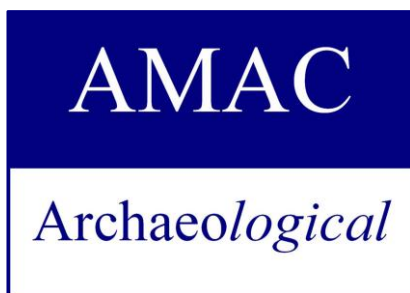
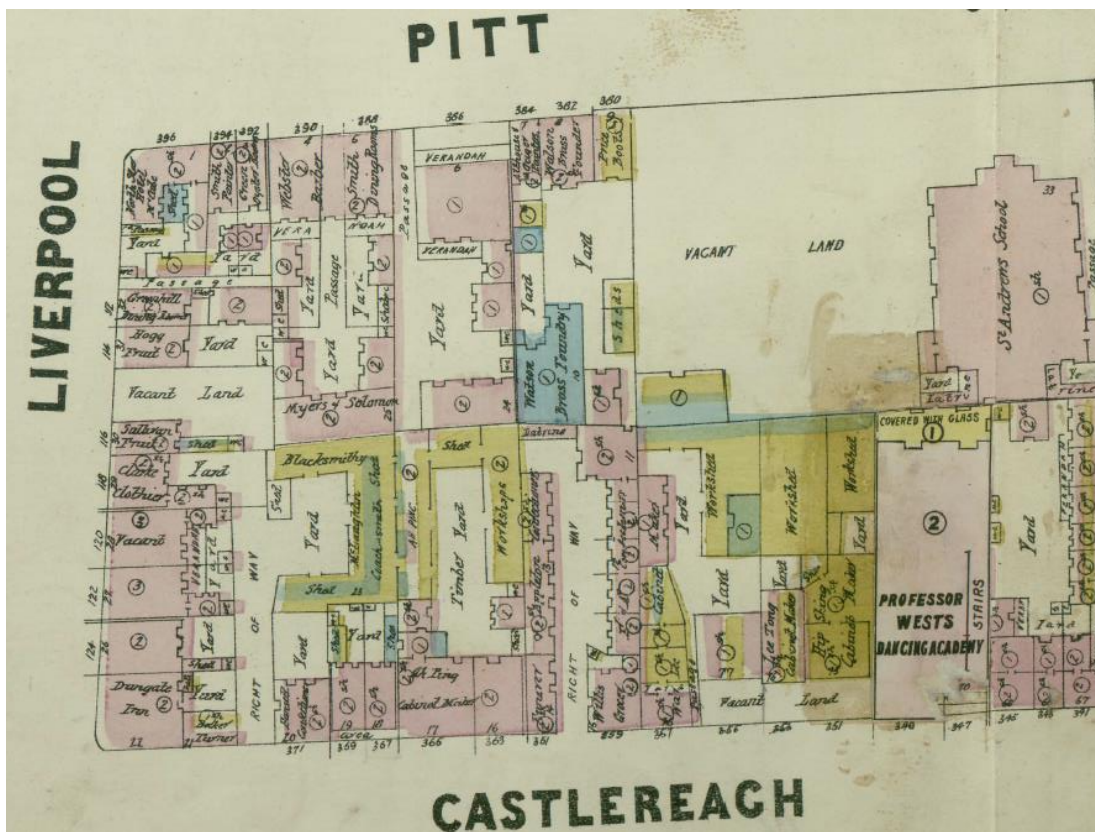


ARCHAEOLOGICAL ASSESSMENT, RESEARCH DESIGN & EXCAVATION METHODOLOGY

**338 Pitt Street
324-348 Pitt St,
229-253 Castlereagh St,
& 126 - 130 Liverpool St
Sydney, NSW**

Volume 1 - Assessment



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**Archaeological Management & Consulting Group
for**

**Touchstone Partners Pty Ltd on behalf of
China Centre Development Ltd**

March 2020

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Cover Image

Doves Plan of 1880. City of Sydney, Historical Atlas of Sydney, Map 12 Blocks 31-32, <http://atlas.cityofsydney.nsw.gov.au/maps/plans-of-sydney-doves-1880/plans-of-sydney-doves-1880-map-12-blocks-31-32/>

CONTENTS	PAGE
TABLE OF FIGURES	3
LIST OF TABLES	5
EXECUTIVE SUMMARY	6
1.1 BACKGROUND	12
1.2 DESCRIPTION OF DEVELOPMENT	12
1.3 PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS - RESPONSE TABLE	13
1.4 STUDY AREA	14
1.5 SCOPE	14
1.6 AUTHOR IDENTIFICATION	14
1.7 STATUTORY CONTROLS AND HERITAGE STUDIES	14
1.7.1 NSW Heritage Act 1977 (as amended)	14
1.7.2 National Parks and Wildlife Act (1974)	15
1.7.3 State Heritage Register and Inventory	16
1.7.4 National Heritage List	16
1.7.5 Commonwealth Heritage List	16
1.7.6 Sydney Local Environment Plan 2012	17
1.7.7 The Central Sydney Archaeological Zoning Plan	17
1.8 PREVIOUS HERITAGE STUDIES AND REPORTS	17
1.8.1 HERITAGE IMPACT STATEMENT FOR STAGE 1 DEVELOPMENT APPLICATION – URBIS PTY LTD	17
1.9 ACKNOWLEDGMENTS	18
2.0 SITE HISTORY	19
2.1 HISTORY	19
2.1.1 Early Sydney	19
2.1.2 City of Sydney: Late 19 th Century – Early 20 th Century	21
2.2 ORIGINAL GRANT	22
2.2.1 Part of Allotment 21 Section 14	23
2.2.2 Allotment 22 Section 14	23
2.2.3 Allotment 23 Section 14	25
2.2.4 Allotment 24 Section 14	27
2.2.5 Allotment 1 Section 14	27
2.2.6 Part of Allotment 2 Section 14	29
2.2.7 Allotment 3 Section 14	30
2.2.8 Allotment 4 Section 14	31
2.2.9 Allotment 5 Section 14	32
2.2.10 Allotment 6 and 7 Section 14	35
2.3 SUBSEQUENT OWNERS AND OCCUPANTS	37
2.3.1 Part of Allotment 21 Section 14	37
2.3.2 Allotment 22 Section 14	39
2.3.3 Allotment 23 Section 14	42
2.3.4 Allotment 24 Section 14	44
2.3.5 Allotment 1 Section 14	46
2.3.6 Part of Allotment 2 Section 14	57
2.3.7 Allotment 3 Section 14	66
2.3.8 Allotment 4 Section 14	70
2.3.9 Allotment 5 Section 14	72
2.3.10 Allotment 6 Section 14	74
2.3.11 Allotment 7 Section 14	76

2.4	DEVELOPMENT	80
2.4.1	Part of Allotment 21 Section 14	81
2.4.2	Allotment 22 Section 14	82
2.4.3	Allotment 23 Section 14	84
2.4.4	Allotment 24 Section 14	85
2.4.5	Allotment 1 Section 14	87
2.4.6	Part of Allotment 2 Section 14	92
2.4.7	Allotment 3 Section 14	97
2.4.8	Allotment 4 Section 14	98
2.4.9	Allotment 5 Section 14	100
2.4.10	Allotment 6 Section 14	104
2.4.11	Allotment 7 Section 14	106
3.0	PHYSICAL EVIDENCE	164
3.1	SITE INSPECTION	164
3.2	GEOLOGY AND SOILS	174
3.3	ARCHAEOLOGICAL POTENTIAL	175
3.3.1	Introduction	175
3.3.2	Topography	175
3.3.3	Part of Allotment 21 Section 14	176
3.3.4	Allotment 22 Section 14	176
3.3.5	Allotment 23 Section 14	177
3.3.6	Allotment 24 Section 14	177
3.3.7	Allotment 1 Section 14	178
3.3.8	Part of Allotment 2 Section 14	179
3.3.9	Allotment 3 Section 14	180
3.3.10	Allotment 4 Section 14	181
3.3.11	Allotment 5 Section 14	182
3.3.12	Allotment 6 Section 14	182
3.3.13	Allotment 7 Section 14	182
3.3.14	Statement of Archaeological Potential	183
4.0	ASSESSMENT OF SIGNIFICANCE	192
4.1	METHODOLOGY	192
4.2	IDENTIFICATION OF SIGNIFICANCE	193
4.3	STATEMENT OF CULTURAL SIGNIFICANCE	198
5.0	STATEMENT OF HERITAGE IMPACT	199
5.1	PROPOSED DEVELOPMENT	199
5.2	STATEMENT OF HERITAGE IMPACT	205

TABLE OF FIGURES

Figure 1.1	Site location	9
Figure 1.2	Aerial photograph showing the study site.....	10
Figure 1.3	Sydney LEP Heritage Map 015.....	11
Figure 1.4	Study site boundary outlined in red.	13
Figure 2.1	Plan of the town of Sydney in NSW, Meehan 1807.....	126
Figure 2.2	1822 Plan of the town and suburbs of Sydney	127
Figure 2.3	Harper's 1823 Plan of Sydney.	128
Figure 2.4	Map of Town of Sydney, 1831	129
Figure 2.5	c. 1833 City Section Survey Plan.	130
Figure 2.6	Allotment 2 Section 14: Subdivisions c.1834-1897.....	131
Figure 2.7	Map of the town of Sydney 1836.....	132
Figure 2.8	1843 Well's Plan of Sydney.	133
Figure 2.9	City of Sydney, 1854.....	134
Figure 2.10	Trigonometrical Survey of Sydney, 1865.....	135
Figure 2.11	1870 photograph, St Andrew's Church of England School on Allotment 21 Pitt Street.	136
Figure 2.12	DP 147 – c.1875 showing subdivision of Allotment 1 Section 14	137
Figure 2.13	Original Copy of Doves Plan 1880.	138
Figure 2.14	Doves 1880 Plan of Sydney.....	139
Figure 2.15	Subdivision of Allotment 7 Section 14, Charlotte Cohen's Property, 1888.	140
Figure 2.16	1890 survey plan.	141
Figure 2.17	1902 survey plan.	142
Figure 2.18	243 Castlereagh Street, 4 April 1902.	143
Figure 2.19	241 Castlereagh Street, 4 April 1902.	143
Figure 2.20	Rear 243 Castlereagh Street, 18 April 1902.....	144
Figure 2.21	Rear 247 Castlereagh Street, 18 April 1902.....	144
Figure 2.22	Rear 251A Castlereagh Street, 18 April 1902.	145
Figure 2.23	1910, Central City of Sydney.	146
Figure 2.24	c1909-1913 Demolition of St Andrew's School.....	147
Figure 2.25	c1909-1913 Watson & Crane, Brass Founders (332-336 Pitt Street).	147
Figure 2.26	c.1909-1913 – Allotment 24 – 340-342 Pitt St.	148
Figure 2.27	Plan of Allotment 23 – 1912	148
Figure 2.28	Subdivision of Allotment 7 Section 14, Maurice Neustadt's Property, 1913.	149
Figure 2.29	229-231 Castlereagh Street in 1916.	149
Figure 2.30	241-243 Castlereagh Street during demolition, 1 December 1920. ..	150
Figure 2.31	241-243 Castlereagh Street during demolition, 1 December 1920. ..	150
Figure 2.32	1920 Architectural Plans for 241-243 Castlereagh Street, Sydney... 151	
Figure 2.33	245 – 247 Castlereagh Street during modifications in 1921 while occupied by Westcott Hazell & Co. Ltd.	151
Figure 2.34	Rear of 245 – 247 Castlereagh Street during modifications in 1921 while occupied by Westcott Hazell & Co. Ltd.	152
Figure 2.35	1924-1925 – Redevelopment of Danks & Son Pty Ltd	152
Figure 2.36	1920s Plan of Sydney.	153
Figure 2.37	1917-1939 Plan of Sydney.....	154
Figure 2.38	Photograph showing 130 Liverpool Street in August 1927, adjacent to three storey building (at left).....	155
Figure 2.39	1933 photo of 227-235 Castlereagh Street; Newstead House, Marshall Motors.	155
Figure 2.40	1938-1950, Civic Survey.....	156

Figure 2.41	1943 Aerial Photograph.	157
Figure 2.42	1949 Aerial Photograph.	158
Figure 2.43	1949-1972 Building Surveyors Plan.	159
Figure 2.44	North Star Hotel 1949, Corner Pitt and Liverpool Streets.	160
Figure 2.45	1954 Pitt Street, facing south.	160
Figure 2.46	1958 photo showing 122-124 Liverpool St.	161
Figure 2.47	Corner of Pitt and Liverpool Streets, c.1968.	161
Figure 2.48	Telecom Building from Pitt St - October 1982.	162
Figure 2.49	1996 Photograph of Castlereagh Street showing Telecom building and Manchester House at 241-243 Castlereagh Street.	162
Figure 2.50	Current aerial showing site layout.	163
Figure 3.1	Image showing the North to South slope of Pitt Street.	165
Figure 3.2	Image showing the East to West slope of Liverpool Street.	165
Figure 3.3	324-330 Pitt Street.	166
Figure 3.4	Entrance to the 229-239 Castlereagh Street car park.	166
Figure 3.5	332-336 Pitt Street.	167
Figure 3.6	The corner of Pitt and Liverpool Streets.	168
Figure 3.7	Entrance to the 338-348 Pitt Street car park.	168
Figure 3.8	Two storey buildings at 126 – 130 Liverpool Street.	169
Figure 3.9	The Downing Hotel at 249-253 Castlereagh Street.	170
Figure 3.10	Cellar entrance at the front of the Downing Hotel.	171
Figure 3.11	ANZAC House at 245-247 Castlereagh Street.	172
Figure 3.12	241-243 Castlereagh Street.	173
Figure 3.13	Overlay of 1823 plan on current site survey.	185
Figure 3.14	Overlay of 1865 survey on current site survey.	186
Figure 3.15	Overlay of 1880 plan on current site survey.	187
Figure 3.16	Overlay of 1890 survey on current site survey.	188
Figure 3.17	Overlay of 1902 survey on current site survey.	189
Figure 3.18	Overlay of c.1917-1939 plan on current aerial photograph.	190
Figure 3.19	Archaeological potential diagram.	191
Figure 5.1	Indicative section plan showing layout of buildings and basement levels.	200
Figure 5.2	Snapshot of indicative section plan showing proposed RL's for lower building levels and basement levels.	201
Figure 5.3	Proposed ground floor plan.	202
Figure 5.4	Proposed Basement 1 floor plan.	203
Figure 5.5	Proposed Basement 4 plan.	204
Figure 5.6	Impact overlay showing proposed basement level 4 in relation to original allotment boundaries and assessed archaeological potential.	208

LIST OF TABLES

Table 1.1	Properties within Study Area.....	14
Table 2.1	Grantees and early leases.	22
Table 2.2	Historical Title – Allotment 21.....	38
Table 2.3	Historical Title – Allotment 22.....	40
Table 2.4	Historical Title – Allotment 23.....	42
Table 2.5	Historical Title – Allotment 24.....	45
Table 2.6	Historical Title – Allotment 1 – Subdivided Allotment 1 DP147.....	47
Table 2.7	Historical Title – Allotment 1 – Subdivided Allotment 2 DP147.....	49
Table 2.8	Historical Title – Allotment 1 – Subdivided Allotment 3 DP147.....	51
Table 2.9	Historical Title – Allotment 4 – Subdivided Allotment 4 DP147.....	53
Table 2.10	Historical Title – Allotment 5 – Subdivided Allotment 5 DP147.....	55
Table 2.11	Historical Title – Subdivided Allotment 2: Castlereagh Street portions.	58
Table 2.12	Subdivided original Allotment 2 – westernmost portion of Allotment 2 (current Lot C DP448921).....	65
Table 2.13	Historical Title – Allotment 3.....	68
Table 2.14	Allotment 4 Section 14.....	71
Table 2.15	Lot 3 DP 1044304 – Originally Allotment 5, Section 14.....	73
Table 2.16	Lot 3 DP 1044304 – Originally Allotment 6, Section 14.....	75
Table 2.17	Allotment 7 Section 14.....	77
Table 2.18	Identified historical structures divided per allotment.	110
Table 4.1	Criteria for Assessing Heritage in NSW.....	192
Table 5.1	Table outlining proposed impacts and archaeological management recommendations per each original Allotment.....	207

EXECUTIVE SUMMARY

Documentary Research

- Prior to 1823 there was no early development on the study site.
- In 1823 the block was formalised and all allotments except three had been developed for residential use.
- By 1854 all allotments on the study site had been developed and by 1910 numerous phases of development and further subdivision had occurred with mixed used occupation (residential, commercial, industrial).
- From the 1920s onwards, the study site was occupied by large commercial warehouse complexes.
- By the 1970s to early 1980s, a number of these large commercial buildings were demolished and replaced with large scale multi storey commercial towers with some containing basement levels, industrial infrastructure such as substations.
- Several early to mid-20th century buildings still stand on the study site.

Physical Evidence

- The study site is bounded by Castlereagh Street on the east, Liverpool Street on the south, Pitt Street on the west and buildings on the north.
- Nine different commercial buildings are presently on the study site with some containing single or multiple basement levels.
- Proposed development seeks to demolish all buildings and construct two, mixed use buildings (residential, hotel) that will contain a retail precinct at ground floor level and four basement levels for parking.
- There is nil to low archaeological potential for deep features in several areas where modern basements exist (historic Allotments part 1, part 2, 5, 6, 21, 23 and 24).
- There is a nil to low potential for archaeological relics within areas containing a single storey basement (historic Allotments 2 and 22). There is potential for remains of the base of deep relics such as wells, cesspits and earlier basements.
- There is moderate archaeological potential for truncated remains to exist in historic Allotments 3, 4 and 7 because these locations do not contain basement levels.
- Moderate to high potential for archaeological relics to survive within current Lots A-C DP448971 (part of historic Allotment 1 and 2) exists to which a late 19th century building (86) and potentially the skeleton of two 1830s-1840s dwellings (64 and 99) still remains today.

Significance

- The study site has contained eleven allotments thus the significance of the archaeology can be understood both as a single collection of data and by individual allotments.
- Though unlikely, if early 19th century archaeological remains exist, they would be considered of local significance as they would have undergone large scale disturbance and redistributed from original site context.

- If archaeological evidence from the mid to late 19th century is found intact they would likely retain local significance for providing information on the long-term occupation of Sydney city and its people.

Recommendations

It is recommended that this Archaeological Assessment (Vol. 1), Research Design and Excavation Methodology (Vol. 2) be submitted as part of the overall State Significant Development application as the formal response to historical archaeological conditions (part of Condition 6) requested by the SEARs issued for Application Number SSD-10362. The Research Design (Section 6.0) and Archaeological Excavation Methodology (Section 7.0) will form the guiding documentation for any historical archaeological excavation at the study site. The on-site archaeological program has been specifically designed to monitor, excavate and record locally significant archaeological relics which will be disturbed and removed by the development, in advance of any bulk earthworks program. The removal of material of nil significance need only be monitored where the potential to expose material of local significance exists. If required, the excavation methodology allows for any Aboriginal archaeological test excavation to operate in tandem with the historical archaeological excavation program.

The unexpected discovery of coherent archaeological sites, depositions and relics of integrity, from the early 19th century (c1820s-1840s) or other relics of potential State significance will require further assessment in liaison with Heritage, DPC, or its relevant delegate under State Significant Development approval.

Public Dissemination

Dependant on the nature, scale, condition and significance of finds, Heritage, DPC, or its relevant delegate under State Significant Development approval may request an open day be held for the public, if it is safe to do so. Dependant on the condition, extent and significance of any finds, Heritage, DPC, or its relevant delegate under State Significant Development approval may require that an interpretation strategy be prepared to guide the scale and nature (if any) of interpretation regarding the history and archaeology of the study site

Statement of Archaeological Heritage Impact

The proposed development requires deep excavation across the entire study site to facilitate the construction of four basement parking levels. The levels required (RL0.00) is anticipated to remove all remaining archaeological material at the study site. Dependant on the archaeological potential of each original Allotment which vary from nil to high (Section 3.3, Vol. 1). Table 8.1 in Vol 2 provides a breakdown of site management recommendations.

GLOSSARY

Term	Definition
AMAC	Archaeological Management and Consulting Group
Archaeological feature	Archaeological material which is not considered a relic in terms of the NSW Heritage Act 1977. For example- postholes, artefact scatters, cesspits or rubbish pits
DCP	Development Control Plan
DP	Deposited Plan
DPIE	Department of Planning, Industry and Environment (formerly Office of Environment and Heritage)
Former relic	A deposit, artefact, object or material evidence whereby the integrity of the relic is viewed to have been destroyed or disturbed to the point where it is no longer considered to hold any significance as a relic in terms of the NSW Heritage Act 1977.
Heritage, DPC	Heritage, Department of Premier and Cabinet (formerly known as the Heritage Division, and Heritage Branch)
LEP	Local Environment Plan
LGA	Local Government Area
LTO	Land Titles Office
NPW Act	National Parks and Wildlife Act 1974
Relic	Defined by the NSW Heritage Act (see Section 1.5.3) 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”
S57	Refers to definition of Section 57 in the NSW Heritage Act 1977
S60	Refers to definition of Section 60 in the NSW Heritage Act 1977
S139	Refers to definition of Section 139 in the NSW Heritage Act 1977
S140	Refers to definition of Section 140 in the NSW Heritage Act 1977
SHI	State Heritage Inventory
SHR	State Heritage Register
Work	Archaeological material related to road and rail infrastructure which is not considered a relic in terms of the NSW Heritage Act 1977, however may retain an archaeological significance independent of the statutory definitions. The interpretation of a ‘work’ has been defined in consultation with the Heritage Division

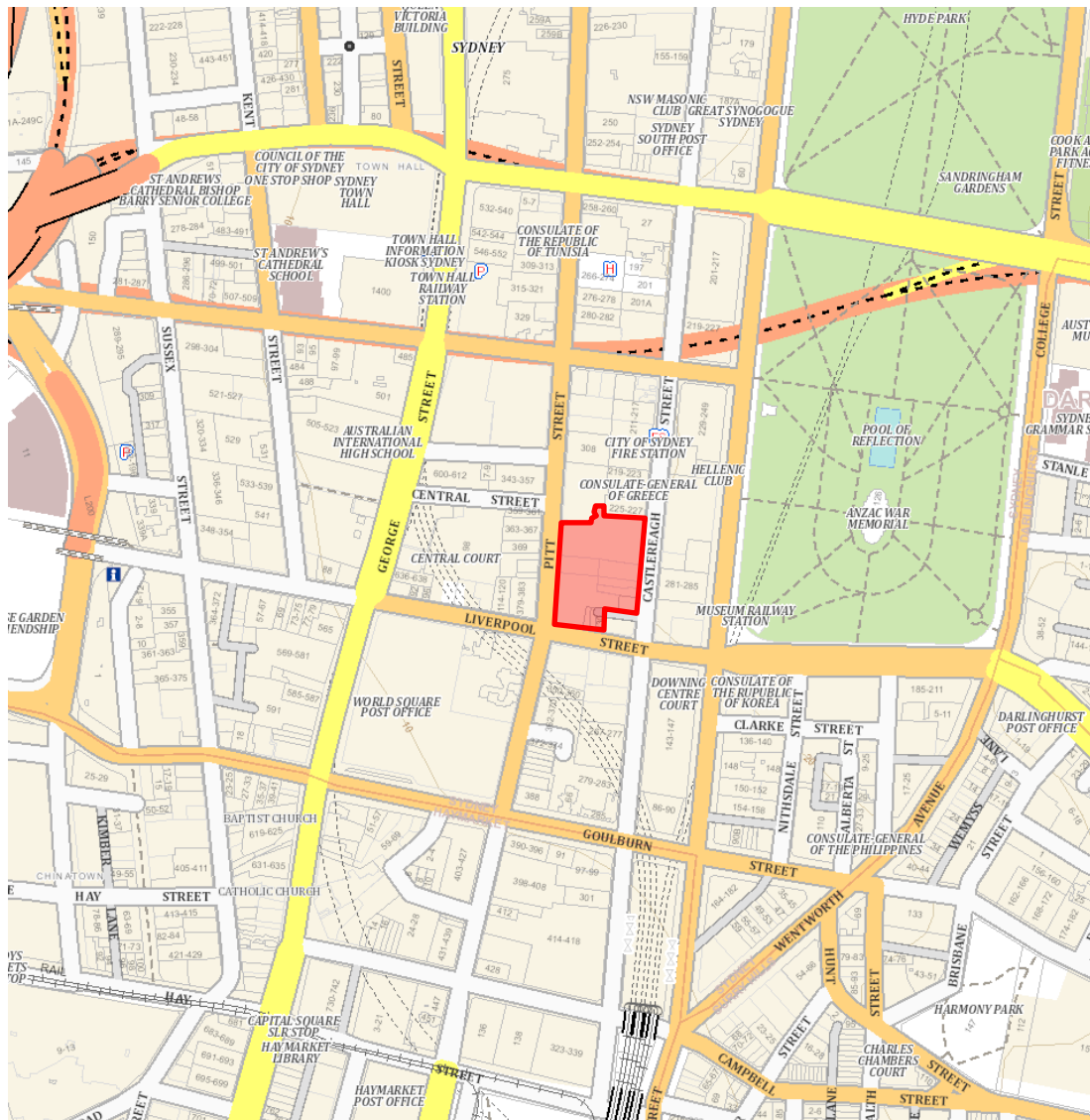


Figure 1.1 Site location
Study site outlined in red. Six Maps, NSW LPI online.

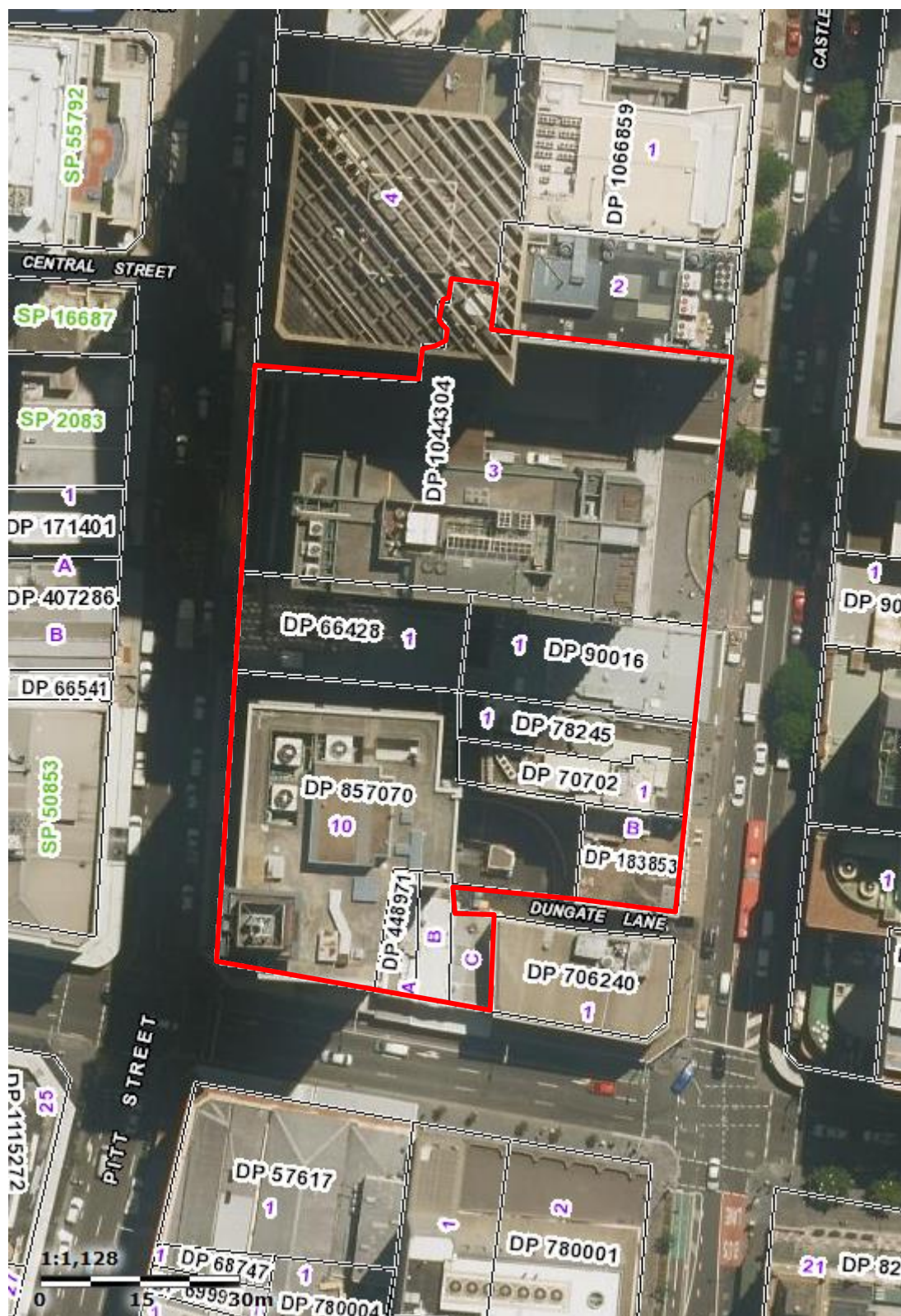


Figure 1.2 Aerial photograph showing the study site.
Study site outlined in red. Six Maps, NSW LPI online, accessed 11/01/18

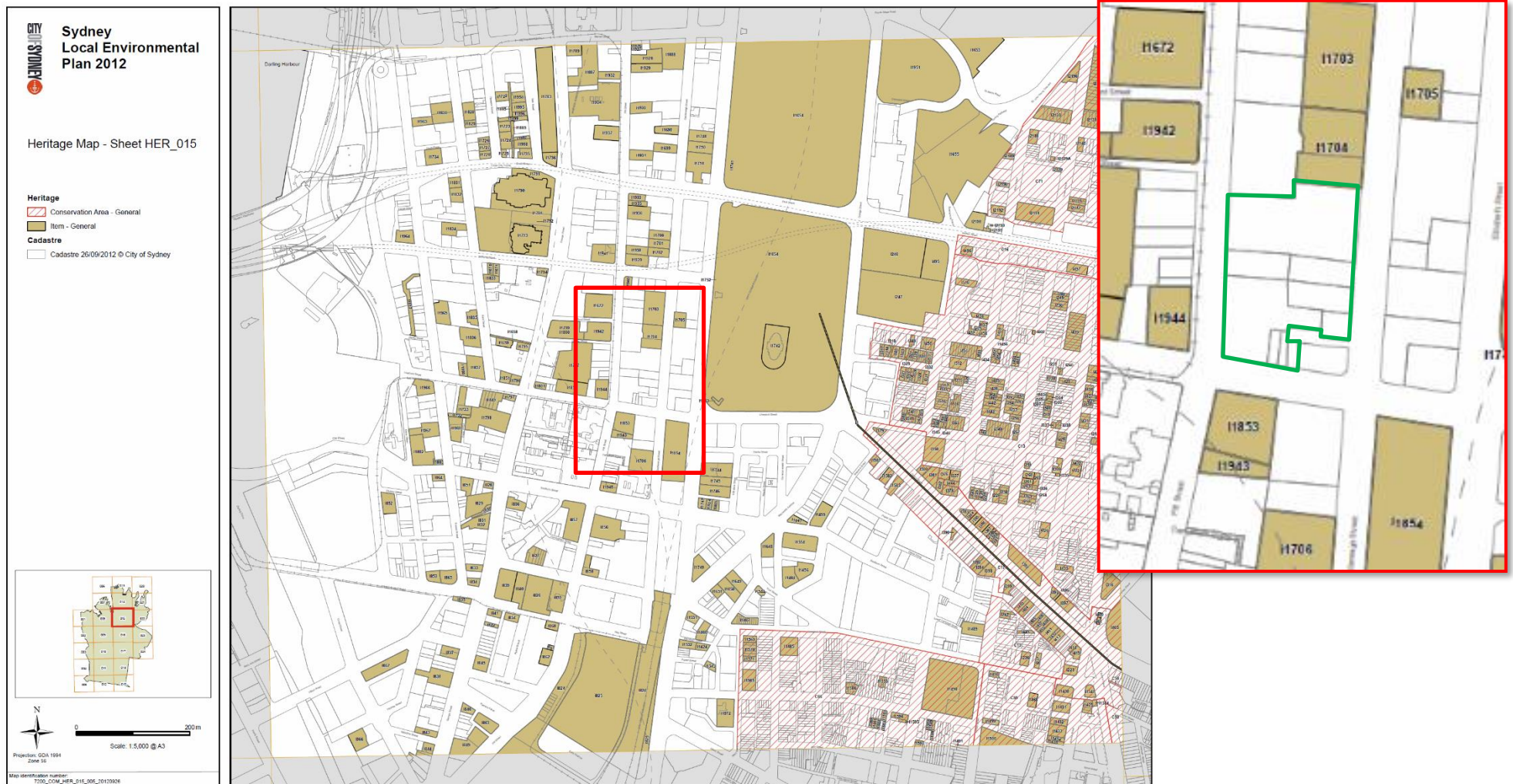


Figure 1.3 Sydney LEP Heritage Map 015
 Study site outlined in green. NSW Legislation, accessed 11/01/18

1.0 Introduction

1.1 BACKGROUND

Touchstone Partners Pty Ltd on behalf of China Centre Development Pty Ltd has commissioned the Archaeological Management and Consulting Group to prepare a full archaeological assessment for the site at 338 Pitt Street Sydney. This assessment responds to Condition 15 of Approval D/2016/1509 as well as part of Condition 6 of the SEARS for SSD Application SSD-10362 (see Sections 1.2 and 1.3). The report conforms to Heritage Office Guidelines for Archaeological Assessment.¹

1.2 DESCRIPTION OF DEVELOPMENT

This report supports a Stage Significant Development Application (SSDA) for the mixed-use redevelopment of 338 Pitt Street, Sydney, which is submitted to the City of Sydney pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). China Centre Development Pty Ltd is the proponent of the SSDA.

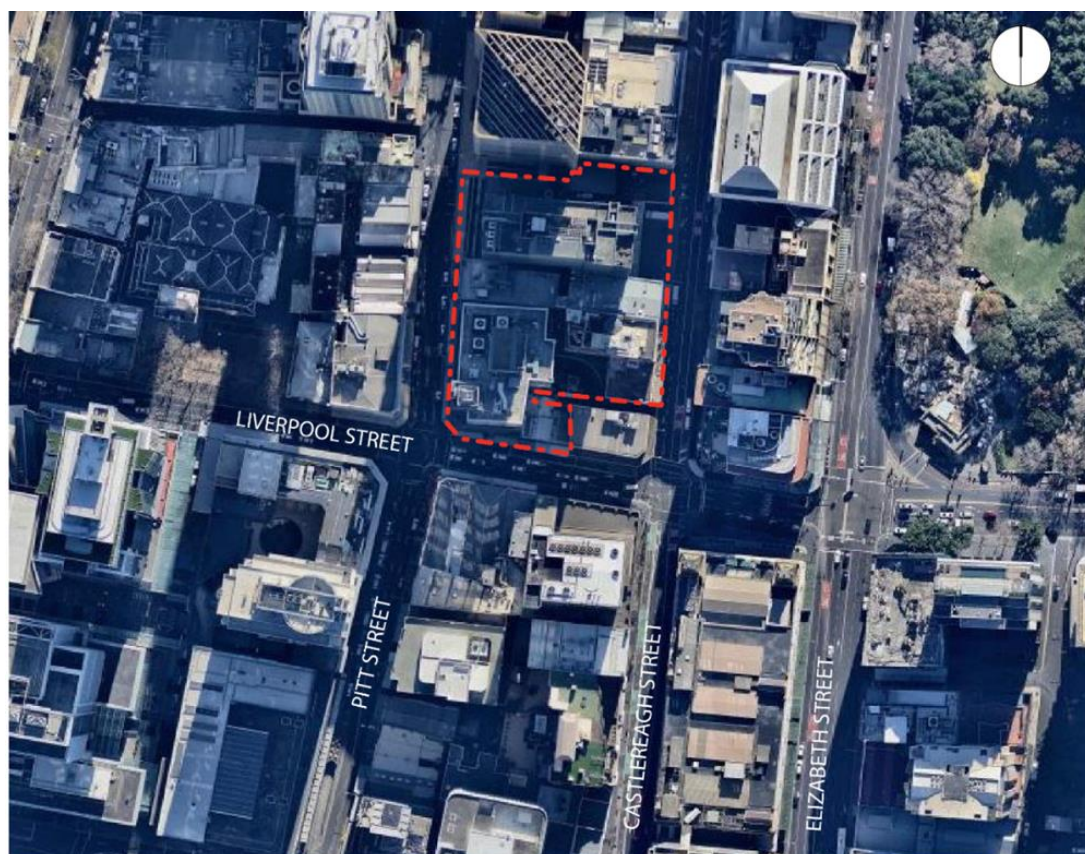
The site is located at the corner of Pitt Street and Liverpool Street, within the 'Mid-Town' precinct of Sydney's Central Business District (CBD). The site is approximately 150m west of Museum Station and Hyde Park, and approximately 350m from Town Hall Station. The site includes several allotments and constitutes nearly one third of the city block between Bathurst Street, Pitt Street and Liverpool Street. The site is an irregular shape and has a combined area of approximately 5,900m².

The proposed development comprises of hotel, residential, commercial and retail uses and will include:

- demolition of all existing structures;
- excavation and site preparation, including any required remediation;
- construction and use of a mixed-use development, with an iconic 258m two-tower built form above a podium and internal courtyard;
- four (4) basement levels and a lower ground level accommodating residential, retail and hotel car parking, motorcycle parking, bicycle parking, loading dock, storage and relevant building services;
- improvements to the public domain, including landscaping, pedestrian thoroughfares/connections, and landscaping; and
- augmentation and extension of utilities and services.

A detailed description of development is provided by Ethos Urban within the EIS.

¹ Heritage Office and Department of Urban Affairs and Planning (1996).



 The Site

Figure 1.4 Study site boundary outlined in red.
Image supplied by Ethos Urban, December 2019.

1.3 PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS - RESPONSE TABLE

Key Issues	Requirement – SSD-10362	Relevant report Section
6. Heritage		
	<ul style="list-style-type: none"> A historical archaeological assessment (if the SOHI identifies a potential impact on historical archaeology) by a suitably qualified archaeologist in accordance with the Heritage Guidelines 'Archaeological Assessment' 1996 and 'Assessing Significance for Historical Archaeological Sites and Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme. A strategy for any archaeological finds during the excavation and demolition to be interpreted and where possible displayed in the new building. 	<p>Refer to Section 3.3, 4.0 and 5.2 of Volume 1 for an assessment of potential relics, significance and proposed impacts.</p> <p>Refer to Section 6.0 and 7.0 in Volume 2 for a detailed Research Design & Archaeological Excavation Methodology.</p> <p>Refer to Section 7.3.5 for a general discussion of possible interpretation options.</p>

1.4 STUDY AREA

The study site incorporates several street addresses on separate title; these properties are collectively referred to as “338 Pitt Street” for the purposes of this document. See Table 1.1 for a full list of addresses with associated Lot and Deposited Plan number.

Table 1.1 Properties within Study Area

Street Address	Title
229-39 Castlereagh Street and 324-330 Pitt Street	Lot 3 DP1044304
332-336 Pitt Street	Lot 1 DP 66428
241-243 Castlereagh Street – “Manchester House”	Lot 1 DP 90016
245-247 Castlereagh Street – “ANZAC House”	Lot 1 DP78245 Lot 1 DP70702
249-253 Castlereagh Street – “Downing Hotel”	Lot B DP 183853
338-348 Pitt Street	Lot 10 DP 857070
126 Liverpool Street	Lot A DP 448971
128 Liverpool Street	Lot B DP 448971
130 Liverpool Street	Lot C DP 448971

1.5 SCOPE

This report does not consider the potential Aboriginal archaeology of the study site. However, any Aboriginal sites and objects are protected by the National Parks and Wildlife Act (see Section 1.5.2).

The heritage value of the structures currently standing on the study site is not assessed as part of this report.

The discovery of unknown and unassessed remains will require additional assessment.

1.6 AUTHOR IDENTIFICATION

This report was researched and written by Jaki Baloh, Martin Carney, Melissa Kennedy, Prue Newton, Kelly Strickland, Ivana Vetta and Emma Williams.

The collections used were the City of Sydney Archives, State Records of New South Wales, NSW Land and Property Information, State Library of New South Wales, and the National Library of Australia Trove online collection.

1.7 STATUTORY CONTROLS AND HERITAGE STUDIES

1.7.1 NSW Heritage Act 1977 (as amended)

The NSW Heritage Act 1977 affords automatic statutory protection to relics that form archaeological deposits or part thereof. The Act defines relics as:

- Relic means 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 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.

1.7.2 National Parks and Wildlife Act (1974)

The *National Parks and Wildlife Act 1974* (as amended) affords protection to all Aboriginal objects and is governed by the NSW Office of Environment and Heritage. These objects are defined as:

any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.²

It is an offence to destroy Aboriginal objects or places without the consent of the Director-General.³ Section 86 discusses 'Harming or desecration of Aboriginal objects and Aboriginal places':

- (1) A person must not harm or desecrate an object that the person knows is an Aboriginal object. Maximum penalty:
 - (a) in the case of an individual-2,500 penalty units or imprisonment for 1 year, or both, or (in circumstances of aggravation) 5,000 penalty units or imprisonment for 2 years, or both, or
 - (b) in the case of a corporation-10,000 penalty units.
- (2) A person must not harm an Aboriginal object. Maximum penalty:
 - (a) in the case of an individual-500 penalty units or (in circumstances of aggravation) 1,000 penalty units, or
 - (b) in the case of a corporation-2,000 penalty units.
- (3) For the purposes of this section, "circumstances of aggravation" are:
 - (a) that the offence was committed in the course of carrying out a commercial activity, or
 - (b) that the offence was the second or subsequent occasion on which the offender was convicted of an offence under this section.

This subsection does not apply unless the circumstances of aggravation were identified in the court attendance notice or summons for the offence.
- (4) A person must not harm or desecrate an Aboriginal place. Maximum penalty:
 - (a) in the case of an individual-5,000 penalty units or imprisonment for 2 years, or both, or
 - (b) in the case of a corporation-10,000 penalty units.
- (5) The offences under subsections (2) and (4) are offences of strict liability and the defence of honest and reasonable mistake of fact applies.
- (6) Subsections (1) and (2) do not apply with respect to an Aboriginal object that is dealt with in accordance with section 85A.
- (7) A single prosecution for an offence under subsection (1) or (2) may relate to a single Aboriginal object or a group of Aboriginal objects.
- (8) If, in proceedings for an offence under subsection (1), the court is satisfied that, at the time the accused harmed the Aboriginal object concerned, the accused did not know that the object was an Aboriginal object, the court may find an offence proved under subsection (2).⁴

² Part 1 Section 5, National Parks and Wildlife Act 1974.

³ Part 6 Section 90 (1) National Parks and Wildlife Act 1974.

⁴ Part 6 Section 86, National Parks and Wildlife Act 1974.

1.7.2.1 Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW

In October 2010 DECCW (now the Office of Environment and Heritage) introduced the “Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW”.⁵ This code of conduct was released in response to changes in the NPW Act which now states “A person must not harm or desecrate an object that the person knows is an Aboriginal object” or that “A person must not harm or desecrate an Aboriginal place” (NPW Act, Amendment 2010). Individuals or organisations who are contemplating undertaking activities which could harm Aboriginal objects should consult this code or engage the services of an appropriately qualified archaeological consultant to carry out a Due Diligence study on any proposed development.

This code provides a process whereby a reasonable determination can be made as to whether or not Aboriginal objects will be harmed by an activity, whether further investigation is warranted, and whether the activity requires an Aboriginal Heritage Impact Permit (AHIP) application.

If through this or any other process which meets the standards of this code, such as the commission of an Environmental Impact Assessment, one has already taken reasonable steps to identify Aboriginal objects in an area subject to a proposed activity. Subsequently if it is already known that Aboriginal objects will be harmed, or are likely to be harmed by an activity, then an application should be made for an AHIP.

1.7.3 State Heritage Register and Inventory

The NSW State Heritage Register or Inventory is a list which contains places, items and areas of heritage value to New South Wales. These places are protected under the New South Wales Heritage Act 1977.

The site is not listed on the NSW State Heritage Register or Inventory.

1.7.4 National Heritage List

The National Heritage List is a list which contains places, items and areas of outstanding heritage value to Australia. This can include places and areas overseas as well as items of Aboriginal significance and origin. These places are protected under the Australian Government's EPBC Act.

The study site is not listed on the National Heritage List.

1.7.5 Commonwealth Heritage List

The Commonwealth Heritage List can include natural, Indigenous and historic places of value to the nation. Items on this list are under Commonwealth ownership or control and as such are identified, protected and managed by the federal government.

The study site is not listed on the Commonwealth Heritage List.

⁵ Office of Environment and Heritage,
<http://www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf>

1.7.6 Sydney Local Environment Plan 2012

The Sydney Local Environmental Plan was prepared by the City of Sydney in 2012. Heritage Conservation is discussed in Part 5; Section 5.10. The following section highlights the archaeological considerations of a site in relation to developments:

7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Schedule 5 of this plan lists Items of Environmental Heritage with heritage items listed in Part 1, Heritage Conservation areas listed in Part 2 and Archaeological Sites listed in Part 3. The study site is not listed as a heritage item or within a conservation area (see Figure 1.3).

1.7.7 The Central Sydney Archaeological Zoning Plan

The Central Sydney Archaeological Zoning Plan comprises the central Sydney area (including sections of Potts Point, Surry Hills, East Sydney and Chippendale), being under the jurisdiction of the City of Sydney. Millers Point, the Rocks and the Pyrmont/Ultimo peninsula were excluded as they had been subject to previous archaeological assessments. The Plan identifies areas within Central Sydney which contain archaeological potential and assesses this according to criteria based on their perceived physical potential (dependant on the level of ground disturbance), resulting from site inspections. The plan also isolates areas of little or no archaeological potential, indicating where no further archaeological assessment/research will be required. The site survey was carried out in August 1992, and the report completed in February 1993.

Schedule 4 of the SAZP lists the following properties within the study site as an “Area of Archaeological Potential”:

- 241-243 Castlereagh Street
- 249-251 Castlereagh Street
- 126 Liverpool Street
- 128 Liverpool Street
- 130 Liverpool Street

1.8 PREVIOUS HERITAGE STUDIES AND REPORTS

1.8.1 HERITAGE IMPACT STATEMENT FOR STAGE 1 DEVELOPMENT APPLICATION – URBIS PTY LTD

Urbis prepared a Heritage Impact Statement (HIS) for Stage 1 Development Application for the study site in September 2016. This study found no heritage listings within the study area and made recommendations to guide the proposed development in order to avoid impacting surrounding heritage items. The assessment of significance found that the study site may contain “historical archaeological remains and material from earlier historical phases”.⁶ The report

⁶ Urbis Pty Ltd (September 2012), p. 22.

notes that a detailed description of archaeological potential is outside of the scope of the HIS and further assessment is required.

1.9 ACKNOWLEDGMENTS

Tracey Hoven of Touchstone Partners Pty Ltd for all of her assistance.

2.0 SITE HISTORY

2.1 HISTORY

2.1.1 Early Sydney

The First Fleet was settled at Sydney in Port Jackson by a decision of Governor Phillip, because of the safe anchorage, good landing place and stream of fresh water, later called the Tank Stream.⁷ The Stream was used as a formal division of the new settlement; the administrative headquarters was established on the western side, and the main encampment, consisting of the convicts and marines, was laid out on the eastern side.⁸

By 1789, there was a track along the western side of the Stream, running north past the military camp, the convict's huts and the hospital to Dawe's Point, and south past a line of soldier's huts towards the brickfields, and the road to the outlying districts of the colony.⁹ In the early 1790s, some of the soldiers built houses along the eastern side of the track, between it and the Stream, while waiting for the barracks on the western side of the track to be completed. This led to the northern part of the track being called Sergeant Major's Row.¹⁰ Other parts of the track were called High Street and Spring Row.

The first structures built in the colony were composed of cabbage tree logs or wattle and thatch. By 1792 these were being replaced by brick and timber buildings with shingle or tile roofs.¹¹ In the year following Phillip's departure (1792), about 160 houses were built in Sydney, each house being allowed up to 1400 bricks for a chimney and a floor. Most of these houses were located along High Street and Pitt's Row, and eventually reached in a continuous line to the brickfields.¹² Bridges estimates that there were about 260 houses in Sydney in 1802, based on Leseur's map, and there were 673 in 1804, according to an official count.¹³

When Macquarie arrived in Sydney he described the streets of the town as almost impassable.¹⁴ In 1810 he directed that these tracks be made into streets 50 feet (15.2m) wide, with footpaths and uniform paling fences on each side. Parties of soldiers carried out the work.¹⁵ Macquarie also renamed the streets, giving George Street, among others, its present name.¹⁶ In 1821 a list of buildings in Sydney was compiled; there were 1084. Thirty-one of these were small houses and commercial premises. The majority were timber-framed and weather-boarded, about one-fifth were brick, and a few were stone. Most were one storey in height, and most were located along George, Castlereagh and Pitt Streets.¹⁷

⁷ Bridges (1995), p. 6.

⁸ Bridges (1995), p. 9.

⁹ Bridges (1995), p. 17.

¹⁰ Bridges (1995), p. 146.

¹¹ Bridges (1995), p. 17.

¹² Bridges (1995), p. 33.

¹³ Bridges (1995), p. 35.

¹⁴ Bridges (1995), p. 97.

¹⁵ Bridges (1995), p. 101.

¹⁶ Bridges (1995), p. 102.

¹⁷ Bridges (1995), p. 147.

Obed West described the area of the study site and surrounds in 1810s and 20s in 1882, and echoes a call still heard today about changing Sydney;

Along Park street, and then along Elizabeth-street, down to Liverpool-street and up to Pitt-street was unfenced ground, without a single house upon it, until it was given away in grants by Macquarie. These grants were afterwards sold in some cases for £1 and £1 10s. per allotment.

Pitt-row at that time virtually terminated at Bathurst street, ending in what is termed 'a dead road.' Beyond that point was what might be said to be the country, for there were only a few dwellings dotting the slope down to the Haymarket. These houses, generally built with thatched roofs, stood in large blocks of ground, and were surrounded with vegetable and fruit gardens.

It is astonishing to think what rapid strides the city has made in the lifetime of a single individual. Such a transformation has been made in the streets that it is like a dream, or a fanciful creation, to picture old Pitt-row and compare it with the Pitt Street of today. The work of progress has not, however, ceased, but it is going on today as rapidly as ever.¹⁸

The nature of the expansion and development of Sydney and what came before in various parts of the city is described in 1827 as follows;

The building of houses in Sydney is going on with rapidity. We have constantly an opportunity of noticing some improvement in one street or other. Houses start up apparently almost by magic influence. Old huts are removed, and new stone buildings in a few months soon occupy their place—or perhaps we see a wooden cottage one day deprived of one of its sides, and in the course of a week, a stone wall protruding through the roof. An instance of the latter sight is observable in Pitt Street; of the former in George-street. Mr. Tawell is converting by degrees it seems his timber dwelling into the more durable structure of stone, and the miserable huts and cow-sheds which disfigured George Street, opposite the Police Office, have disappeared, and workmen are actively engaged on the four or five allotments of ground in that neighbourhood, erecting walls and houses, and giving quite an altered appearance to the street thereabouts—such is the spirit and the necessity too for building new houses, that if the ground still occupied as a barrack-yard, were appropriated to the service of the inhabitants, divided into allotments, it is quite evident that alterations and improvements would be carried on upon a very extensive scale, that we should soon see a comparatively useless piece of land, covered as it should be in the middle of a town with habitations—warehouses and shops.¹⁹

The same article, further on, also contrasts recent developments to the original make-do constructions;

Mr Paul's new building in George Street is now nearly completed. Even in its unfinished state this edifice may be considered as one of the most substantial and elegant in Sydney

The house alone, when completed, will, it is said, cost the spirited proprietor upwards of 4000l. It is pleasing to observe a more rational and refined taste in building than the variety of irregular, awkward, confused, and inelegant modes which have hitherto prevailed, thus gaining ground in Sydney. A handsome and at the same time commodious house, may be raised with quite as much regard to durability, time and economy, as one confusedly put together, and imperfectly finished.²⁰

¹⁸ Sydney Morning Herald, 12 August 1882, p. 9.

¹⁹ Sydney Morning Herald, 12 August 1882, p. 9.

²⁰ The Australian, 16 May 1827, p. 2.

2.1.2 City of Sydney: Late 19th Century – Early 20th Century

The central area of Sydney experienced a steady population increase during the 19th century, at the same time that commercial and industrial companies and businesses were expanding. In 1842, the population for the City of Sydney boundary alone was 30,000 and had increased to 44,240 by 1851.²¹ While the central area of Sydney was quickly developing into a commercial business area, residential dwellings were still present among the growing commercial developments. In 1845 there were approximately 5,500 “city houses” in the City of Sydney and although many of the large residential areas were beginning to be established in the surrounding ‘suburban’ areas, such as Surry Hills, Fitzgerald notes that houses in the central Sydney area predominantly belonged to “wealthy merchant and commercial families”.²²

George, Pitt, Castlereagh and Liverpool Streets were fast becoming some of the busiest streets within central Sydney; with the increase in businesses came the natural bustle of a commercial centre.

At the turn of the 20th century, the overall population of the City of Sydney was booming; 111,253 residents were recorded as living in the immediate area of the city of Sydney in 1901.²³ These inflated numbers, almost having tripled in the last fifty years, are likely to reflect the great development of the industrial and commercial businesses now well established in Sydney, and the overall acknowledged importance of the town itself. Also, the increased development in transportation systems in the area, would have made Sydney an even more attractive area for working opportunities in the large variety of commercial businesses that were comfortably operating.

By the mid-20th century it seems houses are no longer as prominent in central Sydney, instead having apartments intertwined with commercial buildings and offices. This is particularly relevant to George, Pitt, Castlereagh and Liverpool Streets and those surrounding as the majority, if not all of the areas, now accommodating high rise buildings, a combination of commercial businesses and residential apartments. The city of Sydney, once a colony entirely composed of convicts, had become the heart of business and commercial life in New South Wales by the mid-19th century and this trend of importance has remained until the present day.

²¹ Fitzgerald (1992), p. 28.

²² Fitzgerald (1992), p. 28, 33.

²³ Fitzgerald (1992), p. 225.

2.2 ORIGINAL GRANT

The study area encompasses multiple land grants that were established in the early 1820s. This is shown in Table 2.1 and in Figure 2.5.

The quit rent lease recipients of 1823 are not recorded on the grant, nor in the title search unless a registered transaction has been recorded or documents supplied to the commissioner of claims. In the cases listed as unknown for the study site there is no lease in the “Registers of Land Grants and Leases” for the grantee. The grant record documents published (October 1831) read as if the grantee was the initial lessee, for example, in the case of Deering and Ball the initial lessee was only detected because of a dispute.²⁴ In the other cases it must be presumed that unregistered transactions have enabled the lease to pass from the initial lessee, to the final grantee. As a result, some of these may be untraceable.

The lease documents are accurate only to the street frontages and do not refer to any adjoining leases. Without detailed research into lease size and associated leases, buildings may have existed over multiple locations or on various blocks, on the same side of a single street.

Table 2.1 Grantees and early leases.

Lot	Grant Map (1833)	Street (section 14)	Developed (1823)	Lease	Grant
21 (part)	John Smith	Pitt	yes	1823 John Smith	19 October 1831 John Smith
22	Thomas Bowers	Pitt	yes	1823 Thomas Bowers (Stewart)	19 October 1831 Thomas Bowers
23	Margaret Hitchcock	Pitt	no	1823 Maria Hitchcock	16 August 1834 Sarah Hitchcock
24	Peter Plomer	Pitt	yes	1823 unknown	19 October 1831 Peter Plomer
1	William Coates	Pitt & Liverpool	yes	1823 unknown	19 October 1831 William Coates
2 (part)	George Taylor	Castlereagh & Liverpool	no	1823 unknown	19 October 1831 George Taylor
3	George Wilson	Castlereagh	no	1823 unknown	19 October 1831 George Wilson
4	Joseph Pritchard	Castlereagh	yes	1823 Joseph Pritchard	19 October 1831 Joseph Pritchard
5	Andrew Ball	Castlereagh	yes	1823 (July) James Deering	19 October 1831 Andrew Ball
6	William Bruce	Castlereagh	yes	1823 William Bruce	19 October 1831 William Bruce ²⁵
7	William Bruce	Castlereagh	yes	1823 unknown	19 October 1831 William Bruce

Key Table : 1 rood = 40 Perches. 1 rod = 1 perch

²⁴ Registers of Land Grants and Leases; Series: NRS 13836; Item: 7/473; Reel: 2700.

²⁵ The Sydney Gazette and New South Wales Advertiser, 8 May 1832, p. 1.

2.2.1 Part of Allotment 21 Section 14

John Smith arrived in NSW aboard the Earl Spencer in 1813, with a life sentence. In December 1817 he petitioned for mitigation of his sentence. He was at that time engaged as a fencer at the Orphan School in George Street north.²⁶ He received a conditional pardon in January 1818.²⁷

Smith received a quit rent lease for three grants in section 14 on the east side of Pitt Street in 1823, Grant Book Nos:72 (twenty one perches), 80 (forty and a ½ perches) and 82 (1 rood 40 perches), later designated city section 14, lots 16 and 21. At some point the conjoined grants 80 and 82 became a single lot numbered 21. He also was granted by quit rent, other parcels in Pitt and Castlereagh Streets (Grant Book Nos 65, 75 & 76 and possibly others).²⁸

Smith's quit rent lease was taken up with most of the rest of the block in 1823. As granted the conjoined allotments that are a part of the study site, were each twice the size of most of the surrounding allotments, however in its final form as lot 21 it was approximately four times larger than the majority of the surrounding leases/grants. The 1823 plan shows the split as originally leased/granted, but the plan of 1833 shows them merged into the final form of allotment 21 which is also recorded in the formal grant in 1831. The northern portion (only in part located on the study site) contained three structures, while the southern part contains one structure in 1823 (Figure 2.3).

In 1826 Smith received a conditional pardon.²⁹ There is no specific evidence Smith (c1766-1831) occupied or did not occupy any of his grants on the study site. He is listed with his wife or defacto, Susannah Oakes or Smith, in Pitt Street in 1828.³⁰

Smith was formally granted the lands in lot 21 of the study site on 19th October 1831, and he died in Sydney on 24th October 1831.³¹ His property was transferred by trustees in December 1831 to the widow Susannah Oakes in separate deeds. The deeds of partition split his grants into two separate title groups, and allotment 21 into portions of 26 ½ perches, 14 perches and 40 perches /1 rood, north to south respectively.³²

2.2.2 Allotment 22 Section 14

Bowers received a single quit rent lease on the study site for grant on Lot 22 in 1823. The lot was 19 perches and between Smith's large grant on the north (more than two roods in size), and Hitchcock's on the south of the same size. The lease was developed by 1823. He also had land on the west side of Castlereagh St. (not in section 14) and at Botany Bay.³³

²⁶ 1817 Dec 15 Petition for mitigation of sentence (Fiche 3181; 4/1853 p. 309).

²⁷ SR Reel 4/4430; Reel 774 Page 111

²⁸ LTO Bk D Fol's 775-776.

²⁹ No:036/5553 CP 921. SR 4/4424; Reel 602.

³⁰ Census of NSW 1828, Library of Australian History, 1980.

³¹ Register of Land Grants and Leases 1792-1867; Volume 22.

³² LTO Bk D Fol's 775-776 (type written copy of original – below); Registrar General, Register of Memorials 1814-32 (original of above).

³³ Sydney Gazette, 27th September 1831, p.1; LTO Old System Vendors Index (HLRV)

Subsequent records indicate that Thomas Bowers arrived per the *Guildford* in 1812, however there is no Bowers on that ship's indent. At least one researcher has indicated that Thomas Stewart on that ship is the same person, and indeed the wife of Thomas Bowers, Mary Bowers (nee McCoy) is stated on muster records as residing "at Thomas Stewart" in 1822.³⁴ Thomas Stewart had been sentenced to death in 1811, but was reprieved and given life transportation.³⁵

Further research indicates Mary McCoy (c1794-1860), born in the colony, married Thomas Bowers at St Phillips Church Sydney in October 1814, and further she is listed in the general muster of 1814 as Mary Bowers, the wife of T. Bowers, victualled off stores.³⁶ Church records of the birth of the family's children from the 1815 records list Thomas and Mary Bowers as parents. However, when the records of Musters between 1822 and 1825 are compared, it is clear that this family has been recorded twice with different surnames; the Stewart and Bowers families have identical family members in first name and age, and in the case of the head, the same ship.³⁷

The musters of 1822-23 and 1825 also indicate that Thomas Bowers supplied records indicating that he had arrived as a convict per the *Guildford*; (no date given), and the *Guildford* in 1816, sentenced to life or 7 years – no conviction or indent records support this as it appears that he is recorded under the name Stewart. As Thomas Stewart, per "Guildford, 1812"; constable at Sydney, Bowers applied for a mitigation of sentence in December 1817.³⁸ As Stewart (per Guildford 1812) he received a conditional pardon in 1818.³⁹

In the Census for 1828 a hybrid entry is recorded, his family are all recorded under Bowers, residing at 'Thos Stewart', Castlereagh Street (no Thomas Bowers listed), and Thomas Stewart is listed with no family, as a Constable, per the Guildford (life) in 1812.⁴⁰

As Bowers (c. 1791-1869) he is recorded as constable by 1820, and continued with the Police until at least 1832, when acting as a Wardman for the police department he tendered his resignation.⁴¹ Later records indicate that Bowers was a Dealer, and the directory for 1839 describes him as a grocer of Pitt Street, South.⁴²

It is unclear as to precisely what end an Alias was used by Bowers/Stewart, nor why it is not recorded like other convicts as an Alias. The use of an Alias by convicts was not however uncommon.

³⁴ <https://www.ancestry.com.au/family-tree/person/tree/23554559/person/1401579934/facts> viewed 9/1/18.

³⁵ SR 4/4430; Reel 774 Page 115.

³⁶ BMD Register 130/1814.

³⁷ General Muster of New South Wales 1814", edited by Carol J. Baxter, published by ABGR, Sydney, 1987.; Book Entry# 6487.

³⁸ SR Fiche 3181; 4/1853 p. 325.

³⁹ SR 4/4430; Reel 774 Page 115.

⁴⁰ Census 1828.

⁴¹ The Sydney Gazette and New South Wales Advertiser, 27 May 1820 p.1. Constable of the third district (Sydney), also James McCoy (Brother of Mary?); The Australian, 15 November 1826 p.3; The Sydney Gazette and New South Wales Advertiser, 13 December 1832 p.1; BDM Registry 2041/1869.

⁴² Directory of Sydney 1839.; NSW BDM index.

Bowers mortgaged the Pitt Street allotment in 1839 and 1842. In 1844 he sold a portion of 8 ½ perches the lot to, A. Byrne, J. Holliwell (Hollewill) and others. The title deeds stipulated the access to and the use of a well on the remaining portion of the original lot.⁴³

The rates records for 1845 indicate Holliwell as the owner. Apart from this period rates records to 1861 indicate that Thomas Bowers resided on a part of his original allotment or the adjoining Hitchcock grant, which he had gained control of by mortgage in 1842.⁴⁴ Thomas Bowers owned and resided on one part of Allotment 22, most likely No. 380, until at least 1861, according to the rates books (Figure 2.13).⁴⁵

His wife Mary Bowers ‘a native of this city’ died at her residence 380 Pitt Street south on May 31st 1860 aged 66, and an inquest at the North Star Inn found that she had died by the visitation of god.⁴⁶ Thomas Bowers disappears from the rates after 1861 however there is an entry for a Thomas Bower’s death in 1869 on BDM registry.⁴⁷

2.2.3 Allotment 23 Section 14

The allotment is listed in some records as Margaret Hitchcock (see Figure 2.5 for example), and no person by that name can be found in the colony at the time of lease or grant. The original lease documents for 1823 show Maria Hitchcock, presumably the 17 or 18 year old daughter of Benjamin and Sarah Hitchcock (c1780-1846) as the lessee. However, it was later claimed by and granted in 1834 to Sarah Hitchcock, “gentlewoman”.⁴⁸ Allotment 25, city section 31, on the west side of Pitt Street was also leased to Sarah Hitchcock in 1823 and both were subsequently granted after review by the commissioner of claims.⁴⁹

The plan of 1823 (Figure 2.3) indicates no development at that time on the Hitchcock lease/grant and it is likely that all references to the Hitchcock’s in Pitt Street activities refer to the allotment on section 31.

