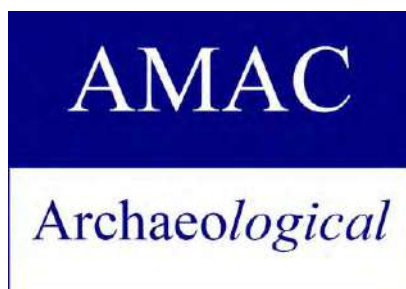
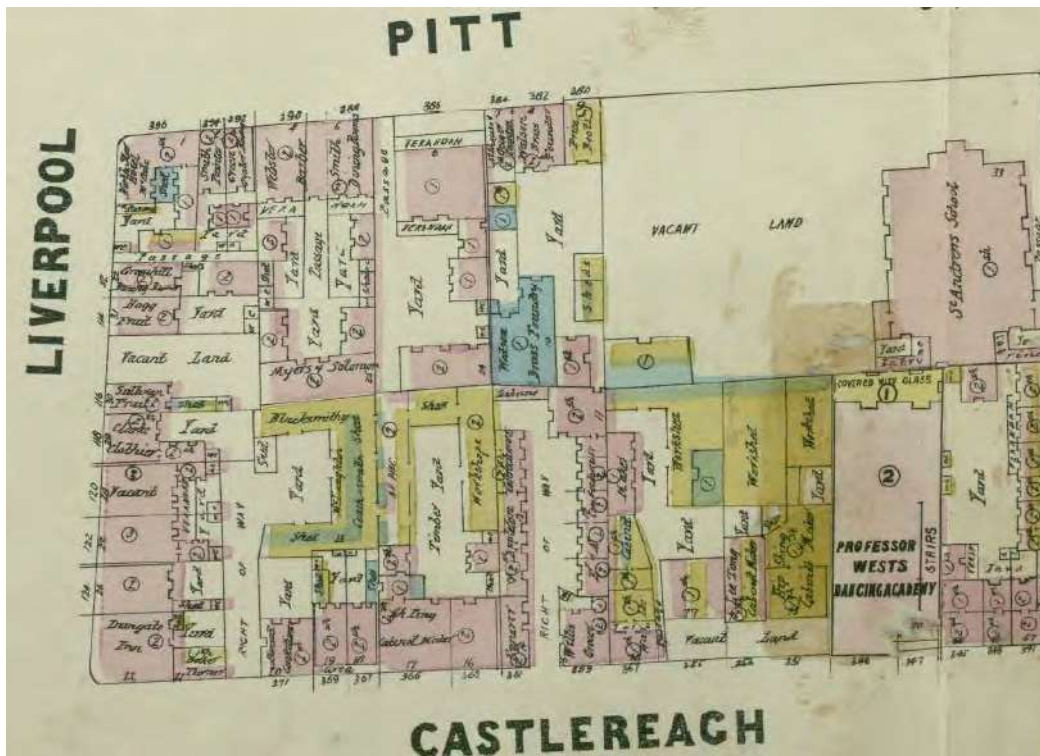


# ARCHAEOLOGICAL ASSESSMENT, RESEARCH DESIGN & EXCAVATION METHODOLOGY

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

## **Volume 2 – Research Design & Excavation Methodology**



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**Touchstone Partners Pty Ltd on behalf of  
Hans Sydney Pty Ltd**

**March 2020**

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## 6.0 RESEARCH DESIGN

### 6.1 INTRODUCTION

Historic research demonstrates that the site has been continuously occupied since the early 19<sup>th</sup> century and is expected to contain archaeological remains (to varying degrees) demonstrating the long-term occupation and development of domestic, commercial and light industrial activities of potential local or State significance. However, several original allotments now contain buildings with multiple basements that have affected the site's archaeological potential (see Section 3.3). The following research design is therefore limited to questions that may be answered by this work and has been shaped specifically around portions of the site perceived to retain archaeological data.

Section 6.2 provides a summary of several nearby archaeologically excavated sites or excavated sites in the Sydney CBD which contain similar site types for future comparative data. For example, similar sites which contain mixed domestic, commercial and light industrial occupation phases during the 19<sup>th</sup> and 20<sup>th</sup> centuries have potential to provide comparative data with the archaeological remains recovered from archaeological excavation of the study site. Two nearby sites located on the same city block (Section 14) have been archaeologically excavated can provide information regarding the extent of remains verse modern impacts, condition, level of retention, the natural topography and how that topography has influenced construction methods and later site development.

Section 6.3 identifies relevant historic themes to the study site and the research design questions have been devised around these themes. In addition to these themes, additional questions have been posed based on comparative data or information provided by nearby excavations and similar site types. The extent and detail of the research design has been created in respect to areas of archaeological potential. Portions of the site containing higher potential to retain intact archaeological relics will form the focus of the archaeological monitoring and salvage excavation program. Limited questions are posed in areas of the site that have been assessed as containing nil – low archaeological potential based on the type of expected remains, for example, truncated deep features such as well shafts.

### 6.2 NEARBY EXCAVATIONS AND SIMILAR SITE TYPES

#### 6.2.1 209 Castlereagh Street, Sydney (December 2015) – Australian Museum Consulting

Australian Museum Consulting undertook archaeological excavation at the site known as 209 Castlereagh Street and 141-149 Bathurst Street, Sydney, in February and March 2014.<sup>1</sup> This site was situated on the same block as the present study site, located on the corner of Castlereagh Street and Bathurst Street and forming the northeast corner of Section 14 (Figure 6.1). At the time of excavation, the whole site contained an eight-storey c.1924 building known as Bathurst House. This building did not contain a basement level.<sup>2</sup> Three main development phases were identified among the historic record and prior to c.1924 Bathurst House: The Red Cow Public

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<sup>1</sup> Australian Museum Consulting (December 2015), Vols. 1–4.

<sup>2</sup> Australian Museum Consulting (December 2015), Vol. 1, p. 18.

House (c.1823 - 1838); Louisa Place Terraces (c.1835 – c.1881) and Bathurst Street Terrace row (1860s – 1924).

Archaeological evidence dating to the early 19<sup>th</sup> century Red Cow Public House phase included ephemeral remains of a timber structure with later room addition and outbuilding.<sup>3</sup> Cesspits, a former yard surface, a rubbish pit and food storage pit were also attributed to this phase and the artefact assemblage collected from these features (whole glass bottles, ceramic and glass tableware) were consistent with a public house.<sup>4</sup> Later construction phases (Bathurst Street terrace row and c.1924 Bathurst House) had significance disturbed and truncated occupation deposition within the footprint of the structure.

Evidence of the Louisa Place terrace phase (c.1835 – c.1881) included partially disturbed structural remains of two terraces in the eastern end of the site, double cesspits and remnant paved sandstone.<sup>5</sup> The rest of the remains from this occupation phase had been truncated and removed by later developments for new buildings or service installations. Virtually all occupation deposits had been disturbed or removed, though a small number of domestic artefacts (evidence of toys) were collected. Evidence for the Bathurst Street terrace row (c.1860s - 1924) fronting Bathurst Street included structural wall foundations showing the ground floor layout.<sup>6</sup> A ceramic service main running through terrace number 145 demonstrated that these terraces were connected to water services on Castlereagh Street around the time that they were constructed. Evidence for a later waste sewer pipe (post 1857) was also visible in this location.<sup>7</sup> The c.1924 construction of Bathurst House disturbed or truncated the majority of occupation deposits, though some remnant, patchy deposits were found below the demolition fill layers of the terraces.<sup>8</sup>

Observations regarding the natural soil profile from excavation noted that the natural topography of the site gently sloped down to the southwest. That the site was levelled to account for this slope was proven true, as a higher depth of remains dating to the early 19<sup>th</sup> century occupation phase survived insitu on the western side of the site and more archaeological evidence had been truncated or removed to a greater extent on the northeast portion of the site.<sup>9</sup> A note was made in the report that the natural soil horizon “was largely consistent with composition identified on the adjacent fire station site” (see Section 6.2.2 below).<sup>10</sup>

### **6.2.2 No. 1 Fire Station. Castlereagh and Bathurst Streets, Sydney (October 2001) – Cultural Resources Management**

Archaeological monitoring and excavation were undertaken across portions of the No. 1 Fire Station site during a building extension for the station. The standing buildings fronting Castlereagh Street were retained, therefore the main excavation area included open space behind the building on Castlereagh Street and Bathurst Street frontage following the demolition of an 1880s three storey factory (no basement level).<sup>11</sup> The excavation programme was undertaken in 2000.

<sup>3</sup> Australian Museum Consulting (December 2015), Vol. 1, pp. 24-28.

<sup>4</sup> Australian Museum Consulting (December 2015), Vol. 1, p. 25.

<sup>5</sup> Australian Museum Consulting (December 2015), Vol. 1, p. 37.

<sup>6</sup> Australian Museum Consulting (December 2015), Vol. 1, pp. 54-55.

<sup>7</sup> Australian Museum Consulting (December 2015), Vol. 1, p. 55.

<sup>8</sup> Australian Museum Consulting (December 2015), Vol. 1, p. 57.

<sup>9</sup> Australian Museum Consulting (December 2015), Vol. 1, pp. 22-26.

<sup>10</sup> Australian Museum Consulting (December 2015), Vol. 1, p. 22.

<sup>11</sup> Cultural Resources Management (October 2001), p. 4.

Several observations were made regarding the natural topography pre-settlement environment. It was determined that high quantities of charcoal seen across the topsoil was the result of early burning and clearance activities, which was also identified at 209 Castlereagh Street site.<sup>12</sup> The natural soil profile along Bathurst Street frontage was fairly shallow, only approximately 50cm below the ground surface at the time of excavation and dropped to almost one metre in depth inwards off the street.<sup>13</sup> Continuous development during the 19<sup>th</sup> and 20<sup>th</sup> centuries meant that only 50cm or less of the A2 (lower topsoil) horizon was identified and predominantly towards the southern and western ends of the site, where the natural topography is known to slope southwards.<sup>14</sup> Palynological studies were also undertaken on some extracted samples which can be utilised for future comparative study.

Similar to 209 Castlereagh Street, fragments of an early 19<sup>th</sup> century building was uncovered at the site though heavily truncated by later development phases. A single course of a 2.5m long sandstock brick wall remained in situ, as well as a portion of sandstone flagging for a verandah and remnant clay garden path.<sup>15</sup> Later 19<sup>th</sup> century additions to the property were identified in the form of a privy, timber sheds or outbuildings and two wells, all of which were fragmentary and post date the early 19<sup>th</sup> century construction of the sandstock brick dwelling. Particular stoneware fragment concluded that one of the wells was still open in the 1880s.<sup>16</sup> A small portion of a 19<sup>th</sup> century timber box drain running southeast – northwest was also excavated, perceived to predate the construction of the sandstock brick building known from Harper's 1823 plan.<sup>17</sup>

Evidence for the mid-19<sup>th</sup> century Louisa Place Terrace row were also found on this site, as this excavation wrapped around the rear corner of the Bathurst House site (209 Castlereagh Street, Figure 6.1). Similar to 209 Castlereagh Street, the majority of the terrace remains had been destroyed by later construction phases. The western terrace was the most intact while only a small portion of the front wall formed the only structural remains of the middle terrace.<sup>18</sup> Overall, the majority of insitu structural remains dating to the 19<sup>th</sup> century were restricted to a single base course, largely impacted by the 1880s redevelopment for a three storey factory. A very small, disturbed sub-floor deposit, 3-4cm in depth, was excavated in the western terrace though did not survive across the whole room and no artefacts were recovered from it.<sup>19</sup> The majority of evidence for domestic occupation of the terraces derived from waste in demolition fill, cesspits or the backfill within another later well found associated with the terrace row. This third well was approximately 1.35m in diameter and cut through the clay to a depth of at least 3.5m (not fully excavated).<sup>20</sup> A fourth large industrial sized well (2.5m diameter, 4.6m deep) lined with a mixture

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<sup>12</sup> Cultural Resources Management (October 2001), p. 1; Australian Museum Consulting (December 2015), Vol. 1, Section 4.8.

<sup>13</sup> Cultural Resources Management (October 2001), p. 10.

<sup>14</sup> Cultural Resources Management (October 2001), p. 10.

<sup>15</sup> Cultural Resources Management (October 2001), pp. 27-35.

<sup>16</sup> Cultural Resources Management (October 2001), p. 34. The other well was noted as being undatable.

<sup>17</sup> Cultural Resources Management (October 2001), p. 17.

<sup>18</sup> Cultural Resources Management (October 2001), p. 43.

<sup>19</sup> Cultural Resources Management (October 2001), p. 45.

<sup>20</sup> Cultural Resources Management (October 2001), p. 84.

of bricks and was uncovered in the factory yard space, the upper portions destroyed by later works.<sup>21</sup>

### **6.2.3 271 – 273 Pitt Street, Sydney (June 1990) – Bairstow and Wilson**

Refereed to as the Park Plaza excavations, this site is situated two blocks up from the current study site (Figure 6.1). Excavations under the direction of Bairstow were undertaken during from November 1989 to January 1990.<sup>22</sup> The site covered two original allotments in Section 31: Allotment 18 which fronted Pitt Street, and the rear yard portion of Allotment 9 (having frontage to George Street). Allotment 18 was unique in the fact that it only had two main development phases, an early 19<sup>th</sup> century house (extended and converted to two dwellings in the 1830s) and an 1840s building which stood until the site's redevelopment in 1989.<sup>23</sup> Part of Lot 9 formed 19<sup>th</sup> yard space until the c.1881 School of Arts annex was constructed over this location.<sup>24</sup> No basement levels were present in either of the standing structures at the time of excavation.

Excavation of original Allotment 18 showed that the natural soil horizon survived relatively intact, forming basal clays on thin shale bed. A grey loam was also spread throughout this area which was considered to form remnant topsoil.<sup>25</sup> Consistent with 209 Clarence Street and the No. 1 fire station site, quantities of charcoal and two tree stumps formed evidence of clearance activities by early European settlers.<sup>26</sup> Remains of a pre-1823 were represented in the form of three post holes and a laterite and clay footing, the construction of the dwelling was determined to have been done with vertical timber posts set into the clay.<sup>27</sup> A partly truncated well was found in association with this first development phase, believed to have been sealed off in the 1840s for construction of a cart way.<sup>28</sup> Sandstock footings forming a pre-1830 extension were uncovered and survived in part up to five courses in height. Two remnant occupation deposits dating from the late 1820s to 1840s were identified within the extension though none were recovered from the pre-1823 building footprint.<sup>29</sup> Evidence for early 19<sup>th</sup> century use of the rear yard were found via a sandstone walled cesspit, fragments of a detached sandstone kitchen, yard deposits and potholes for a former fence line.<sup>30</sup> The rubble created from the 1840s demolition phase was spread back over the area and levelled for the construction of the 1840s three storey building fronting Pitt Street and rear 1850s extension. Occupation deposition had accumulated in both the main 1840s building and rear 1850s store extension and containing both 19<sup>th</sup> and 20<sup>th</sup> century material.<sup>31</sup>

Monitoring and excavation in part Allotment 9 showed that topsoil and loam layers varied in thickness between 20-50cm in depth, the range of artefacts proving that the majority of this area functioned as yard space until the 1880s construction of the

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<sup>21</sup> Cultural Resources Management (October 2001), p. 103.

<sup>22</sup> Bairstow and Wilson (June 1990), Vols. 1-2.

<sup>23</sup> Bairstow and Wilson (June 1990), Vol. 1, pp. 11-15.

<sup>24</sup> Bairstow and Wilson (June 1990), Vol. 1, pp. 16-19.

<sup>25</sup> Bairstow and Wilson (June 1990), Vol. 1, p. 31.

<sup>26</sup> Bairstow and Wilson (June 1990), Vol. 1, p. 32.

<sup>27</sup> Bairstow and Wilson (June 1990), Vol. 1, p. 34.

<sup>28</sup> Bairstow and Wilson (June 1990), Vol. 1, p. 38.

<sup>29</sup> Bairstow and Wilson (June 1990), Vol. 1, p. 34.

<sup>30</sup> Bairstow and Wilson (June 1990), Vol. 1, p. 34.

<sup>31</sup> Bairstow and Wilson (June 1990), Vol. 1, pp. 38-39.

School of Arts annex.<sup>32</sup> Two targeted located presented evidence for a remnant floor surface (charcoal and rich black sand) believed to be associated with a 19<sup>th</sup> century wheelwright's shop.<sup>33</sup> Though archaeological evidence could be collected, the foundations of the annex building appears to have significantly impacted on deposits associated with the 19<sup>th</sup> century light industrial activities of the site. Only one occupation deposit was found associated with the 1880s annex building, located in the northwest corner and contained a considerable amount of laboratory apparatus.<sup>34</sup> The natural soil profile and topsoils appeared similar in appearance to the recorded profiles on Allotment 18.

#### **6.2.4 161-165 Clarence Street and 304 Kent Street (May 2017) – Edward Higginbotham & Associates Pty Ltd**

A program of monitoring and salvage excavation was undertaken at the site known as 161-165 Clarence Street and 304 Kent Street, Sydney, between May and November 2015 (Figure 6.1).<sup>35</sup> The building at 163-165 Clarence Street, forming the majority of the site, contained a basement level. Therefore, the archaeological potential of the site had been assessed as 'partly' or 'mostly' disturbed across this majority of the site.<sup>36</sup> A portion of the site was assessed as having 'minor' disturbance in the southeast corner of the site fronting Clarence Street.

Monitoring revealed that construction of the basements had truncated the majority of the archaeological record of the site. In total, three features were uncovered across the site: a sandstock brick dish drain and two 19<sup>th</sup> century wells. The sandstock brick dish drain survived in a 2.6m length and was 42cm in maximum width and was located in an area void of a basement.<sup>37</sup> No frogs were identified among any of the bricks which led to a suggestion that the drain held an early 19<sup>th</sup> century construction date.<sup>38</sup> Well [01] was located along the northern boundary of the site where the basement was located. Only the base of the well shaft survived and the first evidence of the well was apparent 60cm below basement slab level, which indicated that initial excavation for construction and formation of the basement extended more than 50cm in depth past the planned basement level.<sup>39</sup> The remaining well [01] shaft measured 5.7m in depth and was 1.25m in diameter. analysis of artefacts in the backfill dated from 1840s – 1860s; its disuse consistent with piped service water and service mains installed around the CBD (for example, Busby's Bore c.1840s and the Botany Swamps Supply Scheme in c.1859).<sup>40</sup> Well [02] was also located below a basement slab in the southwest corner of the site, truncated by more than 3m from street surface level of the adjacent laneway.<sup>41</sup> Measuring 1.3m in diameter and 10.4m in depth, artefacts recovered from the backfill suggested the same disuse phase (1840s-1860s).

Both wells had been cut straight into the natural sandstone bedrock. In total, 2863 artefacts were collected from well [01] and 38229 from well [02].<sup>42</sup> The artefact

<sup>32</sup> Bairstow and Wilson (June 1990), Vol. 1, pp. 81-82.

<sup>33</sup> Bairstow and Wilson (June 1990), Vol. 1, p. 81.

<sup>34</sup> Bairstow and Wilson (June 1990), Vol. 1, p. 84.

<sup>35</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), Vols. 1-2.

<sup>36</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), p. 45.

<sup>37</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), p. 79.

<sup>38</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), p. 79.

<sup>39</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), p. 80.

<sup>40</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), pp. 80-81.

<sup>41</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), p. 81.

<sup>42</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), p. 90.

analysis noted that both well assemblages held similarities in the trades and professions which were represented by the artefacts, though based on the historic record, all of the trades identified (for example - pharmacist, carpenter, butcher, leatherworker/ shoemaker) were not necessarily all operating from the well allotments but also likely operating nearby.<sup>43</sup>

### **6.2.5 38-48 York Street and 379-385 George Street, Sydney (March 2017) – AMAC Group**

AMAC Group monitored several target areas of the site which were identified as having low to moderate potential for archaeological material associated with long term mixed occupation (domestic and commercial) and development since the early 19th century.<sup>44</sup> Apart from an access laneway, all buildings contained basement levels at the time of demolition. Archaeological monitoring occurred over several days between September and December 2015. Archaeological monitoring indicated that the basements within the buildings fronting both George and York streets had truncated the stratigraphic profile to the natural sandstone, removing any material evidence of 19th century occupation.

An undocumented well was discovered during the deep excavation of the bedrock in the northeast corner of the site, and was situated below the basement level floor in an area additionally truncated by services, approximately 4.8 - 5m below the current level of George Street.<sup>45</sup> The well, as it was found, was narrow at the top belling out to a maximum diameter of 1.52m with six foot holes cut into the northern side.<sup>46</sup> Below this point, the sides of the well stepped inwards making the base of the well some 20cm smaller in diameter, with the bottom of the well found a further 1.53m below this point.

The bulk of the fill inside the well was saturated clay and a rubble sandstone layer containing a small amount of building materials.<sup>47</sup> Below this, a black waterlogged anaerobic deposit was found to contain a range of artefacts including bone, leather, ceramic and metal. This deposit appears to be related to the use life of the well and contained a predominantly commercial assemblage perhaps providing a small glimpse of several trades that operated on the site during the early 19<sup>th</sup> century. Based on location and comparison of historic plans, it is perceived that the well was truncated during the mid-19<sup>th</sup> century redevelopment of buildings on George Street and possibly closed off by 1833.<sup>48</sup>

### **6.2.6 DMR site (Campbell, Castlereagh & Pitt Streets), Brickfields, Sydney (1999) – Casey and Lowe**

Casey and Lowe undertook archaeological works at a site referred to as the DMR site, southwards of the current study site, in 1996 and 1997.<sup>49</sup> The boundaries of Brickfield Hill are generally referred to as land south of Liverpool Street, therefore it appears that the current site bordered, or potentially formed part of the outskirts of the Brickfields. Casey notes that as “clay was exhausted the brickfields expanded to

<sup>43</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), pp. 144-145.

<sup>44</sup> AMAC Group (March 2017).

<sup>45</sup> AMAC Group (March 2017), Section 3.0.

<sup>46</sup> AMAC Group (March 2017), p. 52.

<sup>47</sup> AMAC Group (March 2017), p. 53.

<sup>48</sup> AMAC Group (March 2017), pp. 62-63.

<sup>49</sup> Australasian Historical Archaeology (1999), Vol. 17, pp. 3-37. Note that the final archaeological report for this site could not be found, therefore only this article has been consulted.

the east, south and west”.<sup>50</sup> The study site would have been located on the northern boundary of Brickfield Hill.

Two areas were excavated (DMR Areas A and B) and DMR Area B retained evidence dating to the early 19<sup>th</sup> century Brickfield village occupation phase (c.1807 – 1840s). Area B was spatially a fairly small area, measuring approximately 10m x 7.5m and though the majority of features excavated in this area dated to the brickfields occupation phase, they had been subject to significant disturbance levels.<sup>51</sup> Initial interpretation suggested that the majority of fragmentary features and ephemeral features (postholes) was attributed to a dwelling or structure as well as a cistern to which artefacts in the backfill dated its disuse to around 1840s or 1850s.<sup>52</sup> Pollen analysis was possible from some of the posthole packing and identified that 95% of the pollen derived from native plants.<sup>53</sup>

The majority of artefacts were found in a secondary or disturbed context, though artefact analysis and minimum vessel counts (MVC) determined that Area B contained 57 locally made lead-glaze earthenware vessels and 12 self slipped vessels, the majority believed to have been manufactured in Sydney or within New South Wales.<sup>54</sup> The ceramics demonstrated a strong argument that Area B had likely been operating as a “home dairy” and food preparation area during the Brickfield Hill occupation phase.<sup>55</sup> Locally made types which could be attributed as dairy vessels identified at DMR Area B included milk and cheese pans, butter and cream pots.<sup>56</sup> An interesting observation was that “the locally made earthenware vessels from the site represent 31% of all 223 ceramic vessels from DMR Area B”. The fact that almost one third of the ceramic vessels recovered demonstrates the growth and expansion of local potteries in Sydney and New South Wales during the early 19<sup>th</sup> century.<sup>57</sup> Casey argued that the concept of an operational home dairy largely operated by female occupants provides a wider view to the phrase ‘home duties’ or ‘housewife’ commonly seen in early census records for married women. Casey further stated that the presence of pan and pot vessel shapes which can be attributed to dairy practices provides a more comprehensive understanding of the Brickfield Hill village, its occupants and the activities which they were performing among early colonial society.<sup>58</sup>

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<sup>50</sup> Australasian Historical Archaeology (1999), Vol. 17, p. 8.

<sup>51</sup> Australasian Historical Archaeology (1999), Vol. 17, p. 9.

<sup>52</sup> Australasian Historical Archaeology (1999), Vol. 17, p. 9.

<sup>53</sup> Australasian Historical Archaeology (1999), Vol. 17, p. 9.

<sup>54</sup> Australasian Historical Archaeology (1999), Vol. 17, p. 10.

<sup>55</sup> Australasian Historical Archaeology (1999), Vol. 17, p. 13, 23.

<sup>56</sup> Australasian Historical Archaeology (1999), Vol. 17, pp. 19-21.

<sup>57</sup> Australasian Historical Archaeology (1999), Vol. 17, p. 20.

<sup>58</sup> Australasian Historical Archaeology (1999), Vol. 17, p. 23.



**Figure 6.1** Map showing locations of nearby excavation sites.

NSW Land and Property Information, Six Maps Viewer, accessed 14<sup>th</sup> November 2019, <https://maps.six.nsw.gov.au/>  
Key:

|  |                                                         |
|--|---------------------------------------------------------|
|  | Current study site                                      |
|  | 209 Castlereagh St (cnr. Of Castlereagh & Bathurst Sts) |
|  | No. 1 Fire Station site (Castlereagh & Bathurst St)     |
|  | Old DMR site (Campbell, Castlereagh and Pitt Sts)       |
|  | 271-273 Pitt St                                         |
|  | 161-165 Clarence St and 304 Kent St                     |
|  | 381-385 George St & 38-48 York St                       |

## 6.3 RESEARCH THEMES AND QUESTIONS

### 6.3.1 Site Development and Archaeological Processes

The following research design is focused on portions of the study site where archaeological potential survives. Though the whole site is known to have been extensively developed throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries, only a question of presence or absence for deep truncated features (wells, cesspits) can be posed for Allotments containing nil to low archaeological potential due to modern basement levels (Allotments 21, 22, 23, 24, part 1, part 2, 5 and 6). Should evidence for deep features be exposed among these allotments during the excavation program, the research design will be expanded in the Final Archaeological Report to adequately address those finds.

- How has the process of continual development over the entire study site affected earlier remains?
- Has the lateral deepening of basements on the study site over time robbed out all subsurface features pertaining to previous periods of occupation? Or do some deep features remain?
- At what depth were archaeological relics found? How do these compare with the depth of the basements?
- What can be learnt about the stratigraphic events that created the archaeological record at the study site? How do these compare to other nearby excavated sites such as 209 Castlereagh Street and the No. 1 Fire Station site?

### 6.3.2 Historic Themes

The following research design has been developed based on the Heritage Council of NSW's Historical Themes in order to guide the methodology for the proposed archaeological excavation of the site. The research design has been set out in accordance to these themes (Table 6.1). Should the relics found on the site allow further questions to be answered; the research design will be extended.

The research questions have been set out per the historic themes outlined below, and where necessary, divided per original allotment to address specific development and occupation phases. To avoid repetition in the research design, overall site questions discussing natural site topography, land formation or large-scale activities (for example, site clearance and subdivision) which are pertinent to all allotments have been grouped together.

**Table 6.1** Historical Themes concerning the study site

| Australian Theme                                     | NSW Theme                                                      | Study Site                                                                                                                                                                                                 |
|------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Tracing the natural evolution of Australia        | - Environment – naturally evolved                              | - Pre-European settlement                                                                                                                                                                                  |
| 3. Developing local, regional and national economies | - Commerce<br>- Industry                                       | - 19 <sup>th</sup> and 20 <sup>th</sup> century commercial shops and public house<br>- 19 <sup>th</sup> and 20 <sup>th</sup> century light industrial activities (coach smith, blacksmiths)                |
| 4. Building settlements, towns and cities            | - Town, suburbs and villages<br>- Utilities<br>- Accommodation | - 19 <sup>th</sup> century town subdivision pattern<br>- 19 <sup>th</sup> century development of water and waste services<br>- 19 <sup>th</sup> and early 20 <sup>th</sup> century residential development |
| 8. Developing Australia's cultural life              | - Domestic Life                                                | - 19 <sup>th</sup> and early 20 <sup>th</sup> century residential occupation                                                                                                                               |

*Tracing the natural evolution of Australia: Environment – naturally evolved*

- Does any evidence for the natural topography of the site survive?
- Is there any surviving evidence demonstrating Aboriginal occupation of the area? (Any objects are protected under the National Parks and Wildlife Act 1974 and have not been assessed in this document).
- Is there any evidence for the natural flora of the pre-European environment? Is palynological analysis possible at this site? If so, how does this compare to the results of other nearby sites such as the No. 1 Fire Station site (Castlereagh and Bathurst Streets) and the DMR site?
- Does evidence of the natural soil profile survive on any part of the study site?
- Two other excavations in the northeast corner of the wider site block (Section 14; 209 Castlereagh St site and No. 1 Fire Station site) indicated remnant modified topsoil was present, as well as some evidence for the lower topsoil (A2 horizon). They both also noted the block's natural southwards slope. Is this slope evident across the study site? Is there any evidence for topsoil and how do these levels compare to those seen at the northern end of the block?
- In contrast, is there any evidence to suggest that the site was being mined for clay as part of an extension to the Brickfields site?
- The natural topography of Pitt Street suggests that the northern portions of the block (Section 14) formed a bluff or outcrop and fell away to the south where the study site formed a lower slope or the base of the hillside with a creek. How is this concept demonstrated archaeologically?
- Historic maps show that a creek line ran diagonally through original Allotment 2. Can evidence of this be demonstrated in the natural soil profile?

*Developing local, regional and national economies: Commerce***Allotment 1 - Liverpool St**

Current 126 Liverpool Street (current Lot A DP448971) is not known to have been commercially occupied until the construction of a two-storey brick building (86) in c.1891. Sands Directory entries for the 1890s and early 20<sup>th</sup> century note that occupants included a fruiterer, merchant tailors, ladies' apparel and a refreshment shop. Can any of these commercial occupancies be delineated from the archaeological remains?

Current 128 Liverpool Street (current Lot B DP448971) is believed to have operated as a shop and domestic dwelling from the mid-19<sup>th</sup> century onwards. 19<sup>th</sup> and early 20<sup>th</sup> century commercial occupants included a wood turner (1860s-1870s), dressmaker (1870s), greengrocer (late 1870s -1880s), confectioner (mid 1890s) and fruiterers (mid 1900s – 1920s). Can any of these commercial occupancies be delineated from the archaeological remains?

**Allotment 2 - Liverpool St**

Building 99 (130 Liverpool Street) was described as a house and shop from the mid-19<sup>th</sup> century onwards. Written records confirm that Alfred Smith, owner and occupier till c.1873-1874, operated a pawnbroker shop from the ground floor potentially with a partner, Edward Bennett. Does the archaeological record provide any evidence for this commercial occupation phase?

Various commercial occupants appear to have occupied Building 99 (130 Liverpool Street) during the late 19<sup>th</sup> and early 20<sup>th</sup> century. Occupants included a tailoress, dealer, clothier/ outfitter, tobacconist and hairdresser. Can any of these commercial occupancies be delineated from the archaeological remains?

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allotment 3 | The majority of occupants listed at Allotment 3 during the second half of the 19 <sup>th</sup> century appear to be more trade/ light industrial related workshops or factories rather than commercial occupants. A cabinet maker, Ah Ping (Building 117), and bootmaker, Robert Johnson (Building 118), occupied the site for almost 30 years between the 1860s- c.1890. Is there any evidence to suggest that the buildings they occupied fronting Castlereagh Street were shopfronts for their businesses? Or merely offices?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Allotment 4 | <p>By the mid-19<sup>th</sup> century at least one of the buildings fronting Castlereagh Street was being used commercially as a grocer, most likely Building 127, which notes 'Willis, Grocer' on the 1880 Doves plan. Commercial tenancies varied and by the early 20<sup>th</sup> century this building (127) had also been occupied as a Chinese laundry and by a bootmaker. What evidence of these commercial tenancies remain?</p> <p>Sands Directory entries for throughout the 1860s and 1870s list some commercial trades occupying Allotment 4 which are believed to have occupied buildings at the rear of the property (Building 132). Trades included a shoemaker/bootmaker, dealer and coach trimmer. Does the archaeological remains at the site support the presence for any of these trades?</p> <p>The Sands Directory shows that confectioners Enever and Appleton also occupied the southern building fronting Castlereagh Street (Building 140). Can any evidence be obtained to indicate whether this building operated as part of the factory? Or was it a commercial shopfront for their products?</p> |
| Allotment 7 | Historic records suggest that until the early 20 <sup>th</sup> century construction of Newstead House (Building 182), Allotment 7 had only been occupied domestically. Is there any evidence to suggest undocumented commercial activities were being undertaken on Allotment 7 by any of the occupants during the 19 <sup>th</sup> century?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### *Developing local, regional and national economies: Industry*

Among the historic record of the study site, of those allotments holding potential for archaeological remains, only original Allotments 3 and 4 clearly indicate that trades/ light industrial activities were operating during the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allotment 3 | <p>Two main trades are known to have occupied Allotment 3 during the second half of the 19<sup>th</sup> century: a cabinet maker's workshop and a bootmaker. How are these trades represented archaeologically? Is there any occupation deposition (yard deposits, industrial waste) that could be explicitly linked to these industries?</p> <p>Can any information be obtained to demonstrate how the yard space was shared by these occupants?</p> <p>Westcott, Hazell &amp; Co. Ltd, a motor accessories workshop was occupying Allotment 3 in the early 20<sup>th</sup> century. How is this trade represented archaeologically?</p> |
| Allotment 4 | <p>The 1880 Doves plan shows that Enever and Appleton, confectioners, were operating a factory at the rear of Allotment 4 (Buildings 128-131, 133-138), in the spaces previously occupied by the mid-19<sup>th</sup> century north and south terrace row. What evidence of this industry is evident in the archaeological record?</p> <p>Is there any occupation deposition (yard deposits, artefact scatters, underfloor deposits) that could be explicitly linked to this industry?</p>                                                                                                                                                 |
| Allotment 7 | Historic records suggest that until the early 20 <sup>th</sup> century construction of Newstead House (Building 182), Allotment 7 had only been occupied domestically. However, some of the 19 <sup>th</sup> century occupants were noted as carpenters, joiners and a wood carver. Is there any archaeological evidence to suggest that some of these occupants may have been conducting trade activities among any of these premises?                                                                                                                                                                                                   |

*Building settlements, towns and cities: Town, suburbs and villages*

- Two nearby sites on the same block (Section 14) found evidence for early colonial site clearance activities via burning and tree stump removal. Is this evidence at the study site?
- Is there any physical evidence to suggest occupation or use of parts of the study site prior to the division and site layout seen in Harper's 1823 plan?
- What evidence remains to signify boundaries of the original allotments?
- Can a more refined date be obtained regarding the diversion and infilling of the creek running across Allotment 2?
- Is there any evidence demonstrating the formalisation of Pitt, Castlereagh and Liverpool Streets? For example, do the frontages of some of the 19<sup>th</sup> century buildings exceed the current site boundaries on Castlereagh or Liverpool Streets?

