

ARCHAEOLOGICAL ASSESSMENT

**201 ELIZABETH STREET,
SYDNEY**

21 DECEMBER 2016
SH761
FINAL
PREPARED FOR DEXUS

URBIS

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EXECUTIVE SUMMARY

Urbis has been engaged to prepare the following brief Archaeological Assessment to satisfy the Secretary's Environmental Assessment Requirements (SEARs) for the proposed redevelopment of 201 Elizabeth Street, Sydney (herein referred to as the 'subject site'). The proposed redevelopment is being assessed under a State Significant Development (SSD) application, being SSD 8105.

It is noted that the subject site is not a locally listed heritage item under the Sydney Local Environmental Plan (LEP) 2012, and is not identified on any other heritage register or database. It is, however, located in the Street/Hyde Park Special Character Area and in the vicinity of a number of state and locally listed heritage items.

The historical information presented at Section 3 of this report clearly shows that the subject site was subject to several phases of development prior to the construction of the current building on site.

However, the existing basement situation extends to a depth of R.L. 12.80 (i.e. the basement is approximately 13.7 metres deep), and encompasses the entire allotment. This means that any evidence of previous development phases would have been completely removed and/or destroyed by excavation works to establish the current basement levels, as well as the associated construction of the existing building.

Based on the existing basement situation, as well as the extent of works that were required to construct the existing 42 storey building, it is considered that the subject site does not have any potential to contain intact archaeological remains associated with earlier phases of development or use.

In addition to this, the state heritage listed Tank Stream is located approximately 540 metres to the northwest of the subject site. The Tank Stream does not extend as far south as the subject site, and will be in no way impacted by the current proposal.

Based on the above, there are no identified archaeological constraints or impacts associated with the current proposal.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged to prepare the following brief Archaeological Assessment to satisfy the Secretary's Environmental Assessment Requirements (SEARs) for the proposed redevelopment of 201 Elizabeth Street, Sydney (herein referred to as the 'subject site'). The proposed redevelopment is being assessed under a State Significant Development (SSD) application, being SSD 8105.

It is noted that the subject site is not a locally listed heritage item under the Sydney Local Environmental Plan (LEP) 2012, and is not identified on any other heritage register or database. It is, however, located in the Street/Hyde Park Special Character Area and in the vicinity of a number of state and locally listed heritage items.

1.2. SITE LOCATION

The site is located at 201 Elizabeth Street, Sydney (Figure 1).

Figure 1 – Aerial view of the subject site (shaded yellow).



Source – sixmaps.com

1.3. METHODOLOGY

The report has been prepared in accordance with the following documents:

- NSW Heritage Office of the Department of Planning, 1996, *Archaeological Assessments. NSW Heritage Manual*.
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013. *The Burra Charter and Archaeological Practice. Practice Note. 2013*.
- NSW Heritage Branch of the Department of Planning, 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*.

- NSW Heritage Branch of the Department of Planning, 2009, *Guidelines for the Preparation of Archaeological Management Plans*.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Karyn Virgin (Senior Heritage Consultant/Archaeologist).

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

In summary, SSD 8105 application seeks staged approval for:

- Demolition and clearance of the existing buildings and basement structures on the site;
- Establishment of a building envelope for a mixed-use building comprising:
 - Three basement levels (car parking, bicycle parking, storage and building services)
 - Lower ground, ground and mezzanine level retail;
 - Podium level retail premises;
 - Podium level hotel development; and
 - Tower level residential apartments.
- Establishment of a building envelope;
- Establishment of a building envelope to comply with:
 - the Hyde Park West sun access plane; and
 - the permitted exceptions to the sun access plane control.
- Establishment of a building envelope providing a maximum building height of RL198.220 for the tower element;
- Provision of below ground pedestrian connection to Museum railway station access way; and
- Provision of access to basement car park of 227 Elizabeth Street.

This report has been written with reference to the following plans prepared by fjmt:

Indicative design summary	15.12.2016
Indicative design – plans	15.12.2016
Indicative design – basement plans	15.12.2016
Level 40 Plan – Typical high rise tower	15.12.2016
Level 15 Plan – Typical low & mid rise tower	15.12.2016
Indicative design – North-south axonometric view	15.12.2016
Indicative design – North-south axonometric view with context	15.12.2016
Existing volume – North-south axonometric view	15.12.2016
Existing volume – North-south axonometric view with context	21.12.2016
Indicative design – North-south axonometric view Castlereagh St	15.12.2016
Indicative design – East-west axonometric view Park St	15.12.2016
Indicate design – East elevation Elizabeth Street	15.12.2016

2. SITE DESCRIPTION

The subject site is located directly opposite Hyde Park on the south-western corner of the intersection of Elizabeth Street and Park Street which bisects the park. In contrast to the eastern and northern sides of Hyde Park with its landmark buildings, the western and southern sides of Hyde Park comprise higher density commercial and residential developments.

The subject site comprises 0.4 hectares most of which is occupied by the tower. The building is also known as the Pacific Power Building.¹ It is a simple prismatic form, was completed in the late 1970s and has a steel frame with a concrete core. It has mirrored glazing and concrete horizontal spandrel panels on all facades. The protruding vertical members are also concrete with a ribbed finish. These members appear to become internalised at the ground floor and are enclosed by glazing.

