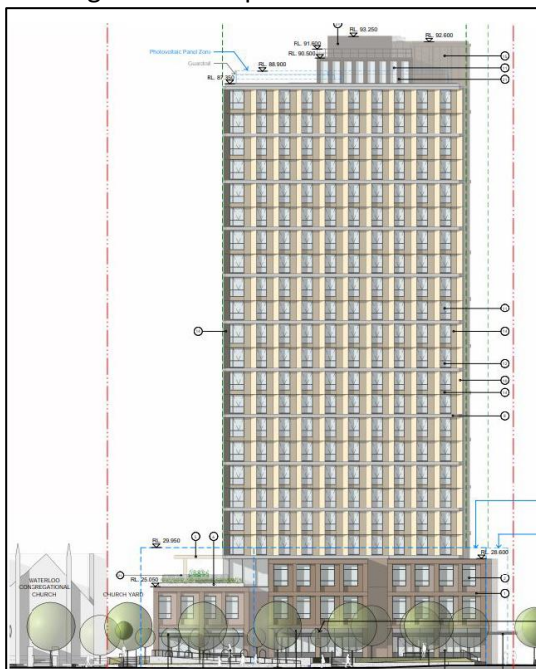


Figure 8.11 Approved western elevation of student housing tower (NSW DPIE, 2021c, p. 15).

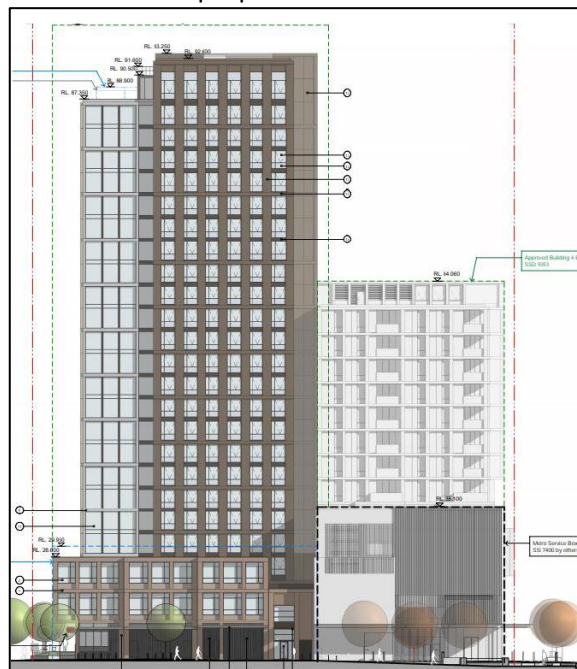


Figure 8.12 Approved southern elevation showing student housing tower (left), social housing building and Metro station structure (right) (NSW DPIE, 2021c, p. 16).

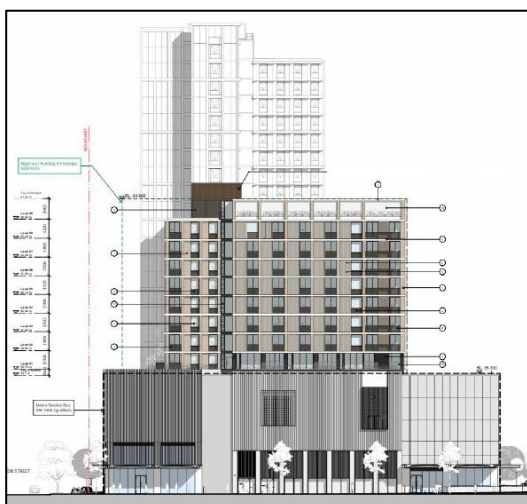


Figure 8.13 Approved eastern elevation (NSW DPIE, 2021c, p. 17).



Figure 8.14 Artist's impression of student housing (NSW DPIE, 2021c, p. 17).