*Building settlements, towns and cities: Accommodation*

|                               |                                                                                                                                                                                                                                                                                                  |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allotment 1<br>(Liverpool St) | Apart from three schematic plans (1836, 1843, 1854), Building 63 is not seen on a detailed plan. What evidence survives of Building 63? How does the footprint of the structure compare to those schematic plans?                                                                                |
|                               | Are there any undocumented outbuildings associated with Building 63?                                                                                                                                                                                                                             |
|                               | How has the late 19 <sup>th</sup> century construction of the c.1891 two-storey brick building (86) affected the archaeological remains of Building 63?                                                                                                                                          |
|                               | Is there any evidence of the early 20 <sup>th</sup> century extension (Building 90) or shed (Building 91)?                                                                                                                                                                                       |
|                               | Historic plans and records suggest that the skeleton of the original 1830s brick Building 64 on subdivided Allotment 5 (128 Liverpool Street) may still be present within the current standing structure. Is this theory correct? If so, what remains of Building 64?                            |
|                               | Are there any evidence for the 19 <sup>th</sup> century outbuildings at 128 Liverpool Street (Buildings 75, 81, 82 and 84)? How have the early 20 <sup>th</sup> century extensions affected the remains of the rear yard?                                                                        |
|                               | A c.1895 newspaper sale advertisement suggests that a single cellar level existed within 126, 1258 or 130 Liverpool Street though not mentioned elsewhere. Does this cellar level exist? Which building does it belong to?                                                                       |
| Allotment 2<br>(Liverpool St) | Historic plans and records suggest that the skeleton of the original 1840s brick Building 99 (130 Liverpool Street) may still be present within the current standing structure. Is this theory correct? If so, what remains of Building 99?                                                      |
|                               | A rear brick extension (Building 100) first seen on the 1865 trigonometrical plan is believed to have formed a detached kitchen to the original 1840s dwelling (Building 99). Is there any archaeological evidence to confirm the structure's function?                                          |
|                               | Are there any evidence for the 19 <sup>th</sup> century outbuildings at 130 Liverpool Street (Buildings 101, 111)? How have the early 20 <sup>th</sup> century extensions affected the remains of the rear yard?                                                                                 |
| Allotment 3                   | The earliest building (116) on Allotment 3 is first seen on a schematic plan dating to 1843 and appears to have been quickly replaced by two buildings in the 1850s (117). Do any structural remains survive that can be attributed to Building 116?                                             |
|                               | Is it possible that Buildings 117 and 118, first seen on the 1854 schematic plan, are in fact an extension and modification to original Building 116? Or are they all separate structures?                                                                                                       |
|                               | Are the renovations made to Buildings 117 and 118 by Westcott, Hazell & Co. Ltd visible in the archaeological remains? How extensive were these modifications?                                                                                                                                   |
|                               | Are there any evidence for the mid to late 19 <sup>th</sup> century outbuildings (Buildings 119-125)? How has the construction of the bulk store (Building 126) in the early 20 <sup>th</sup> century and ANZAC House in the mid-20 <sup>th</sup> century affected the remains of the rear yard? |

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allotment 4 | <p>Building 127 is believed to form the original structure seen on Harper's 1823 plan, its increased setback to Castlereagh Street likely reduced when the street was formalised and widened. Is there any evidence to doubt this theory?</p> <p>Is there any evidence for a well on the allotment as described in an 1841 newspaper advertisement?</p> <p>The two rows of mid-19<sup>th</sup> century terraces at the rear of Allotment 4 (Buildings 128-131 and 133-138) are consistently described throughout the rates assessment books as containing two floors and two rooms. Also historically referred to as 'one up, one down' houses, terraces of a similar style were present and excavated at 209 Castlereagh Street and the No.1 Fire Station site, both to the north of the study site. Are there any visible similarities or differences between the remains of these terraces and those excavated at the northern end of the block (Section 14)?</p> <p>Are there any evidence for the 19<sup>th</sup> century outbuildings (139, 141-142) seen on plans dating to 1880s and 1890s?</p> <p>How has the conversion of the terraces into a confectioner's factory as shown on the 1880 Doves plan affected the original building footprint of the south row of terraces (Buildings 128-131)? Was the north row of terraces also internally modified?</p> <p>How has the construction of the current commercial building (144) impacted on earlier archaeological remains of the site?</p>                                                                   |
| Allotment 7 | <p>Limited information has been found regarding the original pre-1823 structure (Building 172) on Allotment 7 and set back from the original alignment of Castlereagh Street. Does any evidence of this building survive? If so, what was its layout and how was it constructed?</p> <p>Plan and rate records show that five domestic brick residences (Buildings 173, 176, 178-180) had been constructed on Allotment 7 by the mid-19<sup>th</sup> century. What evidence remains of these structures? Does their construction material suggest that they were all constructed at a similar time?</p> <p>Are there any notable patterns among the five terraces concerning the use of each private yard space?</p> <p>As shown in the 1865 plan, it appears that Buildings 174 and 177 likely formed detached kitchens to the two dwellings fronting Castlereagh Street (Buildings 173 and 176). Is this interpretation accurate? Is there any evidence for kitchen/ food preparation areas at the three rear terraces (Buildings 178-180) where privies form the only outbuildings?</p> <p>Plans dated to 1865 and 1880 suggest that the three rear terraces (Buildings 178-180) were identical in size and shape. Is this the case? How do these terraces compare to the 'one up, one, down' terrace row on Allotment 4?</p> <p>Are there any evidence for the 19<sup>th</sup> century outbuildings (Buildings 174, 175, 177 and 181)?</p> <p>How has the early 20<sup>th</sup> century construction of Newstead House (Building 182) impacted on earlier remains?</p> |

### *Building settlements, towns and cities: Utilities*

- An early 19<sup>th</sup> century sandstock brick dish drain was excavated at a nearby site on the corner of Clarence and Kent Streets, as well as a timber box drain at the No. 1 Fire Station site, just north of the study site.<sup>59</sup> How was drainage managed at the study site during the initial settlement phases of the site?
- At least three or four wells are described across the study site in historic records (rates records, land titles, newspaper advertisements) though none are shown on

<sup>59</sup> Edward Higginbotham & Associates Pty Ltd. (May 2017), Vols. 1-2; Cultural Resources Management (October 2001).

plan. What evidence are there for wells across the site and where were they located?

- The 1865 trigonometrical survey of Sydney shows the presence of water services at a couple of allotments (Allotments 1 and 4) which connected to mains on Castlereagh Street and Liverpool Streets, though potentially could have been installed a decade earlier. Were these the only allotments with underground piped water at this point in time?
- Are there any datable deposits within well fills? How does the backfill and disuse phase of any wells compare to the date of introduced water services? Does this correlate to the dates provided for other nearby sites (209 Castlereagh St, Clarence & Kent Streets site)?
- Is there any evidence for cesspits? If so, how does their location and construction material compare to what is shown on 19<sup>th</sup> century historic plans (in particular, 1865 trigonometrical survey and 1880 Doves plan)?
- Can any information be obtained to indicate when sewer services were introduced at the study site?
- How were 19<sup>th</sup> century occupants managing waste prior to introduction of formal waste management services, such as sewer connections and garbage collection? Is dumping of waste unique to each allotment? Or is there a discernible pattern for the block?

### *Developing Australia's cultural life – Domestic Life*

|                             |                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allotment 1 - Liverpool St  | The Coates family home (Building 63) is believed to have fronted Liverpool Street and located on the current Lot A DP448971 (126 Liverpool Street). Does any early 19 <sup>th</sup> century occupation material or deposits survive which may be attributable to the Coates family phase? Does any evidence survive to suggest that this building functioned as anything other than a domestic residence? |
|                             | Do any deposits such as rubbish pits or cesspits survive in the rear yard dating to the Coates family occupation phase and provide an insight into activities which were occurring at the site? Were these activities primarily domestic as suggested by mid-19 <sup>th</sup> century rates records?                                                                                                      |
|                             | Are there any deposits from cesspits or undocumented wells that can be attributed to a specific occupation phase of 126 or 128 Liverpool Street?                                                                                                                                                                                                                                                          |
|                             | Historic plans and records suggest that the skeleton of the original 1830s brick Building 64 on subdivided Allotment 5 (128 Liverpool Street) may still be present within the current standing structure. Do any underfloor deposits survive relating to the occupation of Building 64 in its original form?                                                                                              |
|                             | Is there any evidence of late 19 <sup>th</sup> or early 20 <sup>th</sup> century yard deposits or artefact scatters on either subdivided Liverpool Street allotment? Do these deposits differ to each other in anyway? Do they reflect the combined domestic/ commercial occupation known to have been occurring from at least the late 19 <sup>th</sup> century at 128 Liverpool Street?                 |
| Allotment 2 - Liverpool St) | Historic records suggest that Thomas Smith constructed a two-storey brick shop and dwelling (Building 99) in the 1840s for his son, Alfred, who inherited the property after his father passed. Alfred Smith occupied the property with his family until he sold the Liverpool Street property in c.1874. Do any deposits survive dating to Smith's initial occupation phase of the site?                 |
|                             | Historic plans and records suggest that the skeleton of the original 1840s brick Building 69 at 130 Liverpool Street may still be present within the current standing structure. Do any underfloor deposits survive relating to the occupation of Building 99 in its original form?                                                                                                                       |
|                             | Are there any deposits from cesspits or undocumented wells that can be attributed to a specific occupation phase 130 Liverpool Street?                                                                                                                                                                                                                                                                    |

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allotment 3 | Does any occupation material survive that could be linked to the earliest known development phase of Allotment 3 during the 1830s?                                                                                                                                                                                                                                                                                                                                                                        |
|             | Do any occupation deposits survive relating to the initial domestic occupation of Buildings 117 and 188 during the mid-19 <sup>th</sup> century?                                                                                                                                                                                                                                                                                                                                                          |
|             | Though the Sands Directories and the 1880s Doves plan indicates that Robert Johnson, bootmaker, and Ah Ping, cabinet maker, were operating trades on Allotment 3, rates records for the same occupation period consistently note both Buildings 117 and 118 as a 'house'. Is there any evidence to suggest that the two buildings fronting Castlereagh Street (117 and 118) were being domestically occupied by these men?                                                                                |
|             | Are there any deposits from cesspits or undocumented wells that can be attributed to a specific occupation phase of Allotment 3?                                                                                                                                                                                                                                                                                                                                                                          |
| Allotment 4 | A c.1823 domestic dwelling (Building 127) had been converted into commercial premises by the late 19 <sup>th</sup> century. Does any evidence survive to demonstrate its initial domestic function?                                                                                                                                                                                                                                                                                                       |
|             | Allotment 4 potentially contained up to 15 domestic residences by the mid-19 <sup>th</sup> century, compared to other allotments which may have contained two or three occupants at a single time. Does the archaeological record reflect such a high number of occupants?                                                                                                                                                                                                                                |
|             | Is there any distinction between occupation material attributed to the north row of terraces (Buildings 128-131) compared to the south row of terraces (Buildings 133-138)?                                                                                                                                                                                                                                                                                                                               |
|             | Does any occupation material survive in the common spaces of these terraces? Is there any evidence to suggest that these spaces were being used during the mid-19 <sup>th</sup> century for anything other than domestic activities?                                                                                                                                                                                                                                                                      |
|             | How has conversion of the north and south rows of mid-19 <sup>th</sup> century two storey terraces into a confectioner's factory in the late 19 <sup>th</sup> century affected domestic occupation deposits?                                                                                                                                                                                                                                                                                              |
| Allotment 7 | Are there any deposits from cesspits or wells that can be attributed to a specific occupation phase of Allotment 4?                                                                                                                                                                                                                                                                                                                                                                                       |
|             | Can any deposition be attributed to the initial occupation phase of the pre-1823 structure on Allotment 7? Can any new information be obtained as to the function of this structure?                                                                                                                                                                                                                                                                                                                      |
|             | The old DMR site presented artefactual evidence to suggest that early colonial occupants of domestic dwellings among Brickfield Hill (also referred to as Brickfield village) were participating in private dairying activities to supplement personal food sources. Is there any evidence for undocumented small-scale agricultural activities on Allotment 7, or any of the other allotments during initial settlement?                                                                                 |
|             | Thomas Smith and his family are known to have owned and domestically occupied one of the structures fronting Castlereagh Street during the 1850s and 1860s. Is there any occupation material that can be attributed to this phase?                                                                                                                                                                                                                                                                        |
|             | Are there any deposits from cesspits or undocumented wells that can be attributed to a specific occupation phase of Allotment 7?                                                                                                                                                                                                                                                                                                                                                                          |
|             | Are there any patterns or trends in occupation deposits among the terraces (for example, food consumption, tableware) that can provide an indication of the type of occupants that lived on Allotment 7? How does this compare to the terrace row occupants on nearby Allotment 4?                                                                                                                                                                                                                        |
|             | Historic records suggest that until the early 20 <sup>th</sup> century construction of Newstead House (Building 182), Allotment 7 had only been occupied domestically. Potentially forming the only allotment on the study site demonstrating continual 19 <sup>th</sup> century domestic occupation. How does the archaeological record of Allotment 7 differ to other allotments containing mixed occupation (domestic/commercial or domestic/industrial)? Are there any notable or unique differences? |

## 7.0 ARCHAEOLOGICAL EXCAVATION METHODOLOGY

### 7.1 INTRODUCTION

#### 7.1.1 Background to Excavation Methodology

It is understood that archaeological remains relating to 19<sup>th</sup> century mixed occupation (domestic, commercial, light industrial) and early 20<sup>th</sup> century commercial developments exist on the site to various levels of disturbance. The site may retain occupation deposits in differing forms including deposits and backfills within cesspits or wells, industrial waste deposits, isolated features as well as the structural remains of domestic, commercial and industrial buildings. These relics are considered of potential local significance (Section 4.0, Vol. 1). The preservation of these relics will have been impacted on by 20<sup>th</sup> century development, the varied levels of archaeological potential across the site forming a direct reflection of these impacts (Section 3.3, Vol. 1).

For these reasons, it is proposed to archaeologically excavate and record any surviving relics of the 19<sup>th</sup> and early 20<sup>th</sup> century buildings and features, in advance of the proposed redevelopment of the site in order to mitigate the archaeological heritage impact of this development. Due to the varying degrees of archaeological potential, a site-specific excavation methodology has been designed to prioritise archaeological management of areas of the site holding moderate to high archaeological potential (Section 7.2.1 below). Section 7.2.1 provides a site-specific methodology applicable to original Allotments 1 and 2, where an optional test excavation program can be undertaken in advance of the demolition phase to determine the extent and condition of remains in this location, as well as facilitate an Aboriginal test excavation program (if required).

A program of archaeological monitoring and salvage excavation is applicable to all portions of the site holding moderate or moderate to high archaeological potential (Allotments 3, 4, 1 and part 1 and 2; see Section 7.2.2 below). A combined program of site briefing, inspection and monitoring/call out system (as required) has been designed for portions of the site containing nil to low archaeological potential for deep features only such as truncated well shafts or the base of cesspits (Section 7.2.3 below). This site-specific methodology is applicable to original Allotments 21-24, part 1, part 2, 5 and 6.

In accordance with evidence provided by the documentary data and physical inspection of the site, the following programme and methodology are set out to maximise archaeological data retrieval with appropriate team and excavation methodology. Maximisation of data retrieval is critical for compliance with archaeological excavation permits issued by Heritage, DPC, on behalf of the Heritage Council of NSW or State Significant Development applications endorsed by the Department of Planning, Industry and Environment (DPIE).

#### 7.1.2 Archaeological Impact Mitigation Policy

Unless endangered by elements not controllable (decay, subsidence etc.), it is generally considered that relics are safest if left unexcavated; if this is not possible then partial retention should be considered (excavating the remainder) and failing this, they should be fully excavated and recorded. Any excavation work must be

conducted to the highest standard under a permit issued by Heritage, DPC, or its relevant delegate under State Significant Development approval.

If nil impact is not possible, then controlled full, partial and test excavation is vastly superior to the destruction of archaeological sites. Each of these methods preserves and causes the recording of the data inherent in the archaeological resource. Sites or relics that have ceased to exist or have substantially lost integrity provide little or no scope for mitigation.

The proposed archaeological works are considered necessary to formulate a mitigation strategy, conservation policy and interpretation planning for the proposed future development of the site that incorporates the most significant archaeological remains on the site with minimum impact.

Any archaeological excavation will be carried out according to: current best practice;<sup>60</sup> the terms of the methodology set out here; and any other requirements outlined by endorsed conditions once this methodology has been submitted and approved by Heritage, DPC, or its relevant delegate under State Significant Development approval.

### 7.1.3 Previous Archaeological Works

No archaeological work is known to have previously occurred at the study site. Two archaeological excavations are known to have occurred on the corner of Bathurst and Castlereagh Streets, further north on the same block (Section 14). The results from both excavations have been taken into consideration when creating the research design (Section 6.0) and archaeological excavation methodology for the study site.

### 7.1.4 Excavation Team

The excavation team will be made up of qualified archaeologists, utilised as required by finds. In addition, a qualified and experienced driver will be required to operate a mechanical excavator. The archaeological programme and methodology will be explained in detail to the team by the archaeological Excavation Director. This will include outlining the history of the site and the relics expected. A copy of the assessment, research design and excavation methodology as well as any conditions issued by Heritage, DPC, or its relevant delegate under State Significant Development approval will be made readily available on site for workers to consult.

The following qualified archaeologists are nominated to direct and supervise all archaeological excavation at the study site. In addition, the Primary and Secondary Excavation Directors will be responsible for liaising with Heritage, DPC, or its relevant delegate under State Significant Development approval regarding any archaeological matters prior, during or proceeding archaeological investigation of the site.

**Table 7.1 Proposed Excavation Directors and supervisory team.**

|                                  |                 |
|----------------------------------|-----------------|
| Co-Excavation Director (Primary) | Martin Carney   |
| Co-Excavation Director           | Ivana Vetta     |
| Aboriginal Excavation Director   | Benjamin Streat |

<sup>60</sup> NSW Department of Planning and Heritage Council of NSW (2006) *Historical Archaeology Code of Practice*

|                 |                  |
|-----------------|------------------|
| Area Supervisor | Kelly Strickland |
| Area Supervisor | Jaki Baloh       |

## 7.2 SITE SPECIFIC EXCAVATION METHODOLOGY

### 7.2.1 Optional Test Excavation Program – 126-130 Liverpool Street (part Allotments 1 and 2)

An optional test excavation program has been proposed within a small portion of the site containing moderate to high archaeological potential to contain archaeological remains relating to 19<sup>th</sup> century European occupation at part Allotments 1 and 2, numbers 126-130 Liverpool Street (Figure 7.1). This portion of the site has experienced the least amount of demolition/ redevelopment phases over time, as well as containing no modern basement levels. There is also increased potential for intact natural soil profiles in this location, therefore Aboriginal archaeological test excavation (if required) could operate concomitantly with historical archaeological test excavation.

Any archaeological test excavation would occur after the State Significant Development application has been approved and dependant on the needs of the development program, can be undertaken pre-demolition (while the buildings are standing) or post-demolition phase. If testing occurs post demolition, a machine excavator can be used to remove non-significant fills within trenches under the supervision of a qualified archaeologist.

Historical test excavation will identify the state and condition of 19<sup>th</sup> century archaeological material as well as determining the presence/ absence of occupation material (underfloor deposits) within standing Buildings 64, 86 or 99. To start, each test pit will require removal of either slab surface, grassed topsoil or fill, and will be manually cleaned to identify any relics or features sitting directly below. Each test trench will notionally measure up to 2x2m (4m<sup>2</sup>). Test trenches will be excavated in 10cm spits, though respecting the stratigraphy. Test trenches will be manually excavated by hand using small tools such as a trowel to remove each spit. Each spit will be weighed and recorded prior to sieving. Each spit will be sieved through double nested sieves (10mm on top of 5mm) and all artefacts will be collected.

Should any remnant underfloor deposits survive within the standing buildings, this deposit will need to be excavated prior to excavation works for the proposed development. A 1x1m grid system will be placed inside test trenches which contain occupations deposits (underfloor deposit, yard deposit). Should a deposit exceed the perimeter of the open test trench (i.e. > 4m<sup>2</sup>), the remainder of the deposit can either be excavation through expansion of the testing program, or if possible, protected and resumed during the salvage excavation program (post demolition phase).

Aboriginal test pits (if required) will be located within the historical trenches, being 1x1m in size. Should open area excavation be required for Aboriginal archaeology, this will be expanded in 1x1m units up to the maximum of 4m<sup>2</sup>. Aboriginal open area excavation can be triggered by other factors including but not limited to evidence of contact archaeology with demonstrably Indigenous habitation material, specific archaeological features (hearths, middens), rare or unusual artefact types, and relative artefact densities.

All archaeological test excavation will follow the general excavation methodology detailed in Section 7.3 below. Following the completion of test excavation, this portion of the site will be subject to archaeological monitoring and salvage excavation per Section 7.2.2 below.

### **7.2.2 Archaeological Monitoring and Salvage Excavation program for areas of Moderate or Moderate to High Archaeological Potential**

It is proposed that a program of archaeological monitoring and open salvage excavation be undertaken in portions of the site containing moderate or moderate-high potential to contain archaeological remains demonstrating 19<sup>th</sup> and early 20<sup>th</sup> century domestic and commercial occupation of the study site (Figure 7.1). This includes original Allotments 3, 4, 7 (fronting Castlereagh Street) and part Allotments 1 and 2 fronting Liverpool Street (126-130 Liverpool Street).

All archaeological works will occur post State Significant Development application issue and post demolition phase. Aboriginal test excavation, if warranted, can operate concomitantly with historical salvage excavation in these locations. All archaeological monitoring and salvage excavation at the study site will follow the general excavation methodology detailed in Section 7.3 below.

### **7.2.3 Archaeological Briefing, Inspection and Call outs for areas of Nil to Low Archaeological Potential**

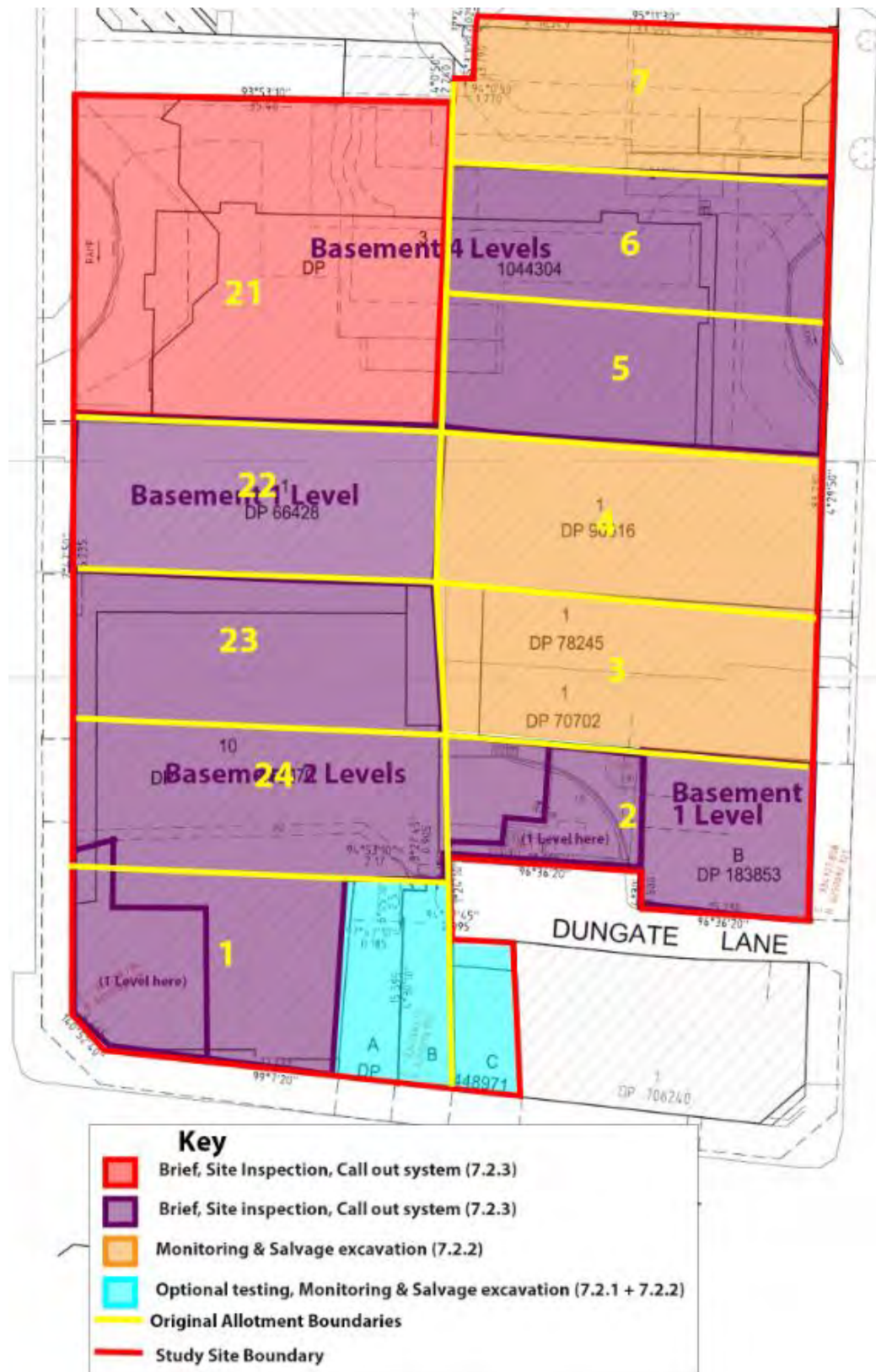
A program of archaeological monitoring and salvage excavation is not considered necessary within portions of the site which have been assessed as containing nil to low archaeological potential for deep features only, due to the presence of multi-level modern basements (Figure 7.1). An archaeological briefing, site inspection and call out system will be in place for these Allotments (part 1, part 2, 5, 6, 21-24) to manage the exposure of undocumented deep features such as well shafts or cesspits.

Prior to the commencement of demolition/ development works, the Primary Excavation Director will provide on-site contractors with an archaeological site briefing. This brief will provide contractors with the historical context of the site, the anticipated soil profile, the types of undocumented finds that may be encountered during excavation work in these locations and the stop works procedures to follow if any unexpected archaeological material is found.

A site inspection will be conducted by the Primary or Secondary Excavation Director after the basement slab has been lifted in each area. During ground surface inspection, the archaeologist will be able to inspect the upper layer of the soil profile as it is revealed and determine the presence or otherwise of archaeologically sensitive stratigraphy or undocumented archaeological features. If the ground in an area is determined to be highly disturbed or natural and undeveloped, excavation for the development may proceed without the presence of an archaeologist. From that point, archaeological monitoring/excavation in this location will only occur as needed, on a call out basis, in the event that archaeological material is encountered by the excavation works team.

Should any unexpected/ undocumented relics be uncovered during excavation, contractors should cease work in this location and contact the Primary Excavation Director for further advice, inspection and recording, if required. If necessary, the Primary Excavation Director will notify and consult with Heritage, DPC, or its relevant delegate under State Significant Development approval. Works cannot

recommence in the affected location until it is signed off by the Excavation Directors. Any archaeological excavation will follow the general excavation methodology detailed in Section 7.3 below.



**Figure 7.1** Diagram showing the study site divided per site-specific excavation methodology.  
Overlay by Vetta (November 2019).

## 7.3 GENERAL EXCAVATION METHODOLOGY

### 7.3.1 Monitoring of demolition and removal of fills

It is proposed that building demolition be carried out to the level of the footings before archaeological work commences. Demolition must be carried out in such a way as to minimise impact on the foundations and underlying ground and minimise the impact on any surviving relics. The archaeologist should be consulted about the method of demolition. Once the demolition has reached the level of the footings an archaeologist should be present on site to establish protocols for archaeological supervision and attendance, or if required, guide the remainder of the work.

An archaeologist must be on site to supervise all excavation with the possibility of revealing archaeological relics. The excavation will be carried out according to the direction of the archaeologist. Any archaeological excavation will be carried out according to current best practice and in terms of the methodology set out here and required under permit conditions.<sup>61</sup>

Where a mechanical excavator is used it must have a flat or mud bucket, rather than a toothed bucket, in order to maintain a clean excavated surface. In general, any machinery used will move backwards, working from a slab or fill surface, in order not to damage any exposed archaeological relics. The fill will be removed in layers, with no more than one context, such as bedding fill/demolition fill, being removed at one time. This will allow any underlying deposits or relics to be identified (and recorded and preserved if necessary).

### 7.3.2 Excavation

If archaeological relics (see Section 4.0, Vol. 1) are detected during the excavation of fills from the site, excavation will cease while these are analysed and investigated. If the relics are found to be of State significance or otherwise outside the range of relics predicted in the assessment of the site, excavation will cease in this area while Heritage, DPC, or its relevant delegate under State Significant Development approval, is notified. Additional archaeological assessment or evaluation and delegate liaison/approval may be required to deal with such finds.

All other exposed relics will be recorded, and excavated by hand (or where possible, by machine) in reverse stratigraphic sequence, to the extent which they will be destroyed by the proposed development. All works will be carried out in compliance with conditions issued for such works by Heritage, DPC, or its relevant delegate under State Significant approval.

Samples will be taken of any earlier topsoils, and of soils within features such as pits or a well, should they exist. Any occupation deposits and fills of features such as pits will be sieved, and all artefacts will be retained, with the exception of building materials, which will be sampled. If underfloor deposits are encountered during excavation works, works will cease while the deposits are archaeologically excavated. An underfloor deposit will be manually hand excavated using small tools such as a trowel. Dependent on the size and depth of the deposit, the area will be broken up and excavated in 50cm x 50cm or 1m x 1m squares, in 10cm spits, until the extent of the deposit is reached, or to the extent of impact. Any occupation deposit will be hand excavated and placed into buckets (divided by square numbers) and weighed prior to sieving. The deposit will be sieved through double nested sieves (10mm on top of 5mm) and all artefacts will be collected.

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<sup>61</sup> NSW Department of Planning and Heritage Council of NSW (2006).

Should any archaeological relics be uncovered, but not removed, in the process of excavation, these will be recorded. They should be covered with a semi-permeable membrane, such as *bidum*, before construction. Should the proposed development require any plantings in the areas of retained archaeological remains, these should be restricted to small plants and not include trees, as significant root growth may disturb the retained remains. This is considered unlikely for the proposed development.

The relics which are of archaeological potential are identified at this time as post holes, footings and foundations from domestic/commercial dwellings and outbuildings, remnant under floor deposition, yards pits and scatters, fills within wells, cesspits, former services, hard surfaces, evidence of earlier fence lines or earlier surfaces. Evidence for light industrial activities may also be present on portions of the study site. These relics in the form of internally coherent discrete deposition or integral form will be archaeologically excavated and recorded.

### 7.3.3 Recording

Any archaeological relics found and excavated will be recorded in three ways. A written description of each feature and context will be made using printed context sheets. A Harris Matrix will be formulated in order to record the relationship of all contexts found if relevant to the situation. A scaled plan and/or a photogrammetric model (dependent on-site conditions) will be made of the site and of each feature found, and levels will be taken as part of this process. Recording of the site will be carried out according to Heritage, DPC, guidelines and the AMAC excavation manual.<sup>62</sup> The site and features will also be recorded photographically, according to current Heritage, DPC, guidelines.

### 7.3.4 Analysis and Final Reporting

Artefacts from the excavation will be cleaned and catalogued, as well as placed in labelled bags according to their catalogue number. The artefacts, in boxes, will be returned to the property owner for safe keeping (as per any issued conditions). Conservation strategy and procedures (if required) in terms of issued conditions should be carried out prior to initiation of long-term storage. Should a higher quantity of artefacts be collected from a site, this may entail the need for a long-term purpose suited and formalised storage facility.

The scope and extent of reporting is linked directly to the nature, extent and complexity of site finds, and a ratio of 1:1 for site time should be expected as a starting point to complete reporting in terms of Heritage, DPC guidelines, the methodology proposed and any issued conditions. The timeframe will move up or down relative to the extent and complexity of material and any necessary conservation measures.

A final report on the archaeological work on the site will be prepared in compliance with conditions provided by Heritage, DPC, or its relevant delegate under State Significant approval. This will be produced within twelve months of completion of all archaeological site works and contractor excavation works unless a longer term is agreed. This will include a trench, area or overall stratigraphic report detailing precisely what was found by area, phase and stratigraphic relationships and an analysis of the results of the work; a response to the research design, so far as the results allow, and a comparison with the results of similar sites in the local area

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<sup>62</sup> NSW Heritage Office (1998) and (2001, revised 2006); AMAC (2006).

where possible. The final report will also include a completed Harris Matrix, digitised records (context sheets, unit list, photographic register, and artefact catalogue), digitised plans, artefact analysis and artefact photography. Additional historical research may also be conducted in response to the finds of excavation.

All components of the final archaeological report will be submitted to Heritage, DPC, or its relevant delegate under State Significant approval, which will sign-off on the permit, should it be satisfied that the issued conditions have been met or acknowledge receipt of documentation.

### **7.3.5 Interpretation and Public Dissemination**

Interpretation is recommended and encouraged at all sites as a way to acknowledge the archaeological record and provide public information regarding historical development of the site. It is also considered to be a positive heritage outcome when archaeological material must be removed as part of development works. Interpretation options can range from signage detailing the history of the site, cabinets displaying a selection of artefacts, to larger scale options such as interpretative paving illustrating the footprint of a structure previously in that location. The level of interpretation required is individual to each site and can be dependent on finds, the amount of archaeological material removed, compliance with development application conditions, or conditions provided by Heritage, DPC, or its relevant delegate under State Significant Development applications.

## 8.0 RESULTS AND RECOMMENDATIONS

### 8.1 RESULTS

#### 8.1.1 Documentary Research

Early plans of the city of Sydney indicate that there was no early development on the study site, nor had the city block that contains the study site been formed. By 1822, blocks surrounding the study site had been divided and developed, with the future Liverpool Street marked as the southern extent of the road to South Head. Despite this early phase of development, the study site appears to have remained vacant during this period. It is not until 1823 that the block containing the study site appears to have been formalised, due to a series of quit rent leases. The plan of this date indicates all but three of the eleven allotments (or part allotments) had been developed for residential use. This is further reinforced by the plans of the 1830s and 1840s. Despite being schematic, these plans detail at least a single structure on each of the allotments. However, no associated outbuildings or other domestic features are rendered on any of these plans.

By 1854 it is apparent that every allotment had been developed and was occupied. Plans dated between 1854 and 1910 indicated that the study site underwent numerous phases of development, with occupation transitioning from residential to mixed-use. During this period several of the allotments were further subdivided, with numerous structures, both residential, commercial and mixed-use constructed. From the 1920s onwards, the study site was marked solely by commercial use, with many of the buildings occupying the study site multi-storey and best described as large warehouse complexes. By the late 1970s to early 1980s, a number of these early to mid-20<sup>th</sup> century multi-storey complexes were demolished to make way for large scale, multi-storey commercial towers, some of which contained a series of basement levels, as well as industrial infrastructure, specifically substations. Despite this extensive modern redevelopment of the study site, several buildings dating to the early-to-mid 20<sup>th</sup> century still stand on the study site.

#### 8.1.2 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. The site presently contains nine different commercial buildings; together these encompass the whole site footprint. Several of these buildings contain single or multiple basement levels. The proposed development seeks to remove all extant buildings for the construction of two, mixed use buildings (residential, hotel) which will include a communal retail precinct at ground floor level. Four basement levels are also proposed to be constructed to facilitate parking.

The modern construction of multi-level basements in several areas of the study site (historic Allotments part 1, part 2, 5, 6, 21, 23 and 24) leaves nil to low archaeological potential for deep features such as the base of wells or evidence of earlier basements should they have existed in these areas. There is a nil to low potential for archaeological relics within areas containing a single storey basement (historic Allotments 2 and 22) though some potential remains for the base of deep relics such as wells, cesspits and earlier basements. There is moderate archaeological potential for truncated remains to survive in historic Allotments 3, 4 and 7 as these locations do not contain basement levels. There is moderate to high potential for archaeological relics to survive within current Lots A-C DP448971 (part

of historic Allotment 1 and 2) to which a late 19<sup>th</sup> century building (86) and possibly the skeleton of two 1830s-1840s dwellings (64 and 99) still stand.

### 8.1.3 Significance

The significance of the archaeology of the study site can be understood at the level of the individual allotment and as a single collection of data from eleven different allotments. The site is also a resource for understanding this particular corner of the city and for comparison with other corners to better understand the evolution of the precincts and neighbourhoods that make up the whole of the city and how they amalgamated into the central business district there today. Each allotment was developed and occupied by c.1830 but each allotment had undergone intensive redevelopment since that time. As a result, there is only the fleeting chance of discovering intact and legible remains from the earliest period of occupation and a moderate to high chance of discovering the more common, but data rich, remains from the mid to late 19<sup>th</sup> century. Evidence of the early 19<sup>th</sup> century, if remnant, has most likely been rendered locally significant by continual episodes of disturbance and consequent isolation from their original site context or undisturbed whole. Evidence from the mid to late 19<sup>th</sup> century, where it has escaped the destruction of 20<sup>th</sup> century multi-level basements, is likely to retain local significance as an archaeological resource for the long term understanding of Sydney city and its people.

