

Statement of Heritage Impact
Non-Indigenous Archaeological Remains
Stage 1
Discovery Point, Wolli Creek



Report to

Discovery Point Pty Limited

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Archaeology & Heritage

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Statement of Heritage Impact

Non-Indigenous Archaeological Remains

Stage 1, Discovery Point, Arncliffe

1.0 Introduction

1.1 Purpose

This Statement of Heritage Impact for non-indigenous archaeological remains has been prepared on behalf of Australand's project application for Stage 1 of the Discovery Point development. It considers the impact of the Stage 1 development on non-indigenous archaeological remains belonging to the nineteenth-century Tempe House estate.

This Statement complies with the Director-General Requirements (DGRs) for the overall project:

- *Awareness of the possible existence of any archaeological relics which may be disturbed during the works that may require an archaeological assessment to be undertaken.*
- *The EA shall provide an Archaeological Assessment of Aboriginal and non-indigenous archaeological resources, including an assessment of the significance and potential impact on the archaeological resources.*

1.2 Study Area

Stage 1 is land in the south-western corner of the Discovery Point development area at 1 Princes Highway, Wolli Creek (**Figure 1, 2**).

1.3 Heritage Listings

The Stage 1 land area has no heritage listings. The sites of the nearby Tempe House and St Magdalen's Chapel are listed on the State Heritage Register (SHR).

1.4 Proposed Stage 1 Development

The Stage 1 development is for two mixed use residential and retail buildings with associated landscaping (**Figure 2, 3**). The proposed development includes basement carparking under the Stage 1 buildings (**Figure 4**).

The Project Application seeks approval for the construction of:

- Building 1B, including:
 - 9 apartments;
 - ground floor supermarket of approximately 900m², with associated loading dock;
 - roof top courtyard on the Building 1B podium including gym, community room and pool;
 - basement and above ground car parking;
- Building 1C, including:
 - 117 apartments;
 - ground floor development of approximately 700m²;
 - basement and above ground car parking;
 - water recycling plant;
- Neighbourhood Park and temporary park fronting Magdalene Terrace;

- temporary access to Wolli Creek Railway Station; and
- associated landscaping and infrastructure works.

1.5 Statement Prepared by:

This Statement was prepared by Tony Lowe and reviewed by Dr Mary Casey of Casey & Lowe Pty Ltd for Australand. Comments on a draft were received from Australand, JBA Urban Planning and Krason Planning.

2.0 Archaeological Assessment

2.1 Background

Archaeological assessment and fieldwork for the Discovery Point site has to date been undertaken in accordance with the existing consents issued under the *NSW Heritage Act 1977* and Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). Reporting on the site has included:

- Casey & Lowe, **Archaeological Assessment, Tempe House and Grounds** (final), April 2001.
- Casey & Lowe, **Archaeological Management Plan, Tempe House and Grounds**, January 2002.
- Casey & Lowe, **Statement of Heritage Impact, Non-Indigenous Archaeological Remains, Discovery Point, Arncliffe**, June 2010

The archaeological assessment of the Tempe House estate divided the property into seven main areas (**Figure 5**):

- Area 1: Tempe House
- Area 2: Kitchen and outbuildings to the south of the house
- Area 3: The garden area to the east of the house
- Area 4: The garden area to the north of the house
- Area 5: The institutional buildings to the west of the house, also including remains of the nineteenth-century kitchen garden
- Area 6: Area to the west of the Telstra easement and south of the New Southern Railway and Wolli Creek Station.
- Area 7: Area to the west of the Telstra easement and north of New Southern Railway and Wolli Creek Station

The proposed Stage 1 development area overlaps Areas 5 and 6 (**Figure 5**), and covers part of the Tempe Estate that was used as Spark's garden, an extensive walled garden designed and planted in the middle of the nineteenth century by the owner of the estate, Alexander Brodie Spark. An 1841 plan of the estate shows two buildings connected with the garden within the Stage 1 area, the "Gardener's Cottage" and "Pine House", the latter presumably some kind of greenhouse (**Figure 6**). To the north there are other features, such as the "Vine Trellis Walk" and garden walling.