8.1.5 Basement Precinct (SSD-10438)

The approved Basement Precinct involves the construction of a two-level underground basement over 302.9m² to service the above ground buildings, located under the Northern and Central Precincts (Figure 8.15). The basement would be accessible from two entry points, one off Botany Road in the Northern Precinct and the other off Cope Street to the Central Precinct (Figure 8.16). The basement would comprise:

- 155 carpark spaces: 65 spaces allocated to the Northern Precinct, 55 spaces allocated to the Central Precinct, eight spaces allocated to the Southern Precinct, four car share spaces, five shared loading/servicing spaces, two spaces for Metro staff, two spaces for the Congregational Church and one space for the childcare in the Central Precinct.
- Bicycle parking including 236 commercial spaces and 14 retail and childcare spaces.
- Motorcycle parking including six commercial spaces and seven residential spaces.
- Lockers and storages spaces including 65 residential lockers and 150 residential storage spaces.
- End of trip facilities including 30 showers and 284 lockers for commercial premises and two showers and 16 lockers for retail premises (NSW DPIE, 2021e, pp. 11-12).

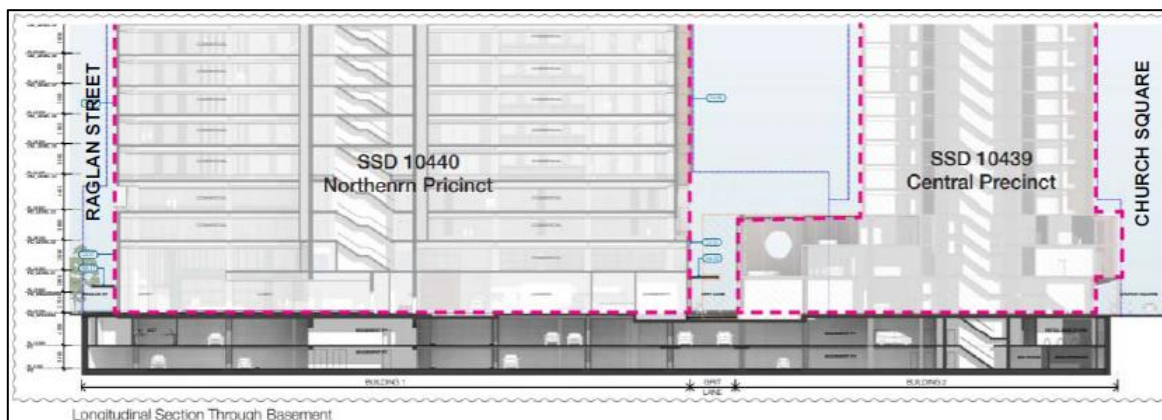


Figure 8.15 Plan of the approved Basement Precinct (NSW DPIE, 2021d, p. 13).

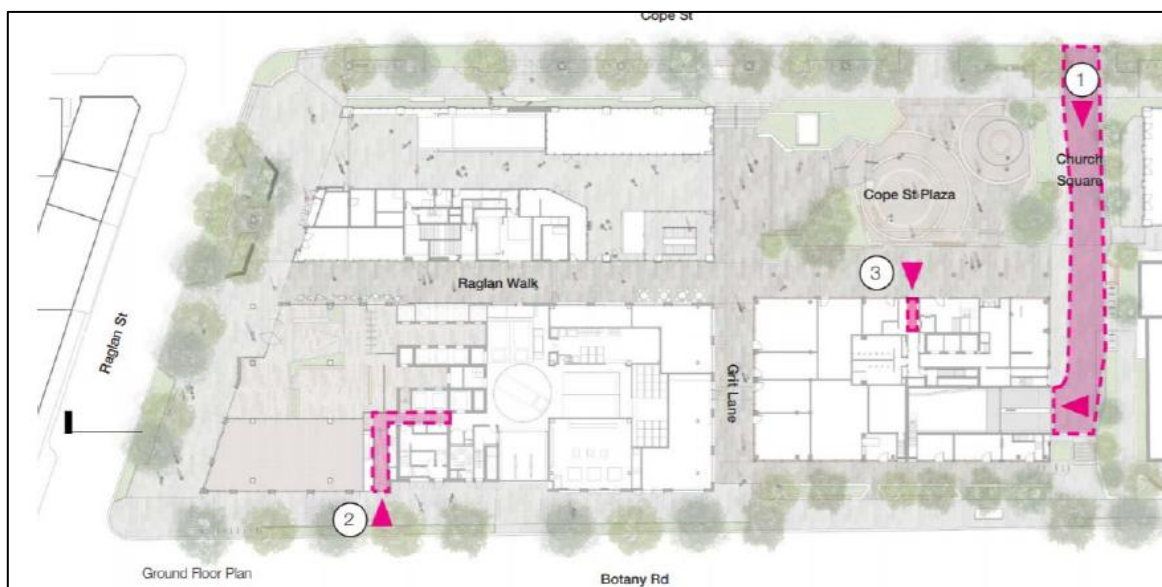


Figure 8.16 Approved plan of the proposed entries to the Basement Precinct (NSW DPIE, 2021d, p. 14).