Benjamin Hitchcock (c1780-1840+) received a life sentence in February 1812 and was transported to NSW in 1813 per the *Fortune*. His occupation is given as ‘Brit. Lace Manf.’⁵⁰ His wife Sarah and two daughters Eliza and Maria arrived per the *Kangaroo* in 1814 and a third daughter Emma was born in c1816 in NSW. Hitchcock was then assigned to his wife.⁵¹

Hitchcock offered for sale a broad range of goods from an address at 23 or 24 Pitt Street, in 1814-16, though there is no indication that this address could be either of

⁴³ LTO Bks: J Fol. 167, P Fol. 370, 1 Fol. 556, 6 Fol. 715.

⁴⁴ LTO Bk. 6, Fol. 702.

⁴⁵ See Appendix 8.1.

⁴⁶ The Sydney Morning Herald, 2 June 1860, p. 1; The Sydney Morning Herald, 4 June 1860, p. 4.

⁴⁷ BDM Registry 2041/1869.

⁴⁸ Register of Land Grants & leases 1792-1867 (1823); Sydney Herald, October 10th, 1831, 1.

⁴⁹ Sydney Herald, February 3rd, 1834, p. 2; Sydney Herald, 30 June 1834 p. 3; Register of Land Grants & leases 1792-1867 (1823). Ancestry.

⁵⁰ SRNSW ref: Vol. 4/4004 - 4/4013.; Convict Indents &c.; Vol. number 4/4004, Ship source: Fortune 1813, Volume entry number: 78.

⁵¹ SR Reel 6044; 4/1729 p.10; Return of General Muster of Convicts in New South Wales on 31 December 1837; TNA ref: Reel PRO 71-72 Vol. 10/32-35.

the allotments later granted. Initially these goods could have had been stock imported by Sarah Hitchcock aboard the *Kangaroo*.⁵²

The Hitchcock's appear to have resided in George Street (73) in 1820-22 and in the 1820s, and Benjamin had a business at the 'Market House'. He was one of the ginger beer brewers whom in 1822 petitioned against the licensing of ginger beer brewers. Convict mechanics assigned to Hitchcock in York Street in 1822 or early 1823 were probably engaged at his Market House business, York street.⁵³ In early 1823 he was engaged to victual John Oxley's party.⁵⁴

Mrs Hitchcock advised her customers that she had removed from George Street to 39 Pitt Street, in April 1823. It was described as Number 38 Pitt St. in April 1824, in an advertisement for assistants in her dressmaking business. The business since first noted appears to have included the retail and manufacture of clothing, and sale of various other imported items.⁵⁵

No record of Benjamin Hitchcock's trade in NSW up to the mid-1830s is given apart from ginger beer brewing, and it is not clear if he continued at George, and later Pitt Streets. Given his former trade he may well have been involved in the millinery and dressmaking concern. Records of a robbery at the premises in Pitt Street, 1829 indicate a similar trade was continued.⁵⁶ In 1835 B. Hitchcock of 44 Pitt Street advertised as a picture frame maker and a Mr Hitchcock advertised from Willow Cottage Pitt Street in 1840.⁵⁷ Mrs Sarah Hitchcock died at Willow Cottage in 1846.⁵⁸

The directory for 1844-45 records the address as 231 Pitt street. The address is also given as 233 Pitt and in the directory for 1844-45 the 'Willow Tree' is listed as a land mark on Pitt Street. This is not the study site and when compared to Fowles 1848 images it is clear that this property is the section 31 Grant, and indeed a large willow tree adjoins the house in the images presented by Fowles.⁵⁹ That property was mortgaged to Richard Read in 1836.⁶⁰

There is no direct evidence for the Hitchcock's occupying the section 14 grant, a part of the study site, and old system records indicate that a lease and release arrangement was made to Mary Cannon (formerly Shiel) in 1840 for £590.⁶¹ Cannon, then in the midst of numerous legal battles mortgaged it to Thomas Bowers

⁵² Sydney Gazette, December 17th, 1814, p. 2.

⁵³ SR Fiche 3296; X53 pp.17, 30, 44, 60; SR Reel 6055; 4/1761 p.80; Jones: Carney (2009); The Sydney Gazette and New South Wales Advertiser, 27 December 1822, p. 4.

⁵⁴ SR Reel 6065; 4/1798, 171.

⁵⁵ The Sydney Gazette and New South Wales Advertiser, 10 April 1823, p. 4; The Sydney Gazette and New South Wales Advertiser, 29 April 1824, p. 4.

⁵⁶ The Australian, 18 December 1829 p.1; The Sydney Gazette and New South Wales Advertiser, 10 November 1829, p. 2.

⁵⁷ Sydney Herald, May 28th, 1835, p. 1.

⁵⁸ Sydney Burial Ground 1819-1901 and History of Sydney's Early Cemeteries from 1788 by Keith A Johnson and Malcolm R Sainty, LAH 2001, Sydney. Appendix 3.

⁵⁹ Fowles 'Sydney in 1848'; Low 'City of Sydney Directory' 1844-45.

⁶⁰ LTO Bk. K, Fol. 413; LTO Bk. 27, Fol. 754. This refers to Willow Cottage. Peter Shiel, perhaps related to Denis Shiel former Husband of Mary Cannon is one of the trustees for Sarah Hitchcock.

⁶¹ LTO Bk. R, Fol. 893; LTO Bk. 10, Fol. 749 (not study site); LTO Bk. 27, Fol. 754.

in 1842.⁶² Rates records in 1845 do not indicate Bower, Cannon or Hitchcock as the property owners.

2.2.4 Allotment 24 Section 14

Peter Plomer (c1790-1864), was convicted and sentenced to transportation for life in 1813. He arrived in Sydney per the *Marquis of Wellington* in 1815. Briefly engaged as a servant at Airds, his wife Eleanor, in November 1815, appealed for a mitigation of sentence and continued to do so until November 1817. However, as a former merchants clerk his skills were sought after and he soon was engaged in Government service as a clerk, of the Secretary's Office from 1816 until 1821.⁶³

By 1821 he was clerk to the new prisoners' barracks and storekeeper at the Lumber Yard, and appealed again in that year for a mitigation of sentence.⁶⁴ From 1822, he served in a number of Government clerical positions, but was principally associated with the Lumberyard until at least 1828.⁶⁵

Plomer converted an 1823 quit rent lease for Allotment 24 of section 14 on the study site to a grant in 1831. He was not the original lessee. The grant adjoined Hitchcock's and Coates larger corner grant, being the same size as Hitchcock's. The plan of 1823 indicates that the property had been developed at that time.⁶⁶

Plomer Married Ann Blake in Sydney in 1838; his wife Eleanor is not listed after 1822.⁶⁷ Court of claims case records indicate that, Plomer, described as a "gentleman", having apparently retired from his public service positions, held numerous properties, and by 1832 resided at 5 Goulburn Street (East).⁶⁸ There are no records indicating that Plomer resided on the study site, although if he did it is likely to have been nearer the time of the grant.

In the period from the commencement of rates in Sydney, Plomer is listed (rates 1845-61, see Appendix 8.1) as the owner, not the occupier of the grant on the study site. In 1858 he is listed as resident at 418 Castlereagh Street. The property in 1845 was occupied by two dwellings and stores/offices with attached coach house and stable.⁶⁹ Plomer died in Sydney in 1864.⁷⁰

2.2.5 Allotment 1 Section 14

William Coates (1784-1849) is described as a labourer at the time of his conviction in 1813. He was tried on 17 Mar 1813, at Derby and received a sentence of 14 years. Coates was transported per the *General Hewitt* arriving in February 1814, at Sydney.⁷¹ He was initially assigned to G. Johnston at Parramatta; however, he received a conditional pardon in 1820 and by 1822 was engaged as a constable in Sydney. He remained so until 1824, having been recorded on a list of constables

⁶² LTO Bk. 6, Fol. 702.

⁶³ SR Reel 6004; 4/3493 p.437; SR Reel 6045; 4/1734 p.10; SR Reel 6038; SZ759 pp.155, 180, 201, 240, 274, 318, 348, 377, 413.

⁶⁴ SR Fiche 3210; 4/1863 pp.46-7.

⁶⁵ SR Reel 6063; 4/1784 pp.168a, 171a; The Monitor, 7 May 1828, p. 7.

⁶⁶ The Sydney Herald, 7 May 1832, p. 4.

⁶⁷ NSW BDM Marriage Index.

⁶⁸ New South Wales Government Gazette, 21 May 1834 [Issue No.116] p 309; NSW General Post Office Directory for 1833.

⁶⁹ City of Sydney Archives. Rates Index 1845.

⁷⁰ NSW BDM Death 64/528.

⁷¹ BDA; Census &c: NSW Census 1828.

who were doing duty for the town of Sydney (and its vicinity) and entitled to a weekly ration.⁷²

Coates was granted Allotment 1 Section 14 on the study site in October 1831, though the original lessee of Allotment 1 is unknown. The corner allotment was irregular and slightly larger than most. A creek or minor watercourse crossing the adjoining allotments of George Taylor (later Lot 2), must have at times affected Coates land. Leasing documents dating to 1823 could not be found regarding the first lessee of this allotment. Coates is described in the muster of 1825 as a labourer residing at Pitt Street, which could be Allotment 1 as a building is known to have been present on the allotment as early as 1823.⁷³ Therefore it can be said that Coates likely held a lease for Allotment 1 sometime after 1823 and prior to 1831.

Coates obtained a certificate of freedom in 1827.⁷⁴ Coates is described as labourer and householder, living with his wife Elizabeth Coates (nee/alias Welsh) in Pitt Street in the census of 1828.⁷⁵ Coates married Elizabeth Welsh in Sydney in 1827 though they do not appear to have had any children.⁷⁶ In 1838 Elizabeth passed away and Coates remarried Jane Clerk a year later.⁷⁷ William and Jane had six children: William (b. 1840), Jane (b. 1841), Sarah (b. 1842), John (b. 1844), Sarah (b. 1846) and Elizabeth (b. 1848).⁷⁸

In 1838 his property at the corner of Liverpool and Pitt Street was licensed as the *Staffordshire Arms Hotel*. This was described as a new license, and Coates was the licensee.⁷⁹ Coates held that license until May 1841 when it was renewed by him. It was transferred to Samuel Brown that year and not re-licensed in that name.⁸⁰ The original name for Coates Inn may have been inspired by T. R. Coates (relative?) Staffordshire Warehouse in George Street. T. R. Coates, operated a pottery warehouse and was agent for the Irrawang Pottery, near Raymond Terrace.⁸¹

Samuel Brawn or Brown was licensee when the Hotel was re-named *The Pultney Hotel* in 1842 license year. Solomon Levien's York Street hotel, also named *The Pultney*, disappeared in 1841 and the license or name only may have been transferred to Coates' hotel. The following year until 1848-49 Louisa Watkins was licensee.⁸²

Coates' allotment by 1845 also contained two additional developments, each a shop and dwelling and one with an attached kitchen (see Section 2.4.5). The 1845 assessment books suggest that Coates had in fact sold the corner of the allotment containing the hotel by this point in time, Isaac Titterton listed as the owner and

⁷² SR 4/4430; Reel 774 Page 152I CP 1361; SR Reel 6063; 4/1784 p.314b.

⁷³ Census &c: NSW General Muster 1823/4/5.

⁷⁴ SR 4/4424; Reel 602;6204.

⁷⁵ BDA; Census &c: NSW Census 1828.

⁷⁶ NSW Births, Deaths and Marriages, registration number 135/1827.

⁷⁷ NSW Births, Deaths and Marriages, registration number 2260/1838; 140/1839.

⁷⁸ NSW Births, Deaths and Marriages, registration number 551/1840; 921/1941; 837/1842; 801/1844; 583/1846; 425/1848.

⁷⁹ The Australian, 29 June 1838, p.2; SR Index of Publican Licences 1831-1860.

⁸⁰ The Sydney Monitor and Commercial Advertiser, 6 September 1841, p 2; The Sydney Gazette and New South Wales Advertiser, 4 May 1841, p. 2.

⁸¹ Low 'City of Sydney Directory' 1844-45; Carney Martin, List of NSW Potteries (1982).

⁸² SR Index of Publican Licences 1831-1860; The Sydney Morning Herald (NSW: 1842 - 1954), Monday 9 April 1849, p. 2.

Louisa Watkins as the occupant though this is likely a mistake as it is not supported in title documents.

Coates died in Sydney in 1849: “At his residence, Liverpool-street East, on the 19th instant, Mr. William Coates, aged 62 years, leaving a widow and four children to deplore their loss”.⁸³

2.2.6 Part of Allotment 2 Section 14

George Taylor (1795-1842) and his wife Esther (nee Cumpton) were born in the colony and married in 1819. By the 1820s Taylor had established himself as a builder in Castlereagh Street, Sydney. He advertised initially as a carpenter and, or builder, but latterly as builder in upper Castlereagh Street. Taylor died at his residence in Brisbane Street in 1842.⁸⁴

Taylor purchased a quit rent lease on the corner of Liverpool and Castlereagh Street by 1830 and was granted it in 1831. The original lessee is not known.⁸⁵ The allotment was not developed at the time the plan of 1823 was prepared. The plan of 1833 clarifies some of a potential reason, as the allotment had a watercourse running diagonally across it. The allotment is today only partially (c50%) within the study site and the original grant, at one rood, 6 perches, is more than twice the size of most grants on section 14.⁸⁶

In 1830, prior to the formalisation of the grant Taylor mortgaged to W. H. Meach, the future grant (more or less) for £100 for one year at 15% interest. The arrangement was modified the following year.⁸⁷ This mortgage may have been to satisfy the terms of the lease and develop a portion of the overall grant. Reference to the plan of 1831, although not finely detailed, indicates that if any portion of the site can be determined to be developed before granting in 1831, it would be a part of the Liverpool Street frontage west of the corner, but this is not part of the current study area (Figure 2.3).

In April 1834 Taylor, described as a builder of Castlereagh Street, mortgaged the 1 rood 6 perches grant to the Reverend Samuel Marsden for £300, repayable in one year (1835).⁸⁸

The mortgage to Marsden, it appears, aided Taylor in subdividing his grant and perhaps developing sections of it. It is likely that some portions of the grant would have required modifications or earth works and in filling because of the water course present, and drainage or basements to adapt the less than ideal parts of the block. As a builder Taylor may have been in a position to carry out his work himself. The worst sections of the block were adapted for a lane originally called New Street (today called Dungate Lane – see Section 3.0).

Taylor took out a handful of other mortgages in 1834-35 on smaller components of his grant, it appears with the view to funding development of specific subdivision

⁸³ The Sydney Morning Herald (NSW : 1842 - 1954), Friday 20 April 1849, p. 3.

⁸⁴ Census of 1828; NSW BDM Index; The Sydney Monitor, 20 July 1831, p. 3; The Sydney Herald, 13 December 1832, p. 3; The Sydney Morning Herald, 16 November 1842, p. 3.

⁸⁵ The Sydney Gazette and New South Wales Advertiser, 27 September 1831, p. 1.

⁸⁶ The Sydney Monitor, 20 July 1831, p. 3.

⁸⁷ LTO Bk. C, Fol. 576, D, 630. The measurements described in the memorial are not accurate to the grant, however the description can only apply to one location.

⁸⁸ LTO Bk. F, Fol. 913.

lots. The lots were then sold off by lease and release arrangements. Following the mortgages the smaller allotment were sold and leased off, three on Liverpool Street (Henry Taylor, Sullivan and Brown next to the Inn), two on Castlereagh Street (Issacs and Brown), and one behind (to John McKone) and finally the corner allotment.⁸⁹

The westernmost subdivided allotment (leased to Henry Taylor) fronting Liverpool Street forms part of the study site (see Section 2.3.6). None of the remaining Liverpool Street allotments, corner allotment, nor lane, are a part of the study site. The allotments north of the lane, fronting Castlereagh Street, are also part of the current study site (see Section 2.3.6).

2.2.7 Allotment 3 Section 14

Wilson was Baptised at Parramatta in 1812 almost a decade after his birth. His father had sailed on the famous discovery vessel *Reliance* arriving first in the Colony in 1793 and following discharge from the Royal Navy had occupied land at Concord.⁹⁰

In 1822 George Wilson was apprenticed to John Flood, a carpenter (amongst several other pursuits) and resided at his property in Sydney. Wilson married Elizabeth Ternan, also born in the colony, in 1827.⁹¹ The census of 1828 indicates Wilson (1803-1866) was born in the colony, owned one horse and property in Sydney, and that time was a Carpenter living in Castlereagh Street, Sydney with his wife and a younger brother.⁹²

Wilson purchased a quit rent lease of Lot 3 of the study site. The lease was issued to an unknown party in June 1823, this was formally granted to Wilson in 1831.⁹³ The allotment of 20 perches was the approximate size of the majority of allotments granted in section 14, which was not developed at the time the plan of 1823 was prepared. Reference to the plan of 1831, although not finely detailed nor conclusive indicates that a portion of the lot abutting the Taylor's grant was developed by that time (Figure 2.3).

In the directories for 1831-34, he is recorded as G. or George, Wilson, Carpenter, Upper Castlereagh Street, Sydney. Given the proximity of the grants and their trades it is likely Taylor and his neighbour Wilson's collaborated on building projects.⁹⁴

George Wilson resided on his allotment much of his life, and is still listed as a carpenter in directories in the late 1850s at No: 246 Castlereagh Street and later re-

⁸⁹ LTO, Bk G Fols. 151, 368 (mortgages) Bk G, Fols. 451, 460, 505, 508, 509, 530 (L & R)

⁹⁰ SR NRS 898; Reel or Fiche Numbers: Reels 6020-6040, 6070; Fiche 3260-3312; REG/COMP/1; Description: Vol 01, Baptisms, 1790-1825; Marriages, 1789-1823; Burials, 1790-1825; Parish: St. John's Anglican Church Parramatta. July 30th, 1812; Empire, 19 May 1866, p. 1.

⁹¹ Census of 1828; Police Constables Note books 1822; Australian Marriage Index 1788-1850 (Vol VB/1827); The Sydney Gazette and New South Wales Advertiser, 29 August 1828, p. 2.

⁹² Census of 1828; Police Constables Note books 1822; The Sydney Gazette and New South Wales Advertiser, 29 August 1828, p. 2.

⁹³ The Sydney Gazette and New South Wales Advertiser, 27 September 1831, p. 1.

⁹⁴ Post Office Directory of Sydney, Raymond 1831-34.

numbered to 365 Castlereagh Street.⁹⁵ Part of the allotment was separately occupied by 1845 (see Section 2.4.7).

Wilson was something of a local celebrity, born in the colony in its infancy, an importer of coach horses, briefly associated with the *Volunteer Hotel*, Pitt Street, and son of navy man William Wilson of the *Reliance*.⁹⁶ Wilson himself is recorded to have made seven overseas voyages from 1832 to purchase coaching horses. On one trip, the *Catherine Adamson*, was wrecked at Sydney heads in 1857 (just after the Dunbar wreck) and the on last, in 1866, he died at sea. His second son William drowned at sea in August 1857, a week before the Dunbar Wreck.⁹⁷

2.2.8 Allotment 4 Section 14

Joseph Pritchard (1797-1871) and wife Sarah (c1795-1829) arrived as free settlers in NSW per the *Foxhound* in 1817. As early as 1822 Pritchard was assigned numerous tradesmen to assist him in the shoe making trade. The census of 1828 indicates he had 5 shoemakers assigned to him. His address is listed as Pitt Street in this period.⁹⁸ His wife Sarah died in 1829 and he re-married Jemima S. Hood in 1834.⁹⁹

He received a quit rent lease on Lot 4 of the study site in June 1823, and this was formally granted in 1831.¹⁰⁰ His grant of 21 perches (the lease and plan of 1833 shows 11 perches, but this was amended to 21) was equivalent to the majority of the grants on city section 14 at the time and bounded by Wilsons grant on the south and Ball's on the north, both of similar size.

Pritchard's allotment was developed by the time the Harpers Plan of Sydney for 1823 was prepared. However, advertisements indicate his address was not on the grant allotment but at 11 Pitt Street 1831, next on the north, to Joseph Inch's property.¹⁰¹ Pritchard advertised from 11 Pitt Street in 1834, a neat verandah cottage, of 5 rooms in Castlereagh Street, with a well and 3 small rental houses.¹⁰² He removed to Bridge Street in 1834, advertising from No:2 The Colonnade.¹⁰³

⁹⁵ Old System Vendors Index 1825-48; Coxes Directory, 1857, listed at number 246 Castlereagh; The Sydney Morning Herald, 18 August 1857, 1; The Sydney Morning Herald, 6 November 1857, 4; Sands Directory 1858-59, listed at number 365 Castlereagh (the numbers changed).

⁹⁶ Empire, 19 May 1866, 1. Several references in his obituary cannot be verified. He is not listed as a publican of the *Volunteer Hotel* but may have had some other involvement. No record confirms that Wilsons Promontary was named after his father.

⁹⁷ The Sydney Morning Herald 18th January 1857, p. 1; The Maitland Mercury and Hunter River General Advertiser, 22 October 1857, p. 3.

⁹⁸ Census of NSW November 1828, published in "1828 Census of New South Wales", edited by Malcolm Sainty & Keith Johnson, 1980 published by Library of Australian History, Sydney.

⁹⁹ Sydney Burial Ground 1819-1901 and History of Sydney's Early Cemeteries from 1788, by Keith A Johnson and Malcolm R Sainty, LAH 2001, Sydney. From BDA; NSW BDM marriage 1159/1834 V18341159 18.

¹⁰⁰ The Sydney Gazette and New South Wales Advertiser, 27 September 1831, p. 1.

¹⁰¹ The Sydney Gazette and New South Wales Advertiser, 11 October 1831, 4; The Sydney Herald, Monday 23 June 1834, p. 4.

¹⁰² The Sydney Herald, Monday 23 June 1834, p. 4.

¹⁰³ The Sydney Gazette and New South Wales Advertiser, 11 October 1831, p. 4.

In 1829 Andrew Ball trustee of the adjoining allotment 5, assigned the allotment to his neighbour Pritchard to cover temporary debt.¹⁰⁴ Pritchard mortgaged the Castlereagh Street property to James Black in 1835 for £400. In 1837 he mortgaged the property again to Black for a further £200. He mortgaged his Bridge street property in 1838, all with the intention it seems to gain the lease of the *Currency Lass Inn*, in George Street – for a period of 5 years.¹⁰⁵ Pritchard is not listed as a publican of the *Currency Lass* or another hotel in which he had an interest, the *Red Cross* and all records and advertisements in the 1820-40s indicate he was shoemaker by trade, and that his involvement in leasing Hotels was solely an investment.¹⁰⁶

Pritchard relinquished the initial mortgages in 1841, but re-mortgaged the same year in April.¹⁰⁷ He was forced by debt to assign his estate during the recession of 1841 and his property holdings were advertised for auction sale in December, including land in Bridge Street, Queens Place, Elizabeth Street, Castlereagh Street and conjoined allotments of more than four acres combined at Botany. The Castlereagh street property, of concern, here was advertised as 50 x 130ft (approximately the grant size) and containing six rental cottages.¹⁰⁸ The land was auctioned in January 1842. The same month was advertised the stock-in-trade residue of his shoe making business, and separately an interest in the *Red Cross Hotel* lease, in Lower George Street.¹⁰⁹

These sales were not the end of the matter, and under the new act, Pritchard was declared bankrupt in 1843. He is described at this time as a shoemaker formerly of Bridge Street, presently residing at Cooks River.¹¹⁰

2.2.9 Allotment 5 Section 14

James Deering

Tried at London in 1812, Deering (or Dearing) was transported to NSW aboard the *Marquis of Wellington* in 1815. Colonial Secretaries records indicate the James Deering was a fisherman residing in George St during 1820-24.¹¹¹ Newspaper records of a theft from him and a charge of selling liquor without a licence continue until July 1826, after which conflicting accounts indicate he left the colony or was convicted and sent to Tasmania, and thereupon died.

¹⁰⁴ LTO Bk C fol. 167.

¹⁰⁵ The timing of this and his removal to Bridge Street, may indicate that his new business premises were his home, and that he may have resided at Castlereagh Street for a brief period, renting business premises at Pitt St; State Records Authority of New South Wales; Kingswood, NSW, Australia; Archive Reel: 1599; Series: 12992; Description: Registers of Memorials for Land 1825-1842. Ancestry.com.au
SR Index of Publican Licences

¹⁰⁷ State Records Authority of New South Wales; Kingswood, NSW, Australia; Archive Reel: 1599; Series: 12992; Description: Registers of Memorials for Land 1825-1842. Ancestry.com.au

¹⁰⁸ The Sydney Herald, 3 December 1841, p. 3; Australasian Chronicle, 30 December 1841, p. 3.

¹⁰⁹ The Sydney Herald, 3 December 1841, p. 3; Australasian Chronicle, 30 December 1841, p. 3; The Sydney Herald, 25 January 1842, p. 3; The Sydney Gazette and New South Wales Advertiser, 6 January 1842, p. 3; The Sydney Herald, 5 January 1842, p. 4.

¹¹⁰ The Sydney Morning Herald, 30 August 1843, p. 2.

¹¹¹ LTO Bk Z, fol. 755.

He received a quit rent lease on Lot 5 of the study site in June 1823. The original document indicates it was a 19-perch lease. Subsequent records indicate it was 20 perches.¹¹² Deering's allotment was developed by the time the Harpers Plan of Sydney for 1823 was prepared, however the Deering's resided in George Street.

Following Deering's departure, his wife Sarah was gored by a bull upon leaving Thornton's Public house in George Street, and subsequently died.¹¹³ Before her death she was able to prepare a will naming Andrew Ball and James Wilson as trustees of her property until her four Children came of age. However, in terms of the Castlereagh Street lease, the grant was issued in 1831 in the name of Andrew Ball, rather than in trust. Hancock claimed that Ball before his death has transferred the property to him and cited the grant in his name.¹¹⁴

Andrew Ball effectively held control of the Deering lease / Ball grant from 1827 until his death in 1834. He collected the rents from the property, part of which supported the Deering Children. In fact it is claimed that Ball adopted one child. Court records indicate that the property had two houses upon it in 1834-5. At the time of his death in 1834 it was claimed in 1835 that he had legally sold the property to his brother – in-law Robert Hancock (see Section 2.3.9).¹¹⁵

Andrew Ball

Ball was convicted for a seven-year term and transported to NSW, arriving per *Somersetshire* in NSW in 1814. The muster of 1822 indicates that he was a Sawyer, of Sydney, free by servitude. Muster records for 1825 show similar detail excepting that he had received a ticket of leave, was residing with his de facto wife Esther Ferguson (Per Northampton 1815) and one employee, John Turner, whom arrived on the same ship as Ball. No street address is indicated in these records and his occupation appears to be only the listing of his original trade.¹¹⁶

Despite the muster records, by 1822 Andrew Ball (1791-1834) had become a publican, and in 1825 he is recorded at the *Britannia* Inn situated on George Street.¹¹⁷ Birth records in 1827 and the census of 1828 also indicate he continued in the line in George Street, whilst licence records show he remained as publican of the *Britannia* during 1830-31 to 1832-33 licence years.¹¹⁸ The licence was

¹¹² The Sydney Gazette and New South Wales Advertiser, 27 September 1831, p. 1.

¹¹³ The Sydney Gazette and New South Wales Advertiser, 3 March 1827, p. 2.

¹¹⁴ Sarah Deering died 1827. Sydney Burial Ground 1819-1901 and History of Sydney's Early Cemeteries from 1788 by Keith A Johnson and Malcolm R Sainty; The Sydney Monitor, 9 July 1834, p. 2; The Sydney Monitor, 10 January 1835, p. 2; The Sydney Monitor, 18 February 1835, p. 2.

The Sydney Monitor and Commercial Advertiser, Monday 14 October 1839, p. 3.

¹¹⁵ The Sydney Monitor, 9 July 1834, p. 2; The Sydney Monitor, 10 January 1835, p. 2; The Sydney Monitor, 18 February 1835, p. 2; The Sydney Monitor and Commercial Advertiser, 14 October 1839, p. 3.

¹¹⁶ Census &c: NSW General Muster 1822; Census &c: NSW General Muster 1823/4/5.

¹¹⁷ The Sydney Gazette and New South Wales Advertiser, 22 March 1822, p. 1; The Australian, 20 October 1825, p. 1.

¹¹⁸ Census of NSW November 1828, published in "1828 Census of New South Wales"; St James' Church of England, Sydney NSW: Church Register - Baptisms; ML ref: Reel SAG 61-62.; Vol Entry# 94; SR Publicans Licence Index 1830-1861.

transferred to William Key in October 1832.¹¹⁹ Ball married Ann Johnson (per *Grenada*), in Sydney in 1826. A son Andrew Ball was born in August 1827.¹²⁰

Following the death of Sarah Deering, Ball effectively held control of the Deering lease / Ball grant from 1827 until his death in 1834 albeit as trustee. In 1829 Ball assigned the allotment to his grant neighbour Joseph Pritchard.¹²¹

The former Deering lease was this was formally granted to Ball in 1831. His grant of 20 perches was equivalent to the majority of the grants on city section 14 at the time and bounded by Pritchard's grant on the south and the southernmost of Bruce's grants on the north of both similar size. Ball however is unlikely to have occupied the grant during 1827-1832 as he was a publican in George Street.¹²² His brother Henry was publican at the *Fox and Hounds*, in two locations during 1830-34. His Brother in law Robert Hancock, by trade a wheelwright, was also a publican.¹²³

Having left the public house, Ball once regarded as well off, spent the last few years of his life in poverty residing with Robert Hancock (brother in law), living in part by means of the rental of the Castlereagh Street property. Court records indicate that he drank away part of the rental monies he received from the Castlereagh Street property and died in July 1834 at the beginning of a series of court cases regarding his grant that continued until 1839.¹²⁴ He had begun to assign his interests in the *Britannia* lease to Hancock in 1832.¹²⁵

Robert Hancock was committed for perjury in January 1835 with regard to answers given to the court the previous November regarding the property case originally commenced in July. Subsequent court and newspaper records indicate that Ball after taking over as trustee in 1827 had controlled the property and rent. The original lessee, James Deering had left the colony, and was presumed dead, but in later evidence it was offered that in a letter to the family he had re-offended, in and been, and the conviction returned him to Tasmania.¹²⁶ Deering's wife Sarah was gored by a bull two years later in 1827 and just before death named Ball and James Wilson as trustees of the property until the four Deering Children came of age. However, the grant was issued in 1831 in the name of Andrew Ball. Hancock claimed that Ball before his death has transferred the property to him and cited the grant in his name.¹²⁷ Title records confirm the sale by Ball, near his death to Hancock.

¹¹⁹ The Sydney Monitor, 6 October 1832, p. 3.

¹²⁰ Ancestry.com. New South Wales, Australia, Registers of Convicts' Applications to Marry, 1826-1851; St James' Church of England, Sydney NSW: Church Register - Baptisms; ML ref: Reel SAG 61-62.; Vol Entry# 94

¹²¹ LTO Bk C fol. 167.

¹²² The Sydney Gazette and New South Wales Advertiser, 27 September 1831, p. 1.

¹²³ The Sydney Gazette and New South Wales Advertiser, 27 September 1831, p. 1.

¹²⁴ LTO Bk G, Fol. 216; The Sydney Monitor, 9 July 1834, p. 2; The Sydney Monitor, 10 January 1835, p. 2; The Sydney Monitor, February 1835, p. 2; The Sydney Monitor and Commercial Advertiser, 14 October 1839, p. 3.

¹²⁵ Old System Vendors Index LTO (1825-48); The Sydney Monitor, 10 January 1835, p. 2; The Sydney Monitor, 18 February 1835, p. 2.

¹²⁶ LINC. A Several convicts named James Dearing/ Deering were in Tasmania at a time that fits this case.

¹²⁷ Sarah Deering died 1827. Sydney Burial Ground 1819-1901 and History of Sydney's Early Cemeteries from 1788 by Keith A Johnson and Malcolm R Sainty; The Sydney Monitor, 9 July 1834, p. 2; The Sydney Monitor, 10 January 1835, p. 2; The Sydney Monitor, 18 February 1835, p. 2; The Sydney Monitor and Commercial Advertiser, 14 October 1839, p. 3.

The court held that this was no case for a jury and that the defendant, Hancock was free, as if James Deering could not be proven to be dead, there could be no trustee and secondly that if he re-offended then then his lease was cancelled.¹²⁸ Absolving Hancock of Perjury at that time but not fully resolving the issue of ownership.

The Deering's sought through the courts, in March 1839, to have overturned the title transfer to Hancock, however the application could not proceed until the will of Sarah Deering had been proved.¹²⁹ In a further case, seeking eviction of the Deerings, in October 1839 (*Doe Dem. Ball v Deering*) in which the occupants - Deering - were defendants the findings centred on the question of whether or not it could be held that Ball was indeed the owner or trustee, and if so was he mentally capable of transfer. The matter decided in favour of the defendants (Deering) and they were not evicted, but the summary record is not clear about the status of title. The Deering's are recorded as both owner and occupier in 1845 and owners in the rates records until at least 1856.^{130 131}

It is not known to precisely what extent the Deering family occupied the property throughout the period of the lease.

2.2.10 Allotment 6 and 7 Section 14

William Bruce (c1791-1850?) came to the colony free as an infant with his parents per *Britannia* in 1797. He married Maria Howell, born in the colony, in 1815, and in 1820 petitioned governor Macquarie for a grant of land.¹³²

He received a quit rent lease on Lot 6 of the study site in June 1823, and apparently purchased Lot 7 from another party before the leases were formally granted in 1831. His grants of 19 (Lot 6, later revised to 20 perches) and 20 perches (Lot 7) were each equivalent to the majority of the single grants on city section 14 at the time and bounded by Ball's on the south and Galliot's on the north (not on the study site) of both similar size to the lots, however Bruce received two conjoined grants.¹³³

The Census of 1828 lists William and Maria Bruce, their children, Samuel Howell (Maria's father, per *Scarborough* 1790) and two assigned convicts at Pitt Street. William Bruce's occupation is give as publican. No details are recorded about Bruce in the musters to 1814 excepting that he was free, and the family is not listed in the convict musters of the middle 1820s.¹³⁴

Bruce was publican of the *Red Lion* in Pitt Street from 1828 and in Upper Castlereagh Street from 1830 until the 1835-36 license year. There is no evidence that this Inn was on the study site allotments, and to build the Inn prior to the granting of land would have been a considerable risk; additionally, the earliest

¹²⁸ The Sydney Monitor, 18 February 1835, p. 2; The Sydney Gazette and New South Wales Advertiser, 17 February 1835, p. 2.

¹²⁹ The Sydney Gazette and New South Wales Advertiser, 5 March 1839, p. 2.

¹³⁰ Rates 1845; Old System Indexes indicate no reversal of Hancock's title in the search up to 1857.

¹³¹ The Sydney Monitor, 9 July 1834, p. 2; The Sydney Monitor, 10 January 1835, p. 2; The Sydney Monitor, 18 February 1835, p. 2; The Sydney Monitor and Commercial Advertiser, 14 October 1839, p. 3.

¹³² Memorial (Fiche 3015; 4/1823 No.89 pp.200-2).

¹³³ The Sydney Gazette and New South Wales Advertiser, 27 September 1831, p. 1.

¹³⁴ Census of 1828; BDA William Bruce per Britannia.

detailed plans shown on small scale building development.¹³⁵ Title documents show that in 1836 Bruce was a Dealer, and the directory for 1839 records only his address - upper Castlereagh Street, and no trade is given. He is not listed in the directory for 1844 and title documents indicate in 1845 that he was a Householder, presumably retired from business.¹³⁶

¹³⁵ The Sydney Gazette and New South Wales Advertiser, 7 November 1835, p. 1; The Australian, 7 March 1828 p. 3; The Sydney Gazette and New South Wales Advertiser, 25 June 1829, p. 2.

¹³⁶ Low's Directory for Sydney for 1844-45; Post Office Directory 1839; LTO Bk 8 fol. 882; LTO Bk K fol. 79; LTO Bk K fol. 79.

2.3 SUBSEQUENT OWNERS AND OCCUPANTS

2.3.1 Part of Allotment 21 Section 14

Following the death of John Smith, his widow Susannah Oakes appears to have inherited the allotment.

Susannah Oakes (c1775-1840), convicted and sentenced to seven years transportation in 1808, she arrived in the colony in August 1809 by the *Indispensable*. She received a ticket of leave in 1811 and recorded as a housekeeper on stores in 1814.¹³⁷

In 1822 Susannah Oakes is first described as the wife of John Smith and during 1831-33 she was the sole proprietor of the grants formally in his name. Following Smith's death, Oakes married widower John Hill in Sydney 1833. At the time Hill resided in Woolloomooloo, and Oakes in Castlereagh Street. In 1834 John Hill assigned the 14 and 40 perch portions of lot 21 (the southernmost pair), both a part of the study site, to J. T. Hughes.¹³⁸

Susannah Hill (nee Oakes, formerly Smith) passed away in 1840. Following the death of his wife Susannah, John Hill became the sole proprietor the former Smith Grants.¹³⁹ Hill married Jane McDonald in 1841.¹⁴⁰

John Hill (c1780-1863?), a miller was transported by the *Hadlow* to Sydney in 1818 sentenced to 14 years. Hill however re-offended and was sent per the *Elizabeth Henrietta* to Newcastle 1821 for the remainder of his term, where he remained until at least 1825. His wife Sarah Hill (c1788-1832) arrived free in the colony aboard the *Providence* in 1822, prompting Hill to petition the crown for a mitigation of his sentence in January 1823. The initial petition clearly failed and was followed by a petition by his wife in 1825.¹⁴¹

Neither of the Hills nor family appear to be recorded in the census of 1828. Sarah Hill (nee Fuller) died in Sydney in 1832, the same year John Hill received a conditional pardon.¹⁴² Members of the Hill family, Richard Hill or Mrs, or Mary Hill are listed in rates records for portion of the 14 perches and 40 perches partition of lot 21, as the property owners but not occupants, during 1845-61 (see section 2.3).

Prior to 1854 there is limited information on the owners and occupants. William McClarren was on the Rates records as owning part of the property in 1845.¹⁴³ It is possible that the Australia Trust Company was holding the part of the estate for the Hill family.

¹³⁷ Census of NSW 1828, Library of Australian History, 1980; SRNSW ref: 4/4004 pp311-316; SRNSW ref: 2/8263 pp399-405; SRNSW 4/4427; Reel 601. TL 11/0210. Also undated TofL 424 and Coff 1634 (unsighted); General Muster of New South Wales 1814.

¹³⁸ Marriage Butts NSW: 33/11; Sydney Monitor, 17 July 1833, p. 3; LTO Bk G Fol. 915.

¹³⁹ NSW BDM V1840278 24A/1840. Buried Devonshire St Cemetery.

¹⁴⁰ NSW BDM Index.

¹⁴¹ BDA 'John Hill' per Hadlow, 'Sarah Hill'; Series: NRS 900; Reel or Fiche Numbers: Fiche 3163-3253, p.90; Series: NRS 900; Reel or Fiche Numbers: Fiche 3163-3253, 89.

¹⁴² NSW BDM 1832 V18321612 16; BDA 'John Hill' per Hadlow, 'Sarah Hill'; Series: NRS 900; Reel or Fiche Numbers: Fiche 3163-3253, p.90; Series: NRS 900; Reel or Fiche Numbers: Fiche 3163-3253, p.89; Certificate of Freedom 32/78, February 1832.

¹⁴³ Rates Records Index, 1845.

In 1854 a Conveyance was created from the Australian Trust Company to Henry Osbourne.¹⁴⁴ The Rates records don't mention Osbourne however after his death a Certificate of Title was granted to George Osbourne in 1867, who was likely a relative.¹⁴⁵ There were a series of occupants from 1845 to 1870 with varying occupations from baker to carpenter and marble sculptor.¹⁴⁶ In 1870 the buildings were demolished to make way for a playground associated with St Andrews School. A Certificate of Title was created in 1870 to Robert Chadwick a timber merchant, Charles Brown a plumber and Thomas Frederick Thompson a grocer.¹⁴⁷ It is highly likely these individuals are trustees of St Andrews School for the Church of England. The property was leased out in 1886 to the Australian Property Investment Company and in 1905 a Deed of Consent by the Chadwick, Brown and Thompson was vested to the Church of England Property Trust Diocese of Sydney.¹⁴⁸

In the early 20th century the land becomes redeveloped and part of the land was leased out to Fred Cull in 1911 who was described as a boot maker man.¹⁴⁹ This was at the time that Allotment 21 was subdivided. Moving further into the 20th century a number of companies bought parts of the allotment including; John Danks and Son Pty Ltd (1916 and 1963), Griff's N.S.W Pty Ltd (1955), The Commonwealth of Australia (1977) and in 1985 the Australian Telecommunications Commission, Australian and Overseas Telecommunications Corporation Ltd, Australian and Overseas Telecommunications Ltd and Telstra Corporation Limited.

Table 2.2 Historical Title – Allotment 21

Date	Title Information	Reference
30 Jun 1823	Crown Lease John Smith	PA 955
19 Oct 1831	Crown Grant John Smith	PA 955
20 Oct 1847	Assignment and Conveyance Charles? ??her To: Australian Trust Company	PA 955
20 Dec 1854	Conveyance Australian Trust Company To: Henry Osbourne	PA 955
	Probate of Will of Henry Osbourne Esq	PA 955
25 Feb 1867	Certificate of Title George Osborne , City of Sydney, Esquire	Vol 39 Fol 75
14 Nov 1870	Certificate of Title Robert Chadwick , timber merchant, Charles Bown , Plumber and Thomas Frederick Thompson , grocer	Vol 110 Fol 134
9 July 1886	Transfer To: Robert Chadwick, Charles Bown, Thomas Frederick Thompson and The Hon. Charles Moore	Vol 110 Fol 134

¹⁴⁴ LTO PA 955.

¹⁴⁵ LTO Vol 39, Fol 75.

¹⁴⁶ NSW Sands Directory Index, 1859-1869.

¹⁴⁷ LTO Vol 110, Fol 134.

¹⁴⁸ LTO Vol 110, Fol 134.

¹⁴⁹ LTO Vol 110, Fol 134.

Date	Title Information	Reference
30 Nov 1886	Lease The Australian Property Investment Company	Vol 110 Fol 134
31 Aug 1896	Notice of Proof of Death Charles Moore	Vol 110 Fol 134
22 Aug 1905	Deed of Consent by Robert Chadwick, Charles Bown and Thomas Frederick Thompson....by virtue of Section 4 of the Church of England Trust Property Incorporation Act 1881, the above described land has become vested in the Church of England Property Trust Diocese of Sydney...	Vol 110 Fol 134
30 Oct 1911	Lease To: Fred Cull , of Sydney, Boot warehouse man of part of the land	Vol 110 Fol 134
	Subdivision of Allotment 21	
13 Sep 1916	Certificate of Title John Danks and Son Pty Ltd	Vol 2703 Fol 37
24 Mar 1953	Certificate of Title John Danks and Son Pty Ltd	Vol 6643 Fol 130
14 Jul 1955	Certificate of Title Griffs (N.S.W) Pty Ltd	Vol 8239 Fol 154
11 Jul 1977	Certificate of Title The Commonwealth of Australia	Vol 13435 Fol 21
20 Sep 1985	Australian Telecommunications Commission	3/1044304
	Australian and Overseas Telecommunications Corporation Ltd	
	Australian and Overseas Telecommunications Ltd	
	Telstra Corporation Limited	

2.3.2 Allotment 22 Section 14

By 1844 the Bowers sub divide Allotment 22 and sell parts of the northern and southern allotment separately. Part of the southern allotment which was 10 ½ perches of land was sold to Andrew Byron, Thomas Holliwell, and Gabriel Bennett.¹⁵⁰ It was sold to James Delprado in 1850 who mortgaged it out to George Hill in 1858.¹⁵¹ He must have paid the mortgage off as in 1864 Hill sold the land to William Whaley Billyard.¹⁵² Billyard sold the property in the same month to James, Thomas, Margaret, Maria Briars and John Murphy.¹⁵³ In 1873 they sold 8 ½ perches which was the frontage of 30 feet 2 inches of the land to Denis McGrath.¹⁵⁴

In 1857 the northern part of the allotment specified as 21 feet 6 inches of land was sold to Philip Andreas.¹⁵⁵ He owned the property until 1876 where he sold the land to Denis McGrath who had previously bought part of the southern allotment. In 1882 J. Watson occupied the shop front 382 Pitt street and had a brass foundry at the rear of the allotment which was later called Watson & Crane (Figure 2.14).¹⁵⁶ They

¹⁵⁰ LTO Bk 6, No 718.

¹⁵¹ LTO Bk 58, No 690.

¹⁵² LTO Bk 92, No 884.

¹⁵³ LTO Bk 93, No 996.

¹⁵⁴ LTO Bk 139, No 914.

¹⁵⁵ LTO PA16428; Bk 72 No 333.

¹⁵⁶ Rates Assessment Books 1882- 1896.

occupied the site into the early 20th century. In 1884 after Denis McGrath's death the allotment was inherited by Louisa McGrath.¹⁵⁷ Louisa married Joseph Henry Snell and they occupied part of the property. After Louisa's death in 1910 Joseph inherited the estate until his death around 1947 when the estate went to subsequent owners and companies until 1987.¹⁵⁸ These included; Mary Lista Hawkins (1951), Booth Holdings Pty Limited (1952), Victoria House Pty Limited (1969), Loftus Properties Limited and State Superannuation Board (1972), Australian Dental Association (1980), and Edremo Holdings Pty Limited (1987).¹⁵⁹ According to the SANDS directory (Appendix 8.2) the southern and northern parts of land had various occupants throughout their ownership and only Bowers occupied his residence up until after 1861. The occupants varied in occupations from engraver, tobacconist, grocer, upholsterer and dealers (Table 2.3 Historical Title – Allotment 22 Table 2.3).

Table 2.3 Historical Title – Allotment 22

Date	Description	Reference
19 Oct 1831	Grant Thomas Bowers 19 perches	PA16428
16 Aug 1839	Mortgage Thomas Bowers and Mary Bowers To Andrew Blowers Smith and others	PA16428
26 May 1842	Reconveyance of Mortgage	PA16428
27 May 1842	Mortgage Thomas Bowers and Mary Bowers To Mary Cannon	PA16428
9 May 1844	Conveyance Thomas Bowers and Mary Ann Bowers To: Andrew Byron, Thomas Holliwell, Gabriel Bennett 30 feet 2 inches of land no East side of Pitt St (inclusive of half a rood 7 feet wide leading from Pitt Street) being part of 19 perches	Bk 6 No 718
18 May 1844	Reconveyance of Mortgage	PA16428
27 May 1844	Memorandum of deposit Thomas Bowers To: Messrs Byrnes, Holliwell and Bennett (to 10 ½ perches of land)	PA16428
9 Nov 1850	Release Andrew Byrnes, Gabriel Bennett To: Jampes Delprado 30 feet 2 inches to East side of Pitt Street	Bk 19 No 681
20 Nov 1857	Conveyance Thomas Bower and Mary Bowers To: Philip Andreas Of 21 feet 6 inches of land East side of Pitt St	Bk 52 No 324
3 Dec 1858	Mortgage	Bk 58 No 690

¹⁵⁷ LTO Bk 408, No 333.

¹⁵⁸ LTO Vol 2087, Fol 169.

¹⁵⁹ In order of list above; LTO Vol 2087, Fol 169; LTO Vol 12009, Fol 169.

Date	Description	Reference
	James Delprado To: George Hill	
18 Feb 1859	Further Charge Thomas Bowers To: Philip Andreas	PA16428
30 Apr 1861	Conveyance of Equity of Redemption Thomas Bowers and another To: Philip Andreas of premises	Bk 72 No 333
12 Sep 1864	Conveyance George Hill To: William Whaley Billyard	Bk 92 No 884
20 Sep 1864	Conveyance William Whaley Billyard To: James Briars, Thomas James Briars, Margaret Jane Briars, Maria Briars and John Murphy	Bk 93 No 996
30 Dec 1873	Conveyance Thomas James Briars, Charles Flood and Maria his wife, John Murphy To: Denis McGrath 8 ½ perches (frontage of 30 feet 2 inches to east side of Pitt Street)	Bk 139 No 914
22 Dec 1875	Letters of Administration of Estate of Margaret Jane Tarrant granted to Thomas James Briars and Margaret Flood, brother and sister of deceased	PA16428
15 Aug 1876	Conveyance Philip Andreas To: Denis McGrath Of 21 feet 6 inches of land East side of Pitt St	Bk 161 No 766
8 Dec 1884	Deed of Gift Denis McGrath To: Louisa McGrath	Bk 408 No 333
7 Oct 1898	Probate of Will Denis McGrath	PA16428
20 Sep 1910	Registered Proprietor/ occupant Louisa Snell (wife of Joseph Henry Snell) and her deceased estate Allotment 22 and Part of 23	Vol 2087 Fol 169
9 Oct 1947	Registered Proprietor/ occupant Joseph Henry Snell (Gentleman) & his deceased estate	Vol 2087 Fol 169
11 Jul 1951	Registered Proprietor/ occupant Mary Lista Hawkins (Married Woman) (Application by Transmission not investigated)	Vol 2087 Fol 169
14 Feb 1952	Registered Proprietor Booth Holdings Pty Limited	Vol 2087 Fol 169
27 Nov 1969	Registered Proprietor 332 Pitt St (Victoria House) Pty Limited	Vol 12009 Fol 169
30 Nov 1972	Registered Proprietor Loftus Properties Limited	Vol 12009 Fol 169

Date	Description	Reference
30 Nov	State Superannuation Board	Vol 12009 Fol 169
17 Mar 1980	Australian Dental Association (N.S.W Branch)	Vol 12009 Fol 169
14 Oct 1987	Edremo Holdings Pty Limited	1/66428

2.3.3 Allotment 23 Section 14

In 1840 the property was sold to Mary Cannon who developed the vacant land who likely died around 1890 (Table 2.4). There is little information on Cannon and in the period of her ownership the property was used as a house and later a workshop. There are many indiscretion's when comparing rate assessments and the Sands directory (Appendices 8.1 and 8.2) which causes issues in identifying occupants. One conclusion can be made that Mary occupied the property at times however she mostly leased out the estate to various individuals. In 1877 Joseph Watson occupied Lot 23 however by 1882 he had moved to Lot 22 where he had his Brass Foundry.¹⁶⁰ The Sands directory recorded Althouse and Geiger leasing the property who were painters and sign writers in the 1880s and J. F Hill a painter in the 1890s.¹⁶¹ It's possible that the house and workshop was utilised for this occupation.

After Mary Cannon's death a mortgage was created between Rollo Purkis to William Martin in 1893 and in the same year a Conveyance from Charles P. Purkis to Herbert Smith.¹⁶² Herbert Smith replaced Charles Francis Smith as Mary Cannon's trustee in 1893. In 1912 a Certificate of Title was granted to John Henry Purkis who was a labourer and Herbert Albert Smith an indent agent.¹⁶³ There were a series of transfers and leases for the property, one being in 1912 to William E. V. Robson who developed "Robson House" on the property by 1914.¹⁶⁴ It was not until 1920 before a new Certificate of Title was created between the Walder family including; Samuel, Robert and John who were all merchants.¹⁶⁵ The property was kept in the Walder family and managed by the Permanent Trustee Company of NSW Limited until 1961.¹⁶⁶ In 1985 the registered proprietor was Bakerfield Pty Ltd.¹⁶⁷ A number of transfers were done between G. P Harris Real Estate Pty Limited (1973), Paclyn Pty Limited (1987) and Dindori Holdings Pty Limited (1988), which is now Prima Developments Pty Limited.¹⁶⁸

Table 2.4 Historical Title – Allotment 23

Date	Description	Reference
16 Aug 1834	Crown Grant Sarah Hitchcock 19 perches	PA17322
15 Apr 1840	Conveyance	Bk R No 893

¹⁶⁰ NSW Sands Directory Index, 1877-1882.

¹⁶¹ NSW Sands Directory Index, 1880-1896.

¹⁶² Bk 512, No 677; Bk 521, No 69.

¹⁶³ LTO Vol. 2234, Fol 25.

¹⁶⁴ LTO Vol 2234, Fol 25.

¹⁶⁵ LTO Vol 3061, Fol 70-72.

¹⁶⁶ LTO Vol 5207 Fol 43-45.

¹⁶⁷ LTO Vol 5207, Fol 45.

¹⁶⁸ LTO Vol 12196, Fol 23 and 10/857070.

Date	Description	Reference
	From: Sarah Hitchcock To: Mary Cannon	
4 Feb 1871	Mortgage Mary Cannon to Trustees of Savings Bank of NSW	Bk 123 No 387
2 Jul 1878	Reconveyance of mortgage	Bk 126 No 648
23 Oct 1890	Probate of Will of Mary Cannon	
30 Oct 1893	Mortgage Rollo Purkis to William Martin	Bk 512 No 677
17 Aug 1893	Conveyance From: Charles P. Purkis To: Herbert Smith	Bk 521 No 69
6 Oct 1893	Assignment Rollo Purkis to H.A. Smith	Bk 526 No 563
20 Oct 1893	Assignment C.F. Smith To H.A. Smith	Bk 526 No 430
23 Nov 1893	Appointment H.A Smith as new trustee for Mary Cannon in place of Charles Francis Smith	PA 17322
29 th ? Nov 1898	Reconveyance Martin to H.A. Smith	Bk 619 No 349
29 Mar 1912	Certificate of Title John Henry Purkis , Concord Labourer, Herbert Albert Smith , Five Dock, Indent Agent the Trustees of the Will of Mary Cannon late of Five Dock	Vol. 2234 Fol. 25
29 Mar 1912	Transfer To: William Elliot Veitch Robson (solicitor)	Vol. 2234 Fol. 25
20 Mar 1913	Lease To: Thomas Stanley Summerhayes , Sydney Commercial Teacher and James Arthur Turner , Sydney, incorporated accountant	Vol. 2234 Fol. 25
10 May 1920	Transfer To: Samuel Walder, Robert Walder and John Walder	Vol. 2234 Fol. 25
10 May 1920	Certificate of Title Samuel Walder (Merchant – also known as Samuel Robert Walder), Robert Walder (Merchant), John Walder (Merchant)	Vol. 3061 Fol. 70-72
6 Feb 1941	Certificate of Title Samuel Robert Walder (Knight), Eva Walder (Widow) and Permanent Trustee Company of New South Wales Limited (Re the Estate of John Walder), Robert Walder (Merchant)	Vol. 5207 Fol. 43-45
2 Mar 1943	Application by Transmission From: Robert Walder To: Permanent Trustee Company of New South Wales Limited	Vol. 5207 Fol. 43-45
21 Dec 1943	Transfer	Vol. 5207 Fol. 45

Date	Description	Reference
	From: Permanent Trustee Company of New South Wales Limited To: Lady Elsie Walder (Married Woman)	
26 Oct 1951	Application by Transmission From: Samuel Robert Walder To: Samuel John Walder , Company Director	Vol. 5207 Fol. 43
6 Jan 1961	Registered Proprietor From: Eva Walder To: Permanent Trustee Company NSW	Vol. 5207 Fol. 44
28 Jun 1968	Registered Proprietor Bakerfield Pty Ltd	Vol. 5207 Fol. 45
17 Jul 1973	Transfer G.P. Harris Real Estate Pty Limited	Vol. 12196 Fol 23
5 Nov 1987	Paclyn Pty Limited	Vol. 12196 Fol 23
26 Sep 1988	Dindori Holdings Pty Limited Now Prima Developments Pty Limited	10/857070

2.3.4 Allotment 24 Section 14

The property in 1845 was occupied by two dwellings and stores/offices with attached coach house and stable that was developed by Peter Plomer.¹⁶⁹ The Rates records demonstrate three tenancies for mixed use both commercial and residential. James Middleton occupied one of the residences in the 1840s and 50s however his profession is unknown. The Sands directory show a variety of occupants such a William Wilson who was an engraver and James Fenner who was a veterinary surgeon.¹⁷⁰ These occupations all need commercial spaces thus it is likely the occupants were using the buildings under a professional and person compacity. In 1879 (Table 2.5) a Conveyance was created between Plomers trustees G. W Allen and W. A Douglas to James Aitcheson Brown who was a freeholder.¹⁷¹ The Rate records show Myers and Solomon stores occupying part of the property in the 1870s to late 19th century.¹⁷² A 1880 plan also record a “Webster Barber” fronting Pitt Street (Figure 2.14).

In 1909 Brown sold the property to Samuel Walder who was a tent maker and widower Mary Ann Walder.¹⁷³ The Walder family also went on to own Allotment 23 from 1920 to 1961 (see Section 2.3.3). The Walder family also owned this property for a long period of time and was managed by Permanent Trustee Company of NSW Limited who became the registered proprietor in 1961.¹⁷⁴ Allotment 24, part of Lot 2 and part Lot 23 was sold to Chrismar Investments Pty Limited in 1973 and then transferred to Paclyn Pty Limited in 1987.¹⁷⁵ They only held onto the Allotment for a year before they transferred the property to Dindori Holdings Pty Limited, which is now Prima Developments Pty Limited which also owns Allotment 23.¹⁷⁶ A series

¹⁶⁹ City of Sydney Archives, Rates Index 1845.

¹⁷⁰ NSW Sands Directory Index 1845-1866.

¹⁷¹ LTO Bk 190, No 23.

¹⁷² Rates Assessment Books 1877- 1890.

¹⁷³ LTO Bk 883, No 838.

¹⁷⁴ LTO Vol 7622, Fol 246.

¹⁷⁵ LTO Vol 12196, Fol 22.

¹⁷⁶ LTO Vol 15529, Fol 92.

occupants leased out the mixed commercial and domestic buildings into the 20th century.

Table 2.5 Historical Title – Allotment 24

Date	Title Information	Reference
19 Oct 1831	Original Grant Peter Plomer Allotment 24 Section 14	PA16226
1864	Death of Peter Plomer	
31 Mar 1879	Conveyance From: G. W. Allen and W. A. Douglas , trustees of P. W. Plomer To: James Aitcheson Brown of Sydney , Freeholder Allotment 24 Section 14	Bk 190 No. 23
22 Jun 1909	Conveyance From: James Aitcheson Brown of Sydney, Freeholder To: Samuel Walder of Kensington, Tent Maker and Mary Ann Walder , Widow Allotment 24 Section 14 “Known as 340 and 342 Pitt Street” £7375	Bk 883 No 838
10 Sep 1909	Primary Application To: Mary Ann Walder of Kensington, Sydney, Widow Allotment 24 Section 14	PA16226
14 Apr 1910	Certificate of Title To: Mary Ann Walder of Kensington, Widow Allotment 24 Section 14 and part Allotment 23 Section 14	Vol 2050 Fol 7
18 Jan 1916	Transfer From: Mary Ann Walder To: S. Walder Limited	Vol 2050 Fol 7
27 Dec 1916	Certificate of Title To: John Walder of Sydney, Manufacturer Allotment 24 Section 14 “one third part or share”	Vol 2725 Fol 80
22 Dec 1958	Certificate of Title To: Eva Walder of Coogee, widow and Permanent Trustee Company of New South Wales Limited Lot C DP106596 “an undivided one third share”	Vol 7622-245
22 Dec 1958	Certificate of Title To: Samuel John Walder of Sydney, Company Director Lot C DP106596 “two undivided one third shares”	Vol 7622 Fol 246
6 Jan 1961	Registered Proprietor To: Permanent Trustee Company of New South Wales Limited	Vol 7622 Fol 246

Date	Title Information	Reference
9 Aug 1973	Certificate of Title To: Chrismar Investments Pty. Limited Lot C DP106596: being Allotment 24 Section 14, part of Allotment 2 Section 14 and part Allotment 23 Section 14	Vol 12196 Fol 22
5 Nov 1987	Transfer From: Chrismar Investments Pty. Limited To: Paclyn Pty. Limited Lot C DP106596	Vol 12196 Fol 22
26 Sep 1988	Transfer From: Paclyn Pty. Limited To: Dindori Holdings Pty. Limited Lot C DP106596	Vol 15529 Fol 92

2.3.5 Allotment 1 Section 14

Following the death of William Coates in 1849, the allotment remained under the ownership of the Coates family, predominantly his wife Jane. The City of Sydney assessment books and rates records indicate that by the mid-19th century the allotment had six individual occupancies, three each fronting both Pitt and Liverpool Streets.¹⁷⁷ The Coates family were residentially occupying the centre building of the three dwellings fronting Liverpool Street at least up until 1861.¹⁷⁸

Development and ownership of Allotment 1 under the Coates family saw a combination of domestic and commercial occupation. This combination existed among the premises fronting both Pitt and Liverpool Streets. Though licensees had switched several times between 1840 and 1850, the Coates family still owned the former *Staffordshire Arms* Hotel. John Hough advertised the old Inn for lease in August 1849.¹⁷⁹ The Inn was next licenced as the *North Star* Hotel (see next section).¹⁸⁰ John McCabe was licensee of the *North Star* Hotel from c.1853-c.1880 (the indexes are incomplete).

In 1875, the Coates family subdivided Allotment 1 into five individual allotments (DP147), four of which fall within the study site. Subdivided Allotments 1 and 2 fronted Pitt Street, while Allotments 3-5 fronted Liverpool Street. All five subdivided allotments were sold that same year.

2.3.5.1 Subdivided Allotment 1 DP147 (*North Star Hotel*)

John McCabe was licensee of the *North Star* from c.1853-c.1880 (the indexes are incomplete), becoming the owner of the subdivided Allotment 1 in February 1875. Rates records indicate that John McCabe continued to operate the *North Star* Hotel up until 1882 whereby the property was sold to Edward and Bridget McEncroe of Sydney.¹⁸¹ Though the property had been sold to the McEncroe family, the 1896 rates record lists McEncroe as the owner and Michael McCabe as the occupant.

¹⁷⁷ City of Sydney Assessment Books; 1845, 1848, 1852.

¹⁷⁸ City of Sydney Assessment Books; 1845, 1848, 1852, 1861.

¹⁷⁹ Sydney Morning Herald, 18 August 1849, p. 4.

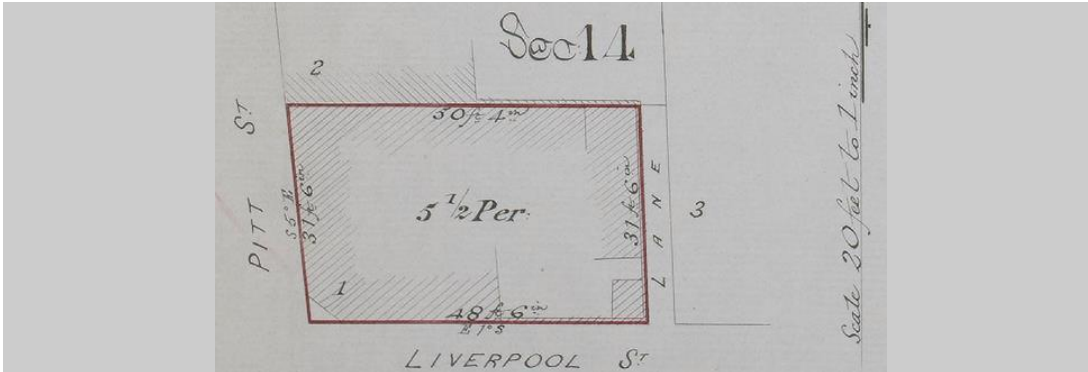
¹⁸⁰ SR NRS 14403 [4/86]; Reel 5064.

¹⁸¹ LTO Volume 201 Folio 248.

It is possible that the McEncroe and McCabe families may have had some sort of business relationship as the following year subdivided Allotment 1 was sold to Michael Lyons and Michael McCabe, a son of previous owner John McCabe.¹⁸² Michael Lyons involvement was short lived, selling the property to three of the McCabe brothers (Michael, Thomas Joseph and Francis) in 1900.¹⁸³ The McCabe brothers had also purchased adjacent subdivided Allotment 2 at the turn of the 20th century. The McCabe brothers demolished the 19th century hotel and adjacent shopfronts and dwellings on subdivided Allotment 2 for the construction of a new four storey hotel in around 1902.

The McCabe family sold the *North Star* Hotel and adjacent shopfronts to Theodore Charles Frautuern in August 1915.¹⁸⁴ The property continued to operate as a hotel, passing through several short ownership phases until its sale to Tooth & Co. Limited in August 1923.¹⁸⁵ Of interesting note is the fact that the *North Star* Hotel retained its name for a period of more than 100 years, a stark difference to its three name changes between 1838 and the early 1850s. The hotel was eventually renamed the *Red Lion* Inn sometime after 1972 while under the ownership of Tooth & Co. Limited.

Table 2.6 Historical Title – Allotment 1 – Subdivided Allotment 1 DP147

Date	Description	Reference
19 Oct 1831	Crown Grant To: William Coates	Vol 206 Fol 33
1849	Death of William Coates	
c.1875	Coates family subdivides original Allotment 1 into five lots (Lots 1-4 present on the study site)	DP147
		
20 Feb 1875	Certificate of Title To: John McCabe of Sydney, Publican (Transferee under Instrument of Transfer from Septimus Alfred Stephen, Jane Coates and John Coates) Subdivided Lot 1 DP147	Vol 201 Fol 248
26 May 1882	Application by Transmission To: Bridget McEncroe , wife of Edward McEncroe of Sydney, now the registered proprietor Subdivided Lot 1 DP147	Vol 201 Fol 248
24 Jun 1897	Transfer From: Bridget McEncroe	Vol 201 Fol 248

¹⁸² LTO Volume 201 Folio 248.