## 8.2 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

Large sections of the original ground levels of the study site have been removed by the installation of basements in the 19<sup>th</sup> and 20<sup>th</sup> centuries. In these locations (original Allotments 21 - 24, 5 - 6, part 1, part 2) it is anticipated that at best, deeper features such as wells may survive on these allotments (see Section 2.4 and 3.3, Vol.1). Original allotments void of a modern basement level (Allotments 3-4, 7, part 1, part 2) potentially retain fragments of early 19<sup>th</sup> century sites (1820s-40s) and some larger sections of later Victorian sites (c1850s -1900s) that in the current combined or separate condition are considered of potential local archaeological significance. Later 20<sup>th</sup> century elements are not found to be of State or local significance and have impacted upon the integrity of earlier material.

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 (Section 3.3, Vol. 1), the following Table 8.1 provides a breakdown of site management recommendations.

**Table 8.1 Site Management Recommendations**

| Original Lot Number | Street Frontage | Archaeological Potential     | Potential Significance Level | Proposed Impact   | Management Recommendation                                                  |
|---------------------|-----------------|------------------------------|------------------------------|-------------------|----------------------------------------------------------------------------|
| 21                  | Pitt Street     | Nil                          | N/A                          | 4 level basements | 1. Site briefing<br>2. Call out system                                     |
| 22                  | Pitt Street     | Nil-Low (deep features only) | Local                        | 4 level basements | 1. Site briefing<br>2. Initial inspection<br>3. Monitor or call out system |

| Original Lot Number | Street Frontage    | Archaeological Potential     | Potential Significance Level | Proposed Impact                                     | Management Recommendation                                                   |
|---------------------|--------------------|------------------------------|------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------|
| 23                  | Pitt Street        | Nil-Low (deep features only) | Local                        | 4 level basements                                   | 1. Site briefing<br>2. Initial inspection<br>3. Monitor or call out system  |
| 24                  | Pitt Street        | Nil-Low (deep features only) | Local                        | 4 level basements                                   | 1. Site briefing<br>2. Initial inspection<br>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<br>2. Initial inspection<br>3. Monitor or call out system  |
|                     | Liverpool Street   | Moderate-High                | Local                        | 4 level basements                                   | 1. Optional test excavation program<br>2. Monitoring and salvage excavation |
| 2                   | Castlereagh Street | Nil-Low (deep features only) | Local                        | 4 level basements                                   | 1. Site briefing<br>2. Initial inspection<br>3. Monitor or call out system  |
|                     | Liverpool Street   | Moderate-High                | Local                        | 4 level basements                                   | 1. Optional test excavation program<br>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<br>2. Initial inspection<br>3. Monitor or call out system  |
| 6                   | Castlereagh Street | Nil-Low (deep features only) | Local                        | 4 level basements                                   | 1. Site briefing<br>2. Initial inspection<br>3. Monitor or call out system  |
| 7                   | Castlereagh Street | Moderate                     | Local                        | 4 level basements                                   | 1. Monitoring and salvage excavation                                        |

### 8.3 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 19<sup>th</sup> 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.

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Urbis Pty Ltd, Heritage Impact Statement (September 2016)

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## **10.0 APPENDICES**

### **10.1 PITT STREET RATES ASSESSMENT BOOKS 1845-1896**

| Allotment   | House no | Occupant          | Owner             | Building                                 | Material | Roof           | No of Floors | No of Rooms | Gross annual value | Remarks                              |
|-------------|----------|-------------------|-------------------|------------------------------------------|----------|----------------|--------------|-------------|--------------------|--------------------------------------|
| <b>1845</b> |          |                   |                   |                                          |          |                |              |             |                    |                                      |
| 21          |          | Dennis Byrnes     | Richard Hill      | House                                    | Brick    | Shingle        | 1            | 3           | £20                | Not on study site                    |
|             | 102      | Charles Jones     | Mrs Hill          | House + Kitching                         | Wood     | Shingle        | 1+1          | 2+1         | £20                | Not on study site                    |
|             | 100      | Samuel Dawson     | William McClarren | House + Workshop                         | Wood     | Shingle        | 1+1          | 4+1         | £20                |                                      |
|             | 96       | Thos Smith        | William McClarren | House                                    | Wood     | Shingle        | 1            | 4           | £17                | Wm McClaren 3 houses £48.            |
|             | 92       | Edward Cleland    | William McClarren | House                                    | Wood     | Shingle        | 1            | 4           | £17                | Wm McClaren 3 houses £48.            |
|             | 90       | Thos Evans        | William McClarren | House                                    | Wood     | Shingle        | 1            | 3           | £14                | Wm McClaren 3 houses £48.            |
| 22          | 88       | Jeremiah ONeal    | Hollewill         | House                                    | Wood     | Shingle        | 2            | 6           | £17                |                                      |
|             | 86       | James Spratt      | Hollewill         | House                                    | Wood     | Shingle        | 2            | 6           | £30                |                                      |
|             | 84       | John Patterson    | Hollewill         | House                                    | Brick    | Shingle        | 2            | 4           | £25                |                                      |
| 23          | 82       | John Purkis       | Hollewill         | House + Kitching + Stables & Coach House | Brick    | Shingle+Slates | 1+1+2        | 4+1+3       | £60                |                                      |
| 24          | 80       | Revd B Hurst      | Peter Plomer      | House + Kitching                         | Brick    | Slates         | 2+2          | 5+2         | £55                |                                      |
|             |          | Unoccupied        | Peter Plomer      | Stores + Office + Stable & Coach House   | Brick    | Slates         | 2+2+2        | 2+2+3       | £50                |                                      |
|             |          | Unoccupied        | Peter Plomer      | House + Kitching                         | Brick    | Slates         | 2+2          | 5+2         | £55                |                                      |
| 1           | 76       | James McCoughey   | William Coates    | Shop & Dwelling + Kitching               | Brick    | Shingle        | 2+1          | 4+1         | £30                |                                      |
|             | 74       | David Hainsworth  | William Coates    | Shop & Dwelling                          | Brick    | Shingle        | 2            | 5           | £30                |                                      |
|             | 72       | Eliza Watkins     | Isaac Titterton   | Public House + Kitching                  | Brick    | Shingle        | 2+1          | 6+1         | £120               |                                      |
| <b>1848</b> |          |                   |                   |                                          |          |                |              |             |                    |                                      |
| 21          | 718      | George Anderson   | Richard Hill      | House                                    | Brick    | Shingle        | 1            | 2           | £20                | Kitchen attached - Not on study site |
|             | 717      | Charles Jones     | Mary Hill         | House                                    | Brick    | Shingle        | 1            | 2           | £20                | Kitchen detached - Not on study site |
|             | 716      | John Wheattley    | James Roberts     | House                                    | Brick    | Shingle        | 1            | 4           | £20                |                                      |
|             | 715      | John Leech        | James Roberts     | House                                    | Brick    | Shingle        | 1            | 4           | £10                |                                      |
|             | 714      | Andrew W Eldowner | James Roberts     | House                                    | Brick    | Shingle        | 1            | 4           | £10                | Bad repair                           |
|             | 713      | William Coope     | James Roberts     | House                                    | Brick    | Shingle        | 1            | 2           | £10                |                                      |
| 22          | 712      | Thomas Bowers     | Thomas Bowers     | Shop                                     | Brick    | Shingle        | 2            | 4           | £20                |                                      |
|             | 711      | Abraham Solomon   | Bradoe            | Shop                                     | Brick    | Shingle        | 2            | 3           | £20                |                                      |
|             | 710      | Robert Thompson   | Bradoe            | House                                    | Brick    | Shingle        | 2            | 4           | £20                |                                      |
| 23          | 709b     | William Redman    | Mary Cannon       | House, Counting House, Stabling          | Brick    | Shingle        | 2            | 2           |                    |                                      |
|             | 709a     | William Redman    | Mary Cannon       | House                                    | Brick    | Shingle        | 1            | 4           | £50                | Kitchen detached.                    |
| 24          | 708      | Richard Langford  | Peter Plomer      | House                                    | Brick    | Shingle        | 2            | 5           | £30                | Kitchen & room detached              |
|             | 707c     | James Middleton   | Peter Plomer      | House                                    | Brick    | Slated         | 2            | 2           |                    |                                      |
|             | 707b     | James Middleton   | Peter Plomer      | Stores                                   | Stone    | Slated         | 2            | 5           |                    | Coach House & Stable attached.       |
|             | 707a     | James Middleton   | Peter Plomer      | House                                    | Brick    | Shingle        | 2            | 5           | £70                | Kitchen detached                     |
| 1           | 706      | Helen Thomas      | William Coates    | Shop                                     | Brick    | Shingle        | 2            | 4           | £24                | Kitchen attached.                    |

| Allotment   | House no | Occupant            | Owner               | Building               | Material     | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks           |
|-------------|----------|---------------------|---------------------|------------------------|--------------|----------|--------------|-------------|--------------------|-------------------|
|             | 705      | A Patterson         | William Coates      | House                  | Brick        | Shingle  | 2            | 4           | £24                | Kitchen attached. |
| <b>1852</b> |          |                     |                     |                        |              |          |              |             |                    |                   |
| 21          |          | Benjamin Bradshaw   | Richard Hill        | House                  | Wood         | Shingled |              |             | £18                | Not on study site |
|             |          | Charles Jones       | Mary Hill           | House                  | Wood         | Shingled |              |             | £20                | Not on study site |
|             |          | John Wakely         | Trust Company       | House                  | Wood         | Shingled |              |             |                    |                   |
|             |          | Unoccupied          | Trust Company       | House                  | Wood         | Shingled |              |             |                    |                   |
|             |          | Andrew McEldowney   | Trust Company       | House                  | Wood         | Shingled |              |             | £13                |                   |
|             |          | William Coope       | Trust Company       | House                  | Wood         | Shingled |              |             | £13                |                   |
| 22          |          | Thomas Bowers       | Thomas Bowers       | House                  | Wood         | Shingled |              |             |                    |                   |
|             |          | Abraham Solomon     | James Delprado      | House                  | Brick        | Shingled |              |             |                    |                   |
|             |          | Henry Falconer      | James Delprado      | House                  | Brick        | Shingled |              |             | £18                |                   |
| 23          |          | Redman & Lynn       | S Lyons             | House                  | Brick        | Shingled |              |             | £52                |                   |
| 24          |          | Malcolm Stewart     | Peter Plomer        | House                  | Brick        | Shingled |              |             | £31                |                   |
|             |          | Middleton           | Peter Plomer        | House, Store & Stables | Brick        | Shingled |              |             |                    |                   |
|             |          | Bernard Kilpatrick  | Peter Plomer        | House                  | Brick        | Shingled |              |             | £31                |                   |
| 1           |          | Honora Melville     | Exors of Coates     | House                  | Brick        | Shingled |              |             |                    |                   |
|             |          | Helen Paterson      | Exors of Coates     | House                  | Brick        | Shingled |              |             | £26                |                   |
|             |          | John McCabe         | Exors of Coates     | House                  | Brick        | Shingled |              |             | £130               |                   |
| <b>1856</b> |          |                     |                     |                        |              |          |              |             |                    |                   |
| 21          | 219      | Eliza Pattison      | Richard Hill        | House                  | Wood         | Shingle  | 1            | 2           | £39                |                   |
|             | 221      | Charles Jones       | Richard Hill        | House                  | Wood         | Shingle  | 2            | 2           | £39                |                   |
|             | 223      | Sarah Wakley        | Sarah Wakley        | Cottage                | Wood         | Shingle  | 1            | 2           | £26                |                   |
|             | 225      | Andrew Michl Downey | Andrew Michl Downey | 2 Cottages             | Brick & Wood | Shingle  | 2            | 4           | £52                |                   |
| 22          | 227      | Thomas Bowers       | Thomas Bowers       | Shop                   | Wood         | Shingle  | 3            | 4           | £52                |                   |
|             | 229      | Mordecai Solomon    | J Delprado          | Shop                   | Brick        | Shingle  | 1            | 2           | £39                |                   |
|             | 231      | William Lancaster   | J Delprado          | House                  | Brick        | Shingle  | 1            | 2           | £42                |                   |
| 23          | 233      | Joseph Dixon        | Mary Cannon         | House                  | Brick        | Shingle  | 1            | 5           | £42                |                   |
|             | 235      | J H Spyer           | Mary Cannon         | Workshop               | Brick        | Shingle  | 2            | 2           | £104               |                   |
| 24          | 237      | Dominick McGrath    | Peter Plummer       | House                  | Brick        | Shingle  | 2            | 6           | £130               |                   |
|             | 239      | James Middleton     | Peter Plummer       | Stores                 | Brick        | Shingle  | 2            | 4           | £100               |                   |
|             | 241      | Charles Coles       | Peter Plummer       | House                  | Brick        | Shingle  | 2            | 7           | £130               |                   |

| Allotment   | House no | Occupant          | Owner          | Building     | Material     | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks                           |
|-------------|----------|-------------------|----------------|--------------|--------------|----------|--------------|-------------|--------------------|-----------------------------------|
| 1           | 243      | Michael Fury      | Jane Coates    | Shop         | Brick        | Shingle  | 2            | 5           | £130               |                                   |
|             | 245      | Ellen Pattison    | Jane Coates    | House        | Brick        | Shingle  | 2            | 4           | £130               |                                   |
| <b>1858</b> |          |                   |                |              |              |          |              |             |                    |                                   |
| 21          | 362      | David Bradford    | Richd Hill     | Dwelling     | Brick        | Shingle  | 1            | 2           | £52                | Not on study site                 |
|             | 364      | Chas Williams     | Richd Hill     | Dwelling     | Brick        | Shingle  | 1            | 2           | £26                | Not on study site                 |
|             | 366      | Vacant Ground     | Richd Hill     |              |              |          |              |             |                    | Not on study site                 |
|             | 366      | Jas Berry         | Jas Berry      | Dwelling     | Wood         | Shingle  | 1            | 2           | £26                |                                   |
|             | 370, 372 |                   | Jas Berry      |              |              |          |              |             |                    | Vacant Ground                     |
|             | 374, 376 |                   | Jas Berry      |              |              |          |              |             |                    | Vacant Ground                     |
|             | 378      | MI Downey         | Jas Berry      | Dwelling     | Wood & Brick | Shingle  | 1            | 2           | £26                |                                   |
| 22          | 380      | Mrs Bowers        | Thos Bowers    | Shop & D     | Brick        | Shingle  | 2            | 6           | £78                | Cottage in rear                   |
|             | 382, 384 | Jas Delprado      | Jas Delprado   | Shop         | Brick        | Shingle  | 2            | 10          | £70                |                                   |
| 23          | 386      | Mary Cannon       | Mary Cannon    | Dwelling     | Brick        | Slate    | 1            | 5           | £100               |                                   |
|             | 386      | Mary Cannon       | Mary Cannon    | Coach house  | Brick        | Shingle  | 2            | 2           |                    |                                   |
| 24          | 388      | John Jacobs       | Peter Plomer   | Dwelling     | Brick        | Shingle  | 2            | 7           | £104               |                                   |
|             |          | George Kelly      | Peter Plomer   | Store & D    | Brick        | Slate    | 2            | 4           | £130               |                                   |
|             | 390      | Joseph Pearson    | Peter Plomer   | Shop & D     | Brick        | Slate    | 2            | 7           | £104               |                                   |
| 1           | 392      | Thos Bennett      | Mrs Coates     | Shop & D     | Brick        | Shingle  | 2            | 5           | £78                |                                   |
|             | 394      | Alex McDonnell    | Mrs Coates     | Shop & D     | Brick        | Shingle  | 2            | 5           | £78                |                                   |
|             | 396      | John McCabe       | Mrs Coates     | Public house | Brick        | Shingle  | 2            | 7           | £208               |                                   |
| <b>1861</b> |          |                   |                |              |              |          |              |             |                    |                                   |
| 21          | 362      | Empty             | Richard Hill   | House        | Brick        | Shingled | 1            | 3           | £26                | Not on study site                 |
|             | 364      | David Bradford    | Richard Hill   | House        | Brick        | Shingled | 1            | 3           | £26                | Vacant Ground - Not on study site |
|             | 368      | James Bury        | James Berry    | House        | Brick        | Shingled | 1            | 2           | £16                | Vacant Ground                     |
|             | 378      | Andrew McEldowney |                | House        | Brick        | Shingled | 1            | 2           | £16                |                                   |
| 22          | 380      | Thomas Bowers     | Thomas Bowers  | House        | Brick & Wood | Shingled | 2            | 6           | £45                |                                   |
|             | off      | Sarah Brooks      | Thomas Bowers  | House        | Brick & Wood | Shingled | 1            | 2           | £16                |                                   |
|             | 382      | James Hughes      | James Delprado | House        | Brick & Wood | Shingled | 2            | 3           | £40                |                                   |
|             | 384      | Mary Ann Roach    | James Delprado | House        | Brick & Wood | Shingled | 2            | 3           | £40                |                                   |
| 23          | 386      | Edward Rothern    | Mrs Gannon     | House        | Brick & Wood | Shingled | 1            | 5           | £150               |                                   |
| 24          | 388      | Joseph Abrahams   | Peter Plomer   | House        | Brick & Wood | Shingled | 2            | 7           | £100               |                                   |
|             | off      | John F Macdonald  | Peter Plomer   | Stores       | Brick & Wood | Shingled | 2            | 2           | £75                |                                   |
|             | 390      | William Wilson    | Peter Plomer   | House        | Brick & Wood | Slated   | 2            | 7           | £100               |                                   |
| 1           | 392      | Henry Fanning     | Mrs Coats      | House & Shop | Brick & Wood | Slated   | 2            | 4           | £52                |                                   |
|             | 394      | empty             | Mrs Coats      | House & Shop | Brick & Wood | Slated   | 2            | 4           | £52                |                                   |
|             | 396      | John McCabe       | Mrs Coats      | Public House | Brick & Wood | Slated   | 2            | 8           | £200               |                                   |
| <b>1863</b> |          |                   |                |              |              |          |              |             |                    |                                   |

| Allotment | House no | Occupant          | Owner               | Building     | Material     | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks                                                   |
|-----------|----------|-------------------|---------------------|--------------|--------------|----------|--------------|-------------|--------------------|-----------------------------------------------------------|
| 21        | 362      | R McPherson       | Richd Hill          | House        | Brick        | Shingled | 1            | 3           | £28                | Much above foot path                                      |
|           | 364      | Mrs Brooke        | Richd Hill          | House        | Brick        | Shingled | 1            | 2           | £26                | Much above foot path                                      |
| 22        |          |                   |                     | House        | Brick        | Shingled | 1            |             |                    | Ruinous unfit for habitation                              |
|           | 380      | Saml Simmons      | James Andreas       | Shop         | Brick        | Shingled | 3            | 5           | £39                |                                                           |
|           | off 1    | James Makell      | James Andreas       | House        | Brick        | Shingled | 1            | 2           | £20                |                                                           |
|           | 382      | James Delprado    | James Delprado      | Shop         | Brick        | Shingled | 2            | 6           | £36                |                                                           |
|           | 384      | Willm Russell     | Jas Delprado        | Shop         | Brick        | Shingled | 2            | 4           | £31                |                                                           |
| 23        | 386      | James Smithe      | Mrs Cannon          | House        | Stone        | Slated   | 2            | 8           | £91                |                                                           |
| 24        | 388      | A Nash            | Peter Plomer        | House        | Brick        | Slated   | 2            | 6           | £52                |                                                           |
|           | off 1    | Unoccupied        | Peter Plomer        | Warehouse    | Stone        | Slated   | 2            |             | £65                |                                                           |
|           | 390      | James Furner      | Peter Plomer        | House        | Brick        | Slated   | 2            | 7           | £52                |                                                           |
| 1         | 392      | Mrs Chandler      | Mrs Coates          | House        | Brick        | Slated   | 2            | 5           | £46                |                                                           |
|           | 394      | Willm Wilson      | Mrs Coates          | Shop         | Brick        | Slated   | 2            | 5           | £46                |                                                           |
|           | 396      | John McCabe       | Mrs Coates          | Public House | Brick        | Slated   | 3            | 7           | £130               | "North Star". Liverpool Street Here<br>Bounds Pitt Street |
| 1867      |          |                   |                     |              |              |          |              |             |                    |                                                           |
| 21        | 362      | James McLaughlin  | Henry Bond          | Shop         | Brick        | Shingle  | 2            | 6           | £52                |                                                           |
|           | 364      | Richard McPherson | Richard Hill        | House        | Brick        | Shingle  | 1            | 2           | £21                |                                                           |
|           | 366      | Mrs Brooks        | Richard Hill        | House        | Brick        | Shingle  | 1            | 2           | £21                |                                                           |
|           | 378      | Mrs Brooks        | Andrew Mackeldownie | House        | Brick        | Shingle  | 1            | 1           | £8                 | Almost tumbling down                                      |
|           | 380      | Aaron Lestma      | Andrew Mackeldownie | Shop         | Brick        | Shingle  | 2            | 4           | £30                | Barber shop                                               |
| 22        | 382      | William Smith     | Mrs J Cronan        | Shop         | Brick        | Shingle  | 2            | 6           | £40                | Green grocers                                             |
|           | 384      | William Dunn      | Mrs J Cronan        | Shop         | Brick        | Shingle  | 2            | 4           | £31                |                                                           |
| 23        | 386      | Mary Cannon       | Mary Cannon         | House        | Brick        | Shingle  | 1            | 4           | £95                | This includes dwelling and stable                         |
|           |          | John Darcy        | Mary Cannon         | House        | Brick        | Shingle  | 2            | 2           | £15                |                                                           |
| 24        | 388      | Kenrick Hampson   | Peter Plummer       | House        | Brick        | Shingle  | 2            | 7           | £52                |                                                           |
|           | 390      | James Fenner      | Peter Plummer       | House        | Brick        | Shingle  | 2            | 5           | £52                |                                                           |
| 1         | 392      | James Fenner      | Mrs Coates          | House        | Brick        | Shingle  | 2            | 5           | £52                |                                                           |
|           | 394      | William Wilson    | Mrs Coates          | House        | Brick        | Shingle  | 2            | 5           | £52                |                                                           |
|           | 396      | John McCabe       | Mrs Coates          | Hotel        | Brick        | Shingle  | 2            | 7           | £208               | North Star Hotel                                          |
| 1877      |          |                   |                     |              |              |          |              |             |                    |                                                           |
| 21        | 360      | Falconer & Ashwin | A Bond              | Shop & House | Iron & Brick | Iron     | 1            | 4           | £33                | Not on study site                                         |
|           | 362      | F Falconer        | A Bond              | House        | B&S          | Shingled | 2            | 4           | £39                | Not on study site                                         |
| 22        | 380      | John Price        | P Andreas           | Shop & House | B&S          | Shingled | 3            | 4           | £28                |                                                           |
|           | Off      | Mrs McEldowney    | P Andreas           | House        | Wood & Brick | Shingled | 1            | 2           | £13                |                                                           |
|           | 382      | A Rodgers         | J Grant             | Shop & House | B&S          | Shingled | 2            | 6           | £36                |                                                           |

| Allotment   | House no | Occupant                         | Owner                        | Building      | Material  | Roof         | No of Floors | No of Rooms | Gross annual value | Remarks                         |
|-------------|----------|----------------------------------|------------------------------|---------------|-----------|--------------|--------------|-------------|--------------------|---------------------------------|
| 23          | 384      | Henry Bennett                    | D McGrath                    | House         | Brick & W | Iron         | 2            | 6           | £36                |                                 |
|             | 386      | Mrs Carrick                      | Mrs Gannon                   | House         | B&S       | Slated       | 1            | 6           | £65                |                                 |
|             | 386      | Joseph Watson                    | Mrs Gannon                   | Workshop      | B&S       | Shingled     | 2            | 5           | £41                |                                 |
| 24          | 388      | T Driscoll                       | Mrs Plummer                  | House         | B&S       | Slated       | 2            | 5           | £65                |                                 |
|             |          | Myers & Solomons                 | Mrs Plummer                  | Stores        | B&S       | Slated       | 2            | 6           | £54                |                                 |
|             | 390      | H Samuels                        | Mrs Plummer                  | House         | B&S       | Slated       | 2            | 5           | £54                |                                 |
| 1           | 392      | Mary Peck                        | J McLaughlin                 | Shop & House  | B&S       | Slated       | 2            | 4           | £39                |                                 |
|             | 394      | J G Watt                         | J Mc Laughlin                | Shop & House  | B&S       | Slated       | 2            | 4           | £39                |                                 |
|             | 396      | J McCabe                         | J McCabe                     | Public House  | B&S       | Slated       | 2            | 8           | £156               | North Star Hotel                |
| <b>1882</b> |          |                                  |                              |               |           |              |              |             |                    |                                 |
| 21          | 318      | W H Johnson                      | Trustees of C England School | School & Land | Brick     | Iron         | 1            | 5           | £500               | Exempt – Partly on study site   |
| 22          | off      | J Watson                         | Dennis M Grath               | Foundry       | Brick     | Iron         | 1            | 2           | £56                | Buildings in course of erection |
| 23          | 338      | Henry Samuels                    | Mrs Gannon                   | House         | Stone     | Slated       | 1            | 6           | £78                |                                 |
|             | Off      | Greenfield & Callaway            | Mrs Gannon                   | Workshop      | Brick     | Iron         | 2            | 4           | £39                |                                 |
| 24          | 340      | John Brydges                     | Brown                        | Restaurant    | Brick     | Slated       | 2            | 8           | £156               |                                 |
|             | Off      | Myers & Solomons                 | Brown                        | Stores        | Brick     | Slated       | 2            | 2           | £100               |                                 |
|             | 342      | E Courtney                       | Brown                        | Shop          | Brick     | Slated       | 2            | 8           | £156               |                                 |
| 1           | 344      | Phillip Joseph                   | Mrs McLoughlin               | Shop          | Brick     | Slated       | 2            | 5           | £78                |                                 |
|             | 346      | J T Brennan                      | Mrs McLoughlin               | Shop          | Brick     | Slated       | 2            | 5           | £78                |                                 |
|             | 348      | Edward McEncroe                  | Edward McEncroe              | Hotel         | Brick     | Shingled     | 3            | 10          | £182               |                                 |
| <b>1891</b> |          |                                  |                              |               |           |              |              |             |                    |                                 |
| 21          | 314-316  | Rev A R Rivers St Andrews School | St. Andrews Church           | School        | Brick     | Slated       | 1            | 4           | £150               |                                 |
|             | 314-316  | Rev A R Rivers St Andrews School | Wright Doust & Co.           | Land          | Brick     | Slated       | 1            | 4           | £500               |                                 |
| 22          | 332      | J Price                          | Dennis McGrath               | Shop          | Brick     | Iron         | 2            | 4           | £104               |                                 |
|             | 336      | Watson & Crane                   | Dennis McGrath               | shop w/yard   | Brick     | Iron         | 2            | 4           | £143               |                                 |
| 23          | 338      | Hy Samuels                       | Mr Cameron                   | House         | Brick     | Slated       | 1            | 7           | £100               |                                 |
| 24          | 340      | Mrs Linch                        | A J Brown                    | Shop          | Brick     | Slated       | 2            | 10          | £175               |                                 |
|             | off 340  | Myers & Solomon                  | A J Brown                    | Store         | Stone     | Slated       | 2            | 6           | £65                |                                 |
|             | 342      | John T Brennan                   | A J Brown                    | Shop          | Brick     | Slated       | 2            | 8           | £170               |                                 |
| 1           | 344      | Geo Cohen                        | A McLaughlan                 | Shop          | Brick     | Slated       | 2            | 5           | £78                |                                 |
|             | 346      | T A Dixon                        | A McLaughlan                 | Shop          | Brick     | Slated       | 2            | 5           | £78                |                                 |
|             | 348      | Edward McEncroe                  | Edward McEncroe              | Hotel         | Brick     | Shingle/iron | 2            | 14          | £200               |                                 |
| <b>1896</b> |          |                                  |                              |               |           |              |              |             |                    |                                 |

| Allotment | House no | Occupant       | Owner                          | Building         | Material           | Roof  | No of Floors | No of Rooms | Gross annual value | Remarks                                    |
|-----------|----------|----------------|--------------------------------|------------------|--------------------|-------|--------------|-------------|--------------------|--------------------------------------------|
| 21        |          |                | Trustees St Andrew's Cathedral | Land             | 100ft at &pound;80 |       |              |             | £400               | St Andrew's School. – Partly on study site |
| 22        | 332      | T Cook         | Denis McGrath                  | Shop             | Brick              | Slate | 2            | 4           | £58                |                                            |
|           | 334      | Watson & Crane | Denis McGrath                  | Shop             | Brick              | Slate | 2            | 4           | £58                |                                            |
|           | 336      | Watson & Crane | Denis McGrath                  | Shop & Workshop  | Brick              | Slate | 2            | 4           | £91                |                                            |
| 23        | 338      | Mrs Richardson | Alfred Smith                   | House & Workshop | Brick              | Slate | 2            | 8           | £65                |                                            |
| 24        | 340      | R Bailey       | A J Brown                      | Shop             | Brick              | Slate | 2            | 10          | £104               |                                            |
|           | off      |                | A J Brown                      | Store            | Brick              | Slate | 2            | 2           | £65                |                                            |
|           | 342      | J T Brennan    | A J Brown                      | Shop             | Brick              | Slate | 2            | 8           | £104               |                                            |
| 1         | 344      | W E Gilling    | Estate McLaughlin              | Shop             | Brick              | Slate | 2            | 4           | £70                |                                            |
|           | 346      | T A Dixon      | Estate McLaughlin              | Shop             | Brick              | Slate | 2            | 4           | £70                |                                            |
|           | 348      | M A McCabe     | Mrs B McEncroe                 | Hotel            | Brick              | Slate | 2            | 14          | £260               |                                            |

**10.2 PITT STREET SANDS DIRECTORY 1858-1906**

| Date | Lot | Rates<br>St No. | Sands<br>St No. | Occupant                | Occupation                        |
|------|-----|-----------------|-----------------|-------------------------|-----------------------------------|
| 1858 | 21  | 362             |                 | Bradford, David         | Brass founder                     |
|      |     | 364             |                 | Williams, Charles       | Carpenter                         |
|      |     | 366             |                 | Berry, James            |                                   |
|      | 22  | 380             | 380             | Bowers, Thomas          |                                   |
|      |     | 382             | 382             | McTaggart, Mrs.         | School mistress                   |
|      |     | 384             | 384             | Connell, Bernard        | Bootmaker                         |
|      | 23  | 386             | 386             | Lester, Leonard Edward  |                                   |
|      | 24  | 388             | 388             | Taylor, Richard         |                                   |
|      |     | 388             | 388             | McGrath, Dominick       |                                   |
|      |     | 388             | 388             | Bourke, John            | Tailor                            |
|      |     | 388             | 388             | Kelly, George B         | Lemonade and cordial manufacturer |
|      |     | 390             | 390             | Wilson, William         | Engraver                          |
|      |     | 390             |                 | Wilson, Edwin           | Watchmaker                        |
|      |     |                 |                 | Pearson, Joseph         | Upholsterer                       |
|      | 1   | 392             | 392             | Edenborough, Arthur     | Grocer                            |
|      |     | 394             | 394             | McDonnell, Alexander    | Druggist                          |
|      |     | 396             | 396             | McCabe, John            | North Star                        |
| 1861 | 21  | 362             | 342             | Patten, William         | Marble Sculptor                   |
|      |     | 364             | 348             | Keenan, Austen          | Carpenter                         |
|      |     | 368             | 352             | Chapman, Mrs            |                                   |
|      |     | 378             | 354             | Bourke, Isaac           | baker                             |
|      | 22  | 380             | 356             | Murphy, Patrick         | Carpenter                         |
|      |     | off             | 362             | Pagett, Charles         | Mariner                           |
|      |     | 382             | 382             | Hughes, James           | Blacksmith                        |
|      |     | 384             | 384             | Roach, William          | Carpenter                         |
|      | 23  | 386             | 388             | Abrahams, Joseph        |                                   |
|      | 24  | 388             | 390             | Kennedy, James          | French polisher                   |
|      |     | Off             | 392             | Fanning, Henry          | Tobacconist                       |
|      |     | 390             | 394             | Wilson, William         | Engraver and printer              |
|      | 1   | 392             | 396             | McCabe, John            | North Star                        |
| 1863 | 21  | 362             |                 | Keenan, Austin          | Carpenter                         |
|      |     | 364             |                 | Chapman, Mrs. Mary Ann  | Landholder                        |
|      |     | 368             |                 | Burke, Isaac            | Baker                             |
|      |     | 378             |                 | Murphy, Patrick         | Carpenter                         |
|      | 22  | 380             | 362             | McLaughlin, William     | Blacksmith                        |
|      |     |                 |                 | McPherson, Richard      | Plasterer                         |
|      |     | off             | 380             | Simmons, Samuel         | General dealer                    |
|      |     | 382             | 384             | Russell, William        | Tent maker                        |
|      | 23  | 384             | 386             | Smith, Fredrick         | Merchant                          |
|      |     |                 |                 | Burnett, George W       | Professor of music                |
|      |     |                 |                 | De Lolle, Emile         | Professor of languages            |
|      | 23  | 386             | 388             | Nash, Abraham           | Dealer                            |
|      | 24  | 388             | 390             | Lloyds, Mrs             | Seminary                          |
|      |     |                 |                 | Fenner, James           | Veterinary surgeon                |
|      |     | Off             | 392             | Chenuntler, Mrs. Henela | Day School                        |
|      |     |                 |                 | Pratt, Richard          | Engraver                          |

| Date | Lot | Rates<br>St No. | Sands<br>St No. | Occupant                                          | Occupation                    |
|------|-----|-----------------|-----------------|---------------------------------------------------|-------------------------------|
| 1867 | 1   | 390             | 394             | Wilson, William                                   | Engraver and printer          |
|      |     | 392             | 396             | McCabe, John                                      | North Star                    |
|      | 21  | 362             |                 | Vacant Land                                       |                               |
|      | 22  | 380             | 378             | McEldowney, Andrew                                |                               |
|      |     | off             | 380             | Lestone, Arthur                                   | Hairdresser                   |
|      |     | 382             | 382             | Copeland and Porter                               | Dealers                       |
|      |     | 384             | 384             | Dunn, Mrs Mary                                    | Dressmaker                    |
|      | 23  | 386             | 388-<br>388 ½   | Hampson, Kendrick.<br>Myers and Solomon<br>Stores | Machinist and gas fitter      |
|      | 24  | 388             | 390             | Fenner, James<br>Linegar, James                   | Veterinary surgeon            |
|      |     | Off             | 392             | Regan, Mrs. Margaret                              | Dealer                        |
|      |     | 390             | 394             | Wilson, William                                   | Engraver                      |
|      | 1   | 392             | 396             | McCabe, John                                      | North Star                    |
| 1877 | 21  | 362             |                 | Vacant land St Andrews                            |                               |
|      | 22  | 380             |                 | Price, John                                       | Bootmaker                     |
|      |     | Off             |                 | McEldowney, Mrs Mary                              |                               |
|      |     | 382             | 382             | Rogers Abraham                                    | Dealer                        |
|      |     | 384             | 384             | Bennett, Henry                                    |                               |
|      | 23  | 386             | 385             | Carrick, Mrs. Anne                                |                               |
|      |     | 386             | 396<br>1/2      | Watson, Joseph                                    | brass founder                 |
|      | 24  | 388             | 388             | Driscoll, Timothy                                 | horse dealer                  |
|      |     | 390             | 390             | Samuels, Hy                                       | Furniture broker              |
|      | 1   | 392             | 392             | Peck, Mary                                        | Greengrocer                   |
|      |     | 394             | 394             | Watt, John                                        | Bootmaker                     |
|      |     | 396             | 396             | McCabe, John                                      | North Star                    |
| 1882 | 21  | 318             |                 | Vacant Land- St<br>Andrews                        |                               |
|      | 22  | Off             |                 | Watson, Joseph                                    | Brass and bell foundry        |
|      | 23  | 338             | 338             | Samuel, Henry                                     | Furniture broker              |
|      | 24  | 388             | 340             | Brydges, John                                     |                               |
|      |     | off             |                 | Myers and Solomons<br>stores                      |                               |
|      |     | 390             | 342             | Courtney, Edmund                                  | Cabinetmaker and upholsterer  |
|      | 1   | 392             | 344             | Joseph, P and E.                                  | Pawnbrokers                   |
|      |     | 394             | 346             | Brennan, John T.                                  | Dealer                        |
|      |     | 396             | 348             | McEnrow, Edward                                   | North Star Hotel              |
| 1891 | 21  | 314-<br>316     |                 | Vacant Land-St.<br>Andrews                        |                               |
|      | 22  | 332             |                 | Price, John                                       | Bootmaker                     |
|      |     |                 | 334             | Wyatt Brothers                                    | Wholesale tea dealers         |
|      |     | 336             | 336             | Watson and Crane                                  | Brass founders                |
|      | 23  | 338             | 338             | Samuel Henry<br>Gooch Thomas                      | Commission agent<br>Carpenter |
|      |     | 338             | 338 ½           | Hill J. F.                                        | Painter                       |
|      | 24  | 340             |                 | Lynch, Mrs. Alice                                 |                               |
|      |     | 340             | 340             | Myers and Solomons<br>Stores                      |                               |

| Date | Lot | Rates<br>St No. | Sands<br>St No.    | Occupant                               | Occupation                                                                       |
|------|-----|-----------------|--------------------|----------------------------------------|----------------------------------------------------------------------------------|
|      | 1   | 342             | 342                | Brennan J, T.                          | Clothier                                                                         |
|      |     | 344             | 344                | Cohen, George                          | Tailor                                                                           |
|      |     | 346             | 346                | Dixon, T. A.                           | Dealer                                                                           |
|      |     | 348             | 348                | Edward McEncroe                        | North Star Hotel                                                                 |
| 1896 | 21  |                 |                    | Newland and Hegarty                    | Dealers                                                                          |
|      | 22  | 332             |                    | Cook, Thomas                           | Saddler                                                                          |
|      |     | 334-<br>336     | 334-<br>336        | Watson and Crane                       | Brass founders                                                                   |
|      | 23  | 338             | 338                | Richardson, William D.                 |                                                                                  |
|      |     |                 | 338<br>1/2         | Hill, J. F.                            | Painter                                                                          |
|      | 24  | 340             |                    | Bailey, Robert                         | Restaurant                                                                       |
|      |     | 342             |                    | Brennan J, T.                          | Clothier                                                                         |
|      | 1   | 344             | 344                | Gelling William E.                     | Newsagent                                                                        |
|      |     | 346             | 346                | Dixon, T. A.                           | Dealer                                                                           |
|      |     | 348             | 348                | Michael A. McCabe                      | North Star Hotel                                                                 |
| 1901 | 21  |                 | 324-<br>330        | Danks John and Son<br>Proprietary, Ltd | Imports and manufacturers of<br>plumbers, gasfitters and engineer's<br>materials |
|      | 22  |                 | 332-<br>336        | Watson and Crane                       | Brass founders                                                                   |
|      | 23  |                 | 338-<br>338<br>1/2 | Ramacciotti, O.                        | Sign writer                                                                      |
|      |     |                 | 340                | Gellin H.                              | Restaurant                                                                       |
|      |     |                 | 340 ½              | Kwong Sing James                       | Cabinet makers                                                                   |
|      | 24  |                 | 342                | Esserman, Maurice                      | Dealer                                                                           |
|      | 1   |                 | 348                | Michael A. McCabe                      | North Star Hotel                                                                 |
| 1906 | 21  |                 | 324-<br>330        | Danks John and Son<br>Proprietary, Ltd | Imports and manufacturers of<br>plumbers, gasfitters and engineer's<br>materials |
|      | 22  |                 | 332-<br>336        | Watson and Crane                       | Brass founders                                                                   |
|      | 23  |                 | 338                | Ramacciotti, O.                        | Sign writer, plate, glass and picture<br>frame works                             |
|      |     |                 | 340                | Cameron William                        | Restaurant                                                                       |
|      |     |                 | 340                | Stevens Bros.                          | Carpenters, joiners, showcase makers<br>and shop and office fitters.             |
|      |     |                 | 340                | Walder W.                              | Plumber                                                                          |
|      |     |                 | 340                | Steed, Powell and Co.                  | Importers                                                                        |
|      | 24  |                 | 342                | McFarlane J.S.                         | Tinsmith                                                                         |
|      | 1   |                 | 344                | Gelling W. E, J.P<br>Gelling W.E.      | Newsagent<br>Jun.                                                                |
|      |     |                 | 346                | Gillond Mrs. A.                        | Dealer                                                                           |
|      |     |                 | 348                | Michael A. McCabe                      | North Star Hotel                                                                 |