8.2 Proposed alternate scheme

8.2.1 Second Amending Concept (SSD-79307765)

The Second Amending Concept DA will be lodged concurrently with the detailed Northern and Central Precinct SSDAs. The Second Amending Concept DA seeks consent to modify the existing concept approval as it relates to the Northern and Central Precincts by amending the building envelopes to redistribute floor space to suit a new mix of land uses now proposed. In doing so, the application will establish a new planning framework as the basic for which the design of the future built form will be assessed against within the relevant detailed SSDA. The detailed SSDAs have been

prepared to be consistent with the Concept SSDA as amended by the subject application and seek to:

- Northern Precinct:
 - Change the building envelop, building height and concept land use for the Northern Precinct by replacing the 17-storey commercial office building envelope with a revised envelope for two residential apartment towers above a non-residential podium.
 - The residential towers will include market housing, communal facilities and the provision of 5% affordable housing.
- Central Precinct:
 - Change the approved building envelope and conceptual land use for the Central Precinct by replacing the residential apartment tower with a co-living housing tower, still above a non-residential podium, comprising retail and a community facility in the form of a childcare.

8.2.2 Northern Precinct (SSD-79307758)

The proposed changes to the approved scheme in relation to the Northern Precinct involves relocating the construction above the northern Metro station building to the eastern portion of Building 1 (now Building 1A) and the introduction of a fourth tower (Building 1B) to the precinct (Figure 8.17-Figure 8.18) (John Holland Mirvac Joint Venture, 2025). The proposed changes will increase the overall height of the Northern Precinct from a maximum RL 90.4 to RL 117 (approximately) and RL 108 (approximately) for Building 1A and Building 1B respectively. The proposed alternate scheme does not impact the podium base and as such, the overall footprint of the Northern Precinct does not change.

The alternate scheme proposes a change of use of the precinct to residential uses with both build-to-sell units and affordable housing as well as non-residential uses within the podium and communal facilities atop the station box. The podium is proposed to contain vehicle entrance and loading dock facilities, ground level retail tenancies, commercial and residential lobbies, and three levels of commercial office floorspace. Building 1A is proposed to be 27 storeys and Building 1B is proposed to be 24 storeys. The two residential towers are proposed to contain approximately 274 market units and 40 affordable housing units with communal open space located on the roof of the Metro box connected to the Northern Precinct via a bridge link over Raglan Walk. The proposed scheme would allow better light and sky view into Botany Road as well as allowing Raglan Walk to be an open-air space rather than enclosed (Figure 8.19-Figure 8.22).

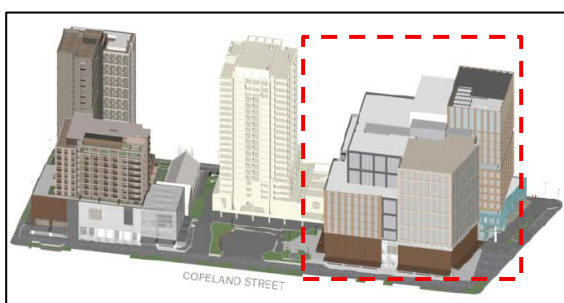


Figure 8.17 Axonometric render of the approved scheme showing overview of Northern Precinct (outlined) (John Holland Mirvac Joint Venture, 2025).