The building constitutes a 1,360-foot development over 42 levels (164 metres) including 34 levels of office space. The primary entrance to the building is on the northern façade with direct access to the tower foyer off Elizabeth Street. There is also a significant entrance to the lower ground floor retail/food court area off Park Street. This area constitutes a double height space with significant glazing adjacent to the Elizabeth, Park and Castlereagh Street footpaths. The area presents as a single storey to the street and is covered by a roof projecting from the northern façade of the tower. The overhang of this roof on the eastern side is glazed and set within a steel frame and provides covering for the pedestrians circulating around the building. There are 12 retail shops on the lower ground level and an early learning centre. The building also has direct access to Museum Station and 175 underground car park spaces.²

Figure 2 – External images of the subject site.



Picture 1 – View west across Hyde Park towards the subject site.

¹ 201 Elizabeth Street, A View on Cities, available at: <http://www.aviewoncities.com/buildings/sydney/201elizabethstreet.htm>, accessed 30.06.16

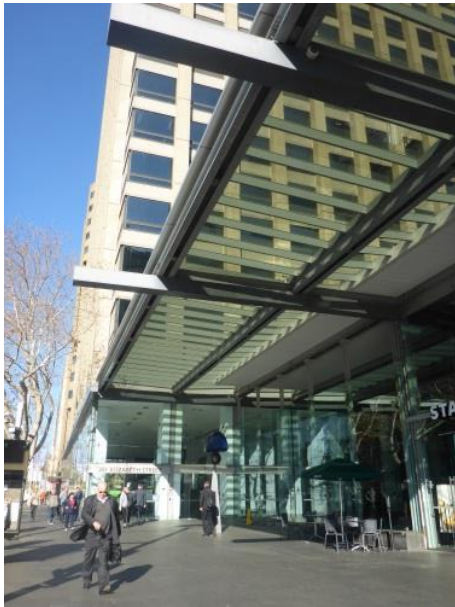
² 201-217 Elizabeth Street, Sydney, Dexu Property Group, available at <http://www.dexu.com/properties/details.aspx?url=ab>, accessed 30.06.16



Picture 2 – View south east across Park Street towards the northern façade of the subject site.



Picture 3 – View west across Elizabeth Street towards the eastern façade of the subject site.



Picture 4 – View south towards the entrance to the lower off Elizabeth Street.



Picture 5 – View east across Castlereagh Street towards the ground floor retail/food court area.

Figure 3 – Internal images of the subject site.



Picture 6 – View south towards the entrance to the property.



Picture 7 – View south into the lower ground floor retail space.



Picture 8 – View across the lower ground floor circulation space.



Picture 9 – View south into the lower ground floor retail space.

2.1. BASEMENT SITUATION

The subject site features four basement levels; the total depth of these basement levels is R.L. 12.80, meaning that the basement levels are approximately 13.7 metres deep.

Collectively, the basement levels extend across the entire allotment of the subject site, as shown in the below figures (Figure 4 and Figure 5).

2.2. RELATIONSHIP TO THE TANK STREAM

It is noted that the state heritage listed Tank Stream is located approximately 540 metres to the northwest of the subject site. The Tank Stream does not extend as far south as the subject site, and will be in no way impacted by the current proposal.

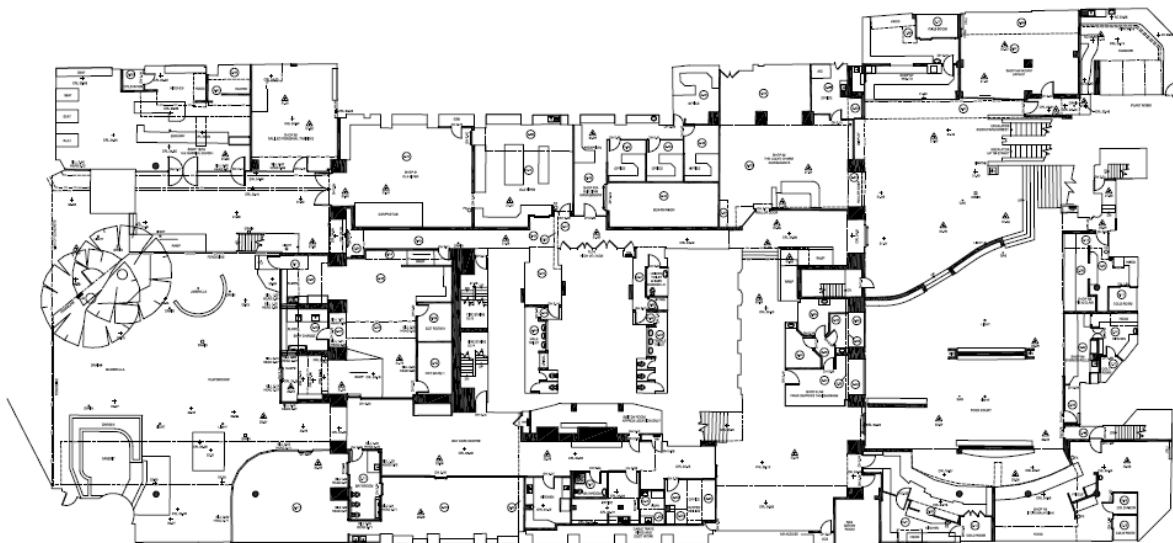
The distance between the subject site and the Tank Stream is shown in Figure 6.