### 10.3 CASTLEREAGH STREET RATES ASSESSMENT BOOKS 1845-1896

| Allotment   | House no | Occupant         | Owner           | Building         | Material | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks                         |
|-------------|----------|------------------|-----------------|------------------|----------|----------|--------------|-------------|--------------------|---------------------------------|
| <b>1845</b> |          |                  |                 |                  |          |          |              |             |                    |                                 |
| 7           |          |                  |                 |                  |          |          |              |             |                    |                                 |
| 6           | 101      | Hermond Bruce    | Mary Pearce     | House            | Wood     | Shingles | 1            | 4           | £24                |                                 |
|             | 99       | Mary Pearce      | Mary Pearce     | House            | Brick    | Shingles | 1            | 2           | £20                |                                 |
| 5           | 97       | Richd Deering    | Richard Deering | House            | Wood     | Shingles | 1            | 4           | £22                |                                 |
|             | 96       | James Deering    | James Deering   | House            | Wood     | Shingles | 1            | 3           | £20                |                                 |
| 4           |          | James Deering    | Thos Cawleshaw  | House & Kitching | Brick    | Shingles | 2+1          | 5+1         | £36                |                                 |
|             |          | James Bowles     | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 126 |
|             |          | William Lattimer | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 125 |
|             |          | John Roach       | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 124 |
|             |          | Unoccupied       | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 123 |
|             |          | William Lynch    | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 122 |
|             |          | Patrick Curwin   | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 121 |
|             |          | Unoccupied       | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 120 |
|             |          | Hugh Lown        | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 119 |
|             |          | Henry Holmes     | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 118 |
|             |          | James Ryan       | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 117 |
|             |          | John Maloney     | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 116 |
|             | 91       | Danl McLosky     | Thos Cawleshaw  | House            | Brick    | Shingles | 2            | 2           | £9                 | Cawlishaws Alley 47 feet by 116 |
| 3           | 89       | Charles Wilson   | George Wilson   | House            | Wood     | Shingles | 1            | 4           | £30                |                                 |
|             | 87       | Mrs Lake         | JE Elliott      | House            | Wood     | Shingles | 1            | 3           | £22                |                                 |
| 2           | 85       | James Casey      | Mrs Wallis      | House            | Brick    | Shingles | 1            | 4           | £25                |                                 |
|             | 83       | Joseph Bott      | Mrs Wallis      | House            | Brick    | Shingles | 1            | 4           | £25                |                                 |
| <b>1852</b> |          |                  |                 |                  |          |          |              |             |                    |                                 |
| 7           |          | Unfinished       | Thomas Smith    | House            | Brick    | Shingled |              |             |                    |                                 |
|             |          | Henry Williams   | Thomas Smith    | House            | Brick    | Shingled |              |             | £15                |                                 |
|             |          | John Donohue     | Thomas Smith    | House            | Brick    | Shingled |              |             | £15                |                                 |
|             |          | John Callaghan   | Thomas Smith    | House            | Brick    | Shingled |              |             | £15                |                                 |
|             |          | Unfinished       | Thomas Smith    | House            | Brick    | Shingled |              |             |                    |                                 |
| 6           |          | Timothy Coghlan  | Mrs Pearce      | House            | Wood     | Shingled |              |             | £18                |                                 |
|             |          | Lawrence Hughes  | Mrs Pearce      | House            | Brick    | Shingled |              |             | £18                |                                 |
| 5           |          | James Dearing    | James Dearing   | House            | Wood     | Shingled |              |             |                    |                                 |
|             |          | Thomas Owen      | James Dearing   | House            | Brick    | Shingled |              |             | £13                |                                 |

| Allotment | House no  | Occupant         | Owner             | Building  | Material      | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks         |
|-----------|-----------|------------------|-------------------|-----------|---------------|----------|--------------|-------------|--------------------|-----------------|
| 4         |           | Richard Albon    | James Dearing     | House     | Brick         | Shingled |              |             | £18                |                 |
|           |           | James Dearing    | James Dearing     | Shop      | Wood          | Shingled |              |             |                    |                 |
|           |           | Rachel Jones     | Cowlshaw & Carter | House     | Stone         | Slated   |              |             | £20                |                 |
|           |           | William Maxwell  | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £11                |                 |
|           |           | William Digges   | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £11                |                 |
|           |           | Samuel Beazley   | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £11                |                 |
|           |           | James Gimbard    | Cowlshaw & Carter | House     | Brick         | Slated   |              |             | £11                |                 |
|           |           | John Roberts     | Cowlshaw & Carter | House     | Stone         | Slated   |              |             | £10                |                 |
|           |           | Frederick Lawson | Cowlshaw & Carter | House     | Stone         | Slated   |              |             | £10                |                 |
|           |           | Andrew Holly     | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £10                |                 |
|           |           | Alexander Cook   | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £10                |                 |
|           |           | Charles White    | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £10                |                 |
|           |           | James Crosby     | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £10                |                 |
|           |           | William Fennell  | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £10                |                 |
|           |           | Ambrose Downes   | Cowlshaw & Carter | House     | Brick         | Shingled |              |             | £15                |                 |
| 3         |           | Charles Doyle    | James Wilson      | House     | Brick         | Shingled |              |             | £32                |                 |
|           |           | Thomas Morris    | James Wilson      | House     | Brick         | Shingled |              |             | £39                |                 |
| 2         |           | William Park     | Sarah Wallace     | House     | Brick         | Shingled |              |             | £23                |                 |
|           |           | John Jas White   | Sarah Wallace     | House     | Brick         | Shingled |              |             | £23                |                 |
|           |           | William King     | Nixon             | House     | Brick         | Shingled |              |             | £28                |                 |
| 1856      |           |                  |                   |           |               |          |              |             |                    |                 |
| 7         | 228       | Lewis Cohen      | Thomas Smith      | House     | Brick         | Shingle  | 2            | 4           | £100               |                 |
|           |           | William Thompson | Thomas Smith      | House     | Brick         | Shingle  | 2            | 2           | £39                |                 |
|           |           | John Donahue     | Thomas Smith      | House     | Bricks        | Shingle  | 2            | 2           | £39                |                 |
|           |           | John Callaghan   | Thomas Smith      | House     | Brick         | Shingle  | 2            | 2           | £39                |                 |
|           | 230       | Thomas Smith     | Thomas Smith      | House     | Brick         | Shingle  | 2            | 6           | £75                |                 |
| 6         | 232       | Ridout           | Richard Pearce    | House     | Wood          | Shingle  | 2            | 2           | £52                |                 |
|           | 234       | Lawrence Hughes  | Richard Pearce    | House     | Brick & Wood  | Shingle  | 1            | 2           | £52                |                 |
| 5         | 236 & 238 | James Dearing    | James Dearing     | House     | Wood          | Shingle  | 1            | 4           | £75                |                 |
|           |           | John Simmons     | James Dearing     | House     | Brick & Woods | Shingle  | 1            | 3           | £18                |                 |
|           |           | Richard Albion   | James Dearing     | House     | Wood          | Shingle  | 1            | 3           | £26                |                 |
|           |           | James Dearing    | James Dearing     | Shop only | Brick         | Shingle  | 1            | 1           | £52                |                 |
| 4         |           | Drummond Lyndley | Cowlshaw          | Shop      | Brick         | Shingle  | 2            | 6           | £156               |                 |
|           |           | William Foy      | Cowlshaw          | Shop      | Brick         | Shingle  | 2            | 2           | £39                |                 |
|           |           | Charles Beavan   | Cowlshaw          | House     | Brick         | Shingle  | 2            | 2           | £39                |                 |
|           |           | Jane Jacobs      | Cowlshaw          | House     | Brick         | Shingle  | 2            | 2           | £39                | Cowlshaw Square |

| Allotment | House no | Occupant         | Owner           | Building     | Material     | Roof            | No of Floors | No of Rooms | Gross annual value | Remarks         |
|-----------|----------|------------------|-----------------|--------------|--------------|-----------------|--------------|-------------|--------------------|-----------------|
|           |          | Charles Maxted   | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
|           |          | Mary Smith       | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
|           |          | William Moore    | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
|           |          | Edward Kennedy   | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
|           |          | Charles Kenny    | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
|           |          | Edward Sutan     | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
|           |          | James Crosby     | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
|           |          | William Fennell  | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
|           |          | Ambrose Down     | Cowlshaw        | House        | Brick        | Shingle         | 2            | 2           | £39                | Cowlshaw Square |
| 3         | 244      | George Wilson    | George Wilson   | House        | Brick        | Shingle         | 2            | 4           | £100               |                 |
|           |          | John Miller      | George Wilson   | House        | Brick        | Shingle         | 2            | 6           | £117               |                 |
| 2         | 250      | John James White | Mary Wallace    | House        | Brick        | Shingle         | 2            | 4           | £78                |                 |
|           |          | James Conway     | Mary Wallace    | House        | Brick        | Shingle         | 2            | 4           | £78                |                 |
|           | 252      | William King     | John Nixon      | Shop         | Brick        | Shingle         | 2            | 5           | £104               |                 |
| 1861      |          |                  |                 |              |              |                 |              |             |                    |                 |
| 7         | 347      | James Little     | Thomas Smith    | House        | Brick        | Shingled        | 2            | 4           | £52                | Kitchen         |
|           | Off 1    | Alcanzar Fox     | Thomas Smith    | House        | Brick        | Shingled        | 2            | 3           | £24                |                 |
|           | Off 2    | George O'Donohoe | Thomas Smith    | House        | Brick        | Shingled        | 2            | 3           | £24                |                 |
|           | Off 3    | George Hunter    | Thomas Smith    | House        | Brick        | Shingled        | 2            | 3           | £24                |                 |
|           | 349      | Thomas Smith     | Thomas Smith    | House        | Brick        | Shingled        | 2            | 6           | £64                |                 |
| 6         | 351      | William Thornton | C Forbes        | House        | Wood         | Shingled        | 1            | 4           | £30                |                 |
|           | 353      | Richard Buck     | C Forbes        | House        | Brick        | Shingled        | 1            | 3           | £26                |                 |
| 5         | 355      | Thomas McKew     | James Deering   | House        | Wood         | Shingled        | 1            | 4           | £32                |                 |
|           | Off 1    | Frank Alexander  | James Deering   | House        | Wood & Iron  | Iron            | 1            | 3           | £20                |                 |
|           | Off 2    | Henry Hines      | James Deering   | House & Shop | Brick        | Shingled        | 1            | 3           | £20                |                 |
|           | 357      | Tristram Bond    | James Deering   | House & Shop | Brick & Wood | Shingled & Iron | 1            | 5           | £52                |                 |
| 4         | 359      | James Hawkin     | Thomas Cowlshaw | House & Shop | Stone        | Shingle         | 2            | 4           | £75                |                 |
|           | 1 off    | George Prior     | Thomas Cowlshaw | House        | Brick        | Slated          | 2            | 2           | £18                |                 |
|           | 2 off    | James O'Connor   | Thomas Cowlshaw | House        | Brick        | Slated          | 2            | 2           | £18                |                 |
|           | 3 off    | John Devlin      | Thomas Cowlshaw | House        | Brick        | Slated          | 2            | 2           | £18                |                 |
|           | 4 off    | Marriott         | Thomas Cowlshaw | House        | Stone        | Slated          | 2            | 2           | £16                |                 |
|           | 5 off    | Thomas Jones     | Thomas Cowlshaw | House        | Stone        | Slated          | 2            | 2           | £16                |                 |
|           | 6 off    | Empty            | Thomas Cowlshaw | House        | Brick        | Shingle         | 2            | 2           | £17                |                 |
|           | 7 off    | James White      | Thomas Cowlshaw | House        | Brick        | Shingle         | 2            | 2           | £17                |                 |
|           | 8 off    | James Thompson   | Thomas Cowlshaw | House        | Brick        | Shingle         | 2            | 2           | £17                |                 |
|           | 9 off    | John McGann      | Thomas Cowlshaw | House        | Brick        | Shingle         | 2            | 2           | £17                |                 |

| Allotment | House no | Occupant          | Owner           | Building     | Material | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks              |
|-----------|----------|-------------------|-----------------|--------------|----------|----------|--------------|-------------|--------------------|----------------------|
| 3         | 10 off   | Thomas Lewis      | Thomas Cowlshaw | House        | Brick    | Shingle  | 2            | 2           | £17                |                      |
|           | 361      | Empty             | Thomas Cowlshaw | House        | Brick    | Shingle  | 2            | 2           | £26                |                      |
|           | 363      | John Williams     | George Wilson   | House        | Brick    | Shingled | 2            | 2           | £52                | Kitchen & room       |
|           | 365      | George Wilson     | George Wilson   | House        | Brick    | Shingled | 2            | 2           | £52                | Kitchen & room       |
| 2         | 367      | Mary Ann Cooper   | George Dent     | House        | Brick    | Shingled | 2            | 4           | £32                | Shed. Floor under    |
|           | 369      | George Broadbent  | George Dent     | House        | Brick    | Shingled | 2            | 4           | £32                | Floor under footpath |
|           | 369      | William King      | John Nixon      | House        | Brick    | Shingled | 2            | 5           | £57                |                      |
| 1867      |          |                   |                 |              |          |          |              |             |                    |                      |
| 7         | 347      | Richard Wastell   | Catherine Smith | House        | Brick    | Shingle  | 2            | 4           | £54                |                      |
|           | 1 off    | George Freedweld  | Catherine Smith | House        | Brick    | Shingle  | 2            | 4           | £28                |                      |
|           | 2 off    | John Murray       | Catherine Smith | House        | Brick    | Shingle  | 2            | 4           | £28                |                      |
|           | 3 off    | James Bird        | Catherine Smith | House        | Brick    | Shingle  | 2            | 4           | £28                |                      |
|           | 349      | Catherine Smith   | Catherine Smith | House        | Brick    | Shingle  | 2            | 6           | £74                |                      |
| 6         | 351      | Ebenezer Skinner  | Robert Forbes   | House        | Wood     | Shingle  | 1            | 4           | £30                |                      |
|           | 353      | Michael McDermott | Robert Forbes   | House        | Brick    | Shingle  | 1            | 2           | £30                |                      |
| 5         | 355      | Richard Langham   | Alfred Toogood  | House        | Wood     | Shingle  | 1            | 4           | £32                |                      |
|           | 1 off    | John O'Lochlin    | Alfred Toogood  | House        | Wood     | Iron     | 1            | 2           | £20                |                      |
|           | 2 off    | Charles Lewis     | Alfred Toogood  | House        | Wood     | Iron     | 1            | 2           | £20                |                      |
|           | 3 off    | John Murphy       | Alfred Toogood  | House        | Brick    | Iron     | 1            | 2           | £20                |                      |
|           | 357      | William Walpole   | Alfred Toogood  | House & Shop | Brick    | Shingle  | 1            | 4           | £20                | Butcher shop         |
| 4         | 359      | James Ancom       | Thomas Coulshaw | House & Shop | Stone    | Shingle  | 2            | 4           | £58                | Grocer shop          |
|           | 1 off    | John Aitkin       | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 2 off    | William Quayle    | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 3 off    | Unoccupied        | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 4 off    | William King      | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 5 off    | Unoccupied        | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 7 off    | John Merritt      | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 8 off    | Unoccupied        | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 9 off    | Peter Barry       | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 10 off   | William Albin     | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 11 off   | James Hewitt      | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
|           | 361      | Thomas Lewis      | Thomas Coulshaw | House        | Brick    | Shingle  | 2            | 2           | £20                |                      |
| 3         | 363      | Robert Johnson    | George Wilson   | House        | Brick    | Shingle  | 2            | 5           | £20                |                      |
|           | 365      | George R Laster   | George Wilson   | House        | Brick    | Shingle  | 2            | 5           | £52                |                      |
| 2         | 367      | Ivana Driscoll    | William Dench   | House        | Brick    | Shingle  | 2            | 4           | £30                |                      |
|           | 369      | William Carter    | William Dench   | House        | Brick    | Shingle  | 2            | 4           | £30                |                      |
|           | 371      | James Palmer      | Mrs Riddle      | House & Shop | Brick    | Shingle  | 2            | 4           | £52                |                      |

| Allotment   | House no | Occupant     | Owner         | Building        | Material | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks       |
|-------------|----------|--------------|---------------|-----------------|----------|----------|--------------|-------------|--------------------|---------------|
|             | 371      | Vacant Space | Mrs Riddle    | House & Shop    | Brick    | Shingle  | 2            | 4           | £52                |               |
| <b>1877</b> |          |              |               |                 |          |          |              |             |                    |               |
| 7           | 347      | John Boyer   | G Holloway    | House           | B & S    | Shingled | 2            | 5           | £45                |               |
|             | 1 off    | E Slater     | Joel Cohen    | House           | B & S    | Shingled | 2            | 4           | £26                |               |
|             | 2 off    | Geo Woods    | Joel Cohen    | House           | B & S    | Shingled | 2            | 4           | £26                |               |
|             | 3 off    | J Fletcher   | Joel Cohen    | House           | B & S    | Shingled | 2            | 4           | £26                |               |
|             | 349      | WM Gray      | Frost         | House           | B & S    | Shingled | 2            | 7           | £52                |               |
| 6           | 351      | J Ford       | Oliver        | House           | B & S    | Shingled | 1            | 4           | £32                |               |
|             | 353      | W Pickup     | Oliver        | House           | B & S    | Shingled | 1            | 3           | £31                |               |
| 5           | 355      |              | A Toogood     | House           | Wood     | Shingled | 1            | 4           | £33                |               |
|             | off      | Mrs Pontifex | A Toogood     | House           | Wood     | Shingled | 1            | 2           | £18                |               |
|             | off      | Mrs Brown    | A Toogood     | House           | Iron     | Iron     | 1            | 3           | £19                |               |
|             | off      | F Cartwright | A Toogood     | House           | B & S    | Iron     | 1            | 3           | £19                |               |
|             | 357      | R Butler     | A Toogood     | Shop & House    | B & S    | Iron     | 1            | 4           | £39                |               |
| 4           | 359      | Peter James  | R Wynn        | Shop & House    | B & S    | Shingled | 2            | 6           | £52                |               |
|             | 1 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 2 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 3 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 4 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 5 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 6 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 7 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 8 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 9 off    |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 10 off   |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 11 off   |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
|             | 12 off   |              | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £18                | Belmore Place |
| 3           | 361      | T Lewis      | R Wynn        | House           | B & S    | Shingled | 2            | 2           | £20                |               |
|             | 363      | R Johnson    | George Wilson | House           | B & S    | Shingled | 2            | 7           | £52                |               |
|             | 365      | Ah Pingh     | Mrs Knight    | House           | B & S    | Shingled | 2            | 8           | £65                |               |
| 2           | 367      | Mrs Preston  | Mrs MacMaster | House           | B & S    | Shingled | 2            | 4           | £33                |               |
|             | 369      | J Abrahams   | Mrs MacMaster | House           | B & S    | Shingled | 2            | 4           | £33                |               |
|             | 371      | GH Ansell    | J Riddle      | Shop & House    | B & S    | Shingled | 2            | 4           | £52                |               |
|             | off      | P O'Meara    | J Riddle      | Blacksmith Shop | Wood     | Iron     | 1            | 1           | £26                |               |
| <b>1880</b> |          |              |               |                 |          |          |              |             |                    |               |
| 7           | 247      | Mrs Fartigin | Geo Holloway  | House           | B & S    | Shingled | 2            | 5           | £44                |               |

| Allotment | House no | Occupant           | Owner              | Building  | Material | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks     |
|-----------|----------|--------------------|--------------------|-----------|----------|----------|--------------|-------------|--------------------|-------------|
|           | Off 1    | Jno Murphy         | Joel Cohen         | House     | B & S    | Shingled | 2            | 4           | £32                |             |
|           | Off 2    | Jno Rodgers        | Joel Cohen         | House     | B & S    | Shingd   | 2            | 4           | £32                |             |
|           | Off 3    | Jno Fletcher       | Joel Cohen         | House     | B & S    | Shingd   | 2            | 4           | £32                |             |
|           | 249      | WM Gray            | Mrs Frost          | House     | B & S    | Shingd   | 2            | 5           | £52                |             |
| 6         | 251      | Hep Shin & Co      | Olliver            | House     | Wood     | Shingd   | 2            | 6           | £52                |             |
|           | 253      | Tong Lee           | Olliver            | House     | B & S    | Shingd   | 2            | 7           | £52                |             |
| 5         | Off 1    | C War              | Mrs Simmons        | House     | Wood     | Iron     | 1            | 3           | £26                |             |
|           | 255      | WM Willis          | Mrs Simmons        | House     | Wood     | Shingd   | 1            | 4           | £39                |             |
|           | Off 2    | Thos Lewis         | Mrs Simmons        | House     | B & S    | Iron     | 1            | 3           | £20                |             |
|           | 257      | See War            | Mrs Simmons        | Shop      | B & S    | Iron     | 1            | 6           | £78                |             |
| 4         | 259      | Jno Newland        | R Wynne            | Shop      | B & S    | Shingd   | 3            | 7           | £78                |             |
|           | 261      | Enever Appleton    | R Wynne            | Factory   | B & S    | Shingd   | 2            | 18          | £156               |             |
| 3         | 263      | Robt Johnson       | Wilson             | House     | B & S    | Iron     | 2            | 7           | £70                |             |
|           | 265      | Ah Ping            | S W Knight         | House     | B & S    | Shingd   | 2            | 12          | £104               |             |
| 2         | 267      | Mrs Preston        | MacMaster          | House     | B & S    | Shingd   | 2            | 4           | £36                |             |
|           | 269      | Jas McLaughlin     | MacMaster          | House     | B & S    | Shingd   | 2            | 4           | £36                |             |
|           | 271      | Geo Answell        | Riddle             | Shop      | B & S    | Shingd   | 2            | 5           | £52                |             |
|           | Off 1    | Jas McLaughlin     | Jas McLaughlin     | Workshop  | Wood     | Iron     | 1            | 1           | £52                |             |
|           | 273      | J B Lever          | J W Smart          | Shop      | B & S    | Shingd   | 1            | 1           | £26                |             |
| 1882      |          |                    |                    |           |          |          |              |             |                    |             |
| 7         | 247      | R Marshall         | Holloway           | House     | Brick    | Shingled | 2            | 5           | £52                |             |
|           | 1 off    | John Murphy        | J Cohen            | House     | Brick    | Iron     | 2            | 4           | £35                |             |
|           | 2 off    | G W Digby          | J Cohen            | House     | Brick    | Iron     | 2            | 4           | £35                |             |
|           | 3 off    | John Fletcher      | J Cohen            | House     | Brick    | Iron     | 2            | 4           | £35                |             |
|           | 249      | Elizabeth Grey     | Mrs Frost          | House     | Brick    | Shingled | 2            | 7           | £52                |             |
| 6         | 251      | Gin Kee            | Holloway           | Workshops | Brick    | Shingled | 1            | 2           | £59                | Pulled down |
|           | 253      | Long Lee           | Holloway           | Workshops | Brick    | Shingled | 1            | 4           | £59                | Pulled down |
| 5         | 255-257  | John Try           | John Try           | Workshops | Brick    | Iron     | 2            | 4           | £100               |             |
| 4         | 259      | Christopher Cane   | Ennerer & Appleton | Shop      | Stone    | Slated   | 2            | 13          | £78                |             |
|           | 261      | Ennerer & Appleton | Wynne              | Factory   | Brick    | Shingled | 2            | 16          | £200               |             |
| 3         | 263      | Robert Johnson     | Miss Wilson        | House     | Brick    | Shingled | 2            | 7           | £71                |             |
|           | 265      | Ah Gin             | Miss Wilson        | Workshop  | Brick    | Shingled | 2            | 8           | £130               |             |
| 2         | 267      | Unoccupied         | H S Gibson         | House     | Brick    | Shingled | 2            | 4           | £36                |             |
|           | 269      | James McLoughlin   | H S Gibson         | House     | Brick    | Shingled | 2            | 4           | £36                | Pulled down |
|           | 271      | E Hansell          | Mrs Riddell        | Shop      | Brick    | Shingled | 2            | 5           | £58                |             |
|           | off      | James McLoughlin   | H S Gibson         | Workshop  | Brick    | Iron     | 1            | 2           | £52                |             |

| Allotment   | House no | Occupant          | Owner             | Building           | Material | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks                         |
|-------------|----------|-------------------|-------------------|--------------------|----------|----------|--------------|-------------|--------------------|---------------------------------|
| <b>1891</b> |          |                   |                   |                    |          |          |              |             |                    |                                 |
| 7           | 229      | R Marshall        | Mrs Holloway      | House              | Brick    | Iron     | 2            | 5           | £52                |                                 |
|             | Off 1    | M Perry           | FR Robinson & Son | House              | Brick    | Iron     | 2            | 4           | £40                |                                 |
|             | Off 2    | FJ Smith          | FR Robinson & Son | House              | Brick    | Iron     | 2            | 4           | £40                |                                 |
|             | Off 3    | Geo Dodd          | FR Robinson & Son | House              | Brick    | Iron     | 2            | 4           | £40                |                                 |
|             | 231      | Elizabeth Gerry   | T Wakely          | House              | Brick    | Iron     | 2            | 7           | £52                |                                 |
| 6           | 233-235  | AP West           | R Oliver          | Hall               | Brick    | Iron     | 3            | 10          | £500               |                                 |
| 5           | 237      | Jno Try           | Mrs Agnes Simmons | Office & Yard      | Brick    | Iron     | 1            | 1           | £40                | Superseded by 8364 1891 Folio 7 |
|             | 239      | Jno Try           | Mrs Agnes Simmons | Workshop           | Brick    | Iron     | 1            | 1           | £40                | Superseded by 8364 1891 Folio 7 |
| 4           | 241      | P Walker          | WH Wynne          | Shop               | Stone    | Slated   | 2            | 6           | £70                |                                 |
|             | 243      | L Giraud          | WH Wynne          | Factory            | Brick    | Iron     | 2            | 2           | £185               |                                 |
|             | 245      | WE Hazzard        | WH Wynne          | House              | Brick    | Iron     | 2            | 5           | £75                |                                 |
| 3           | 247      | Try War & Co      | Miss Wilson       | House              | Brick    | Iron     | 2            | 5           | £125               |                                 |
| 2           | 249      | H Sleigh          | HS Gibson         | Shop and Hall      | Brick    | Iron     | 2            | 1           | £125               |                                 |
|             | 251      | Hutchinson & Sons | HS Gibson         | Shop               | Brick    | Iron     | 2            | 1           | £52                |                                 |
|             | 253      | D Haythorne       | E Johnstone       | Shop               | Brick    | Shingled | 2            | 4           | £65                |                                 |
|             | Off 253  | J McLaughlin      | HS Gibson         | Coach Factory      | Brick    | Iron     | 1            | 1           | £100               |                                 |
| <b>1896</b> |          |                   |                   |                    |          |          |              |             |                    |                                 |
| 7           | 229      | John Wiggins      | Mrs Holloway      | House              | Brick    | Slate    | 2            | 5           | £46                |                                 |
|             | 1 off    | Houghton          | FR Robinson       | House              | Brick    | Iron     | 2            | 3           | £33                |                                 |
|             | 2 off    | Dickenson         | FR Robinson       | House              | Brick    | Iron     | 2            | 3           | £33                |                                 |
|             | 3 off    | Alfred Peraia     | FR Robinson       | House              | Brick    | Iron     | 2            | 3           | £33                |                                 |
|             | 231      | Robert Marshall   | Mrs Wakeley       | House              | Brick    | Slate    | 2            | 5           | £46                |                                 |
| 6           | 233/235  | Prof Allen P West | Miss Oliver       | Hall               | Brick    | Slate    | 2            | 10          | £277               |                                 |
| 5           | 237/239  | John Try          | Mrs Wangenheim    | Workshop & Offices | Brick    | Slate    | 2            | 6           | £173               |                                 |
| 4           | 241      | Madam May         | Estate Wynne      | Shop               | Stone    | Iron     | 2            | 4           | £39                |                                 |
|             | 243      | L Giraud          | Estate Wynne      | Factory            | Brick    | Iron     | 2            | 6           | £156               |                                 |
| 3           | 245      | PW Barry          | Miss Wilson       | House              | Brick    | Slate    | 2            | 6           | £52                |                                 |
|             | 247      | Yee On & Coy      | Mrs Knight        | House              | Brick    | Slate    | 2            | 6           | £84                |                                 |
| 2           | 249      | WJ Turner         | SH Gibson         | Shop               | Brick    | Slate    | 1            | 1           | £41                |                                 |
|             | 251      | Stanley & Co      | SH Gibson         | Shop & Hall        | Brick    | Slate    | 2            | 2           | £91                |                                 |
|             | 253      | D Brockman        | Mrs Riddle        | Shop               | Brick    | Slate    | 2            | 4           | £52                |                                 |
|             | off      | J McLoughlin      | SH Gibson         | Workshop           | Wood     | Iron     | 2            | 2           | £43                |                                 |