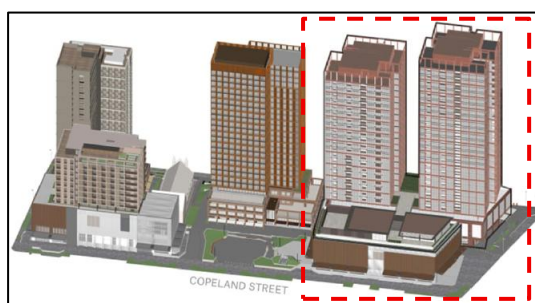


Figure 8.18 Axonometric render of the proposed scheme showing overview of Northern Precinct (outlined) (John Holland Mirvac Joint Venture, 2025).

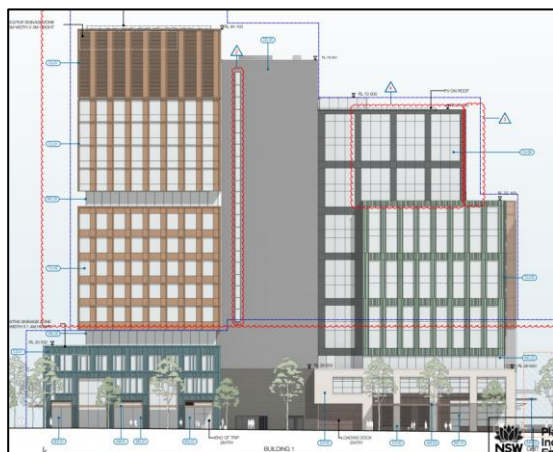


Figure 8.19 Approved western elevation from Botany Road (Woods Bagot, WMQ-BLD1-WBG-AR-DRG-DA121, Rev. F).

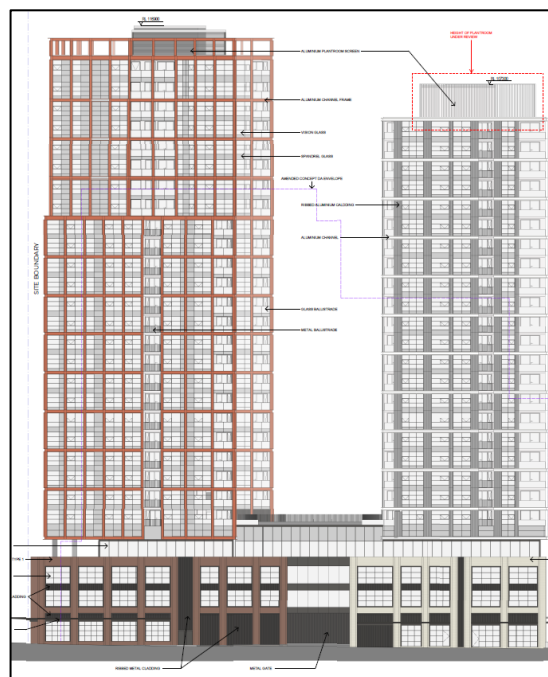


Figure 8.20 Proposed western elevation from Botany Road (Woods Bagot, WMQ-BD1-WBG-AR-DRG-DA130, Rev. A).

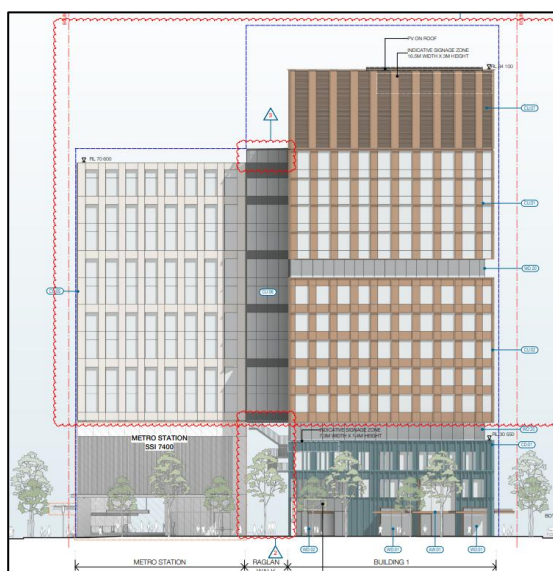


Figure 8.21 Approved northern elevation showing enclosed Raglan Walk (Woods Bagot, WMQ-BLD1-WBG-AR-DRG-DA122, Rev. F).