Figure 4 – Architectural plans illustrating the basement situation (lower ground level indicated by red line)

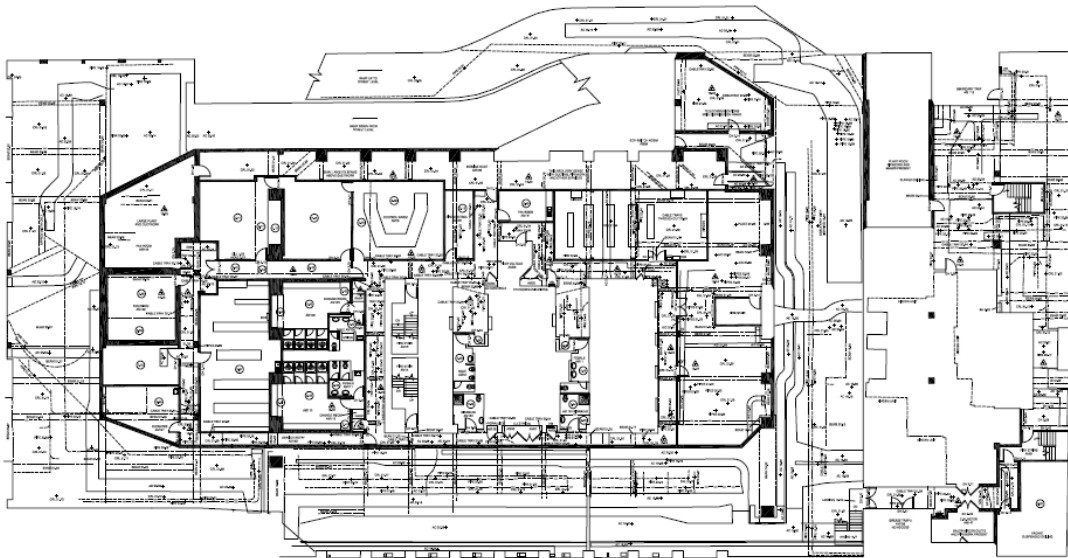


Picture 10 – Existing basement situation, shown in section

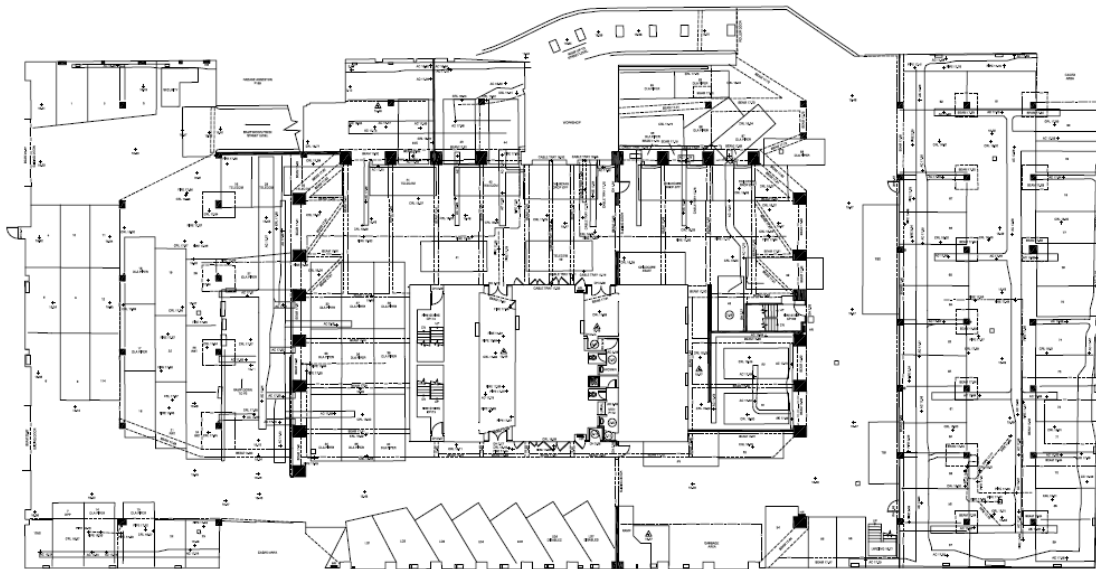
Figure 5 – Existing basement plans



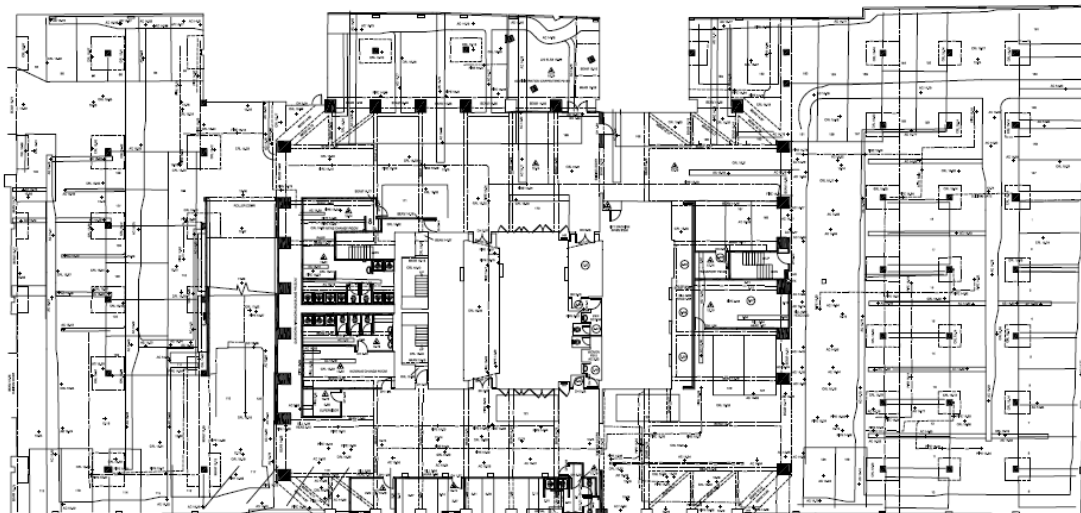
Picture 11 – Existing SL floor plan



Picture 12 – Existing AM floor plan



Picture 13 – Existing P1 floor plan



Picture 14 – Existing P2 floor plan

Figure 6 – Heritage map, showing the distance between the subject site and the Tank Stream (both indicated)



Source: Sydney LEP 2012, Heritage Map Sheets 014 and 015

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

Elizabeth Street is shown as being aligned before 1807 as evident in Meehan's plan. The Government Gazette of October 27, 1810 described the new street in the section "New Street and Lanes". At this time it was described as extending from Hunter Street and terminating "in Hyde Park" which extended as far as Devonshire Street. The roads and footpaths were not immediately laid however. The street was initially identified as Camden Street however it was renamed Elizabeth by Macquarie for his wife, Elizabeth Campbell.

Hyde Park dates to roughly the same time. In 1810 it was announced in the Sydney Gazette that the portion of ground yet unoccupied in the vicinity of the Town of Sydney which had been known until that point variously as "The Common," "Exercising Ground," or "Cricket Ground" should thereafter be known as Hyde Park. However, the area was known as The Racecourse by sometime after. The first event to be held in the park was on October 15, 1810. The park was used as a racecourse until about 1824 and it was not enclosed in any way until 1830. From 1827 to 1856 the park was used as a cricket ground. There was no charge to the public for admission.³ A detailed history of Hyde Park is set out below.

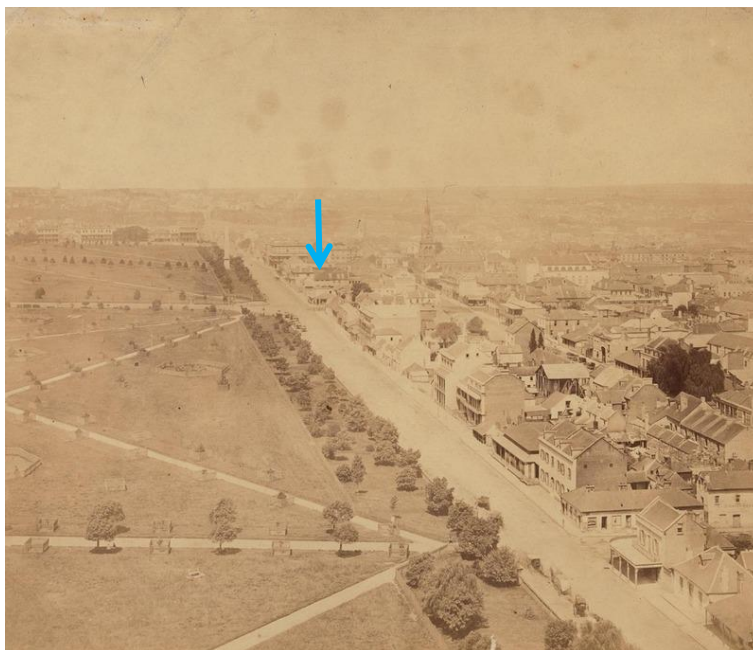
Figure 7 – 1867/1870. View south down across College Street at Hyde Park.



Source – State Library of New South Wales

³ T.S Chapman for the Royal Australian Historical Society, Along Elizabeth Street Sydney, October 27 1936. pp.344.