¹⁸³ LTO Volume 201 Folio 248.

¹⁸⁴ LTO Volume 1826 Folio 65.

¹⁸⁵ LTO Volume 2596 Folio 161.

Date	Description	Reference
	To: Michael Lyons of Camperdown and Michael McCabe of Sydney, Licensed Victualler Subdivided Lot 1 DP147	
6 June 1900	Transfer From: Michael Lyons and Michael McCabe To: Michael McCabe, Thomas Joseph McCabe, Francis McCabe and Michael McCabe as tenants in common Subdivided Lot 1 DP147	Vol 201 Fol 248
20 Feb 1901	Certificate of Title To: Michael McCabe (Licensed Victualler), Thomas Joseph McCabe (Hotel Assistant) and Francis McCabe (Hotel Assistant) Subdivided Lot 1 and 2 DP147	Vol. 1344 Fol. 219-222
7 Dec 1903	Registered Proprietor To: Michael McCabe (Licensed Victualler) Subdivided Lot 1 and 2 DP147	Vol.1826 Fol.65
3 Aug 1915	Registered Proprietor To: Theodore Charles Frautuern (Licensed Victualler) Subdivided Lot 1 and 2 DP147	Vol. 2596 Fol. 161
21 Nov 1917	Registered Proprietor To: The City Mutual Life Assurance Society Limited Subdivided Lot 1 and 2 DP147	Vol.2596 Fol. 161
17 Aug 1921	Registered Proprietor To: David Ross (Draper) Subdivided Lot 1 and 2 DP147	Vol. 2596 Fol. 161
22 Aug 1923	Registered Proprietor To: Tooth & Co. Limited Subdivided Lot 1 and 2 DP147	Vol.14545 Fol. 168
5 Nov 1987	Registered Proprietor To: Paclyn Pty Limited Subdivided Lot 1 and 2 DP147	Vol. 14545 Fol. 168
26 Sep 1988	Registered Proprietor To: Dindori Holdings Pty Limited (now Prima Developments Pty Limited) Subdivided Lot 1 and 2 DP147	Vol. 14545 Fol. 168

2.3.5.2 Subdivided Allotment 2 DP147

John McLaughlin purchased subdivided Allotment 2 from the Coates family in February 1875.¹⁸⁶ At the time of McLaughlin's purchase two, two storey shopfronts and dwellings fronted Pitt Street. McLaughlin was listed on the title document as a bootmaker though it does not appear that he ever occupied the site.¹⁸⁷ Information obtained from historic maps, plans and Sands directory entries indicate that several different commercial businesses leased these two shopfronts throughout the late 19th century. These included a carpentry business, baker, tea dealer, oyster saloon, painter and bootmaker.¹⁸⁸


¹⁸⁶ LTO Volume 201 Folio 247.

¹⁸⁷ LTO Volume 201 Folio 247.

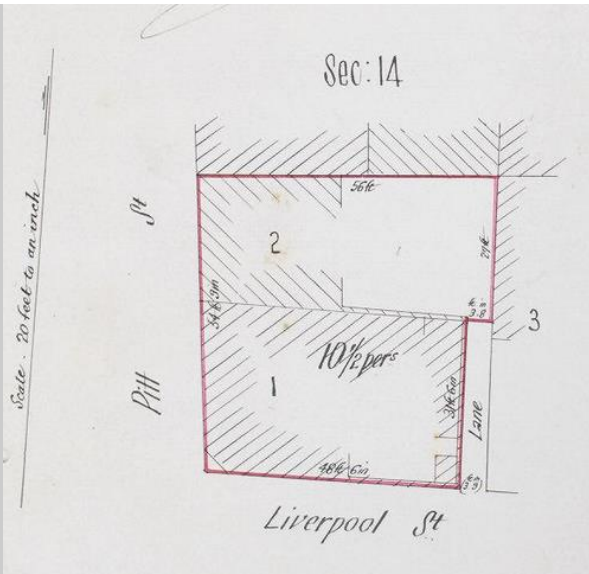
¹⁸⁸ Sand Directory of Sydney; 1877, 1882, 1891.

In May 1897 Arthur McLaughlin, son of John McLaughlin, sold subdivided Allotment 2 to Michael Lyons and Michael McCabe.¹⁸⁹ As discussed in Section 2.3.5.1 above, the mid-19th century shopfronts were demolished and replaced by a three-storey building also containing two shopfronts in c.1902. By 1917 the shopfronts and dwelling had been amalgamated with the *North Star* Hotel as part of an extension (Figure 2.37).

Table 2.7 Historical Title – Allotment 1 – Subdivided Allotment 2 DP147

Date	Description	Reference
19 Oct 1831	Crown Grant To: William Coates	Vol 206 Fol 33
1849	Death of William Coates	
c.1875	Coates family subdivides original Allotment 1 into five lots (Lots 1-4 present on the study site)	DP147
		
20 Feb 1875	Certificate of Title To: John McLaughlin of Sydney, Boot Maker (Transferee under Instrument of Transfer from Septimus Alfred Stephen, Jane Coates and John Coates) Subdivided Lot 2 DP147	Vol 201 Fol 247
19 May 1897	Application by Transmission To: Arthur McLaughlin and Concord Clark as registered proprietors Subdivided Lot 2 DP147	Vol 201 Fol 247
24 Jun 1897	Transfer From: Arthur McLaughlin To: Michael Lyons of Camperdown and Michael McCabe of Sydney, Licensed Victualler as joint tenants Subdivided Lot 2 DP147	Vol 201 Fol 247

¹⁸⁹ LTO Volume 201 Folio 247.

Date	Description	Reference
		
20 Feb 1901	Certificate of Title To: Michael McCabe (Licensed Victualler), Thomas Joseph McCabe (Hotel Assistant) and Francis McCabe (Hotel Assistant) Subdivided Lot 1 and 2 DP147	Vol. 1344 Fol. 219-222
7 Dec 1903	Registered Proprietor To: Michael McCabe (Licensed Victualler) Subdivided Lot 1 and 2 DP147	Vol. 1826 Fol. 65
3 Aug 1915	Registered Proprietor To: Theodore Charles Frautuern (Licensed Victualler) Subdivided Lot 1 and 2 DP147	Vol. 2596 Fol. 161
21 Nov 1917	Registered Proprietor To: The City Mutual Life Assurance Society Limited Subdivided Lot 1 and 2 DP147	Vol. 2596 Fol. 161
17 Aug 1921	Registered Proprietor To: David Ross (Draper) Subdivided Lot 1 and 2 DP147	Vol. 2596 Fol. 161
22 Aug 1923	Registered Proprietor To: Tooth & Co. Limited Subdivided Lot 1 and 2 DP147	Vol. 14545 Fol. 168
5 Nov 1987	Registered Proprietor To: Paclyn Pty Limited Subdivided Lot 1 and 2 DP147	Vol. 14545 Fol. 168
26 Sep 1988	Registered Proprietor To: Dindori Holdings Pty Limited (now Prima Developments Pty Limited) Subdivided Lot 1 and 2 DP147	Vol. 14545 Fol. 168

2.3.5.3 Subdivided Allotment 3 DP147 (fronting Liverpool Street)

The Coates family sold subdivided Allotment 3 to Stephen Hogg in February 1875.¹⁹⁰ Sketches seen in land title documents and the 1880 Doves map of Sydney (Figure 2.14) shows that Hogg had redeveloped subdivided Allotment 3 very shortly after his purchase. By 1880 two, two storey shopfronts and dwellings had been

¹⁹⁰ LTO Volume 200 Folio 246.

constructed on the allotment, the ground floor of the easternmost occupied by Hogg's fruit shop. Hogg was likely occupying the second floor as a domestic residence. Other occupants of the second shopfront during the late 19th century included Mr Greenhill's dining rooms, a painter and a tailor.¹⁹¹

In June 1899, Hogg sold subdivided Allotment 3 to leasing neighbour John Thomas Greenhill, John Augustine Gread and James Smith.¹⁹² This ownership was short lived, the allotment having been sold to William Cary only 18 days later.¹⁹³ The allotment continued to operate as combined shopfronts and dwellings during Cary's ownership phase though it does not appear that Cary occupied the study site.¹⁹⁴ In December 1906 subdivided Allotment 3 was sold to James Paroissou Johnson of Sydney, a woolbroker.¹⁹⁵ Under his ownership the c.1880 buildings were demolished and replaced by a five storey commercial warehouse building which encompassed the entire allotment area (Figure 2.37). The commercial warehouse functioned as flats and offices to various tenants through the 20th century. The 1921 Sands Directory of Sydney listed the following occupations within the warehouse building: dentist (1st floor), furnisher and jeweller (2nd floor), blouse manufacturer (3rd floor), clothing manufacturer and ladies' apparel (4th floor).¹⁹⁶

The allotment is not known to have been domestically occupied after the construction of the early 20th century building, functioning as commercial offices until its demolition in the 1990s.

Table 2.8 Historical Title – Allotment 1 – Subdivided Allotment 3 DP147

Date	Description	Reference
19 Oct 1831	Crown Grant To: William Coates	Vol 206 Fol 33
1849	Death of William Coates	
c.1875	Coates family subdivides original Allotment 1 into five lots (Lots 1-4 present on the study site)	DP147

¹⁹¹ Sands Directory of Sydney; 1877, 1880.


¹⁹² LTO Volume 200 Folio 246.

¹⁹³ LTO Volume 200 Folio 246.

¹⁹⁴ City of Sydney Assessment Books, 1907.

¹⁹⁵ LTO Volume 3860 Folio 78.

¹⁹⁶ Sands Directory of Sydney; 1921.

Date	Description	Reference
		
15 Feb 1875	Certificate of Title To: Stephen Hogg of the city of Sydney, Gentleman (Transferee under Instrument of Transfer from Septimus Alfred Stephen, Jane Coates and John Coates) Lot 3 DP 147 (6.5 perches)	Vol 200 Fol 246
3 Jun 1899	Application by Transmission From: Stephen Hogg To: John Thomas Greenhill, John Augustine Gread , both of Sydney and James Smith the younger	Vol 200 Fol 246
21 Jun 1899	Transfer From: John Thomas Greenhill, John Augustine Gread , both of Sydney and James Smith the younger To: William Cary of Sydney, Merchant	Vol 200 Fol 246
13 Sep 1906	Application by Transmission To: Richard Cary and Sydney Herbert Cary of Sydney, Merchants – Registered Proprietors	Vol 200 Fol 246
21 Dec 1906	Transfer From: Richard Cary and Sydney Herbert Cary To: James Paroisson Johnson of Sydney, Woolbroker	Vol 200 Fol 246
7 Jun 1927	Transfer From: James Paroisson Johnson To: Sargents Limited	Vol. 3860 Fol. 78
30 Dec 1932 (1932-1941)	Transfer From: Sargent's Limited To: James Paroisson Johnson , Gentleman	Vol. 3860 Fol. 78
14 Nov 1935	Certificate of Title To: James Paroisson Johnson	Vol 4725 Fol 147
7 Jan 1941	Application by Transmission To: Cecil Paroisson Johnson (Grazier) Theodore Worth Storey (Grazier)	Vol. 4725 Fol. 147
28 Jun 1949	Transfer From: Cecil Paroisson Johnson (Grazier) Theodore Worth Storey (Grazier) To: Walter Paroisson Johnson of Edgecliff, Student	Vol. 4725 Fol. 147
24 Jan 1955	Transfer From: Walter Paroisson Johnson	Vol. 4725 Fol. 147

Date	Description	Reference
	To: Australia and New Zealand Bank Limited	
18 Aug 1975	Transfer From: Australia and New Zealand Bank Limited To: C.E.C. Investments Pty Limited	Vol. 6947 Fol. 121
5 Nov 1987	Registered Proprietor To: Paclyn Pty Limited	Vol. 6947 Fol. 121
11 Nov 1988	Registered Proprietor To: Dindori Holdings Pty Limited Now Prima Developments Pty Limited	Folio 3/147

2.3.5.4 Subdivided Allotment 4 DP147 (fronting Liverpool Street)

John Heaven purchased subdivided Allotment 4 and 5 (see Section 2.3.5.5 below) from the Coates family in April 1875.¹⁹⁷ Sketches in the 1875 title document shows a structure fronting Liverpool Street which likely formed the domestic residence occupied by the Coates family during the mid-19th century. However, the 1880 Doves plan of Sydney shows that Allotment 4 formed vacant land, the rates record for 1877 suggesting that the allotment may have been vacant land at this point in time.¹⁹⁸

It is unlikely that the Heaven family occupied the study site. The 1890 Metropolitan detail series plan (Figure 2.16) still shows the allotment as vacant land. By 1891 John Heaven had developed his land by constructing a two-storey brick shopfront and dwellings fronting Liverpool Street. It appears that the c.1891 building was constructed as one of a set of three, the other two shopfronts sprawled across subdivided Allotment 5 (see Section 2.3.5.5) and the westernmost subdivided portion of original Allotment 2 Section 14, which Heaven had purchased in 1874.¹⁹⁹

Following the death of John Heaven, his wife Christina sold the c.1891 set of three shops (current Lots A-C DP448971) to George Judah Cohen of Sydney, a merchant, in October 1895.²⁰⁰ Cohen does not appear to have made any changes to the function of the allotment, still operating as shopfronts and dwellings until his sale to Reginald Campbell Galbraith in May 1911.²⁰¹ Sometime prior to 1917, the two-storey shopfront and dwelling on Allotment 4 was either extended at the rear to encompass the entire allotment area or demolished and rebuilt while under the ownership of Galbraith.

Subdivided Allotment 4 changed ownership several times throughout the 20th century, though the combined function of commercial shopfronts and domestic occupancies continued. Commercial tenancies of the Liverpool Street shop during the 20th century included a tailor, mercer and refreshment shop and store (Figure 2.37).²⁰²

Table 2.9 Historical Title – Allotment 4 – Subdivided Allotment 4 DP147

¹⁹⁷ LTO Volume 206 Folio 33.


¹⁹⁸ City of Sydney Assessment Books; 1877.

¹⁹⁹ All three subdivided portions purchased by John Heaven equate to current Lots A-C DP448971 fronting Liverpool Street.

²⁰⁰ LTO Volume 206 Folio 33.

²⁰¹ LTO Volume 206 Folio 33.

²⁰² Sands Directory of Sydney; 1911.

Date	Description	Reference
19 Oct 1831	Crown Grant To: William Coates	Vol 206 Fol 33
1849	Death of William Coates	
c.1875	Coates family subdivides original Allotment 1 into five lots (Lots 1-4 present on the study site)	DP147
		
8 Apr 1875	Certificate of Title To: John Heaven , of the city of Sydney, Landowner “transferee under Instrument of Transfer numbered 14100 from Septimus Alfred Stephen, as to an undivided four fifths part or share and from Jane Coates Junior and John Cates as to the other undivided one fifth part or share is now the proprietor of an estate in fee simple...”	Vol 206 Fol 33
1 Oct 1895	Application by Transmission To: Christina Heaven of North Sydney, Widow (registered proprietor following John’s death)	Vol 206 Fol 33
31 Oct 1895	Transfer From: Christina Heaven To: George Judah Cohen of Sydney, Merchant	Vol 206 Fol 33
12 May 1911	Transfer From: George Judah Cohen To: Reginald Campbell Galbraith of Sydney, Merchant	Vol 206 Fol 33
11 Dec 1925	Registered Proprietor To: Wallace John Carson of Sydney, Esquire	Vol.206 Fol.33
12 Jun 1931	Certificate of Title To: Wallace John Carson of Sydney, Esquire	Vol 4487 Fol 217
29 Apr 1931	Transfer From: Wallace John Carson To: The Permanent Trustee Company of New South Wales Limited	Vol. 4487 Fol. 217
7 Feb 1950	Certificate of Title To: Permanent Trustee Company of New South Wales Limited	Vol 6093 Fol 101
5 May 1959	Transfer From: Permanent Trustee Company of New South Wales Limited	Vol. 6093 Fol. 101

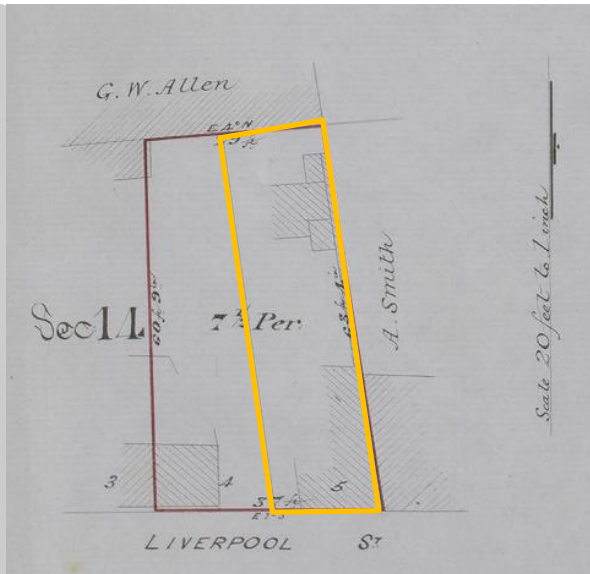
Date	Description	Reference
	To: 126 Liverpool Street Sydney Pty Ltd Lot A (as well as Lots B and C further east of study site)	
8 Sep 1967	Registered Proprietor To: James Sarikas , Milk Bar Proprietor and Mary Sarikas (Married Woman)	Vol. 8370 Fol. 177
8 Oct 1979	Registered Proprietor To: Peter Maniatis , Restaurant Proprietor and Irene Maniatis (Married Woman)	Volume A/448971
19 July 1990	Registered Proprietor To: Goodsip Pty Ltd	Volume A/448971
23 May 2005	Registered Proprietor To: Capital Diamond Pty Ltd	Volume A/448971
26 May 2008	Registered Proprietor To: AMP Capital Investors Limited	Volume A/448971
17 Nov 2015	Registered Proprietor To: VIG-CC Pty Limited	Volume A/448971

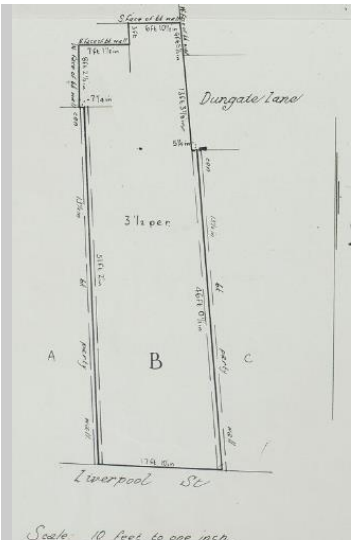
2.3.5.5 Subdivided Allotment 5 DP147 (fronting Liverpool Street)

As discussed above, John Heaven purchased subdivided Allotment 5 at the same day as Allotment 4 (see Section 2.3.5.4 above). Following construction of the three shops in c.1891, ownership and subsequent sales of all three subdivided allotments (current Lots A-C DP448921) remained together until their sale by the Permanent Trustee Company of New South Wales Limited in May 1959. Several commercial leases operated from 130 Liverpool Street during the late 19th and early 20th centuries. Some examples include a wood turner, grocer, confectioner and fruiterers. Refer to Appendix 10.5 and 10.6 in Volume 2 for a comprehensive list of occupants from assessment books and the Sands Directory.

Table 2.10 Historical Title – Allotment 5 – Subdivided Allotment 5 DP147

Date	Description	Reference
19 Oct 1831	Crown Grant To: William Coates	Vol 206 Fol 33
1849	Death of William Coates	
c.1875	Coates family subdivides original Allotment 1 into five lots (Lots 1-4 present on the study site)	DP147

Date	Description	Reference
		
8 Apr 1875	Certificate of Title To: John Heaven , of the city of Sydney, Landowner “transferee under Instrument of Transfer numbered 14100 from Septimus Alfred Stephen, as to an undivided four fifths part or share and from Jane Coates Junior and John Cates as to the other undivided one fifth part or share is now the proprietor of an estate in fee simple...”	Vol 206 Fol 33
1 Oct 1895	Application by Transmission To: Christina Heaven of North Sydney, Widow (registered proprietor following John's death)	Vol 206 Fol 33
31 Oct 1895	Transfer From: Christina Heaven To: George Judah Cohen of Sydney, Merchant	Vol 206 Fol 33
12 May 1911	Transfer From: George Judah Cohen To: Reginald Campbell Galbraith of Sydney, Merchant	Vol 206 Fol 33
11 Dec 1925	Registered Proprietor To: Wallace John Carson of Sydney, Esquire	Vol.206 Fol.33
12 Jun 1931	Certificate of Title To: Wallace John Carson of Sydney, Esquire	Vol 4487 Fol 217
29 Apr 1931	Transfer From: Wallace John Carson To: The Permanent Trustee Company of New South Wales Limited	Vol. 4487 Fol. 217
7 Feb 1950	Certificate of Title To: Permanent Trustee Company of New South Wales Limited	Vol 6093 Fol 101
5 May 1959	Transfer From: Permanent Trustee Company of New South Wales Limited To: 128 Liverpool Street Sydney Pty Ltd Lot B	Vol. 6093 Fol. 101
13 th June 1962	Certificate of Title To: 128 Liverpool Street Sydney Pty. Limited	Vol. 8370 Fol 176

Date	Description	Reference
		

2.3.6 Part of Allotment 2 Section 14

Only a small portion of original Allotment 2 Section 14 falls within the study site. The parts of original Allotment 2 included in the study site falling to the north of Dungate Lane, with Castlereagh Street addresses, as well as the westernmost portion of the allotment fronting Liverpool Street (current Lot C DP448921). For context, an account of the early Liverpool Street and the Castlereagh Street properties is offered below.

2.3.6.1 Castlereagh Street Allotments

The first subdivision for Allotment 2, within the bounds of the current study site, saw the northern half of the site split in two with the portion fronting Castlereagh Street to Thomas Isaacs and the portion to the rear going to John McKone (Table 2.11). A new lane, 'New Street,' bounded those allotments on the south was most likely created c.1834 and at least by November that year.²⁰³ In 1845, Part 1 was subdivided and the southern half sold to Julia Flynn (Table 2.11).²⁰⁴ This division of the land into three parts persisted for the latter part of the 19th century. For the period to 1861, the allotment had a tenanted residential use and the tenants had occupations such as butcher, currier and dealer. After the 1860s, the allotment became mixed residential and commercial. At first, this was due to the mixed used of Mrs Riddle's house, on Part 3, as a residence and shop. In the 1880 plan, 'Hansell' is shown as a confectioner on the premises and in the rates books a G. H. Ansell is present from 1877-c.1882. Also during this time, the rear of the allotment was occupied by James McLaughlin who ran a coach manufacture and blacksmith business there from c.1877 to at least 1907.²⁰⁵ Between 1881 and 1902, Herbert Shackelford Gibson, gentleman, purchased the three parts of land and brought them under his ownership and by 1912 the land was amalgamated and sold to Theodore John Marks, architect.²⁰⁶ During that time, the entire allotment was turned to

²⁰³ LTO Bk G Fol 624.

²⁰⁴ LTO PA 10183; Bk 9 No 379.


²⁰⁵ Balmain Observer and Western Suburbs Advertiser (NSW: 1884-1907) Saturday 13 July 1889, p. 3.

²⁰⁶ LTO PA 10183; PA 12334.

commercial use with various uses as warehouses, shops or perhaps offices for companies such as Hutchison & Sons, Stanley & Co and Sanderson Brothers & Newbold, the latter specialised in steel and tools manufacture and the Australian Socialist Club. By 1920, the site was redeveloped and hosted, in one large building, 'Roche & Hampton Motors Ltd.' During this time, the site was subdivided in two and, in 1931, Allotment A was purchased by Samuel Walder for use with his property fronting Pitt Street. Tooth & Co Ltd purchased Allotment B fronting Castlereagh Street and established a hotel there which is extant.

Table 2.11 Historical Title – Subdivided Allotment 2: Castlereagh Street portions.

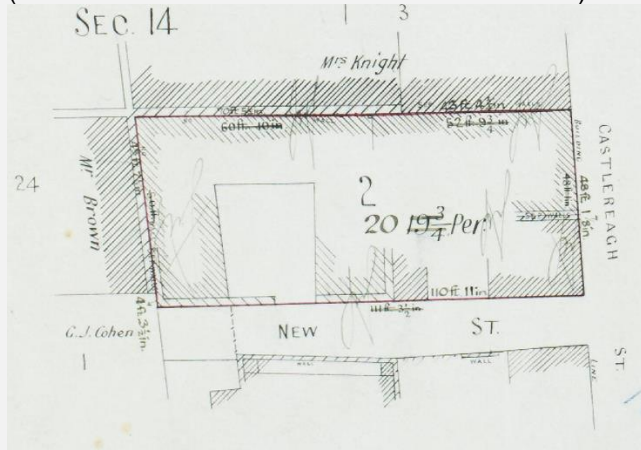
Date	Description	Reference
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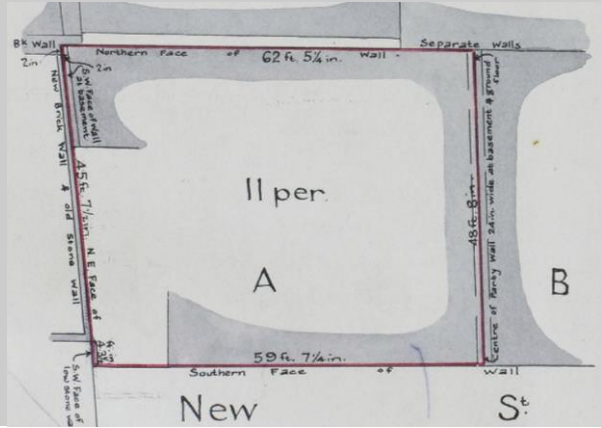


LTO Vol. 1221 Fol. 44:
 Part 1 and 3) Isaacs – 1834-1845 / (Part 1) 1845-1882
 Part 2) McKone – 1834-1876
 Part 3) Flynn – 1845-1902

As to Front Portion (Parts 1 and 3)

19 Oct 1831	Crown Grant To: George Taylor	PA 10183
2 Sep 1834	Lease and Release To: Thomas Isaacson	PA 10183
29 Mar 1838	Mortgage Thomas Isaacson to A. G. Dumas	PA 10183
7 Jan 1839	Surrender Thomas Isaacson to A. G. Dumas	PA 10183
9 Jan 1839	Lease and Release To: William Wallis	PA 10183
10 Jan 1839	Mortgage William Wallis to A. G. Dumas	PA 10183
26 Feb 1855	Reconveyance Six Certificates of Baptisms and Marriages	PA 10183
17 Sep 1855	Declaration of Ja?e Pearce	PA 10183

Date	Description	Reference
	Thomas Isaacson to A. G. Dumas	
9 Jan 1839	Lease and Release To: William Wallis	PA 12334
10 Jan 1839	Mortgage William Wallis to A. G. Dumas	PA 12334
16 Aug 1845	Conveyance Sarah Wallis and Thomas Isaacson to Julia Flynn regd. No. 379 Book 9	PA 12334
11 Sep 1856	Settlement Original produced in Application No. 6775 or 6497 William Nixon, Julia Nixon (formerly Julia Flynn), James Farrell regd. No. 738 Book 46	PA 12334
8 Oct 1870	Mortgage Julia Ann Riddle & others to J. F. Fitzhardinge regd. No. 585 Book 121	PA 12334
26 Sep 1871	Discharge Last mortgage	PA 12334
30 Mar 1875	Mortgage William Riddle and Julia Riddle to J. F. Fitzhardinge	PA 12334
18 Apr 1902	Agreement Julia Riddle and others to H. S. Gibson regd. No. 335 Book 710	PA 12334
21 May 1902	Copy Petition Presented to the Chief Judge in Equity in the matter of the estates settled by William Nixon by his Will and Codicil and in the matter of the Conveyance and Law of Property Act 1898.	PA 12334
1902	Order Made by the Equity Court in the above suit.	PA 12334
17 Oct 1902 (1902-1912)	Herbert Shackelford Gibson (Gentlemen) (Consolidation of PA 12334 and Vol 1221 Fol 44) 	Vol. 1428 Fol. 26 (PA 10183 & PA 12334)
9 Aug 1912 (1912-1920)	Theodore John Marks (Architect)	Vol. 2280 Fol. 130

Date	Description	Reference
24 Jul 1931 (1931-1958)	S. Walder Limited 	Vol. 4507 Fol. 146
23 Oct 1958 (1958-1965)	Swedex Clothing (Trading) Pty Limited	Vol. 4507 Fol. 146 Now Vol. 7622 Fol. 240
27 Aug 1965 (1965-1967)	Vasos Ptohopoulos (Restaurant Owner) Chrysostomos Maoudis (Restaurant Club Owner)	Vol. 7622 Fol. 240
23 Mar 1967 (1967-1972)	Vladimar Boorda (Company Director) John Boorda (Company Director)	Vol. 7622 Fol. 240
19 Sep 1972 (1972-1981)	Harbin Investments Pty Ltd	Vol. 7622 Fol. 240
20 Mar 1981 (1981-1988)	Petain Management Pty Ltd	Vol. 7622 Fol. 240
26 Sep 1988 (1988-2000)	Dindori Holdings Pty Limited Now Prima Developments Pty Limited	Vol. 7622 Fol. 240 Now 10/857070

2.3.6.2 Early Liverpool Street Allotments

In November 1834 Taylor undertook a lease and release arrangement, for £276, with N. Allen as Trustee for John Hamilton.²⁰⁷ This was only for the corner portion, 51 feet by 32 feet of the grant that had recently been subdivided by George Taylor, and was abutted on the west by Lot 6 purchased by William Brown, and 'New Street,' today Dungate Lane, was 15 foot wide. Taylor was described as a carpenter at that time although it is unclear if he ever occupied the study site.²⁰⁸

An Inn constructed on corner of Liverpool and Castlereagh Streets on Taylors Grant by 1837 was licenced as *Saint Andrews Tavern* or *Saint Andrew* in 1837-38, Joseph Irving publican (not part of the study site). Thereafter William Carss was publican until 1839-40.²⁰⁹ The Saint Andrews name was not continued and in 1840 it became the *Builders Arms*; Robert Johnson was publican in part of 1840 and for the 1841-42 license year. The licence, name and Johnson were transferred from a Hotel in York Street, Sydney operating since c.1834.²¹⁰ Per licence information, Charles Doyle was publican from 1842-43 to 1847.²¹¹ In 1847 the hotel was renamed the *Dungate*

²⁰⁷ LTO Bk G, Fol. 530; 624.

²⁰⁸ LTO Bk G, Fol. 624.

²⁰⁹ SR NRS 14401 [4/68]; Reel 5053; The Sun, 20 June 1911, p. 9. The writer of this recollection indicates that the Inn was there in 1837.

²¹⁰ The Sydney Herald, 28 September 1840, p. 3.

²¹¹ SR NRS 14401 [4/74]; Reel 5057, SR Index of Publican licences 1830-61.

Inn which it remained largely until the twentieth century. The Inn was sold in 1930, and in 1931 the licence was transferred from the corner allotment across Dungate Lane to the northern portion of original Allotment 2 and named *Wenkes Hotel*.²¹² It was known also as *Hosfords Hotel* (Figure 2.37), recently as *Stratton's Hotel* and is now called *Hotel Downing* fronting Castlereagh Street (part of the study site).

The name 'Dungate' also became the name of the rear lane, and in c.1850 the name of a new aerated water factory operated by William G. Henfrey, on one of the Castlereagh Street allotments further north of the lane.²¹³

The 1845 rates record and in the trigonometrical survey for Sydney indicate that the grant subdivided in 1833-34 was occupied and developed on small allotments in Liverpool and Castlereagh Street, the corner allotment (Hotel), a new lane and rear allotment behind the Castlereagh Street frontage. Tables in Appendix 8.0 indicate the occupants from that time.

The northernmost portion of original Allotment 2, currently known as 130 Liverpool Street, is the only portion of the study site fronting Liverpool Street. Subsequent owners for this specific part of the allotment is detailed below.

2.3.6.3 130 Liverpool Street – subdivided portion of original Allotment 2

The lease and release of subdivided land from original Allotment 2 by George Taylor to his son Henry Taylor in September 1834 is described as:

"..bounded on the south by that street (Liverpool Street) twenty feet on the east by other part of the hereditaments granted by the said deed poll and lately sold to Richard Sullivan forty eight feet on the north by a private road or way called New Street twenty seven feet and on the west by premises of ...(not stated- adjacent Allotment 1) to Liverpool Street aforesaid forty nine feet..."²¹⁴

The dimensions of the subdivided allotment as described in 1834 remained much the same throughout later sales during the 19th and 20th centuries, shortening by a few feet when Dungate Lane was formalised (see development section 2.4.6 for discussion). It is clear that George Taylor did not occupy the property at the time of its transfer to his son Henry. Henry Taylor only held onto the property for a short amount of time, transferring it to Thomas Smith via lease and release in December 1836.²¹⁵

Thomas Smith purchased the property for £146. Arriving in Australia per *Shipley* as a convict in 1818, records indicate that Thomas' last name was actually Hardy, 'Smith' taken as an alias upon arrival.²¹⁶ Sentenced for 7 years, Smith was sent to serve in Parramatta and was noted as a servant to a Mr McHenry in July 1822 and A. McDougall in March 1823.²¹⁷ Smith received a ticket of leave in May 1823 and

²¹² The Sydney Morning Herald, Wednesday 1 January 1930, p. 4; The Sydney Morning Herald, Tuesday 8 September 1931, p. 5.

²¹³ SR Index of Publican licences 1830-61, City of Sydney Rates records Index. Jones: Carney (2009) p. 361ff, The Sydney Morning Herald 14 November 1853, p. 2.

²¹⁴ LTO, Book G No. 508.

²¹⁵ LTO, Book K No. 714.

²¹⁶ *Colonial Secretary Index 1788 – 1825*, State Records of New South Wales, Reel 6006; 4/3499 p.167.

²¹⁷ *Colonial Secretary Index 1788 – 1825*, State Records of New South Wales, Fiche 3297; X643 p. 22. Reel 6026; 4/1715 pp. 629 – 30.

his certificate of freedom in November 1829.²¹⁸ Thomas Smith married Catherine Devine (also written Divine) in June 1830 at Parramatta.²¹⁹

No records have been found to suggest that Thomas Smith occupied the allotment on Liverpool Street during his lifetime. Described as a shopkeeper in the rates assessment books (see Appendix 8.5), it appears that Thomas had developed land on Castlereagh Street and were recorded as occupying part of original Allotment 7 from 1856 (see Section 2.3.11 for discussion). Thomas Smith passed in January 1862, bequeathing the Liverpool Street allotment to his youngest son, Alfred.²²⁰ Catherine Smith remained at the Castlereagh Street residence until her death in February 1868.²²¹

Alfred Smith inherited the property from his father, Thomas, in 1862. Very little information has been found relating to Alfred Smith. Title records and newspaper advertisements indicate that he occupied the Liverpool Street allotment with his wife at least from the early 1870s, though the 1867 rates records noted that the site contained a two-storey pawn office and shop.²²² The owner on the rates records in this entry is still listed as Thomas which is an error. Alfred is described as a pawnbroker in title records which further supports that the office and shop premises were occupied by him.²²³ Multiple newspaper articles note the birth of a son by “Mrs Alfred Smith” in June 1873, though Alfred’s wife or his son is never named.²²⁴ Two mortgages were taken out by Alfred from Edward Bennett in 1872 and 1873 which suggests that he was further developing the land while living on it with his family (refer to Section 2.4.6 for development discussion).²²⁵

In September 1874, Alfred Smith sold the Liverpool Street allotment (current Lot C) to John Heaven for £480, the majority of the funds being transferred to Edward Bennett for payout of the existing mortgage (£364).²²⁶ John Heaven purchased two adjacent Liverpool Street allotments that following year, collectively all three are known known as 126-130 Liverpool Street. Following construction of three, two storey shops under the instruction of John Heaven in c.1891, ownership and subsequent sales of all three subdivided allotments (current Lots A-C DP448921) remained together until their sale by the Permanent Trustee Company of New South Wales Limited in May 1959.

Several commercial leases operated from 130 Liverpool Street during the late 19th and early 20th centuries. Some examples include a general dealer, tailoress, clothier/ outfitter, tobacconist and hairdresser. Refer to Appendix 10.5 and 10.6 in Volume 2 for a comprehensive list of occupants from assessment books and the Sands Directory.

²¹⁸ *News South Wales, Australia, Certificates of Freedom, 1810-1814, 1827-67*. NRS 12210-1829.

²¹⁹ *New South Wales, Australia, Convict Application for Publication of Banns, 1828-1830, 1838-39*. Reel 3035.

²²⁰ *NSW Births, Deaths and Marriages*, 93/1862 V186293.

²²¹ *NSW Births, Deaths and Marriages*, 545/1868.

²²² *City of Sydney Rates Assessment Books*, 1867.

²²³ LTO, DP147; *Sydney Morning Herald*, 14th June 1874, p. 18; *City of Sydney Rates Assessment Books*, 1867.

²²⁴ *Sydney Morning Herald*, 14th June 1873, p. 18.

²²⁵ Land Titles Office, Book 133 No. 371; Book 139 No. 92.

²²⁶ Land Titles Office, Book 145 No. 275.

Table 2.12 Subdivided original Allotment 2 – westernmost portion of Allotment 2 (current Lot C DP448921)

Date	Description	Reference
19 October 1831	Crown Grant To: George Taylor	PA 10183
1 st and 2 nd September 1834	Lease and Release From: George Taylor To: Henry Taylor £103 - Part of original Allotment 2, Section 14 fronting Liverpool Street	Book G No. 508
1 st and 2 nd December 1836	Lease and Release From: Henry Taylor To: Thomas Smith £146 - Part of original Allotment 2, Section 14 fronting Liverpool Street	Book K No. 714
16 th September 1861	Thomas Smith issued will	
28 th January 1862	Death of Thomas Smith. Will notes that his son, Alfred, would receive the land once he is an adult.	PA Case number 10374
23 rd November 1872	Mortgage Between Alfred Smith (Mortgagee) and Edward Bennett (Mortgager)	Book 133 No. 371
24 th November 1873	Further charge of £75 on existing mortgage	Book 139 No.92
11 th September 1874	Conveyance From: Alfred Smith of the city of Sydney, Pawnbroker (1 st Part) and Edward Bennett (Mortgager – 2 nd Part) To: John Heaven of Sydney, Painter £480 (£364 given to Bennett for payment of outstanding mortgage) - Part of original Allotment 2, Section 14 fronting Liverpool Street	Book 145 No. 275
	John Heaven dies 26 th June 1895	
31 st October 1895	Conveyance From: Christina Heaven of North Sydney (Widower and Executor) To: George Judah Cohen of Sydney, Merchant £750 - Part of original Allotment 2, Section 14 fronting Liverpool Street	Book 567 No. 468
21 st May 1897	Memorandum of Agreement Between George Judah Cohen and Herbert Shackelford Cohen given until 1 st July 1900 to remove his fencing at the west end of the right of way (now Dungate Lane) at his own expense	Book 599 No. 433
2 nd December 1897	Certificate of Title To: George David Cohen of Sydney, Merchant 3 ¼ perches	Vol 1237 Fol 28

Date	Description	Reference
		
12 th May 1911	Transfer From: George Judah Cohen To: Reginald Campbell Galbraith of Sydney, Merchant	Vol 1237 Fol 28
11 th December 1925	Application by Transmission To: Wallace John Carson	Vol 1237 Fol 28
29 th April 1931	Transfer From: Wallace John Carson To: The Permanent Trustee Company of New South Wales	Vol 1237 Fol 28
5 May 1959	Transfer From: Permanent Trustee Company of New South Wales Limited To: 130 Liverpool Street Sydney Pty Ltd Lot C	Vol. 6093 Fol. 101
13 th June 1962	Certificate of Title To: 130 Liverpool Street, Sydney Pty. Limited Lot C – 3 ¼ perches	Vol 8370 Fol 175
26 th May 1975	Registered Proprietor To: Insula Australia Pty Limited	Vol 8370 Fol 175
24 th March 1981	Registered Proprietor To: Bernard George Appleton of Mosman, Manager in ½ share and Anne Burmond Appleton , his wife, in ½ share as tenants in common	Vol 8370 Fol 175
9 th April 1984	Registered Proprietor To: Stephen George Rose and Stella Anne Rose as joint tenants	Vol 8370 Fol 175

2.3.7 Allotment 3 Section 14

George Wilson resided on his allotment for much of his life, but a second residence is present on the allotment by 1845 as the rates show a J. E. Elliott owning No. 87 with Mrs Lake the occupant and George Wilson at No. 89 with a Charles Wilson, likely George's younger brother, as occupant. Though Elliott's place in this arrangement did not persist, by 1852 the two properties were again in possession of the Wilson's. Indeed, both properties were effectively owned by Wilson's from the original grant to the first sale.

The northern property, variously known as No. 89, 363, 263 or 245, was owned by George Wilson himself, his wife and then daughter Elizabeth F Wilson.²²⁷ In 1861, George Wilson occupied the southern property instead of the northern and in general, the Wilsons did not always reside at the northern property and often had tenants either from the family or outside it. Those included: Charles Wilson, James Wilson, John Williams, Robert Johnson (1867- c.1880, bootmaker), and P. W. Barry each living there and using the site as a residence. For a period c.1891 the property was used by Guelph and Australian Portrait Co.²²⁸ By 1907, the property was listed in the rates as a workshop rather than a residence and occupied by Adrian Dethezan who, in 1905, was described as a chocolate manufacturer by the Sands Directory (Appendix 8.4). In 1911, the rates state that the site was possessed by Elizabeth F and occupied by the Commonwealth Confectionary Co as a workshop. The site demonstrates only periodic continuity of use, mostly by resident-occupants like Robert Johnson and later trade-occupants Dethezan and the Confectionary Co. Elizabeth F passed away in 1924 and the death was registered at Randwick.

The southern property, variously known as No. 87, 365, 265 or 247, was owned by Mrs Hannah Knight (nee Wilson) and occupied by series of commercial tenants from at least 1877 onwards (see Table 2.13).²²⁹ Most notable of those was the cabinet maker, Ah Ping, who was the first commercial occupant of the allotment and during whose occupancy the site was transformed into a timber yard with extensive workshops. His use of the site continued until the 1880s.²³⁰ The site became associated with “Try War & Co” in the early 1890s and in 1896, the property was occupied by “Yee On & Co” and by 1911, same or similar occupants are listed as “Yee On Bros,” cabinet makers, using the site as a house and factory.²³¹ The latter company was associated with the address until 1917.²³² For the period c.1877-1917, this part of Allotment 3 saw continuity of use and possible similarity of national background, likely Chinese, for the sequence of occupants. Hannah Knight passed away in 1915 and the death was registered at Randwick.

After the deaths of Elizabeth and Hannah, the period from 1915-1921 was taken up by resolving the ownership of the two properties. There are five registered proprietors for Hannah’s allotment in 1918²³³ but, by 1920, Westcott Hazel and Co Limited own it. Between 1920 and 1921, that company undertakes an extensive renovation program at the site to convert the buildings into a store and garage.²³⁴ By the mid-1920s, Castlereagh Properties Limited owned the two properties together but Westcott Hazel and Co still occupied the buildings.²³⁵ By 1928, Westcott and Hazell had removed from the study site to the north of Castlereagh Street at No.225-227. Castlereagh Properties Limited owned the site until 1947 when it was sold to E. G. Glass and S. B. Solomon, furniture dealers, who, after a short ownership, sold the site to Edels Pty Ltd in 1953. The property changed hands twice more in the 1950s and it was likely during this period that the site was redeveloped and the current building was erected.²³⁶

²²⁷ City of Sydney Rates Assessment Books 1845-1911; LTO Vol 2854 Fol 173 page 3.

²²⁸ Sands Directory 1891.

²²⁹ City of Sydney Rates Assessment Books 1845-1911; BDM Registration No. 1181/1867.

²³⁰ City of Sydney Rates Assessment Books 1882.

²³¹ City of Sydney Rates Assessment Books 1896, 1907.

²³² Sands Directory 1905, 1915-1917.

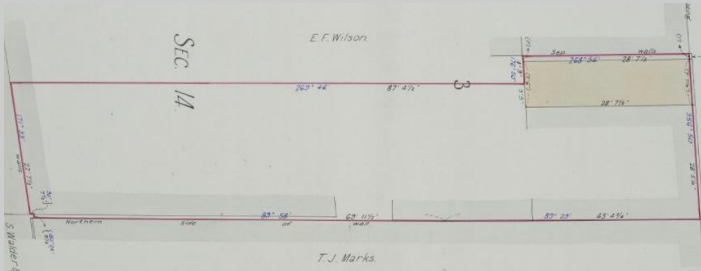
²³³ LTO Vol 2854 Fol 173 to Fol 177.

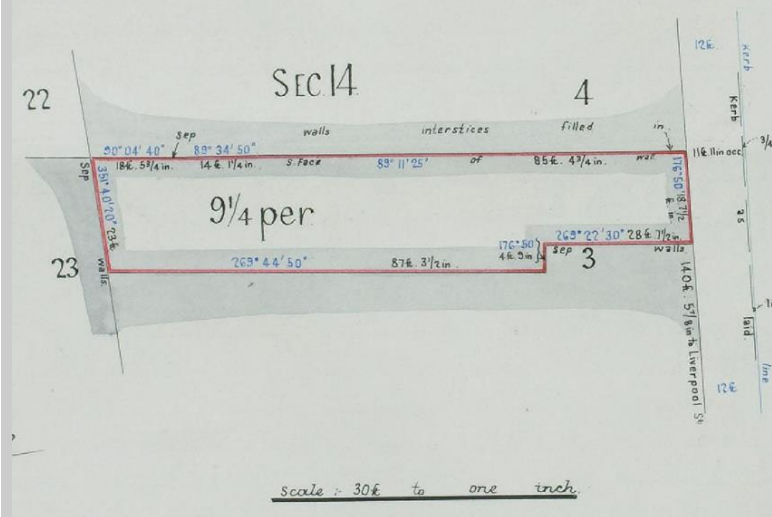
²³⁴ Sydney Rates Books 1921.

²³⁵ LTO Vol 4092 Fol 162.

²³⁶ LTO Vol 6381 Fol 11.

Table 2.13 Historical Title – Allotment 3

Date	Description	Reference
9 May 1866	Death of Grantee George Wilson	
1898	Death of Elizabeth D Wilson	SMH 2 August 1898, p8
1924	Death of Elizabeth F Wilson	BDM
30 Aug 1917	Indenture of assignment From William George Knight, Bertram Murray George Wilson's grandson, W. G. Knight, is entitled to the property or share thereof subject to the 'life interest therein of Elizabeth' Wilson)	Book 1114 No 271
	<i>Lot 1 DP 70702</i>	
20 Jun 1918	Registered Proprietor(s) & Occupations Jesse Wilson Thompson (Married Woman) Amy Elizabeth Hawley (Married Woman) Dora May Roberts (Married Woman) George Stanley Knight (Clerk) Bertram Murray (Financier)	Vol 2854 Fol's 173 to 177
		
1 Jun 1920	Registered Proprietor Westcott Hazel & Co Limited	Vol 3080 Fol 9
24 Oct 1924	Registered Proprietor Castlereagh Properties Limited	Vol 3080 Fol 9
7 Jan 1947	Registered Proprietor Edward Gabriel Glass and Samuel Bertie Solomon (Furniture Dealers)	Vol 5712 Fol's 179 & 180
13 Nov 1950	Registered Proprietor E.G. Glass & Company Pty Limited	Vol 6381 Fol 11
22 Sep 1953	Registered Proprietor Edels Pty Limited	Vol 6381 Fol 11
26 Nov 1958	Registered Proprietor 245 Castlereagh Street Pty Limited	Vol 6381 Fol 11
5 Nov 1964	Registered Proprietor Legal & General Assurance Society Limited	Vol 6381 Fol 11
16 Dec 1981	Registered Proprietor Administrative and Clerical Officers' Association Commonwealth Public Service (N.S.W. Branch)	Vol 14662 Fol 46
21 Nov 1983	Registered Proprietor Strata Plan No. 20900 (Common Property Areas only investigated from this date up to 8 th November 1993)	

Date	Description	Reference
21 Nov 1983	Registered Proprietor The Proprietors – Strata Plan No 20900	CP/ SP20900
8 Nov 1993	Strata Plan No 20900 now cancelled (All land investigated from here on)	
8 Nov 1993	Trustees of the Sisters of Mercy (North Sydney)	1/78245
8 Jun 1996	Registered Proprietors The Returned Services League of Australia (N.S.W. Branch) (Trustees for the ANZAC House Trust)	1/78245
	<i>Lot 1 DP78245</i>	
6 Jun 1926	Purchasers Index 1926-1927: Confirmatory Assignment From Bertram Murry to Castlereagh Properties Limited	Book 1433 No 494
19 Dec 1927	Registered Proprietor To: Castlereagh Properties Limited (PA 28245)	Vol 4092 Fol 162
		
7 Jan 1947	Registered proprietor and occupations Edward Gabriel Glass and Samuel Bertie Solomon (Furniture Dealers)	Vol 5712 Fol's 179 & 180
13 Nov 1950	Registered Proprietor E.G. Glass & Company Pty Limited	Vol 6381 Fol 11
22 Sep 1953	Registered Proprietor Edels Pty Limited	Vol 6381 Fol 11
26 Nov 1958	Registered Proprietor 245 Castlereagh Street Pty Limited	Vol 6381 Fol 11
5 Nov 1964	Registered Proprietor Legal & General Assurance Society Limited	Vol 6381 Fol 11

Date	Description	Reference
16 Dec 1981	Registered Proprietor Administrative and Clerical Officers' Association Commonwealth Public Service (N.S.W. Branch)	Vol 14662 Fol 46
21 Nov 1983	Registered Proprietor Strata Plan No. 20900 (Common Property Areas only investigated from this date up to 8 th November 1993)	
21 Nov 1983	Registered Proprietor The Proprietors – Strata Plan No 20900	CP/ SP2090 0
8 Nov 1993	Strata Plan No 20900 now cancelled (All land investigated from here on)	
8 Nov 1993	Trustees of the Sisters of Mercy (North Sydney)	1/78245
8 Jun 1996	Registered Proprietors The Returned Services League of Australia (N.S.W. Branch) (Trustees for the ANZAC House Trust)	1/78245

2.3.8 Allotment 4 Section 14

Rates records in 1845 and plans from 1850s-60s indicate that the allotment was principally occupied by a single dwelling on Castlereagh Street, with separate tenement occupation on each on the north and south sides at the rear of the property. These according rates records were under the control of the purchaser Thomas Cowlshaw and tenanted by 12 separate parties and designated as Cowlshaw's Alley.²³⁷

Thomas Cowlshaw purchased the Allotment in 1842. Cowlshaw was born in Derbyshire England in 1805 where he also married his wife, Maria Evans in 1832.²³⁸ By 1834, Cowlshaw and his wife immigrated to Australia where they had their first child James. Between 1836 and 1844 the Cowlshaws had five more children. Cowlshaw is described as an architect²³⁹ and owned the site until 1867 when it was sold to Richard Wynne.²⁴⁰ Cowlshaw died in 1875 in Paddington²⁴¹ and does not ever appear to have resided on the study site.

The Castlereagh Street grant was for Pritchard and Cowlshaw a capital resource and rental earner, the main house aside, there were three small rental properties in 1834, six in 1841 and 12 in 1845. If Pritchard was at any time a resident on this property it was probably a temporary relocation, as he is consistently recorded in Pitt Street until 1834, and thereafter in Bridge Street. Under Cowlshaw's ownership, the site contained a number of tenements which also included a couple of shops. The occupants during this period are listed in the rates assessment books (see Appendix 8.3)

Richard Wynne and his family owned the allotment until 1920. Ownership passed from Richard Wynne to Richard Owen Wynne and the Perpetual Trustee Company

²³⁷ City of Sydney Rates Assessment Books 1845; City of Sydney Rates Assessment Books 1845.

²³⁸ Ancestry.com.au

²³⁹ Australian Dictionary of Biography, James Cowlshaw, ADB online.

²⁴⁰ LTO Bk 105 No 202.

²⁴¹ Sydney Morning Herald, 8 November 1875, p. 1.

Limited who held the property until 1920 when it was sold to the Central Property Company.

During this period the tenements were occupied by number of different tenants including a green grocer, shoemaker and coach trimmer. By 1880, the tenements had been converted into a factory for the confectionary company Enever and Appleton and the Albion Steam Confectionary Works while one of the shops facing Castlereagh Street continued to operate separately.

Enever and Appleton had moved to Castlereagh Street from Geelong by 1876, run by step brothers Robert George “Enever” and William Thomas “Appleton”. The business moved to Bay Street in Sydney in 1886.

By 1891, the confectioner Leonard Giraud occupied the tenements that had been converted into a factory. Giraud occupied the lot until 1907 when tenancy was taken over by another confectioner, James Stedman and the Stedman’s Imperial Steam Confectionary Works. Stedman passed away in 1913 and the lot became occupied by a boot manufacturer and a tea and coffee company.

During this time the shop fronts were utilised by a varied of trades including a herbalist, a portrait company, a laundry and a plumber.

1921 saw the construction of a multistorey office block on the site. This was occupied by various tenants throughout the 20th century and is still standing today.

Table 2.14 Allotment 4 Section 14

Date	Description	Reference
19 Oct 1831	Original Grant: To: Joseph Pritchard	Vol 7700 Fol 208
4 April 1842	Conveyance From: Joseph Pritchard To: Thomas Cowleshaw (Cowlshaw)	Book Z No 755
1867	Conveyance From: Thomas Cowleshaw (Cowlshaw) To: Richard Wynne	Book 105 No 202
18 Dec 1913	Acknowledgement between the Perpetual Trustee Company Limited and Richard Owen Wynne	Book 1016 No. 608
6 Oct 1920	Conveyance From: Richard Owen Wynne of Fair Oak, Hampshire, England, Esquire of the first part; Samuel Walder, Robert Walder and John Walder all of Sydney, Merchants of the second part To: Central Property Co. Pty Limited	Book 1204 No. 378
11 Apr 1957	Primary Application To: Central Property Co. Pty Limited	PA40016
28 May 1959	Certificate of Title To: Central Property Co. Pty Limited “being Allotment 4 of Section 14...and part of Allotment 5 Section 14”	Vol 7700 Fol 208

Date	Description	Reference
29 Sep 1980	Registered Proprietor To: United Broadcasting Co Pty Limited	Vol 7700 Fol 208
25 Mar 1981	Registered Proprietor To: Victor Frankenstein and Peter Thomas Frankenstein, Surgical Suppliers	Vol 7700 Fol 208
21 Nov 1988	Registered Proprietor To: Kiso Holdings Pty Limited, Bridgegow Pty Limited and Minlor Holdings Pty Limited as tenants in common in equal share	Vol 7700 Fol 208
25 Nov 1994	Registered Proprietor To: Vitalwork Pty Limited	Folio 1/90016
8 Sep 2003	Registered Proprietor To: Assets and Properties Pty Limited	Folio 1/90016
13 Aug 2015	Registered Proprietor: To: Han's Sydney Pty Ltd (current registered proprietor)	Folio 1/90016

2.3.9 Allotment 5 Section 14

After the apparent resolution of the court proceedings between Ball v Hancock v Deering (Deering), the allotment appears to have remained under the control of the Deering's until 1861. The 1845 rate assessment books indicate that two dwellings were located on the allotment, with these occupied by James and Richard Deering, presumably siblings. Each of these individuals are listed as the owners of their property. By the subsequent rate assessment in 1848 the property was under the control of James Deering, with four structures occupying the Allotment, this includes three dwellings and a shop. Deering appears to have maintained his residence on the allotment along with his shop, with the other residents named as George Munn and James Goldfinch. Similarly, the 1852 rate assessment books cite James Deering as the owner, with Thomas Owen and Richard Albion as tenants. The 1856 rate assessment indicates continued ownership and occupation of a dwelling and shop by James Deering, with the other two properties occupied by Richard Albion and John Simmons. In the 1858 Sands Directory (Appendix 8.4) Deering is listed as a pawnbroker. By the rate assessments of 1861, James Deering appears to have left the allotment although he still retains ownership. The occupiers for the dwellings are listed as Thomas McKew and Frank Alexander, whilst Henry Hines and Tristram Bond (Bowd; butcher) are cited as occupying a house and shop.

Between July and August 1861 ownership of the allotment appears to have been transferred from James Deering to Alfred Toogood, via a series of conveyancing and re-conveyancing events, most probably associated with mortgaging and re-mortgaging the property, which included Robert and Frederick Tooth, James Sutherland Mitchell, William Good Caporn and William Deane. Deane appears to have maintained some kind of control or ownership of part of the allotment until 1877, when Toogood appears to have gained ownership of the entire allotment. Toogood does not appear to have ever resided on the allotment (Table 2.15). The 1867 rate assessments reflect this change in ownership, with Alfred Toogood cited as the owner of all five dwellings, whilst the occupiers were named as Richard Langham, John O'Lochlin, Charles Lewis, John Murphy and William Walpole. The latter of whom appears to have occupied the house and shop. Langham is cited as a

Dealer in the 1867 Sand Directory, with Walpole a butcher. Similarly, the 1877 rate assessment books and Sand Directory indicate that the northern dwelling was unoccupied with the four remaining dwellings and shops occupied by a Mrs Pontifex, Mrs Brown, F. Cartwright (baker) and R. Butler (carpenter).

In 1878 ownership of the allotment appears to have been transferred from Alfred Toogood to Agnes Simmons. This is reflected in the 1880 rate assessment books and Sands Directory, which list Mrs Simmons as the owner, with C. War (house and shop), W. M. Willis (bootmaker) and Thomas Lewis (house) listed as tenants. Whilst, the 1880 Sands Directory state a Chin Yate, cabinetmaker occupied the site. Between 1878 and 1913 there is some ambiguity as to the ownership of the allotment, with the primary application indicating that in 1878 Agnes Simmons was the owner, with ownership of the site then transferred to Patrick Dwyer in 1913. However, the 1882 rate assessments state that John Try (builder) was the owner and occupier of the allotment and its workshops. Whilst, the 1891 rates state that John Try was the occupier, with Agnes Simmons the owner. Conversely, the 1896 rate assessments cite a Mrs Wangenheim as the owner, with John Try the occupant. Although the title information does not record Mrs Wangenheim as being listed on the title until 1913, it is therefore possible that the property was mortgaged to her between 1896 and 1913 and that there was a default in mortgage repayments sometime during the early 20th century. This is potentially suggested by the 1907 and 1911 rates which again cite Elizabeth Wangenheim as the owner and Mark Foy and E. W. Cook as the occupiers (respectively).

Between 1913 and 1977 ownership of the site appears to have changed hands numerous times. In 1913 ownership of the property appears to have been transferred to Patrick Dwyer. Dwyer maintained ownership of the site until December 1915, when ownership was transferred to Larke Hoskins. In 1917 the registered proprietor is listed as Investments Proprietary Limited, which at some stage appears to have had a name change to John Danks and Son Proprietary Limited. This was recorded on the title in 1952, although it is cited as such in the rate assessment books from 1921 onwards. In 1955 the site appears to have been sold to Griffs (N.S.W) Pty Limited and was subsequently transferred to Frank Griff & Sons Pty Limited in 1963. In 1977 the site was sold to the Commonwealth of Australia and was then transferred to the Australian Telecommunications Commission in 1985.

Table 2.15 Lot 3 DP 1044304 – Originally Allotment 5, Section 14

Date	Title Information	Reference
Jun 1823	Quit rent lease for James Deering	The Sydney Gazette and New South Wales Advertiser, 27 September 1831, p. 1
19 Oct 1831	Original Grant To: Andrew Ball	PA 18653
5 Jul 1861	Charge and Release James Deering to Robert Tooth and Co. and W. G. Caporn regd.	Bk. 73 No. 493
21 Aug 1861	Reconveyance Robt. Tooth, Fredk. Tooth and James Sutherland Mitchell and Wm. Good Caporn of the one part and James Deering of the other regd.	Bk. 74 No. 923

Date	Title Information	Reference
21 Aug 1861	Conveyance James Dearing and Elizabeth his wife of the one part and Wm. Deane of the other part regd.	Bk. 74 No. 924
25 Feb 1863	Conveyance Wm. Deane of the one part and Alfred Toogood of the other part regd.	Bk. 81 No. 986
30 Aug 1877	Conveyance Robt. Allen Hunt, Wm. Alfred Toogood and Thos. Wilton Eady of the one part and Agnes Simmons of the other part regd.	Bk. 172 No. 479
23 Aug 1878	Deed of Confirmation of Richard Dearing of 1 st part John Langford and James Langford of 2 nd part and Agnes Simmons of 3 rd part	PA 18653
7 May 1913	Conveyance Elizabeth Mangenheim 1 st part Mark Foy 2 nd part and George Patrick Dwyer of 3 rd part regd.	No 423 Bk 996
9 May 1913	Mortgage, George Patrick Dwyer of one part and Alfred Paine Fix of the part regd	No. 423 Bk 996
31 Jul 1915	Registered Proprietor/occupant George Patrick Dwyer (Gentleman)	Vol 2594 Fol 97
10 Dec 1915	Registered Proprietor Larke Hoskins and Company Limited	Vol 2594 Fol 97
30 Jul 1917	Registered Proprietor Investments Proprietary Limited	Vol 2594 Fol 97
23 Jul 1952	Registered Proprietor John Danks and Son Proprietary Limited	Vol 7108 Fol 114
1 Jul 1955	Registered Proprietor Griffs (N.S.W.) Pty Limited	Vol 8486 Fol 33
20 Sep 1963	Registered Proprietor Frank Griff & Sons Pty Limited	Vol 8486 Fol 33
11 Jul 1977	Registered Proprietor The Commonwealth of Australia	Vol 13435 Fol 21
20 Sep 1985	Australian Telecommunications Commission	3/1044304

2.3.10 Allotment 6 Section 14

In July 1836 Bruce mortgaged Lot 6 to Mary Anne Ridge for £150 payable in July 1838 (Table 2.16).²⁴² William and Maria Bruce were conveyed by lease and release Lot 7 to Robert Pearce for £700 in May 1839. The consideration was split into a mortgage of the property of £400 and £300 was payable at settlement.²⁴³

Bruce and his wife Maria conveyed Lot 6 in 1845 to Shopkeeper Thomas Smith of Liverpool Street for £195. The indenture of this transaction cites a previous indenture of release in 1842 from Richard Hill and John Wright on one part and Richard, Mary Anne and Elizabeth Pearce on another.²⁴⁴ Reference to the rates documents for 1845 indicates that the Mary Pearce is identified as the owner or lessee of two properties, and William Bauer (Bowers?) the other that makes up

²⁴² LTO Bk K Fol. 79.

²⁴³ LTO Bk O Fol. 79.

²⁴⁴ LTO Bk 8 Fol. 882.

Bruce's grants. Mary Pearce, a member of the Bruce family, and Mary Savory are shown as occupants indicating three rateable properties on two allotments, not inconsistent with the survey of 1865.²⁴⁵ The 1848 assessments list one of the properties as vacant, whilst the other was occupied by Thomas Barry. Whilst, the 1852 rate assessment indicate that Mrs Pearce retained ownership of the allotment, with the registered occupants identified as Timothy Coghlan and Laurence Hughes. Hughes appears to have remained in residence on the Allotment until at least 1856, according to the rate assessment books of that year. The second occupant was cited as Ridout, with Richard Pearce, most probably the husband or son of Mary Pearce.

The 1861 rate assessments indicate the allotment had been sold by Pearce to C. C. Forbes by this period. Like Pearce, Forbes does not appear to have occupied the allotment, with the tenants listed as William Thornton and Richard Buck. By 1867 the ownership appears to have been transferred to Robert Forbes, a relative of C. C. Forbes, with Ebenezer Skinner (carpenter) and Michael McDermott (cabinet-maker) cited as the occupants. Whilst the rate assessments of 1877 indicate the property had again changed hands, with the family name Oliver (Olliver) the stated owner. Like the previous owners, the family name Oliver appears to have owned the allotment as an investment property, with the site occupied by business run by John Ford (chairmaker) and William Pickup (chair-caner) rather than the Oliver Family. The 1880 rate assessments and Sands Directory indicate continued ownership of the allotment by the Oliver family, with the Hep Shin & Co (cabinetmaker) and Tong Lee (cabinetmaker) as tenants. Oliver appears to have sold the property by 1882, with an individual with the family name Holloway stated to be the owner, occupiers are listed as a Gin Kee (cabinetmaker) and Long Lee (cabinetmaker). Such inconsistencies between the title documents and rate assessment books are frequent. However, the 1891 rate assessment and Sands Directory lists an R. Oliver as the owner of the site with A. P. West (Professor of Dancing) as the occupier. This is subsequently confirmed by the 1896, 1907, 1911, 1921 and 1925 rate assessment books. Indeed, the certificate of title indicates that Francis Alexander Oliver and Agnes Oliver (deceased) were the registered owners most probably until 1947. Between the 1880s and 1940s the function of the allotment appears to have changed from commercial cabinetmakers to a dance hall.