Figure 8.22 Proposed northern elevation showing open-air Raglan Walk (Woods Bagot, WMQ-BD1-WBG-AR-DRG-DA131, Rev. A).

8.2.3 Central Precinct (SSD-79307746)

The proposed changes to the approved scheme in relation to the Central Precinct involves altering the design of the structure to be an interlocking block (Figure 8.23-Figure 8.28). The proposed

change will push the structure back from Cope Street Plaza while also reducing some of the bulk from the southern end of the Botany Road façade. The proposed design would reduce the overall height of the building from RL 104.2 to RL 100.8 while maximising the GFA.

The alternate scheme also proposes a change of use for the precinct to be a co-living tower containing self-contained units as well as retail and community facilities within the podium. The co-living housing tower comprises self-contained co-living rooms across 20 levels with capacity for approximately 500 rooms as well as communal spaces. There would be ground level vehicular access from Church Square shared zone to the shared basement, delivery of a pedestrian thoroughfare through the site, landscaping and public domain works.

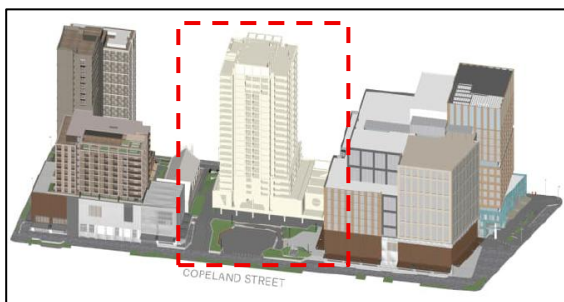


Figure 8.23 Axonometric render of the approved scheme showing overview of Central Precinct (outlined) (John Holland Mirvac Joint Venture, 2025).

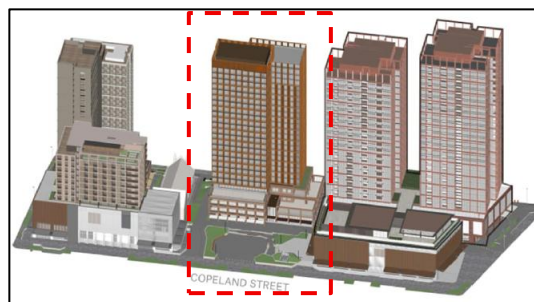
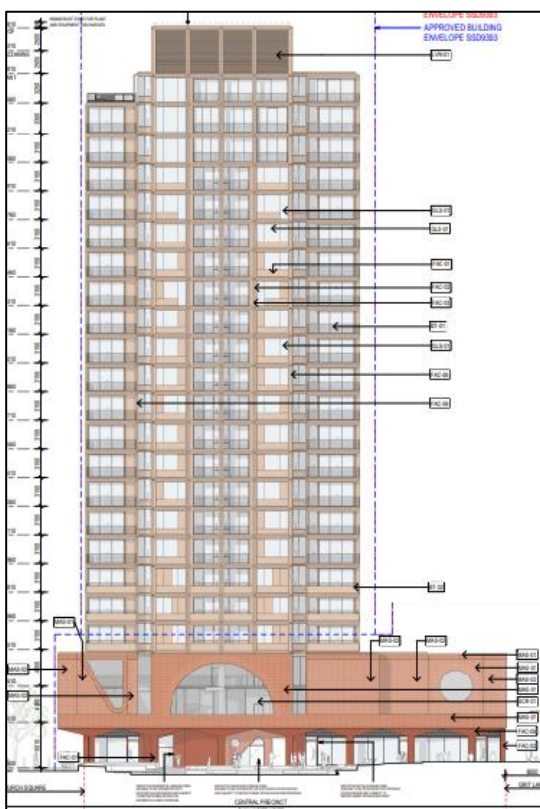


Figure 8.24 Axonometric render of the proposed scheme showing overview of Central Precinct (outlined) (John Holland Mirvac Joint Venture, 2025).