Figure 8 – 1871. View south down Elizabeth Street showing low density development in the general vicinity of the subject site (blue arrow).



Source – State Library of New South Wales.

3.1.1. Hyde Park

The below history of Hyde Park has been summarised from the State Heritage Inventory database sheet for the item:

At the time of European settlement in 1788 local Aboriginals hunted ducks in the swampy marshes that were to become Hyde Park. The valley of the Tank Stream was cradled between two slightly elevated sandstone and shale ridges which ran down to the harbour to form Dawes Point and Bennelong Point on each side of Sydney Cove. The Tank Stream itself was only a tiny rivulet which rose in marshy ground skirting the western slopes of the ground which later became Hyde Park.

From 1788 this was a place where soldiers could be quickly assembled in case of a convict rebellion. It was probably the site of a bloody battle between Aboriginals and Europeans for control of land around Sydney. Before Governor Phillip departed from the settlement in December 1792, he had drawn a line from the head of Woolloomooloo Bay to the head of Cockle Bay (now Darling Harbour) and noted in writing on the map that no land within the line was to be leased or granted and should remain the property of the Crown. In subsequent years this directive was whittled away.

The area of Hyde Park however, fell largely within this line, and became regarded as a sort of "Common" on the edge of the town. It had quite a different status to the Governor's Domain, which became the Botanic Gardens. It was land that belonged to the people, rather than to the Governor or his officials. The settlers grazed their animals on it and used its brush and trees as firewood. It was gradually denuded of vegetation. By 1810 it would have been a relatively open, elevated space and by then it would have had views out to the north east across Woolloomooloo to the harbour. Early on there were shingling parties and saw pits operating in the vicinity. It was known as "the Common" even before Governor Macquarie defined its size and use by his proclamation of 5 October 1810.