Between 1947 and 1977 ownership of the allotment appears to have changed hands a number of times, with Fullers Theatres Pty Limited noted as the registered owners on the title in 1947. By 1948 ownership was transferred to Granful Pty Limited, with York Motors Pty Limited owning the property in 1951. In 1954 Business Equipment Pty Limited owning the site, with F. T. Eastment & Sons Pty Limited controlling the site in 1970. By 1971 Transbay Pty Limited have ownership of the allotment, with the property transferred to Common Wealth of Australia in 1977 and the Australian Telecommunications Commission in 1985.

Table 2.16 Lot 3 DP 1044304 – Originally Allotment 6, Section 14

Date	Title Information	Reference
19 Oct 1831	Original Grant To: William Bruce	Bk. 8 No. 882
13 May 1839	Conveyance by Lease and Release	Bk. 0 Fol. 790

²⁴⁵ Allotment 6 has two dwellings, and Allotment 7 has two large dwellings and three tenements at rear, presumably post 1845.

	Mr William Bruce and Maria his wife of the one part and Mr Robert Pearce of the other part	
26 Aug 1915	Registered Proprietor/ occupant Francis Alexander Oliver (Solicitor) Agnes Oliver (Spinster) & her deceased estate	Bk. 1065 No. 96
31 Mar 1947	Registered Proprietor Fullers Theatres Pty Limited	Bk. 2017 No. 546
19 Aug 1948	Registered Proprietor Granful Pty Limited	Bk. 2064 No. 423
3 Dec 1951	Registered Proprietor York Motors Pty Limited	Bk. 2201 No. 565
15 Mar 1954	Registered Proprietor Business Equipment Pty Limited	Vol 7315 Fol 32
11 Jun 1970	F. T. Eastment & Sons Pty Limited	Vol 7315 Fol 32
3 Jul 1971	Registered Proprietor Transbay Pty Limited	Vol 7315 Fol 32
11 Jul 1977	Registered Proprietor/ occupant The Commonwealth of Australia	Vol 13435 Fol 21
20 Sep 1985	Australian Telecommunications Commission	3/1044304

2.3.11 Allotment 7 Section 14

The 1852 rate assessment books indicate that the five dwellings occupying the allotment were owned by Thomas Smith, although Smith does not appear to have occupied the allotment. Moreover, the rates indicate that two of the premises were still under construction, with the remaining three properties occupied by Henry Williams, John Donohue and John Callaghan. By 1856, the rate assessment books indicate that the aforementioned buildings had been finished. All five properties remained under the ownership of Thomas Smith, but were occupied by Lewis Cohen, William Thompson, John Donahue, and John Callaghan. It also appears that Thomas Smith occupied the study site during this later period. Smith still owned and occupied the allotment in 1861, along with James Little, Alcanzar Fix, George O'Donohoe and George Hunter. Whilst, the 1867 rates list Catherine Smith as the registered owner, Catherine Smith was most probably the widow of Thomas Smith. This is further supported by the fact that she appears to occupy the same residence as Thomas Smith. Other occupants during this period include; Richard Wastell, George Freedweld (brass founder), John Murray (fireman) and James Bird. However, the 1867 Sands Directory states that Isaac Davis (salesman), G. Fridewald (Freedweld; brass founder), John Murray and Catherine Smith were in fact occupying the site.

The 1877 rates suggest that the site had been subdivided into three properties owned by George Holloway, Joel Cohen and a Mrs Frost, none of the owners appear to have occupied the site, with John Boyer (cook) occupying the Holloway property; whilst Edward Slater (fireman), George Woods (no occupation listed) and John Fletcher (woodcarver) occupied the three Cohen properties and W. M. Gray (carpenter and joiner) the dwelling owned by Frost. The occupations of these individuals are detailed in the Sands Directory record for this period (Appendix 8.4). Holloway, Cohen and Frost are also listed as the owners of the allotment in the 1880 and 1882 rate assessment books, although the occupiers frequently changed

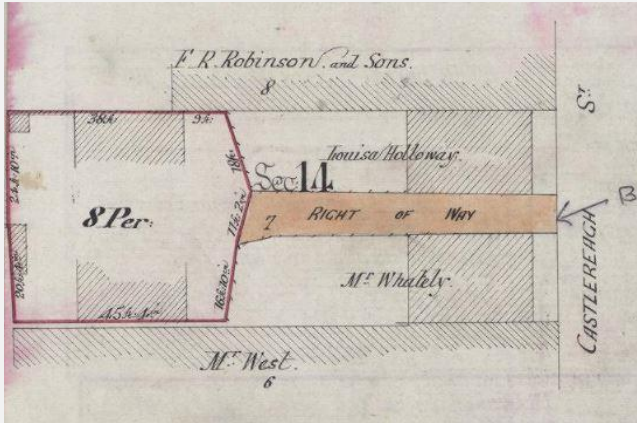
throughout this period. That the allotment was subdivided in the 1870s through to the 1890s is indicated by the certificates of title from these periods.

By the 1891 rate assessment it appears that Mrs Holloway was the only individual to retain her ownership of the allotment, with Cohen selling to F. R. Robinson & Son and Frost to T. Wakely. No owners occupied the allotment at this time or during the course of 1896 rate assessments, with the dwellings occupied in 1891 by R. Marshall (no occupation listed), M. Perry, F. J. Smith, George Dodd (no occupation listed) and Elizabeth Gerry. However, there is some conflict with the Sands Directory of this period, which states that the dwellings were occupied by Robert Marshall, George Dodd, Mrs B. Perry and Mrs Gray (boarding house). The 1896 occupants include John Wiggins (fireman), family name Houghton, family name Dickenson (fireman), Alfred Peraia and Robert Marshall. Whilst, the 1896 Sands Directory states that John Wiggins, A. Dickenson, Mrs M. Perry and Robert Marshall were the tenants during this period.

Between 1896 and 1911 ownership of the allotment cannot be readily ascertained, with the 1907 rates assessment not mentioning an owner (Table 2.17). However, title documents suggest that during this period the allotment was mortgaged, re-mortgaged and discharged numerous times. In 1910 the property appears to have sold to City Mutual L.A.S Limited, most probably the result of a mortgage default. City Mutual then appears to have sold the property to Maurice Neustadt. This is supported by the 1911 rate assessment which indicates that the allotment was under the sole ownership of Maurice Neustadt (Henstadt). This is later confirmed by the certificate of title which cites Maurice Neustadt (merchant) as the owner. The Neustadt (Newstead family) appears to have maintained ownership of the site until 1951, an assertion confirmed by the 1921, 1925 and 1930 rate assessment books. The allotment was subsequently purchased by a series of commercial entities, specifically Komblums Pty Limited in 1951; A. T. G. Holdings Pty Limited and Home Pty Limited in 1963; Morava Pty Limited in 1969; Simarock Pty Limited in 1972; Northrock Nominees Pty Limited/ I. P. R. Nominees Pty Limited in 1973. Finally, the site was acquired by the Commonwealth of Australia in 1977, before coming under the control of the Australian Telecommunications Commission in 1985.

Table 2.17 Allotment 7 Section 14

Date	Title Information	Reference
19 Oct 1831	Original Grant To: William Bruce	Bk. 8 No. 882
19 Jul 1836	Mortgage by Demise William Bruce to Mary Ann Ridge £150	Bk. K No. 79
1877	Abstract of Title of Charlotte Cohen to land off Castlereagh Street Sydney, office copy will of Thomas Smith (Lot B)	PA 7216
17 May 1882	Mortgage G. Holloway & another. to T. Fisher (Lot A)	Bk. 244 No. 877
15 Oct 1885	Assignment of Mortgage M. Spence and another. to University of Sydney (Lot A)	Bk. 334 No. 166
17 Dec 1886	Mortgage to J. T. Neale (Lot A)	Bk. 355 No. 1
27 Jun 1887	Reconveyance University of Sydney to L. Holloway (Lot A)	Bk. 366 No. 340

Date	Title Information	Reference
16 Dec 1887	Reconveyance J. T. Neale to L. Holloway (Lot A)	Bk. 481 No. 506
3 May 1888	Certificate of Title: Charlotte Cohen wife of Joel Joseph Cohen (Lot B)	Vol 880 Fol 129
		
16 Jul 1888	Transfer: Charlotte Cohen to Frederick R. Robinson of Sydney (Lot B)	Vol 880 Fol 129
7 Oct 1888	Statutory discharge endorsed on last mentioned (Charlotte Cohen) deed registered (Lot A)	BK. 324 No. 154
16 Dec 1891	Mortgage L. Holloway to J. H. Clayton (Lot A)	Bk. 516 No. 647
10 Jun 1893	Further charge L. Holloway to J. H Clayton (Lot A)	BK. 516 No. 764
8 Jun 1895	Reconveyance J. H. Clayton to L. Holloway (Lot A)	Bk. 516 No. 534
10 Jun 1895	Mortgage L. Holloway to J. Gregg and Discharge (Lot A)	Bk. 558 No. 535 Bk. 681 No. 719
20 Mar 1889	Mortgage Fredrick Robinson to the Bank of New South Wales (Lot B)	Vol 880 Fol 129
14 Dec 1900	Mortgage Louise Holloway to Citizens Life Insurance Company Limited with Discharge	Bk. 681 No. 720 Bk. 893 No. 339
1 Nov 1909	Conveyance L. Holloway to City Mutual L. A. S. Limited to A. E. Dalwood	Bk. 943 No. 497
29 Sep 1910	Contract of Sale City Mutual L.A.S. Limited to A. E. Dalwood	Bk. 943 No. 497
16 Feb 1912	Conveyance City Mutual L.A.S Limited 1 st part A. E. Dalwood , 2 nd part M. Neustadt 3 rd part	Bk. 958 No. 278
8 May 1912	Mortgage M. Neustadt to A. A. Keer & others	Bk. 965 No. 272
13 Nov 1913	Certificate of Title: Maurice Neustadt (Lot A)	Vol 2420 Fol 35

Date	Title Information	Reference
18 Nov 1913	Power of Attorney Maurice Neustadt to Isidore Neustadt (Lot A)	Vol 2420 Fol 35
8 Jan 1917	Registered Proprietor/ occupant Maurice Neustadt (Merchant) Maurice Henry Newstead (Merchant)	Vol 2727 Fol 138
10 Dec 1951	Registered Proprietor Komblums Proprietary Limited	Vol 2727 Fol 138
1 Feb 1963	Registered Proprietor A.T.G. Holdings Pty Limited Home Products Pty Limited	Vol 10466 Fol 213
9 Jan 1969	Registered Proprietor Morava Pty Limited	Vol 10466 Fol 213
6 Oct 1972	Registered Proprietor Simarock Pty Limited	Vol 10466 Fol 213
6 Jun 1973	Registered Proprietor Northrock Nominees Pty Limited I.P.R. Nominees Pty Limited George Tselepis (Company Secretary) Philip Carey Brown (Property Manager)	Vol 10466 Fol 213
11 Jul 1977	Registered Proprietor/ occupant The Commonwealth of Australia	Vol 13435 Fol 21
20 Sep 1985	Australian Telecommunications Commission	3/1044304

2.4 DEVELOPMENT

Early plans of the city of Sydney up to 1807 (Figure 2.1) indicate that no development had occurred on the study site, with the city block that contains the study site also not formed during this period.²⁴⁶

By 1822 the residential and commercial blocks surrounding the study site were formed with development in the area beginning. This development included the future Liverpool Street, marked as the southern extent of the road to South Head. However, despite the beginning of development during this period there is no indication that the study site was developed (Figure 2.2). In fact, the study site and the associated block, labelled 42 on the 1822 plan, were slated for non-residential or commercial use, with the land originally designed to be utilised as a ‘race ground’ (Figure 2.2). However, later plans and most contemporary accounts in fact place the race grounds a further two blocks to the east, east of Elizabeth Street, in the area that ultimately became Hyde Park.²⁴⁷ This inconsistency between the plans and contemporary accounts may suggest that the either the positioning of the ‘race ground’ on the 1822 plan was incorrect or the proposed location was changed soon after the 1822 plan was produced.

During 1823 a series of quit rent leases were enacted, which allowed the study site and the associated block to be formalised (Figure 2.3). The 1823 plan indicates that all but three of the eleven allotments (or part allotments) were developed, with the allotment boundaries also determined by this stage. Similarly, plans dated to 1831, 1833, 1836, 1842 (incomplete) and 1843 (Wells) reveal that the study site continued to be occupied and developed during this period. However, it should be noted that these plans are best described as schematic. In general, allotment boundaries were not rendered nor were any other architectural or domestic features, other than the main dwelling, such as outbuildings, sheds, privies and wells (Figure 2.3). Features which would most certainly have been present on each allotment, as such these plans cannot be considered an accurate representation of all building works or structures present on the study site. This can also be seen on the 1833 plan, which details the names of grantees rather than any development. As these plans cannot be considered completely accurate, information has been supplemented from other sources such as the rate assessment books (post-1845) and the relevant census books. Despite the somewhat schematic nature of the 1830s-1840s plans, it would appear that most if not all allotments were developed during this period.

However, it is not until Woolcott and Clarke’s plan of 1854 that more detailed plans were produced for the city of Sydney (Figure 2.9).²⁴⁸ This plan, as well as those subsequently produced in mid-to-late 19th and early 20th centuries can be considered much more accurate, detailing not only the principal dwelling or building but also fence lines, outbuilds and other features such as privies (Figure 2.9; Figure 2.13-Figure 2.23). They also reveal that by the mid-19th century all the allotments on the study site were developed and occupied.

²⁴⁶ Kelly & Crocker (1977), p. 12-16.

²⁴⁷ Kelly & Crocker (1977), p. 14; Meehan’s Plan of Sydney 1823.

²⁴⁸ Kelly & Crocker (1977), p. 12-22.

2.4.1 Part of Allotment 21 Section 14

By the time of Harper's 1823 survey of Sydney, four rectangular buildings had been constructed on Smith's Allotment; three on the northern part of the allotment with the fourth building to the south separated by a property boundary (Figure 2.3). Of these buildings, the southern most of the group of three partly sits within the study site (Building 1) while the fourth building (and southernmost within the allotment) sits completely within the current study site (Building 2). It is unclear when these buildings were constructed or whether they were associated within the Crown leases from this date.

Plans from the 1830s and the 1840s show a number of buildings within the allotment and it is possible that some of the buildings from 1823 are still standing (Figure 2.4-Figure 2.8). Buildings 1 and 2 still standing and a new Building (3) has been added. The rates assessment books provide more detailed evidence for construction on the allotment during the 1840s. Although it is difficult to relate these early rates with the current property boundaries and cross referencing with later plans is necessary to gauge which buildings may have been within the current site boundary. In 1845, a single storey shingled timber house with four rooms is listed (Building 4) along with a single room workshop in the north of the allotment (Building 5). In the southern part of this allotment were three single storey shingled timber terraces, with four rooms (Buildings 6 and 7). The southernmost of these was smaller with three rooms (Building 8). These buildings are again listed in the 1848 Rates assessment books however the workshop is not listed and one of the dwellings is noted as being in "bad repair".

These buildings were standing into the 1850s, and appear to be shown on a plan from 1854 (Figure 2.9) however by 1856 these buildings may have been demolished as the rates book from that year describes a single storey shingled timber building with two rooms and two cottages of brick and timber, two -storey with a shingled roof and four rooms. It is possible that these buildings recycled the earlier buildings however this is not clear from the historical record. By 1858 only two of these dwellings were still standing, a single timber dwelling in the north and a wood and brick dwelling in the south; the land in between is listed as vacant.²⁴⁹ These buildings are again described in 1867, the northern dwelling is mistakenly described as 'brick' and noted as "almost tumbling down"; it is possible that the brick describes a brick chimney which had begun to crumble. The southern dwelling by this date had been converted into a shop, used as a barber shop.²⁵⁰ These buildings had both been demolished by 1870 to make way for a playground accompanying St Andrews School.

The trigonometrical survey of 1865 (Figure 2.10) incorrectly places St Andrews School within the study area in Allotment 21 however this is clearly not the case. The whole of Allotment 21 was purchased by the trustees of the Church in 1870 and the school was constructed around this date. Doves plan from 1880 (Figure 2.14) better demonstrates the location of the school building, along the northern boundary of the study site. The part of Allotment 21 containing the study site is marked as 'vacant land', most likely used as a playground, also contained a storey timber outbuilding with a metal fence separating this property from those along Castlereagh St; it is likely that this building was the privy block for the school yard (Building 9). A photograph from 1870 clearly shows the school building set back from the street, the ground level appears to rise-up dramatically from the street level to the level of the

²⁴⁹ City of Sydney Rates Assessment Books, 1856.

²⁵⁰ City of Sydney Rates Assessment Books, 1867.

building (Figure 2.11). A similar topography can also be seen for the study site at the very righthand side of the image. The study site is again shown as vacant in 1890 (Figure 2.16).

By 1902 the southern part of Allotment 21, within the study site, had been redeveloped (Figure 2.17). The northern part of this area contained a large building (Building 10) (No. 324-330) and was connected to another building along the rear of the allotment (Building 11). This was accessed via a cart way from the street. In the southern part of the allotment was a separate building, which fronted Pitt Street, potentially used as a residence and fenced off from the cart way (Building 12). By c.1910 J. Danks & Son Pty Ltd is shown as the proprietor of the whole of the southern portion of the allotment (Figure 2.23). A photograph from around this date shows the neighbouring school being demolished (Figure 2.24) and in the very righthand side of the image, scaffolding can be seen indicating some modifications also to the study site. J. Danks & Son possibly utilised the existing buildings to create a large four-storey building covering the whole southern allotment maintaining a lightwell in the centre where the cart way formerly existed and basements were present in both the eastern part of the building (7 storeys high) as well as in the main building (Figure 2.36) (Building 13). Following a large fire in 1923²⁵¹ the building underwent another major renovation in 1923-1924 by Danks & Son (Figure 2.35). Photographs from this renovation show that the building was still standing while this renovation occurred which involved changes to the façade and the addition of another four stories to the building. The Fire Underwriters plan of 1917-1939 details the ground floor arrangement of this warehouse building (Figure 2.37). A cart way had been constructed at the southern end of the building leading to a loading dock at the rear. The front two thirds of the building contained at least one level of basement and lifts were located along the north and east of the building.

This building continued to stand on the study site for much of the 20th century (Figure 2.40-Figure 2.45). In 1977 this allotment along those to its rear fronting Castlereagh Street were purchased by the government for the construction of the Telecom building (Building 14) which still stands on the site today and contains a four-storey basement carpark with access via both Castlereagh and Pitt St (Figure 2.48).

2.4.2 Allotment 22 Section 14

The first known development on Allotment 22 dates to 1823 when a rectangular building had been constructed butting the southern boundary of the lot (Figure 2.3; Building 15). This building appears to have been standing into the mid-19th century with plans from this time suggesting that another building had also been constructed on the allotment by 1836 (Figure 2.7; Building 16). The Rates Assessment book for 1845 describes the allotment containing two, two-storey timber dwellings with shingled roofs, each with six rooms, to the south of these was a two-storey brick dwelling with four rooms. It is unclear which, if any, of these buildings are that shown on the 1823 plan.

The description of these buildings had changed significantly by 1848, the northernmost building (Building 16) was mistakenly described as brick, now used as a shop, and the southern buildings are described as a brick shop and brick house (Building 15). A plan dated to 1854 provides some information regarding the arrangement of these early buildings (Figure 2.9). In the northwest corner, a building fronts Pitt Street, with a fence separating this structure from the neighbouring

²⁵¹ The Advertiser, Adelaide, 26 October 1923, p. 12.

buildings on the allotment. It is likely that this was Bowers' shop (Building 15). Along the southern boundary of the allotment are two buildings offset from Pitt St; it is likely that the one closest to Pitt Street represents the shop (Building 17) while the other was used as a residence (Building 18). By 1856, in the Rates Assessment book Bowers' shop is described as being three storeys in height; it is possible that this change from two to three storeys (back to two again in 1858) is indicative of the building having a basement which has been variously included in the rates assessment. A cottage had been constructed at the rear of Bowers' shop by 1858 (Building 19)²⁵² which is described in 1861 and 1877 as single storey brick and wood with a shingled roof.²⁵³

The trigonometrical survey from 1865 details these buildings (Figure 2.10). In the northwest corner, Bowers' shop (Building 15) is shown as a timber building which connected to the neighbouring brick shop to the south via a covered cart way/ walkway. Bowers' shop protrudes slightly into Pitt Street suggesting that it may predate the formalisation of the street. To the rear of Bowers' shop is a small privy (Building 20) and at the rear of the allotment, is a brick building, most likely the cottage referred to in the rates (Building 19). To the south of Bowers' shop are two adjoining brick shops (Buildings 21 and 22); these too have privies in the rear yard (Buildings 23 and 24) and a large timber building at the back of the lot (in the southeast corner, Building 26) is also shown. This building may be associated with the shops along Pitt Street and may have functioned as a shed.

Doves plan of 1880 indicates that the shops along Pitt Street were still standing, all are marked as two-stories in height (Figure 2.14). To the rear of the timber shop (formerly Bowers') the brick residence was still standing with two new timber sheds constructed along the northern boundary (Building 27). The rest of the yard had been significantly modified with a foundry constructed in the southeast corner, constructed of iron (possibly recycling the earlier timber building, combined Building 25 and 26) as well as two outbuildings, one iron (Building 28) and one timber (Building 29). The foundry is clearly associated with Watson's shop facing Pitt street (No.362). By 1882 the foundry, described as single storey brick with an iron roof, was still standing however the other buildings on the allotment had been demolished with new shops being erected.²⁵⁴ The layout of these buildings is clearly shown in a plan from 1890 (Figure 2.16). Three new adjoining brick shops were constructed along Pitt Street (Buildings 30, 31 and 32) with a covered cart way along the south of these shops connecting to the rear yard. Directly behind the shops were three privies (Buildings 33 and 34) which butted a large building at the rear (Building 35). The cart way directly led to a set of stairs used to access this building. It is possible that this building at the rear reused the earlier foundry. A photograph of this building from the early 20th century indicates that the southern two shops were still being utilised by Watson & Crane who appear to have been continuing to use the site as a foundry (Figure 2.25).

These buildings were standing into the early 20th century (Figure 2.17-Figure 2.23; Figure 2.25) and were demolished sometime prior to 1924 as the photographs of the redevelopment of Danks & Son from this date (Figure 2.35) show a five storey building on the site (Building 36). It is possible that this development occurred following the acquisition of the site by Louisa Snell in 1910. The 1917-1939 Fire Underwriters plan (Figure 2.37) details this building being five storeys high with an additional basement level. A small passage along the northern boundary. This

²⁵² City of Sydney Rates Assessment Book 1858.

²⁵³ City of Sydney Rates Assessment Book 1861; 1877.

²⁵⁴ City of Sydney Rates Assessment Book 1882.

building still stands on the site today although the façade and interiors have been heavily modified.

2.4.3 Allotment 23 Section 14

Allotment 23 appears to be vacant in 1823, with no buildings shown there in a plan from that date (Figure 2.3). A building (37) first appears on this allotment on the 1836 schematic plan of Sydney. It appears to be a rectangular building fronting Pitt St. This building is described in the 1845 Rates Assessment Books. It details a house with kitchen (Building 38), stables (Building 39) and a coach house (Building 40). These buildings are described as brick and single storey with a shingled roof with the exception of the coach house (Building 40) which is described as two-storey with a slate roof. It is likely that this building was constructed after the allotment was purchased by Mary Cannon in 1840²⁵⁵ and is clearly shown on a plan from 1854, offset from the street and sitting close to the northern boundary of the allotment (Figure 2.9). This building (40) was standing throughout the remainder of the 19th century.

In 1856, the coach house (Building 40) is described as a ‘workshop’²⁵⁶ and is variously described this way within the rates assessment books from other years. The first detailed plan from 1865 shows the main building (37) as constructed of brick with a timber verandah with stairs leading down to the street along the north of the allotment (Figure 2.10). The rear of the building also had a timber verandah connecting to two detached buildings, one presumably used as the kitchen (Building 38), the other used as stables (Building 39). These buildings were separated from the rear of the property by a curved fence. Along the rear boundary was another building, presumably the two-storey coach house/ workshop with two attached privies (Buildings 40 and 41).

Doves plan of 1880 shows a similar arrangement for these buildings with the exception of the two privies (Buildings 42 and 43) which are at this time represented along the northern boundary of the allotment between the assumed ‘stables’ building (39) and the coach house (40, Figure 2.14). Plans from 1890 and 1902 indicate that these buildings remained relatively unchanged during this period with the latter plan showing a small addition to the south side of the coach house (Figure 2.16 - Figure 2.17). It is clear from these plans that the house was set well above Pitt Street which may be indicative of the original topography of the area.

During the early 20th century the house and adjoining buildings appear to have been demolished for the construction of a new building fronting Pitt Street. Rates Assessment books from 1907 describe the site as having a shop and workshop, two stories in height with 10 rooms (Building 44). It is possible that the coach house was utilised in this period as a workshop. A plan from 1910 clearly delineates this part of the site and indicates that a passageway still existed along the southern boundary of the allotment connecting to the rear (Figure 2.23). A drawing from a 1912 title document also suggests such an arrangement (Figure 2.27). From photographs of the neighbouring buildings from this period, this new building on Allotment 23 is partially visible. The building was two stories in height with a covered passageway along the south (Figure 2.25-Figure 2.26).

By 1914, this building had been replaced by “Robson House”, a seven-storey brick building with a ‘malthoid’ roof (Building 45). It is unclear whether this building is an

²⁵⁵ LTO Bk R No. 893; PA17322.

²⁵⁶ City of Sydney Rates Assessment Book, 1858.

adapted version of the one constructed 10 years earlier or whether the site was fully redeveloped. This development most likely took place following the 1912 purchase of the property by William E.V. Robson.²⁵⁷ This building is detailed in the 1917-1939 Fire Underwriters' plan (Figure 2.37). The building is shown as seven stories with an entrance along the northern side. The building appears to have a caretaker's quarters at the rear of the allotment in the same location as the former coach house (Building 40) and it is possible this building had been adapted once again. This rear wing was also seven stories high connecting to the main building through a light atrium in the north. The intermediary building was six stories. The mid-20th century Civic Survey suggests the building has a basement level however it is unclear if this was the case as it was not indicated on the previous plan (Figure 2.37; Figure 2.40).

This building appears to have stood throughout the 20th century (Figure 2.41; Figure 2.42; Figure 2.45) until its demolition in 1996 to make way for the current building located at 338 Pitt Street (Building 46).

2.4.4 Allotment 24 Section 14

The earliest plan dating to Sydney and showing development to Allotment 24 dates to 1823 (Figure 2.3). Harper's map of Sydney shows the presence of a rectangular shaped building fronting Pitt Street (Building 47). Positioned closer to the Pitt Street frontage than the adjacent c.1823 building on Allotment 1 (see Section 2.4.5), the function of the building is unclear. Historic research suggests that it is unlikely that Plomer occupied the study site, having been recorded as residing in other Sydney locations during the 1830s and 1840s. At the same time, it is possible that he may have occupied it at the time of his initial quit rent lease and relocated after the land had been officially granted.

Plans dating to 1831, 1836 and 1843 (Figure 2.7 and Figure 2.8) show the possibility that another structure, or two, had been constructed behind the c.1823 building (Building 48). These plans are considered less reliable in detail and accuracy though the possibility of additional buildings on the property during the 1830s and 1840s cannot be ruled out.

By 1845 the land appears to have been developed to accommodate three individual occupancies which included (starting from north boundary and as listed in the 1845 rates)²⁵⁸: a two-storey house and kitchen (Building 47); two storey stores, office, stable and coach house (Building 48); and another two storey house and kitchen (Building 49). Of interesting note is that the 1845 rates entry has noted each building as being two-storey in height, for example, the number of floors for the northernmost 'house and kitchen' has been written as '2 + 2'. This is the same for all outbuildings identified, including the stables and coach house. All buildings have also been identified as being of brick construction with slate roofs. The descriptions of the building arrangements on the allotment slightly vary between each record. In 1848, three, two storey brick houses (Buildings 47-49) as well as a two-storey stone 'stores' (with coach house and stable) are listed while in 1852 the rates record revert to the property description given in 1845.²⁵⁹ In any case, during this period where plans of Sydney provide less detail and clarity, it can be assumed that Plomer's allotment contained three individual dwellings/ tenancies as well as stores/ shops operating out of one of the dwellings. It is clear by 1845 that the allotment was

²⁵⁷ LTO Vol 2234 Fol 25.

²⁵⁸ City of Sydney Rates Assessment Books, 1845.

²⁵⁹ City of Sydney Rates Assessment Books, 1845.

already being utilised for both commercial and residential occupation.²⁶⁰ While a lack of detailed plans of Sydney during the 1830s and 1840s does not allow for a more refined construction date of Plomer's dwellings, it can be acknowledged that the dwellings were well established by 1845.

A map of Sydney dating to 1854 (Figure 2.9) provides the first visual evidence regarding the layout of Allotment 24. The map shows two freestanding buildings fronting Pitt Street (Buildings 47 and 49) and separated by a passageway leading through the allotment and towards a building to the rear (Building 48). Comparisons of rate records and late 19th century plans indicate that the occupant of the 'centre' two storey building in the rates records corresponds to the building at the rear of Allotment 24 and accessed from Pitt Street through the central passageway (Figure 2.9).²⁶¹ This layout of buildings is replicated in the 1865 trigonometrical survey though in much greater detail (Figure 2.10). The 1865 plan better details the central passageway, indicating that the two, two storey dwellings in fact form one structure, the second storey constructed across the whole Pitt Street frontage and creating an enclosed passageway at the ground floor (Buildings 47 and 49). The 1865 survey also provides the first visual configuration of outbuildings, the three tenancies separated by fence lines (Figure 2.10). In addition to the two-storey brick building, the northernmost dwelling contained three brick outbuildings (Buildings 50, 51 and 52), likely a detached kitchen, shed and privy. The centre rear tenancy still contained a large rectangular, two storey brick store building as well as four outbuildings (timber shed, brick outbuilding and two brick privies; Buildings 52, 53, 54 and 55). The southernmost two storey brick dwelling fronting Pitt Street contained three outbuildings in similar layout to the northernmost tenancy (brick detached kitchen, timber shed, brick privy; Buildings 55, 56 and 57).

Though ownership of Allotment 24 changed hands in 1879, plans dating to c.1880 and c.1890 (Figure 2.14 and Figure 2.16) show that the layout number of buildings on the allotment remained mostly the same as demonstrated on the 1865 plan with the addition of a new shed and privy (Buildings 58 and 59) (Figure 2.10). Rates records further illustrated the continued occupancy of three tenancies for mixed use (commercial/ residential).²⁶² The way in which the buildings are represented on the 1890 and 1902 plans (Figure 2.16 and Figure 2.17) suggest the possibility that some of the yard space surrounding the pre 1845 outbuildings may have been infilled or covered over with awnings as earlier fence lines dividing the three tenancies are no longer visible. A photograph taken between 1909-1910 (Figure 2.26) shows Allotment 24 from its Pitt Street frontage, the two, two-storey pre-1845 brick buildings (47 and 49) shown in its combined shopfront and dwelling layout. Through the passageway, the pre-1845 rear stores building (48) is partially visible in the background.

Though the original date range for the photograph is between 1909 and 1913, a more refined date can be given on the basis of the 1922 rates record.²⁶³ The record for 1911 lists the presence of a five storey, brick warehouse spanning across the whole allotment (340-342 Pitt Street) (Building 60). Therefore, sometime after the photograph was taken and while under the ownership of the Walder family, all of the pre-1845 structures were demolished and replaced by a brick commercial warehouse building. This building was related to another four-storey brick warehouse east of Allotment 24 and encompassing approximately half of original

²⁶⁰ City of Sydney Rates Assessment Books, 1845.

²⁶¹ City of Sydney Rates Assessment Books, 1845; 1848; 1852; 1865.

²⁶² City of Sydney Rates Assessment Books, 1877; 1882; 1891; 1896.

²⁶³ City of Sydney Rates Assessment Books, 1911.

Allotment 2 Section 14 (see Section 2.4.6). The Walder family had purchased part of Allotment 2 during the early 20th century, choosing to redevelop both allotments at the same time. The c.1917-1939 Fire Underwriters plan (Figure 2.37) shows the new buildings in detail, the smaller four storey brick warehouse on Allotment 2 accessible from a laneway off Castlereagh Street. Open ground, a very small yard and a raised concrete bridge connected the Pitt Street warehouse to the rear warehouse. Neither commercial warehouse building is specified as containing a basement level however the 1938-1950 civic survey (Figure 2.40) notes the building as '5B', which could suggest a basement level.

The c.1911 brick warehouse structure continued to commercially occupy the site throughout the 20th century. It was demolished during the 1990s for the construction of 20 storey commercial tower with two basement levels and spanning from 338-348 Pitt Street in 1996 (Building 61).

2.4.5 Allotment 1 Section 14

Coates ownership and development - Original Allotment 1 Section

Historic records indicate that William Coates held a lease for original Allotment 1 in around 1823, the original grant issued later in 1831. A plan dated to 1822 shows that the study site fell within a location either reserved or noted as a 'race ground' (Figure 2.2). However, by the following year the reserved area had been subdivided into allotments for lease. Harper's 1823 plan of Sydney shows the presence of a rectangular shaped building on Coates' property and fronting Pitt Street (Figure 2.3) (Building 62). Set back from the Pitt Street frontage, it is likely that Coates was residing at the property as an 1825 muster list notes him as living on Pitt Street.²⁶⁴ Limited information can be obtained regarding the c.1823 structure apart from its shape as the 1823 plan does not provide descriptions of construction materials.

Maps of Sydney, dating to 1831 and 1836, suggest that Coates had constructed two buildings on his allotment and fronting Liverpool Street (Figure 2.4 and Figure 2.7) (Buildings 63 and 64). However, the accuracy of these maps is questionable, as is the 1843 plan of Sydney by Wells (Figure 2.8). A lack of reliable and detailed plans exists for Sydney during the 1830s and 1840s though it can be acknowledged that William Coates was developing the land during this 20-year period. The following sections below detail developments to original Allotment 1 while under the ownership of the Coates family. Physical and written evidence appear to indicate that the buildings fronting Pitt and Liverpool Streets, constructed during the 1840s, with the exception of outbuildings, appear to mostly form the same structures present on the site at the time of original Allotment 1 subdivision and sale by the Coates family in c.1875. Sections 2.4.5.1 – 2.4.5.5 below discuss the development of each subdivided allotment following the 1875 sales.

Pitt Street frontage

The first rates record for City of Sydney in 1845 listed three dwellings on Coates' property and fronting Pitt Street: two, two storey brick shop and dwellings (Building 63 and 64; one with a single storey detached kitchen) as well as a two-storey brick hotel (with a single storey detached kitchen; Building 65) on the corner of Pitt and Liverpool Streets (see Section 8.0 for rates table).

Though the earliest rates records date to 1845, Coates is known to have held a publican's licence for the *Staffordshire Arms* Hotel (Building 65), located on the

²⁶⁴ Census &c: NSW General Muster 1823/4/5.

corner of Pitt and Liverpool Streets, in 1838. Therefore, due to the lack of detailed plans during the 1830s and 1840s, two scenarios as to the construction date of the two-storey hotel exist. It is possible that the two-storey brick hotel known from the 1845 rates could have been constructed as early as 1838, or that the building seen in the 1823 plan initially domestically occupied by Coates (Building 62) could have still been standing in 1838 and converted into the *Staffordshire Arms* Hotel before being knocked down and rebuilt sometime prior to 1845. It is possible that the two, two storey brick shops and dwellings fronting Pitt Street and directly adjacent to the *Staffordshire Arms* Hotel were constructed contemporaneously with the hotel (Buildings 66 and 67), the configuration of the two dwellings seen on a later plan (Figure 2.10) being vastly different to the layout of the 1823 dwelling.

Rates records dating to the mid-19th century indicate that the c.1840s structures fronting Pitt Street, including the hotel, form the same structures seen in a plan dating to 1865 (Figure 2.10). This plan forms the first detailed and fairly accurate plan of the study site since Harper's 1823 map. The plan shows that at least three brick outbuildings (Buildings 70-72) had been added in the rear yard space of *North Star* Hotel by 1865, as well as an iron structure (Building 76) to the original hotel structure, which may have enclosed a previously open area. The rates record consistently note the hotel as consisting of two storeys and does not mention the presence of a cellar or basement level.

The adjacent two storey shop and dwellings both contained two semi-detached outbuildings in the rear yard. In each property the outbuilding at the easternmost rear formed a privy (Building 73), the other likely a detached kitchen or coach house as the property had passageway access to Liverpool Street from behind the hotel (Figure 2.10; Building 74).

Liverpool Street frontage

Rates records indicate that by 1848 Coates had constructed three dwellings fronting Liverpool Street, though only two are shown on plans dating to the 1830s and 1840s (Buildings 63 and 64). The 1836 and 1843 plans show dwellings fronting Liverpool Street, likely indicating that at least one, if not both dwellings were constructed prior to 1848 (Figure 2.7 and Figure 2.8). Rates records indicate that the Coates family were likely residing in the centre building fronting Liverpool Street, the rates records consistently describe the structure up until 1861 as a two-storey brick dwelling. A 'kitchen and yard' is noted in 1861, though no plan has been found that shows an accurate representation of Coates' residential dwelling. The 1865 trigonometrical plan (Figure 2.10) shows the area perceived to contain Coates' dwelling (later subdivided Allotment 4 DP147) as vacant, perhaps suggesting that the building had been demolished by the time of the survey. A faint pencil outline of a building is likely to be from an earlier sketch of the dwelling, though this cannot be confirmed. At the same time, a 10-year gap exists for the rates record along Liverpool Street between 1867 and 1877, the building may have been demolished and the smaller rectangular structure seen in the 1875 title document constructed.

Visual evidence of the dwelling adjacent to the passageway (subdivided Allotment 3 DP147) and in between the corner Hotel and Coates' residential dwelling (subdivided Allotment 4 DP147) is more consistent. The 1865 trigonometrical survey (Figure 2.10) shows a timber building fronting Liverpool Street, with at least two outbuildings at the rear. A sketch in the 1875 title document confirms this arrangement though it appears that the dwelling fronting Liverpool Street had been extended at the rear (see Table 2.6 and 2.7). The function of the dwelling shifts in description between house and shop, the same case with construction materials, some years describing the dwelling as brick and iron (see Section 8.0 for rates

table). A 'kitchen and yard' is noted in the 1861 rates records, the kitchen likely forming one of the outbuildings seen on the 1865 survey (Figure 2.10). The 1861 rates record also notes that the dwelling contains two storeys, which may be an error in recording, or perhaps this reflects the extension seen in the 1875 sketch (see Table 2.4).

Rates records indicate that the easternmost subdivided portion (allotment 5 DP147) contained a two storey brick building with shingled roof (Building 64) constructed during Coates ownership, possibly during the late 1820s or 1830s (Figure 2.4 and Figure 2.5).²⁶⁵ A T-shaped outbuilding is visible at the rear of the allotment in the 1865 plan though not mentioned among the rates records (Building 75). Described consistently as a shop and dwelling throughout 19th century rates records, it is highly likely that this structure formed the same building still standing when the Coates family subdivided and sold in 1875 (Building 64).²⁶⁶

2.4.5.1 Subdivided Allotment 1 DP147 (348 Pitt Street - cnr Pitt and Liverpool Streets)

Following the subdivision and sale of original Allotment 1 by the Coates family in 1875, the corner allotment forming subdivided Allotment 1 DP147 consisted of the *North Star* Hotel (Building 65), its associated outbuildings and yard (Buildings 70 – 72, 76). The allotment is bounded on the north by subdivided Allotment 2 and the common passageway on the east. The 1880 Doves Plan of Sydney (Figure 2.14) illustrates that the hotel formed the same two storey, L-shaped structure (Building 65) seen in the 1865 plan (Figure 2.10), containing two brick single storey outbuildings (function unidentified, one brick and timber), one brick privy and an iron shed. The 1890 Metropolitan detail series shows that the outbuildings along the Liverpool street side had been removed. Instead, the L-shape of the hotel structure had been extended to wrap around the Liverpool Street side of the allotment, so that the hotel now formed a horseshoe shape with minimal open yard space.

Subdivided Allotment 1 appears to have retained the same commercial function throughout the majority of the 19th and 20th centuries. Based on the rates records and historic maps and plans, the *North Star* Hotel and the two adjacent two storey c.1840s brick shops and dwellings (subdivided Allotment 2 DP147, see Section 2.4.5.2 below) were demolished and reconstructed sometime after 1896 and prior to 1902. The 1902 survey plan (Figure 2.17) shows that the footprint of the new brick hotel building encompasses the entire subdivided allotment (Building 87), the 1902 rates listed the building as three storeys in height, though later photographs indicate that the hotel partially contained four storeys on the corner and Liverpool Street side and three storeys on the Pitt Street portion directly adjacent to subdivided Allotment 2 (Figure 2.44). The Fire Underwriters Plans of Sydney, drawn between 1917-1939, indicate that the two adjacent shopfronts fronting Pitt Street and constructed at the same time as the *North Star* Hotel (subdivided Allotment 2 DP147) had been amalgamated into the hotel premises. This plan also confirms that the *North Star* Hotel contained a basement level in addition to the four storeys (Figure 2.37).

Historic photographs indicate that the c.1900 hotel building was still standing and continued to be used as a hotel throughout the 20th century (Figure 2.42 and Figure 2.44). Its name briefly changed to the *Red Lion* Inn in 1972, however, references are also still made to the *North Star* Hotel. By 1996 the *North Star* Hotel had been

²⁶⁵ City of Sydney Rates Assessment Books, 1845; 1856; 1861.

²⁶⁶ City of Sydney Rates Assessment Books, 1845; 1852; 1856; 1861; 1863; 1867; 1877; 1880; 1891.

demolished and replaced by a 20-storey commercial office building with two basement parking levels. Spanning from 338-348 Pitt Street, this building also encompasses the footprint of subdivided Allotment 2 and 3 DP147 (see Section 2.4.5.2 and 2.4.5.3 below) as well as original Allotments 23 and 24 Section 14.

2.4.5.2 Subdivided Allotment 2 DP147 (former 344-346 Pitt Street)

At the time of the c.1875 subdivision and sale by the Coates family, subdivided Allotment 2 still contained the same two c.1840s two storey, brick shops and dwellings fronting Pitt Street (Building 66 and 67). Both the 1880 Doves plan of Sydney and the 1890 metropolitan detail series plan shows subdivided Allotment 2 as containing the same layout of buildings seen from the 1865 trigonometrical survey of Sydney indicating that no extensions or external modifications had taken place (Figure 2.14 and Figure 2.16; Buildings 66, 67, 73 and 74).

In 1897, subdivided Allotment 2 had been purchased by Michael Lyons and Michael McCabe, owners of the adjacent *North Star* Hotel. By 1902 the c.1840s shops and dwellings were demolished along with the *North Star* Hotel and new, three storey brick building with a basement level was constructed on subdivided Allotment 2 (Figure 2.17; Building 87). Though the building was developed as part of the same development for the adjacent *North Star* Hotel, the portion of the building on subdivided allotment was again arranged in the same format as the c.1840s buildings, two shopfronts and dwellings. In 1902, the two shopfronts formed numbers 344 and 346 Pitt Street, the adjacent hotel being number 348 Pitt Street. The 1902 survey plan also indicates that number 346 was slightly longer at the rear than number 344, possibly forming an attached kitchen or water closet (Building 85). number 344 may have contained a water closet in the northeast corner, though the survey is not entirely clear. Though having a different function, the shopfronts formed the same building as the *North Star* Hotel.

A photograph dating between 1909-1913 showing subdivided Allotment 2 and a portion of subdivided Allotment 1 shows the northern edge of the new three storey commercial shopfronts and dwellings. Sometime between 1917 and 1939, internal modifications meant that these two shopfronts had been amalgamated into the *North Star* Hotel as part of an expansion of the hotel (Figure 2.37). The c.1917-1939 plan indicates that the rear yard area of subdivided Allotment 2 contained a water closet/ lavatory as well an awning over part of the yard. The c.1900 building was demolished in the 1990s for the construction of the extant 20 storey commercial office building, completed in 1996 (Building 46).

2.4.5.3 Subdivided Allotment 3 DP147 (former 122-124 Liverpool Street)

A sketch (see Table 2.6) in the title document for the sale of subdivided Allotment 3 in 1875 shows the presence of a cluster of four buildings, most likely forming the same structures seen on the 1865 trigonometrical survey plan (Figure 2.10). As discussed above (see Section 2.4.5 above), based on comparisons of rates records and plans, the rectangular shaped shopfront/ dwelling building fronting Liverpool Street was a timber structure one storey in height (Building 69) and appears to have had an extension of comparable size sometime after the 1865 survey and prior to the 1875 sale (Building 68).

The 1880 Doves plan shows that the timber dwelling fronting Liverpool Street had been replaced by two conjoined, two storey brick buildings containing both shopfronts and dwellings (Figure 2.14) (Building 77 and 78). It is possible that one of

the rear brick outbuildings may have been repurposed or retained behind number 122 Liverpool Street (then number 112) as it falls within a fairly similar location to that represented on the 1865 and 1875 plans and maps (see Table 2.6 and Figure 2.10) though specified here as two storeys in height (Building 79). This is the same case for the double water closet situated on the rear boundary fence line of number 124 Liverpool Street (then number 114), which could be the rectangular shaped structure seen in the same location on the 1865 plan and 1875 map (see Table 2.7 and Figure 2.10) (Building 80). As with the earlier plans, no distinct building material for the double water closet has been specified on the 1880 plan (Figure 2.14).

The layout of subdivided Allotment 3 as represented on both the 1890 and 1902 surveys indicate that no external modifications to the late 19th century buildings have been made, though both surveys detail a verandah at the rear of numbers 122 and 124 (Figure 2.16 and Figure 2.17). By 1917, the late 19th century buildings had been demolished and replaced by a five storey, brick and concrete warehouse building with a basement level (Figure 2.37) (Building 88). This building now encompassed the entire footprint of the allotment, the passageway between the *North Star* Hotel and subdivided Allotment 3 still present. This early 20th century building was still present in 1958, the commercial office building perceived to have been demolished in the early 1990s for the construction of the 20-storey commercial tower at 338-348 Pitt Street.

2.4.5.4 Subdivided Allotment 4 DP147 (126 Liverpool Street)

As previously discussed, (see Section 2.4.5), subdivided Allotment 4 appeared to contain a rectangular shaped building (63) fronting Liverpool Street and partially overlapped onto subdivided Allotment 3 at the time of its 1875 sale (see Table 2.7). Its construction date not entirely clear from historic records (see Section 2.4.5), by 1880 this building had been demolished (Figure 2.14), the allotment remaining vacant until the construction of a two-storey brick shopfront and dwelling in c.1891. The 1890 Metropolitan detail series plan (Figure 2.16) still shows the allotment as vacant land, however the 1891 rates record lists a two storey brick shopfronts and dwellings fronting Liverpool Street, first visually seen on a 1902 plan (Figure 2.17; Building 86).

A 1920s version of the Fire Underwriter's plan (Figure 2.36) shows that a rear brick addition and shed had been added to 126 Liverpool Street (Building 90 and 91). A later version of the Fire Underwriters plan (Figure 2.37), though broadly dated between 1917-1939, indicates that the rear addition and shed had been removed and the whole building footprint was extended to the rear boundary of the allotment. This extension was also two storeys, the original external wall of the c.1891 building removed to extend the floorplan of each level. No other development phases have occurred to this allotment since the early 20th century, the extant two storey brick building at 126 Liverpool Street still standing.

2.4.5.5 Subdivided Allotment 5 DP147 (128 Liverpool Street)

Subdivided Allotment 5 contained a late 1820s or 1830s brick building (Building 64) with a mid-19th century T-shaped rear outbuilding (Building 75) at the time of its 1875 subdivision and sale.²⁶⁷ Both versions of the 1880 doves plan (Figure 2.13 and Figure 2.14) show that the T-shaped outbuilding had been demolished and replaced by a long rectangular timber shed (with iron roof) and brick water closet along the

²⁶⁷ LTO Vol. 206 Fol. 33; DP147.

eastern boundary of the allotment (Building 81 and 82). As John Heaven owned three of the allotments fronting Liverpool Street (current 126-130 Liverpool Street), it appears that around the time that John Heaven constructed the adjacent two storey building in c.1891 (Allotment 4 DP147), he had the front façades of both existing buildings at 128 and 130 Liverpool Street (see Section 2.4.6.2 below) rebuilt to match. That the existing buildings were also retained is further supported by the fact that their dimensions and shape all vary on plan, they do not form uniform terraces (Figure 2.16 and Figure 2.17). An 1895 sale of John Heaven's deceased estate collectively described the three dwellings:

"Three shops, nos. 126, 128 and 130 Liverpool Street. They are brick on stone and brick foundations, and contain one apartment, 4 apartments and cellar, and 6 apartments severally."²⁶⁸

The newspaper article does not offer a specific description of each dwelling, nor does it delineate which building contained a cellar level. Furthermore, neither the rates assessment books nor historic plans indicate a cellar level among any of the dwellings.

The 1890 metropolitan detail series plan shows that the rear 1880s shed had been removed though the brick water closet remained (Figure 2.16). A c.1902 plan indicates that the 1880s water closet had been removed from the rear yard, replaced by a double privy shared by occupants of 126 and 128 Liverpool Street (Figure 2.17). Identical to modifications at 126 Liverpool Street, a 1920s version of the Fire Underwriter's plan (Figure 2.36) shows that a rear brick addition and shed had been added to the main structure (Buildings 92 and 93). Similarly again mirroring number 126, a later version of the Fire Underwriters plan (Figure 2.37), though broadly dated between 1917-1939, indicates that the rear addition and shed had been removed and the whole building footprint was extended to the rear boundary of the allotment. No other development phases have occurred to this allotment since the early 20th century, the extant two storey brick building at 128 Liverpool Street is still standing.

2.4.6 Part of Allotment 2 Section 14

2.4.6.1 Castlereagh Street portions

Only the northern part of this allotment falls within the study site (Figure 2.6). The study site was owned, via quit rent lease, by George Taylor by 1823 though the study site was not developed at the time of the 1823 plan. The 1833 plan shows the allotment boundary and the original grantee, George Taylor, as well as what appears to be a water course crossing the allotment from the southwest to the northeast (Figure 2.5). This water course could be a reason why the study site was not developed as the land may not have been suitable. Where that water course meets the allotment boundaries a rectangular shape is shown – this could indicate the entrance to a culvert for the water to pass beneath both Liverpool Street and Castlereagh Street. The possible culvert on Castlereagh Street is closest to the study site but likely falls outside the present site boundary.

A series of mortgages for this property began in 1830 and marked the outset of subdivision and development for the allotment. The early 19th century subdivisions, discussed as Parts 1, 2 and 3, for the northern part of Allotment 2 above 'New

²⁶⁸ Sydney Morning Herald, 25th September 1895, p. 3.

Street,’ persisted until between 1897 and 1912 when Gibson began consolidating them.

Part 1 and Part 2: 1830-1853

The 1836 schematic plan of Sydney shows a large ‘T’ shaped building in area of Allotment 2 and close to Castlereagh Street (Building 94). The top of the ‘T’ of the building is oriented north and most likely aligns with where the northern boundary of Allotment 2 ought to be. As a schematic plan it is unclear whether the ‘T’ building is one continuous structure or was drawn as an amalgamation of other smaller structures. There is a small square structure at the west of Allotment 2 that may be associated with the ‘T’ building (Building 95). The 1843 schematic of Sydney replicates the detail described by the 1836 plan above (Figure 2.7).

The 1834 subdivisions suggest two owners, though the schematic plans for the 1836-1843 period shows one large ‘T’ shape building. It may be that this apparently single larger building is actually a representation of two smaller ones either semidetached or abutting one another. It is unclear whether Taylor built this structure, likely after the £100 mortgage from Meach in 1831 or £300 mortgage from Marsden in 1834. Or, if the new owners in late 1834, Isaacs and McKone, developed their respective sites before the 1836 schematic plan was produced.

Though, it is likely that the McKone from the land titles documents is a variant spelling of the Maclehone that appears in the rates. Mrs Maclehone was for some time the licensee of the ‘Dungate Inn’ at the corner of Liverpool Street and Castlereagh and, from 1834 to his death in 1876, John McKone was the owner of Part 2, the rear portion of Allotment 2, north of the new lane. Well established by 1841 was a building called ‘Dungate House’ with the address of ‘Castlereagh Street’ which has

‘ten apartments, two horse stables, and a well of water. Also, another House, convenient to the same, with nine apartments...Inquire of Mr Terence McIlhone.’²⁶⁹

This large building represents a strong possibility for the nature of the ‘T’ shape building, and possibly the smaller rectangular building to the west of it, on the 1831-1843 plans (Figure 2.4 - Figure 2.8). By 1850, ‘Dungate House, Castlereagh Street’ is used by W. G. Henfrey as a manufactory for aerated soda waters.²⁷⁰ In 1852, the rates assessment books have placed a William G Henfrey in a brick and shingle house at 17 Castlereagh Street owned by Mrs McElhone. That entry, one other for McElhone at No. 18 and two others for George Wilson at Nos.18-19, on the neighbouring Allotment 3, were entered in the rates books in the wrong location and left with a note ‘These ought to be entered between Nos. 686 & 687 being the south end of the street.’ By 1853, Henfrey’s soda water manufacture business appears to have relocated to Bligh Street.²⁷¹

Part 1: 1845 onwards

In 1845, Part 1 is subdivided, and Part 3 is created.²⁷² That year, Part 1 had, according to the rates books, two structures on the site at 83 and 85 Castlereagh Streets, both owned by William Wallis. No. 83 was a single storey brick building with

²⁶⁹ Australasian Chronicle, 14 September 1841, p. 3.

²⁷⁰ The Sydney Morning Herald, 17 September 1850, p. 1.

²⁷¹ The Sydney Morning Herald, 14 November 1853, p. 2.

²⁷² LTO PA 10183; Bk 9 No 379.

shingle roof and four rooms (Building 96) occupied by Joseph Bott. No 85 was a single storey brick building with shingle roof and four rooms occupied by James Casey (Building 97). This arrangement is mirrored by the 1854 plan which shows the area of Part 1 with an apparently semidetached building offset from Castlereagh Street (Figure 2.9; Building 97).

In the 1854 drawing, there is no evidence of the large 'T' shape structure from the 1836 plan nor any suggestion that the structures depicted on the 1854 plan may once have formed a 'T' together and that structure has since been modified. It is likely that the 'T' structure from the 1836 plan has been demolished and replaced by this time.

The 1865 plan shows an enhanced version of the detail from 1854 - two small brick buildings, possibly with verandahs, front Castlereagh Street (Buildings 103 and 106). They may be semidetached as they seem to mirror one another. Each has a small fenced in yard containing a long iron outbuilding and a small square, one that may be wooden (Buildings 104, 105, 107 and 108).

The 1880 plan shows greater detail than the 1865 plan for the brick semidetached buildings (103 and 106) but at this date they are shown as two storey rather than single so they may have undergone renovations or the plan may be recording an attic level not counted in the rates assessment. Two additional small buildings, one for each house, are positioned on the western boundary and labelled 'WC' (Building 109).

The 1890 and 1902 plans offer no internal detail for this area (Figure 2.16 and Figure 2.17) though the outline of the allotment and a suggestion of their partition wall is present. By this period, Gibson owns this part of the allotment and is acting as landlord, so the residences are unlikely to have changed. By 1910, though Gibson has owned the consolidated Parts 1, 2 and 3 since 1902, the arrangement of the lots has not changed (Figure 2.23) though there has been a transition to commercial use.

Part 2: 1854 onwards

The rear portion, Part 2, is owned by John McKone between 1834-1876.²⁷³ The 1854 schematic plan goes into greater detail than the 1836 and the 1843 drawings. It attempts to show lot boundaries and fences that internally divide allotments. Allotment 2 is shown with a network of internal divisions, possibly five, in both east-west and north-south orientations. By this plan's production date, there was a small building (98) in Part 2 on the northern boundary, at that time still owned by McKone. This building appears distinct from the prior 'T' shape structure from 1843 and by 1865 this area is shown vacant. Thus, it is likely this was a new building established and demolished between c.1853-1865. There was a rearrangement of the use of space in Part 2 during this period, though the owner does not change.²⁷⁴

This area of the study site is vacant on the 1865 plan and is shown without the internal subdivisions illustrated by the 1854 schematic. In particular it is cut off from the Liverpool Street front which the 1854 schematic suggested. This vacant space could represent the redevelopment phase.

²⁷³ LTO PA 10183

²⁷⁴ There may be some relation between the McKone described by the PA documents and the Maclehone described by the rates assessment books as the owner of the hotel on the nearby corner of Castlereagh Street and Liverpool Street.

By 1880, Part 2 has transformed. Dove's plan shows a large horseshoe shape structure wrapping around the east, north, west and part of the south lot boundaries with a large yard and an entrance to the south access to New Street then labelled as a right of way (Building 110). These buildings may be one continuous structure, or a series of smaller abutting ones drawn continuously. The complex is labelled 'McLaughlin' and 'Blacksmithy' with a less discernible word that could be 'Coach-smith' and three separate instances of 'Shed.' The structures are shown as wood and iron, which is repeated in the rates books which also list the buildings as single storey.

After 1929 and by 1931, Theodore Marks subdivides and creates Lots A and B, where Lot A equals Part 2 and Lot B equals Part 1 and 3. Lot A, in 1931, is owned by Samuel Walder and is a separate building (part Building 114) with a party wall between it and Lot B. The Lot A structure may only cover 90% of the allotment. The western wall is a combination of new brick and old stone and there is a basement though the footprint is uncertain. This structure is used by Walder who has a larger building on the opposite side of the block fronting Pitt Street. This building stood until at least 1949 (Figure 2.42) and was likely demolished circa 1996 for the redevelopment of the Prima Tower 338 Pitt Street site (Building 46) and a carpark ramp, substation and basement level associated with the Pitt Street development was built on this portion.²⁷⁵

Part 3: 1845 onwards

South of No.83 Castlereagh Street on the 1854 plan, in the area of Part 3, there was a small building on the street front, likely a residence (Building 96). The first indication in the rates assessment books of occupation, and need for development of, Part 3 is from 1852 with Nixon listed as the owner but the Primary Application does not list a Nixon until 1855. The 1855 rates books show this c.1852 house was a brick building with a shingle roof. The storeys and rooms of the building are not listed but at only £28 annual value the property was likely a small one, perhaps single storey with two rooms.

The house and its yard are shown in detail by the 1865 plan. It is represented as a square brick building likely without a verandah but with an open yard of similar size to the pair in the north and possible a small wooden privy in the northwest corner (Building 102).

By 1880, the house is repurposed as a commercial space and shown as 'Hansell Confectioner' and is marked as having two storeys and a shingle roof. As above, the structure may have had a storey added above but it is more likely an existing attic level was counted for the plan.

Part 1 and 3: 1912 onward

In 1914, the study site is referred by the rates books as 249-252 Castlereagh 'shop and workrooms' which suggests a redevelopment took place once Gibson sold to Marks in 1912. Either one large building was erected across the entire consolidated Parts 1-3 or a large building across Parts 1 and 3 only. At least it is highly likely the three 19th century structures that faced Castlereagh Street were demolished during this period.

²⁷⁵ 338 Pitt development plans – Ground Floor drawing 120 and East West Section 162.

After 1929 and by 1931, Part 1 and 3 were amalgamated into Lot B which hosted a large structure over its entire footprint, likely the same as the 1914 building ‘shop and workrooms’ (Building 114).²⁷⁶ Though, by 1931, that building is described with a basement though it is not certain how deep or what its footprint is relative to the allotment. This building was adapted into a hotel around this time, c.1928-1932, and that building is still standing on the study site.

The Fire Underwriters plans are dated to 1917-1939 and are a palimpsest of information from different dates. The last change they show for Allotment 2 is that it was redeveloped in its entirety but by which time is uncertain. The front half fronting Castlereagh Street hosts *Hosford’s* Hotel which had brick walls, concrete floors and roof, possibly terracotta partitions, and was four storeys and a basement. There are two instances of ‘L.C over Gd’ which could indicate a light well over ground floor. Hosford is crossed out and pencilled in with ‘Bognor.’

The 1938-1950 Civic Survey shows little detail but does indicate Lot B, also Part 1 and 3, has four storeys with a basement and is constructed of brick which is a replication of the 1917-1939 information and suggests no major changes have taken place.

2.4.6.2 Liverpool Street portion (130 Liverpool Street)

Plans dating to the 1820s and 1830s (Figure 2.3 and Figure 2.5) show that a creek line ran directly through the western edge of original allotment 2 (current 130 Liverpool Street). It appears that the creek had been infilled by the 1840s, likely under Thomas Smith’s ownership, as the first rates record for Sydney and dating to 1845 notes the presence of a two-storey brick house (Building 99).²⁷⁷ A schematic plan dated to 1854 shows a square shaped building on the allotment (Figure 2.9; Building 99). The description of the building on rate records during the 1840s to 1860s varies between house, shop and pawn office. It is likely that it was functioning as both a commercial premises and residential dwelling at least during Alfred Smith’s ownership as newspaper articles note his pawn office and residential home address on the Liverpool Street allotment.²⁷⁸ The 1865 trigonometrical survey (Figure 2.10) showed the squared shaped brick building fronting Liverpool Street as well as a rectangular shaped brick rear building along the eastern boundary of the allotment, most likely forming a kitchen mentioned in the 1861 rates (Building 100). A brick water closet (Building 101) also sat at the end of the rear rectangular building (Figure 2.10). A sale advertisement in August 1874 described the allotment:

“All that allotment of land, having 18 feet frontage to Liverpool-Street, with a depth of about 50 feet, upon which are erected the premises, No. 118, Liverpool Street, substantially built of brick on stone foundations, and containing shop, 4 rooms, and kitchen; yard water laid on &c, at the rear...”²⁷⁹

The 1880 doves plans (Figure 2.13 and Figure 2.14) shows that the allotment contained the same configuration of buildings seen in the 1865 plan. The 1890 metropolitan series plan (Figure 2.16) suggests that a smaller rectangular shaped building or extension along the western boundary of the allotment though not represented in the 1902 plan (Figure 2.17; Building 111). As previously discussed, it

²⁷⁶ LTO Vol 2280 Fol 130.

²⁷⁷ City of Sydney Rates Assessment Books, 1845.

²⁷⁸ Sydney Morning Herald, 14 June 1873, p. 18; Sydney Morning Herald, 24 August 1874, p. 7.

²⁷⁹ Sydney Morning Herald, 24 August 1874, p. 7.

is interpreted that the front façade of the mid-19th century building was rebuilt in c.1891 to provide unity between the three buildings at 126-130 Liverpool Street, all owned by John Heaven (see Section 2.4.5.5 for full discussion).

The c.1917-1938 Fire Underwriters plan shows that an extensive rear extension had occurred, resulting in the building footprint now encompassed the entire allotment. No other development phases have occurred to this allotment since the early 20th century, the extant two storey brick building at 130 Liverpool Street still standing today (Building 99).

2.4.7 Allotment 3 Section 14

The study site was granted to George Wilson who used it as a residence and lived there most of his life. Though, by 1845, part of the allotment was separately occupied. The first indication on plan for Wilson's residence or any development of Lot 3 is the 1831 schematic (Figure 2.4; Building 116). The location of Allotment 3 on the 1831 plan was estimated from the north of a 'T' shape building on Allotment 2. Based on this estimation, in c.1831, Allotment 3 contained a small building offset from Castlereagh Street. The same arrangement appears in 1836 and 1843 (Figure 2.7 - Figure 2.8). The 1845 rates demonstrate Allotment 3 held two structures for two owners and occupants, Likely, Wilson's c.1831 house at No. 89: single storey, wood with four rooms and shingle roof and Elliot's c.1845 house: single storey, wood with three rooms and shingle roof. By 1852, the rates list both those properties with brick rather than wood houses which could suggest the originals, c.1831 and c.1845, were demolished and rebuilt or the description was in error or similar. By 1854, these brick residences form a long rectangular building fronting Castlereagh (Buildings 117 and 118). The fence arrangement could suggest the two residences are small and semidetached in the northeast corner of the allotment (Building 118). Though, that would suggest a third building in the southeast corner and there is no entry in the rates books that would allow for that possibility. Outside these residences the lot appears undeveloped. By 1856, the Wilson house (Building 117) is listed in the rates as having two storeys and four rooms and the second house, then occupied by John Miller (Building 118), two storeys and six rooms which suggests a renovation or extension. Though the rates show only two storeys and two rooms for both properties in 1861, the reason for this is unclear, both properties are also listed with 'kitchen and room.' The 1865 plan suggests the two residences front Castlereagh though there is an arrangement of nine other brick and timber buildings on the lot (Figure 2.10). The rates from 1867 offer a suggestion as to why, as the southern house, No. 365 occupied by George R. Laster, is now worth double the house at No. 363 where previously they have been worth similar values. The 'kitchen and room' could be the large 'L' shape wooden buildings at the rear of the block and be associated with the house at No. 365, this also works with the fence arrangement on the 1865 plan (Building 122). Having said that, each house on the 1865 plan has its own smaller brick outbuildings which could be privies, kitchens and sheds (Buildings 119-121 and 123-125).