**10.4 CASTLEREAGH STREET SANDS DIRECTORY 1858-1896**

| Year | Lot | No    | Name                 | Occupation         |
|------|-----|-------|----------------------|--------------------|
| 1858 | 7   | 349   | Thomas Smith         |                    |
|      | 6   |       |                      |                    |
|      | 5   | 357   | Tristram Bowd        | Butcher            |
|      |     | 359   | James Dearing        | Pawnbroker         |
|      | 4   |       |                      |                    |
|      | 3   | 365   | George Wilson        |                    |
|      | 2   | 367   | James Conway         | Butcher            |
|      |     | 369   | Joseph Yaylor        |                    |
|      |     | 371   | William King         | Currier            |
| 1867 | 7   | 347   | Isaac Davis          | Salesman           |
|      |     | 1 off | G Fridewald          | Brass founder      |
|      |     | 2 off | John Murray          | Fireman            |
|      |     | 349   | Mrs Catherine Smith  |                    |
|      | 6   | 351   | Ebenezer Skinner     | Carpenter          |
|      |     | 353   | Michael McDermott    | Cabinet maker      |
|      | 5   | 355   | Richard Langham      | Dealer             |
|      |     | 357   | William Walpole      | Butcher            |
|      | 4   | 359   | James Hankin         | Grocer             |
|      |     | 1 off | John Aitken          | Shoemaker          |
|      |     | 4     | J Williams           | Greengrocer        |
|      |     | 5     | James Marryatt       | Dealer             |
|      |     | 8     | Peter Byrne          |                    |
|      |     | 11    | James Hewett         |                    |
|      |     | 361   | Thomas Lewis         | Coach trimmer      |
|      | 3   | 363   | R Johnson            | Shoemaker          |
|      |     | 365   | George R Larter      | Coach builder      |
|      | 2   | 367   | Mrs Johanna Driscoll |                    |
|      |     | 369   | William Carty        | Coach builder      |
|      |     | 371   | James Palmer         | Grocer             |
|      |     | 375   | Alfred Steel         | Dungate Inn        |
| 1877 | 7   | 347   | John Boyer           | Cook               |
|      |     | 1 off | Edward Slater        | Fireman            |
|      |     | 2     | George Woods         |                    |
|      |     | 3     | John Fletcher        | Woodcarver         |
|      |     | 349   | WM Gray              | Carpenter & joiner |
|      | 6   | 351   | John Ford            | Chairmaker         |
|      |     | 353   | William Pickup       | Chaircaner         |
|      | 5   | 355   | Miss E Thompson      |                    |
|      |     |       | William Whitehead    |                    |
|      |     |       | Mrs Catherine Brown  |                    |
|      |     |       | Francis Cartwright   | Baker              |
|      |     | 357   | George Bird          | Butcher            |
|      |     |       | Richard Butler       | Carpenter          |
|      | 4   | 359   | Peter James Hodnett  | Grocer             |
|      |     | 361   | Thomas Lewis         | Coach trimmer      |
|      | 3   | 363   | Robert Johnson       | Bootmaker          |
|      |     | 365   | Ah Ping              | Cabinetmaker       |

| Year | Lot | No      | Name                           | Occupation                       |
|------|-----|---------|--------------------------------|----------------------------------|
|      | 2   | 367     | Mrs Elizabeth Preston          |                                  |
|      |     | 369     | Joseph Abrahams                | Dealer                           |
|      |     | 371     | George Ansell                  | Grocer                           |
|      |     |         | Patrick O'Meara                | Farrier                          |
| 1880 | 7   | 347     |                                |                                  |
|      |     | 1 off   | J Murphy                       | Cabinetmaker                     |
|      |     | 2       | John Rogers                    |                                  |
|      |     | 3       | John Fletcher                  | Wood carver                      |
|      |     | 349     | William Gray                   | Carpenter                        |
|      | 6   | 351     | Hep Shing                      | Cabinetmaker                     |
|      |     | 353     | Tong Lee                       | Cabinetmaker                     |
|      | 5   | 355     | William Willis                 | Bootmaker                        |
|      |     | 357     | Chin Yate                      | Cabinetmaker                     |
|      | 4   | 359     | John Newman                    | Dealer                           |
|      |     | 361     | Ennever & Appleton             | Wholesale confectioners          |
|      | 3   | 363     | Robert Johnson                 | Bootmaker                        |
|      |     | 365     | Ah Ping                        | Cabinetmaker                     |
|      | 2   | 367     | Mrs Elizabeth Preston          |                                  |
|      |     | 369     | Jas McLaughlin                 | Coach maker                      |
|      |     | 371     | G Hansell                      | Fruiterer & confectioner         |
|      |     |         | William Fleming                | Blacksmith                       |
|      |     |         | Patrick O'Meara                | Farrier                          |
|      |     | 373     | John F Lever                   | Woodturner                       |
| 1882 | 7   | 247     | R Marshall                     | Secretary, Protestant Hall       |
|      |     | 1 off   | John Murphy                    | Cabinetmaker                     |
|      |     | 2       | William Digby                  |                                  |
|      |     | 3       | John Fletcher                  | Woodcarver                       |
|      |     | 249     | William Gray                   | Joiner                           |
|      | 6   | 251     | Gin Kee                        | Cabinetmaker                     |
|      |     | 253     | Tong Lee                       | Cabinetmaker                     |
|      | 5   | 255-257 | John Troy                      | Builder                          |
|      | 4   | 259     | Christopher Cain               | Bootmaker                        |
|      |     | 261     | Ennever & Appleton proprietors | Albion Steam Confectionary Works |
|      | 3   | 263     | Robert Johnson                 | Bootmaker                        |
|      |     | 265     | Ah Pin                         | Cabinetmaker                     |
|      | 2   | 267     | John Langevin                  |                                  |
|      |     | 269     | Charles McLaughlin             | Coachbuilder                     |
|      |     | 271     | George Hansell                 |                                  |
|      |     |         | Patrick O'Meara                |                                  |
| 1891 | 7   | 229     | Robert Marshall                |                                  |
|      |     | Off     | George Dodd                    |                                  |
|      |     | Off     | Mrs B Perry                    |                                  |
|      |     | 231     | Mrs Gray                       | Boarding house                   |
|      | 6   | 233-235 | Allan P West                   | Professor of dancing             |
|      | 5   |         |                                |                                  |

| Year | Lot  | No  | Name             | Occupation                                   |
|------|------|-----|------------------|----------------------------------------------|
|      | 4    | 241 | P Walker         | Herbalist                                    |
|      |      | 243 | Leonard Giraud   | Confectioner                                 |
|      |      | 245 | W K Hayard       | Manager of Guelph and Australian Portrait Co |
|      | 3    | 247 | Sun Wor Hop      | Cabinetmakers                                |
|      | 2    | 249 | H J Sleigh       | Tract depot                                  |
|      |      | 251 | James McLaughlin | Coach builder                                |
|      |      |     | J G Murdoch & Co | Importers                                    |
|      | 1896 | 7   | John Wiggins     | Fireman                                      |
|      |      |     | off              | Fireman                                      |
|      |      |     | Mrs M Perry      |                                              |
|      |      |     | 231              | Robert Marshall                              |
|      |      | 6   | 233-235          | Professor of dancing                         |
|      |      |     |                  |                                              |
|      |      | 5   | 237-239          | Builder                                      |
|      |      |     |                  |                                              |
|      |      | 4   | Mrs E May        | Laundry                                      |
|      |      |     | Leonard Giraud   | Confectioner                                 |
|      |      | 3   | 245              | George W Barry                               |
|      |      |     | 249              | Walter Turner                                |
|      |      |     | 251              | James McLaughlin                             |
|      |      |     |                  | Stanley & Co                                 |
|      |      |     |                  | Harry Watson                                 |
|      |      |     | 253              | David Brockman                               |

## 10.5 LIVERPOOL STREET RATES ASSESSMENT BOOKS 1845-1921

| Original Allotment | House no | Occupant       | Owner          | Building     | Material     | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks                                         |
|--------------------|----------|----------------|----------------|--------------|--------------|----------|--------------|-------------|--------------------|-------------------------------------------------|
| <b>1845</b>        |          |                |                |              |              |          |              |             |                    |                                                 |
| 1                  | 511      | George Drew    | William Coates | Shop         | Brick        | Shingle  | 2            | 5           | £26                |                                                 |
|                    | 512      | William Coates | William Coates | House        | Brick        | Shingle  | 2            | 6           | £40                |                                                 |
|                    | 513      | Esther Isaacs  | William Coates | House        | Wood         | Shingle  | 1            | 2           | £10                |                                                 |
|                    | 514      | Louisa Watkins | William Coates | Public House | Brick        | Shingle  | 2            | 7           | £100               | Kitchen detached.                               |
| <b>1852</b>        |          |                |                |              |              |          |              |             |                    |                                                 |
| 2                  |          | James Palmer   | Thomas Smith   | House        | Brick        | Shingled |              |             | £28                |                                                 |
| 1                  |          | Unoccupied     | John Coates    | House        | Brick        | Shingled |              |             |                    |                                                 |
|                    |          | Jane Coates    | John Coates    | House        | Brick        | Shingled |              |             |                    |                                                 |
|                    |          | Abraham Winham | John Coates    | House        | Wood         | Shingled |              |             | £13                |                                                 |
| <b>1856</b>        |          |                |                |              |              |          |              |             |                    |                                                 |
| 2                  | 199      | James Palmer   | Thomas Smith   | Shop         | Brick        | Shingle  | 2            | 5           | £104               |                                                 |
| 1                  | 201      | Alfred Steele  | Jane Coates    | Shop         | Brick        | Shingle  | 2            | 4           | £62                |                                                 |
|                    | 203      | Jane Coates    | Jane Coates    | House        | Brick        | Shingle  | 2            | 4           | £104               |                                                 |
|                    | 205      | John Wilson    | Jane Coates    | House        | Wood         | Shingle  | 1            | 2           | £31                |                                                 |
|                    |          | John McCabe    | Jane Coates    | Public House | Brick        | Shingle  | 2            | 8           | £130               | North Star                                      |
| <b>1861</b>        |          |                |                |              |              |          |              |             |                    |                                                 |
| 1                  | 112      | John Smith     | Jane Coates    | House        | Brick & Iron | Shingled | 2            | 5           | £62                |                                                 |
|                    | 114      | Jane Coates    | Jane Coates    | House        | Brick & Iron | Shingled | 2            | 4           | £60                | Kitchen & yard                                  |
|                    | 116      | Alfred Steel   | Jane Coates    | House        | Brick & Iron | Shingled | 2            | 4           | £50                | Kitchen & yard                                  |
| 2                  | 118      | Edward Bennett | Thomas Smith   | House        | Brick & Iron | Shingled | 2            | 4           | £50                | Kitchen & yard                                  |
| <b>1867</b>        |          |                |                |              |              |          |              |             |                    |                                                 |
| 1                  | 112      | Francis Watson | William Coates | Shop         | Wood & Iron  | Iron     | 1            | 4           | £31                |                                                 |
|                    | 114      | Joseph Norman  | William Coates | Shop         | Stone        | Slate    | 2            | 5           | £60                |                                                 |
|                    | 116      | Benjamin Baker | William Coates | Shop         | Brick        | Slate    | 2            | 5           | £62                |                                                 |
| 2                  | 118      | Edward Bennett | Thomas Smith   | Shop         | Brick        | Slate    | 2            | 6           | £80                | Pawn office & shop                              |
| <b>1877</b>        |          |                |                |              |              |          |              |             |                    |                                                 |
|                    |          | John McCabe    | John McCabe    | Public House | B&S          | Slated   | 2            | 7           | £156               | North Star Hotel                                |
|                    | 112      | W McGregor     | S Hogg         | Shop & House | B&S          | Iron     | 1            | 4           | £36                |                                                 |
|                    | 112 off  | A McGregor     | S Hogg         | Shop & House | B&S          | Iron     | 2            | 5           | £26                |                                                 |
|                    |          | Vacant land    | Heaven         |              |              |          |              |             |                    | Not in the rates, info based on Doves 1880 plan |
|                    | 116      | M B Sullivan   | J Heaven       | Shop & House | B&S          | Iron     | 2            | 5           | £26                |                                                 |
| 2                  | 118      | Chas Clarke    | J Heaven       | House        | B&S          | Shingled | 2            | 6           | £78                |                                                 |

| Original Allotment | House no | Occupant              | Owner                | Building              | Material | Roof     | No of Floors | No of Rooms | Gross annual value | Remarks                                         |
|--------------------|----------|-----------------------|----------------------|-----------------------|----------|----------|--------------|-------------|--------------------|-------------------------------------------------|
| <b>1880</b>        |          |                       |                      |                       |          |          |              |             |                    |                                                 |
| 1                  | 116      | J F Greenhill         | Stephen Hogg         | Shop                  | B&S      | Slated   | 2            | 8           | £83                |                                                 |
|                    | 118      | Stephen Hogg          | Stephen Hogg         | Shop                  | B&S      | Slated   | 2            | 6           | £71                |                                                 |
|                    | 120      | Vacant land           | Heaven               |                       |          |          |              |             |                    | Not in the rates, info based on Doves 1880 plan |
|                    | 122      | Math Sullivan         | Heaven               |                       |          |          |              |             |                    |                                                 |
| 2                  | 124      | Chas Clarke           | Heaven               | Shop                  | B&S      | Shingled | 2            | 6           | £78                |                                                 |
| <b>1891</b>        |          |                       |                      |                       |          |          |              |             |                    |                                                 |
| 1                  | 122      | Charles Clarke        | S Hogg               | Shop                  | Brick    | Slated   | 2            | 9           | £95                |                                                 |
|                    | 124      | W Jennett             | S Hogg               | Shop                  | Brick    | Slated   | 2            | 6           | £90                |                                                 |
|                    | 126-128  | H Ward                | Jno Heaven           | Yard & Shop           | Brick    | Slated   | 2            | 4           | £104               |                                                 |
|                    | 130      | H Ward                | Jno Heaven           | Shop                  | Brick    | Slated   | 2            | 5           | £90                |                                                 |
| <b>1907</b>        |          |                       |                      |                       |          |          |              |             |                    |                                                 |
| 1                  | 122      | Nathan Samins         | Estate William Cary  | House & shop          | Brick    | Slate    | 3            | 8           |                    |                                                 |
|                    | 124      | Joseph Wadsworth      | Estate William Cary  | House & shop          | Brick    | Slate    | 3            | 5           |                    |                                                 |
|                    | 126      | John Simson           | David Cohen & Co     | House & shop          | Brick    | Iron     | 2            | 5           | £117               |                                                 |
|                    | 128      | Shibeci               | David Cohen & Co     | House & shop          | Brick    | Iron     | 2            | 5           | £117               |                                                 |
| 2                  | 130      | Samuel Paltie         | David Cohen & Co     | House & shop          | Brick    | Iron     | 2            | 5           | £117               |                                                 |
| <b>1911</b>        |          |                       |                      |                       |          |          |              |             |                    |                                                 |
| 1                  | 122      | H Sammis              | Jas P Johnson        | Shop                  | Brick    | Slate    | 3            | 9           | £117               |                                                 |
|                    | 124      | Joseph Dunn           | James P Johnson      | Restaurant            | Brick    | Slate    | 3            | 4           | £117               |                                                 |
|                    | 126      | John Simsohn          | Reginald C Galbraith | Shop & Dwelling       | Brick    | Slate    | 2            | 5           | £143               |                                                 |
|                    | 128      | Shibeci Bros          | Reginald C Galbraith | Shop & Dwelling       | Brick    | Slate    | 2            | 5           | £156               |                                                 |
| 2                  | 130      | Samuel Pollio         | Reginald C Galbraith | Shop & Dwelling       | Brick    | Slate    | 2            | 5           | £129               |                                                 |
| <b>1921</b>        |          |                       |                      |                       |          |          |              |             |                    |                                                 |
| 1                  | 122-124  | CJ ? (sic)            | James P Johnson      | Shop & factory, flats | Brick    | Malthoid | 6            | 6           | £1160              |                                                 |
|                    | 126      | J Black               | Reginald C Galbraith | House & Shop          | Brick    | Iron     | 2            | 5           | £378               |                                                 |
|                    | 128      | D Schibici            | Reginald C Galbraith | House & Shop          | Brick    | Iron     | 2            | 5           | £328               |                                                 |
| 2                  | 130      | NSW Bookstall Coy Ltd | Reginald C Galbraith | Shop                  | Brick    | Iron     | 2            | 5           | £415               |                                                 |

**10.6 LIVERPOOL STREET SANDS DIRECTORY 1861-1921**

| Year | Lot | No      | Name                  | Occupation          |
|------|-----|---------|-----------------------|---------------------|
| 1861 | 1   | 112     | Mrs Cootes            |                     |
|      |     | 114     | Mrs E Smith           | Dealer              |
|      |     | 116     | Alfred Steel          | Turner              |
|      | 2   | 118     | Edward Bennett        | Pawnbroker          |
|      |     |         |                       |                     |
| 1867 | 1   | 112     | Francis N Watson      | Carpenter           |
|      |     | 114     | Joseph Norman         | Painter             |
|      |     | 116     | Benjamin Baker        | Wood turner         |
|      | 2   | 118     | Edward Bennett Jnr    | Pawnbroker          |
|      |     |         |                       |                     |
| 1870 | 1   |         | John McCabe           | North Star Inn      |
|      |     |         | Francis Watson        | Greengrocer         |
|      |     | 114     | Vacant                |                     |
|      |     | 116     | Benjamin Baker        | Turner              |
|      |     |         | Joseph Hill           |                     |
|      | 2   | 118     | Benjamin Davis        | General dealer      |
|      |     |         |                       |                     |
| 1875 | 1   |         | John McCabe           | North Star Inn      |
|      |     | 112     | Francis Watson        | Greengrocer         |
|      |     | 114     | William Henry Watson  | Confectioner        |
|      |     |         | George Watson         | Painter             |
|      |     |         | James Finn            | Compositor          |
|      |     | 116     | Mrs Elizabeth Harper  | Dressmaker          |
|      |     | 118     | Vacant                |                     |
|      | 2   | 120     | Mrs Ann McCormack     | Tailoress           |
| 1877 | 1   | 112-114 | Alex McGregor         | Tailor              |
|      |     | 116     | M B Sullivan          | Greengrocer         |
|      | 2   | 118     | Charles Clarke        | Dealer              |
|      |     |         |                       |                     |
| 1880 | 1   | 112     | John Greenhill        | Restaurant          |
|      |     | 114     | Stephen Hogg          | Grocer              |
|      |     | 116     | Matthew B Sullivan    | Grocer              |
|      | 2   | 118     | Charles Clarke        | Clothier            |
| 1889 | 1   | 116     | Mrs Malen             | Restaurant          |
|      |     | 118     | Mrs Marin Jennett     | Dealer              |
| 1891 | 1   | 122     | Charles Clarke        | Clothier            |
|      |     | 124     | Mrs M Jennett         | Fruiterer           |
|      |     | 126-130 | Henry Ward            | Wholesale fruiterer |
|      | 2   |         | Mrs H Ward            | Dealer              |
| 1895 | 1   | 122     | Charles Clarke        | Clothier            |
|      |     | 124     | Rowlands and Arbuckle | Grill rooms         |
|      |     | 126     | Henry Ward            | Wholesale fruiterer |
|      |     | 128     | Mrs H Ward            | Confectioner        |
|      | 2   | 130     | Paul Glaser           | Dealer              |
|      |     |         |                       |                     |
| 1907 | 1   | 122     | Nathan Samins         | Clothier            |
|      |     | 124     | Joe Wadsworth         | Greengrocer         |
|      |     | 126     | John Simsolm and Co   | Merchant tailors    |
|      |     | 128     | Schibeci Bros         | Fruiterers          |
|      | 2   | 130     | Samuel Paltie         | Outfitter           |
|      |     |         |                       |                     |

|      |   |                              |                     |                               |
|------|---|------------------------------|---------------------|-------------------------------|
| 1911 | 1 | 122                          | Nathan Samins       | Clothier                      |
|      |   | 124                          | A H Henzle          | Dining rooms                  |
|      |   | 126                          | John Simsolm and Co | Merchant tailors              |
|      |   | 128                          | Schibeci Bros       | Fruiterers                    |
|      | 2 | 130                          | Samuel Paltie       | Outfitter                     |
| 1921 | 1 | 122<br>1 <sup>st</sup> floor | A E Brockenshire    | Dentist                       |
|      |   | 2 <sup>nd</sup> floor        | J I Oliver          | Furnisher                     |
|      |   |                              | J V Brickwood       | Jeweller                      |
|      |   | 3 <sup>rd</sup> floor        | Miss E Parrott      | Blouse manufacturer           |
|      |   | 4 <sup>th</sup> floor        | H A Turnbull & Co   | Clothing manufacturer         |
|      |   |                              | Miss L A Ashworth   | Laddies apparel               |
|      |   | 124                          | C G Lesslie         | Mercer                        |
|      |   |                              | Bee Richard & Co    | Tailors                       |
|      |   | 126                          | Mrs Black           | Ladies apparel                |
|      |   | 128                          | Schibeci Bros       | Fruiterers                    |
|      | 2 | 130                          | NSW Bookstall Co    | Tobacconists and hairdressers |

## 10.7 PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS – APPLICATION NUMBER SSD-10362

### Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number   | SSD-10362                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Project Name         | Mixed Use Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Location             | 338 Pitt Street, Sydney                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Applicant            | China Centre Development Pty Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Date of Issue        | 19/08/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| General Requirements | <p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>- adequate baseline data</li> <li>- consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed);</li> <li>- measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>- a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;</li> <li>- an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>- certification that the information provided is accurate at the date of preparation.</li> </ul> |
| Key issues           | <p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b></p> <p>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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- o State Environmental Planning Policy (State and Regional Development) 2011
- o State Environmental Planning Policy (Infrastructure) 2007
- o State Environmental Planning Policy No 55 – Remediation of Land (and Draft remediation of Land SEPP)
- o State Environmental Planning Policy No 64 – Advertising and Signage
- o State Environmental Planning Policy No 65 – Design Quality of Residential Development (including Apartment Design Guideline)
- o State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004
- o Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- o Draft State Environmental Planning Policy (Environment)
- o Sydney Local Environmental Plan 2012.

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- o NSW State Priorities
- o Greater Sydney Region Plan and supporting District Plan
- o Better Placed – an integrated design policy for the built environment of NSW
- o Better Placed – Design Guide for Heritage
- o Future Transport Strategy 2056 and supporting plans
- o Guide to Traffic Generating Development (RMS)
- o EIS Guidelines – Road and Related Facilities (DoPI)
- o Cycling Aspects of Austroads Guides
- o NSW Planning Guidelines for Walking and Cycling
- o Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
- o Standards Australia AS2890.3 (Bicycle parking facilities)
- o Development near Rail Corridors and Busy Roads – Interim Guideline
- o Sustainable Sydney 2030
- o Sydney Development Control Plan 2012.
- o Sydney's Cycling Future
- o Sydney's Walking Future
- o Legible Sydney
- o City Centre Access Strategy
- o City of Sydney Interim Floodplain Management Policy
- o City of Sydney Public Domain Manual

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- o Making Sydney a Sustainable Destination
- o Sydney Landscape Code
- o Tourism Action Plan 2013
- o Retail Action Plan 2013
- o Sydney Landscape Code
- o City of Sydney Section 61 Contributions Plan 2013
- o City of Sydney Guidelines for Waste Management in New Development 2018.

## 2. Compliance with the Concept Approval

The EIS shall demonstrate how the proposed development is consistent with the Concept Approval D/2016/1509, including the terms, conditions and future assessment requirements contained within the approval.

## 3. Design Excellence

The EIS shall demonstrate that a design competition has been undertaken in accordance with the Concept Approval D/2016/1509. The EIS shall include the design competition brief, jury recommendations report and a design integrity process/strategy, prepared in consultation with the Government Architect and City of Sydney, demonstrating how the proposal will achieve design excellence in accordance with the design competition winning scheme.

## 4. Built form and urban design

The EIS shall:

- o provide an analysis of the proposed built form against the applicable development standards and controls and concept approval D/2016/1509
- o include a table identifying the proposed land uses, including a floor by floor breakdown of gross floor area (GFA), total GFA and FSR and site coverage
- o provide a Visual Impact Assessment of the proposal, including before and after photomontages and perspectives for each elevation, showing:
  - elements and views of the proposal from key locations, vistas and view corridors from the public domain and residential buildings that may be impacted; and
  - an assessment of the view impacts and design considerations to mitigate any impacts.
- o include public domain details, including:
  - clear definition of any private use of the public domain
  - pedestrian movement patterns
  - street trees, associated landscaping, hardworks, street furniture, lighting, materials and surface finishes alignment levels and stormwater design
  - identify linkages with and between other public domain spaces, other

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streets and lanes

- o consider opportunities to provide green roof, cool roof and/or green walls into the building design.

#### 5. Amenity

The shall EIS include:

- o a detailed assessment of amenity impacts for future occupants of the residential component of the development and any amenity impacts of the proposal on surrounding development and the public domain
- o a detailed analysis of overshadowing impacts of the development on key public spaces, including Harmony Park and Hyde Park, and existing residential dwellings in the vicinity
- o a Wind Impact Assessment, including wind tunnel testing of any wind impacts of the proposal on the public domain and all landscape areas on upper levels (using the assessment criteria for sitting)
- o an integrated landscape design for the hotel and residential towers, with consideration of green roofs, walls and facades
- o detailed design for a residential common open space, being a minimum 25% of the total site area and 6 metres wide
- o detail on the amenity and solar access in accordance with the Sydney DCP 2012 and Apartment Design Guide
- o measures to minimise potential overshadowing, noise, reflectivity, visual privacy, wind, daylight and view impacts.

#### 6. Heritage

The EIS shall include:

- o a Statement of Heritage Impact (SOHI), prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to:
  - identify all heritage items (state and local) within and near the site, including built heritage, landscapes and archaeology, include detailed mapping of these items, and an assessment of why the items and site(s) are of heritage significance
  - assess the proposal's impact on the heritage significance of heritage items or potential heritage items on, and near the development site
  - address the proposal's compliance with policies of relevant Conservation Management Plans for the affected sites
  - include a detailed visual impact assessment along with photomontages
  - provide detailed mitigation measures and strategies to avoid and mitigate any adverse impacts on heritage values of the affected sites.

- o 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
- o a strategy for any archaeological finds during the excavation and demolition to be interpreted and where possible displayed in the new building
- o an investigation and analysis of the quality of sandstone to be removed during the excavation, including consideration of contamination and an assessment of the suitability of the rock for removal by cutting into quarry blocks for use as high-quality building construction material.

#### 7. Aboriginal Cultural Heritage

The EIS shall:

- o identify and describe Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010) and the Guide to investigating, assessing and reporting on Aboriginal Cultural heritage in NSW (DECCW 2011)
- o ensure consultation has taken place with Aboriginal people and is documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)
- o assess impacts on Aboriginal cultural heritage values and be documented in the ACHAR. This must demonstrate attempts to avoid impacts, identify any conservation outcomes and measures to mitigate impacts.

#### 8. Operation

The EIS shall include details of the proposed use and operation of the development, including but not limited to:

- o any uses ancillary and/ or not ancillary to the hotel use
- o hours of operation
- o patron capacity
- o signage
- o the relationship between the proposed uses of the building
- o a Plan of Management.

**9. Traffic, Transport Parking and Access (Construction and Operation)**

The EIS shall include a Traffic and Transport Impact Assessment that includes, but is not limited to, the following:

- o details of the current and likely estimated future daily and peak hour vehicle, public transport network, point to point transport, taxis, pedestrian and bicycle movements to/ from the site
- o an assessment of the operation of existing and future transport networks including the rail, bus, Sydney Light Rail and Sydney Metro City and Southwest, pedestrian and bicycle networks and point-to-point transport and coach facilities and their ability to accommodate the forecast number of trips to and from the development
- o an assessment of the:
  - impact of the proposal on existing traffic and transport performance and safety at key intersections in the area, including but not limited to Pitt St/Liverpool Street/Bathurst Street, Castlereagh Street/Bathurst Street and Castlereagh Street/Liverpool Street. This must include specific reference to the impact of taxi trips to the performance of nearby intersections
  - likely impact of the proposal on bus operations (stops, routes and parking)
  - point to point parking in the surrounding streets
  - proposed temporary or permanent changes to transport and access on surrounding streets.
- o details of existing and proposed vehicular access, including for hotel drop off and pick up, coach and servicing, and an assessment of any potential impacts, such as potential pedestrian, cyclist and bus conflict. This must include how the access impacts on the pedestrian and bicycle amenity of the area given that the site is in an area with high numbers of pedestrians
- o details of any road/intersection upgrades required as a result of the development, supported by appropriate modelling and analysis, and any other measures to mitigate impacts of the development
- o details of the proposed vehicle, motorcycle, taxi, bus and coach parking, including compliance with parking requirements and justification for the level of parking on the site
- o details of the location of bicycle parking facilities (and end of trip facilities) as these need to be in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance
- o details of emergency vehicle access arrangements
- o road and pedestrian safety adjacent to the proposed development and details of required road safety measures
- o proposals to encourage employees, guests and residents to make sustainable travel choices, such as walking, cycling, public transport and car

sharing and how these will be implemented

- o assessment of loading and servicing demand and details of the existing and proposed loading and servicing facilities, including safe and efficient access to loading, deliveries and servicing of the development.
- o a draft Construction Pedestrian and Traffic Management Plan that includes, but is not limited to, the following:
  - assessment of cumulative impacts associated with other construction activities including the construction of the Sydney Light Rail project and the Sydney Metro City and Southwest
  - assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity
  - details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process
  - details of anticipated number of peak hour and daily truck movements to and from the site, vehicle routes, hours of operation, access arrangements and traffic control measures for all demolition/construction activities
  - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements
  - details of temporary cycling and pedestrian access during construction
  - details of proposed construction vehicle access arrangements at all stages of construction
  - details of mitigation measures for traffic, pedestrian, cyclists, parking and public transport impacts to demonstrate the proposed management of the impact.

#### 10. Construction management

The EIS shall include a draft construction management plan that includes:

- o an assessment of potential impacts of the construction on surrounding buildings and the public domain, including noise and vibration, air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction waste, and details of measures to mitigate any impact
- o provide a Demolition and Construction Noise Vibration Management Plan in accordance with Condition 30 of the Stage 1 consent.

#### 11. Water, drainage and stormwater

The EIS shall include:

- o a detail assessment of flooding hazard in accordance with City of Sydney Interim Floodplain Management Policy and the Environment, Energy and Science (EES) Group flooding comments
- o information on the required water and waste water services and any

augmentation to Sydney Water infrastructure that may be required for the proposed development

- o a stormwater management plan through the City's MUSIC link model.

#### 12. Rail corridor

The EIS shall detail the likely effect of the proposal on the Sydney Metro Corridor and Pitt Street North Station consistent with the Sydney Metro Underground Corridor Protection Technical Guidelines (available from [www.sydneymetro.info](http://www.sydneymetro.info)).

#### 13. Ecologically Sustainable Development (ESD)

The EIS shall:

- o identify how the development will incorporate ESD principles (as defined in Clause 7(4) of Schedule 2 of the Regulation) in the design, construction and ongoing operation phases of the development, and include innovative and best practice proposals for environmental building performance
- o include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy
- o include certification that the residential component of the development achieves the BASIX scores set out in the Concept Approval D/2016/1509
- o investigate the use of third party ESD certification to achieve targets beyond those required under the concept approval and NCC
- o outline any sustainability initiatives that will minimise/ reduce the demand for drinking water, including alternative water supply and end uses of drinking and non-drinking water that may be proposed, demonstrate water sensitive urban design principles are used, and any water conservation measures that are likely to be proposed.

#### 14. Utilities

The EIS shall:

- o address the existing capacity of the site to service the proposed development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water
- o identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure. The existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies
- o provide details on the location, construction and servicing of the waste/recycling collection facilities for the building.

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           | <p><b>15. Biodiversity</b></p> <p>The EIS shall:</p> <ul style="list-style-type: none"> <li>o provide an assessment of the proposal's biodiversity impacts in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2017</i>, the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report where required under the Act</li> <li>o include landscape plans that improve and accommodate biodiversity (see Section 3.5.1 of the Sydney Development Control Plan 2012). Landscaping is to give preference to using local native provenance species from the native vegetation community that once occurred in the locality, where appropriate.</li> </ul> <p><b>16. Contributions and/ or Voluntary Planning Agreement</b></p> <p>The EIS shall address the provision of public benefit, services, infrastructure and any relevant contribution requirements.</p> |
| <b>Consultation</b>                       | <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>- City of Sydney Council</li> <li>- Government Architect of NSW</li> <li>- Transport for NSW (Roads and Maritime Services)</li> <li>- Heritage Council of NSW</li> <li>- Sydney Coordination Office within Transport for NSW</li> <li>- Sydney Trains</li> <li>- Sydney Metro</li> <li>- Sydney Airport/CASA</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>                             |
| <b>Further consultation after 2 years</b> | <p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Plans and Documents</b>                | <p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>- high quality files of maps and figures of the subject site and proposal</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

10

|  |                                                                                                                                                                                                                                                                                                                  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | - architectural drawings (to a useable scale at A3) showing key dimensions, RLs, scale bar and north point, plans, sections and elevations of the proposal (including 1:20 scale detail plans where works affect heritage fabric) and illustrated materials schedule including physical or digital samples board |
|  | - site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building                                                                                                                                                                               |
|  | - locality/context plan drawn, including significant local features such as heritage items                                                                                                                                                                                                                       |
|  | - urban design report                                                                                                                                                                                                                                                                                            |
|  | - heritage impact statement                                                                                                                                                                                                                                                                                      |
|  | - Aboriginal and historical archaeological impact assessment                                                                                                                                                                                                                                                     |
|  | - access impact statement                                                                                                                                                                                                                                                                                        |
|  | - visual impact assessment                                                                                                                                                                                                                                                                                       |
|  | - solar access analysis report and diagrams                                                                                                                                                                                                                                                                      |
|  | - public domain design statement and plans                                                                                                                                                                                                                                                                       |
|  | - landscape design report and landscape design package, including plans, details and levels for hotel and residential components                                                                                                                                                                                 |
|  | - detailed green wall and green roof plans and details                                                                                                                                                                                                                                                           |
|  | - biodiversity development assessment report (or waiver)                                                                                                                                                                                                                                                         |
|  | - ESD statement (incorporating a sustainability framework) and BASIX Certificate                                                                                                                                                                                                                                 |
|  | - geotechnical report                                                                                                                                                                                                                                                                                            |
|  | - Building Code of Australia statement                                                                                                                                                                                                                                                                           |
|  | - consultation summary report                                                                                                                                                                                                                                                                                    |
|  | - noise impact assessment                                                                                                                                                                                                                                                                                        |
|  | - wind impact report, including wind tunnel testing for public domain areas and all landscaped terraces on upper levels                                                                                                                                                                                          |
|  | - reflectivity report                                                                                                                                                                                                                                                                                            |
|  | - flood study and stormwater concept plan                                                                                                                                                                                                                                                                        |
|  | - Public Art Proposal in accordance with the adopted Public Art Strategy                                                                                                                                                                                                                                         |
|  | - signage strategy, including commercial signage / building name signage (if proposed)                                                                                                                                                                                                                           |
|  | - traffic and transport impact assessment, including parking, access, loading dock                                                                                                                                                                                                                               |

11

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | strategy / management plan and a construction traffic management plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| - | a report demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| - | construction impacts and management plan, including a construction noise and vibration management plan, construction waste and recycling management plan and cumulative impact of construction activities on other nearby sites, including any impact to Rail services nearby                                                                                                                                                                                                                                                                                           |
| - | utilities and services statement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| - | Detailed Environmental Site Investigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| - | Acoustic reports regarding: <ul style="list-style-type: none"> <li>o Demolition and Construction Noise Vibration Management Plan in accordance with Condition 30 of the Stage 1 consent</li> <li>o Noise impact assessment considering City's Acoustic Amenity requirements under DCP 2012 4.2.3.11 for residential apartments &amp; NSW EPA <i>Noise Policy for Industry</i> and NSW Department of Planning <i>Planning for Entertainment Guidelines 2009</i> for commercial plant and entertainment related noise associated with the proposed development</li> </ul> |
| - | Acid Sulphate Soils report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| - | Crime Prevention through Environmental Design report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| - | Physical and 3D CAD model as per Council requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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## 10.8 PROPOSED DEVELOPMENT PLANS

ISSUED FOR DEVELOPMENT APPLICATION

|                                |                                                                                  |  |    |
|--------------------------------|----------------------------------------------------------------------------------|--|----|
| 1000 Cover Sheet               |                                                                                  |  |    |
| 1000                           | Coversheet                                                                       |  | 07 |
| 1200 Site Plan                 |                                                                                  |  |    |
| 1200                           | Site photo                                                                       |  | 02 |
| 2000 General Arrangement Plans |                                                                                  |  |    |
| 2000                           | Basement 5 -Residential Parking                                                  |  | 01 |
| 2001                           | Basement 4 -Residential Parking                                                  |  | 06 |
| 2002                           | Basement 3 - Residential Parking+Plant                                           |  | 06 |
| 2003                           | Basement 2 - Hotel Parking+Residential Parking+Plant                             |  | 06 |
| 2004                           | Basement 1 - Loading Dock+Telstra Parking+Hotel BOH+Plant                        |  | 06 |
| 2005                           | Mezzanine - Residential Storage & Bike park                                      |  | 06 |
| 2006                           | Lower Ground Plan-Hotel Drop off+Retail Parking+Plant                            |  | 06 |
| 2007                           | Ground Floor - Hotel Lobby+Residential Lobby+Retail                              |  | 06 |
| 2008                           | Level 1 - Retail                                                                 |  | 06 |
| 2009                           | Level 2 - Hotel Function and BOH+Retail+Plant                                    |  | 06 |
| 2010                           | Level 3 - Hotel Function and BOH+Retail+Plant (Double height)                    |  | 06 |
| 2011                           | Level 4 - Hotel+Retail rooftop bar+Residential Amenity and Rooftop garden+Plant  |  | 06 |
| 2012                           | Level 5 - Hotel+Residential Amenity (Double height)                              |  | 06 |
| 2013                           | Level 06-07 - Hotel+Residential                                                  |  | 07 |
| 2014                           | Level 08 - Hotel+Hotel Rooftop Spa + Residential                                 |  | 07 |
| 2015                           | Level 09-16 - Hotel+Typical Residential low rise 1 in North Tower                |  | 07 |
| 2016                           | Level 17 -Typical Residential low rise 1 in North Tower+ Hotel presidential suit |  | 04 |
| 2017                           | Level 18 Residential                                                             |  | 06 |
| 2018                           | Level 19-30 Typical Residential low rise 1                                       |  | 07 |
| 2019                           | Level 31 - Plant                                                                 |  | 07 |
| 2020                           | Level 32 - Sky Bridge - F&B                                                      |  | 07 |
| 2021                           | Level 33 - Sky Bridge - Residential                                              |  | 07 |
| 2022                           | Level 34 - Sky Bridge - Hotel Amenity+Residential Amenity                        |  | 07 |
| 2023                           | Level 35 - Sky Bridge - Residential                                              |  | 07 |
| 2024                           | Level 36 - Sky Bridge - Residential Amenity+Roof                                 |  | 07 |
| 2025                           | Level 37 - Residential                                                           |  | 07 |
| 2026                           | Level 38 - Riser transfer                                                        |  | 07 |
| 2027                           | Level 39-55 Typical Low Rise 2                                                   |  | 07 |
| 2028                           | Residential set back 56                                                          |  | 07 |
| 2029                           | Level 57 - Plant                                                                 |  | 07 |
| 2030                           | Level 58-71 Typical High Rise                                                    |  | 07 |
| 2031                           | Level 72-75 Typical Penthouse Levels                                             |  | 07 |
| 2032                           | Level 76 - Penthouse                                                             |  | 07 |