Later it became the colony's first sports centre and racecourse. Prize fights and cricket matches were held here. In 1803 cricket was introduced on The Common by British officers. It was delineated only as a space at the end of Macquarie Street, where the military held parades, and townspeople cut firewood and carted off soil. It became a favourite place for cricket, a playground for local school boys, a racecourse and - with its slightly elevated position - a promenade cites Hyde Park as being Sydney's cricket ground from 1827-56.

In 1811 Macquarie framed further regulations to secure the space for public recreation. He closed access across the park to the Brickfields beyond, forbade carts to cross it, or cows, sheep, goats and pigs' to graze upon it, and ordered that no cattle headed for markets near Darling Harbour were to be driven across it. He caused a fence to be made between the park and the brickfields and directed that carts carrying bricks or pottery should go through the turn-pike gate in George Street. He directed that all traffic crossing the park

was to use the new line of road along the route of Liverpool Street to South Head Road (or Oxford Street). This roadway then defined the southern boundary of Hyde Park.

The northern boundary was at first defined by the edge of the Governor's Demesne (Domain), which the Macquaries came to regard as their personal pleasure grounds. Macquarie himself directed the building of Hyde Park Barracks (1817-19), St. James' Church (1820) and the Law Courts (1819-28) at the northern end of Hyde Park, using Francis Greenway as his architect, with these buildings as fine embellishments to the colonial town, facing each other across a plaza which terminated Macquarie Street. Macquarie blocked the street named after himself at what was later known as Queen's Square and excluded all roadways from the park.

The western boundary was defined as Camden Street (later Elizabeth Street, renamed by Macquarie for his wife, Elizabeth Campbell), marked out in Meehan's plan of 1807 almost as far as present day Park Street. This was first a street of scattered small wattle and daub thatched houses, brush and grass trees. These were gradually replaced by more substantial houses in the next four decades. It became a fashionable residential street, with elegant terrace houses overlooking the maturing Hyde Park.

The eastern boundary was not sharply defined when the Macquaries departed in 1821. A map of that year shows a vegetable garden of 11 acres allocated to the Barracks and a site marked out for the Roman Catholic Chapel... 'near the rubbish dump'.

The foundation stone for what would become St. Mary's Cathedral was laid in 1821 on a site adjoining Hyde Park's north-eastern side, the first site granted to the Roman Catholic Church in Australia.

In 1832 William and Macquarie Street (southern extension) were constructed severing Hyde Park and establishing its central axis (Clouston, 2006: 16). Also in 1832 College Street was built which divided off part of the park, in the area which became Cook and Phillip Parks. Also in 1832 Sydney College was built (later Sydney Grammar School). With the nearby Lyons Terrace (1851) and the Australian Museum (1849-51) the southern end of Hyde Park attracted significant and imposing buildings which increased its importance as a planned open space envisaged by Francis Greenway (Whitaker, 2009).

From the 1850s civic monuments began to be erected in the park. The first in 1857 was the Thornton Obelisk. It is also irreverently known as 'Thornton's Scent Bottle' (Whitaker, 2009) constructed on the park's western side entrance facing Bathurst Street (intersection with Elizabeth St.). This is actually a sewerage ventilator, made to appear like Cleopatra's Needle, an Egyptian Obelisk now displayed in London (ibid).

Figure 9 – 1937. View north over Hyde Park (subject site indicated).



Source – State Library of New South Wales.

3.2. SITE HISTORY

3.2.1. Early Development & Dixon's Tobacco Factory

It appears that in the mid-19th century the subject site comprised a number of small buildings and ancillary structures which fronted Elizabeth Street, Park Street and Castlereagh Street (refer Figure 10 below).

However, by at least 1882-1883, (refer Figure 11) the subject site was partly occupied by Dixon's Tobacco Factory which was a five-storey building extending 160 feet to the corner of Park and Elizabeth Streets. The building also had an additional basement level, a large factory chimney and two patent lifts worked by steam power. The building was to be used as a warehouse, office and factory for Dixon and Sons.⁴

The company of Dixon and Sons dated from 1839 and the first factory was located in Wynyard Lane. An 1883 issue of the Freeman's Journal described in detail the new factory which had moved to the corner of Elizabeth and Park Streets.⁵ Figure 12 and Figure 13 indicate that the western portion of the subject site was still occupied by smaller buildings, likely commercial terraces, at this time.

In 1901 a new addition to Dixons Factory was described as adjoining the south of the existing structure. A large chimney stack which rose to a height of 162 ft was identified as a feature of the building.⁶

Figure 10 – 1855-1865. Survey plan showing extent of development on the subject site at that time.



Source – State Library of New South Wales.