By 1877, Ah Ping has moved into No. 365 (Building 117) and, by 1880, his property is extended to the north to meet the south wall of No. 363. The large timber sheds at the rear of the property have also been filled in around the south property boundary and are shown as 'workshops' (Buildings 122 - 123) around a 'timber yard' for Ping's cabinet making business. The Wilson property and outbuildings are unchanged from 1865. The 1880 plan makes clear that the majority of buildings on the site were two storeys. The 1890 and 1902 plans do not depict Ah Ping's large timber two storey shed along the south of the site, despite this, the rates for 1891 does not show a decline in value or suggest any part of the site was demolished (Figure 2.16).

Though, Ping has disappeared from the rates so it is likely the site is no longer being used as a cabinet business and timber yard. The north extension to No. 365, on the 1890 and 1902 plans No. 247 (Building 124), may have been a covered passage between the buildings or a hallway (Figure 2.16 - Figure 2.17). The remainder of the site appears the same though renovations may have replaced the shingle roofs with iron ones.²⁸⁰

By 1907 the houses on the study site were being used as workshops.²⁸¹ A 1921 photograph of the study site shows Westcott and Hazel undertaking alterations to No. 247 building and an intact No. 245. It is likely that these buildings are the same, at least, as those indicated on the 1854 plan but with modifications. No conclusive evidence has been found to rule out the possibility that even the 1854 dwellings were updated, extended or otherwise modified versions of the c.1831 original Wilson house, though this is unlikely. The 1917 plan has Westcott and Hazell occupying the site and their buildings taking up half the allotment – this would be a major extension to the rear for both No. 245 and No. 247 – this extended building is visible through a large entrance to No. 245 in the 1921 photo (Figure 2.37 and Figure 2.33). A 1920 advertisement for the Westcott and Hazel company confirmed that they moved to a ‘new premises’ at 245-247 Castlereagh Street where an ‘up-to-date motor accessory supply depot is being erected.’²⁸² This corresponds with the 1921 photograph of alteration works at the same address (Figure 2.33 and Figure 2.34). The 1917 plan shows a separate building ‘Bulk Store’ at the rear half of the allotment with two ‘wells’ most likely recesses in the ground level similar to mechanics wells (Building 126). The 1917 plan was in use until at least 1939 though it does not appear that there are any later additions to Allotment 3. No basement for the allotment has yet been indicated.

Westcott and Hazel occupied the allotment through the 1920s at least until c 1928.²⁸³ A June 1950 advertisement for the sale of a ‘substantial brick building’ with ‘showroom space at rear’ at 245-247 Castlereagh Street indicates that the building that was undergoing alteration in the 1921 photo was still standing by this stage.²⁸⁴ The current building, ANZAC House (also Seker House, Building 183), was estimated to have a construction date of c.1950-1960 by the Heritage Impact Statement.²⁸⁵ By 1954, ‘Seker House’ is said to have opened though this is not a conclusive link to the construction or demolition of a building at 245-247 Castlereagh.²⁸⁶ By 1968, ‘Seker House’ at 245-247 Castlereagh Street has a fifth floor so it may be that in 1950 the site was successfully sold and then redeveloped into the tower building that is present on the site today. The study site is currently entirely occupied by the extant ‘Anzac House’ which is an eight-storey building. Recent inspections have determined that this building has no basement level.

2.4.8 Allotment 4 Section 14

The first evidence of the historic development of this allotment is from Harpers’ plan of 1823 which details a rectangular building on Allotment 4, offset from Castlereagh Street and centred within the allotment (Figure 2.3; Building 127). The grantee Pritchard advertised for rent in 1834 three small rental houses on Castlereagh

²⁸⁰ City of Sydney Rates Assessment Books, 1891.

²⁸¹ City of Sydney Rates Assessment Books, 1907.

²⁸² Sunday Times, 11 July 1920, p. 21.

²⁸³ The Sun, 16 November 1928, p. 20.

²⁸⁴ The Sydney Morning Herald, 17 June 1950.

²⁸⁵ Urbis (September 2016), p. 30.

²⁸⁶ News, 24 November 1954 p. 29.

Street.²⁸⁷ In 1841, Pritchard's property is advertised as having six cottages which are being rented with "a good well of water".²⁸⁸ A well is not shown on plan. Following the purchase of this allotment by Cowlshaw in c1842, the property was redeveloped, and it is likely that these earlier buildings were adapted at this stage to make room for shops and more terrace houses. The Rates Assessment Book from 1845 (Appendix 8.3) describes a two-storey brick or stone house with shingled roof, 5 rooms and a detached single storey kitchen at the northern end of the allotment as well as 12 smaller two-storey brick houses, also with shingled roofs, and only 2 rooms; these appear to front an alley.²⁸⁹

The arrangement of these buildings is depicted in a plan from 1854 (Figure 2.9). The large house (Building 127) appears to have faced Castlereagh Street with two rows of terraces running east to west along the northern and southern boundaries separated by a lane (Buildings 128-131 and 133-138); a separate building was located at the rear of the allotment (Building 132). Rates assessment books from the 1850s and 1860s confirm that these buildings continued to be occupied in this manner throughout this period. By 1861 at least one of the terraces was being used as a shop which in 1867 is described as a 'grocer shop'.²⁹⁰ The trigonometrical survey of 1865 more clearly details these buildings (Figure 2.10). The larger house (Building 127) is shown facing Castlereagh Street and constructed of stone however the later 1880 plan indicates that it was in fact brick (Figure 2.14). The rear of the house contained an enclosed space which most likely housed the single storey kitchen. The brick terraces are also shown on the 1865 plan fronting "Belmore Place" although it is apparent that the buildings lack the number of divisions required to make up for the 12 terraces continuously described in the rates assessment books from this time. Also notable is a water pipe or drain, marked in blue, that runs through the lane and appears to connect to a small rectangular brick building in the southeast corner; this building was possibly used as a WC (Building 139) for the terraces. It should also be noted that along the southern boundary, the first terrace was set back from Castlereagh Street (Figure 2.10).

By 1877, more buildings had been constructed on the allotment bringing the total number up to 15 with the larger house (Building 127), shop and 13 dwellings.²⁹¹ The southernmost of these is rated slightly higher than the others and appears to front Castlereagh Street rather than Belmore Place. The tenants are not noted for the terraces which may be indicative of the changing use of the properties. Dove's plan of 1880 illustrates this change to the property (Figure 2.14). The large brick house at the northwest corner of the lot is shown at No.359, now occupied by Willis, Grocer, with the attached single storey kitchen, also of brick, as well as a privy within the small enclosed yard (Building 141 and 142). An additional building had been constructed between the northern row of terraces and the building in the northwest corner which now all appear to be interconnected (Building 143). Along the southern boundary, a new shop had been constructed facing Castlereagh Street and butting the earlier terraces which also now appear to be interconnected (Building 140). The latrines are shown in the southwest corner (Building 139). These additional buildings account for the description in the earlier rates assessment books. It is clear that by 1880, these buildings had been repurposed by a single occupant. Aside from the old

²⁸⁷ A five-room house with a well is also advertised by the owner on Elizabeth St. The Sydney Herald, 9 September 1834, p. 3.

²⁸⁸ Australasian Chronicle, 30 December 1841, p. 3.

²⁸⁹ The description for the c. 1823 house changes between stone and brick frequently in the rates.

²⁹⁰ City of Sydney Rates Assessment Books, 1861; 1867.

²⁹¹ City of Sydney Rates Assessment Books; 1877.

house, now used by the Grocer Willis, the rest of the buildings were being utilised by the confectioners Enever and Appleton. It is clear from the rates assessment books from that date that this property was being used as a factory.

The plan from 1890 depicts a similar arrangement for these buildings and a small outbuilding has also been added to the northern terraces (Figure 2.16). A second small addition had been added to the building in the northwest corner by 1902 (Figure 2.17). The rates assessment books for this period indicate that these buildings had again been divided amongst different owners and the lot is described as having a single storey office with yard, a single storey workshop along with a shop, factory and house.

A series of photographs from 1902 show both of the shops facing Castlereagh Street as well as part of the rear yard (Figure 2.18 - Figure 2.20). The 1840s shop (127) at this time was being used as a Chinese Laundry by Madam May²⁹² while Leonard Giraud, another confectioner, occupied the factory and later 1870s shop; the former Belmore Place being blocked by a gate bearing his name. The photograph of the rear yard demonstrates the condition of the 1840s terraces and the former lane at this time. The terraces were still standing with an awning projecting out into the lane which appears to have been paved. The building at the rear of the block appears to be in a state of disrepair, possibly even partly demolished. This photograph shows the debris and tools of a working yard. Both shops as well as the terraces all had chimneys and some addition can also be seen protruding from the 1870s shop. These buildings can also be seen in photographs from December 1920 when they were in the process of being demolished (Figure 2.30 - Figure 2.31). Both the 1840s shop, by this time occupied by a bootmaker, while advertisements on the gateway to the rear of the property name a plumber and engineer as the other occupants.

By July 1921, the new Manchester House had been constructed with rooms and offices advertised for rent at this time (Building 144).²⁹³ A plan of the façade from this time indicates the building was four storeys in height with a garage access at the southern end (Figure 2.32); the building appears to have been designed to allow for additional storeys. The Fire Underwriters' plan of 1917-1939 details the building indicating it to be four storeys in height with a malthoid roof (Figure 2.37). A small open yard was retained in the northwest corner of the allotment with lavatories at the rear. A single elevator was located along the southern side of the building next to a stairwell. The building was retained in this form throughout the remainder of the 20th century with a photograph from 1996 clearly demonstrating this (Figure 2.49).²⁹⁴ Sometime after this date the building was heavily modified with an additional storey added. The façade was also refurbished to its current form.

2.4.9 Allotment 5 Section 14

The 1823 plan shows a single small, rectangular building on the southern boundary of the allotment, offset but fronting Castlereagh Street (Figure 2.3; Building 145). The building was most likely constructed from wood, functioning as a residence. As this structure functioned as a dwelling it is likely the site was developed in other ways that may not be indicated on the 1823 plan. This could include outbuildings like privies or sheds or other forms of infrastructure such as wells.

²⁹² City of Sydney Rates Assessment Books, 1896.

²⁹³ Sydney Morning Herald, 13 Jul 1921, p. 19.

²⁹⁴ Urbis Pty Ltd (2016), p. 10.

In contrast to the 1823 plan, no development or features are shown for this allotment on the 1833 plan (Figure 2.5). As this plan only details the names of the various grantees, Andrew Ball for Allotment 5, Section 14, as such some development could be expected to have occurred on the allotment during this period. However, these developments are undocumented at this stage in the historical record.

The 1836 plan is a schematic plan of Sydney. As such the positioning of the allotment has been estimated. It is estimated that the northern boundary of Allotment 2 which was most likely defined by the top of the large 'T' shape building. Allotment 5, based on this estimation, contains a small square building offset from Castlereagh Street (Figure 2.7; Building 145). A structure of similar shape and size is detailed on the 1823 plan, although it should be noted that the 1823 structure appears to be closer to Castlereagh Street. However, it is entirely plausible that the buildings detailed on the 1823 and 1836 buildings are indeed the same, although it is also possible that the 1823 building was demolished and replaced by a similar building. In terms of other potential developments, which maybe undocumented, i.e. not represented on either the 1823 or 1836 plans (Figure 2.5-Figure 2.7). These may include other structures and infrastructure such as fences, wells and outbuildings, such as privies and sheds.

As with the 1836 plan, the 1843 plan is best described as schematic (Figure 2.8). This plan follows roughly the same detail as the earlier 1836 plan and details a single structure offset but fronting Castlereagh Street, made from unknown materials. The 1845 rate assessment books suggest that two structures functioning as dwellings were located on the site. These were fashioned from wood with a shingle roof. These buildings consisted of a single storey, consisting of 3 to 4 rooms. Whilst the 1852 rate assessment books suggest that at least three dwellings and a shop occupied the study site. Two of the three dwellings were constructed from brick with a shingled roof, with the remaining dwelling and shop rendered in wood with a shingled roof. This slight disjunction between the 1843 plan and 1852 rate assessment suggest that some development occurred on the allotment between these two periods.

The 1854 plan details two buildings forming an 'L' shaped structure made of unknown materials (Figure 2.9; Buildings 146 and 147). These structures appear to span the width of the allotment, with part of the structure in the southern portion of the allotment directly fronting Castlereagh Street, with the northern portion slightly offset from the street. The plan also shows an outbuilding at the rear of the allotment, in the south west corner (Building 148).

The 1856 rate assessment books suggest that a similar number of structures were present on the site as the 1852 assessment book. This would suggest that the development observable on the 1854 plan occurred prior to the commissioning of the plan. The structures mentioned in the 1856 assessment were single storey with a shingled roof and contained between 1 and 4 rooms. Conversely, the 1861 rate assessment books suggest that at least four premises occupied the allotment during this period. This includes two houses and two mixed use occupancies (houses and shops). One house and one mixed use structure fronted Castlereagh Street, with the remaining two structures positioned to the rear of the allotment. These structures were rendered in wood, wood and iron, brick and brick wood, with shingled and iron roofs. This difference between the earlier plan and the rate assessment books would suggest that between 1856 and 1865 the allotment underwent some development, which would appear to better correspond to the 1865 plan.

The 1865 plan indicates that a significant amount of development had occurred within the allotment between the 1854 plan and 1865 plan; with the allotment containing a collection of 15 buildings, which ranged in size from small to medium (Figure 2.10; Buildings 145 to 155). These structures were rendered in brick, wood and iron. The majority were fashioned from brick and wood, with a single iron structure located in the north-west corner of the allotment (Figure 2.10). Each building was set against either the northern or southern lot boundaries leaving a passage and open yard space at the centre of the lot. The buildings were of brick, wood and iron construction. A small fenced in gap between the buildings was located along the southern boundary. The largest of the buildings was rendered in wood and was marked by a fenced yard that fronted Castlereagh Street. Later pencil markings in the yard area for that building suggests that it may have been infilled with a square structure. More pencil marks in the southeast of the allotment show a replacement or extension of a brick building in that corner (Figure 2.10). Whilst, a third set of pencil marks detail a large rectangular shape above the collection of small outbuildings at the western boundary, or rear, of the allotment which could represent a redevelopment event (Figure 2.10). The plan itself does not detail the various functions of these buildings. However, due to their size it can be hypothesised that these include sheds, privies and other outbuildings.

The 1867 rate assessment books largely confirm the 1865 plan, with at least five main structures occupying the allotment detailed. This includes four, single-storey dwellings of two to four rooms. The final structure was a mixed use occupancy (dwelling and butcher shop). This structure and one of the other dwellings fronted Castlereagh Street, with the remaining two structures positioned to the rear of the allotment. These structures were rendered in wood and brick, with the roofs ranging from shingled to iron. A similar plan is also suggested by the 1877 rate assessment books, which details four dwellings and a mixed use occupancy, all single-storey with two to four rooms.

Doves' 1880 plan of Sydney presents much greater detail for the allotment (Figure 2.14). In the northern portion of the site, the eastern extent of the allotment appears to have been vacant during this period. Immediately behind this portion of vacant land was a medium sized, single-storey structure, which according to the plan appears to have been fashioned from brick and wood (Figure 2.14) (Building 147). This may consist of a brick structure with a wooden covered walkway running between two halves of the building or may indicate the fabric of the roof (the plan is unclear). Behind this structure to the west is an open yard space, which appears to dog leg. This yard fronts a wood and iron 'L' shaped workshop, which was positioned against the north-western and western boundaries of the allotment (Buildings 151 and 157). The southern boundary of the allotment was marked by what appears to be two structures divided into a series of premises and separated by a small yard space to the east of the allotment. The western two rooms appear to have been used by a cabinet maker (Buildings 156 and 154), with the western most room fashioned from brick, with the next room to the east rendered in wood, possibly with an iron roof (Figure 2.14). This room appears to be joined to a further two rooms, with doorways connecting these three rooms. A small yard space was positioned to the east of this structure, with this backing on to a small brick building fronting Castlereagh Street (Building 148). These structures were separated from the northern building and vacant land by a small east-west running passageway that enters the yard space, functioning as the main access route for the rear standing structures (Figure 2.14).

Comparison of the 1880 plan and the 1880 rate assessment books indicates a degree of inconsistency, with the rate assessment books indicating that the

allotment contained three dwellings and a mixed use occupancy (house and shop); whilst the plan indicates two main structures, which could have been divided, and a large workshop occupying the rear of the yard. Despite these inconsistencies the plan does support the rate assessment books in many respects, with single-storey buildings, fashioned from wood and stone occupying the allotment. The number of rooms associated with these structures also ranged from three to six. However, as the 1882 assessment only details a two-storey workshop it is possible that this was constructed in 1880 after the rate assessment had been conducted for that year.

Comparisons between the 1880 and 1890 plans indicate that the allotment underwent a significant episode of demolishment (Figure 2.14-Figure 2.16). Unfortunately, due to the drawing conventions of the post 1880 plans there is some ambiguity within the plan. However, the 1890 plan appears to detail a single structure, spanning the width of the allotment (Figure 2.16). This structure fronted Castlereagh Street, but was set slightly back from the street (Building 159). The building was also marked by what appears to be a covered walkway at the centre of the structure, which fronted Castlereagh Street (Buildings 148 and 158). Vacant spaces were present to the north and south of this walkway. The rear of the allotment appears to have functioned as yard space, with the fence lines positioned along the northern and southern boundaries of the allotment (Figure 2.16).

The 1891 rate assessment appears to confirm the 1890 plan with a single structure (Building 159), a hall occupying the allotment. This building contained three-storeys and 10 rooms. However, by the 1896 rate assessment the building appears to have been divided, with the hall and a workshop and office now occupying the allotment. Both structures were double-storied, rendered in brick with a slate roof. The hall contained 10 rooms with the workshop and office containing six rooms.

The 1902 plan of the allotment is also marked by a degree of ambiguity, with this plan difficult to differentiate between negative and positive space (Figure 2.17). However, analysis of the plan suggests two possible development scenarios. The first is that a single structure fronting Castlereagh Street with a covered walkway was positioned against the southern boundary of the allotment with an open yard space to the rear of two buildings fronting Castlereagh (Buildings 158 and 160). The second possibility is that a single large structure occupied the entire study site, with a covered walkway positioned against the south-eastern extent of the allotment, with a small yard space to the rear of the structure (Building 159; Figure 2.17).

The 1910 plan has little detail, with a single structure most probably encompassing the entire allotment (Figure 2.23).

The 1917-1939 Plan of Sydney suggests a single structure with out-buildings positioned to the west of the site (Figure 2.37). This building appears to have been divided into two business, with these following the general alignment of the structure visible in the 1902 plan, with the two in fact most probably the same building (Building 161). The first (Castlereagh Motors) includes a double story building positioned at the northern extent of the allotment. This building fronted Castlereagh Street and was flanked in the south by an access route or entrance way to the second business, which encompassed the rear of the allotment. This business functioned as a loading and iron yard. Whilst, the rear of this structure appears contain a small brick structure in the north of the allotment, perhaps a privy, as well as a stairwell to the south (Figure 2.37). A small yard space and corrugated iron awning was positioned in the centre of this rear space.

As with the 1910 plan the 1938-1950 Civic Survey lacks specific details, although on the basis of the current plan it would appear that a single structure was present on the allotment during this period (Figure 2.40). The 1943 aerial image appears to suggest that little development had been undertaken on the allotment since the 1917-1939 Plan of Sydney, with a single structure occupied the allotment, with a rear extension in the south and yard space in the north. Similarly, the 1949 aerial photograph indicates that the entirety of the allotment was occupied by a single structure (Figure 2.42). However, information regarding subsequent development of the allotment is scarce. Associated title documents indicate that between 1915 and 1977 ownership of the site changed hands numerous times. In 1977 ownership was transferred to the Commonwealth of Australia with the Australian Telecommunications Commission assuming ownership of the allotment in 1985 (Figure 2.48). It would appear that the building currently occupying this allotment was constructed sometime between 1977 and 1985, being the same building fronting Pitt Street on original Allotment 21 (Building 14). This structure is a multi-storey, mixed-use building with a four-level basement carpark.

2.4.10 Allotment 6 Section 14

Although Allotments 6 Section 14 and 7 Section 14 were originally granted to William Bruce, these lots have subsequently been developed separately and as such they will be discussed here as separate entities (Figure 2.5).

The 1823 and 1836 plans indicate that a single structure was constructed on the allotment (Figure 2.2-Figure 2.3 and Figure 2.7; Building 163). The 1836 plan is best described as schematic (Figure 2.2-Figure 2.7). However, the 1823 plan suggests that this structure was medium-sized and was positioned against the northern boundary of the allotment. This building was constructed from unknown materials and although it fronted Castlereagh Street it was slightly off-set from the road. This building most probably functioned as a dwelling and as such there is the potential for associated out-buildings, which are not recorded on the plans. This may include but is not limited to; privies, sheds, yard spaces and wells.

Well's Plan of 1843 suggests that the aforementioned building may have been demolished and replaced by a larger structure, which spanned Allotments 6 and 7 (Figure 2.8). However, there is some ambiguity in the plan as to whether this represents a single dwelling or two. The number of storeys and the construction materials associated with this structure(s) also remains unknown. Moreover, as with the 1823 and 1836 plans no other structures or features are recorded on the allotment (Figure 2.2-Figure 2.3 and Figure 2.7). This ambiguity in the plan is also reflected in the rate assessment books of 1845 and 1852, which suggest that two, single-storey buildings, one fashioned from wood and the other from brick, occupied the allotment. The wooden structure consisted of four rooms, whilst two rooms marked the brick structure. The different construction materials that are suggested by the rate assessment books may indicate that two buildings in fact occupied the allotment.

The 1854 plan details a single standing structure (Figure 2.9). This structure spans the entire width of the allotment and was slightly off-set from Castlereagh Street. As with the earlier plans no other details are presented; such as the number of stories, construction materials or other features generally associated with domestic residences, like privies, wells and sheds. Conversely, the rate assessment books of 1856 indicate that two residences were present on the allotment during this period. The northern structure is assessed as being made from wood with a shingled roof and having two-stories and two rooms. The southern building was rendered in brick

and wood and was marked by a single-storey with two rooms. Conversely, the 1861 rate assessment books indicate that some internal divisions were made to the dwellings between 1856 and 1861, with the northern structure now characterised by four rooms, instead of three and the southern by three rooms rather than two. The apparent disjunction between the plan and the rate assessment books may be due primarily to the relatively schematic nature of the 1854 plan.

The 1865 Trigonometrical Survey of Sydney indicates that the allotment had been significantly developed (Figure 2.10). Although, as there are a number of pencil amendments present on the plan this complicates interpretation to a degree. However, clearly marked on the plan are two small, rectangular brick buildings fronting Castlereagh Street but set slightly back from the road (Building 163 and 164). The southern structure abuts the allotment boundary. Immediately behind this structure was a smaller addition (Building 165). This smaller brick building is the width of the aforementioned structure and may have functioned as a kitchen. Behind this potential kitchen was a further rectangular structure running parallel against southern boundary (Figure 2.10; Building 165). The function of this building remains unknown. In contrast, the main northern structure appears to stop just short of the boundary, in this vacant space was a small, rectangular wooden structure abutting the northern boundary at the back of the building. The function of this structure also remains unknown. The rear portion of the allotment consisted of yard space, divided by a fence, which dogs-legs in the east. Spanning this fence line are two small rectangular wooden structures, which may have functioned as privies (Buildings 166 and 167). However, pencil additions may suggest a slightly different interpretation; with two possible buildings present on the site. The first was a rectangular building immediately fronting Castlereagh Street, this building was orientated north-south and abutted the southern boundary of the allotment. Whilst, the second building may have encompassed almost of the entirety of rear yard, extending to the back wall of the two main structures (Figure 2.10). Furthermore, analysis of the 1867 rate assessments also indicate that two, shingled roof dwellings occupied the allotment. The northern structure was fashioned from wood, with the southern marked by brick construction. Both structures were single-storied with the northern one characterised by four rooms and the southern by two. The 1877 rate assessment books mirror those from 1867, with the exception of the southern building, which now appears to have been marked by three rooms rather than two.

Doves' plan of 1880 indicates that the subdivision of the allotment (following the earlier fence line of 1865) continued during this period, with two principal businesses occupying the allotment (Figure 2.14). These businesses fronted Castlereagh Street but were off-set from the road. According to the plan the northern structure (cabinet-maker) was the larger to the two, with this wooden building marked by a single-storey and three rooms. Immediately behind this building was a small yard space and what appears to be a wooden covered walkway or portico; this feature and the yard space abutted a small wooden workshop to the rear of the allotment (Building 168). The southern building also utilised by cabinet-maker and consisted of a small, rectangular brick building with a wooden roof. Behind this structure was a small square yard space with a large wooden workshop to the rear (Building 169). According to the plan the rear of this workshop may have had an iron awning or roof (Figure 2.14). The rate assessment books from this year also detail two dwellings or premises on the allotment. However, based on a comparison of the 1877 and 1880 assessments it would appear that these structures were significantly modified, with at least two-stories now present. The number of rooms also increased, with the northern building marked by six rooms, whilst the southern structure was characterised by seven rather than three rooms. It should be noted that the rate assessment appears to differ from the plan, with the plan indicating these structures

were single-storied, whilst the assessment books suggest they were double-storied. This disjunction may be due to how the rates are assessed and plans executed, in some instances basement levels are included, whilst at other times they are not. This is further supported by the 1882 assessment books, which state that each dwelling consisted of a single-storey, as such it would it could be argued that basement levels are not always counted.

Unfortunately, the 1890 and 1902 survey plans are slightly ambiguous, as it would appear that a single structure occupied the site or it was vacant during these periods (Figure 2.16-Figure 2.17). This would suggest that a significant degree of development may have occurred on the allotment between the commissioning of Doves' 1880 plan and the 1890 plan (Figure 2.14-Figure 2.16). However, the size, function and materials associated with this building are not detailed on either plan. However, this large single structure may represent the hall mentioned in the rate assessment books of 1891 and 1896, specifically Professor West's Dancing Academy (Figure 2.13), which appears to be wrongly marked as Allotment 7 on a later addition of Doves' 1880 plan (Figure 2.14). Unfortunately, such mistakes are occasionally found on the historical plans as they were often drawn over a number of years with later additions often pasted atop of earlier versions. It would therefore appear that the two dwellings mentioned in the 1882 rates assessment books were demolished sometime between 1882 and 1891, with the later addition of a single structure on the site (Building 170).

The 1910 plan details a single building occupying the allotment (Figure 2.23). This building, known as "Leigh House", occupied the entirety of the allotment. No other information in terms of construction or the number of stories is available on the plan.

In contrast, the Fire Underwriters plan of 1917-1939 indicates that "Leigh House" was later subdivided, occupying the south-eastern frontage of the allotment, with an entrance way and staircase positioned against the northern boundary (Figure 2.37). This section of the building incorporated at least two stories. In contrast, the rear of the building appears to have been marked by three stories with six windows on the southern side, with the northern side marked by five windows, most of which were blocked by the neighbouring construction. The lower level of the building appears to have been used as auction rooms for used automobiles, with the upper floors dedicated to a Communistic Social & Dramatic Club and Offices (Figure 2.37). The second floor at the rear of the building also appears to have had a narrow balcony, with a small rectangular addition against the south-western boundary of the building also present, as was a small open space to the north. Stairs were also located at the rear of the structure both in and outside of the building. Conversely, the 1938-1950 Civic Survey is somewhat ambiguous, with only the allotment boundaries outlined (Figure 2.40). However, the 1943 and 1949 aerial photos suggest that "Leigh House" was still standing (Figure 2.41-Figure 2.42), as does the 1956 City Building Surveyor's plan (Figure 2.43).

At present the allotment is currently occupied by a multi-storied, mixed-use structure with a four-level basement (Figure 2.48; Building 14).

2.4.11 Allotment 7 Section 14

The 1823 plan details only a single structure on the Allotment (Figure 2.3). This building was positioned at the centre of the Allotment, slightly offset but fronting Castlereagh Street (Building 172). No indication is given as to the materials used in

this construction; nor are any other features associated with domestic dwellings, such as privies, sheds, wells and other out-buildings, rendered on the plan.

Again the 1836 plan illustrates only a single structure on the study site, slightly offset but fronting Castlereagh Street (Figure 2.7). This building appears to have been attached to the structure occupying Allotment 6. As this plan is best described as schematic no further details are available for the Allotment during this period. However, as with the earlier 1822 and 1823 plans it can be assumed that other unrecorded structures and features were present on the allotment during this period. Similarly, no information regarding the construction materials is presented. Well's 1843 Plan presents a picture almost identical to that of the 1836 plan (Figure 2.7-Figure 2.8). This consists of a single dwelling occupying the allotment, with this structure most probably attached to the dwelling on Allotment 6. No other features are presented on the plan. However, the 1845 rate assessment books are somewhat unclear for this allotment.

The 1854 plan also details a single large dwelling occupying the allotment (Figure 2.9). This structure was positioned slightly back from Castlereagh Street. No information regarding construction materials or other associated features or structures on the allotment were recorded on the plan. Comparisons of the 1822, 1823, 1843 and 1854 plans indicate comparatively little development occurred on the allotment between these periods (Figure 2.2-Figure 2.9). However, comparison with the 1852 rate assessment books suggest that by this period five brick dwellings occupied Allotment 7. This may suggest that the 1854 plan is in fact incorrect, representing an earlier phase of development, i.e. pre-1854. Similarly, the 1856 rates assessment books detail five dwellings on the allotment, all five were fashioned from brick and were characterised by two-stories, although the number of rooms varied from two to six. The 1861 rates also indicate five, two-storey, brick dwellings, with three to six rooms.

By the 1865 Trigonometrical Survey of Sydney the Allotment had been divided in a smaller series of allotments and had been extensively developed (Figure 2.10). However, on the basis of the rate assessment books this development appears to have occurred much earlier than the 1865 plan, perhaps as early as 1850. On the basis of this plan it would appear that the earlier structure that occupied the allotment was either demolished or significantly modified between 1854 to 1865 (Figure 2.9-Figure 2.10). The eastern quadrant of the Allotment was marked by two brick buildings fronting Castlereagh Street but slightly offset from the Street (Buildings 173 and 176). These structures were marked by verandahs at the front of the building (Figure 2.10). Each of these structures was enclosed by a fence-line, which doglegs at a slightly oblique angle. Enclosed within these areas was a rear yard space, as well as a collection of three to four outbuildings, which include structures made of brick, wood and iron (Figure 2.10) (Buildings 174, 175 and 177). The precise function of each of these structures is not indicated on the plan but it can reasonably be inferred that they functioned as later additions, such as sunrooms, kitchens and sheds with privies positioned towards the rear of the yard. These two structures were separated by a covered walkway which led out into a 'T' shaped yard space and a further three attached brick dwellings (Figure 2.10) (Buildings 178-180). These dwellings were marked by a rear yard, which appears to have contained a wooden privy in the rear (Building 181). The rate assessment books for 1867 indicate that five, brick, two-storey dwellings, consisting of four to six rooms occupied the study site. However, although the 1877 rate assessment books are almost identical, with the exception of three to seven rooms present; different owners appear on the rate assessment (Cohen, Holloway and Frost). This suggests

that sometime between 1867 and 1877 the lot was further subdivided into separate allotments (Figure 2.15 and Figure 2.28).

Doves' Plan of 1880 suggest further development of the site had occurred, with the earlier structures noted on the 1865 plan demolished and replaced by a single, large, two-storey structure directly fronting Castlereagh Street, Professor West's Dancing Academy (Figure 2.14). At the rear of this building was a covered glass, wooden addition. Conversely, the 1890 and 1902 plans reveal a development scenario identical to that of the 1865 plan, with a series of dwellings complete with outbuildings and yard spaces occupying the allotment (Figure 2.14 and Figure 2.17). The apparent disjunction between the 1880, 1890 and 1902 plans and an analysis of the corresponding rates books for the intervening periods indicates that the 1880 plan is in fact incorrect (Figure 2.14 and Figure 2.17). The rate assessment books for 1880, 1882, 1891 and 1896 indicate that five dwellings, two at the front and three at the rear occupied the allotment. It appears that Professor West's Dancing Academy was in fact positioned not on Allotment 7 but on Allotment 6 (see Section 2.4.10 above for discussion). The earlier version of Doves appears to show the correct collection of buildings, i.e. five dwellings. Furthermore, it would appear Allotment 7 was not developed into a single standing structure until at least 1917, as per the original title documents and the 1917-1939 Fire Underwriters Plan. The rate assessment books from 1880, 1882, 1891 and 1896 would appear to confirm this, with five dwellings (two-stories) occupying the Allotment. These all appear to be owned by different individuals (Cohen, Holloway and Frost in 1880 and 1882; Holloway, Robinson and Wakely in 1891 and 1896) suggesting that Allotment 7 remained subdivided throughout the 1880s and 1890s.

The 1910 plan details three structures on the Allotment (Figure 2.23), all of which follow the same rough plan of the 1865, 1890, and 1902 plans (Figure 2.14 and Figure 2.17). In the south directly fronting Castlereagh Street and positioned against the southern boundary was a long rectangular structure. The northern building was separated from the southern by a walkway. The northern structure was positioned against the boundary line and was marked by a semi-trapezoid form. In the west, a medium sized rectangular structure was present, this appears to have been built atop of the three rear structures (Buildings 178 - 180) and yard spaces which already occupied the western extent of the Allotment.

The 1917-1939 Fire Underwriters Plan indicates that the dwellings detailed in the 1910 plan were demolished and replaced by a single structure, with a small open yard in the northwest corner of the allotment (Figure 2.37; Building 182). This structure known as 'Newstead House' appears to have been utilised as warehouses, flats and offices. It appears to have been marked by seven stories, with at least two lifts and lift shafts discernible in the south-eastern extent of the building, with the first of these directly fronting the entranceway (Figure 2.37). To the west of the lift shafts was a staircase. A second, metal staircase was also positioned at the rear of the building, parallel to the yard. According to the title documents it would appear that Newstead acquired the eastern and western portions of the site in 1913 and 1917 respectively, indicating that from 1917 onwards the Allotment was reunified. Thus, it is most probably post-1917 that the large single structure (Newstead House) was constructed on the Allotment.

The 1938-1950 Civic Survey presents little detail for the allotment, with only the lot boundaries outlined (Figure 2.40). However, a 1933 photo of Newstead House (Figure 2.39); as well as the 1943 and 1949 aerial images reveal a plan similar to the 1917-1939 Fire Underwriters Plan, with a single large building occupying the lot with a small open yard space present in the north-west corner of the allotment.

Indeed, the 1949-1972 Building Surveyor's Plan indicates the Newstead House still occupied this allotment during this period (Figure 2.43).

Between 1950 and 1977 it appears that the Allotment was occupied by a series of commercial premises. Newspaper reports indicate that Newstead House was still standing in 1955, however after this date little information can be gleaned as to the existence of this building. On the basis of the little evidence available and the extant title document it can be reasonably be assumed that Newstead House remained standing until sometime between 1977 and 1982, when the Allotment was purchased by the Commonwealth of Australia in 1977. At some stage between 1977 and 1982 a single storey structure associated with the multi-storey, mixed use building was constructed on the Allotment (Figure 2.48; Building 184).

Table 2.18 Identified historical structures divided per allotment.

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
21	1	a	1823	By 1823	The southern most of the group of three partly sits within the study site	John Smith	Unknown	Domestic
		b	1831			John Smith		
		c	1836					
		d	1843					
	2	a	1823	By 1823	The fourth building (and southernmost within the allotment) sits completely within the current study site	John Smith	Unknown	
		b	1831			John Smith		
		c	1836			John Smith		
		d	1843					
	3		1836	By 1836	Square building behind building 2	John Smith	Unknown	
	4		1854	By 1845	Single storey shingled timber house with 4 rooms,	Henry Osbourne	Timber	Domestic
	5		1854	By 1845	Separate single room workshop associated with Building 4	Henry Osbourne	Unknown	Commercial
	6		1854	By 1845	Single storey timber terrace with 4 rooms	Henry Osbourne	Timber	Domestic
	7		1854	By 1845	Single storey timber terrace with 4 rooms	Henry Osbourne	Timber	Domestic
	8		1854	By 1845	Single storey timber terrace with 3 rooms	Henry Osbourne	Timber	Domestic
	9		1880	c. 1870 (When St Andrew's was constructed)	Single storey iron and wood outbuilding, St Andrew's School privy?	Robert Chadwick, Charles Brown and Thomas Frederick Thompson	Timber	School
	10		1902	By 1902	Northern part of lot 21, large building	Robert Chadwick, Charles Brown and Thomas Frederick Thompson	Brick	Commercial
	11	a	1902	By 1902	Connected to Building 10, along the rear of the allotment	Robert Chadwick, Charles Brown and Thomas Frederick Thompson	Brick	Commercial
		b	1920s		Lift in SE corner, cart way	John Danks		
		c	1917-1939		2 lifts in centre back of building	John Danks		
	12		1902	By 1902	Southern part of lot, separate building fronting Pitt St	John Danks	Brick	Domestic
	13	a	1920s	c. 1910	Dank & Sons Warehouse, 1 lift, cart way	John Danks	Brick	Commercial
		b	1917-1939		2 lifts on northern wall of building, cart way	John Danks		
	14			c. 1977	Current Telecom building – 4 storey basement	NSW Govt		Commercial

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
22	15	a	1823	By 1823	Rectangular building butting south boundary of allotment	Thomas Bowers	Timber	Domestic
		b	1831			Thomas Bowers		
		c	1836			Thomas Bowers		
		d	1843			Thomas Bowers		
		e	1854		Bower's Shop, possible containing basement level	James Delprado		Commercial
		f	1865		Timber, protrudes slightly onto Pitt St	Briars and Murphy		
		g	1880		Timber, 2 storeys	Denis McGrath		
	16		1836	By 1836	Unclear on plan if proper building	Thomas Bowers	Timber	Domestic
	17		1854	By 1854	Building closest to Pitt St, shop	James Delprado	Unknown	Commercial
	18		1854	By 1854	House	James Delprado	Unknown	Domestic
	19	a	1865	By 1865	Bower's cottage, brick	Briars and Murphy	Brick	Domestic
		b	1880		1 storey, brick/ stone	Denis McGrath		
	20		1865	By 1865	Double privy	Briars and Murphy	Timber	
	21	a	1865	By 1865	Brick shop	Briars and Murphy	Brick	Commercial
		b	1880		2 storey brick shop	Denis McGrath		
	22	a	1865	By 1865	Brick shop	Briars and Murphy	Brick	Commercial
		b	1880		2 storey brick shop	Denis McGrath		
	23		1865	By 1865	Double privy	Briars and Murphy	Timber	Privy
	24		1865	By 1865	Single privy	Briars and Murphy	Timber	Privy
	25		1865	By 1865	Double Privy	Briars and Murphy	Timber	Privy
	26	a	1865	By 1865	Shed, timber	Briars and Murphy	Timber	Commercial
		b	1880		Shed, iron	Denis McGrath	Iron	
	27		1880	By 1880	Shed, timber	Denis McGrath	Timber	Domestic
	28		1880	By 1880	Single storey, iron outbuilding	Denis McGrath	Iron	Commercial
	29		1880	By 1880	Single storey, timber outbuilding	Denis McGrath	Timber	Commercial
	30		1890	1882	Brick shop	Louisa McGrath	Brick	Commercial
	31		1890	1882	Brick shop	Louisa McGrath	Brick	Commercial
	32		1890	1882	Brick shop	Louisa McGrath	Brick	Commercial
	33		1890	1882	Double privy	Louisa McGrath	Timber	Commercial
	34		1890	1882	Single privy	Louisa McGrath	Timber	Commercial
	35		1890	1882	New large foundry	Louisa McGrath	Brick	Commercial
	36		1920s	c. 1910	Large single building with lift, 'Stanley Building', 5 storeys, still standing, basement level	Louisa Snell	Brick	Commercial
23	37	a	1836	By 1836		Sarah Hitchcock		
		b	1854		Brick, single storey, shingled	Mary Cannon	Brick	Domestic

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
		c	1865		Brick with timber verandah	Mary Cannon		
		d	1880		Single storey	Mary Cannon		
		e	1890		Small addition to east	Mary Cannon		
		f	1902			Herbert Smith		
	38	a	1865	By 1845	Kitchen?	Mary Cannon	Brick	Domestic
		b	1880		Single storey	Mary Cannon		
		c	1890			Mary Cannon		
		d	1902			Herbert Smith		
	39	a	1865		Stables?	Mary Cannon	Brick	Domestic
		b	1880		Single storey	Mary Cannon		
		c	1890			Mary Cannon		
		d	1902			Herbert Smith		
	40	a	1865	By 1845	Two storey coach house/ workshop	Mary Cannon	Brick	Commercial
		b	1880			Mary Cannon		
		c	1890			Mary Cannon		
		d	1902			Herbert Smith		
	41		1865		Two privies attached to building 40	Mary Cannon	Timber	Privy
	42	a	1880	By 1880	WC	Mary Cannon	Brick	Privy
		b	1890			Mary Cannon		
		c	1902			Herbert Smith		
	43	a	1880	By 1880	WC	Mary Cannon	Brick	Privy
		b	1890			Mary Cannon		
		c	1902			Herbert Smith		
	44		1910	By 1907	2 storeys, 10 rooms	Herbert Smith	Brick	Commercial
	45		1920s	1914	'Robson House', 7 storeys, brick and possible basement level	William Robson	Brick	Commercial
	46			1996	Current building at 338 Pitt St; two basement levels	Prima Developments Pty Ltd	Brick	Commercial
24	47	a	1823	By 1823	Rectangular building fronting Pitt St	Peter Plomer		Domestic
		b	1831			Peter Plomer		
		c	1836			Peter Plomer		
		d	1843		Combined with 49, two storeys	Peter Plomer	Brick	
		e	1854		Separated from 49 by cart way	Peter Plomer		
		f	1865			Peter Plomer		
		g	1880		Rear verandah shown on plan	James Aitcheson		
		h	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
	48	a	1831	By 1831	Rectangular building behind building 47	Peter Plomer	Brick	Domestic
		b	1836			Peter Plomer		
		c	1843			Peter Plomer		
		d	1854		Fits into the eastern boundary end of the allotment	Peter Plomer		
		e	1865			Peter Plomer		
		f	1880		2 storeys	James Aitcheson		
		g	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	49	a	1836		New building next to building 47 fronting Pitt St	Peter Plomer	Brick	Domestic
		b	1843		Combined with 47, two storeys	Peter Plomer		
		c	1854			Peter Plomer		
		d	1865			Peter Plomer		
		e	1880		Rear verandah on plan	James Aitcheson		
		f	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	50		1865	By 1865	Privy associated with building 49	Peter Plomer	Brick	Domestic
	51	a	1865	By 1865	Outbuilding associated with building 49	Peter Plomer	Brick	Domestic
		b	1880			James Aitcheson		
		c	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	52	a	1865	By 1865	Double privy associated with buildings 48 and 49	Peter Plomer	Brick	Domestic
		b	1880		Now a single privy	James Aitcheson		
		c	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	53	a	1865	By 1865	Outbuilding associated with building 48	Peter Plomer	Brick or timber	Domestic
		b	1880			James Aitcheson		
		c	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	54	a	1865	By 1865	Outbuilding associated with building 48	Peter Plomer	Brick or timber	Domestic
		b	1880			James Aitcheson		
		c	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	55	a	1865	By 1865	Double privy associated with buildings 47 and 48	Peter Plomer	Brick	Domestic
		b	1880			James Aitcheson		
		c	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	56	a	1865	By 1865	Outbuilding associated with building 47	Peter Plomer	Timber	Domestic

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
		b	1880			James Aitcheson		
		c	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	57	a	1865	By 1865	Outbuilding associated with building 47	Peter Plomer	Brick	Domestic
		b	1880			James Aitcheson		
		c	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	58	a	1880	By 1880	New shed associated with building 49	James Aitcheson	Brick	Domestic
		b	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	59	a	1880	By 1880	New single privy associated with building 49 (now separate from building 52 with building 58 in between)	James Aitcheson	Brick	Domestic
		b	1890-1902		Same as on 1880 plan, whole allotment infilled slightly	James Aitcheson		
	60		1920s	1911	One large building replaces all previous, S Walder Ltd retail shop, 5 storeys, brick, possible basement level	John Walder	Brick	Commercial
	46			1996	Current building at 338 Pitt St; two basement levels	Dindori Holding Pty Ltd		Commercial
1	62	a	1823	By 1823	Rectangular shaped building fronting Pitt St	William Coates	Unknown	Domestic
		b	1831			William Coates		
		c	1836			William Coates		
		d	1843			William Coates		
	63	a	1831	By 1831	Fronting Liverpool St	William Coates	Brick	Commercial and domestic
		b	1836			William Coates		
		c	1843			William Coates		
		d	1854		New outbuilding constructed behind	William Coates		
	64	a	1831	By 1831	Fronting Liverpool St (located of 128 Liverpool St)	William Coates	Brick	Commercial and domestic
		b	1836			William Coates		
		c	1843			William Coates		
		d	1854			William Coates		
		e	1865			William Coates		
		f	1880		2 storeys, brick	John McCabe		
		g	1890			Bridget McEncroe		
		h	1902			McCabe's		
		i	1920s		Extension added to rear			
		j	1917-1939		Extended to nearly the rear of the allotment, amalgamated with buildings 92 and 93			

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
	65	a	1854	By 1845	Staffordshire Arms	William Coates	Brick	Public House
		b	1865			William Coates		
		c	1880		2 storeys, brick, North Star Hotel	John McCabe		
		d	1890		Pub and outbuildings have been slightly infilled	Bridget McEncroe		
		e	1902		Pub and outbuildings have been further infilled	McCabe's		
	66	a	1854	By 1845	New building next door to Staffordshire Arms	William Coates	Brick	Commercial
		b	1865			William Coates		
		c	1880		2 storeys, brick	John McCabe		
		d	1890			Bridget McEncroe		
	67	a	1854	By 1845	New building next door to Building 66	William Coates	Brick	Commercial
		b	1865			William Coates		
		c	1880		2 storeys, brick	John McCabe		
		d	1890			Bridget McEncroe		
	68		1854	By 1854	Outbuilding/ privy behind Building 69	William Coates	Unknown	Privy
	69		1854	By 1854	Wooden building, 1 storey	William Coates	Timber	
	70	a	1865	By 1865	Outbuilding associated with the pub	William Coates	Brick	Commercial
		b	1880		Outbuilding associated with the pub, extended	John McCabe		
		c	1890		Pub and outbuildings have been slightly infilled	Bridget McEncroe		
		d	1902		Pub and outbuildings have been further infilled	McCabe's		
	71	a	1865	By 1865	Outbuilding associated with the pub	William Coates	Brick	Commercial
		b	1880			John McCabe		
		c	1890		Pub and outbuildings have been slightly infilled	Bridget McEncroe		
		d	1902		Pub and outbuildings have been further infilled	McCabe's		
	72	a	1865	By 1865	Privy associated with the pub	William Coates	Brick	Commercial
		b	1880			John McCabe		
		c	1890		Pub and outbuildings have been slightly infilled	Bridget McEncroe		
		d	1902		Pub and outbuildings have been further infilled	McCabe's		
	73	a	1865	By 1865	Outbuilding associated with the buildings 66 and 67	William Coates	Unknown	Commercial
		b	1880			John McCabe		
		c	1890			Bridget McEncroe		
	74	a	1865	By 1865	Privy associated with the buildings 66 and 67	William Coates	Timber	Commercial
		b	1880			John McCabe		
		c	1890			Bridget McEncroe		
	75		1865	By 1865	T shaped outbuilding associated with building 64	William Coates	Unknown	Commercial
	76	a	1865	By 1865	Shed associated with pub 65	William Coates	Iron and timber	Commercial
		b	1880			John McCabe		

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
	77	c	1902		Pub and outbuildings have been further infilled	McCabe's		
		a	1880	By 1880	2 storey brick	John McCabe	Brick	Commercial
		b	1890			Bridget McEncroe		
		c	1902			McCabe's		
	78	a	1880	By 1880	2 storey brick	John McCabe	Brick	Commercial
		b	1890			Bridget McEncroe		
		c	1902			McCabe's		
	79	a	1880	By 1880	2 storey brick outbuilding associated with building 77	John McCabe	Brick	Commercial
		b	1890			Bridget McEncroe		
		c	1902			McCabe's		
	80	a	1880	By 1880	WC associated with building 78	John McCabe		Privy
		b	1890			John McCabe		
		c	1902			McCabe's		
	81		1880	By 1880	Shed, iron and wood, associated with building 64	John McCabe	Timber	Commercial
	82		1880	By 1880	WC associated with building 64	John McCabe	Brick	Commercial
	83		1880	By 1880	Shed associated with building 77	John McCabe	Brick	Commercial
	84		1890	By 1890	Large outbuilding behind building 64	John McCabe	Unknown	Commercial
	85		1902	By 1902	New outbuilding associated with building 66	McCabe's	Unknown	Commercial
	86	a	1902	By 1902	New building between buildings 78 and 64	McCabe's	Unknown	Commercial
		b	1920s					
		c	1917-1939		Extended to nearly the rear of the allotment, amalgamated with buildings 92 and 93			
	87	a	1902	By 1902	New North Star Hotel, amalgamated buildings 65, 70, 71, 72 and 76, basement level	McCabe's	Brick	Public House
		b	1920s		New North Star Hotel, amalgamated buildings 65, 70, 71, 72 and 76 and now 66 and 67			
		c	1917-1939					
	88	a	1920s	1917	Amalgamated buildings 77 and 78, 5 storeys, brick, basement level		Brick	Commercial
		b	1917-1939					
	89	a	1920s	By 1920	Lift associated with North Star Hotel (Building 87)		Brick	Commercial
		b	1917-1939					
	90		1920s		Extension to building 86			
	91		1920s		Shed associated with building 86			

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
2	92		1920s		Extension to building 64			
	93		1920s		Shed associated with building 64			
	94	a	1831	By 1831	Large T shaped building	George Taylor	Unknown	Domestic
		b	1836			Thomas Isaacson		
		c	1843			William Wallis		
	95	a	1831	By 1831	Small rectangular building, possible outbuilding	George Taylor	Unknown	Domestic
		b	1836			Thomas Isaacson		
		c	1843			William Wallis		
	96		1854	By 1854	Small square building at the front of the allotment on Castlereagh St	William Wallis	Unknown	Domestic
	97		1854	By 1854	Large square building at the front of the allotment on Castlereagh St	William Wallis	Unknown	Domestic
	98		1854	By 1854	Small square building towards the back of the allotment	William Wallis	Unknown	Domestic
	99	a	1854	By 1854	Rectangular building fronting Liverpool St	Thomas Smith	Brick	Domestic
		b	1865		Brick	Alfred Smith		
		c	1880		2 storey brick	John Heaven		
		d	1890					
		e	1902					
		f	1920s		Building extended to Dungate lane to join outbuildings, two residences/ shops but one street number			Commercial
		g	1917-1939		Now just one residence/ shop			
	100	a	1865	By 1865	Outbuilding associated with building 99	Alfred Smith	Brick	Domestic
		b	1880		2 storey brick	John Heaven		
		c	1890					
		d	1902					
	101	a	1865	By 1865	Privy associated with building 99	Alfred Smith	Brick	Domestic
		b	1880		Brick	John Heaven		
		c	1890					
		d	1902					
	102	a	1865	By 1865	Square building fronting Castlereagh St, brick	John Aylward	Brick	Commercial
		b	1880		2 storey brick	John McMaster		
		c	1890					
		d	1902					
	103	a	1865	By 1865	Rectangular building fronting Castlereagh St, set back from the street? Verandah? Brick	John Aylward	Brick	Domestic
		b	1880		2 storey brick shingled	John McMaster		

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
		c	1890		Extended to incorporate all outbuildings to the rear (Buildings 104, 105 and 109)	Gibson		
		d	1902					
	104	a	1865	By 1865	Outbuilding associated with building 103, iron	John Aylward	Iron	Domestic
		b	1880		Shed, iron and timber	John McMaster		
	105	a	1865	By 1865	Privy associated with building 103	John Aylward	Brick	Domestic
		b	1880		WC	John McMaster		
	106	a	1865	By 1865	Rectangular building fronting Castlereagh St, set back from the street? Verandah? Brick	John Aylward	Brick	Domestic
		b	1880		2 storey brick shingled	John McMaster		
		c	1890		Extended to incorporate all outbuildings to the rear (Buildings 107, 108 and 109)	Gibson		
		d	1902					
	107	a	1865		Outbuilding associated with building 106, iron	John Aylward	Iron	Domestic
		b	1880		Shed, timber	John McMaster		
	108	a	1865	By 1865	Privy associated with building 106	John Aylward	Brick	Domestic
		b	1880			John McMaster		
	109	a	1880	By 1880	Double privy associated with buildings 103 and 106	John McMaster	Unknown	Privy
	110	a	1880	By 1880	Horseshoe shaped blacksmith workshop, iron and timber	James McLoughlin	Iron and timber	Commercial
		b	1890					
		c	1902					
	111	a	1890	By 1890	New outbuilding associated with building 99	John Heaven	Unknown	Domestic
		b	1902					
	112	a	1890	By 1890	New outbuilding associated with building 102		Unknown	Commercial
		b	1902					
	113	a	1890	By 1890	New outbuilding associated with building 102		Unknown	Commercial
		b	1902					
	114	a	1920	c. 1912	New very large building replacing all of the Castlereagh St buildings, 3 storeys and a basement, brick	Marks	Brick	Commercial
		b	1917-1939		Altered from previous plan, split into two areas and now 4 storeys, wood floors and stairs			
3	116	a	1831	By 1831	Small square building close to Castlereagh St	George Wilson	Timber	Domestic
		b	1836			George Wilson		
		c	1843		single storey, wood with four rooms and shingle roof	George Wilson		
	117	a	1854	By 1852		George Wilson	Brick	Domestic
		b	1865			George Wilson		

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
		c	1880		2 storey brick	Elizabeth Wilson		
		d	1890		Now cart way between 116 and 117	Elizabeth Wilson		
		e	1902					
		f	1920s		Updated			
		g	1917-1939					
	118	a	1854	By 1852	two storeys and six rooms (rates)	George Wilson	Brick	Domestic
		b	1865			George Wilson		Commercial
		c	1880		2 storeys brick	Elizabeth Wilson		
		d	1890		Now cart way between 116 and 117	Elizabeth Wilson		
		e	1902					
		f	1920s		Infilled, updated			
		g	1917-1939					
	119	a	1865	By 1865	Outbuilding associated with building 117	George Wilson	Brick	Domestic
		b	1880		Shed	Elizabeth Wilson		Commercial
	120	a	1865	By 1865	Outbuilding associated with building 117	George Wilson	Brick	Domestic
		b	1880		1 storey brick	Elizabeth Wilson		Commercial
		c	1890			Elizabeth Wilson		
		d	1902					
	121	a	1865	By 1865	Outbuilding associated with building 117	George Wilson	Brick	Domestic
		b	1880		WC	Elizabeth Wilson		Commercial
		c	1890			Elizabeth Wilson		
		d	1902					
		e	1920s					
		f	1917-1939					
	122	a	1865	By 1865	Large L shaped building in rear of allotment	George Wilson	Timber	Domestic
		b	1880		2 storeys wood, workshops	Elizabeth Wilson		Commercial
		c	1890		No longer L shaped, now just runs along north boundary	Elizabeth Wilson		
		d	1902					
	123	a	1865	By 1865	Outbuilding associated with building 116	George Wilson	Brick	Domestic
		b	1880		Has been extended to the rear of the allotment, 2 storeys wood	Elizabeth Wilson		Commercial
	124	a	1865	By 1865	Outbuilding associated with building 116	George Wilson	Brick	Domestic
		b	1880		2 storeys brick	Elizabeth Wilson		Commercial
		c	1890			George Wilson		

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
		d	1902					
	125	a	1865	By 1865	Outbuilding associated with building 116	George Wilson	Brick	Domestic
		b	1880		2 storeys brick and iron	Elizabeth Wilson		Commercial
	126	a	1920s		2 storeys brick 'bulk store'			Commercial
		b	1917-1939					
	183			1950-1960	ANZAC House – no basement level		Brick	Commercial
4	127	a	1823	By 1823	A rectangular building offset from Castlereagh St	Joseph Pritchard	Unknown	Domestic
		b	1831			Joseph Pritchard		
		c	1836			Joseph Pritchard		
		d	1843			Thomas Cowleshaw		
		e	1854		Irregular shaped yard	Thomas Cowleshaw		
		f	1865			Thomas Cowleshaw		
		g	1880		Two storey brick, two outbuildings in the yard now	Richard Wynne		
		h	1890			Richard Wynne		
		i	1902			Richard Wynne		
	128	a	1854	By 1845	North group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	129	a	1854	By 1845	North group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	130	a	1854	By 1845	North group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	131	a	1854	By 1845	North group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
	132	a	1854	By 1854	Detached house at rear of lot	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		New extension, Two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	133	a	1854	By 1845	South group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Combined for confectioners, two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	134	a	1854	By 1845	South group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Combined for confectioners, two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	135	a	1854	By 1845	South group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Combined for confectioners, two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	136	a	1854	By 1845	South group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Combined for confectioners, two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	137	a	1854	By 1845	South group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Combined for confectioners, two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	138	a	1854	By 1845	South group of terraces	Thomas Cowleshaw	Brick	Domestic
		b	1865			Thomas Cowleshaw		
		c	1880		Combined for confectioners, two storey brick	Richard Wynne		
		d	1890			Richard Wynne		
		e	1902			Richard Wynne		
	139	a	1865	By 1865		Thomas Cowleshaw	Brick	Privy

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
		b	1880		Latrine	Richard Wynne		
		c	1890			Richard Wynne		
		d	1902			Richard Wynne		
	140	a	1880	By 1880	New building, extends the confectioners to Castlereagh St, two storey brick	Richard Wynne	Brick	Commercial
		b	1890			Richard Wynne		
		c	1902			Richard Wynne		
	141	a	1880	By 1880	WC in yard of building 127, wood	Richard Wynne	Brick	Domestic
		b	1890			Richard Wynne		
		c	1902			Richard Wynne		
	142	a	1880	By 1880	Outbuilding in yard of building 127, one storey brick	Richard Wynne	Brick	Domestic
		b	1890			Richard Wynne		
		c	1902			Richard Wynne		
	143	a	1880	By 1880	Extension to building 132	Richard Wynne	Brick	Commercial
		b	1890			Richard Wynne		
		c	1902			Richard Wynne		
	144	a	1920s	By 1921	Manchester House, 4 storeys brick, replaces all previous buildings	Central Property Co.	Brick	Commercial
		b	1917-1939		still standing today although heavily modified	Central Property Co.		
5	145	a	1823	By 1823		James Deering	Timber	Domestic
		b	1831			Andrew Ball		
		c	1836		Inaccurate plan makes it look like building is on neighbouring allotment			
		d	1843					
		e	1854					
		f	1865			Alfred Toogood	Brick	
	146	g	1880		1 storey wood	Langford and Simmons		
		a	1854	By 1854	Next door to 145 on the north side, fronting Castlereagh	Andrew Ball	Timber	Domestic
	147	b	1865			Alfred Toogood		
		a	1854	By 1854	Next door to 145 on the north side	Andrew Ball	Timber	Domestic
		b	1865			Alfred Toogood		
	148	c	1880		1 storey brick and wood	Langford and Simmons		
		a	1854	By 1854	Outbuilding at the rear of the allotment	Andrew Ball	Timber	Domestic
		b	1865			Alfred Toogood		
	149	c	1880		1 storey brick	Langford and Simmons		
		a	1865	By 1865	Small outbuilding behind building 147	Alfred Toogood	Timber	Domestic

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
	150	a	1865	By 1865	Outbuilding	Alfred Toogood	Timber	Domestic
	151	a	1865	By 1865	Outbuilding	Alfred Toogood	Timber	Domestic
		b	1880		1 storey iron	Langford and Simmons		
	152	a	1865	By 1865	Iron	Alfred Toogood	Iron	Domestic
	153	a	1865	By 1865	Privy	Alfred Toogood	Brick	Domestic
	154	a	1865	By 1865	Large outbuilding/ workshop	Alfred Toogood	Brick	Domestic
		b	1880		1 storey brick	Langford and Simmons		
	155	a	1865	By 1865	Double privy	Alfred Toogood	Unknown	Domestic
	156	a	1880	By 1880	Large outbuilding that was previously yard space, 1 storey iron and wood	Langford and Simmons	Iron and timber	Commercial
	157	a	1880	By 1880	Large wooden workshop that wraps around building 151	Langford and Simmons	Timber	Commercial
	158		1902	By 1902	Small building on the front of Castlereagh St	Langford and Simmons		
	159	a	1890	By 1890	Large workshop in the rear of the allotment	Langford and Simmons	Unknown	Commercial
		b	1902			Langford and Simmons		
	160	a	1902	By 1902	New building next to 158, cart way runs along the south	Langford and Simmons	Unknown	Commercial
	161	a	1920s	By 1917	New large building that takes up the entire allotment	Investments Pty Ltd	Brick	Commercial
		b	1917-1939			Investments Pty Ltd		
6	14			1977-1985	Building currently occupying Allotment 21, 5, 6: commercial building with four level basements	The Commonwealth of Australia	Brick	Commercial
	163	a	1823	By 1823	Rectangular building	William Bruce	Unknown	Domestic
		b	1831					
		c	1836					
		d	1843		Likely internally divided to form two residences as described on rates	Robert Pearce	Brick or timber?	
		e	1854		Likely internally divided to form two residences as described on rates			
		f	1865					
		g	1880		Wooden building has been extended to the west, shop			
	164	a	1865	By 1865	Rectangular dwelling adjacent to building 163	Robert Pearce	Brick	Domestic
		b	1880		Brick and wood, cabinet maker			
	165	a	1865	By 1865	Small outbuilding associated with building 164	Robert Pearce	Brick	Domestic
	166	a	1865	By 1865	Double privy	Robert Pearce	Timber	Domestic
	167	a	1865	By 1865	Double privy	Robert Pearce	Timber	Domestic
	168	a	1880	By 1880	New workshop behind building 163, wood	Robert Pearce	Timber	Commercial
	169	a	1880	By 1880	New large workshop behind building 164, wood	Robert Pearce	Timber	Commercial

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
	170	a	1890	1882-1891	New building that takes up the entire allotment- Professor West's Dancing Academy	Robert Pearce	Brick	Commercial
		b	1902					
		c	1920s		Leigh House	Francis Alexander Oliver		
		d	1917-1939		2 or 3 storeys			
	14			1977-1985	Building currently occupying Allotment 21, 5, 6: commercial building with four level basements	The Commonwealth of Australia	Brick	Commercial
7	172	a	1823	By 1823	Rectangular dwelling	William Bruce	Unknown	Domestic
		b	1831					
		c	1836			Mary Ann Ridge		
		d	1843					
		e	1854					
	173	a	1865	By 1865	New dwelling possibly joined with building 176, brick, fronts Castlereagh, verandah	Mary Ann Ridge	Brick	Domestic
		b	1880		B&W version of Doves is correct	Charlotte Cohen		
		c	1890			Holloway and Clayton		
		d	1902					
	174	a	1865	By 1865	Outbuilding associated with building 173, brick	Mary Ann Ridge	Brick	Domestic
		b	1880		B&W version of Doves is correct	Charlotte Cohen		
		c	1890			Holloway and Clayton		
		d	1902					
	175	a	1865	By 1865	Outbuilding associated with building 173, iron	Mary Ann Ridge	Iron	Domestic
		b	1880		B&W version of Doves is correct	Charlotte Cohen		
	176	a	1865	By 1865	New dwelling possibly joined with building 176, brick, fronts Castlereagh, verandah	Mary Ann Ridge	Brick	Domestic
		b	1880		B&W version of Doves is correct	Charlotte Cohen		
		c	1890			Holloway and Clayton		
		d	1902					
	177	a	1865	By 1865	Outbuilding associated with building 176, brick	Mary Ann Ridge	Brick	Domestic
		b	1880		B&W version of Doves is correct	Charlotte Cohen		
		c	1890			Holloway and Clayton		
		d	1902					
	178	a	1865	By 1865	Group of three terraces at the rear of the allotment, brick	Mary Ann Ridge	Brick	Domestic
		b	1880		B&W version of Doves is correct	Charlotte Cohen		
		b	1890			Holloway and Clayton		

Original Allotment	Bldg. No.	Ver.	Plan	Construction date	Notes	Owner	Structure type	Use of area
		c	1902					
	179	a	1865	By 1865	Group of three terraces at the rear of the allotment, brick	Mary Ann Ridge	Brick	Domestic
		b	1880		B&W version of Doves is correct	Charlotte Cohen		
		c	1890			Holloway and Clayton		
		d	1902					
	180	a	1865	By 1865	Group of three terraces at the rear of the allotment, brick	Mary Ann Ridge	Brick	Domestic
		b	1880			Charlotte Cohen		
		c	1890			Holloway and Clayton		
		d	1902					
	181	a	1865	By 1865	Set of three privies? Associated with terraces 178-180	Mary Ann Ridge	Timber	Domestic
		b	1880		B&W version of Doves is correct	Charlotte Cohen		
		c	1890			Holloway and Clayton		
		d	1902					
	182	a	1920s	1917	Newstead House, brick, 7 storeys	Newstead	Brick	Commercial
		b	1917-1939					
	184			1977-1985	Single storey building, no basement level			

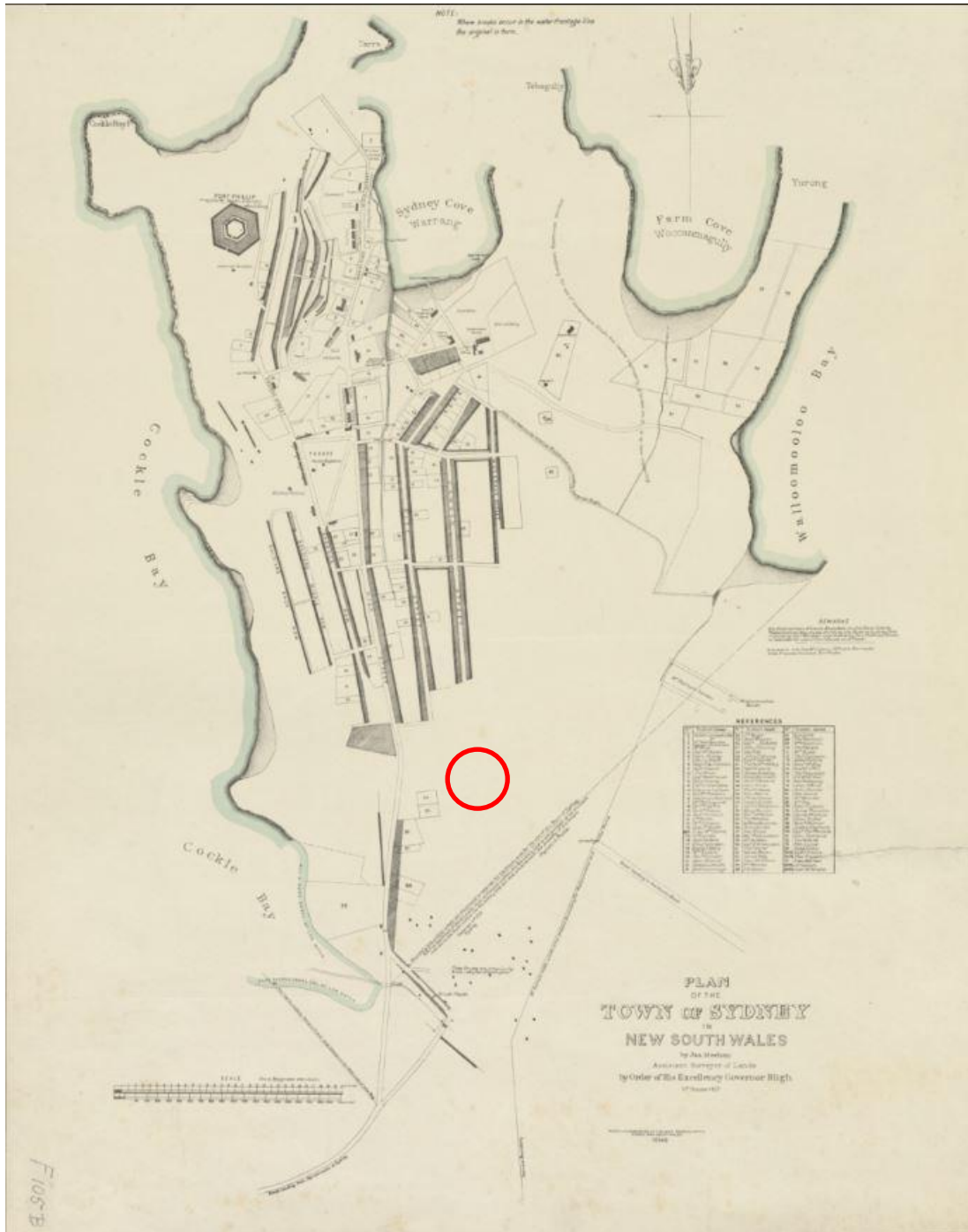


Figure 2.1 Plan of the town of Sydney in NSW, Meehan 1807.
Approximate location of Study Site outlined in red.
31st of October 1807, National Library of Australia, Map F 1056.