ISSUED FOR DEVELOPMENT APPLICATION

|                                        |                                            |  |    |
|----------------------------------------|--------------------------------------------|--|----|
| 2033                                   | Level 77 - Duplex Penthouse                |  | 07 |
| 2034                                   | Level 78 - Duplex Penthouse                |  | 07 |
| 2035                                   | Level 79 and 80 - Plant                    |  | 07 |
| 2036                                   | Roof                                       |  | 06 |
| 3000 General Elevation                 |                                            |  |    |
| 3000                                   | East Elevation - Castlereagh Street        |  | 07 |
| 3001                                   | South Elevation - Liverpool Street         |  | 07 |
| 3002                                   | West Elevation - Pitt Street               |  | 07 |
| 3003                                   | North Elevation                            |  | 07 |
| 3100 Podium Elevation                  |                                            |  |    |
| 3101                                   | East Podium Elevation - Castlereagh Street |  | 04 |
| 3102                                   | West Podium Elevation - Pitt Street        |  | 04 |
| 3103                                   | South Podium Elevation - Liverpool Street  |  | 04 |
| 4000 General Sections                  |                                            |  |    |
| 4000                                   | Section- North Tower                       |  | 07 |
| 4200 1:200 Sections                    |                                            |  |    |
| 4200                                   | Podium Section - East West A               |  | 04 |
| 4201                                   | Podium Section - East West B               |  | 04 |
| 4202                                   | Podium Section - East West C               |  | 04 |
| 4203                                   | Podium Section - North South A             |  | 04 |
| 4204                                   | Podium Section - North South B             |  | 04 |
| 4205                                   | Podium Section - North South C             |  | 04 |
| 6100 GFA Plans                         |                                            |  |    |
| 6100                                   | GFA Level B04 - Level 02                   |  | 03 |
| 6101                                   | GFA Level 03 - 31                          |  | 03 |
| 6102                                   | GFA Level 32-56                            |  | 03 |
| 6103                                   | GFA Level 57-80                            |  | 03 |
| 6200 DDA Complane and Universal Design |                                            |  |    |
| 6200                                   | Adaptable Apartments                       |  | 03 |
| 6201                                   | Universal Design Apartments                |  | 03 |
| 6202                                   | Adaptable Design Hotels                    |  | 01 |
| 6300 Sun eye view                      |                                            |  |    |
| 6300                                   | Sun Eye View- June 21 9:00                 |  | 03 |
| 6301                                   | Sun Eye View- June 21 9:15                 |  | 03 |
| 6302                                   | Sun Eye View- June 21 9:30                 |  | 03 |
| 6303                                   | Sun Eye View- June 21 9:45                 |  | 03 |
| 6304                                   | Sun Eye View- June 21 10:00                |  | 03 |
| 6305                                   | Sun Eye View- June 21 10:15                |  | 03 |

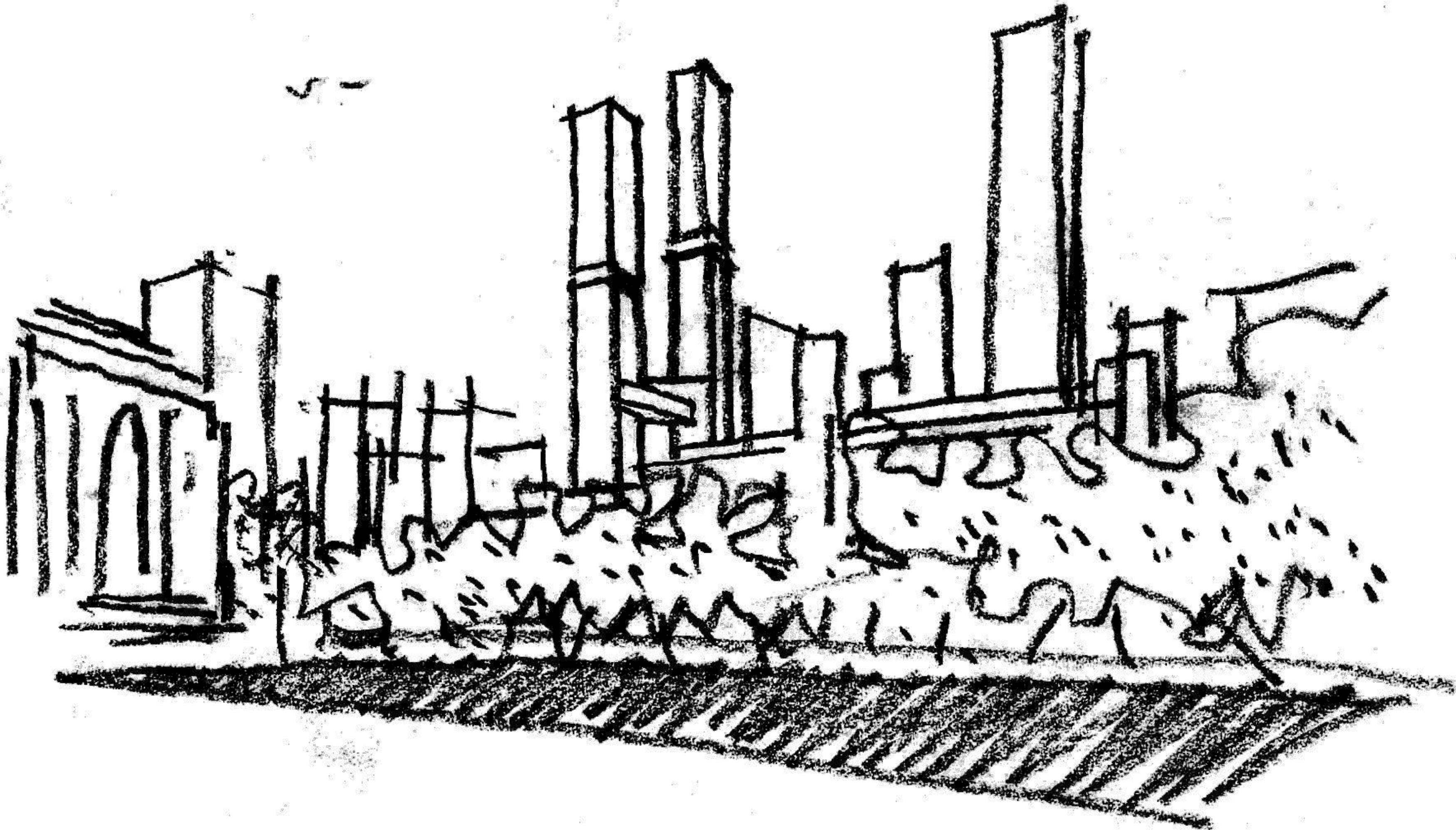
ISSUED FOR DEVELOPMENT APPLICATION

|      |                             |  |    |
|------|-----------------------------|--|----|
| 6306 | Sun Eye View- June 21 10:30 |  | 03 |
| 6307 | Sun Eye View- June 21 10:45 |  | 03 |
| 6308 | Sun Eye View- June 21 11:00 |  | 03 |
| 6309 | Sun Eye View- June 21 11:15 |  | 03 |
| 6310 | Sun Eye View- June 21 11:30 |  | 03 |
| 6311 | Sun Eye View- June 21 11:45 |  | 03 |
| 6312 | Sun Eye View- June 21 12:00 |  | 03 |
| 6313 | Sun Eye View- June 21 12:15 |  | 03 |
| 6314 | Sun Eye View- June 21 12:30 |  | 03 |
| 6315 | Sun Eye View- June 21 12:45 |  | 03 |
| 6316 | Sun Eye View- June 21 13:00 |  | 03 |
| 6317 | Sun Eye View- June 21 13:15 |  | 03 |
| 6318 | Sun Eye View- June 21 13:30 |  | 03 |
| 6319 | Sun Eye View- June 21 13:45 |  | 03 |
| 6320 | Sun Eye View- June 21 14:00 |  | 03 |
| 6321 | Sun Eye View- June 21 14:15 |  | 03 |
| 6322 | Sun Eye View- June 21 14:30 |  | 03 |
| 6323 | Sun Eye View- June 21 14:45 |  | 03 |
| 6324 | Sun Eye View- June 21 15:00 |  | 03 |

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS
- SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

legend



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/9/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 10/12/19 | For information             | PN     |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PN     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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project  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title  
**Cover Sheet**  
**Coversheet**

|              |              |           |
|--------------|--------------|-----------|
| scale        | first issued | 8/11/19   |
| project code | sheet no.    | revision  |
| <b>H338</b>  | <b>1000</b>  | <b>08</b> |

For Information

ALL DIMENSIONS AND EXISTING CONDITIONS  
SHALL BE CHECKED AND VERIFIED BY THE  
CONTRACTOR BEFORE PROCEEDING WITH THE WORK.  
ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.  
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legend



|     |         |                                |        |
|-----|---------|--------------------------------|--------|
| 03  | 12/3/20 | For Approval                   | TS     |
| 02  | 24/1/20 | For Approval                   | KIK    |
| 01  | 14/1/20 | For Development<br>Application | KIK    |
| rev | date    | name                           | by chk |

## fjmt

|       |            |              |         |
|-------|------------|--------------|---------|
| scale | 1:200 @ A1 | first issued | 14/1/20 |
|-------|------------|--------------|---------|

|              |             |           |
|--------------|-------------|-----------|
| project code | sheet no.   | revision  |
| <b>H338</b>  | <b>1200</b> | <b>03</b> |

## For Approval

02

01

rev

date

name

by

chk

02 12/3/20 For Approval TS

01 24/1/20 For Approval KIK

rev date name by chk

GENERAL NOTES

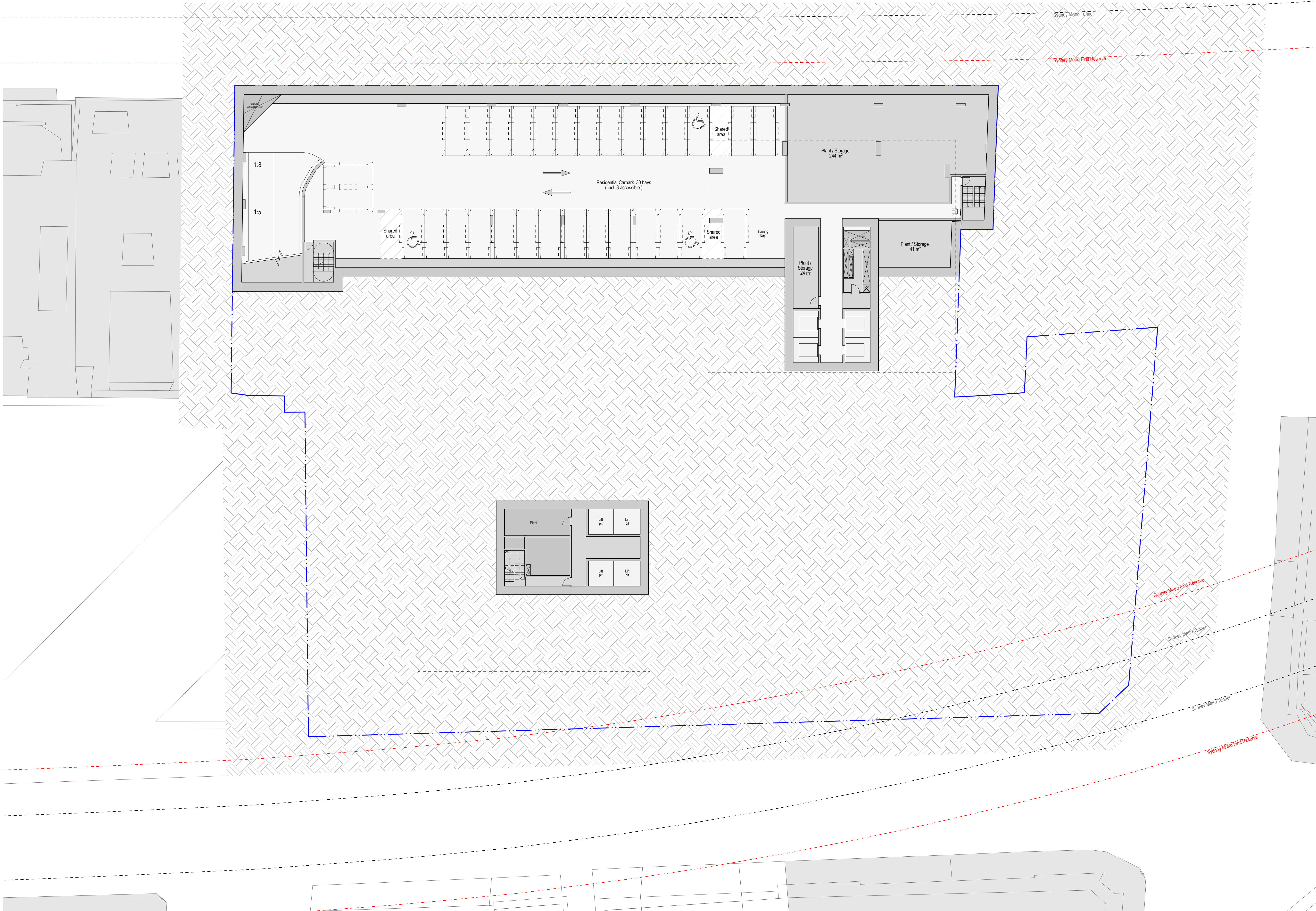
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

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legend



For Approval

fjmt

studio architecture interiors landscape urban community

sydney melbourne uk

Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Basement 5 -Residential Parking

scale 1:200 @ A1

first issued 24/1/20

project code H338

sheet no. 2000

revision 02

0205

0

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GENERAL NOTES

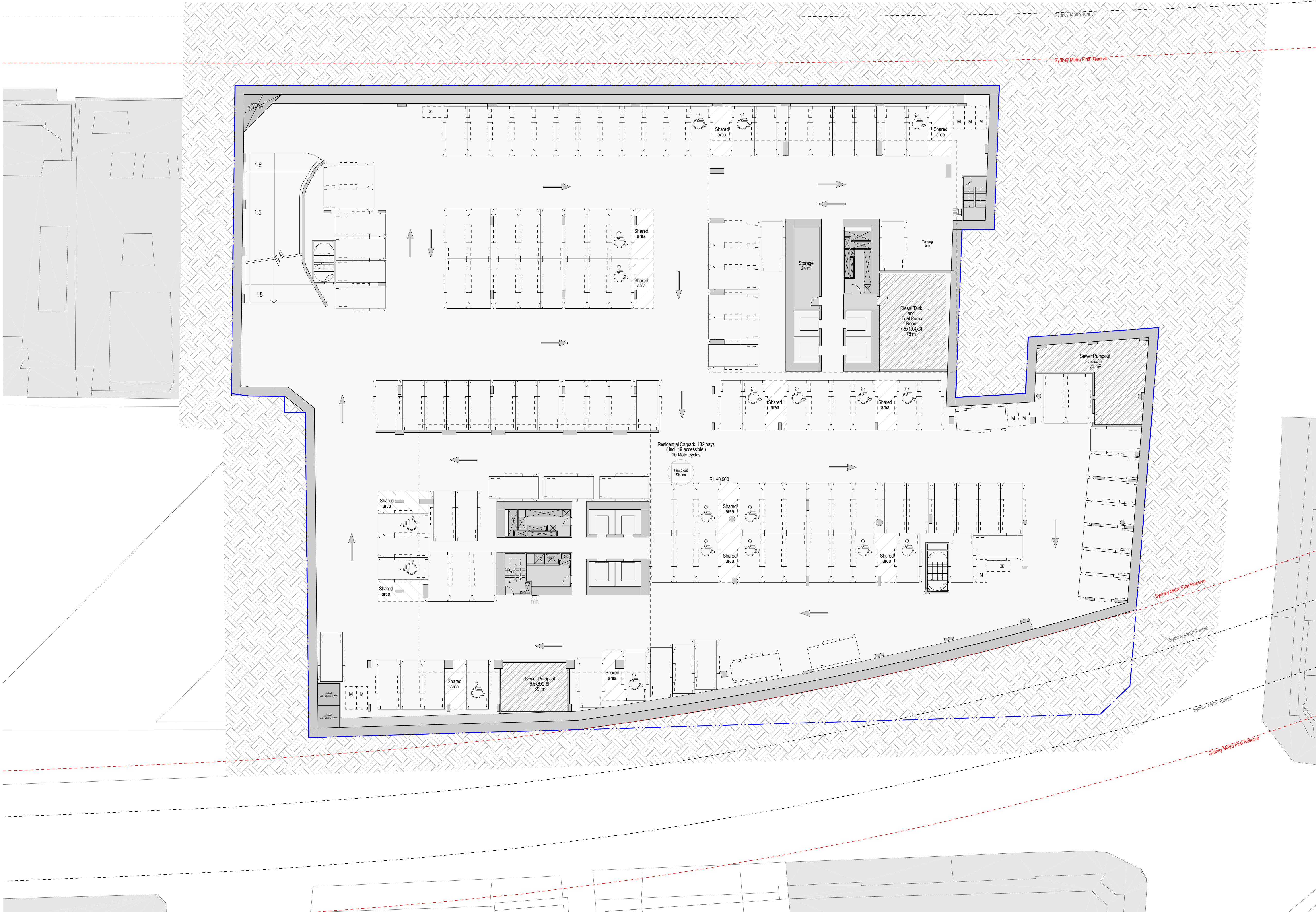
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Legend



- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary

|     |          |                             |     |     |
|-----|----------|-----------------------------|-----|-----|
| 07  | 12/3/20  | For Approval                | TS  |     |
| 06  | 24/1/20  | For Approval                | KIK |     |
| 05  | 14/1/20  | For Development Application | KIK |     |
| 04  | 13/12/19 | For information             | KIK |     |
| 03  | 6/12/19  | For Coordination            | TS  |     |
| 02  | 2/12/19  | For Coordination            | PN  |     |
| 01  | 8/11/19  | For Coordination            | KIK |     |
| rev | date     | name                        | by  | chk |

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project  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title  
**General Arrangement Plans**  
**Basement 4 - Residential Parking**

|              |            |              |         |
|--------------|------------|--------------|---------|
| scale        | 1:200 @ A1 | first issued | 8/11/19 |
| project code | H338       | sheet no.    | 2001    |
|              |            | revision     | 07      |

For Approval

02510

GENERAL NOTES

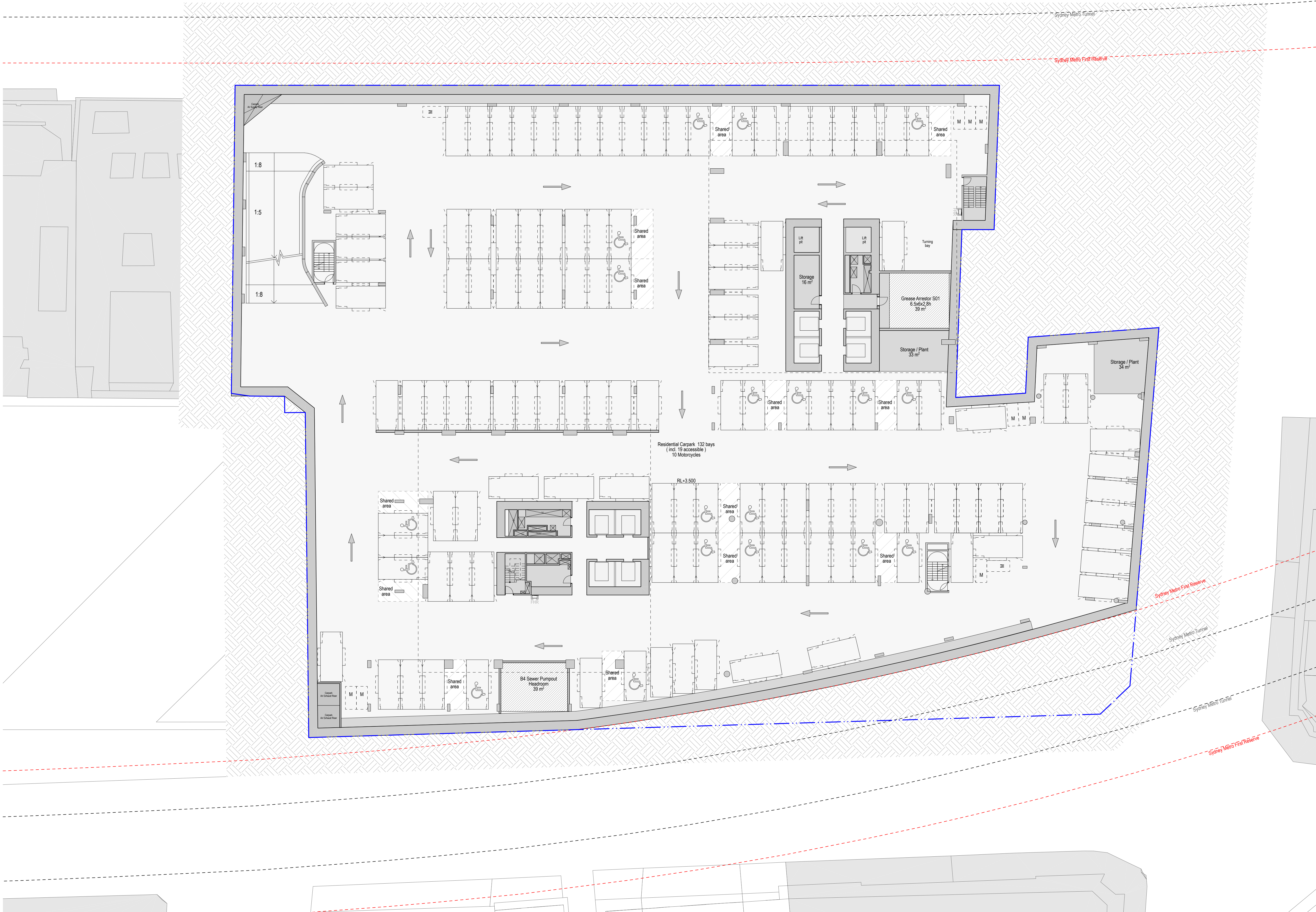
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Legend



- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary

|     |          |                             |     |
|-----|----------|-----------------------------|-----|
| 07  | 12/3/20  | For Approval                | TS  |
| 06  | 24/1/20  | For Approval                | KIK |
| 05  | 14/1/20  | For Development Application | KIK |
| 04  | 13/12/19 | For information             | KIK |
| 03  | 6/12/19  | For Coordination            | TS  |
| 02  | 2/12/19  | For Coordination            | PN  |
| 01  | 8/11/19  | For Coordination            | KIK |
| rev | date     | name                        | by  |
| chk |          |                             |     |

fjmt studio architecture interiors landscape urban community  
sydney melbourne uk  
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title  
**General Arrangement Plans**  
**Basement 3 - Residential Parking+Plant**

|              |            |              |         |
|--------------|------------|--------------|---------|
| scale        | 1:200 @ A1 | first issued | 8/11/19 |
| project code | H338       | sheet no.    | 2002    |
|              |            | revision     | 07      |

For Approval

0205

0

2

5

10m

GENERAL NOTES

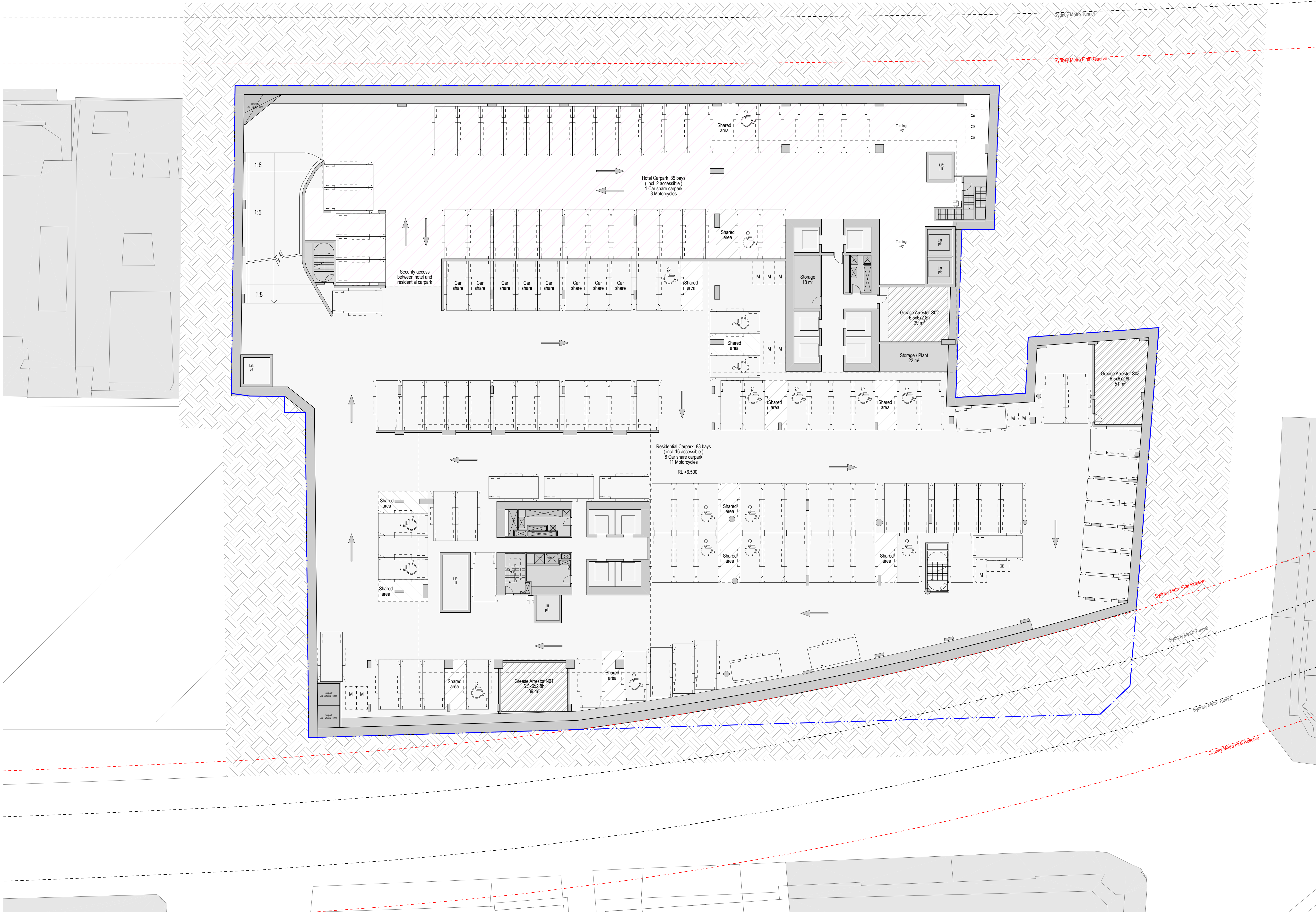
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

legend



1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

Residential Amenities

Parking

Hotel Amenities

Hotel

Hotel Spa

Hotel BOH

Circulation

Food and Beverage

Retail

Lift, Fire stair, Services

Plant

Boundary

|     |          |                             |     |     |
|-----|----------|-----------------------------|-----|-----|
| 07  | 12/3/20  | For Approval                | TS  |     |
| 06  | 24/1/20  | For Approval                | KIK |     |
| 05  | 14/1/20  | For Development Application | KIK |     |
| 04  | 13/12/19 | For information             | KIK |     |
| 03  | 6/12/19  | For Coordination            | TS  |     |
| 02  | 2/12/19  | For Coordination            | PN  |     |
| 01  | 8/11/19  | For Coordination            | KIK |     |
| rev | date     | name                        | by  | chk |

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project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Basement 2 - Hotel Parking+Residential Parking+Plant

scale

1:200 @ A1

first issued

8/11/19

project code

H338

sheet no.

2003

revision

07

For Approval

020510

0

2

5

10m

GENERAL NOTES

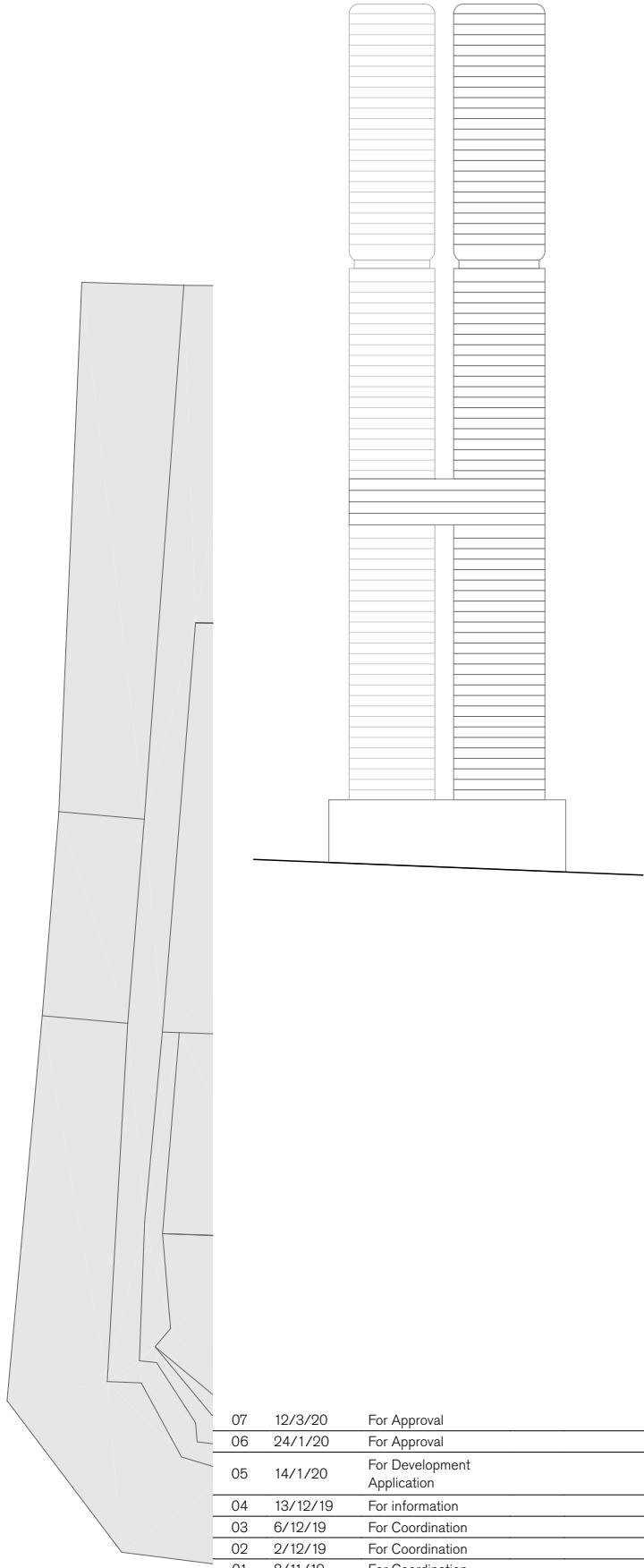
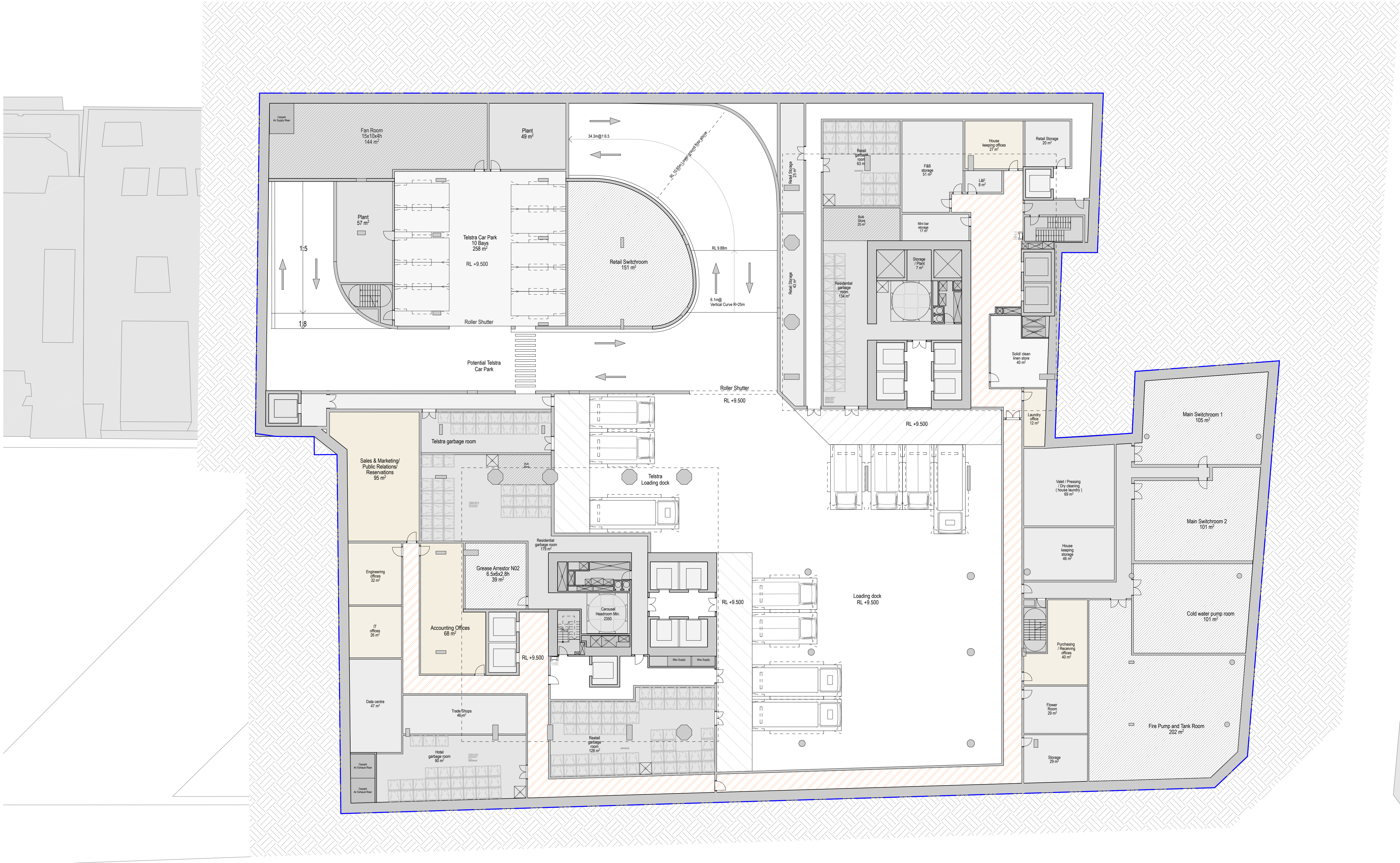
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

legend



|     |          |                             |     |     |
|-----|----------|-----------------------------|-----|-----|
| 07  | 12/3/20  | For Approval                | TS  |     |
| 06  | 24/1/20  | For Approval                | KIK |     |
| 05  | 14/1/20  | For Development Application | KIK |     |
| 04  | 13/12/19 | For information             | KIK |     |
| 03  | 6/12/19  | For Coordination            | TS  |     |
| 02  | 2/12/19  | For Coordination            | PN  |     |
| 01  | 8/11/19  | For Coordination            | KIK |     |
| rev | date     | name                        | by  | chk |