During the twentieth century, part of Area 6 was used by Boral for an asphalt batching operation and was subsequently remediated. Archaeological testing in Area 6 has indicated that the remediation did not affect the potential sites of the two structures shown on the 1841 plan of the estate, with over a metre of introduced fill over natural ground.

2.2 Description of Possible Archaeological Items

Possible archaeological sites and items within the Stage 1 site are the archaeological remains of structures, features or artefact deposits connected to Spark's garden or to the use of the buildings such as the Gardener's Cottage or Pine House (**Figure 6**). Although the land has been subject to various impacts, including soil remediation, it is likely that archaeological remains have survived *in situ*. As indicated by preliminary testing (above), the remains appear to be covered by over a metre of introduced fill. The remains could include footings or post holes connected to the cottage and pine house, wall footings, the alignment of the trellis walk (probably postholes) and deposits of artefacts.

2.3 Significance of Archaeological Items

The archaeological items listed above are not listed on any heritage register and are outside the Tempe House State Heritage Register (SHR) area. They do, however, fall under the relics provisions of the NSW *Heritage Act* 1977. Their level of significance has been determined as follows:

Statement of Significance

The remains of the Gardener's Cottage and Pine House belong to the 1840s development of Alexander Brodie Spark's estate and garden. The garden belongs to a rare example of a mid-nineteenth-century planned estate and is closely associated with Spark and his vision of his Tempe Estate. Because of the likely limited nature of any archaeological remains, they have a Local level of heritage significance. (Casey & Lowe, HIS, June 2010).

2.4 Proposed Impact

Any surviving archaeological remains of the garden or its buildings within the development area will be impacted by the proposed works. It is noted that the site affected by the Stage 1 Project Application already has a masterplan approval for above ground works and a sub-podium approval for construction of below ground car parks in place. Consequently the proposed impacts will be no greater than those already approved for the site.

Based on the suggested management below and the limited nature of the potential archaeological resource, the proposed impact is seen as acceptable.

3.0 Management

The management of the potential archaeological remains of the Gardener's Cottage and Pine House should be in line with the approved Archaeological Management Plan which covered Area 6 (Casey & Lowe 2002):

Area 6 – Area to the west of the Telstra easement and south of New Southern Railway and Wolli Creek Station and west of Illawarra rail line.

This area was thought to be highly disturbed but the testing indicates that at least in the eastern side of the area the natural soil profile, including topsoil, is intact. This implies that remains of the gardener's cottage and pine house may survive. They should therefore be recorded in detail using archaeological excavation, detailed planning and GIS survey and mapping. The likely location of these buildings should firstly be determined through triangulation of the historic plans. Due to the likely nature of the archaeological remains of these structures (postholes and cultural debris) it is considered that the fabric of these remains is likely to have only a local level of significance. Any remains, however, would have a moderate to high level of research potential. (Section 7.1.6)

The archaeological testing and any investigation will be based on methodology previously used on the Tempe House estate. The results will add to those obtained from earlier archaeological programs.

List of figures:

Figure 1: Discovery Point development site (Google Earth).

Figure 2: Discovery Point development site with Stage 1 indicated by colour shading.

Figure 3: Ground floor plan of the Stage 1 building.

Figure 4: Stage 1 basement carparking level (part).

Figure 5: Discovery Point site (indicative landscape concept plan) with archaeological areas marked.

Figure 6: Concept plan overlaid with 1841 plan showing the extent of Spark's walled garden, and the location of the Gardener's Cottage and Pine House in relation to the Stage 1 area.



Figure 1: Discovery Point development site (Google Earth).

Casey & Lowe



Figure 3: Ground floor plan of the Stage 1 building (Source: Bates Smart).



Figure 4: Stage 1 basement carparking level (part). (Source: Bates Smart).



Figure 5: Discovery Point site (indicative landscape concept plan) with archaeological areas marked (after Bates Smart).