Figure 2.2 **1822 Plan of the town and suburbs of Sydney**
Approximate location of study site circled in red. Note that the reference for “42”, shown in the location of the study site, is for a “race ground”. NSW State Library, M Z/M2 811.17/1822/1

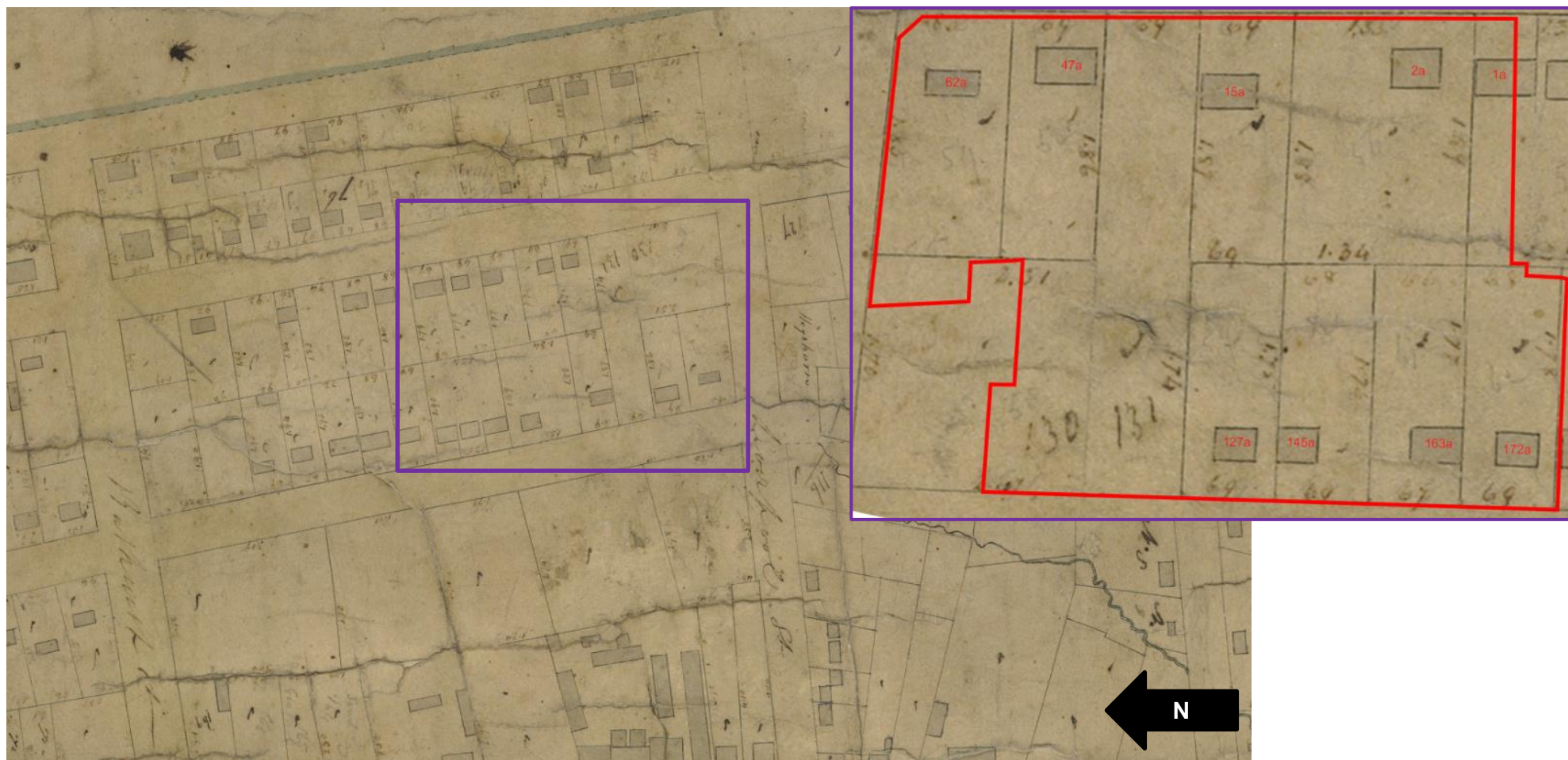


Figure 2.3 Harper's 1823 Plan of Sydney.
Study site outlined in red. NSW State Records, Reference Map SZ434.



Figure 2.4 Map of Town of Sydney, 1831

Approximate study site outlined in red. Note that site boundary is indicative in this image. State Library of NSW, M Z/M2 811.16/1831/1C.

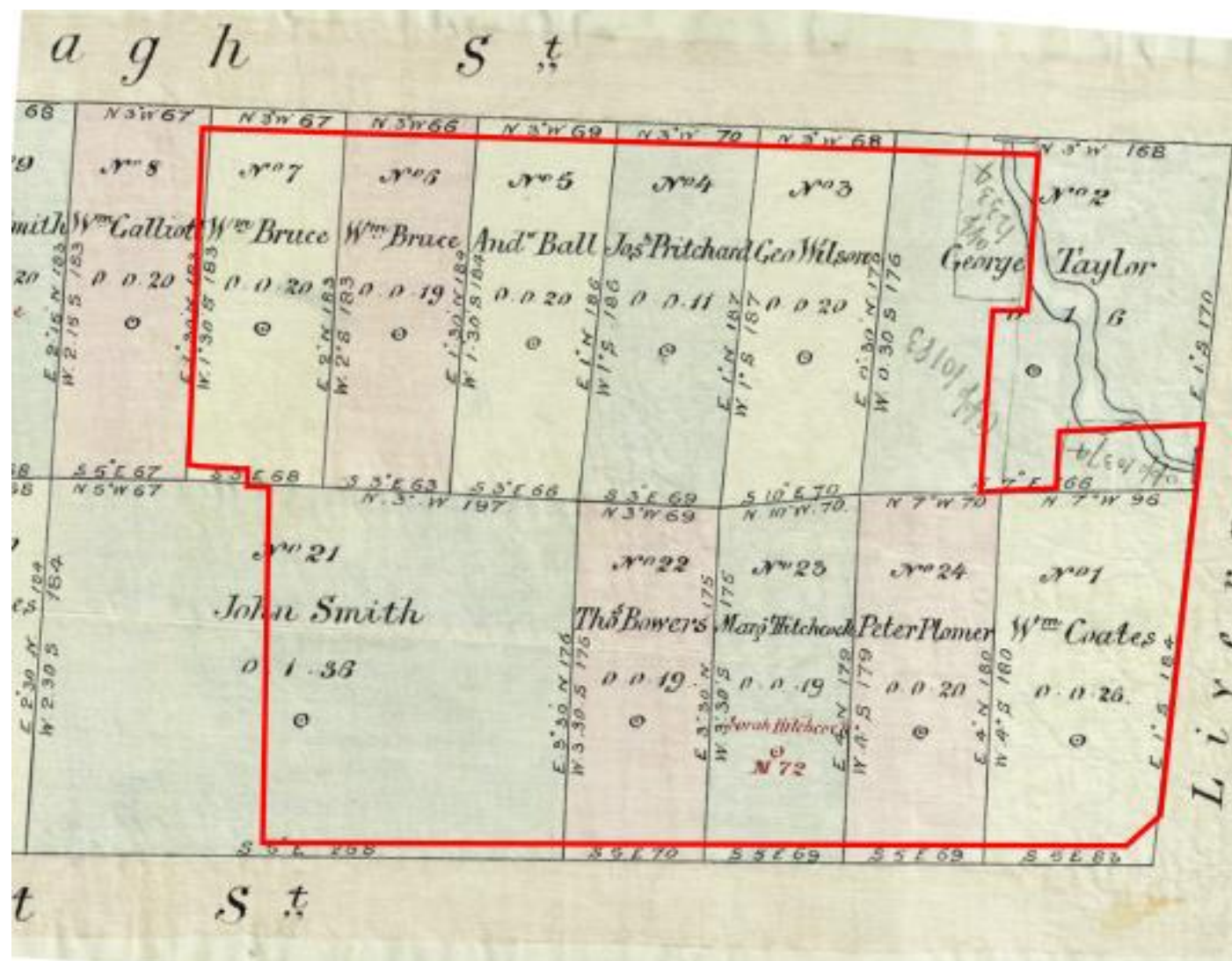


Figure 2.5 c. 1833 City Section Survey Plan.

Study site outlined in red. City of Sydney Council, Historical Atlas of Sydney, Section 14, <http://atlas.cityofsydney.nsw.gov.au/maps/city-of-sydney-survey-plans-1833/>



Figure 2.6 Allotment 2 Section 14: Subdivisions c.1834-1897
 LTO Vol. 1221 Fol. 44:
 Part 1 and 3) Isaacs – 1834-1845 / (Part 1) 1845-1882
 Part 2) McKone – 1834-1876
 Part 3) Flynn – 1845-1902



Figure 2.7 Map of the town of Sydney 1836.
Approximate location of study site outlined in red. William Wilson, General Post Office Directory, National Library of Australia, MAP NK 4183, Private Collection.



Figure 2.8 1843 Well's Plan of Sydney.
Approximate location of study site outlined in red. William Henry Wells, Land Surveyor, 1843. NSW State Library M2 811.17/1843/1.



Figure 2.9 **City of Sydney, 1854.**
 Study site outlined in red. Approximate allotments marked in orange.
 “Woolcott & Clarke’s Map of the City of Sydney, with environs of Balmain
 and Glebe, Chippendale, Redfern, Paddington & Co.” City of Sydney,
 Historical Atlas of Sydney, <http://atlas.cityofsydney.nsw.gov.au/maps/city-of-sydney-1854/#map-info>

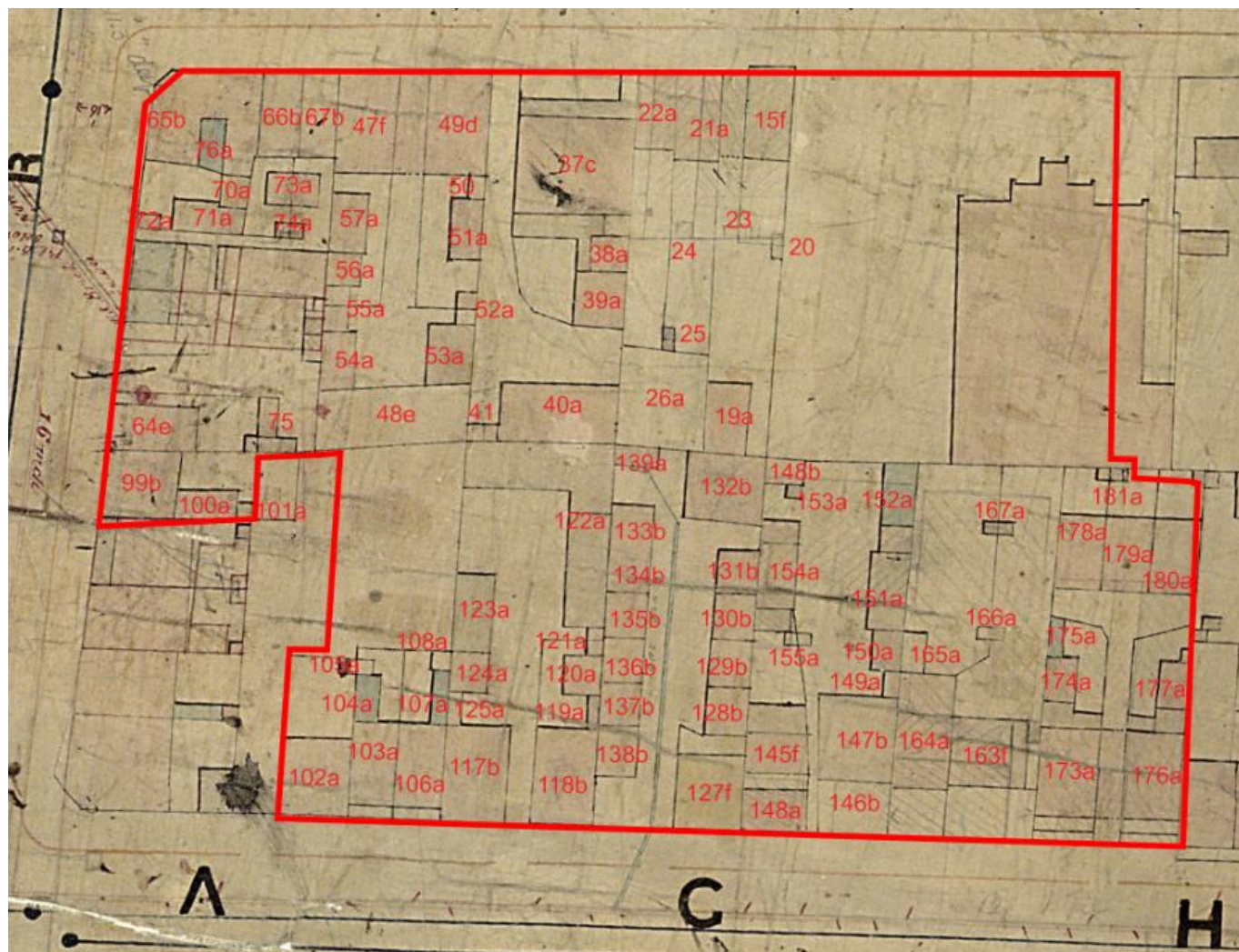


Figure 2.10 Trigonometrical Survey of Sydney, 1865.

Study site outlined in red. Note that an error in the plan places St Andrew's School within the study site however should site outside of the northern boundary along Pitt Street. Construction material key indicates: Pink/red = brick, beige/yellow= stone, grey = wood, blue = iron. City of Sydney, Historical Atlas of Sydney, Section O.



Figure 2.11 1870 photograph, St Andrew's Church of England School on Allotment 21 Pitt Street.
State Library of NSW, SPF 446.

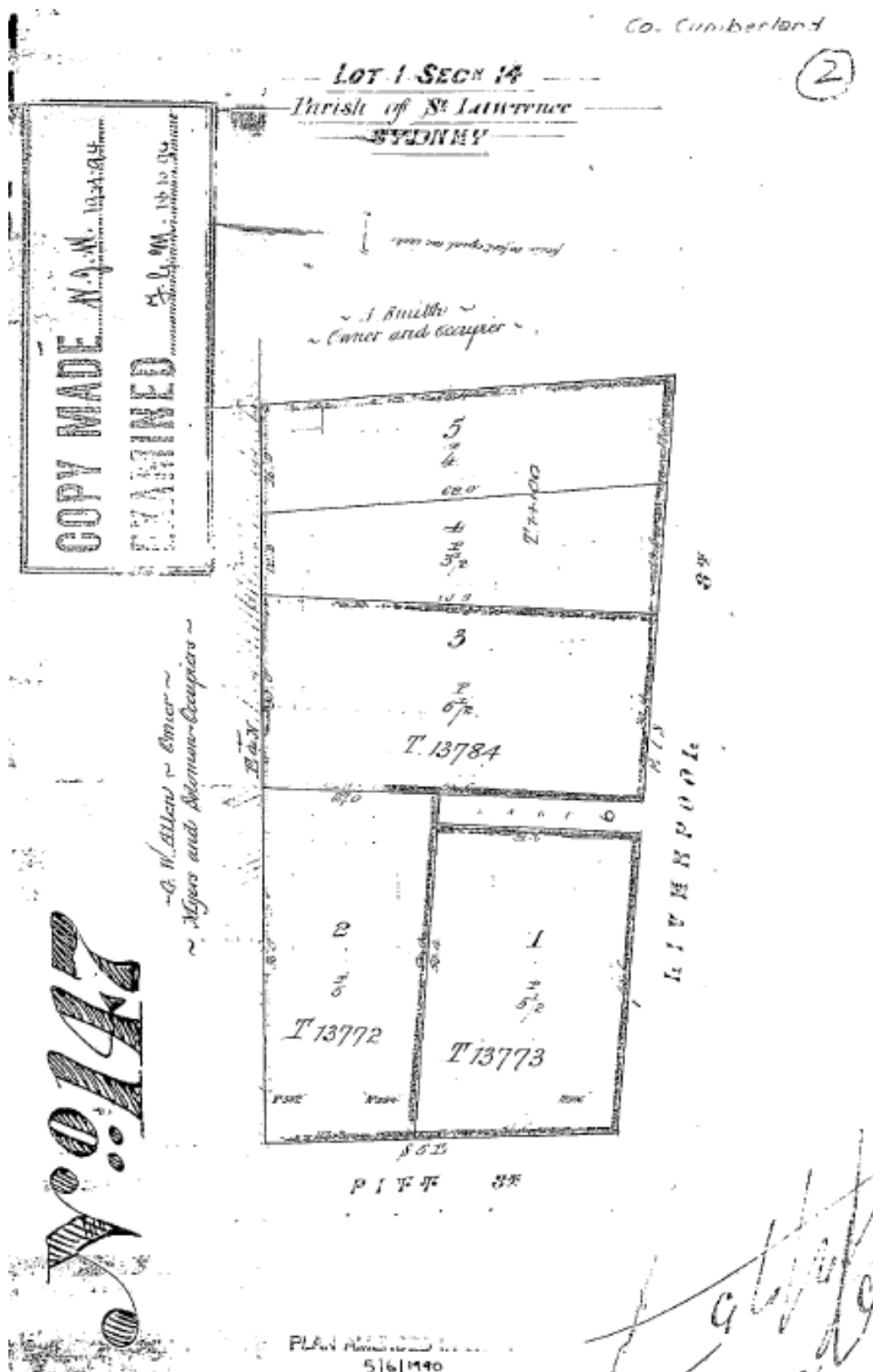


Figure 2.12 DP 147 – c.1875 showing subdivision of Allotment 1 Section 14 NSW LTO DP 147.

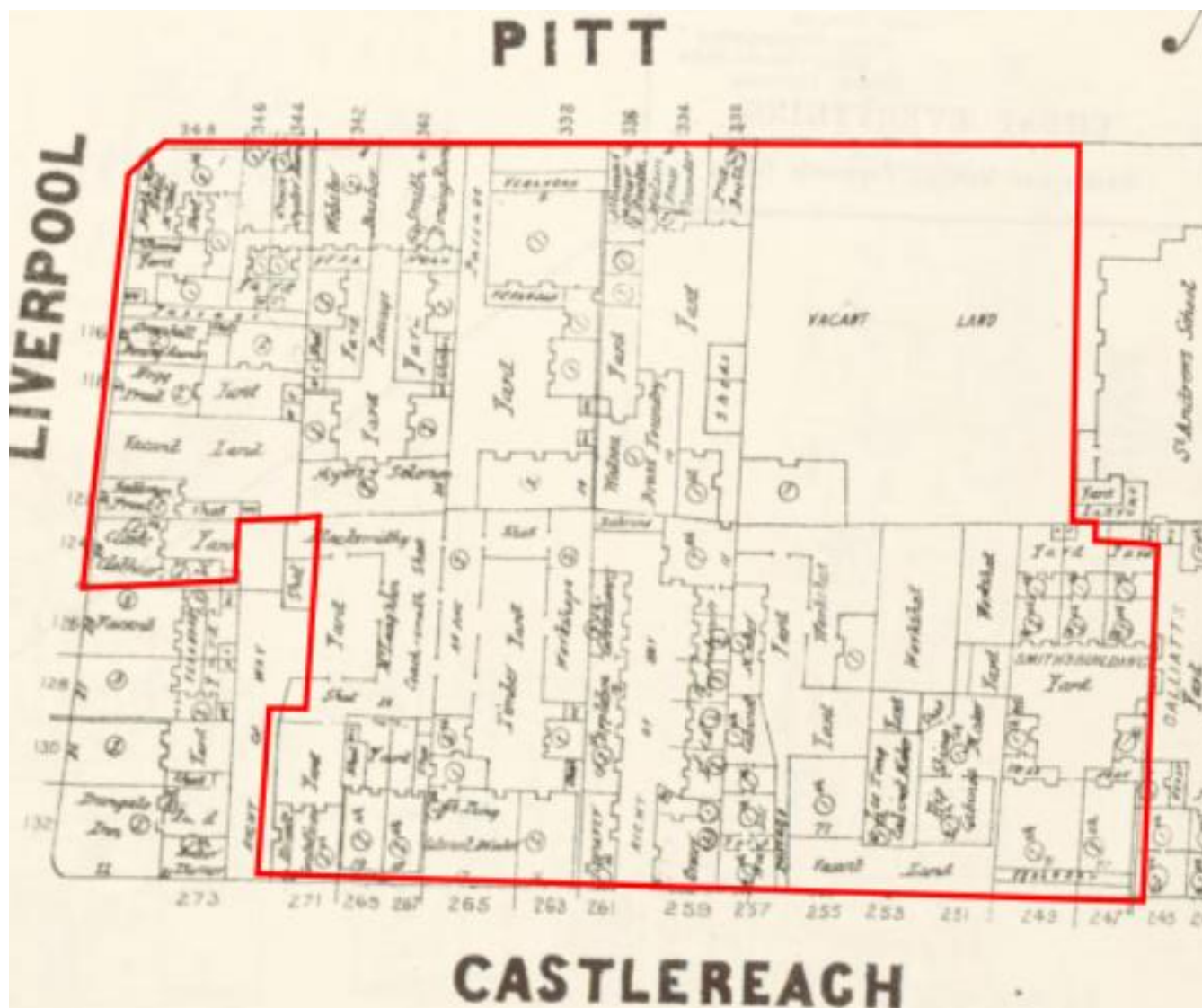


Figure 2.13 Original Copy of Doves Plan 1880.
National Library of Australia, MAP F 902, <http://nla.gov.au/nla.obj-230018356/view>

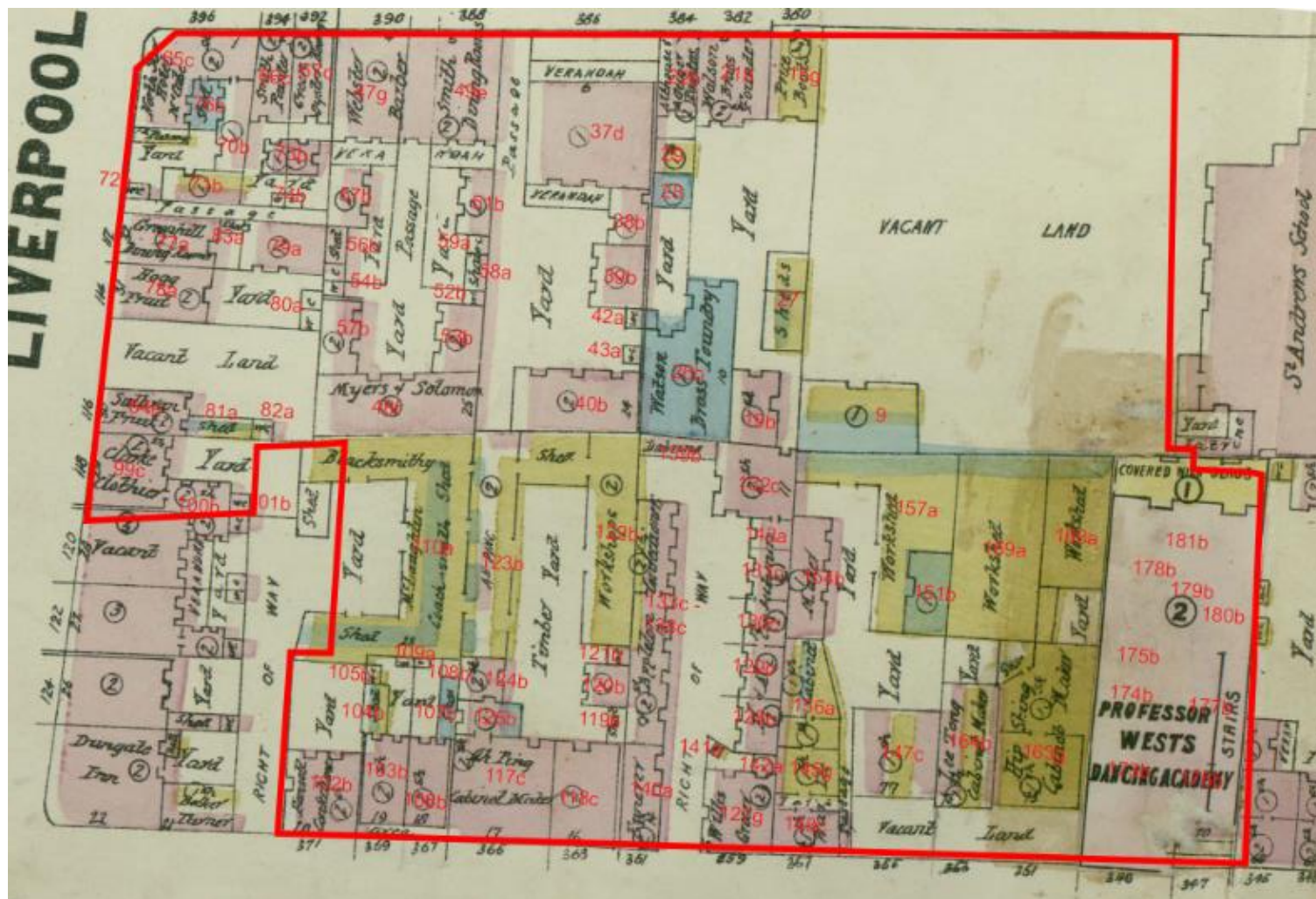


Figure 2.14 Doves 1880 Plan of Sydney.

Study site outlined in red. Note that Professor Wests Dance Academy has been mistakenly pasted onto the wrong allotment and should be on Allotment 6. Pink = brick/stone, blue = iron, yellow=wood. City of Sydney, Historical Atlas of Sydney, Map 12 Blocks 31-32, <http://atlas.cityofsydney.nsw.gov.au/maps/plans-of-sydney-doves-1880/plans-of-sydney-doves-1880-map-12-blocks-31-32/>

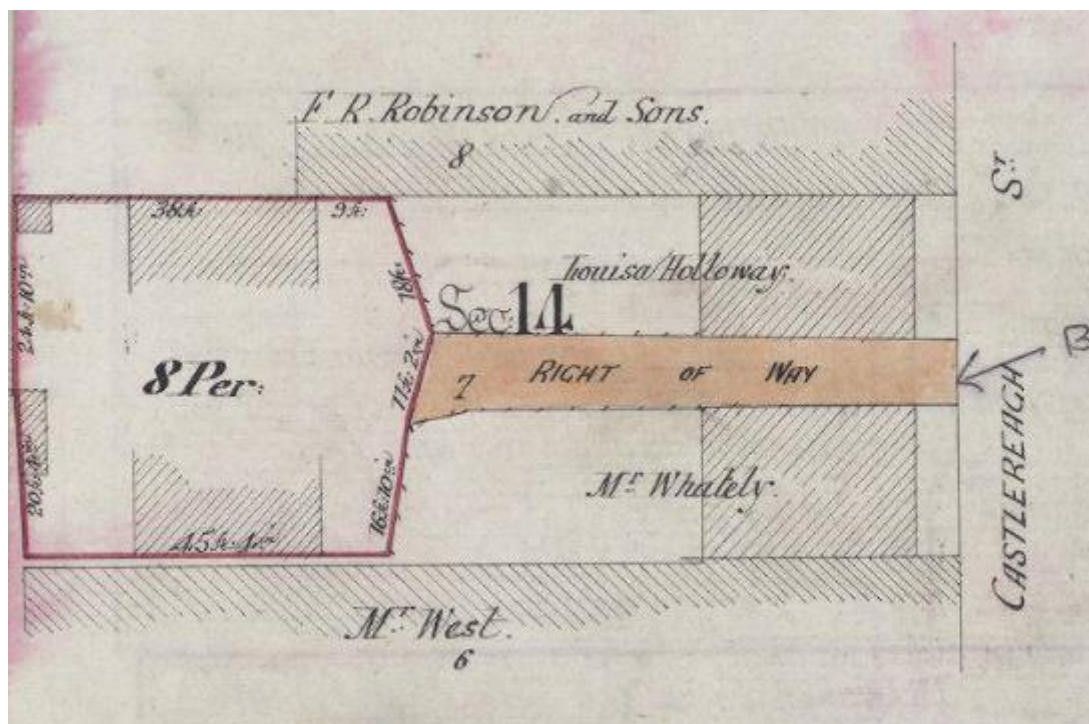


Figure 2.15 Subdivision of Allotment 7 Section 14, Charlotte Cohen's Property, 1888.
LTO Vol. 880 Fol 129.

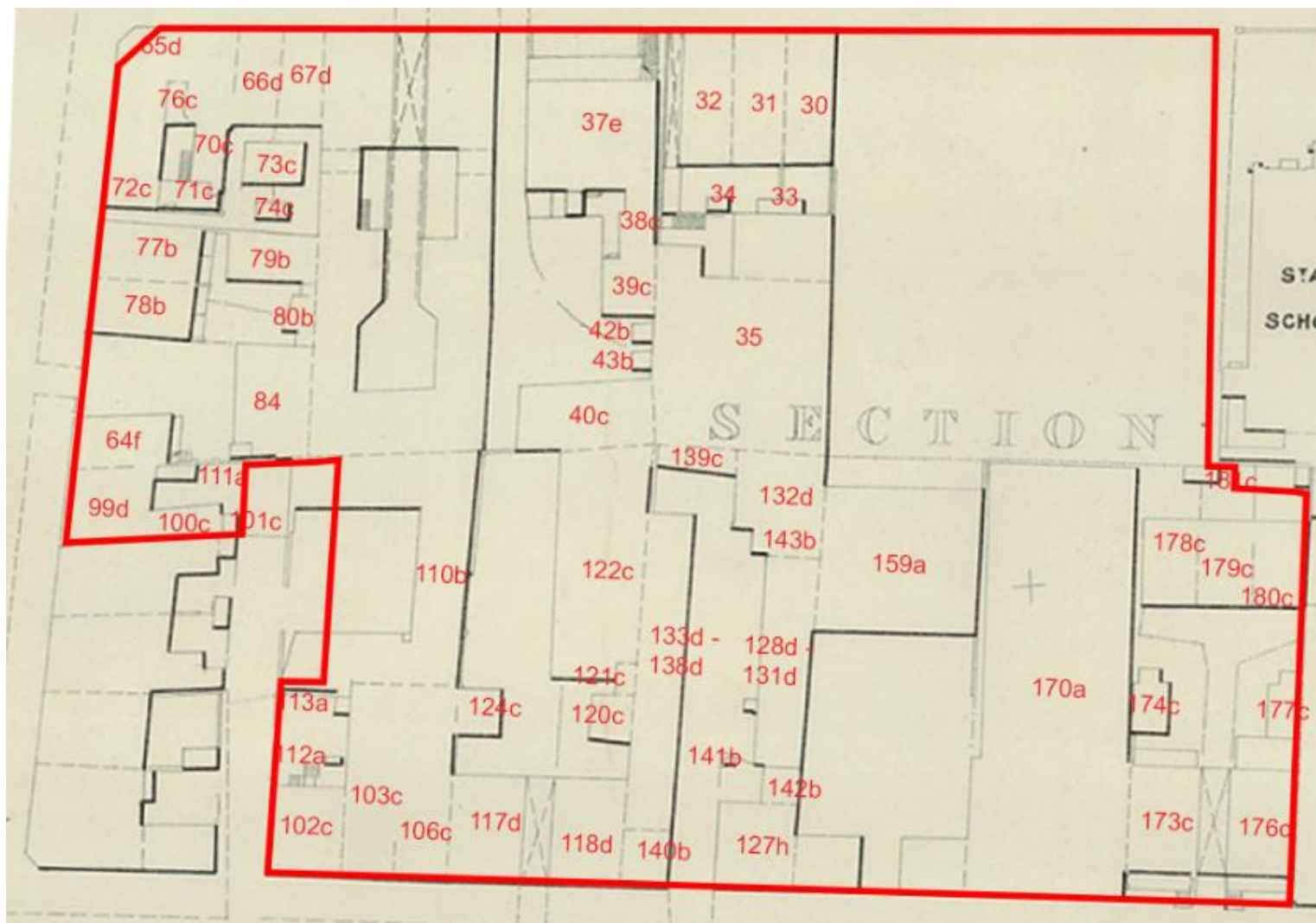


Figure 2.16 1890 survey plan.

Study site outlined in red. Sydney Metropolitan Detail Series, NSW State Library, Part of Sections 14, 15, 16, 17 ZM Ser 4 811.17/1.

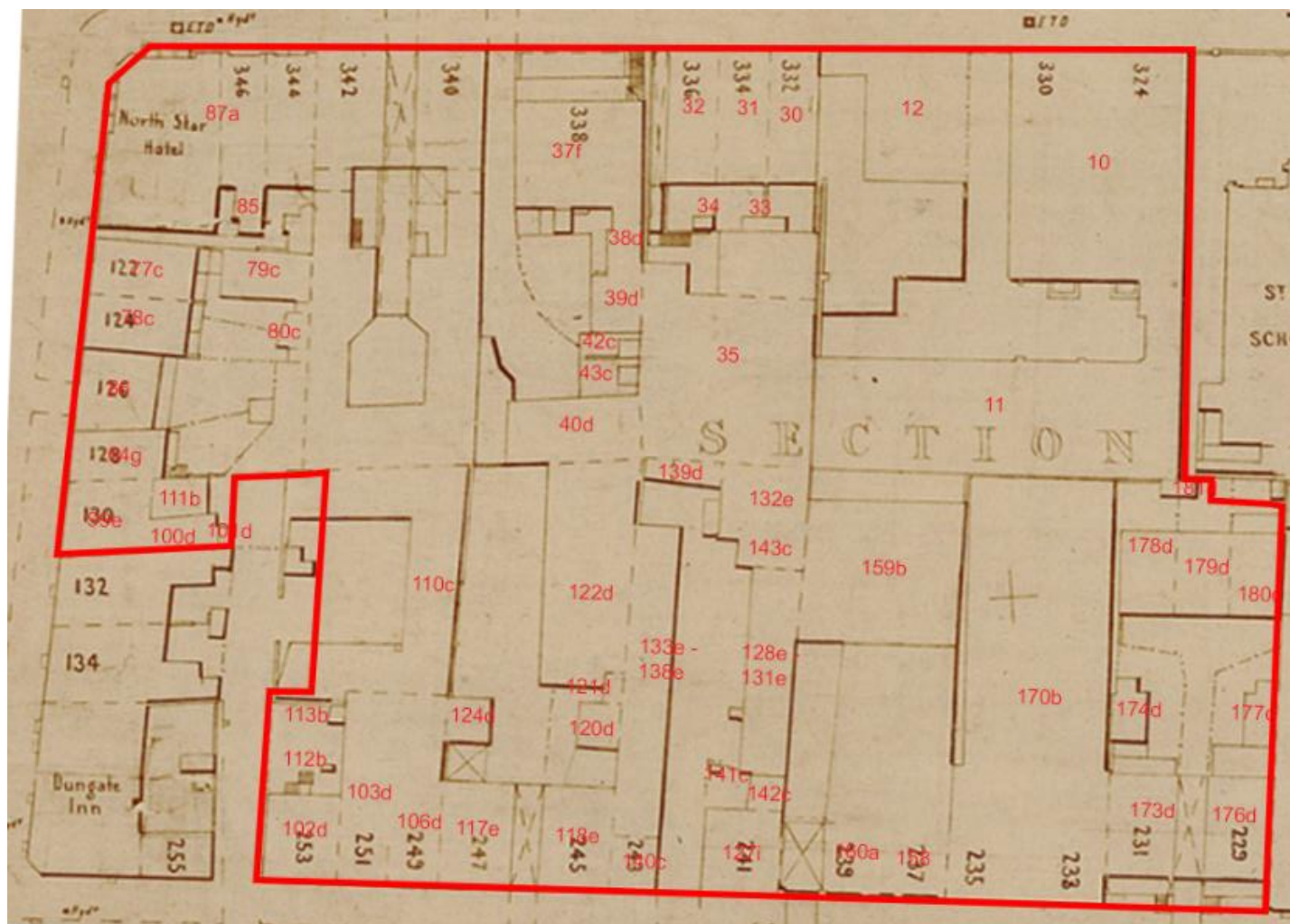


Figure 2.17 1902 survey plan.

Study site outlined in red. Sydney Metropolitan Detail Series, NSW State Library, Part of Sections 14, 15, 16, 17 ZM Ser 4 811.17/1.



Figure 2.18 243
Castlereagh Street, 4 April
1902.

L. Giraud/ Steam Confectionery Works,
City of Sydney Archives,
Demolition books 1900-
1949, NSCA CRS
51/127.



Figure 2.19 241
Castlereagh Street, 4 April
1902.

Chinese Laundry, City of
Sydney Archives,
Demolition books 1900-
1949, NSCA CRS
51/125.



**Figure 2.20 Rear 243
Castlereagh Street, 18 April
1902.**

Work yard for Giraud
Steam Confectionary
Works, City of Sydney
Archives, Demolition
books 1900-1949, NSCA
CRS 51/123.



**Figure 2.21 Rear 247
Castlereagh Street, 18 April
1902.**

City of Sydney Archives,
Demolition books 1900-
1949, NSCA CRS 51/129.



Figure 2.22 **Rear 251A Castlereagh Street, 18 April 1902.**

Two storey building at right forms the end of the horseshoe shaped building at the rear of 249-253 Castlereagh Street. Note that the gate where the young boy is standing at is access to Dungate Lane. Rear of buildings fronting Liverpool Street are visible in the background. City of Sydney Archives, Demolition books 1900-1949, NSCA CRS 51/116.

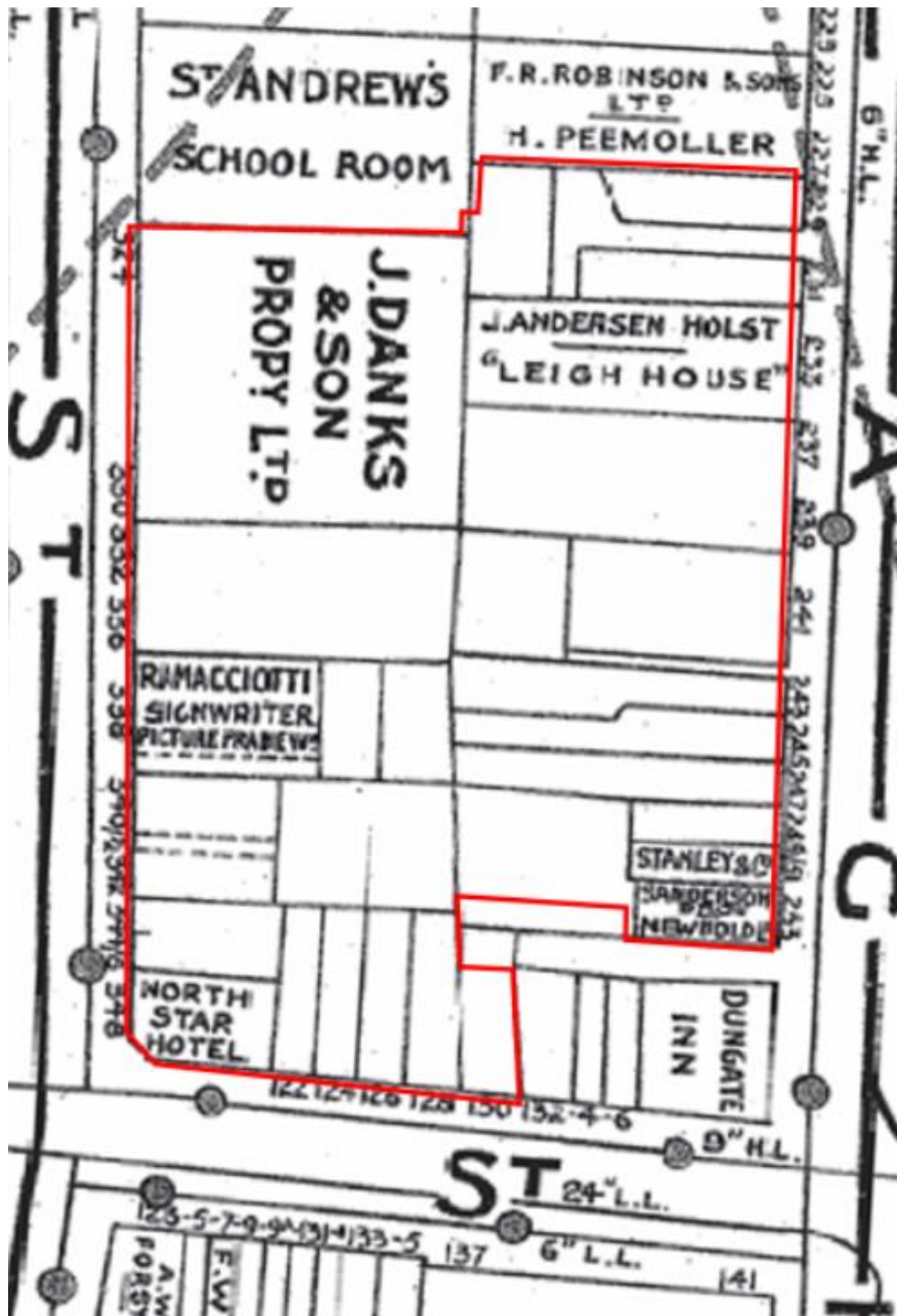


Figure 2.23 1910, Central City of Sydney.
 Study site outlined in red. City of Sydney, Historical Atlas of Sydney,
<http://atlas.cityofsydney.nsw.gov.au/maps/central-city-of-sydney-1910/central-city-of-sydney-1910-single-sheet/#map-info>



Figure 2.24 c1909-1913 Demolition of St Andrew's School.
Note Danks & Son on the right. Demolition Books, City of Sydney Archives, NSCA CRS 51/481.



Figure 2.25 c1909-1913 Watson & Crane, Brass Founders (332-336 Pitt Street).
Note: Danks & Son on the left. Demolition Books, City of Sydney Archives, NSCA CRS 51/428.



Figure 2.26 c.1909-1913 – Allotment 24 – 340-342 Pitt St.

Note: By this date the neighbouring Allotment 23 had been redeveloped as can be seen on the left. An advertisement for the North Star Hotel can also be seen on the buildings on Allotment 1 to the right. Demolition Books, City of Sydney Archives, NSCA CRS 51/278.

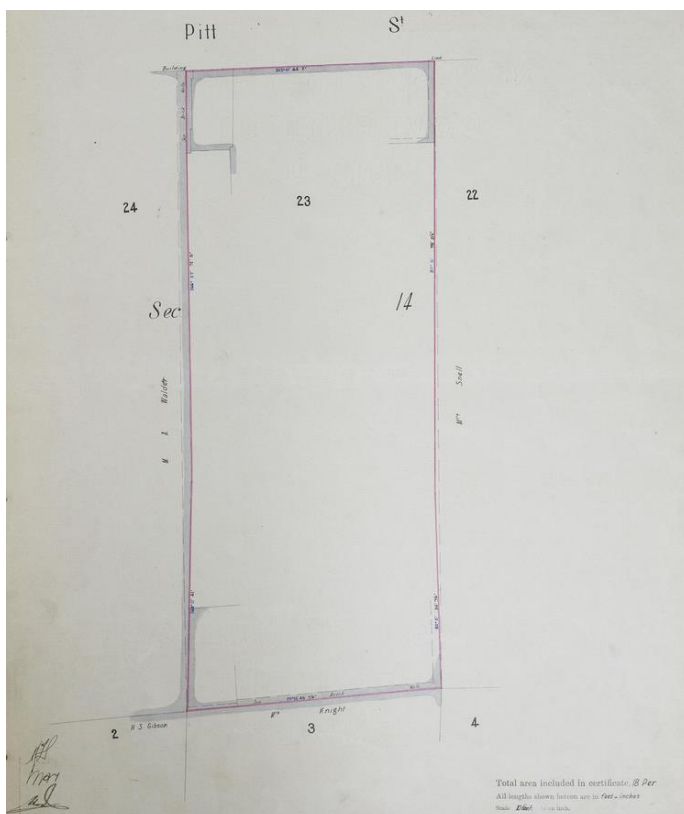


Figure 2.27 Plan of Allotment 23 – 1912
LPI Vol 2234 Fol 25.

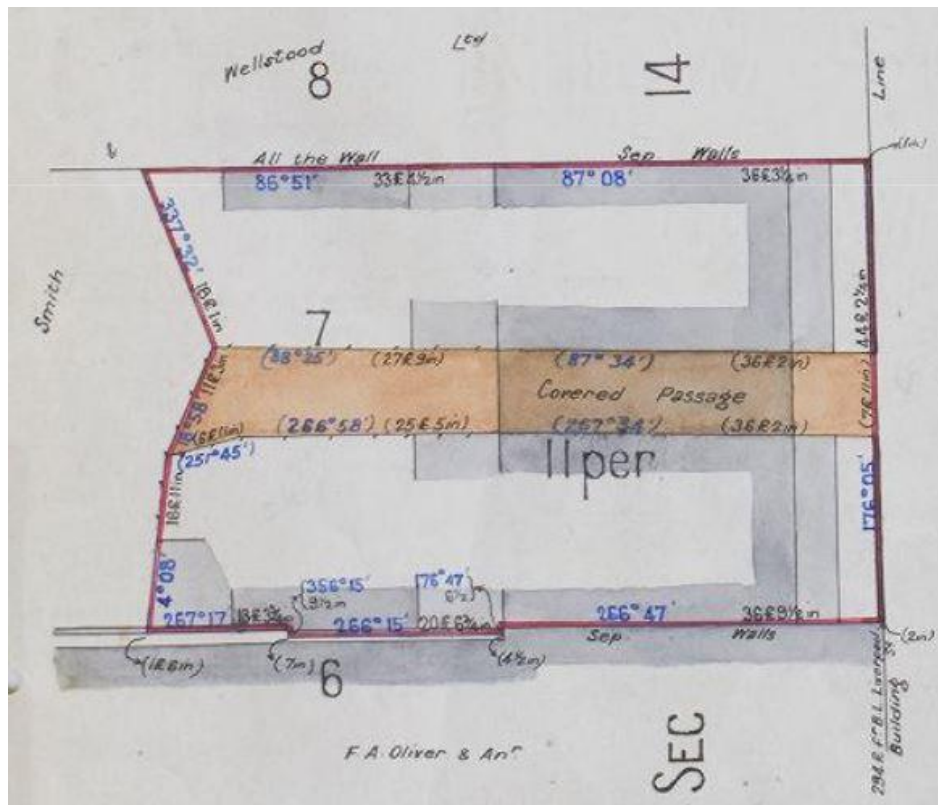


Figure 2.28 Subdivision of Allotment 7 Section 14, Maurice Neustadt's Property, 1913.
LTO Vol. 2420 Fol 35.



Figure 2.29 229-231 Castlereagh Street in 1916.
Taken during renovations. Number 233 at left. Demolition Books, City of Sydney Archives, NSCA CRS 51/681.



Figure 2.30 241-243 Castlereagh Street during demolition, 1 December 1920.
Fred Wrigley Bootmaker/ Auctioneer, John Elder Plumber, Demolition Books, 1900-1949, City of Sydney Archives, NSCA CRS 51/886.

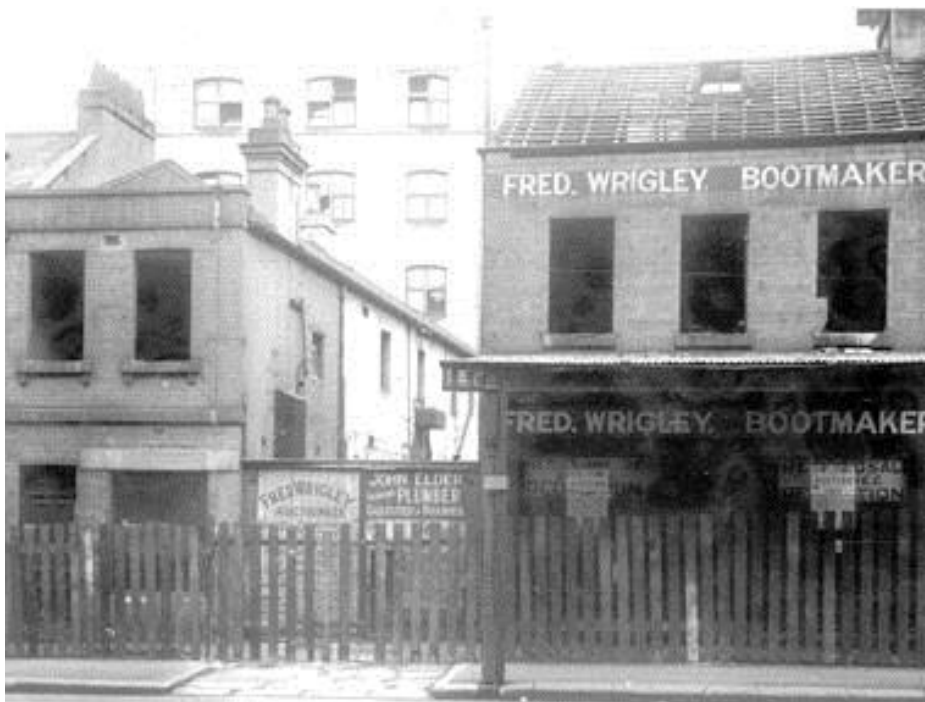


Figure 2.31 241-243 Castlereagh Street during demolition, 1 December 1920.
Fred Wrigley Bootmaker/ Auctioneer, John Elder Plumber, Demolition Books, 1900-1949, City of Sydney Archives, NSCA CRS 51/887.

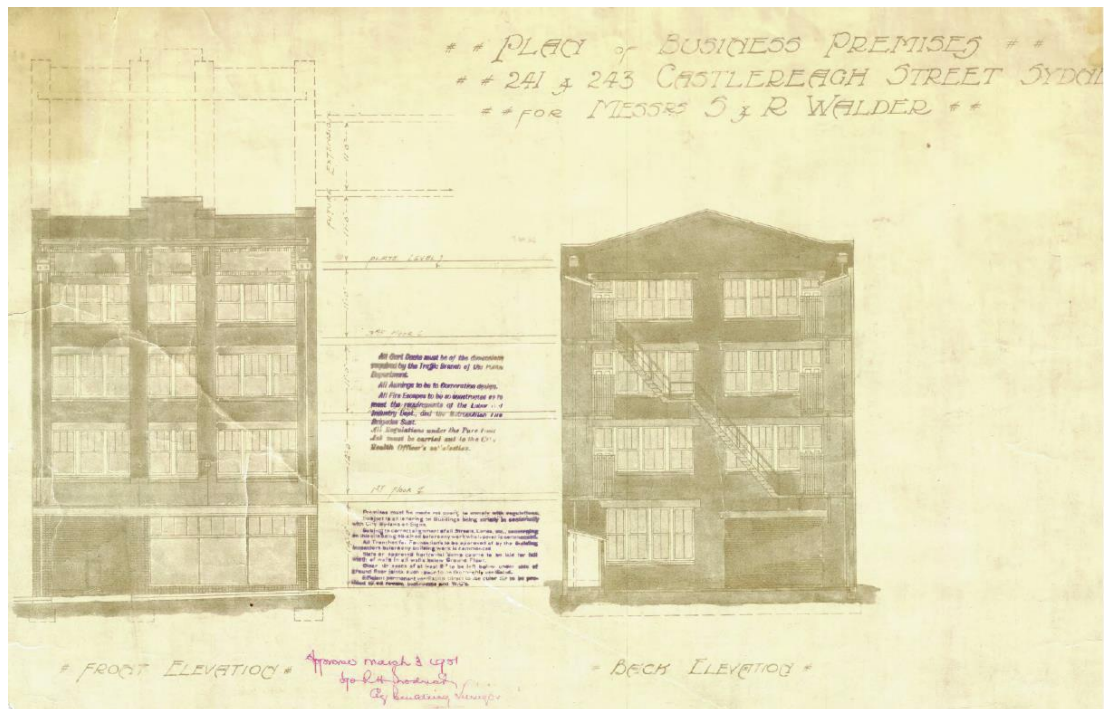


Figure 2.32 1920 Architectural Plans for 241-243 Castlereagh Street, Sydney. Provided by Touchstone Partners Pty Ltd, Urbis Pty Ltd (2017), Figure 22.

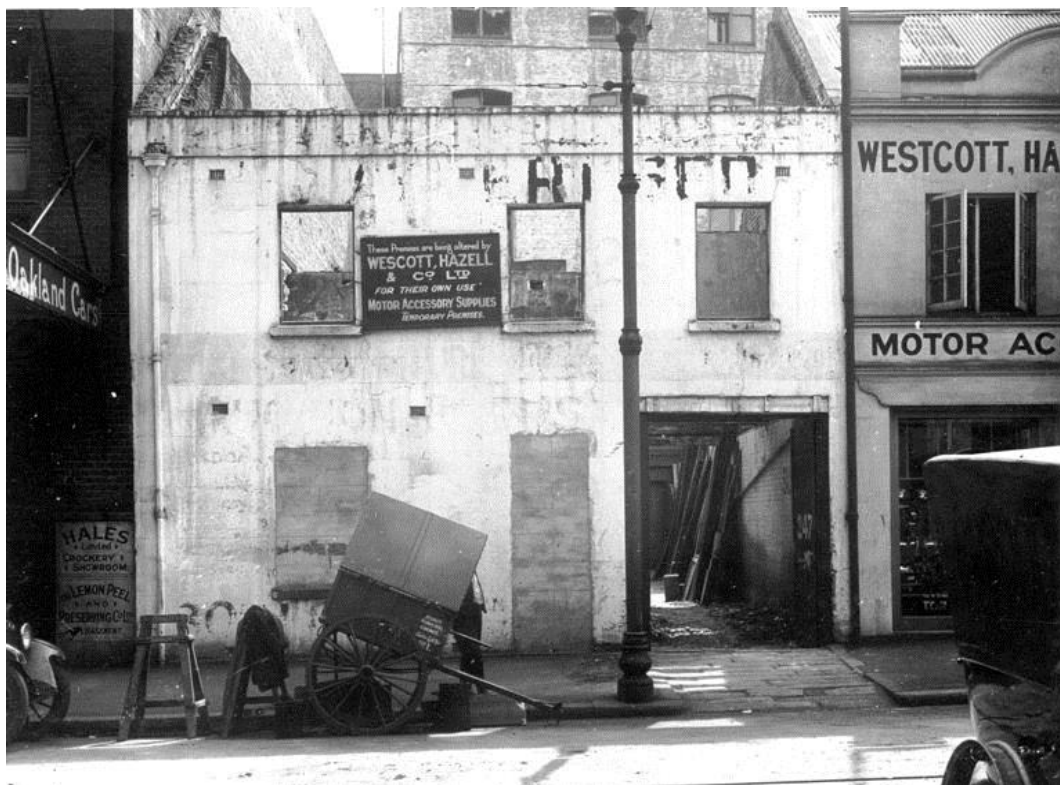


Figure 2.33 245 – 247 Castlereagh Street during modifications in 1921 while occupied by Westcott Hazell & Co. Ltd.
Demolition Books, City of Sydney Archives, NSCA CRS 51/898.



Figure 2.34 Rear of 245 – 247 Castlereagh Street during modifications in 1921 while occupied by Westcott Hazell & Co. Ltd.
Demolition Books, City of Sydney Archives, NSCA CRS 51/899.



Figure 2.35 1924-1925 – Redevelopment of Danks & Son Pty Ltd
Arthur Ernest Foster, Series 03 Part 01 State Library of NSW
ON30/Box 6-7.