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Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title  
**General Arrangement Plans  
Basement 1 - Loading Dock+Telstra  
Parking+Hotel BOH+Plant**

|              |            |              |         |
|--------------|------------|--------------|---------|
| scale        | 1:200 @ A1 | first issued | 8/11/19 |
| project code | H338       | sheet no.    | 2004    |
|              |            | revision     | 07      |

For Approval

**For Approval**

020510

0

2

5

10m

GENERAL NOTES

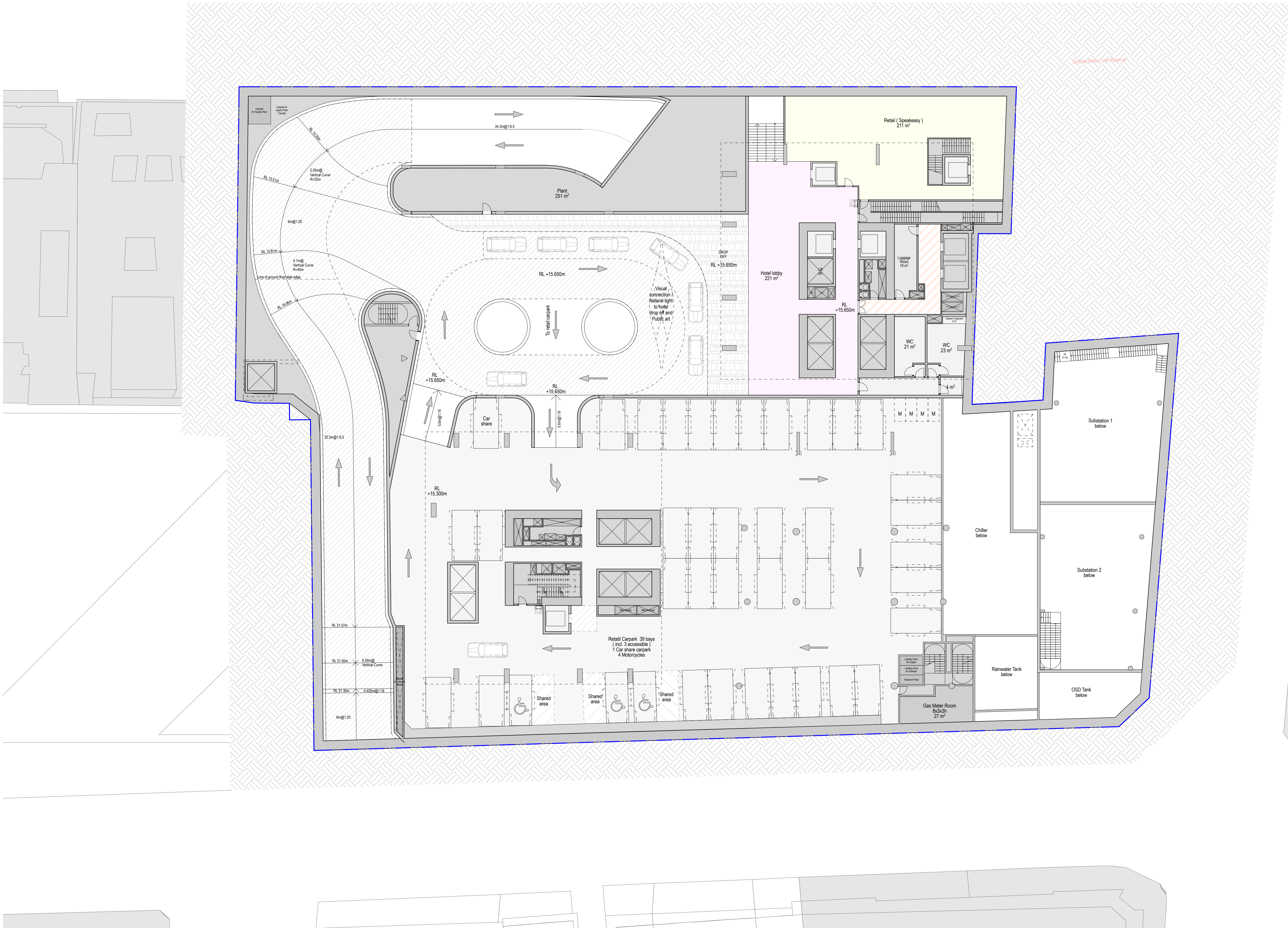
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

legend



1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

Residential Amenities

Parking

Hotel Amenities

Hotel

Hotel Spa

Hotel BOH

Circulation

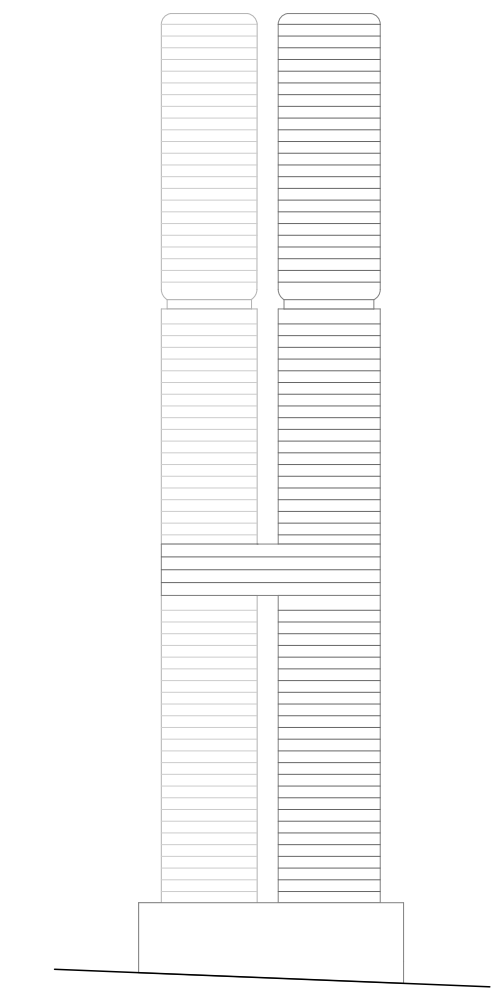
Food and Beverage

Retail

Lift, Fire stair, Services

Plant

Boundary



|     |          |                             |     |     |
|-----|----------|-----------------------------|-----|-----|
| 07  | 12/3/20  | For Approval                | TS  |     |
| 06  | 24/1/20  | For Approval                | KIK |     |
| 05  | 14/1/20  | For Development Application | KIK |     |
| 04  | 13/12/19 | For information             | KIK |     |
| 03  | 6/12/19  | For Coordination            | TS  |     |
| 02  | 2/12/19  | For Coordination            | PN  |     |
| 01  | 8/11/19  | For Coordination            | KIK |     |
| rev | date     | name                        | by  | chk |

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fjmt

project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Lower Ground Plan-Hotel Drop off+Retail

Parking+Plant

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

revision

H338

2006

07

For Approval

020510

0

2

5

10m

GENERAL NOTES

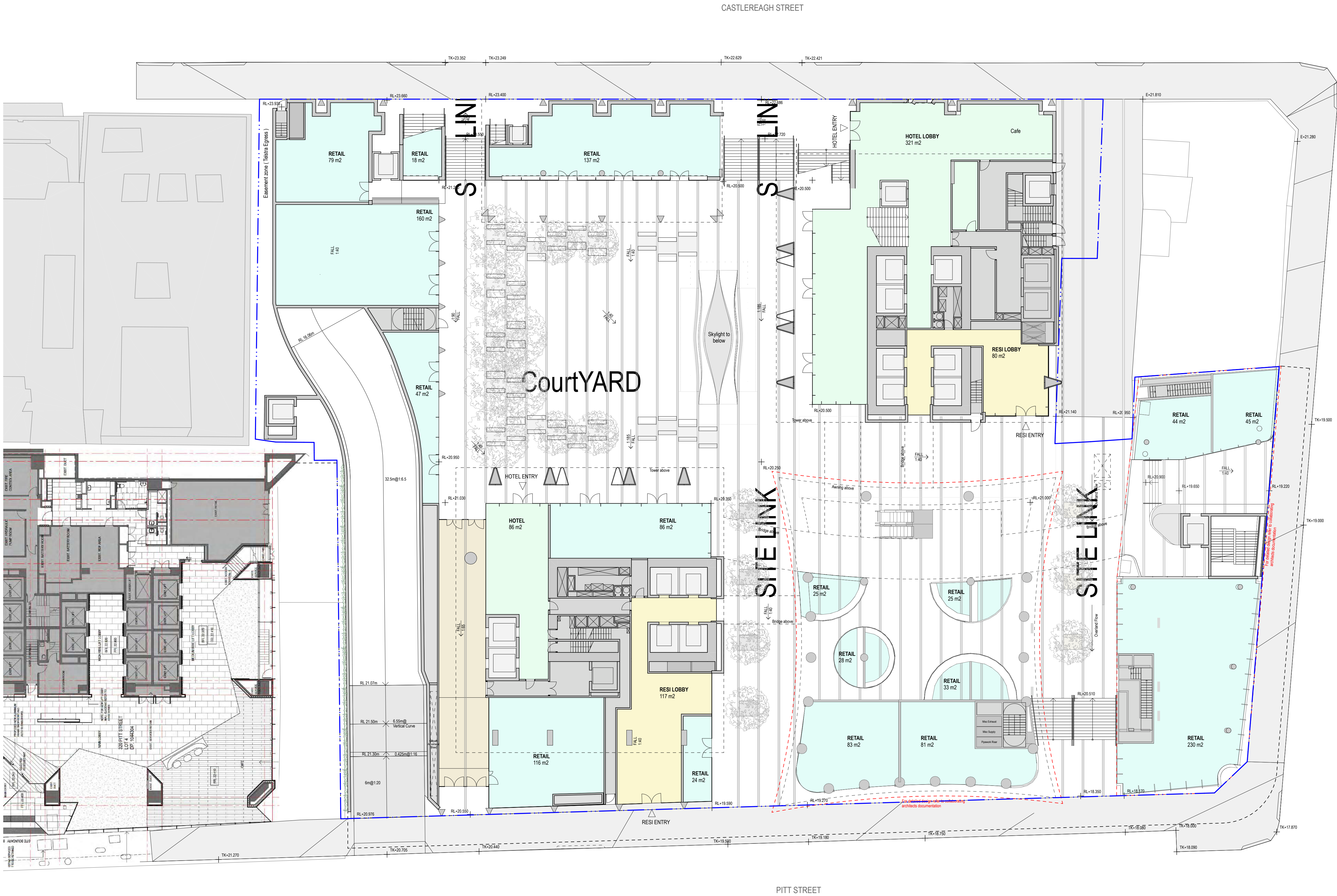
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ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

Legend



1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

Residential Amenities

Parking

Hotel Amenities

Hotel

Hotel Spa

Hotel BOH

Circulation

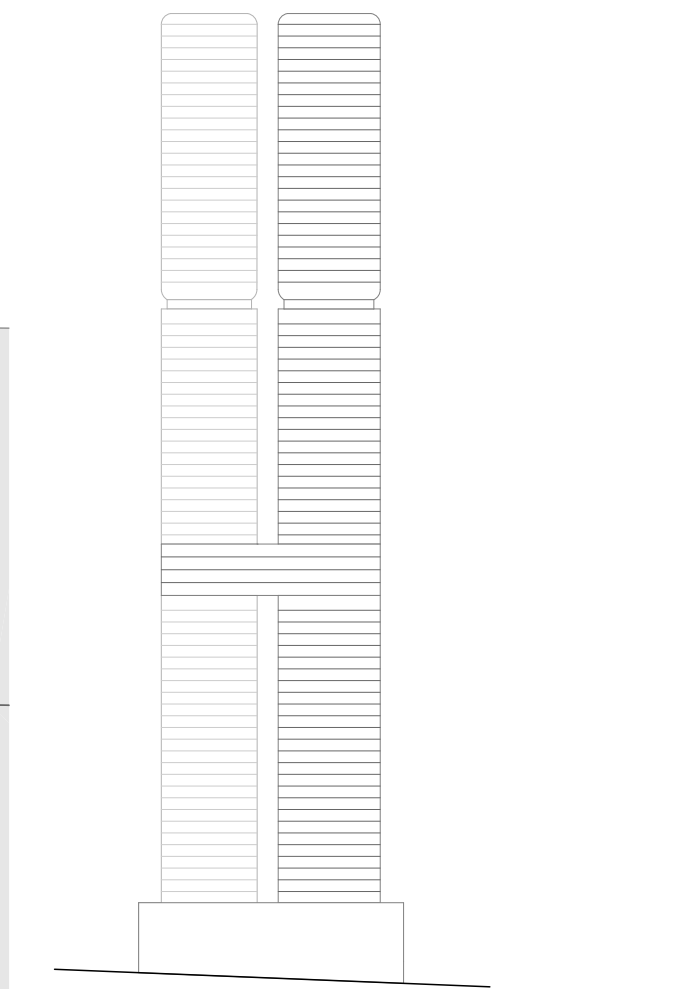
Food and Beverage

Retail

Lift, Fire stair, Services

Plant

Boundary



|     |          |                             |     |
|-----|----------|-----------------------------|-----|
| 07  | 12/3/20  | For Approval                | TS  |
| 06  | 24/1/20  | For Approval                | KIK |
| 05  | 14/1/20  | For Development Application | KIK |
| 04  | 13/12/19 | For information             | KIK |
| 03  | 6/12/19  | For Coordination            | TS  |
| 02  | 27/12/19 | For Coordination            | PN  |
| 01  | 8/11/19  | For Coordination            | KIK |
| rev | date     | name                        | by  |
| chk |          |                             |     |

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project

**338 Pitt Street**

338 Pitt Street

Sydney NSW 2000

title

**General Arrangement Plans**

**Ground Floor - Hotel Lobby+Residential Lobby+Retail**

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

revision

H338

2007

07

For Approval

020510

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5

10m

GENERAL NOTES

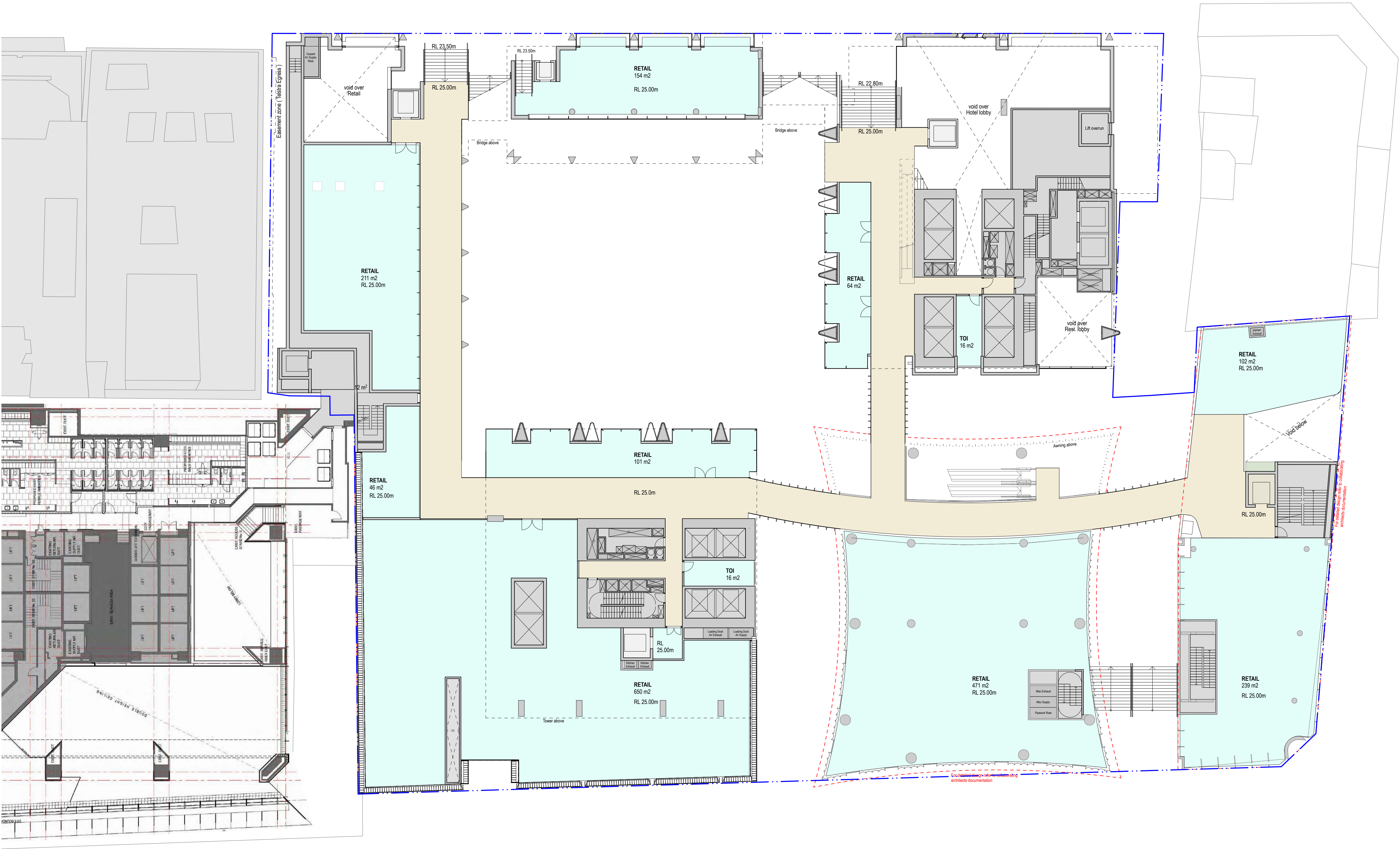
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

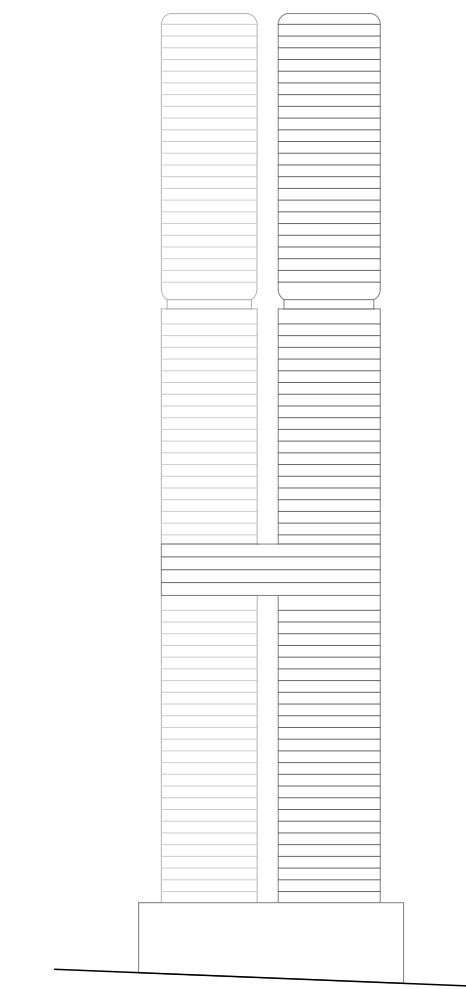
DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

legend



- 1 Bed Apartment
  - 2 Bed Apartment
  - 3 Bed Apartment
  - Residential Amenities
  - Parking
  - Hotel Amenities
  - Hotel
  - Hotel Spa
  - Hotel BOH
  - Circulation
  - Food and Beverage
  - Retail
  - Lift, Fire stair, Services
  - Plant
- Boundary



|     |          |                             |     |
|-----|----------|-----------------------------|-----|
| 07  | 12/3/20  | For Approval                | TS  |
| 06  | 24/1/20  | For Approval                | KIK |
| 05  | 14/1/20  | For Development Application | KIK |
| 04  | 13/12/19 | For information             | KIK |
| 03  | 6/12/19  | For Coordination            | TS  |
| 02  | 2/12/19  | For Coordination            | PN  |
| 01  | 8/11/19  | For Coordination            | KIK |
| rev | date     | name                        | by  |
| chk |          |                             |     |

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project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Level 1 - Retail

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

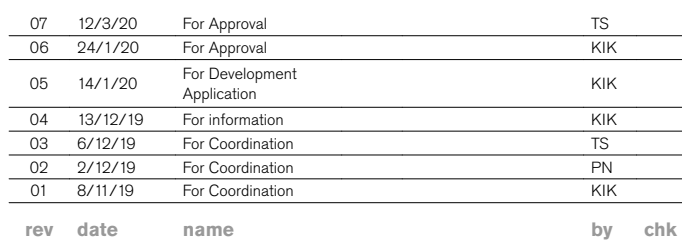
revision

H338

2008

07

For Approval



020510

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10m

GENERAL NOTES

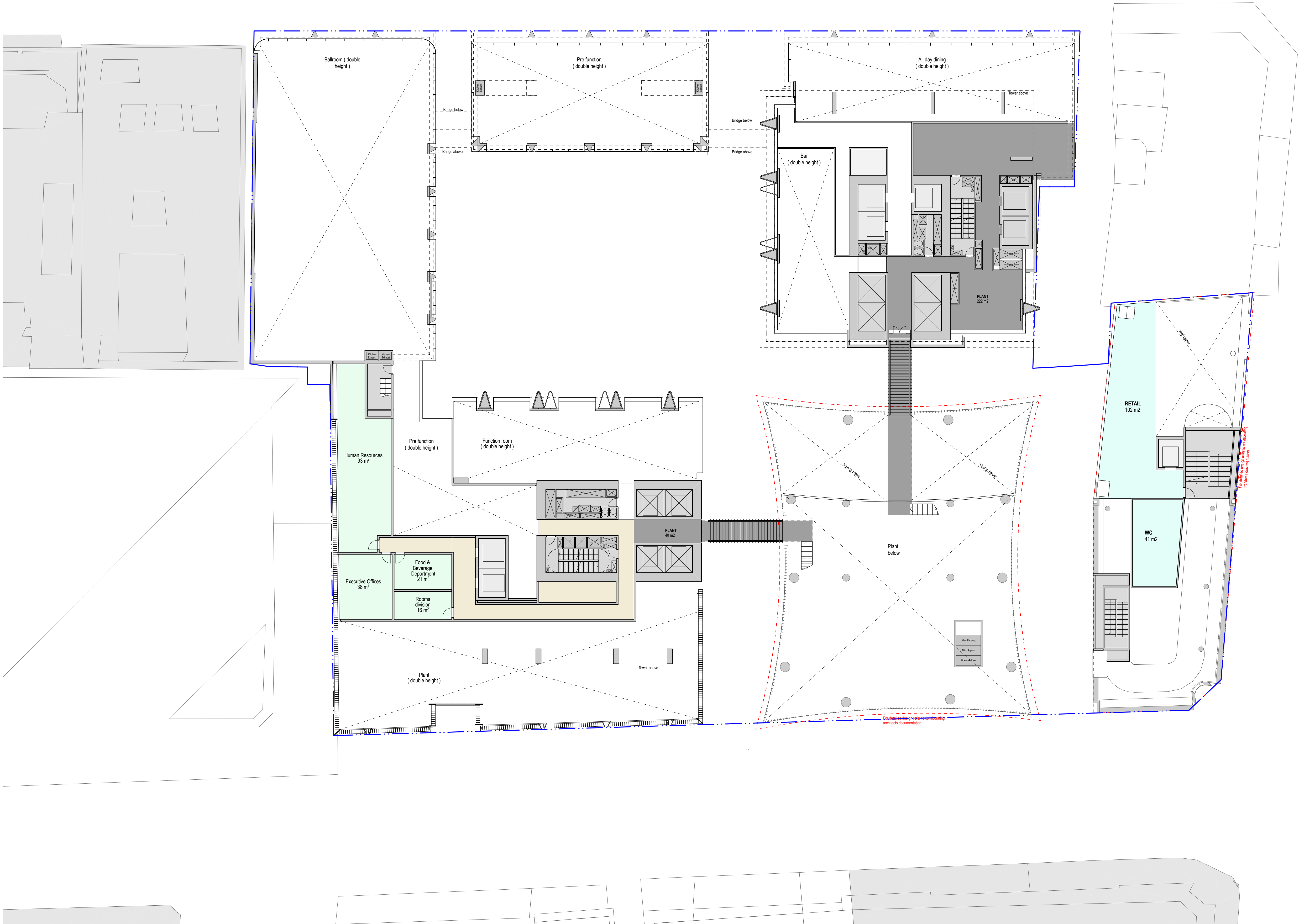
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

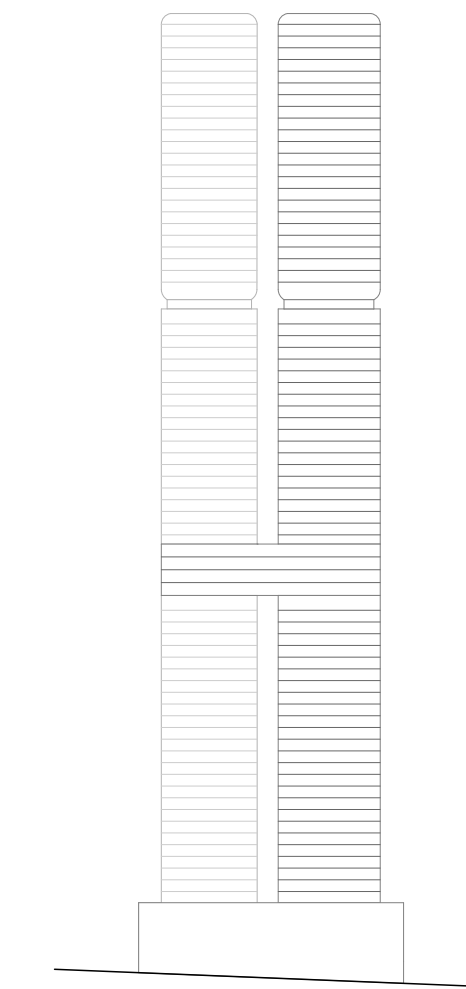
DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

legend



- 1 Bed Apartment
  - 2 Bed Apartment
  - 3 Bed Apartment
  - Residential Amenities
  - Parking
  - Hotel Amenities
  - Hotel
  - Hotel Spa
  - Hotel BOH
  - Circulation
  - Food and Beverage
  - Retail
  - Lift, Fire stair, Services
  - Plant
- Boundary



|     |          |                             |    |     |
|-----|----------|-----------------------------|----|-----|
| 07  | 12/3/20  | For Approval                |    | TS  |
| 06  | 24/1/20  | For Approval                |    | KIK |
| 05  | 14/1/20  | For Development Application |    | KIK |
| 04  | 13/12/19 | For information             |    | KIK |
| 03  | 6/12/19  | For Coordination            |    | TS  |
| 02  | 2/12/19  | For Coordination            |    | PN  |
| 01  | 8/11/19  | For Coordination            |    | KIK |
| rev | date     | name                        | by | chk |

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Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

fjmt

project

**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title

**General Arrangement Plans**  
**Level 3 - Hotel Function and**  
**BOH+Retail+Plant (Double height)**

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

revision

**H338**

**2010**

**07**

For Approval

020510

0

2

5

10m

GENERAL NOTES

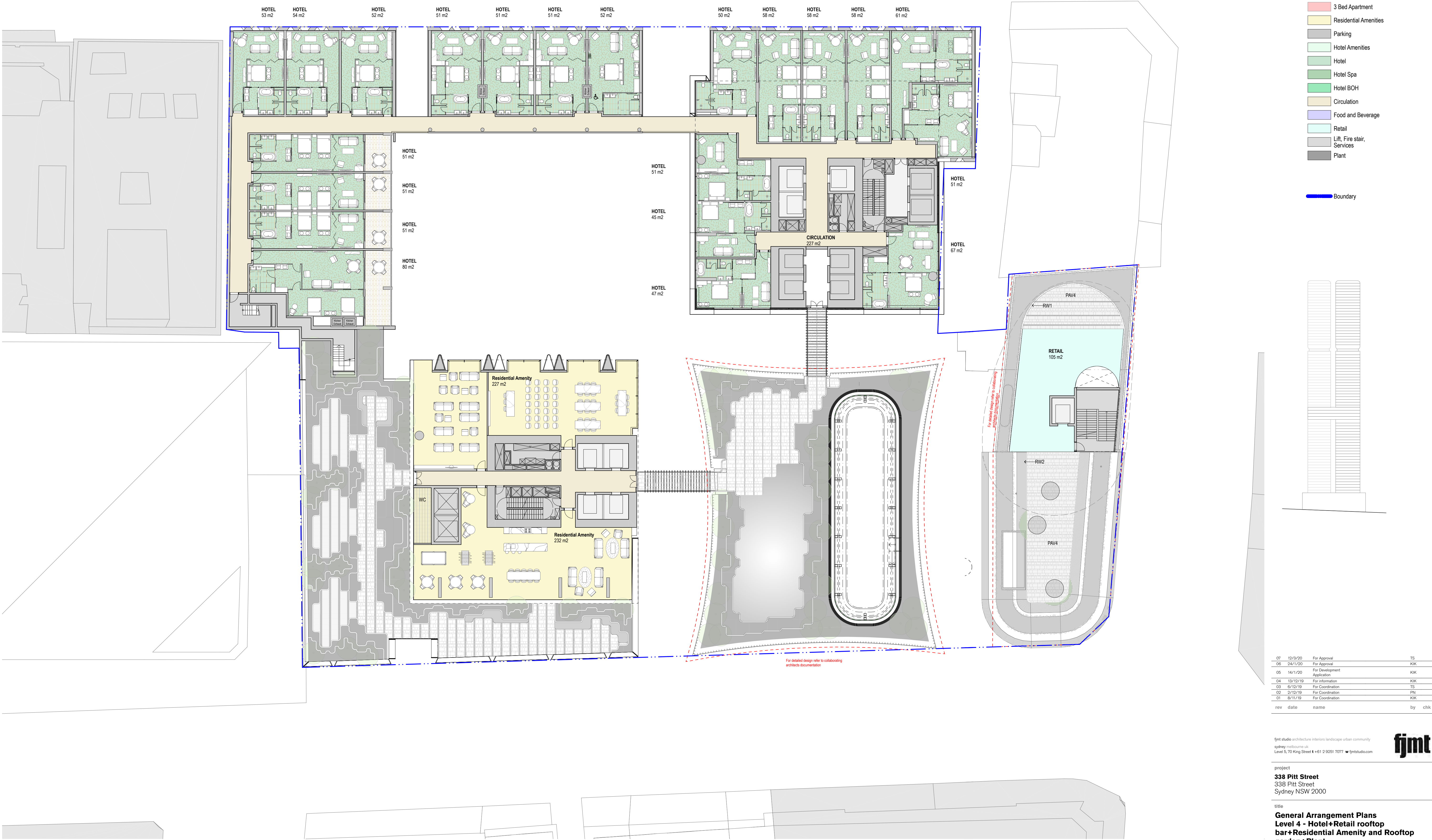
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

legend



|     |          |                             |     |
|-----|----------|-----------------------------|-----|
| 07  | 12/3/20  | For Approval                | TS  |
| 06  | 24/1/20  | For Approval                | KIK |
| 05  | 14/1/20  | For Development Application | KIK |
| 04  | 13/12/19 | For information             | KIK |
| 03  | 6/12/19  | For Coordination            | TS  |
| 02  | 2/12/19  | For Coordination            | PN  |
| 01  | 8/11/19  | For Coordination            | KIK |
| rev | date     | name                        | by  |
| chk |          |                             |     |

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sydney melbourne uk

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fjmt

project

**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title

**General Arrangement Plans**  
**Level 4 - Hotel+Retail rooftop**  
**bar+Residential Amenity and Rooftop**  
**garden+Plant**

scale

1:200 @ A1

project code

H338

sheet no.

2011

revision

07

first issued

8/11/19

For Approval

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title  
**General Arrangement Plans  
Level 5 - Hotel+Residential Amenity  
(Double height)**

|              |             |              |         |
|--------------|-------------|--------------|---------|
| scale        | 1:200 @ A1  | first issued | 8/11/19 |
| project code | sheet no.   | revision     |         |
| <b>H338</b>  | <b>2012</b> | <b>07</b>    |         |

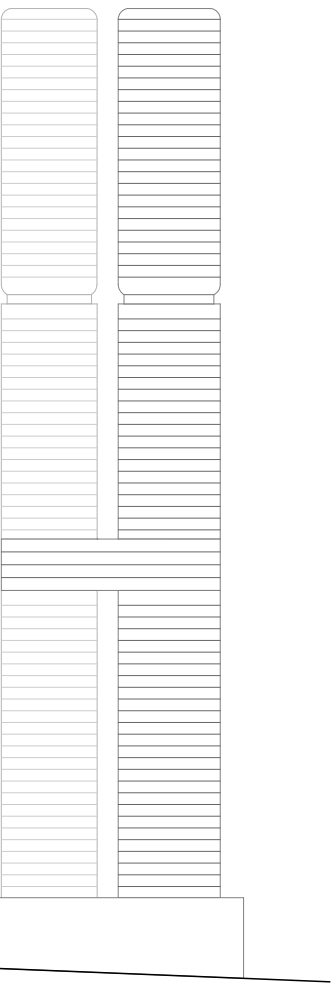


- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
  - DO NOT SCALE DRAWINGS.
  - USE FIGURED DIMENSIONS ONLY.

Legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



Telstra  
RL 161.400

|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 13/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PH     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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sydney melbourne uk  
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title  
**General Arrangement Plans**  
**Level 06-07 - Hotel+Residential**

|              |            |              |         |
|--------------|------------|--------------|---------|
| scale        | 1:200 @ A1 | first issued | 8/11/19 |
| project code | sheet no.  | revision     |         |
| H338         | 2013       | 08           |         |

For Approval

02510

GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

legend



For Approval

02510m

GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS

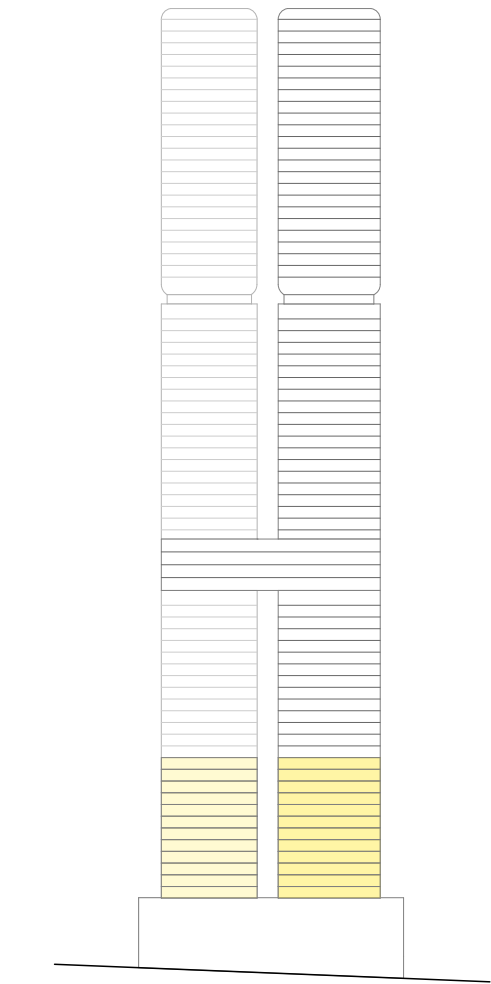
◦ SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

◦ ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

◦ DO NOT SCALE DRAWINGS.