⁴ The Riverine Grazier, 1/1883

⁵ Freeman's Journal, 11/1883

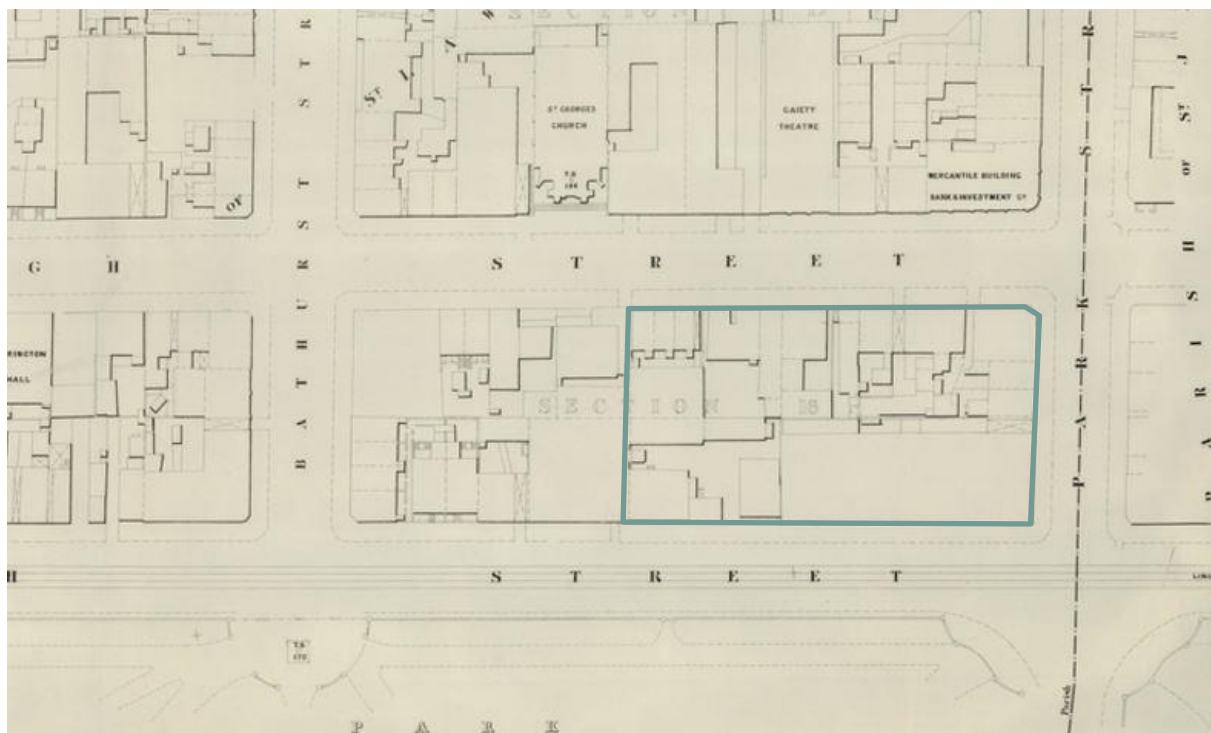
⁶ The Sydney Morning Herald, 7/1901

Figure 11 – 1882-1883. Postcard image of Dixon & Sons on the corner of Elizabeth and Park Streets.



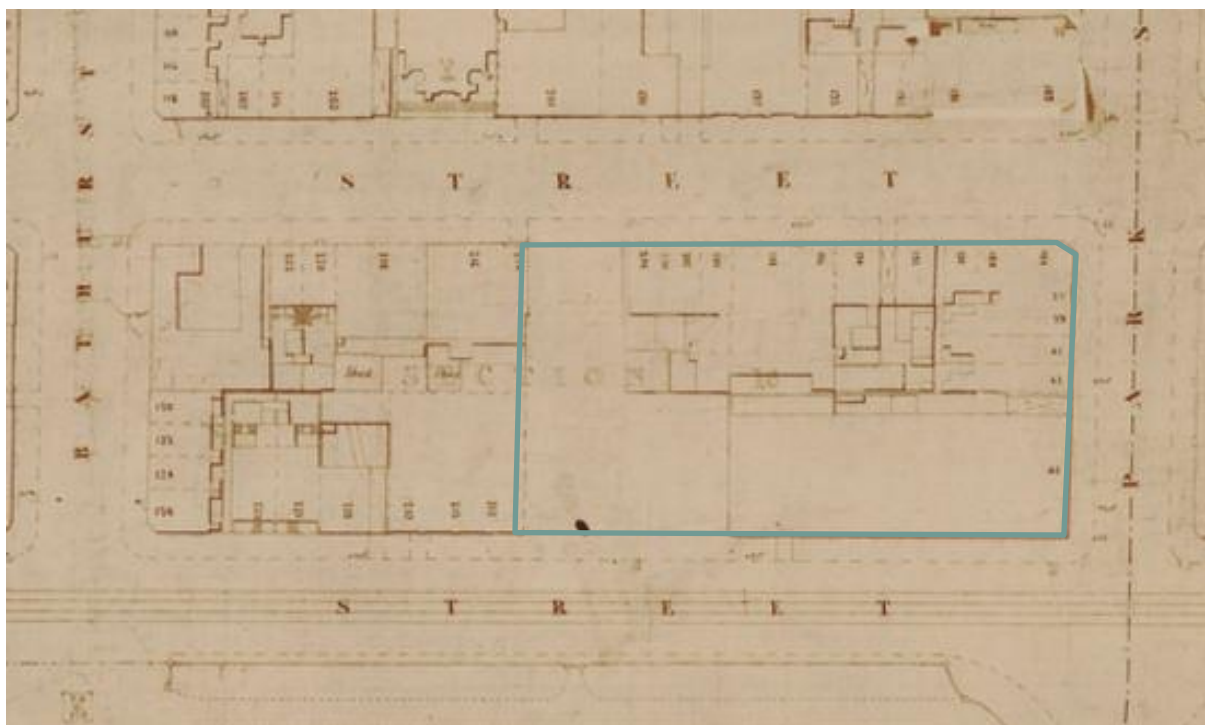
Source – State Library of New South Wales.