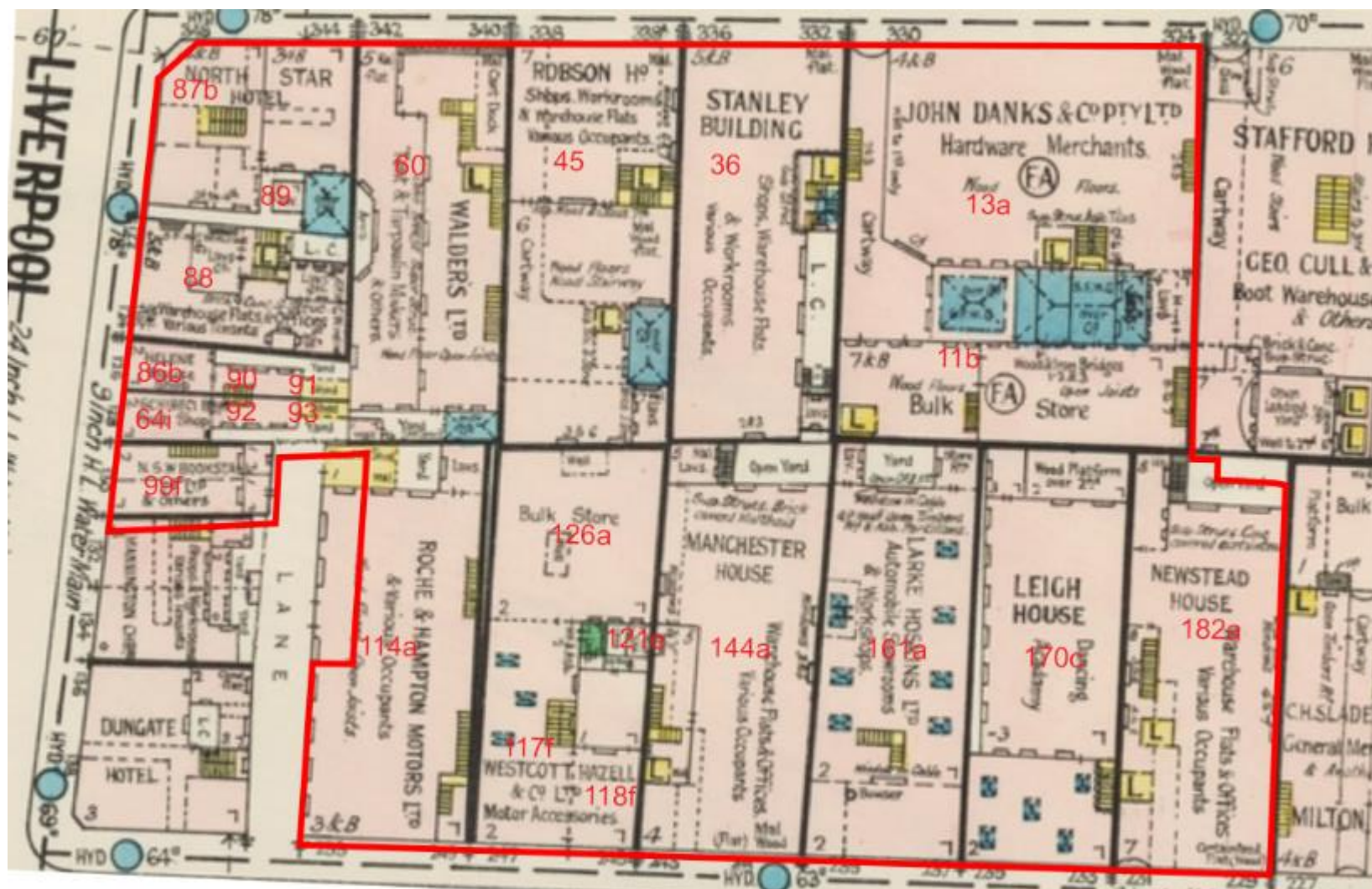


Figure 2.36 1920s Plan of Sydney.
Study site outlined in red. Earlier version of Fire Underwriters Plans (1917-1939), Block 125, City of Sydney

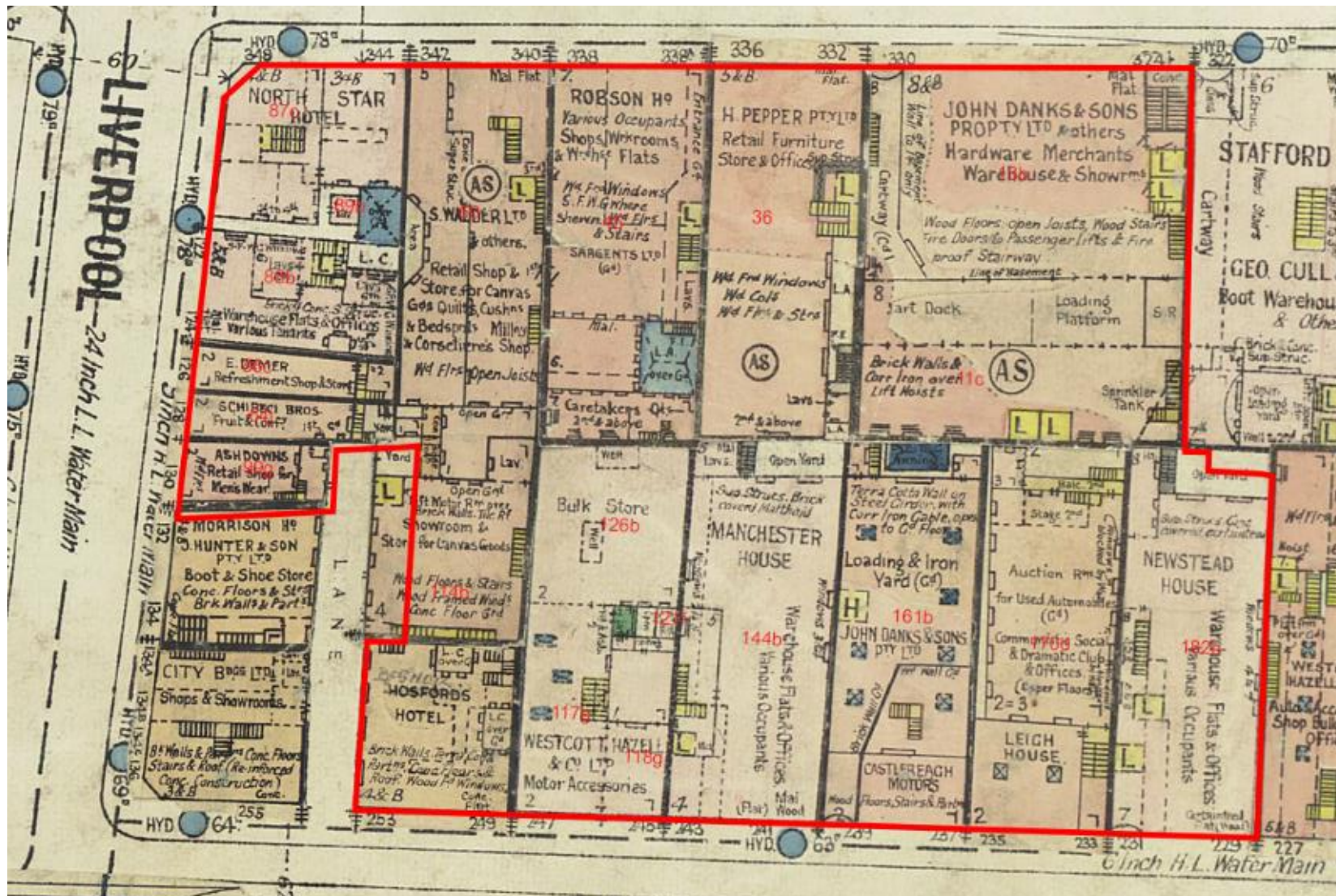


Figure 2.37 1917-1939 Plan of Sydney. Study site outlined in red. Fire Underwriters Plans, Block 125, City of Sydney, Historical Atlas of Sydney, <http://atlas.cityofsydney.nsw.gov.au/maps/plans-of-sydney-fire-underwriters-1917-1939/plans-of-sydney-fire-underwriters-1917-1939-block-125/#map-info>

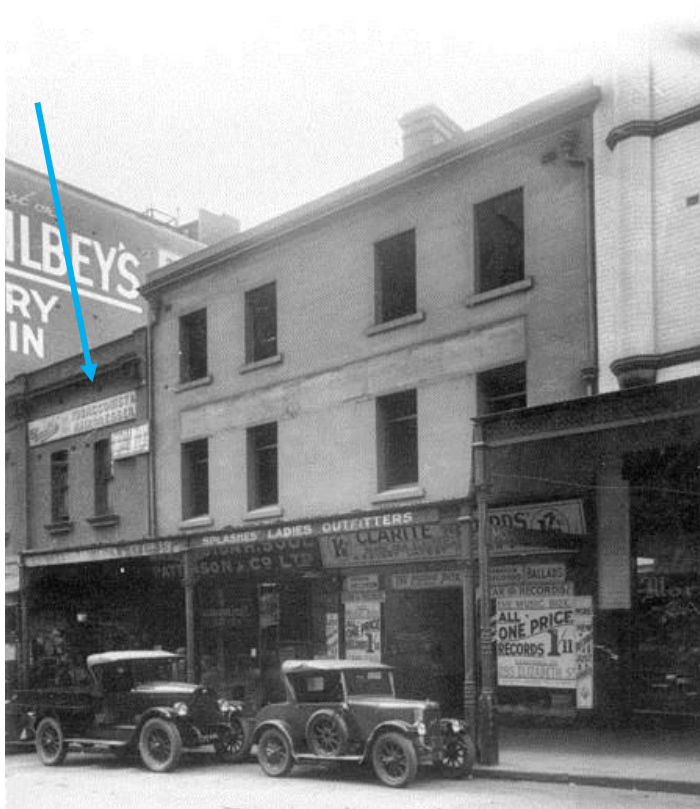


Figure 2.38 Photograph showing 130 Liverpool Street in August 1927, adjacent to three storey building (at left).

City of Sydney Archives, Demolition books 1900-1949 citation NSCA CRS51/1353.



Figure 2.39 1933 photo of 227-235 Castlereagh Street; Newstead House, Marshall Motors.

State Library of New South Wales.
http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=FL1638498&embedded=true&toolbar=false

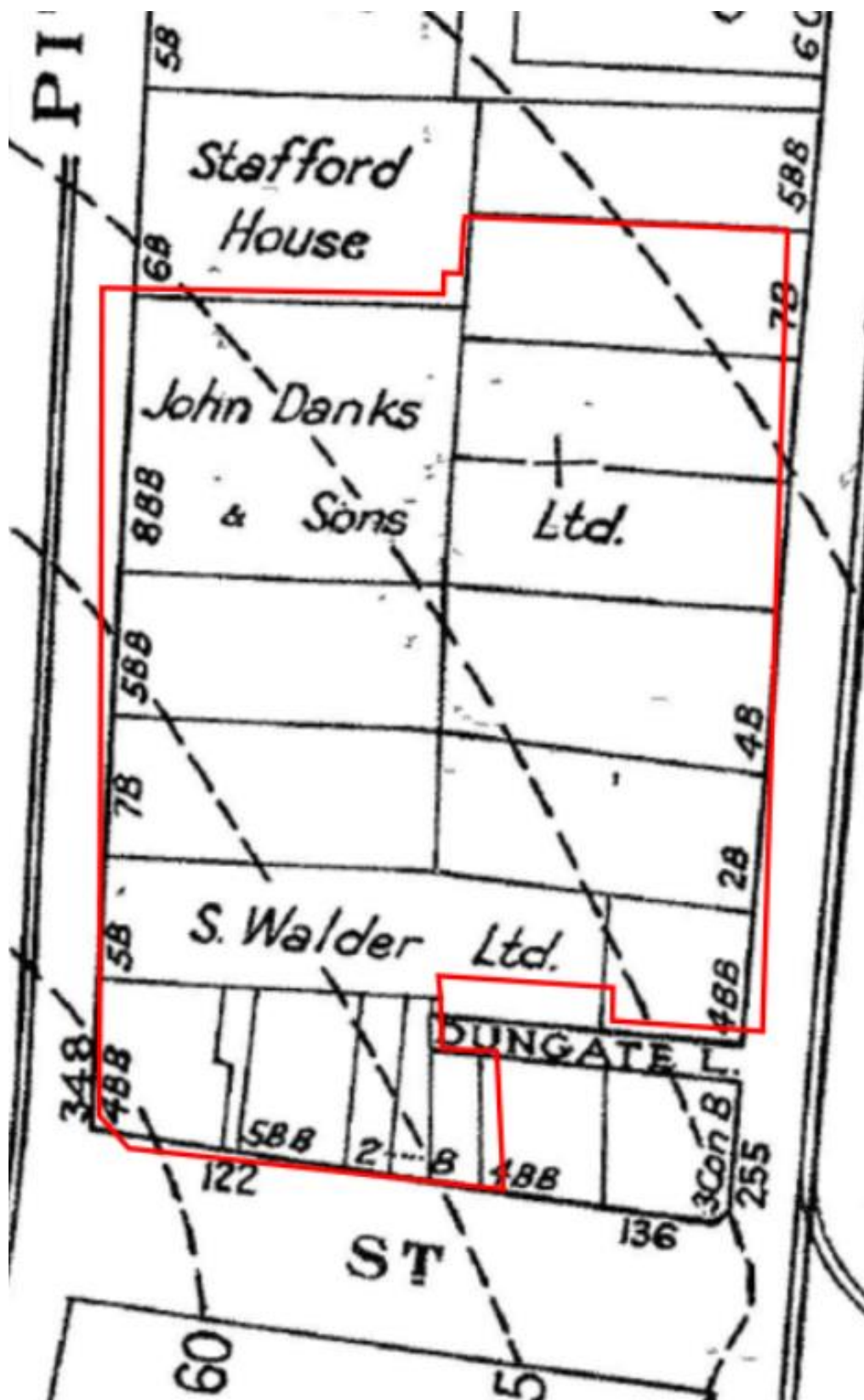


Figure 2.40 1938-1950, Civic Survey.
Study site outlined in red. City of Sydney, Historical Atlas of Sydney, Map 7, <http://atlas.cityofsydney.nsw.gov.au/maps/city-of-sydney-civic-survey-1938-1950/city-of-sydney-civic-survey-1938-1950-map-6-circular-quay-dawes-point/>

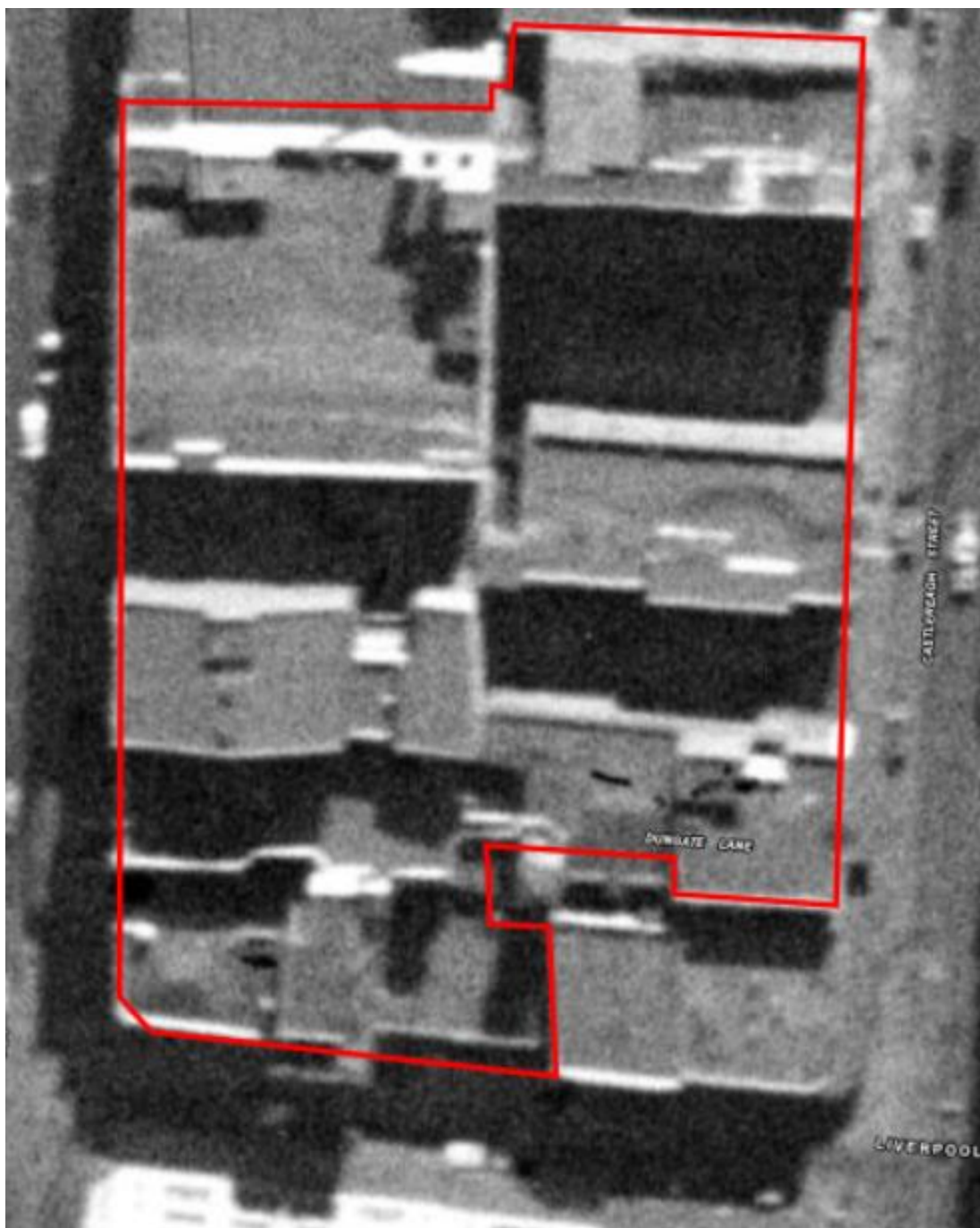


Figure 2.41 1943 Aerial Photograph.
Study site outlined in red. Six Viewer, NSW LPI.



Figure 2.42 **1949 Aerial Photograph.**
Study site outlined in red. City of Sydney, Historical Atlas of Sydney,
<http://atlas.cityofsydney.nsw.gov.au/maps/city-of-sydney-aerial-photographic-survey-1949/city-of-sydney-aerial-photographic-survey1949-image-31/>

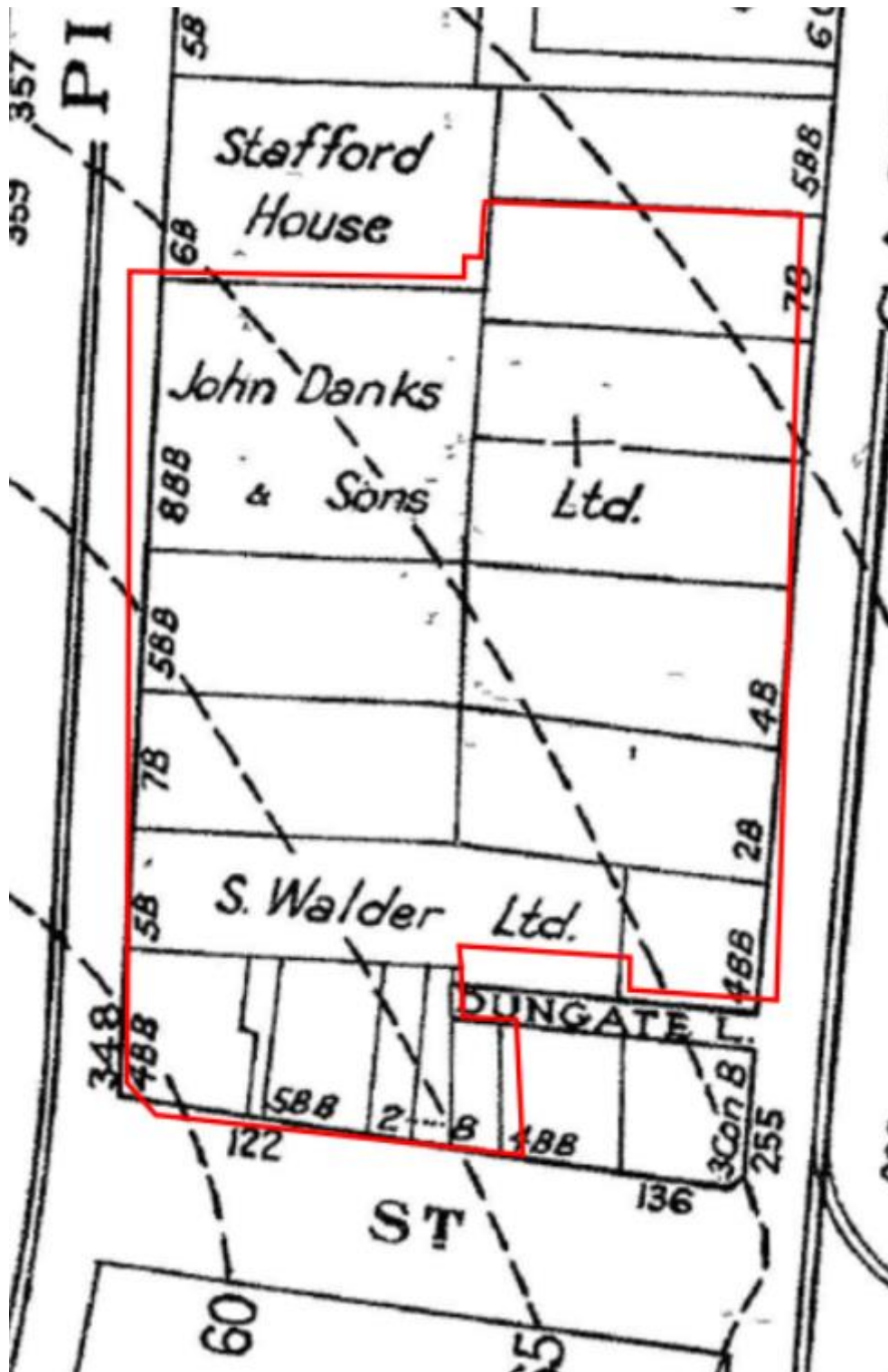


Figure 2.43 **1949-1972 Building Surveyors Plan.**
Study site outlined in red. City of Sydney, Historical Atlas of Sydney.
<http://atlas.cityofsydney.nsw.gov.au/maps/city-of-sydney-building-surveyors-detail-sheets-1949-1972/city-of-sydney-building-surveyors-detail-sheets-1949-1972-sheet-10-central/>

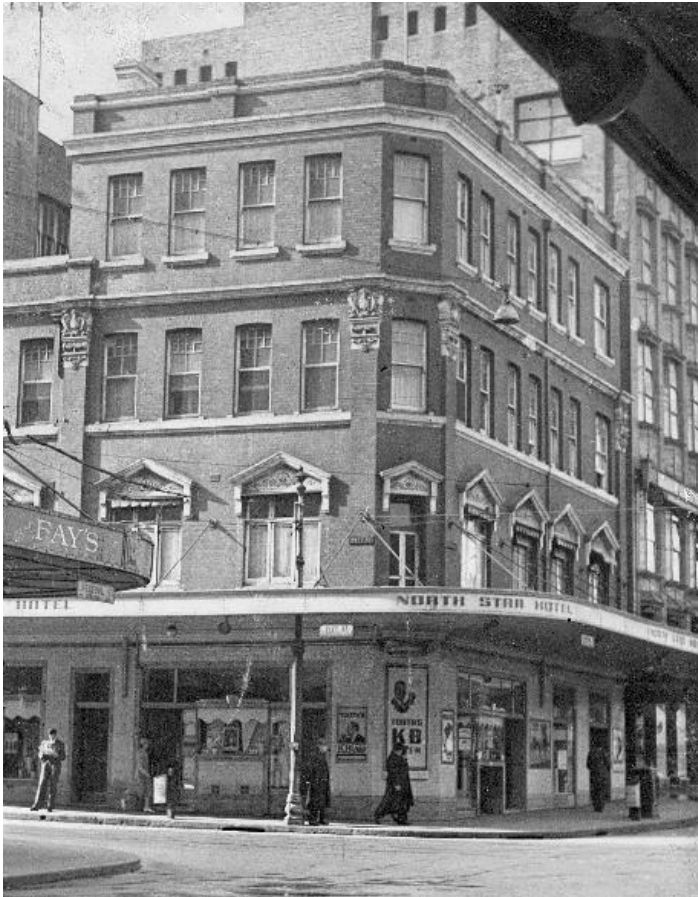


Figure 2.44 North Star Hotel 1949, Corner Pitt and Liverpool Streets.
Australian National University, N60-YC-19.



Figure 2.45 1954 Pitt Street, facing south.
Griffs building is located at 324-330 Pitt St. City of Sydney Archives,
Len St one / Vic Solomons Collection: 275.



Figure 2.46 1958 photo showing 122-124 Liverpool St.
State Library of NSW – Australian Photographic Agency – 05449.



Figure 2.47 Corner of Pitt and Liverpool Streets, c.1968.
City of Sydney Archives, CRS 022/022053.



Figure 2.48 Telecom Building from Pitt St - October 1982.
324-330 Pitt St, City of Sydney Archives, CRS 422/1/380.



Figure 2.49 1996 Photograph of Castlereagh Street showing Telecom building and Manchester House at 241-243 Castlereagh Street.
City of Sydney Archives, 077/077745.

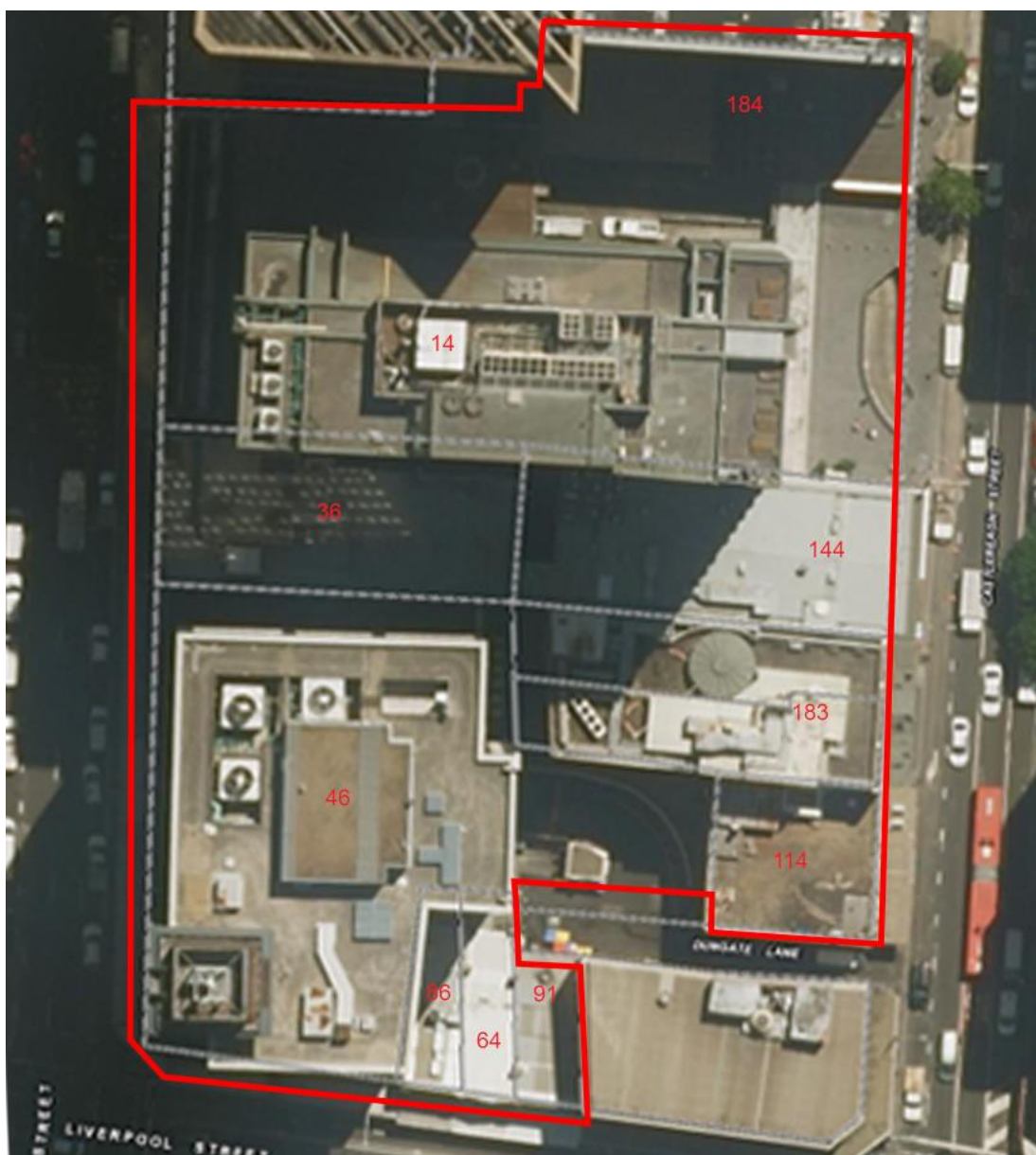


Figure 2.50 Current aerial showing site layout.
Study site outlined in red. Six Maps, NSW LPI online, accessed 01/11/19.

3.0 PHYSICAL EVIDENCE

3.1 SITE INSPECTION

Martin Carney of AMAC Group inspected the study site on 16th January 2018. The site consists of seven commercial buildings fronting Pitt Street (west), Castlereagh Street (east) and Liverpool Street (south).

Topography

Pitt and Castlereagh Streets slopes downwards north to south (Figure 3.1). Liverpool Street slopes downwards from east to west (Figure 3.2).

324-330 Pitt Street & 229-239 Castlereagh Street

The building at 324-330 Pitt Streets occupies the width of the block, reaching east at 229-239 Castlereagh Street (Figure 3.3). The building is several storeys high and constructed of concrete with a four-storey car park basement. The car park is accessible via ramp from both Pitt and Castlereagh Streets. Entry to the building on both sides is behind the car park ramp, the Pitt Street entrance is covered. The entrance to the Castlereagh Street side of the building is set much further back from the road than the Pitt Street side (Figure 3.4).

332-336 Pitt Street

The building at 332-336 Pitt Street is a six-storey commercial building (Figure 3.5). The building has a single level basement which is currently occupied by a Greek restaurant. Entry to the building's various shops is via Pitt street, the entrances are covered by an awning.

338-348 Pitt Street

338-348 Pitt Street occupies the corner of Pitt and Liverpool Streets (Figure 3.6). The building is a commercial tower building with shops and restaurants on the street level. The building has a split level, two-storey basement carpark which is accessed from the rear of the building via Dungate Lane (Figure 3.7).

126 – 130 Liverpool Street

The buildings fronting 126-130 Liverpool Street form three individual buildings to which their frontages were remodelled in the late 19th century to reflect a unified set of terraces. 126 Liverpool Street, forming the western building, was constructed in c.1891 and it appears that the facades of the two existing buildings at 128 and 130 Liverpool Street were rebuilt at this point in time. All three buildings are constructed of brick and are two storeys high. 128 and 130 Liverpool Street form early 19th century buildings which appear to have been extended at the rear and remodelled multiple times throughout the 19th and 20th centuries. There is an awning covering the footpath of all three buildings.

249-253 Castlereagh Street

The building at 249-253 is a four-storey brick building currently occupied by the *Downing Hotel* (Figure 3.9). This building is also known as 'Bognor House' and 'Stratton's Hotel'. Dungate Lane is to the south of this building and the access ramp for the 338-348 Pitt Street car park is to the rear (Figure 3.7). Windows visible from the street on both Castlereagh Street and Dungate Lane indicate that the building has a basement (Figure 3.10).

245-247 Castlereagh Street

245-247 Castlereagh Street is an eight-storey building called 'ANZAC House' or 'Sekers House' (Figure 3.11). The entrance is on Castlereagh Street and there is a ground level car park. The building houses Mercury Colleges and the NSW Branch of the RSL.

241-243 Castlereagh Street

The building at 241-243 Castlereagh Street is a six-storey commercial building (Figure 3.12). The entrance is on Castlereagh Street and is covered by an awning.



Figure 3.1 Image showing the North to South slope of Pitt Street.
Google Maps, accessed 22nd January 2018,
<https://www.google.com.au/maps>

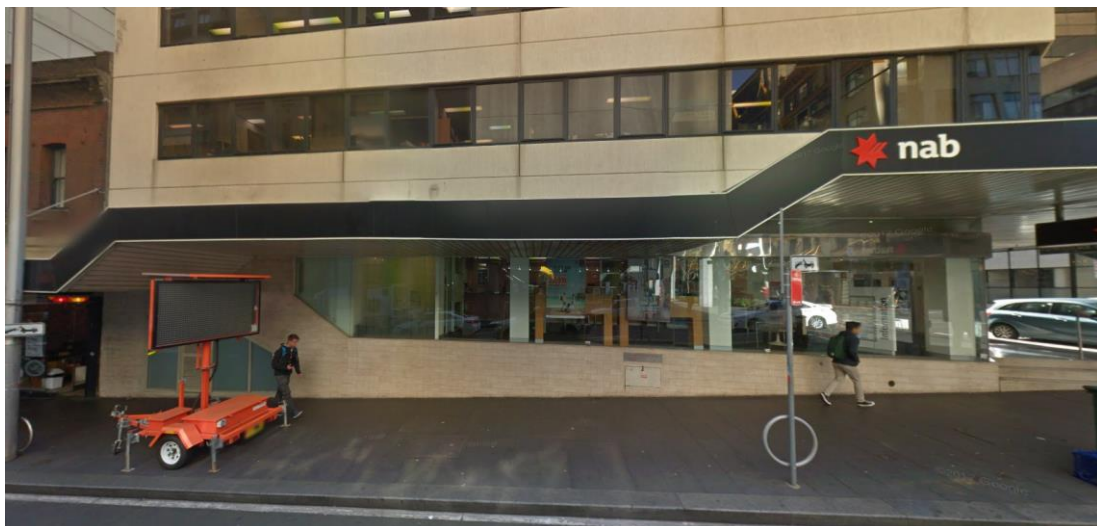


Figure 3.2 Image showing the East to West slope of Liverpool Street.
Google Maps, accessed 22nd January 2018,
<https://www.google.com.au/maps>



Figure 3.3 **324-330 Pitt Street.**
Google Maps, accessed 22nd January 2018,
<https://www.google.com.au/maps>



Figure 3.4 **Entrance to the 229-239 Castlereagh Street car park.**
AMAC Group, 16th January 2018, digital image 4162.



Figure 3.5 **332-336 Pitt Street.**
 AMAC Group, 16th January 2018, digital image 4209.



Figure 3.6 The corner of Pitt and Liverpool Streets.
Google Maps, accessed 22nd January 2018,
<https://www.google.com.au/maps>



Figure 3.7 Entrance to the 338-348 Pitt Street car park.
AMAC Group, 16th January 2018, digital image 4127.



Figure 3.8 Two storey buildings at 126 – 130 Liverpool Street.
Grey building is number 126, salmon coloured building is number 128
and the exposed brick building at the right forms number 130.
AMAC Group, 16th January 2018, digital image 4190.



Figure 3.9 The Downing Hotel at 249-253 Castlereagh Street. AMAC Group, 16th January 2018, digital image 4113.



Figure 3.10 Cellar entrance at the front of the Downing Hotel.
AMAC Group, 16th January 2018, digital image 4138.



Figure 3.11 ANZAC House at 245-247 Castlereagh Street.
AMAC Group, 16th January 2018, digital image 4110.



Figure 3.12 241-243 Castlereagh Street.
AMAC Group, 16th January 2018, digital image 4119.

3.2 GEOLOGY AND SOILS

The study area is within the 'Harbour Foreshores' of the physiographic region of the Sydney Sheet. The study area appears to fall within the Lucas Heights (lh) soil profile, as depicted in the 1990 soil landscape map²⁹⁵ and the Office of Environment and Heritage eSPADE website.²⁹⁶

Lucas Heights (lh)

The Lucas Heights (lh) soil profile is extensively located across Mittagong Formation and also along the Macdonald Ranges and the Hornsby Plateau. The geology of the Mittagong Formation is an interbedded shale, laminate and fine-medium grained quartz sandstone, stratigraphically between Ashfield Shales and Hawkesbury Sandstone. Land use of the Lucas Heights (lh) profile is predominantly for agriculture however it has also been used for urban development.²⁹⁷

The expected soil profiles include:

- lh1 – a loose, yellowish-brown sandy loam (A1 horizon). The may range from a loamy sand to a light sandy clay loam. Expected inclusions are iron coated, platy fine sandstone rock fragments, charcoal fragments and roots. This is commonly up to 30cm deep.
- lh2 – a bleached dull yellowish-brown, stony, hard-setting sandy clay loam (A2 horizon). This may range from clayey sand to fine sandy clay loam and from brown to bright yellowish brown. Expected inclusions are fine sandstone fragments and rounded iron nodules as well as platy iron coated stones and traces of charcoal. Commonly 10-30cm deep.
- lh3 – an earthy, yellowish-brown sandy clay loam (B horizon). Texture may vary from sandy clay loam on surface to a sandy clay varying in colour from yellowish brown to a bright yellowish brown. Expected inclusions are iron coated sandstone fragments. This soil is up to 30cm deep.
- lh4 – Pedal, yellowish-brown clay (B and C horizon). This is usually developed over a fine-grained sandstone and ranges from reddish-brown to a bright yellowish-brown. This subsoil may include bands of platy, iron coated fine sandstone fragments and is up to 100cm deep.

Commonly lh1 overlies lh2, which sits above lh4 with distinct boundaries. In closer proximity to sandstone landscapes lh1 is 15cm deep and overlies up to 30cm of lh2, which in turn sits above lh3.

Soils lh1 and lh4 are moderately susceptible to erosion while lh2 and lh3 are highly susceptible.²⁹⁸

²⁹⁵ Chapman and Murphy (1989).

²⁹⁶ <http://www.environment.nsw.gov.au/eSpadeWebapp/> (accessed 1/11/2019).

²⁹⁷ Chapman and Murphy (1989), p. 26-7.

²⁹⁸ Chapman and Murphy (1989), p. 66.

3.3 ARCHAEOLOGICAL POTENTIAL

3.3.1 Introduction

The site has undergone multiple phases of development from the early 19th century to the early 1990s. Each phase of development would have created archaeological features and deposits across the study site. In order to inform the archaeological potential for the study site, it is necessary to consider not only the historic phases of development but also the impact that modern development has had upon the extent and integrity of these features. The following assessment of archaeological potential uses a combination of historic plans and aerial photographs overlain on current surveys and aerial photographs to identify different points of development across the study site. Overlays further assist in identifying the level of impact that later construction has had on earlier archaeological remains (Figure 3.13 to Figure 3.19).

For consistency, the discussion of archaeological potential has been divided into the same original grant allotments as those used in Section 2.0.

3.3.2 Topography

Pitt Street

There are no detailed topographic surveys of this portion of the Sydney CBD until after the 1890s when the city blocks had already been regularised (Figure 2.16). Earlier maps and plans indicating hills and general slopes tend to be schematic (see Section 2.4).

The general nature of the topography of the study site and Section 14 is obscured in part by later developments. However, in a general sense there exists a diagonal northwards downslope on Castlereagh street, to the corner of Pitt and Liverpool streets (see Figure 2.16). This is further supported by the plan of 1833 (Figure 2.5) which shows a small water way cutting across the corner of Castlereagh and Liverpool Streets on that alignment. This was managed in the 1830s by the installation of drainage/ stormwater lines and a laneway still present today.

The general diagonal sloped alignment can be seen today, but it is clear that the detail of the original topographical arrangement remains elusive when historic photographic and descriptive resources are consulted. Figure 2.11 and Figure 2.24 indicate that the Anglican School adjoining the study site and a portion of its yard (on the study site), sat 3 or 4 metres above the road, apparently on a bluff or ridge. The alignment of Pitt Street was not adapted to account for this bluff as it was an extension of the already long existing street. It is more likely that Pitt Street was lowered (date unknown but at least pre-1860s) to this level to even out what would have been a considerable drop in the road at some point between Allotment 21 and the corner of Liverpool Street (Allotment 1). Thus, some parts of the ground surface of Allotments 21-24 are likely to have originally sat well above the current Pitt Street and developed at that level at least during the 19th century.

When calculating the potential of the survival of archaeological remains along this frontage, it must be considered that an uneven sliding scale is likely to apply to the amount of the natural pre-20th century ground level and topography still existing, where up to 4 metres can be deducted. By review of Figure 2.24 - Figure 2.35 spanning Allotments 21, 22, 23, 24 and 1 in sequence (north to south) it is clear that the slope (using the street as gauge) is steepest at Allotment 21 and gradually decreases to near level at Allotment 24 and 1. This when added to the existing basements, mean that only the extreme deepest features (very deep wells and

drainage) could survive at the north end of Pitt Street, to deeper features (wells, drainage, cess pits, tanks, original basements) at the southern end.

Castlereagh & Liverpool

Unlike Pitt Street, there is no obvious conundrum suggested by comparison to the existing topographic and the historical records. The street level on Castlereagh Street respects the general slope and the development on both sides of the road. The lowest point is reached just before the corner of Liverpool Street, where part of the former waterway location has been converted into a lane and service corridor. Liverpool Street falls away at the corner of Castlereagh Street down to Pitt Street, and excepting the reclaimed waterway appears, in the absence of other information, to generally represent the original topography. Therefore, in the absence of basements, potential archaeological sites in Castlereagh Street and Liverpool Street stand a better chance than those in Pitt Street in representing the 19th century archaeological sequence of the study site (though also dependant on other instances of impact by works in that period, and later 20th century developments).

3.3.3 Part of Allotment 21 Section 14

This part of the study site has been continuously occupied since at least 1823 having been used in these early years as small residential dwellings (Buildings 1 – 4, 6-8), in the late 19th century as part of a school yard and then in the 20th century as large multi-storey offices and warehouse (Buildings 10-13). It is clear from photographs from the late 19th century, that the land here had originally been at least three meters above the street level however during the early 20th century, the ground level was reduced in order to make the buildings level with the street. This 20th century development, which also saw the construction of a basement level, most likely removed much of the evidence of the early occupation of the allotment.

By the late 20th century, the current multi-storey tower on the site had been constructed which involved further excavation on the site to create the current four level basement (Building 14). It is highly unlikely that any evidence of the 19th century occupation of the site remains within this allotment. There is a an unknown potential for historically undocumented deep features such as wells or cesspits.

3.3.4 Allotment 22 Section 14

Allotment 22 has undergone several phases of development dating back to at least 1823 (Building 15). By the 1840s this allotment contained a number of shops and associated dwellings (Buildings 15-16) and it is possible that at least one of these buildings (15) contained a basement. The site was also used for industrial activities with the rear of the site used as a foundry (Building 26). The redevelopment of the site in the 1880s then again in the early 20th century would have significantly impacted any archaeological material from these earlier phases of occupation. In particular the construction of the current building c1913-1924 (Building 36), would have required significant excavation for the basement level. This excavation is likely to have removed earlier features. It is unclear whether this basement covers the entire allotment. There is a low archaeological potential for early basements, especially in the northeast corner of the site. There is a low potential for the structural remains of the privies (Buildings 20, 23-24, 28-29) that were once present in the middle of the allotment during the mid-late 19th century.

Should the basement not cover the entirety of the allotment, there would be a moderate archaeological potential in these locations for evidence of the mid-late 19th century shops and dwellings (Buildings 17-19). This may include structural features

such as foundations and postholes as well as evidence of occupation, particularly in the yards, in the way of industrial deposits, rubbish pits and yard deposits.

There is an unknown potential for historically undocumented deep features such as wells.

3.3.5 Allotment 23 Section 14

This allotment was first developed in 1840 with the construction of a large residence with associated kitchen, stables and coach house (Buildings 37 - 40). These buildings appear to have been constructed above street level as stairs were required to access the single storey dwelling. If this was the case, the front of this allotment would have been heavily truncated in the early 20th century for the construction of new shops which were built at street level (Building 44). This is likely to have removed any archaeological material related to this dwelling. It is also possible that the building, renovated in the early 20th century to create a 7 storey structure (Building 45), also had a basement which would have removed any evidence of the previous occupation of the allotment.

Further impacts to the archaeological record are likely to have occurred for the excavation of the basement for the current building at 338 Pitt Street in 1996 (Building 46). This would have required excavation of up to 4.5m below the street level across the entire allotment and is likely to have removed all remaining archaeological material related to the mid-19th century dwelling (Building 37), and associated coach house (Building 40), as well as the later shops (Building 44).

19th century plans indicate that there were privies (Buildings 41 - 43) on the site and it is possible that the base of deep features such as cesspits may survive on the northern and western boundary of the site should these outbuildings have used a cesspit system. There is an unknown potential for historically undocumented deep features such as wells.

3.3.6 Allotment 24 Section 14

This allotment has been continuously occupied from at least 1823 when the first structure (Building 47) is known from a plan of this date. By the 1840s the allotment was fully developed with shops fronting Pitt Street (Buildings 47 and 49) and an internal passageway leading to further buildings at the rear (Buildings 48, 50 - 57). These 1840s buildings were standing, although modified, on the site until the early 20th century. Much of the archaeological evidence of these early structures would have been heavily impacted by the construction of this new building by 1911 (Building 60), which possibly also included a basement level. Nonetheless, the construction of the current building (46) in 1996 appears to have reused the earlier basement and it appears that excavation of up to 6m would have occurred towards the back of the allotment and at least 4.5m at the front to accommodate this basement.

There is a moderate potential for evidence of the early 20th century basement (Building 60) and a nil to low potential for evidence of structures (Buildings 47 - 59) and occupation prior to this development of the site. The allotment does retain an unknown potential for deep features such as wells.

3.3.7 Allotment 1 Section 14

338 Pitt Street

Historic research indicates that original Allotment 1 has been occupied and developed as early as 1823. Containing a single dwelling in 1823 for the domestic residence of William Coates (Building 62), by the 1840s the allotment contained several mixed-use commercial shopfronts and domestic dwellings as well as a hotel on the corner of Pitt and Liverpool Streets (Buildings 63 - 67). This mixed-use function of the allotment continued to be seen throughout developments in the late 19th and early 20th centuries, prior to the construction of the extant commercial office tower in 1996 (Building 46).

Historic photographs of the northern end of the study site shows that the original topography of the study site sat considerably higher than the level of Pitt Street. It is possible that the early 20th century redevelopment phases of the allotment may have levelled off much of this area, if not earlier, likely impacting on archaeological remains dating to the 19th century occupation phases. An early 20th century plan details that the c.1900 *North Star* Hotel building (65) fronting Pitt Street and the early 20th century building (88) at 122-124 Liverpool Street (footprint now part of the 338 Pitt Street building) both contained a basement level which would have truncated earlier 19th century remains in these locations. Though not identified from the historic records, potential exists that the original c.1840s *North Star* Hotel (Building 65) may have had an undocumented basement or cellar level that could have been incorporated into the c.1900 structure (Building 87) and therefore, potential may exist for evidence of reuse.

Though the majority of the allotment has been subject to only two or three development phases, the extant 1996 commercial building (46) contains a two-storey basement which has likely wholesale removed evidence of the 19th and 20th century occupation of the allotment. There is nil to low archaeological potential for the survival of undocumented deep archaeological features, such as wells or cesspits. Current survey plans show that the extant building at 338 Pitt Street contains a split-level style basement, therefore, only a single storey basement is present in the corner of Pitt and Liverpool Streets, the earlier location of the c.1900 *North Star* Hotel (Building 87). It can be suggested that there is low to moderate archaeological potential for evidence of the c.1900 basement of the *North Star* Hotel (Building 87) to survive within the extant basement of 338 Pitt Street.

Subdivided Allotment 4 DP147 (126 Liverpool Street)

Prior to the extant c.1891 two storey brick building, the allotment is known to have partly contained a c.1840s brick building (63) which had been residentially occupied and then demolished by 1880. The extant c.1891 building (86) is not known to contain a basement level and appears to have contained a small rear yard prior to the building having been extended by 1917. Therefore, it can be suggested that moderate to high archaeological potential exists for archaeological material associated with the mid to late 19th century occupation of this allotment (current Lot A DP448971) as well as early 20th century use of the rear yard prior to the building's extension. Evidence may include brick footings related to the c.1840s building, post holes for earlier fence lines, undocumented wells or cesspits, rubbish pits, yard deposits and remnant occupation deposition (disturbed underfloor deposits) from removal of the c.1840s building.

Subdivided Allotment 5 DP147 (128 Liverpool Street)

Historic research suggests that the extant two storey building forming 128 Liverpool Street partly forms the original structure first seen on an 1830s plan (Building 64), though extensively modified at the front and rear. The allotment is known to have been residentially and commercial occupied throughout the 19th and 20th centuries. It is unclear if the original building contained a cellar level (see Section 2.4.5.5). A series of outbuildings were constructed and replaced in the rear yard between the mid-19th and early 20th centuries (Buildings 75, 81 - 82) until an extension to the main building in the 1920s-1930s resumed all remaining yard space. Though the allotment has experienced little disturbance in the way of demolition phases, it is anticipated that the continual modifications and extensive modifications to both internal and external portions of the original structure have to a certain extent impacted on archaeological remains relating to the earliest occupation phases of the allotment. For example, instances of flooring replacement over time have likely disturbed surviving underfloor deposition.

Therefore, it can be suggested that moderate to high archaeological potential exists for archaeological material associated with 19th century residential and commercial occupation of this allotment (current Lot B DP448971) as well as early 20th century use of the rear yard prior to the building's extension. Archaeological evidence may include brick footings related to mid to late 19th century outbuildings (Buildings 75, 81 - 82), post holes for timber outbuildings or earlier fence lines, undocumented wells or cesspits, rubbish pits, yard deposits and remnant occupation deposition (disturbed underfloor deposits) from 19th century occupation of the original brick dwelling (Building 64).

3.3.8 Part of Allotment 2 Section 14**3.3.8.1 Liverpool Street Frontage***130 Liverpool Street*

An 1840s two storey, brick building (99) is believed to still stand on this allotment, though extensively remodelled and renovated at the front and rear during the late 19th and 20th centuries. Rates records indicate that this building was occupied both domestically and commercially, and it is unclear if a cellar is present in this particular building or instead located within 126 or 128 Liverpool Street (see Section 2.4.5.5 for discussion). At least two rear extensions are known to have been added during the late 19th century (100, 111) as well as a water closet (Building 101) and the property had accessible yard space until a substantial extension was made to the original 1840s building footprint in the early 20th century. The size of the rear yard was further reduced when Dungate Lane was formalised around the turn of the 20th century, therefore, some undocumented archaeological evidence may be located below the current roadway (not part of the study site).

Similar to adjacent number 128 (Building 64), though the front half of the building has experienced minimal disturbance in the way of demolition phases, numerous internal modifications and renovations throughout the 19th and 20th centuries are likely to have impacted on occupation deposition such as underfloor deposits. Based on known historic impacts, moderate to high archaeological potential exists for archaeological material associated with 19th century residential and commercial occupation of this allotment (current Lot C DP448971) as well as early 20th century use of the rear yard prior to the building's extension. Archaeological evidence may include brick footings related to mid to late 19th century outbuildings or extensions

(Buildings 100 – 101, 111), post holes for timber outbuildings or earlier fence lines, undocumented wells or cesspits, rubbish pits, yard deposits and remnant occupation deposition (disturbed underfloor deposits) from 19th century occupation of the original brick dwelling.

3.3.8.2 Castlereagh Street Frontage

Part 2 (*Lot B*)

The 1914 building (114) on Lot B had a basement level but its depth and shape are not known, it may have occupied the entire lot or only part of it. Construction of this basement would have had a high impact to possible remains wherever it was located. At worst, this means that in 1914 all possible 19th century archaeology was removed. At best, that some 19th century soil profile and archaeology survived outside the 1914 basement. However, even in this best-case scenario, there have been huge 1996 impacts in the same location which could have since removed that last surviving material. The approximate ground level in Dungate Lane in 1996 was RL 21.00, those 1996 disturbances are thus: in northwest corner a basement for a substation, stairs from northeast corner lead up to the substation at SSL 15.680. A switch room west of this at SSL 15.130 and the majority of the lot is disturbed by the car ramp graded from street level down to a basement level SSL 13.000 beneath 338 Pitt Street.

Part 1 and Part 3 (*Lot A*)

The 1914 building (114) on Lot A had a basement level but its depth and shape are not known, it may have occupied the entire lot or only part of it. The construction of this basement would have had a high impact to possible remains wherever it was located. At worst, this means that in 1914 all possible 19th century archaeology was removed. At best, that some 19th century soil profile and archaeology survived outside the footprint of the 1914 basement or the base remains of deeper features such as wells or cesspits survive below it. If the 1914 basement did not occupy the entire allotment there is a low chance for disturbed structural remains related to Wallis's c.1845 semidetached brick houses (Buildings 96 - 97), Alyward's brick buildings (Building 102 - 103) its wood and iron privies, sheds and yard spaces (Buildings 104 - 105, 107 - 108). Brick footings are more likely than the remainder to have survived, in an interpretable form, the 1914 redevelopment phase (Building 114). Also, structural remains associated with Nixon's c.1852 brick building.

The north of Lot A has likely lost its archaeological potential. Though, the base of deep and robust structures such as wells or cesspits could survive even in these disturbed conditions. There is nil to low potential for disturbed remains of deep features here. Along the south, where in 1996 there was less bulk excavation, some archaeological potential may remain. Particularly in the southeast corner of Lot B where the 1914 building was offset from. There is moderate potential for disturbed remains of a 19th century soil profile. This could capture some structural remains related to McLaughlin's blacksmithy and shed (Building 110), though this was a wooden building and its remains may be more ephemeral.

3.3.9 Allotment 3 Section 14

The study site footprint is currently entirely occupied by the extant 'Anzac House' which is an eight storey building (183) without a basement built circa 1950-1960. The building is most likely supported by a network of concrete piles and tie beams that have caused deep but localised disturbances to the soil profile across the study

site. It is likely that the structure on the study site that predated Anzac House did not have a basement. That prior structure was extant from at least 1854 (Buildings 117 - 118) and underwent extensive renovation and extension to the rear in 1921 (Building 126). There was no conclusive evidence found to rule out the possibility that the 1854 building was an adaptation of an earlier c.1831 structure (Building 116) though this is still considered unlikely. The c.1854 buildings (117 - 118) were brick and two storey with a central hallway which was a later addition. If interpretable evidence of the c.1831 building remains on the study site it is most likely in that location.

There is moderate potential for disturbed structural remains associated with c.1854-1950 residences-cum-workshop (Buildings 117 - 118) and low to moderate potential for disturbed structural remains associated with a c.1831 residence (Building 116). There is nil to low potential for intact and robust occupation deposits within either the c.1831 residence (116) or the c.1854 residence (117 - 118) due to continual redevelopment or renovation of the site which would necessitate replacing floor surfaces and clearing underfloor spaces. Having said that, sometimes renovations rely on concrete pours over former floors and this may preserve the profile below. There is low to moderate potential for disturbed yard remains such as surfaces, deposits and outbuildings associated with both the c.1831 (Building 116) and c.1854 houses (Buildings 117 - 118) – these would have been impacted by the 1921 rear extension (Building 126) with its mechanics wells and the c.1950-1960 construction of Anzac House (Building 183). If the yard held undocumented structures like wells or cesspits there is moderate to high potential for these disturbed structural remains and their associated deposits or fills as they may have survived 20th century redevelopment in an interpretable form.

3.3.10 Allotment 4 Section 14

Three main stages of development are known within this allotment, the first dating to before 1823 when a single dwelling stood on the site (Building 127). In 1842 this allotment was further developed to include a shop front as well as a number of small brick terraces facing a lane (Buildings 128 – 131, 133 - 138) that ran through the allotment; additional buildings were added to the complex in the 1870s (Buildings 139 - 143). These buildings were all still standing until 1921 when the current building (144) on the site was constructed.

Each of these phases of development is likely to have created unique archaeological data and although the construction of the 1921 building (144) would have impacted on earlier archaeological remains, no wholesale excavation has occurred on the site to date. The 1921 construction of the current building would have impacted earlier relics as this building would have necessitated the levelling of the site as well as the excavation of deep foundations and services. These impacts are likely to dissect the earlier archaeological remains rendering them fragmentary. As the building contains a small yard at the rear, there is a marginally higher archaeological potential in this zone. It is possible that this yard has been used for later services and further inspection is required to establish the archaeological potential for this area.

There is a nil to low potential for evidence of the first phase of development, that is the pre-1823. Nothing is known about the erection and fabric of this structure (Building 127) and dependent on how this building was constructed and used will affect any archaeological remains present on the site. There is a low potential for structural relics such as postholes, foundations and chimney bases and associated occupation deposits and refuse pits. However, it is anticipated that 1840s and 1921

development phases on the site would have impacted these earlier features through the excavation for foundations and services; a drain is known to have been installed running east to west through the middle of the allotment by 1865. There is an unknown potential for deep features such as wells and cesspits relating to this initial development period. A well is noted from written records on the allotment in 1841 and there is a high potential this relic remains, although likely truncated, within the study site. Its specific location is unknown.

There is a moderate potential for relics associated with the 1830s and 1840s shop (Building 127) and associated terraces (Buildings 128 – 131, 133 - 138) as well as the 1870s additions (Buildings 139 - 143). These buildings stood on the site for 80 years and were constructed mostly of brick being used residentially then for commercial and industrial purposes. There is a moderate potential for structural relics such as foundations, chimney bases, surfaces (in particular the paved laneway), drains, cesspits and industrial infrastructure such as vats and the foundation for machines. There is a moderate potential for evidence of occupation such as underfloor deposition, rubbish pits, yard scatters and industrial waste associated with the confectionary factory.

3.3.11 Allotment 5 Section 14

Allotment 5 has been continuously occupied since at least 1823. This has included numerous phases of development, encompassing both domestic and mixed-used occupation. As with Allotments 21 and 6; Allotment 5 is currently occupied by a large, multi-storey, mixed-use building with a four-level basement (Building 14). As these basement levels appear to extend over the entirety of the allotment this indicates that a significant amount of site clearance, excavation and disturbance has occurred within this allotment. This disturbance considerably impacts the potential for sub-surface archaeological remains to be present on this portion of the study site. As such the archaeological potential for this allotment can be considered low. There is an unknown potential for historically undocumented deep features such as wells or cesspits.

3.3.12 Allotment 6 Section 14

From 1823 to 1943 Allotment 6 was continuously occupied; first by single-storied domestic dwellings, which would have incorporated other structural features such as privies, sheds, wells and other out-buildings, not always represented on plans (Buildings 163 - 170). Whilst, towards the later part of the 19th and early 20th centuries the function of the allotment appears to have changed to include mixed-use occupation, with dwellings and shops or workshops occupying the allotment. Currently, as with Allotments 5 and 21, Allotment 6 is occupied by a large, multi-storey, mixed-use building (14) with a four-level basement. The construction of this building (14) along with its basement levels indicates that a significant amount of site clearance, excavation and disturbance has occurred within this allotment. This disturbance and associated site clearance considerably impacts the potential for sub-surface archaeological remains. As such the archaeological potential for this section of the study site can be considered low; with these later developments most probably removing all earlier phases of occupation. There is an unknown potential for historically undocumented deep features such as wells or cesspits.

3.3.13 Allotment 7 Section 14

On the basis of the historical evidence Allotment 7 Section 14 appears to have been occupied continuously since 1823, with at least four main phases of development discernible. The nature of this occupation appears to have evolved significantly over

the course of the 19th and 20th centuries. During the early to mid-19th century the allotment appears to have contained a single domestic residence (Building 172). However, only the dwelling was represented on these plans, as such there is the potential for unrecorded structural features such as privies, wells, sheds and other outbuildings to be present on the site. By the mid-to-late 19th century the allotment appears to have been divided into five residential dwellings (Buildings 173, 176, 178 - 180). The eastern most dwellings (173, 176) appear to have been associated with verandahs and a number of small out-buildings (174 – 175, 177), whilst the three (western) rear properties were marked by open yard spaces with a privy (Building 181). During the early 20th century these structures were demolished and replaced by a seven-storey warehouse building (182), which remained standing on the allotment until 1977-1982, when it was demolished to make way for the current building (184) that now occupies the site; a single-storey structure associated with multi-storey, mixed-use building (14) to the south. However, in contrast to original Allotments 5, 6 and 21, the impact level of construction associated with original Allotment 7 are more limited, with no basement levels featuring on the site. There is the potential for archaeological remains associated with the warehouse phase to still be present on the allotment. Though excavation, piling and services associated with the current building (184) would have significantly impacted these remains, despite this the potential for these to still be present but disturbed on the allotment can be considered moderate.

Likewise, as earlier 19th and 20th century demolition practices can be considered somewhat rudimentary, in that not all structural remains from the preceding phases were removed. There is thus a moderate potential for early-to-late 19th century (1822-1890) structural and occupational remains to be present on the site. These remains may take the form of fragmentary or disturbed foundations for the dwellings and outbuildings (Buildings 172 - 181), cesspits, underfloor depositions, as well as other features, such as wells, services, yard surfaces and rubbish pits. Although many of these features are not known from the historical record there is the potential for them to be present on the site.

3.3.14 Statement of Archaeological Potential

Although the site has been heavily occupied since the 1820s, modern development on the site would have greatly impacted on the survival of relics from this period and the remaining 19th century. Historic allotments 21, 5 and 6 (within Lot 3 DP 1044304) are in the location of a four-storey basement, constructed c1980, which would have removed much of the archaeological evidence from previous periods. There is a low potential for the base of deep features such as wells should they have existed in this area. For this reason, this area has been assessed as having nil-low archaeological potential within Allotments 5 and 6. Historically Allotment 21 appears to have been on higher ground which appears to have remained this way until the early 20th century. It is anticipated that within this lot, there is a nil potential for archaeological relics as it has been more heavily truncated than those portions fronting Castlereagh Street.

Likewise, the construction of the multistorey building in the 1990s on historic allotments 23, 24, 1 and 2 (Lot 10 DP 857070) would have also removed much of the archaeological material from this area for the construction of a 1-2 storey basement. This area has also been assessed as having a nil to low archaeological potential with the exception of possible deep features such as wells and earlier basements.

Single storey basements, constructed in the early 20th century, are present on both historic Allotment 22 (Lot 1 DP 66428) and the northeast corner of Allotment 2 fronting Castlereagh Street (Lot B DP 183853). These basements are likely to have heavily impacted archaeological remains from the 19th century occupation of these areas. There is a nil to low potential for archaeological relics within these areas though some potential remains for base of deep relics such as wells, cesspits and earlier basements.

There is a higher potential for relics within original Allotments 3 (Lot 1 DP 78245, Lot 1 DP 70702), Allotment 4 (Lot 1 DP 90016) and Allotment 7 (part of Lot 3 DP 1044304). These areas were all heavily occupied throughout the 19th century with the earliest known development occurring by 1823. These allotments have been variously used for residential, commercial and industrial processes and there is potential for surfaces, footings, wells, cesspits, and other evidence of occupation. It is likely that the construction of modern buildings within these allotments in the early 20th century would have heavily disturbed the earlier remains which would have been cut through for large foundations as well as services. These areas of the site have been assessed as having moderate archaeological potential.

Current Lots A - C DP448971 (part of Allotment 1 and 2) fronting 126-130 Liverpool Street have also been consistently developed since the mid-19th century with the most recent developments occurring in the late 19th century, all three structures extended in the early 20th century. It is possible that the skeleton of the original mid-19th century structures fronting 128 and 130 Liverpool Street are present among the modified front façade and rear extensions. This part of the study site would have undergone minor impacts for the construction of the current building at 126 Liverpool Street, excavation for extensions and installation of services and therefore retains a moderate to high potential for archaeological relics. This includes structural relics such as foundations, surfaces and postholes as well as evidence of the mid-late 19th century occupation of the allotment.

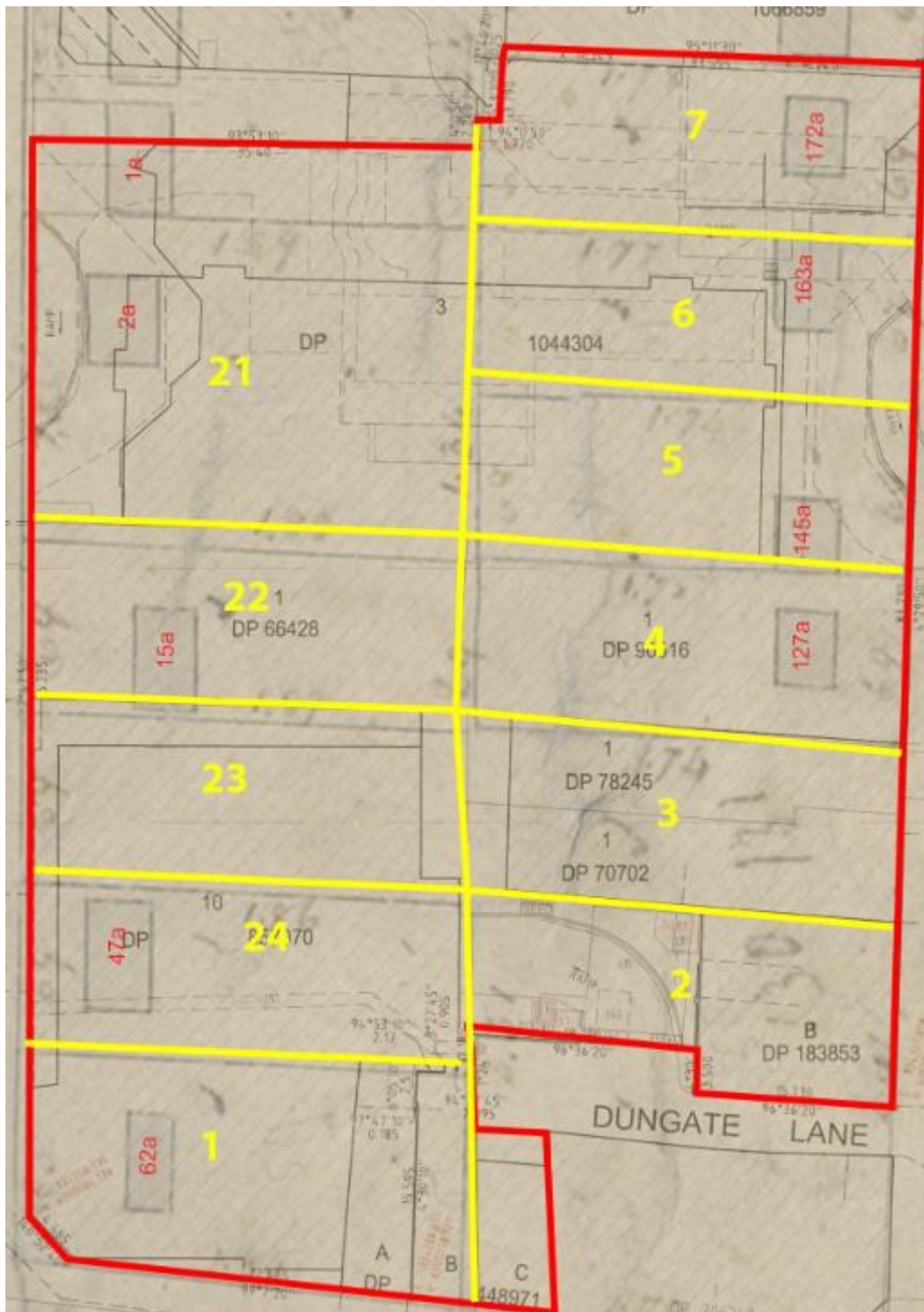


Figure 3.13 Overlay of 1823 plan on current site survey.
 Building numbers shown in red text.
 Vetta, 2018, using Harper's 1823 plan of Sydney, NSW State
 Records, Reference Map SZ434.