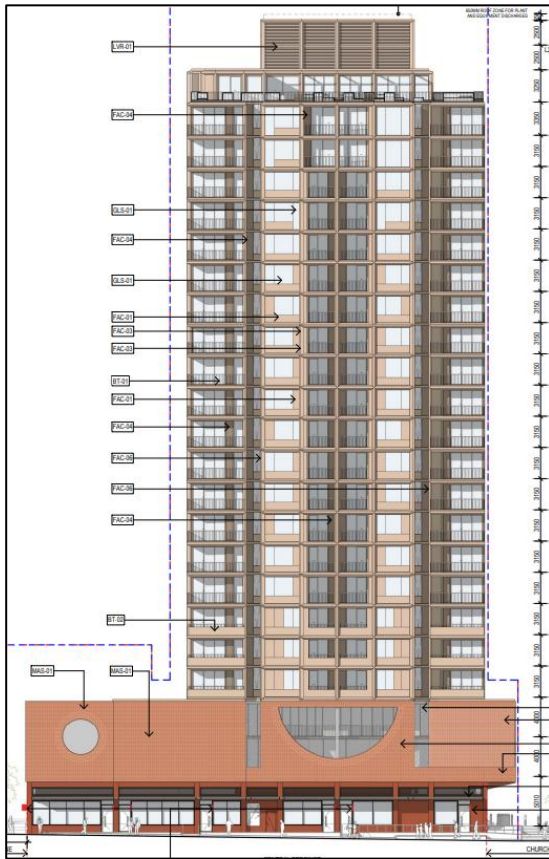


Figure 8.27 Approved southwestern facade (Hassell, WMQ-BLD2-HAS-AR-DRG-DA304, Rev. 3).

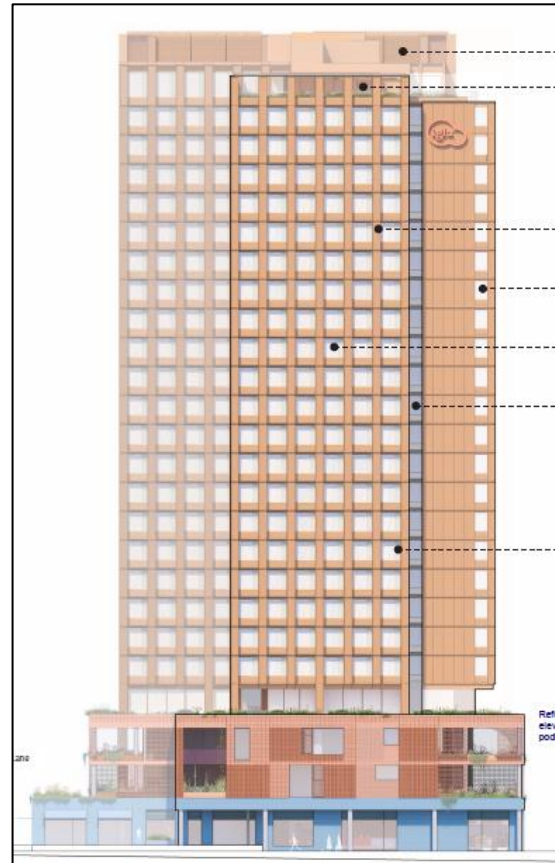


Figure 8.28 Proposed western facade (Aileen Sage, WMQ-BD2-BSA-AR-DRG-DA09.002, Rev. A).

9 Archaeological impact assessment

The following heritage impact assessment pertains to the potential archaeological resources within the study area only. It does not address any built heritage matters.

9.1 Matters for consideration

The *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment, 2023b) provide a series of matters for consideration when assessing the impact of a proposed work to the heritage values of an item or place. These matters are assessed in the sections below, and include:

- Fabric and spatial arrangements
- Setting, views and vistas
- Landscape
- Use
- Demolition
- Curtilage
- Moveable heritage
- Aboriginal cultural heritage
- Historical archaeology
- Natural heritage
- Conservation areas
- Cumulative impacts
- Conservation Management Plan
- Other heritage items in the vicinity
- Commonwealth/National heritage significance
- World Heritage significance.

9.1.1 *Fabric and spatial arrangements*

The proposed changes to the Second Amending Concept, Northern and Central Precincts do not alter the overall footprint of the buildings' foundations and as such, will have no impact on any potential archaeological resources which would have a negative impact on the archaeological significance of the site.