Figure 12 – 1890. City of Sydney Section 18 showing the approximate boundaries of the subject site (blue).



Source – State Library of New South Wales.

Figure 13 – 1902. City of Sydney Section 18 showing the approximate boundaries of the subject site (blue).



Source – State Library of New South Wales.

3.2.2. Australian Temperance and General Assurance Company

In 1912 the Dixon and Sons building was sold to the Australian Temperance and General Assurance Company.⁷ The T & G Company was an insurance company that operated in Australia and New Zealand. The company was founded in Victoria in 1876, emerging from the Assurance branch of the Independent Order of Rechabites. The branch was severed from the I.O.R Rechabite Lodge after six years of operations. In 1983 the T&G Society amalgamated with the National Mutual Life Association and is now known as Axa Asia Pacific.⁸

The Sydney Morning Herald notes that it was proposed to add four floors to the existing building to accommodate the company and to remodel the entire building for the purposes of providing “suites of chambers for professional men, residential flats and a large restaurant.”⁹ In the end only three floors were added to the existing building. This was completed in 1914 and was designed by a Mr Tidswell.

In 1928 the existing building was demolished completely to make way for the new building which was completed in 1931.¹⁰ At this time, the height of the building was 68 metres to the top of the tower. It was the tallest building in Sydney until 1939 when it was surpassed by the 112M AWA Tower. The building was designed by architects A&K Henderson.

Figure 14 indicates that by 1956 the rear (west) portion of the subject site to Castlereagh Street was occupied partly by the later southern extension of the T&G Building and also by smaller buildings including the Equitable Building, Harvard House, Christies Auction House and Forsyth House.

⁷ Remodelling of Dixon's Tobacco Factory, The Sydney Morning Herald, 10 September 1912. pp 7.

⁸ Temperance & General Society (T&G Building), Sydney Architecture available at: <http://sydneyarchitecture.com/GON/GON112.htm>

⁹ Ibid.

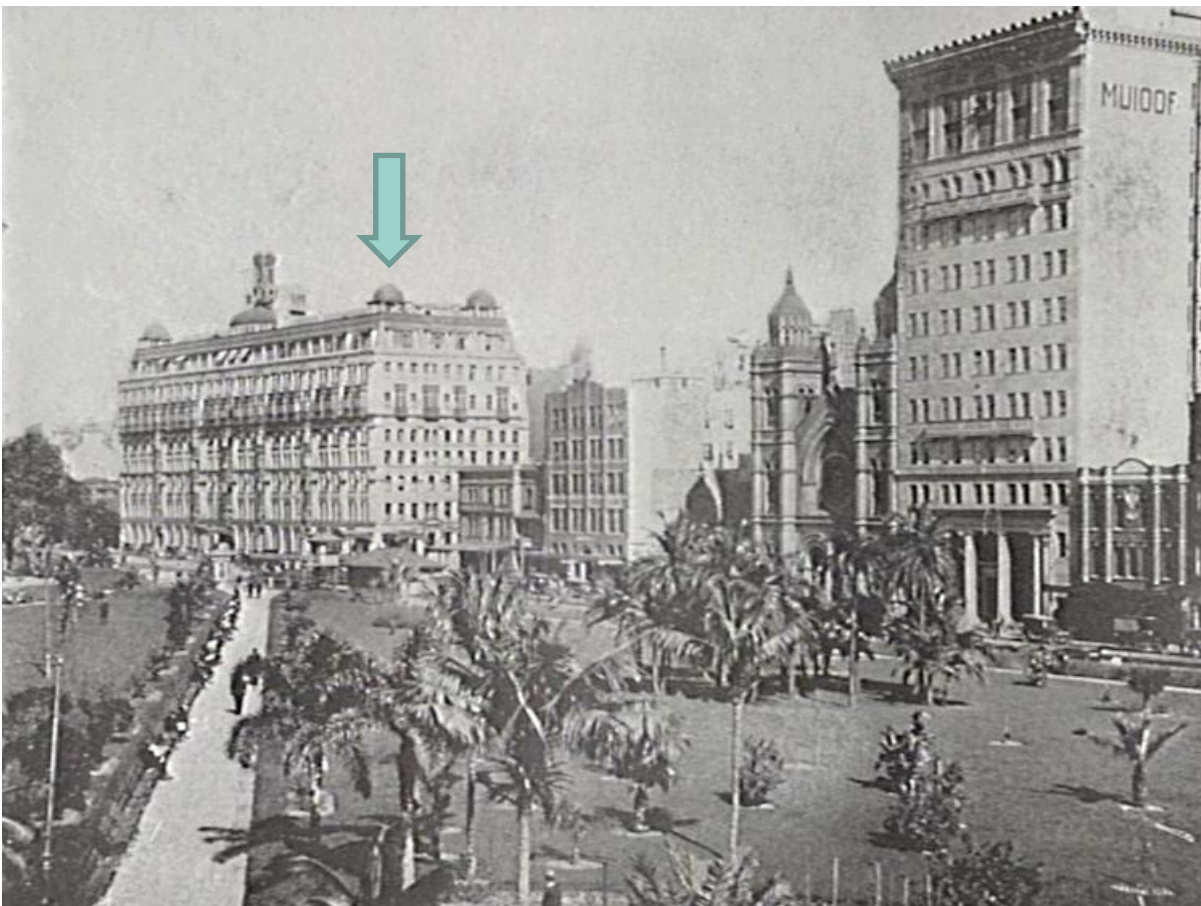
¹⁰ The T & G Building Elizabeth and Park Streets, Sydney in 1915, 18 May 1938.