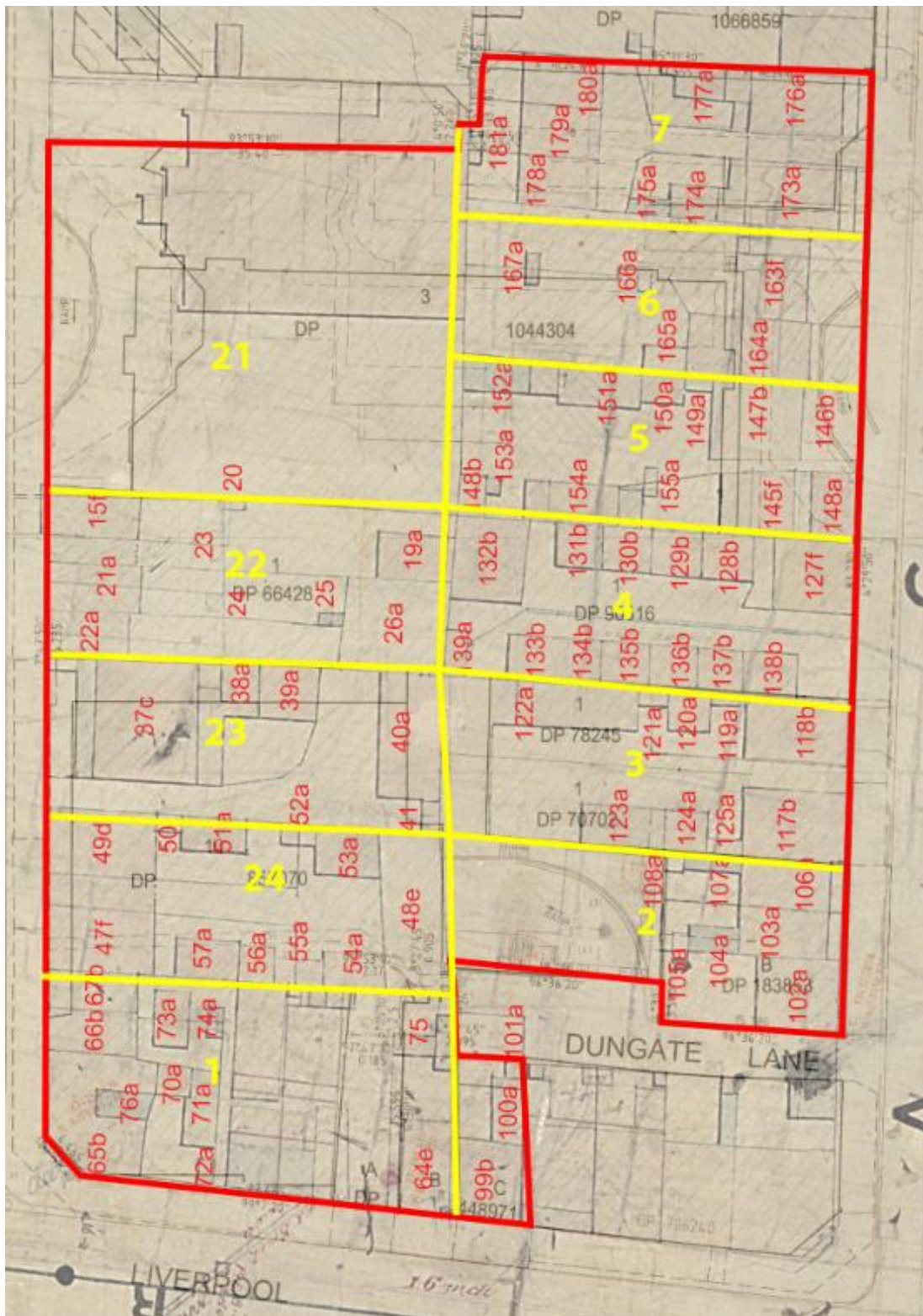


Figure 3.14 **Overlay of 1865 survey on current site survey.**
 Building numbers shown in red text.
 Vetta, 2018 using Trigonometrical survey of Sydney, City of Sydney,
 Historical Atlas of Sydney, Section O.

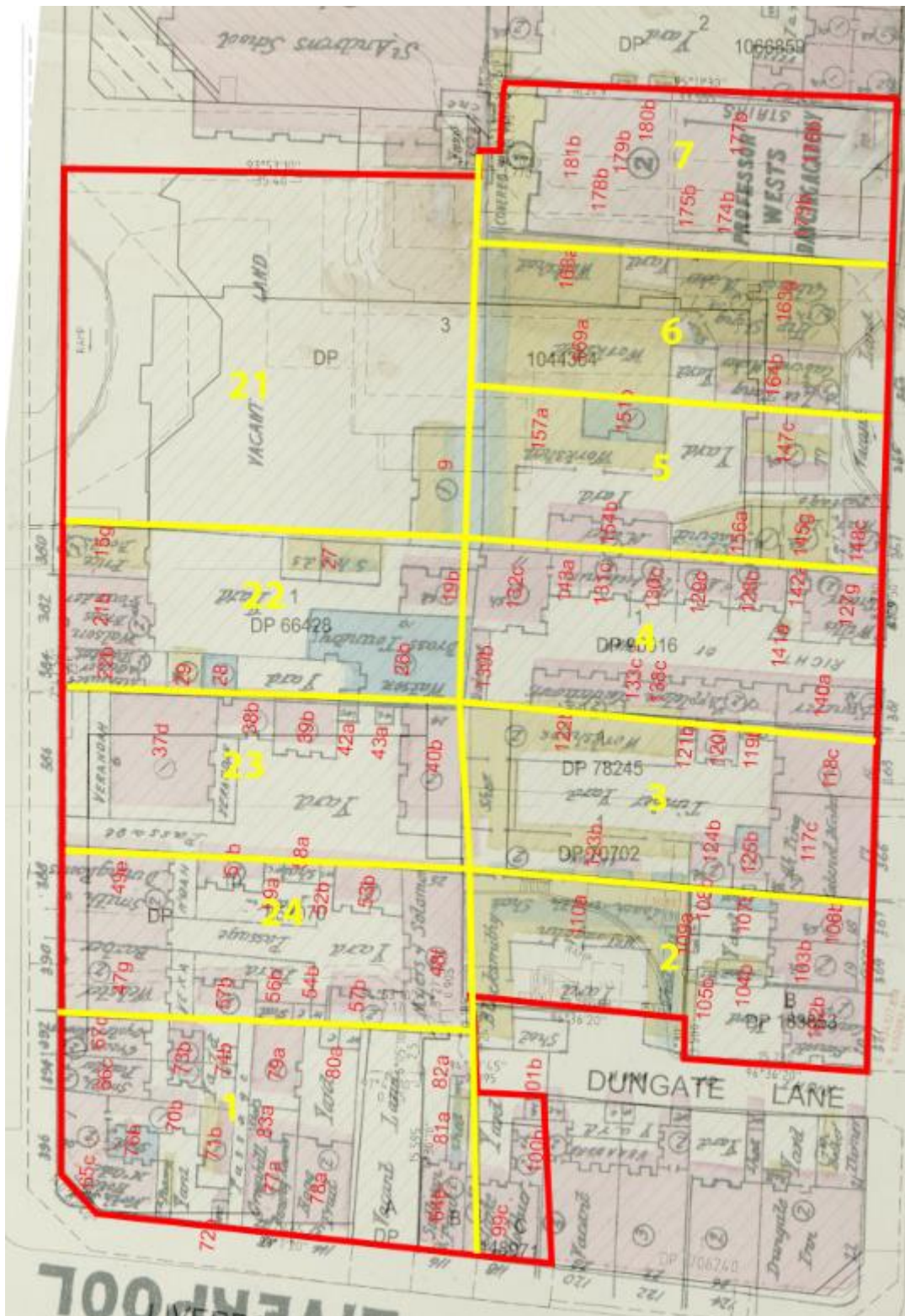


Figure 3.15 Overlay of 1880 plan on current site survey.
 Building numbers shown in red text.
 Vetta, 2018, using 1880 Doves plan of Sydney, City of Sydney,
 Historical Atlas of Sydney, Map 12 Blocks 31-32.

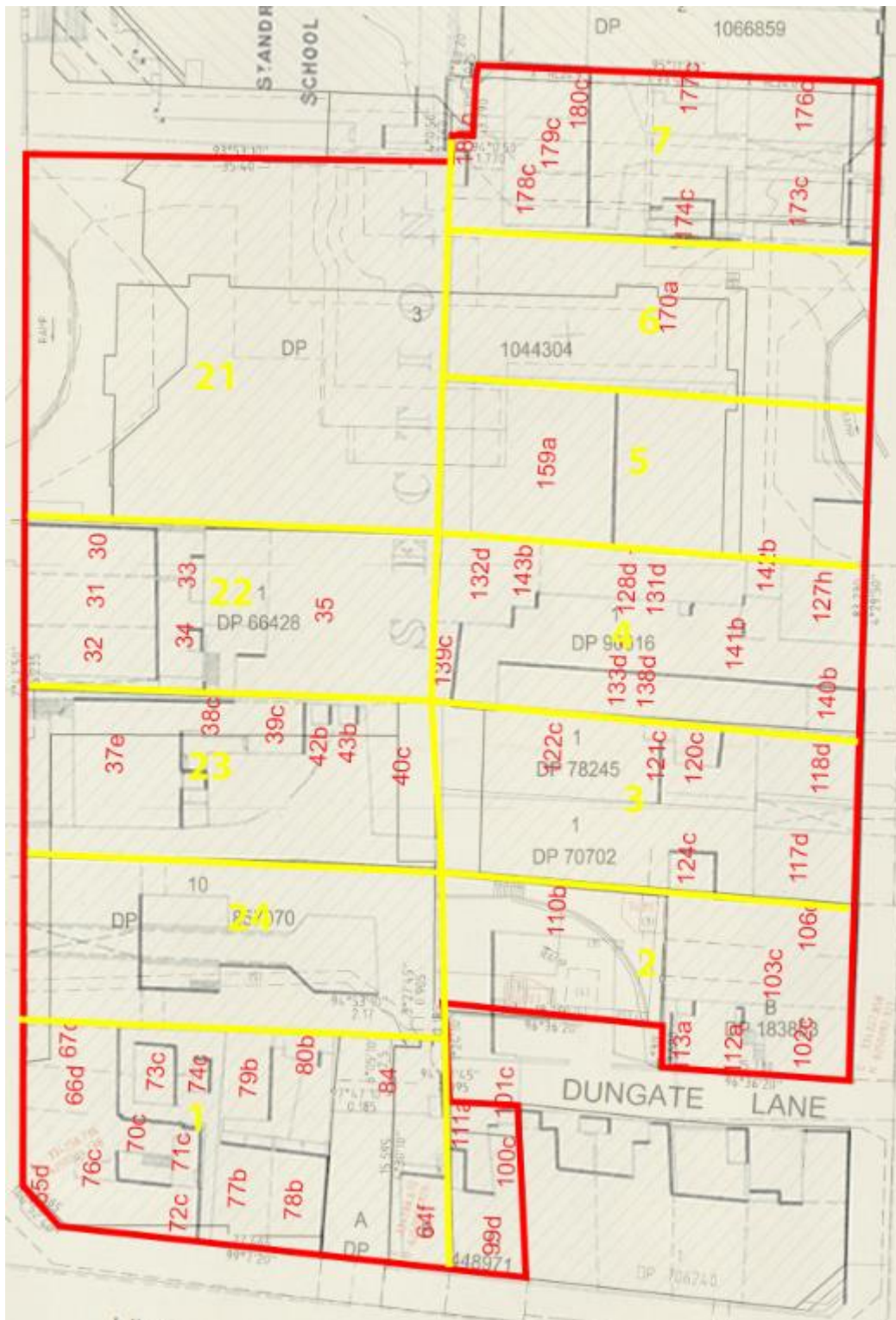


Figure 3.16 **Overlay of 1890 survey on current site survey.**
Vetta, using Sydney Metropolitan Detail Series, NSW State Library,
Part of Sections 14, 15, 16, 17 ZM Ser 4 811.17/1.

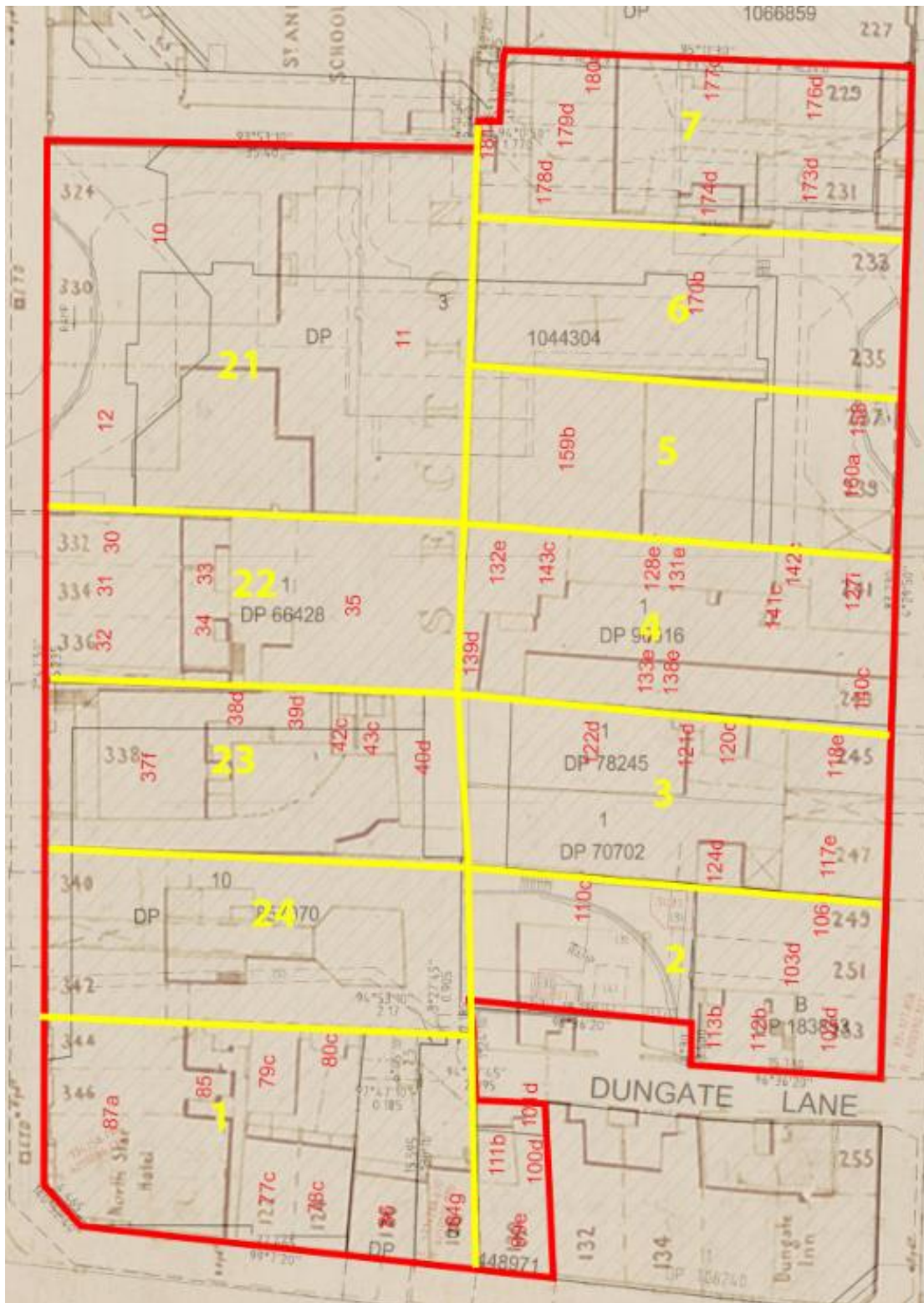


Figure 3.17 Overlay of 1902 survey on current site survey.
 Vetta, using Sydney Metropolitan Detail Series, NSW State Library,
 Part of Sections 14, 15, 16, 17 ZM Ser 4 811.17/1.



Figure 3.18 Overlay of c.1917-1939 plan on current aerial photograph. Vetta, 2018, using Fire Underwriters Plans 1917-1939, Block 125, City of Sydney, Historical Atlas of Sydney.

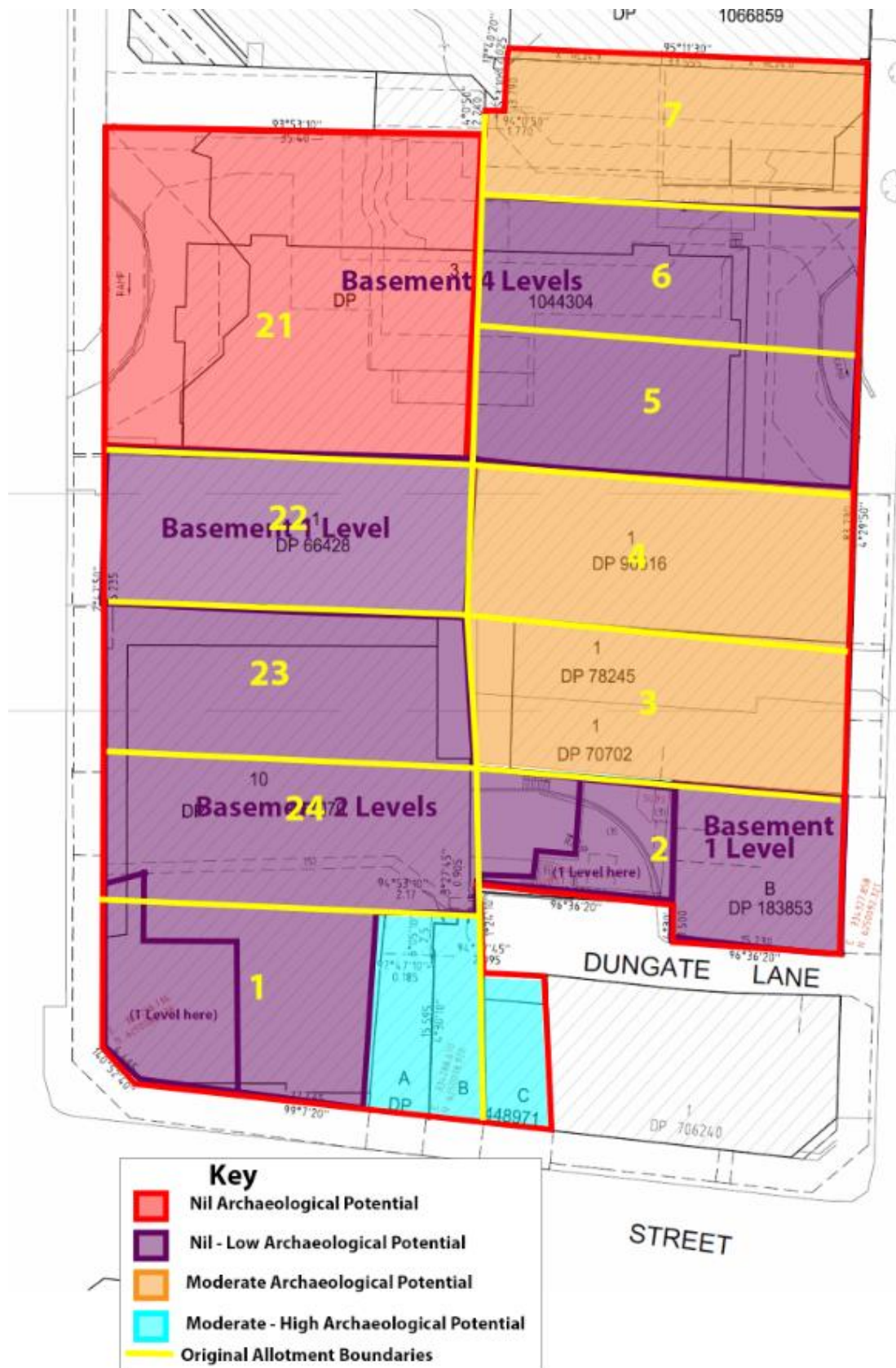


Figure 3.19 Archaeological potential diagram.
Vetta, January 2018. Updated by Strickland, November 2019.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 METHODOLOGY

The current standard for assessment of significance of heritage items in NSW is the publication ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ produced by the Heritage Branch of the NSW Department of Planning (December 2009). This production is an update to the NSW Heritage Manual (1996), and the criteria detailed therein are a revised version of those of the Australia ICOMOS Burra Charter, formulated in 1979, which was based largely on the Venice Charter (for International Heritage) of 1966.

Archaeological heritage significance can also be viewed in light of the framework set out by Bickford and Sullivan in 1984.²⁹⁹ Bickford and Sullivan, taking into consideration the “archaeological, scientific or research significance” of a site posed three questions in order to identify significance:

1. Can the site contribute knowledge which no other resource can?
2. Can the site contribute knowledge which no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive problems relating to Australian history, or does it contribute to other major research questions?³⁰⁰

These questions have been broadly used to shape the response to the heritage significance criteria as described in Section 4.2 and 4.3.

The criteria and the definitions provided by ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ have been adhered to in assessing the cultural significance of the potential archaeological site at “338 Pitt Street, Sydney.” An assessment of significance, under each of the criteria, is made possible by an analysis of the broad body of archaeological sites previously excavated both locally and elsewhere, in conjunction with the historical overview of the study site in particular.

The Criteria used to assess Heritage Significance in NSW are the following:

Table 4.1 Criteria for Assessing Heritage in NSW

Criterion	Description	Significance
Criterion A	An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history	State significant or locally significant
Criterion B	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion C	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area	State significant or locally significant

²⁹⁹ Bickford and Sullivan (1984)

³⁰⁰ Bickford and Sullivan (1984), p.23-4

Criterion D	An item has strong or special association with a particular community or cultural group in NSW or a local area for social, cultural or spiritual reasons	State significant or locally significant
Criterion E	An item has potential to yield information that will contribute to an understanding of NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion F	An item possesses uncommon, rare or endangered aspects of NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion G	An item is important in demonstrating the principal characteristics of a class of NSW's or a local area's - cultural or natural places; or - cultural or natural environments	State significant or locally significant

The following assessment deals only with sub-surface archaeological features and deposits. The built environment is not considered in this study.

4.2 IDENTIFICATION OF SIGNIFICANCE

Archaeological Research Potential (NSW Heritage Criterion E)

The study site is expected to yield, in varying states of intactness, the mixed archaeological remains of many occupation phases from over a period of time approaching 200 years and across the space of half a city block. Those archaeological remains are expected to yield data important to historical, archaeological and research contexts. When understood as a whole, the archaeological potential of the study site is expansive in space and time and is, of itself, a dataset that is both rare and representative as a result. When understood as a series of allotments, the archaeological potential varies across them from 'nil' to 'moderate to high' and each allotment is its own world bound by the intangible borders of property ownership. Within those borders each allotment is a unique palimpsest of physical evidence of daily life, industry and the evolution of the city of Sydney.

The city of Sydney is composed of many possible archaeological sites and as the modern redevelopments in the city have increased in scope, so too has the scope of the areas available for archaeological study. There are several investigations that have taken place nearby in the Sydney CBD in the last twenty years that are comparable in scope and potential data to the present study, to name a few: Darling Quarter; Barangaroo; 200 George Street, 209 Castlereagh Street and The Kens Site. In terms of the allotments of the present study area, there are a large number of similar archaeological sites across the city, likely as components of the previous studies outlined above. A large number of similar sites is to be expected as the allotments are also components of one evolving city and each bear the material signature of the development pressures and patterns and trends of that city as they ripple across its streets, down its backfilled wells and up its ever taller towers. Sydney itself has always struck some balance of residential and commercial but this balance plays out differently depending on the neighbourhoods and precincts that the occupants of that city have defined for themselves. Where prominence and prestige are found behind stone walls or in the tallest buildings in the city centre or around the harbour, sites further afield, like the study site nestled at the 'back' of

Hyde Park, are expected, in their archaeology, to show encroachment and slower but inexorable physical changes over time. The occupants of the study site, though of lesser means and notoriety than those who dwelled and worked beyond the sandstone edifices at the centre, were still competing for space, privacy or attention in the marketplace that is any city. As such, the study site, located on the former outskirts, is expected to provide nuances that contrast with archaeological sites across the city and in particular when viewed against sites that have always been at the centre.

There is an enormous backdrop of documentary data available for the study site in the form of a series of surveys, assessment books, directories, land titles and photography. There are many existing archaeological and historical studies, in addition to those mentioned above, that will suit for comparative purposes. As outlined above, the sites across the city are many but they are not homogenous and though there are several large scale archaeological investigations that have taken place, each swathe of the city that they study will be different in character from the next but each offers a large and valuable dataset. Though at the level of the individual allotment the physical remains may appear repetitive, as a whole, the study site, despite its large size, is still one tiny fragment of the archaeological site that is the city of Sydney. In that way, the study site is not expected to duplicate the available information but rather enhance it.

There are several specific examples of anticipated physical remains that best exemplify the opportunities for archaeological research potential:

Allotment 1, No. 126 Liverpool Street, has moderate to high archaeological potential for occupation phases dating back to c.1831. This address held the Coates family residence from c.1831 until 1875 and the property is one of the few on the study site to host the long term occupation of a single family. Physical remains from such an occupation are considered an uncommon resource in the Sydney CBD. In addition, the building standing at No. 128 Liverpool Street is believed to comprise of extensions and modifications of an earlier 19th century dwelling, thus holding potential for remnant occupation deposits of the initial occupation phases of the dwelling.

Allotment 2, Castlereagh Street, has nil to low archaeological potential but it's possible remains, if found, would be significant. An early (c.1831-1850) complex of apartments, stables and a well, likely within Allotment 2, which was possibly converted (c.1850) into an aerated water factory named 'Dungate House' and operated by W. G. Henfrey. The potential archaeological remains are a rare site type in that there are few excavated examples of early high-density housing let alone examples of which have been converted to industrial use. Remains related to this unusual mix of functions and early eras are likely to contribute new information to the study of Sydney. On its Liverpool Street frontage, Thomas Smith constructed a brick dwelling in the 1840s at No. 130 Liverpool Street and occupied by his son, Alfred, during the mid-19th century as a pawnbroker shop and residence. That the original structure is believed to survive within the bones of the current structure leaves some potential for fragmentary or remnant occupation deposition related to Alfred Smith's combined domestic and commercial use of the site.

Allotment 3, Castlereagh Street has moderate archaeological potential for occupation phases dating back to c.1831. The site was granted to George Wilson who lived there for much of his life and his family owned the site until c.1915-1921. The site was subdivided in the late 19th century to accommodate the family

and the growth of trades into the area. Ah Ping and a series of other furniture makers characterised that part of the site c.1877-1911. As a result, the site is an example of long-term single-family ownership and a representation of the changes in function, from residential to mixed domestic, commercial and industrial, of this area of the city despite the continuity of ownership. These conditions are reasonably uncommon and are likely to offer a dataset unlike many other city sites where ownership and occupation can change frequently.

Allotment 4, Castlereagh Street, has moderate archaeological potential for occupation phases dating back to c.1823. Early 19th century brick tenements were erected c.1830 and occupied until the late 19th century when the buildings were recycled into a confectionary factory. Manufacturing confectioners, Enever & Appleton and Leonard Giraud, were present there between c.1870 to 1920. The potential archaeological remains of the tenement occupation and the light industrial process represent are of themselves rare scientific data and as an example of adaptive reuse of a building.

Allotment 7, Castlereagh Street, has moderate archaeological potential for occupation phases dating back to c.1823. The site transitioned from a single domestic residence c.1823 to five residences in the mid-19th century and mixed small trade use in the late 19th century. Archaeological remains from such an early period and evidence of consistent residential use but increasing density would provide an insight into the domestic conditions and pressures in this area of Sydney.

The archaeological potential of these allotments also offer generalised research value:

Numerous residences, shops and minor industries occupied most of the allotments from c.1820. Many of the records of the earliest occupants, activities and trades on the study site are obscured or lost and only the archaeological resource will serve to document these people and events. Even isolated deeper features from the early periods like wells, or cess pits can form time capsules of evidence for a period of the use of the site. This data is not available from any other source.

The potential for the bases of wells or cess pits and tanks is usually moderate to high and are exceptional at preserving biological data. Where they are found, the scientific examination of palynological data gathered from sealed deposits within these structures provides a unique data resource for future archaeological study. The survival of this form of data should be considered rare up to the period of the 1840s and not obtainable from other sources.

There is a broad known range of commercial, trade and light industrial activities for the study site allotments which are expounded upon in Section 2.0 of this report. The potential for comparative scientific data is high for the 19th century small trades and industry alone. Across the study site there were: grocer's shops and eateries, hotels, cordial, lemonade, aerated water and ginger beer makers, butchers, curriers, engravers, watchmakers, upholsterers, carpenters, druggist, tailors, cabinet makers, confectioners, coach smiths, blacksmiths, painters and bootmakers.

The Castlereagh Street portion of study site through the 1830s to the 1900s contains a contrasting range of tenancy from permanent owner-occupied

cottages, to adjoining short term, tiny, leased tenements potentially representing directly comparable scientific data sets significant at a local level.

The study site retains a few areas of 'moderate' and 'moderate to high' archaeological potential in allotments that have been developed and occupied since the 1820s. Depending on its nature, extent and integrity, archaeological material dating to this period is often considered to have potential state significance. But, given the constant and increasing historic development and disturbances across the study site, it is unlikely that archaeological material from the 1820s and 1830s will be discovered intact or in an interpretable form.

As such, for the reasons outlined above, the study site is considered locally significant according to this criterion.

Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B and D)

The archaeological potential across the study site is expected to link with several NSW Historic Themes including commerce, industry, the development of towns and suburbs, accommodation and domestic life. Though the study site once contained a school and church, these remains are not expected to survive and therefore the potential archaeology is not expected to resonate with themes of religion and education.

The majority of archaeological potential for the study site centres on Allotments 3, 4, 7 which were assessed as having moderate potential and No. 126 - 130 Liverpool Street (part original Allotments 1 and 2) which has moderate to high potential. These sites are predominantly associated with early and long-term residential occupations varying between single family and high density. The archaeology of those sites is likely to demonstrate the pattern of living that took place in this area of Sydney city and inform an understanding of the evolution of that city.

There are also many associative connections between the study site and individuals notable in their community at the time or community institutions like iconic hotels:

Allotment 3, Castlereagh Street was granted to and owned and occupied by George Wilson, carpenter. Wilson was locally famous as a selector and importer of Coach Horses which were used on the finest estates in NSW. His procurement trips and association with the early colony through his father made him a local celebrity who lived much of his life in a cottage on the study site. Allotment 3 holds moderate archaeological potential and as Wilson and his family lived on the site for much of his life that association may be borne out by the physical remains.

The North Star Hotel, on Allotment 1, was a city landmark for more than 120 years, a place where inquests were held, associations and societies were formed and met, and a gathering place for southern Sydney city workers. Though little archaeological potential is thought to exist for this hotel.

Allotment 4, Castlereagh Street was occupied by the well-known firm of confectioners Enever & Appleton during 1877-1886, when the company first removed to NSW where it made its name. The firm subsequently removed to larger premises in Ultimo and was absorbed by McRobertson's. Evidence of their occupation is likely within the archaeological remains.

The study site can also be said to have significance as a historic precinct with discernible trends important to the development of Sydney:

The leasing and subsequent granting of study site allotments in the 1820s and 1830s represent the filling out of Sydney into its current form, a part of linking up the brickfields, Surry Hills and the market area into a single town.

The Castlereagh Street allotments c.1850-1920 were utilised by a series of soft drink and confection makers, W. G. Henfry, H. W. Cook, Enever & Appleton and Leonard Giraud as well as cabinet makers and furniture businesses such as those of Ah Ping, Yee On Brothers and Lee Tong which indicates that the location had become an identifiable landmark for certain trades.

The study site is not considered to have historical associations with persons, events, groups or patterns of state significance. As such, for the reasons outlined above, the study site is considered locally significant according to this criterion.

Aesthetic or technical significance (NSW Heritage Criterion C)

The study site is not likely to bear archaeological material that retains aesthetic value as that material will be the demolished and disturbed remains of former buildings. Also, the buildings that once stood on the study site were not known for their architectural achievements or as part of a prominent streetscape. The study site likely embodies distinctive characteristics in its pattern or layout in the high density residential occupation areas and the conversion of those spaces into light industrial workplaces may also demonstrate a distinctive pattern of reuse and adaptation. The study site is not known for the use of a particular technology or historical changes and important phases in the development of technology. Though, light industry did take place on several allotments and there may be evidence of technologies required for woodworking or confectionary manufacture on Allotments 3 and 4.

The study site is considered potentially locally significant according to this criterion.

Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G)

The study site is comprised of nine whole land grants and parts of two others that were leased by the Crown in 1823. These grants were first developed c.1823-1830s by a mixture of small holders, original lessees, minor contractors and businessmen. They were occupied by a similar mix of people until the late 19th century. The lessors and grantees were often convicts who, in general, arrived in Australia during the 1810s and were later freed and favoured by the governor of the day by virtue of their works or deeds. Historical occupants also included free persons who were either born in the colony or were migrants eligible for a land grant. Due to the continual historical development on these allotments, in particular the late 19th and early 20th century construction, demolition and excavation activities, in most cases, earlier sites or depositions from that first phase of owners and occupants has been destroyed or damaged. As a result, there is low potential for archaeological deposition of significance for this period.

The locality and potential archaeology represents a section of the city between the most valuable business and trading allotments further north in the city and those that sprung up centring on the markets to the south from the 1820s. The potential to

archaeologically document evidence for recorded and unrecorded domestic dwellings and small trades and businesses in Sydney from the 1820s to the 1900s represents a rare archaeological resource for research reasons and that resource is also representative of historical social importance for demonstrating the city through its layers of structural remains and deposits that may shed light on the lives of its occupants.

Though the site was occupied and developed early in the 19th century and evidence of this is uncommon as that development was sparse and short lived, that archaeological data, if it survives at all, is most likely lacking integrity and interpretability. Evidence of later occupation phases are more likely to be intact and interpretable, are comparatively less rare as a resource but possibly more representative of increasingly common high density use of city space. Thus, the study site is considered to have a local level of significance according to this criterion.

4.3 STATEMENT OF CULTURAL SIGNIFICANCE

At its essence, the study site is a slice of Sydney city and it is an area that was, and is still, sensitive to the physical changes that mark the slow evolution of that city. It is sensitive because of its geography, the site is not close to the harbour nor the bays to the east and west and for much of its early life it was on the fringes of frenzied activity to the north where the district of business, institution and transport has always had its nucleus. The site used to be 'convenient to' the city, rather than the city itself. The various allotments, of which the study site is composed, share an underlying trend between them: initial grant or lease with sparse single residences then the first commercial use or density housing and reduction of space into smaller divisions then the expansion of businesses and, as the land became increasingly valuable to increasingly larger commercial interests and the lingering families passed away, came the final absorption of the fringe into the centre. The study site demonstrates that trend in its historical documentation and there is a good likelihood that where its archaeology survives those remains are not only robust enough to resonate with that trend but also provide data to challenge its assumptions or give detail not obtainable from any other source. More than that, its archaeological data will contribute and contrast with other major archaeological investigations of comparable size and significance and together these investigations become the best understanding of the city and its inhabitants.

If the archaeological remains across the study site were intact and highly legible with robust and interpretable occupation deposition data from the early 1820s onwards, the site would have a strong case to be considered state significant. This, unfortunately, is not the case. The archaeology of the study site is now largely composed of disturbed remains from the mid to late 19th century and may in some places retain only discrete instances of legible evidence from the early 19th century. The mid to late 19th century data is however expected to retain local significance as an archaeological resource for the long term understanding of Sydney city and its people.

5.0 STATEMENT OF HERITAGE IMPACT

5.1 PROPOSED DEVELOPMENT

The proposed development seeks to construct a multi storey mixed retail, hotel and residential development (Figure 5.1). The development will include the construction of two towers, each comprising of 81 levels in total. While both towers will remain separate to one another, the footprint of the towers on the first seven floors will be larger to accommodate retail spaces, hotel and residential lobbies, hotel facilities and function spaces. The two towers will still remain separate at ground/ plaza level, divided by pedestrian walkways providing access between Pitt, Castlereagh and Liverpool Streets (Figure 5.3).

The hotel space will be divided among the podium and lower levels of the towers, though the majority of the north tower will comprise of residential space. Apart from a hotel amenities space (pool, spa, restaurant) on level 35, the hotel space will not exceed level 18 in the south tower. Both towers will measure 277.5m in total height (Figure 5.1). Retail space will be restricted to the lower ground, ground/ plaza and first floors of the podium construction.

A four storey multi-level basement carpark with loading facilities is proposed to be constructed beneath the proposed building footprint. Part of the ground floor/ plaza level fronting Pitt Street will form the access ramp to basement parking (Figure 5.3). Based on real levels (RLs), the lowest basement level (four) will be set at approximately RL0.50, the ground floor/ plaza level of the development ranging between RL18.30 to RL20.50 (Figure 5.2). Due to reserve curtilages for the Sydney Metro tunnel, the footprint of basement levels 2 – 4 will be slightly smaller in the southwest corner of the study site (corner of Pitt and Liverpool Streets, see Figure 5.4 and Figure 5.5). Basement level one will reflect the entire study site footprint, the slab level sitting at RL9.50, approximately 9.00m (Pitt Street) - 13.7m (Castlereagh Street) below current street level.

Refer to Appendix 8.8 in Volume 2 for a complete set of proposed development plans.

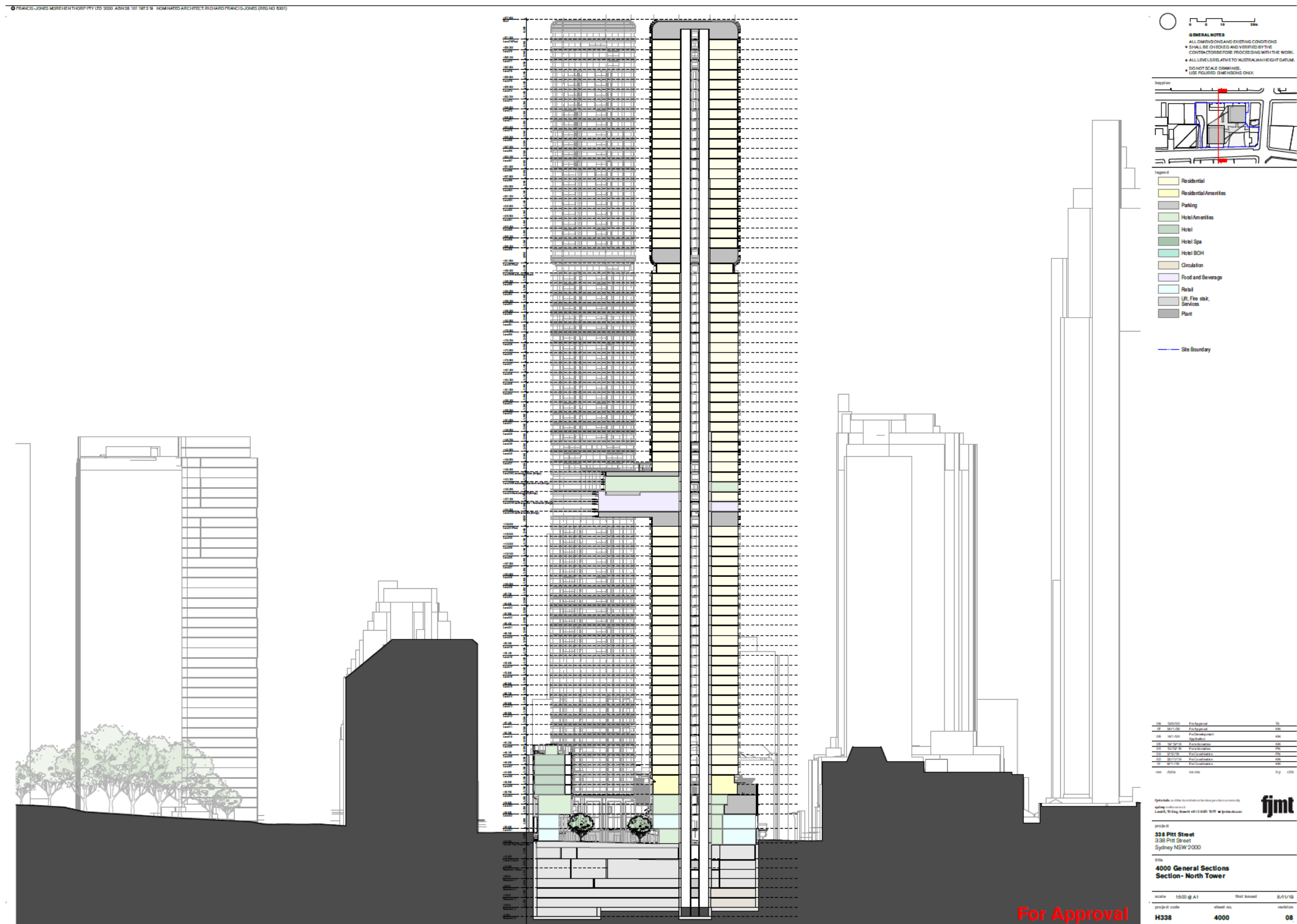


Figure 5.1 Indicative section plan showing layout of buildings and basement levels.
 Francis-Jones Morehen Thorp Pty Ltd, March 2020, Drawing no. 4000, Revision 08.

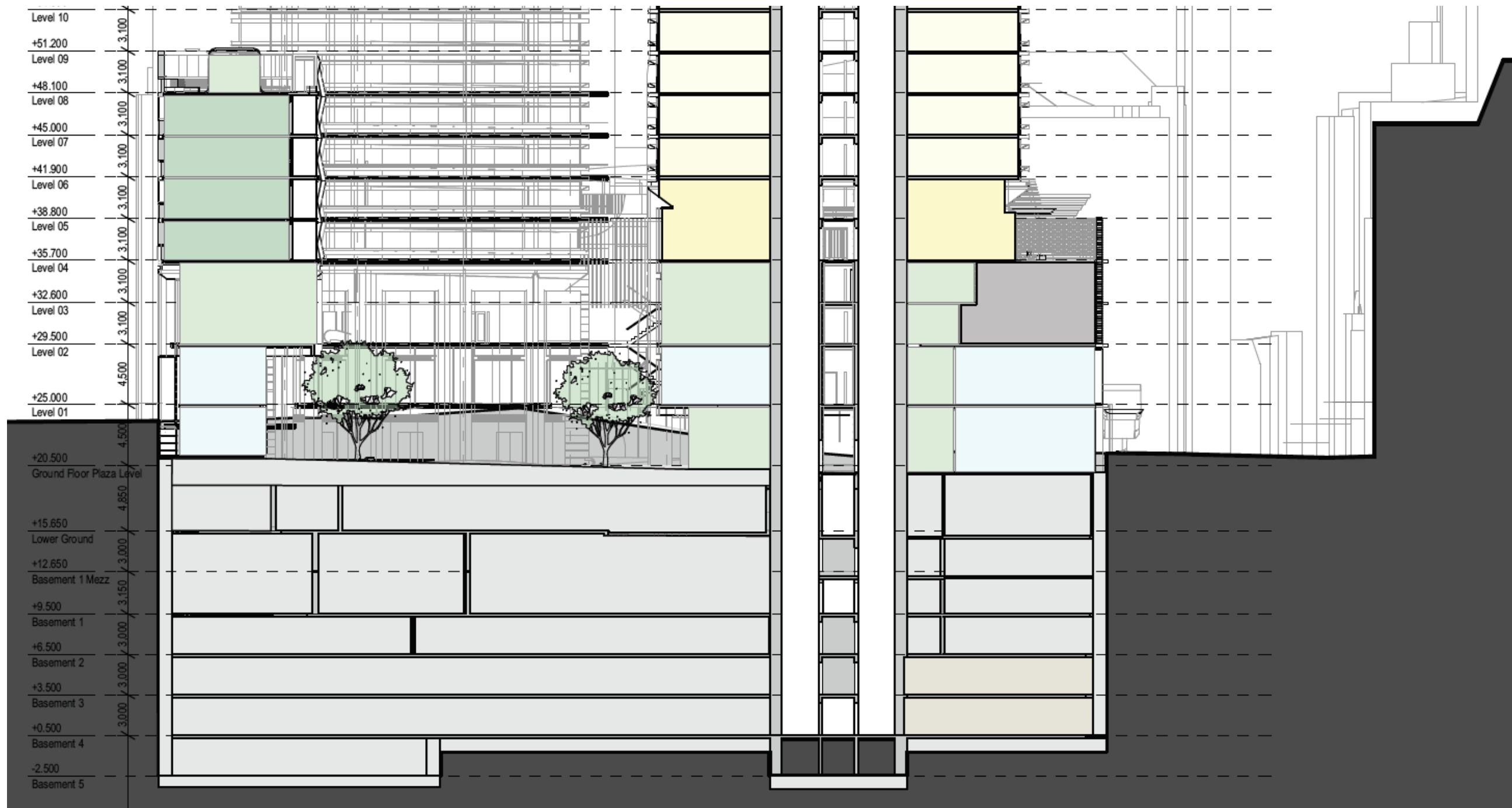


Figure 5.2 Snapshot of indicative section plan showing proposed RL's for lower building levels and basement levels.
Francis-Jones Morehen Thorp Pty Ltd, March 2020, Drawing no. 4000, Revision 08.

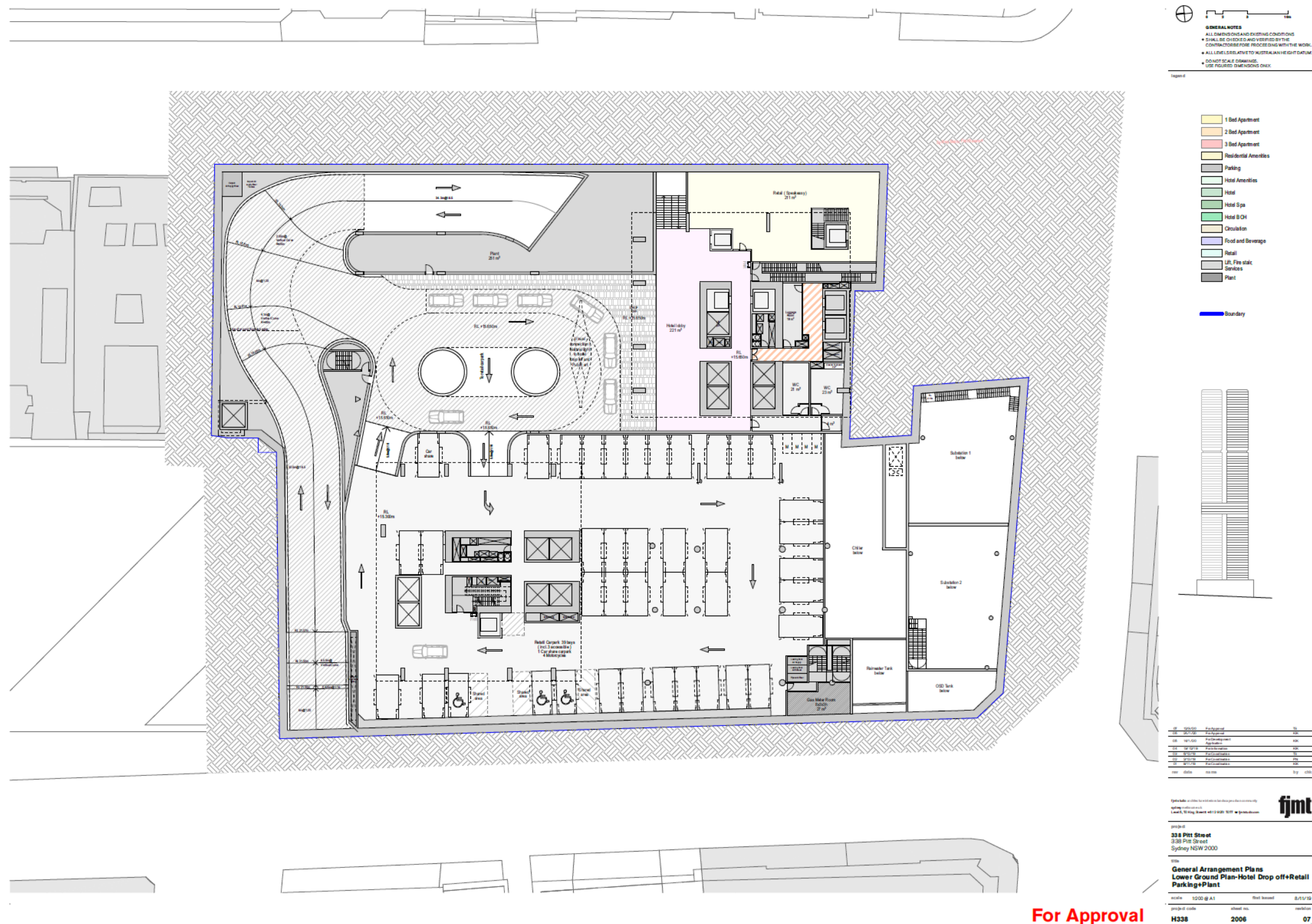


Figure 5.3 Proposed ground floor plan.
Francis-Jones Morehen Thorp Pty Ltd, March 2020, Drawing no. 2006, revision 07.

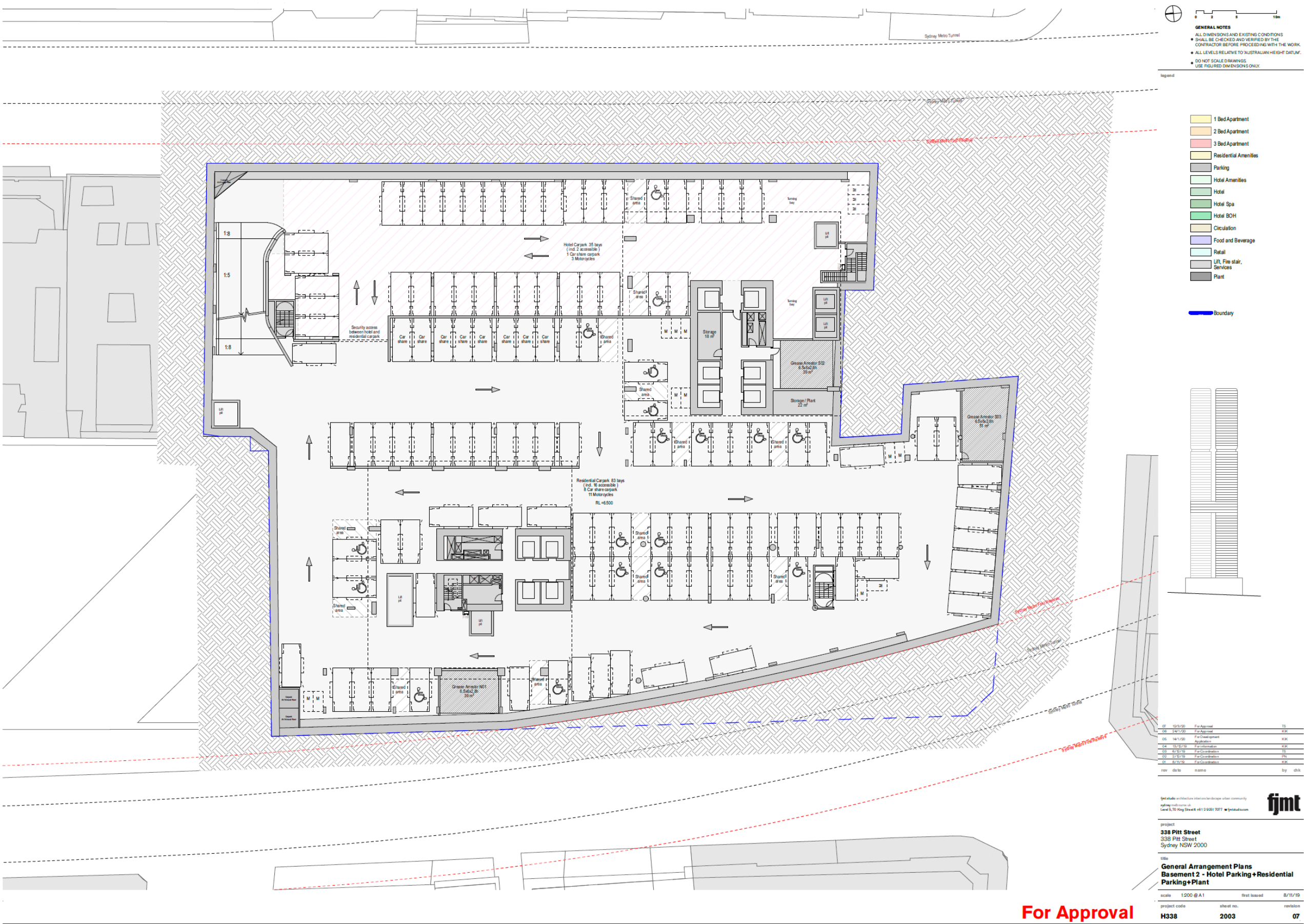


Figure 5.4 Proposed Basement 1 floor plan.
Francis-Jones Morehen Thorp Pty Ltd, March 2020, Drawing no. 2003, revision 07.

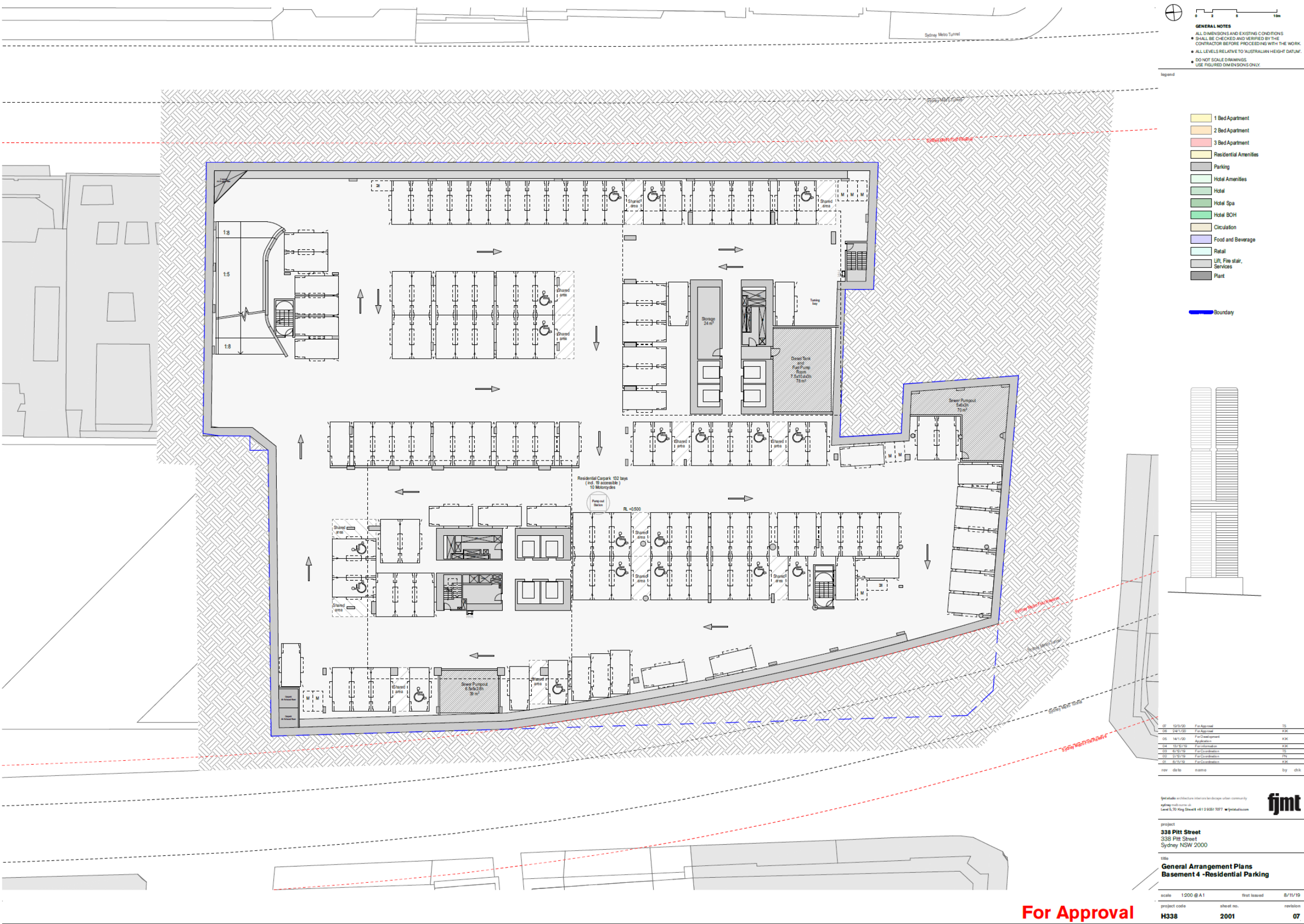


Figure 5.5 Proposed Basement 4 plan.
Francis-Jones Morehen Thorp Pty Ltd, March 2020, Drawing no. 2001, revision 07.

5.2 STATEMENT OF HERITAGE IMPACT

The proposed development will involve the construction of a four-storey basement car park. Basement carpark levels B1 will encompass the entire site footprint while lower car park levels B2, B3 and B4 will be slightly smaller at the corner of Pitt and Liverpool Streets to allow for the Sydney Metro tunnel curtilage (Figure 5.4 and Figure 5.5). The proposed finished floor level of basement level B1 is RL9.00. The proposed finished floor level of basement level B4 is RL0.00.

Due to the natural topography of the site, the proposed development will require deep excavation for the construction of the basement levels. Though the excavation depth required in each area of the site is dependent on its position along either Pitt or Castlereagh Streets. Based on current surveys, the proposed development requires excavation to a depth approximately between 21.80 – 23.90m below street level on Castlereagh Street side of the site and approximately between 18.00 – 20.96m on the Pitt Street side of the site, excepting a small slither of the southwest corner of the site which will be excavated to a depth of approximately 9m below street level.

This deep excavation is expected to remove any archaeological evidence remaining on the site. The study site already contains several basements which includes a four-storey basement (229-239 Castlereagh Street and 324-330 Pitt Street) as well as another split level, two-storey basement at (338-348 Pitt Street). 332-336 Pitt Street and 249-253 Castlereagh Street contain single storey basements. In these areas the archaeological material is likely to have already been heavily impacted or removed. Only deep features such as the base of wells or cesspits are anticipated to remain in areas significantly truncated by basements (see Table 5.1 below).

Original Allotment 3 (Lot 1 DP 78245, Lot 1 DP 70702), Allotment 4 (Lot 1 DP 90016), Allotment 7 (part of Lot 3 DP 1044304) and part of Allotment 1 and Allotment 2 fronting Liverpool Street (Lots A-C DP448971) have a much higher potential for archaeological relics as no basements are known on these allotments. There is moderate to high potential for relics of local significance within these areas. It is likely that these remains will be found in disturbed, truncated or fragmentary forms. The proposed development is expected to remove any archaeological material present in these zones.

Based on the archaeological potential (Section 3.3), assessed significance (Section 4.0) and proposed impacts to the archaeological record (Section 5.1), it is recommended that a program of archaeological monitoring and salvage excavation be undertaken across areas of the study site assessed as having potential to retain archaeological remains. The level of archaeological management required across the site is directly designed around the archaeological potential of the site. Table 5.1 provides a breakdown of the site per original Allotment, its archaeological potential, potential significance level and recommended management program.

An optional test excavation program is proposed for areas of the site assessed as holding moderate – high archaeological potential (126-130 Liverpool Street) for remnant 19th century occupation deposits as well as intact natural soil profiles. An option can be made for test excavation to occur in advance of the demolition program and provide an understanding as to the extent and condition of remains in these locations. Alternatively, testing can be undertaken after building demolition and monitoring and/or salvage excavation can immediately follow. Aboriginal test excavation (if required) could operate concomitantly with historical test excavation in these locations (refer to site specific methodology, Section 7.2.1, Vol 2.).

A combined program of site briefing, initial inspection and monitor/ call out system is proposed to manage areas of the study site assessed as holding nil – low archaeological potential for deep features. Initial inspection should occur following slab removal to determine whether archaeological monitoring or excavation is required in any of these locations.

Should any unexpected archaeological relics be identified during excavation and determined on site to be of potential State significance, works will cease in this area, and further liaison with Heritage, DPC, or its relevant delegate under State Significant Development approval will be required as to the appropriate management for this material.

Full excavation and recording of the remnant data are considered a positive heritage outcome as it allows all data and artefacts resident at the study site to be transferred into a format that can be available to future generations via the records, artefacts and interpretation.

Table 5.1 Table outlining proposed impacts and archaeological management recommendations per each original Allotment.

Original Allotment Number	Street Frontage	Archaeological Potential	Potential Significance Level	Proposed Impact	Management Recommendation
21	Pitt Street	Nil	N/A	4 level basements	1. Site briefing 2. Call out system
22	Pitt Street	Nil-Low (deep features only)	Local	4 level basements	1. Site briefing 2. Initial inspection 3. Monitor or call out system
23	Pitt Street	Nil-Low (deep features only)	Local	4 level basements	1. Site briefing 2. Initial inspection 3. Monitor or call out system
24	Pitt Street	Nil-Low (deep features only)	Local	4 level basements	1. Site briefing 2. Initial inspection 3. Monitor or call out system
1	Pitt Street	Nil-Low (deep features only)	Local	4 level basements (1 level at Pitt Street frontage)	1. Site briefing 2. Initial inspection 3. Monitor or call out system
	Liverpool Street	Moderate-High	Local	4 level basements	1. Optional test excavation program 2. Monitoring and salvage excavation
2	Castlereagh Street	Nil-Low (deep features only)	Local	4 level basements	1. Site briefing 2. Initial inspection 3. Monitor or call out system
	Liverpool Street	Moderate-High	Local	4 level basements	1. Optional test excavation program 2. Monitoring and salvage excavation
3	Castlereagh Street	Moderate	Local	4 level basements	1. Monitoring and salvage excavation
4	Castlereagh Street	Moderate	Local	4 level basements	1. Monitoring and salvage excavation
5	Castlereagh Street	Nil-Low (deep features only)	Local	4 level basements	1. Site briefing 2. Initial inspection 3. Monitor or call out system
6	Castlereagh Street	Nil-Low (deep features only)	Local	4 level basements	1. Site briefing 2. Initial inspection 3. Monitor or call out system
7	Castlereagh Street	Moderate	Local	4 level basements	1. Monitoring and salvage excavation

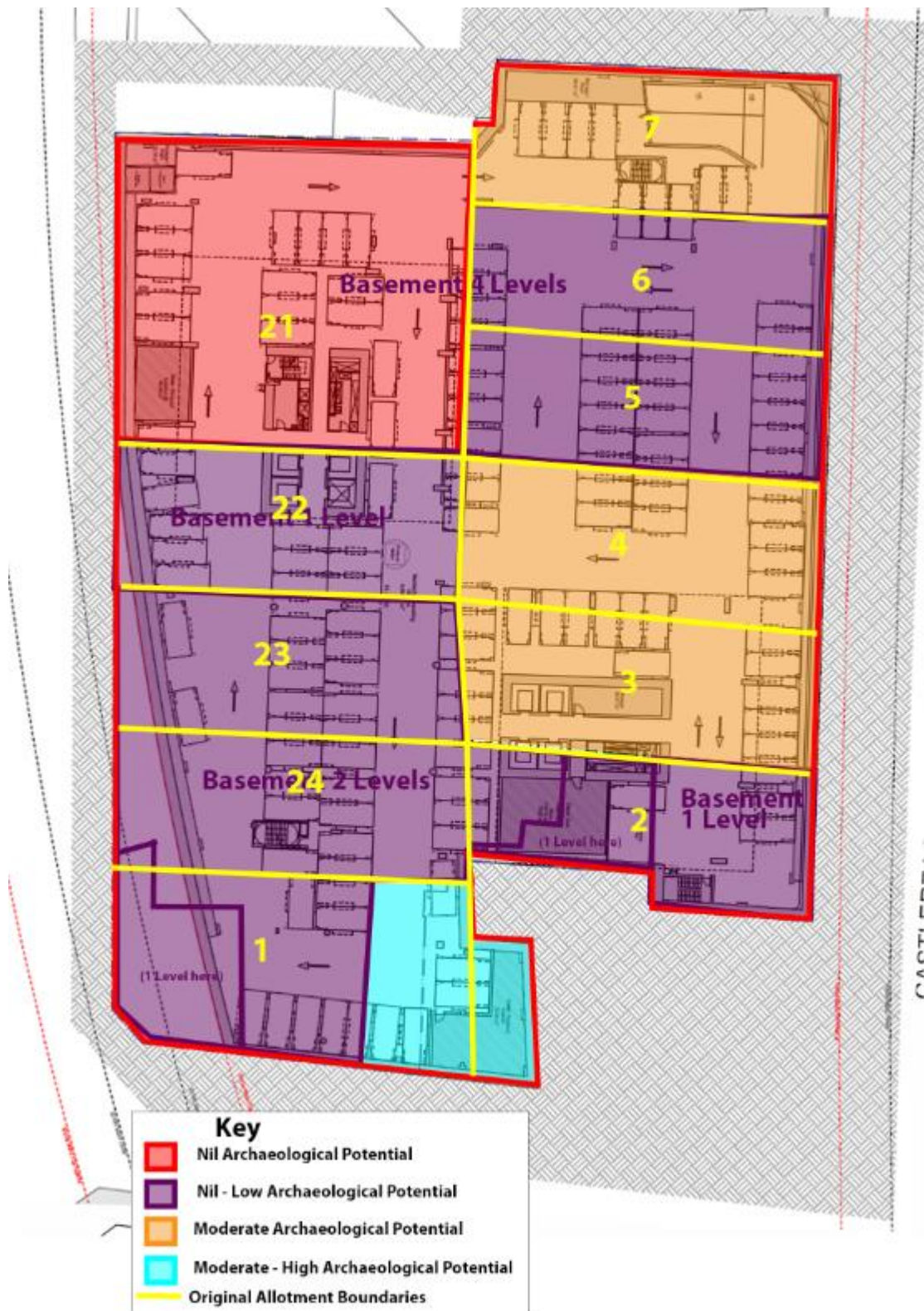


Figure 5.6 Impact overlay showing proposed basement level 4 in relation to original allotment boundaries and assessed archaeological potential. Overlay by Vetta and Strickland, December 2019.