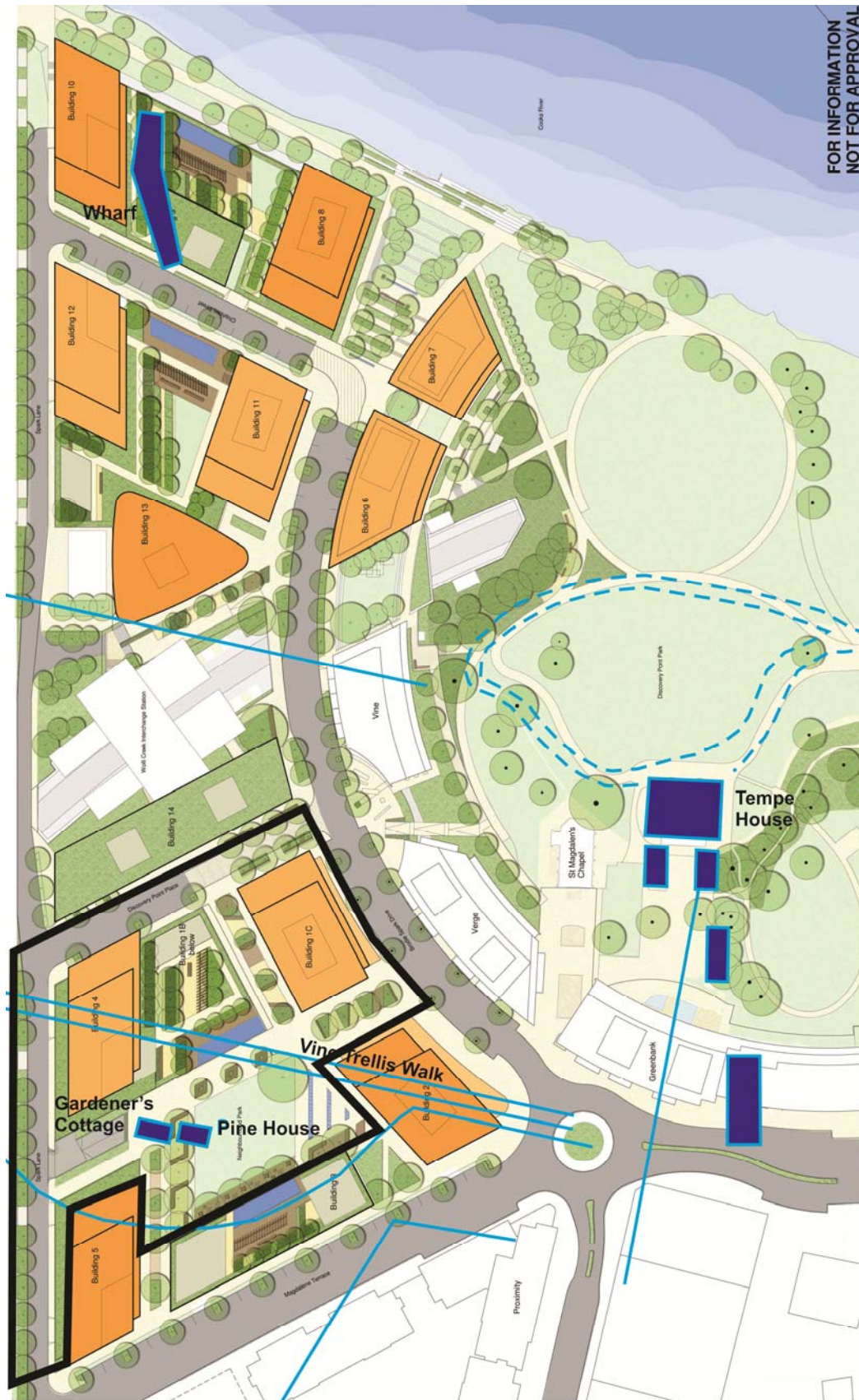


Figure 6: Concept plan overlaid with 1841 plan showing part of Spark's walled garden, and the location of the Gardener's Cottage and Pine House in relation to the Stage 1 area.