Picture 15 – c1914. View west across Hyde Park towards the subject site. New additions were completed at this time (FLICKR)



Picture 16 – 1916. View west across Hyde Park towards the subject site (City of Sydney Archives).



Picture 17 – 1923-1928. View south west across Hyde Park towards subject site (blue arrow). (City of Sydney Archives).



Picture 18 – c1928. View south showing construction of the new T&G building on the subject site. (City of Sydney Archives).

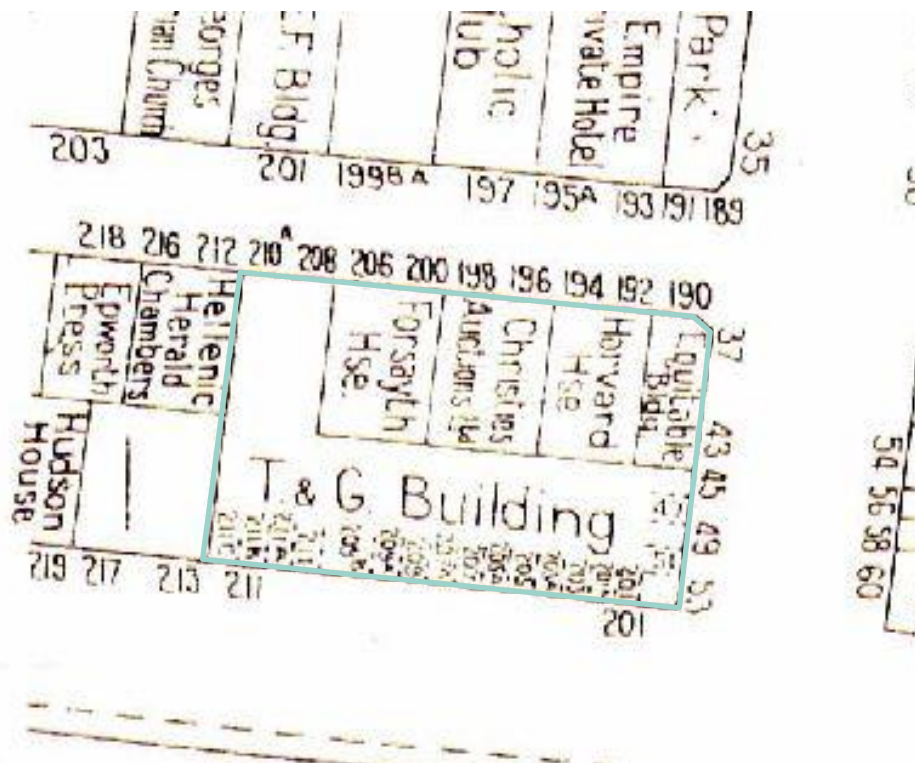


Picture 19 – 1932. View south west from Hyde Park towards the replacement building soon after its completion (City of Sydney Archives).



Picture 20 – 1953. View from Hyde Park towards the subject site (City of Sydney Archives).

Figure 14 – 1956. City building surveyors detail sheet (6) showing the extents of the subject site in blue.



Source – City of Sydney Historic Atlas.

3.2.3. The Subject Building

The former buildings on the subject site including the earlier T&G Building and the smaller buildings to the west were demolished in 1975 and replaced by 201 Elizabeth Street which was originally known as the T&G Hyde Park Square building. The image below shows the T & G Building sometime in the 1970s nearing completion. The building was completed in 1979.¹¹ It was designed by architects Kann, Finch & Partners Pty Ltd.

As noted in Section 2.1, above, the subject building comprises four basement levels, which are approximately 13.7 metres deep and extend across the entire allotment boundary.

The building was acquired by Dexu Property Group in August 2000.



Picture 21 – 1970s. View south east towards the subject site showing the existing building nearly complete (City of Sydney Archives).

¹¹ 201 Elizabeth Street, The Skyscraper Centre available at: <http://www.skyscrapercenter.com/building/201-elizabeth-street/3063>

4. ARCHAEOLOGICAL ASSESSMENT

The historical information presented at Section 3 clearly shows that the subject site was subject to several phases of development prior to the construction of the current building on site.

However, the existing basement situation extends to a depth of R.L. 12.80 (i.e. the basement is approximately 13.7 metres deep), and encompasses the entire allotment. This means that any evidence of previous development phases would have been completely removed and/or destroyed by excavation works to establish the current basement levels, as well as the associated construction of the existing building.

Based on the existing basement situation, as well as the extent of works that were required to construct the existing 42 storey building, it is considered that the subject site does not have any potential to contain intact archaeological remains associated with earlier phases of development or use.

In addition to this, the state heritage listed Tank Stream is located approximately 540 metres to the northwest of the subject site. The Tank Stream does not extend as far south as the subject site, and will be in no way impacted by the current proposal.

Based on the above, there are no identified archaeological constraints or impacts associated with the current proposal.

5. CONCLUSION AND RECOMMENDATIONS

Based on a review of the site description at Section 2, the historical information presented at Section 0, and the archaeological assessment provided at Section 4, it is considered that there are no identified archaeological constraints or impacts associated with the current proposal.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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