Should plans change to include further below ground impacts at the corner of Botany Road and Raglan Street within the pavement curtilage these would need to be further assessed to consider the potential impacts to the archaeological resource.

9.1.2 *Setting, views and vistas*

The proposed changes to the Second Amending Concept, Northern and Central Precincts will have no impact on the setting, views and vistas which would impact on the archaeological significance of the site.

9.1.3 *Landscape*

At this stage there are no proposed landscape changes which would impact on the archaeological significance of the site.

9.1.4 Use

The proposed alternate scheme intends to change the use of the Northern Precinct approved scheme from a predominately commercial space to provide more residential units to better accommodate new market needs. The proposed changes to the buildings' designs to allow for alternate uses does not alter the overall footprint of the buildings. As such, the proposed changes in use will not impact on the archaeological significance of the site.

9.1.5 Demolition

No further demolition is proposed as part of the alternate scheme.

9.1.6 Curtilage

The proposed alternate scheme in relation to the Second Amending Concept, Northern and Central Precincts will not significantly alter the curtilage of the approved scheme which would impact on any remaining archaeological resources. The proposed changes alter the buildings height and overall design but does not change the podium footprints. The proposed Northern and Central Precinct schemes will have no impact on the archaeological significance of the site.

Should plans change to include further below ground impacts at the corner of Botany Road and Raglan Street within the pavement curtilage these would need to be further assessed to consider the potential impacts to the archaeological resource.

9.1.7 Moveable heritage

No moveable heritage items have been identified which would impact on the archaeological significance of the site.

9.1.8 Aboriginal cultural heritage

Aboriginal archaeological investigations were undertaken within the Waterloo Station Box site by AMBS during 2018. The excavations recovered a total of 11 stone artefacts across 54 test pits with no significant clustering of artefact locations identified. Given the level of disturbance across the Waterloo study area, additional Aboriginal test excavations were not undertaken during the 2023 excavations and no intact Aboriginal archaeological deposits were identified. This SoHI does not include an assessment of Aboriginal cultural heritage or the potential for Aboriginal Objects to be present on site. However, given the results of previous excavations, it is not anticipated for intact Aboriginal archaeological deposits to be present.

9.1.9 Historical archaeology

AMBS have undertaken archaeological excavations across both sides of the Waterloo site in 2018 and 2023 which has provided a thorough understanding of the occupation of the site and its historical development. It is considered that any remaining potential archaeological resources within the study area would be isolated finds which would be disassociated from other contextual information and have no additional research potential to further an understanding of the development of the site which has not already been recorded during previous excavations. There is potential for archaeological resources to be present outside of the previous archaeological excavation area at the corner of Botany Road and Raglan Street associated with the initial occupation of the site. These archaeological resources have the potential to further an understanding of the initial occupation of the site and the early structures in the Waterloo/Redfern area which would have contributory value to the overall archaeological significance of the site. At the completion of the archaeological excavations in 2023 the remainder of the site was and is still subject to the approved unexpected find policy with further instruction given to John Holland to notify AMBS prior to any further works at the corner of Botany Road and Raglan Road whereby

AMBS would undertake archaeological monitoring of the potential archaeological remains associated with the initial occupation of the site.

The proposed alternate scheme for the Second Amending Concept, Northern and Central Precincts will have no impact on the archaeological significance of the site. Should plans change to include further below ground impacts at the corner of Botany Road and Raglan Street in the pavement curtilage, these would need to be further assessed.

9.1.10 Natural heritage

No natural heritage values have been identified related to the archaeological significance of the site.

9.1.11 Conservation areas

The study area is not within the curtilage of any conservation areas, as such, have no impact on any archaeological values of nearby conservation areas.

9.1.12 Cumulative impacts

It is not anticipated that the proposed alternate scheme would have further impacts on the archaeological significance of the site. AMBS have undertaken archaeological excavations across both sides of the Waterloo site in 2018 and 2023 which has provided a thorough understanding of the occupation of the site and its historical development.

Overall, it is considered the alternate scheme will have a negligible impact on the archaeological significance of the site. Should plans change to include further below ground impacts at the corner of Botany Road and Raglan Street in the pavement curtilage, these would need to be further assessed.

9.1.13 Conservation Management Plan

There is no Conservation Management Plan applicable to the study area which would impact the archaeological significance of the site.

9.1.14 Other heritage items in the vicinity

While there are a number of heritage items within the vicinity of the study area, including the Congregation Church located between the Central and Southern Precincts, the proposed works do not impede on the curtilage of any heritage items and would not impact on any potential archaeological resources associated with them.

Should plans change which would impact on the curtilage of the Congregational Church, further assessment would be required to assess the archaeological potential associated with the church and the proposed impacts.

9.1.15 Commonwealth/National heritage significance

The study area is not located within or in the vicinity of any places on the CHL or NHL. There are no known impacts to commonwealth or national heritage values through the proposed works.

9.1.16 World Heritage significance

The study area is not located within or in the vicinity of any places on the WHL. There are no known impacts to world heritage values through the proposed works.

9.2 Statement of archaeological impact

AMBS have undertaken archaeological excavations across both sides of the Waterloo site in 2018 and 2023 which has provided a thorough understanding of the occupation of the site and its historical development. The proposed alternate scheme relating to the Second Amending Concept, Northern and Central Precincts will have no impact on the archaeological significance of the site.

Should plans change to include below ground impacts at the corner of Botany Road and Raglan Street outside of the study area (within the pavement curtilage), there is potential for archaeological resources associated with the initial occupation of the site to be impacted. Archaeological remains associated with the initial occupation phase of the site are considered to have further research potential and would contribute to the overall archaeological significance of the site. Such changes would likely require further consideration to fully assess potential impacts.

10 Conclusion and recommendations

Heritage places contribute to an understanding and character of a community by providing tangible evidence of its history and identity. At times of change, they help to preserve a connection to the past, and can provide a point of reference for interpreting the past to future generations. Article 15 of the Burra Charter (Australia ICOMOS, 2013) refers to managing *change*, which should be guided by the *cultural significance of the place* and its appropriate *interpretation*. The Burra Charter process also recognises that the development of preferred conservation options requires consideration of a range of other factors which could affect the future of a place. These include:

- the requirements of the owner, in this instance WL Developer Pty Ltd.
- the physical condition of the place.
- statutory obligations or issues related to heritage and safety requirements.

The archaeological excavations undertaken by AMBS in 2018 and 2023 across the Waterloo site has provided a thorough understanding of the occupation of the site and its historical development. While post-archaeological excavation analysis and reporting for the Waterloo OSD is still underway, it is considered that the excavations have captured and recorded sufficient information to provide a broad understanding of the occupation of the site during its historical development. Any remaining potential archaeological resources are likely to consist of isolated finds disassociated from their contextual information which would have no further research potential. As such, there is low potential for archaeological resources to remain with good integrity within the study area which would contribute to the overall archaeological significance of the site. However, there remains moderate-high potential for archaeological resources associated with the early-nineteenth century occupation of the site to be present outside of the archaeological excavation area, but within the study area, at the northern corner of the site. Additionally, these archaeological resources are likely to continue outside of the study area within the pavement curtilage on the corner of Botany Road and Raglan Street. These potential archaeological resources are considered to have contributory value to the overall archaeological significance of the site.

Based on the available information, the proposed scheme will have a negligible impact on the archaeological significance of the site and would be able to be undertaken with the following recommendations in place. Changes in plans which would involve below ground impacts in the area of moderate potential would need to be further assessed to consider impacts to potential archaeological resources associated with the initial occupation of the site.

10.1 Recommendations

Based on the results of our assessment, the following recommendations are made in relation to the proposed works. These recommendations are guided by the provisions of the Burra Charter (Australia ICOMOS, 2013) and heritage best practice.

Recommendation 1

The Archaeological Unexpected Finds Protocol developed for Waterloo OSD site, Appendix C of document WMQ-BMNT-JBS&G-ES-MPL-0021_A remains applicable for the lifetime of the project.

Recommendation 2

The corner of Botany Road and Raglan Street outside of the archaeological excavation area is considered to retain moderate-high archaeological potential. Previous advice

remains applicable for this area whereby below ground impacts within this area of potential should be monitored by a suitably qualified archaeologist.

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