◦ USE FIGURED DIMENSIONS ONLY.

legend



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 13/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
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| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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sydney melbourne uk

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project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Level 09-16 - Hotel+Typical Residential

low rise 1 in North Tower

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

revision

H338

2015

08

For Approval

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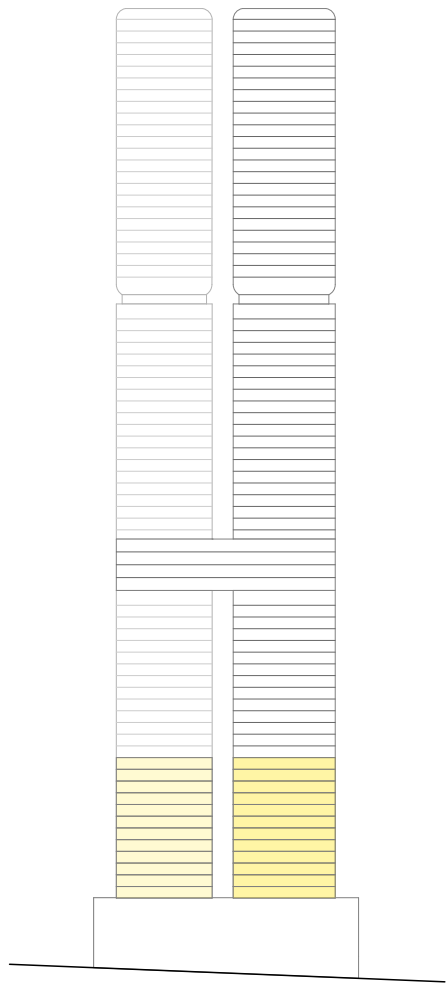
**GENERAL NOTES**

- ALL DIMENSIONS AND EXISTING CONDITIONS
- SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 05  | 12/3/20  | For Approval                | TS     |
| 04  | 24/1/20  | For Approval                | KIK    |
| 03  | 14/1/20  | For Development Application | KIK    |
| 02  | 18/12/19 | For information             | KIK    |
| 01  | 6/12/19  | For Coordination            | TS     |
| rev | date     | name                        | by chk |

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sydney melbourne uk

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project

**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title

**General Arrangement Plans**  
**Level 17 -Typical Residential low rise 1 in**  
**North Tower+ Hotel presidential suit**

scale

1:200 @ A1

first issued

6/12/19

project code

sheet no.

revision

**H338**

**2016**

**05**

For Approval

0

2

5

10m

GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS

◦ SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

◦ ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

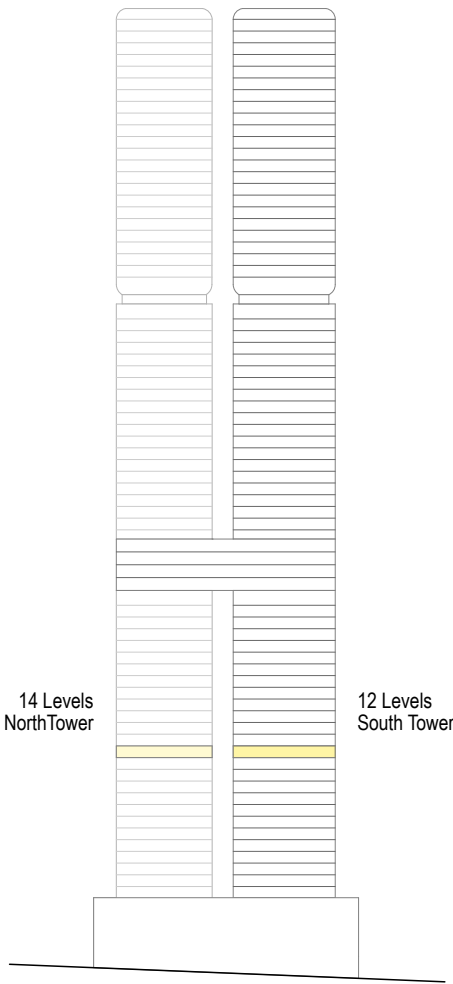
◦ DO NOT SCALE DRAWINGS.

◦ USE FIGURED DIMENSIONS ONLY.

legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 07  | 12/3/20  | For Approval                | TS     |
| 06  | 24/1/20  | For Approval                | KIK    |
| 05  | 14/1/20  | For Development Application | KIK    |
| 04  | 13/12/19 | For information             | KIK    |
| 03  | 6/12/19  | For Coordination            | TS     |
| 02  | 2/12/19  | For Coordination            | PN     |
| 01  | 22/11/19 | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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sydney melbourne uk  
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title  
**General Arrangement Plans**  
**Level 18 Residential**

|              |            |              |          |
|--------------|------------|--------------|----------|
| scale        | 1:200 @ A1 | first issued | 22/11/19 |
| project code | sheet no.  | revision     |          |
| H338         | 2017       | 07           |          |

For Approval

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10m

GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS

◦ SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

◦ ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

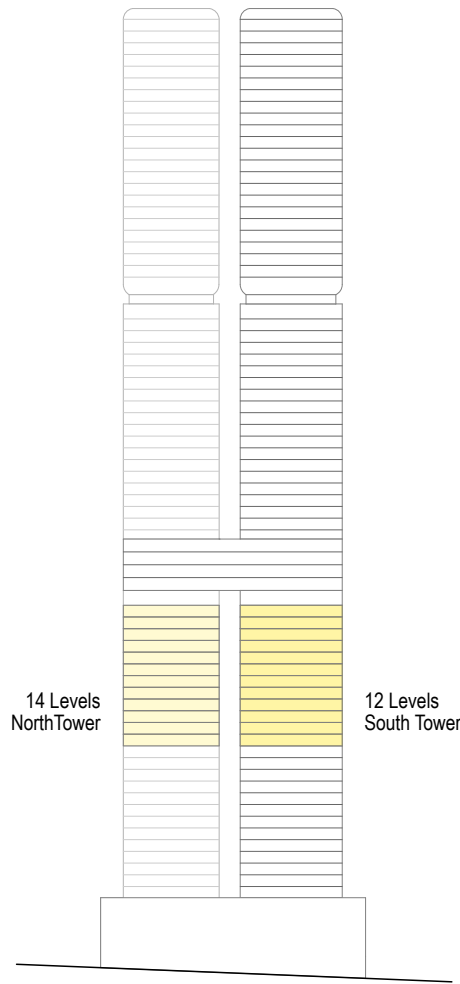
◦ DO NOT SCALE DRAWINGS.

◦ USE FIGURED DIMENSIONS ONLY.

legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 13/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PH     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Level 19-30 Typical Residential low rise 1

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

revision

H338

2018

08

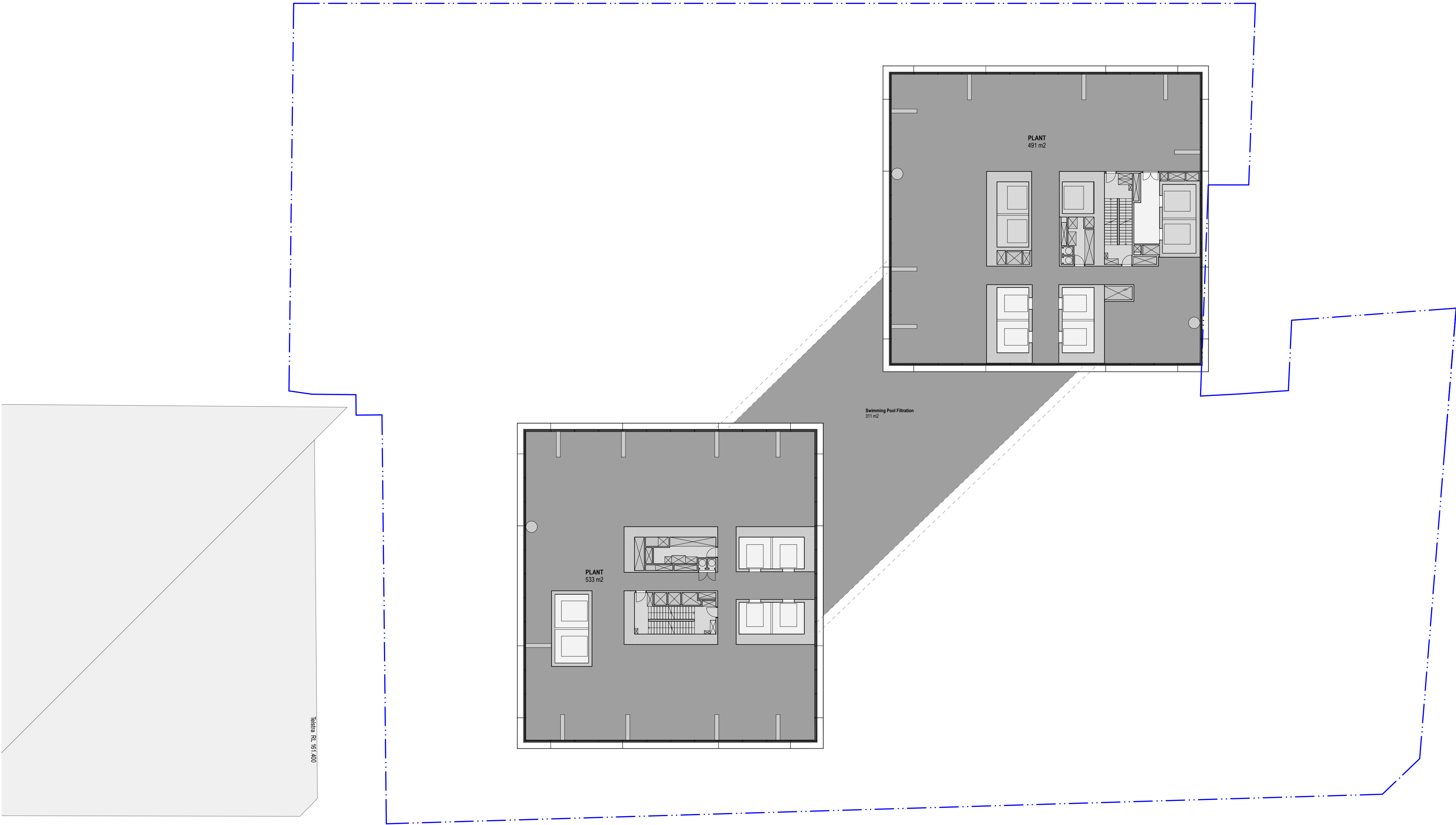
For Approval

02510m

GENERAL NOTES

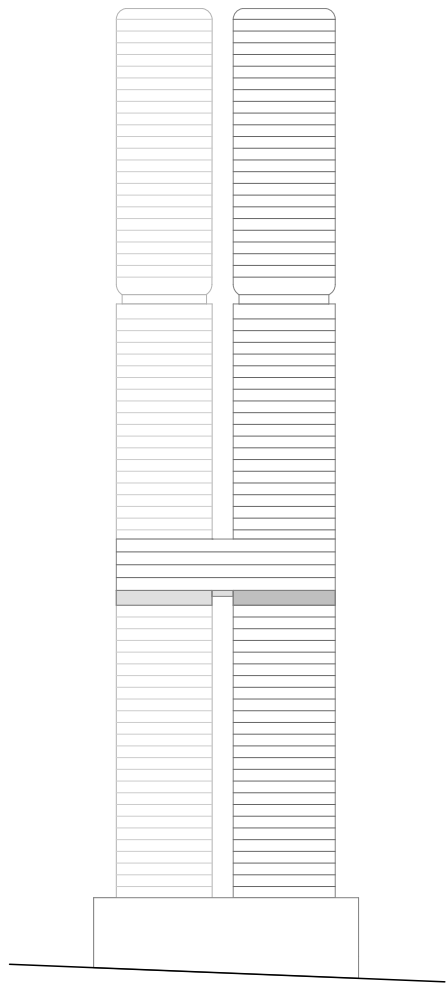
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

legend



- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
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| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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fjmt

project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Level 31 - Plant

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

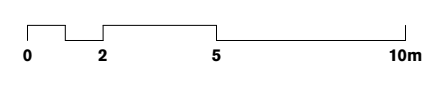
revision

H338

2019

08

For Approval



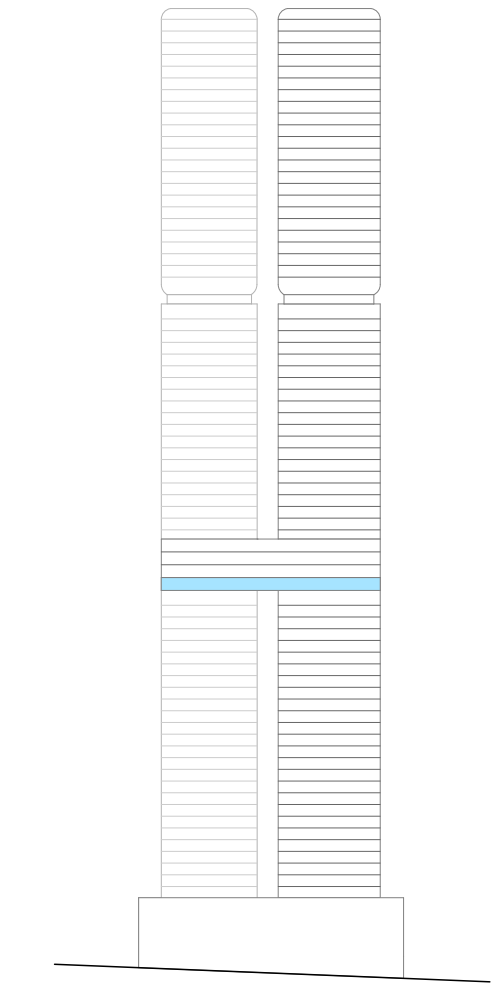
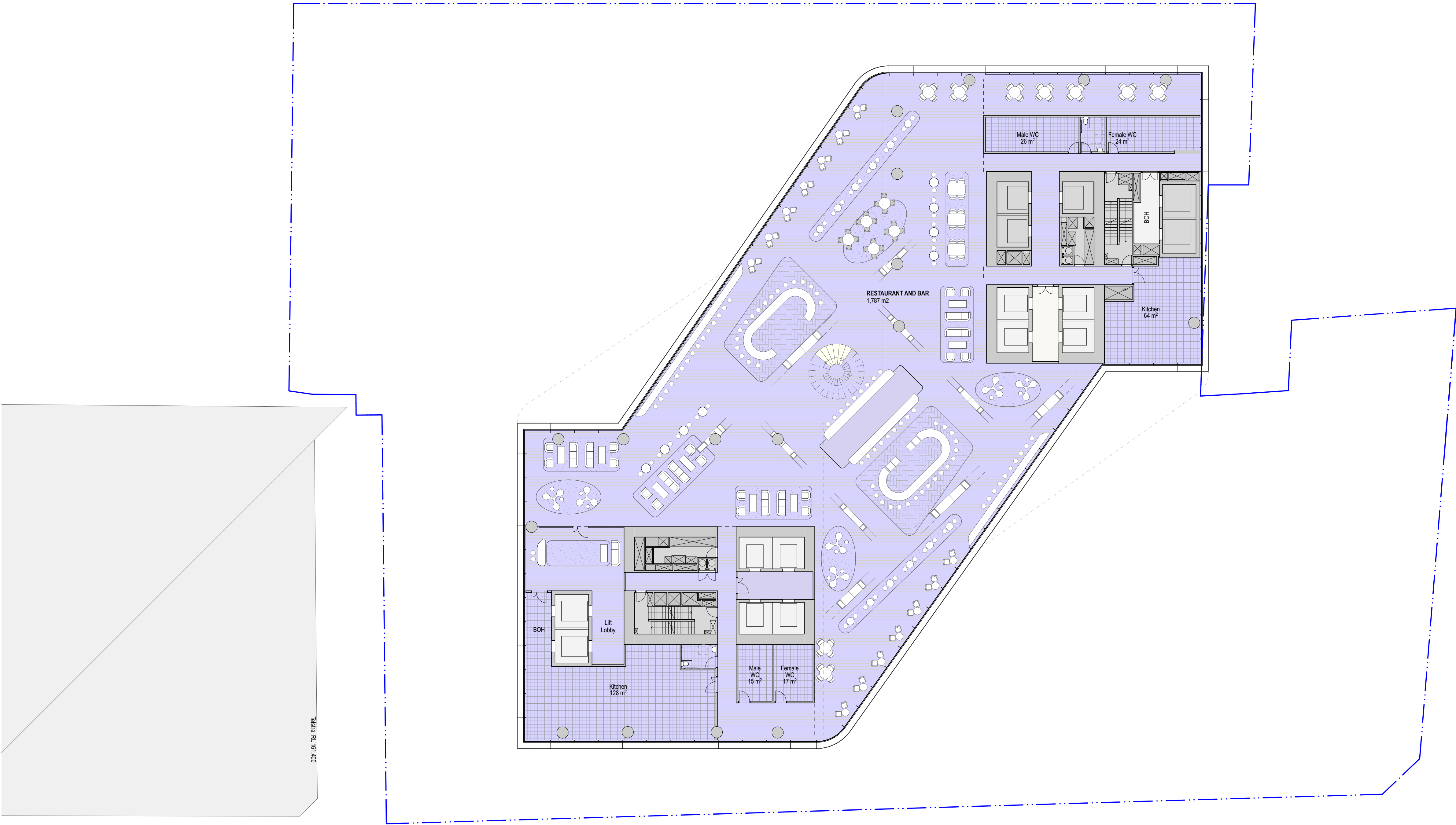
**GENERAL NOTES**

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Legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 13/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PH     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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**project**  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

**title**  
**General Arrangement Plans**  
**Level 32 - Sky Bridge - F&B**

|              |             |              |           |
|--------------|-------------|--------------|-----------|
| scale        | 1:200 @ A1  | first issued | 8/11/19   |
| project code | sheet no.   | revision     |           |
| <b>H338</b>  | <b>2020</b> |              | <b>08</b> |



For Approval

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title  
**General Arrangement Plans**  
**Level 33 - Sky Bridge - Residential**

**For Approval**

02510

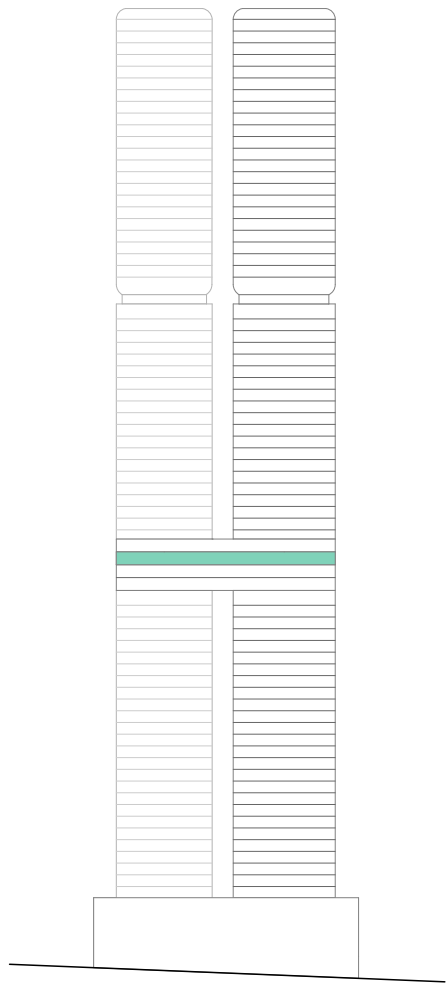
GENERAL NOTES

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- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
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- USE FIGURED DIMENSIONS ONLY.

legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 13/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PH     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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fjmt

project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Level 34 - Sky Bridge - Hotel

Amenity+Residential Amenity

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

revision

H338

2022

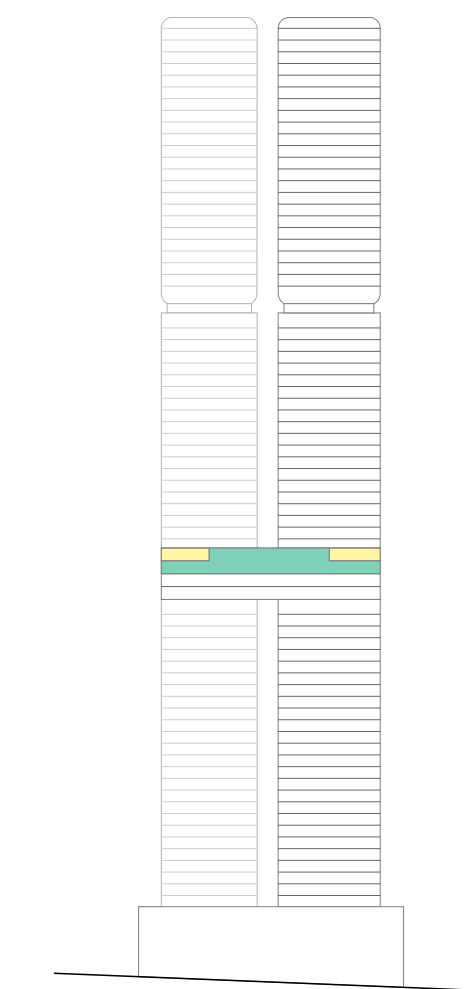
08

For Approval

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
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- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

**Boundary**



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|       |            |              |         |
|-------|------------|--------------|---------|
| scale | 1:200 @ A1 | first issued | 8/11/19 |
|-------|------------|--------------|---------|

|              |           |          |
|--------------|-----------|----------|
| project code | sheet no. | revision |
|--------------|-----------|----------|

**H338**                  **2023**                  **08**

## For Approval

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- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
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-  1 Bed Apartment
-  2 Bed Apartment
-  3 Bed Apartment
-  Residential Amenities
-  Parking
-  Hotel Amenities
-  Hotel
-  Hotel Spa
-  Hotel BOH
-  Circulation
-  Food and Beverage
-  Retail
-  Lift, Fire stair,  
Services
-  Plant

**Boundary**

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title

**General Arrangement Plans  
Level 36 - Sky Bridge - Residential  
Amenity+Roof**

|              |             |              |         |
|--------------|-------------|--------------|---------|
| scale        | 1:200 @ A1  | first issued | 8/11/19 |
| project code | sheet no.   | revision     |         |
| <b>H338</b>  | <b>2024</b> | <b>08</b>    |         |

**For Approval**

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5

10m

GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS

◦ SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

◦ ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

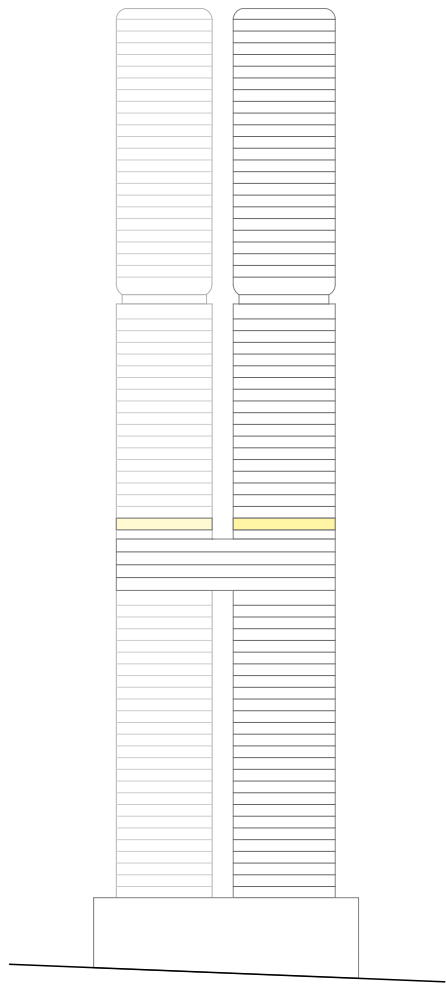
◦ DO NOT SCALE DRAWINGS.

◦ USE FIGURED DIMENSIONS ONLY.

legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|    |          |                             |     |
|----|----------|-----------------------------|-----|
| 08 | 12/3/20  | For Approval                | TS  |
| 07 | 24/1/20  | For Approval                | KIK |
| 06 | 14/1/20  | For Development Application | KIK |
| 05 | 18/12/19 | For information             | KIK |
| 04 | 6/12/19  | For Coordination            | TS  |
| 03 | 2/12/19  | For Coordination            | PH  |
| 02 | 22/11/19 | For Coordination            | KIK |
| 01 | 8/11/19  | For Coordination            | KIK |

| rev | date | name | by | chk |
|-----|------|------|----|-----|
|-----|------|------|----|-----|

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project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Level 37 - Residential

|              |            |              |         |
|--------------|------------|--------------|---------|
| scale        | 1:200 @ A1 | first issued | 8/11/19 |
| project code | sheet no.  | revision     |         |
| H338         | 2025       | 08           |         |

For Approval

0

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5m

GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS

◦ SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

◦ ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

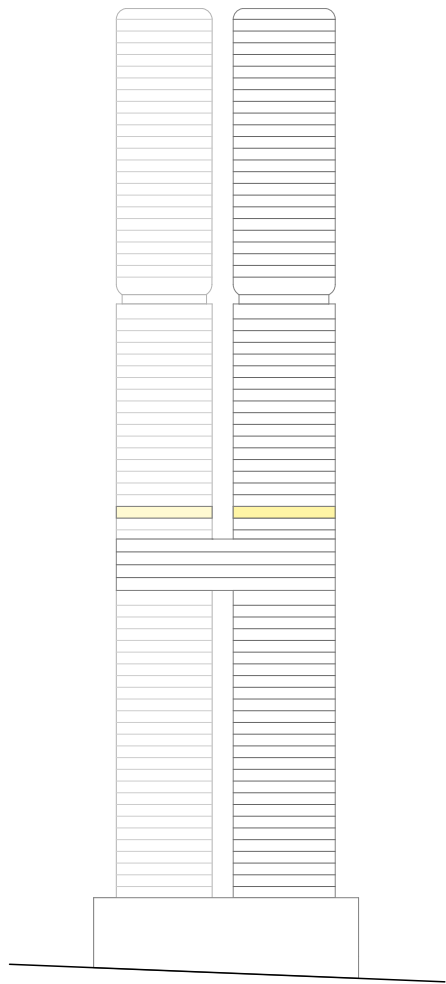
◦ DO NOT SCALE DRAWINGS.

◦ USE FIGURED DIMENSIONS ONLY.

legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/9/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 18/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PH     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title  
**General Arrangement Plans**  
**Level 38 - Riser transfer**

|              |            |              |         |
|--------------|------------|--------------|---------|
| scale        | 1:100 @ A1 | first issued | 8/11/19 |
| project code | sheet no.  | revision     |         |
| H338         | 2026       | 08           |         |

For Approval

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1

2

5m

GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS

◦ SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

◦ ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

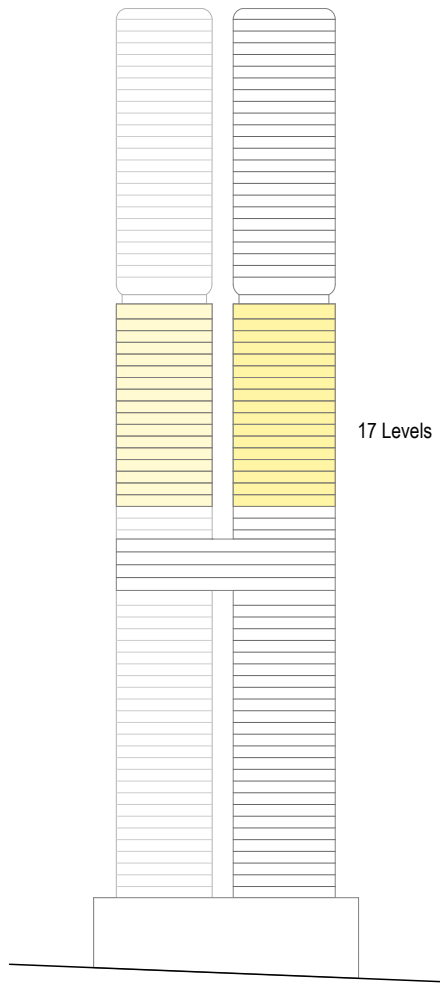
◦ DO NOT SCALE DRAWINGS.

◦ USE FIGURED DIMENSIONS ONLY.

legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 13/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PH     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Level 39-55 Typical Low Rise 2

scale

1:100 @ A1

first issued

8/11/19

project code

sheet no.

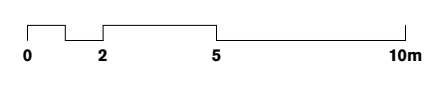
revision

H338

2027

08

For Approval



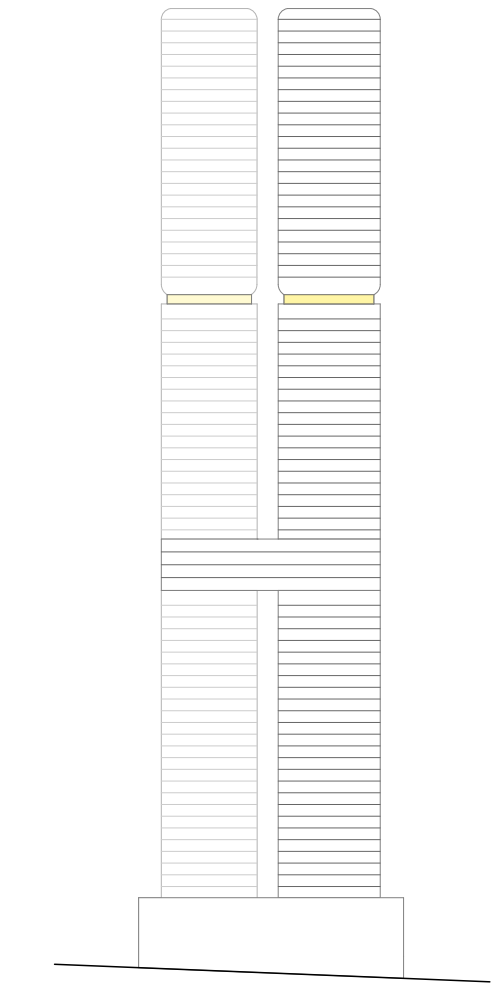
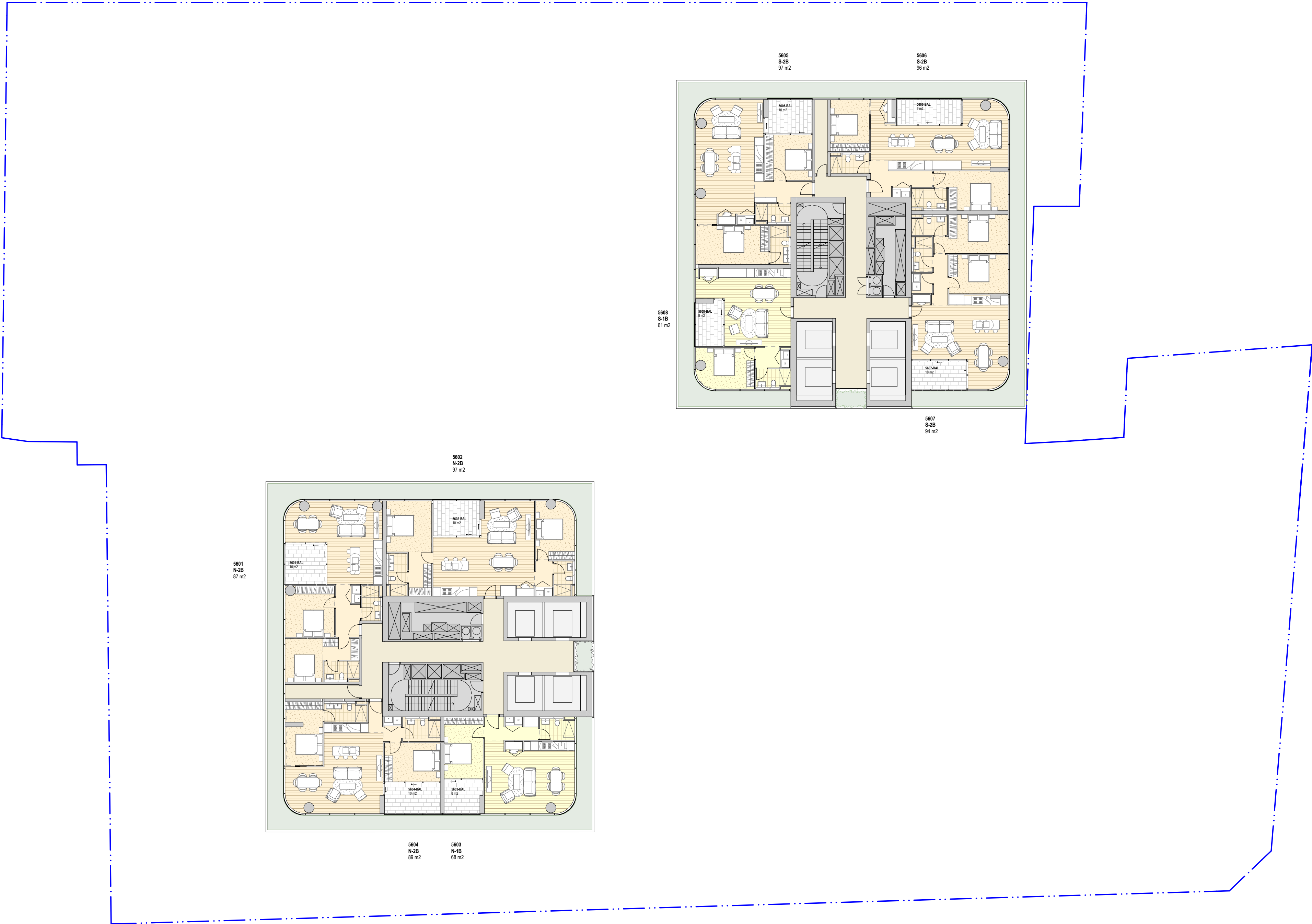
**GENERAL NOTES**

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legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |     |     |
|-----|----------|-----------------------------|-----|-----|
| 08  | 12/3/20  | For Approval                | TS  |     |
| 07  | 24/1/20  | For Approval                | KIK |     |
| 06  | 14/1/20  | For Development Application | KIK |     |
| 05  | 13/12/19 | For information             | KIK |     |
| 04  | 6/12/19  | For Coordination            | TS  |     |
| 03  | 2/12/19  | For Coordination            | PH  |     |
| 02  | 22/11/19 | For Coordination            | KIK |     |
| 01  | 8/11/19  | For Coordination            | KIK |     |
| rev | date     | name                        | by  | chk |

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sydney melbourne uk  
Level 5, 70 King Street t +61 2 9251 7077 w [fjmtstudio.com](#)

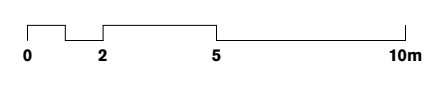
**project**  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

**title**  
**General Arrangement Plans**  
**Residential set back 56**

|              |             |              |           |
|--------------|-------------|--------------|-----------|
| scale        | 1:200 @ A1  | first issued | 8/11/19   |
| project code | sheet no.   | revision     |           |
| <b>H338</b>  | <b>2028</b> |              | <b>08</b> |



For Information



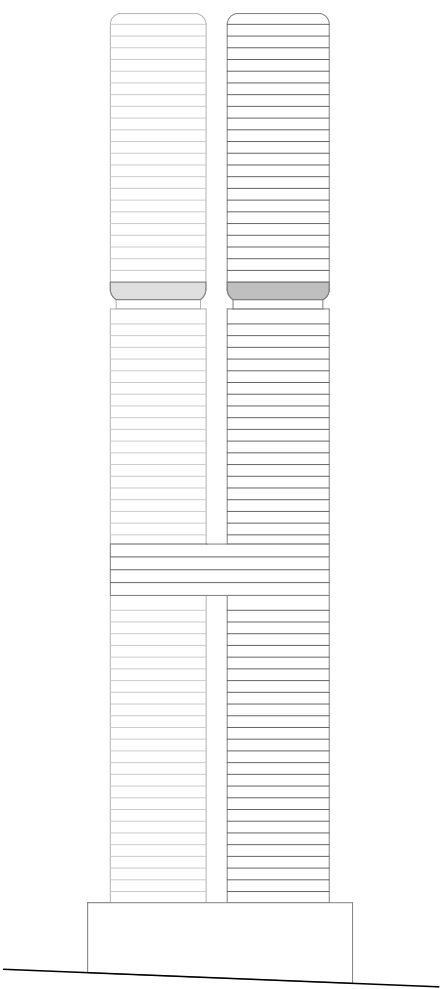
**GENERAL NOTES**

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legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
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- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 13/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PH     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

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Level 5, 70 King Street t +61 2 9251 7077 w [fjmtstudio.com](#)

**project**  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

**title**  
**General Arrangement Plans**  
**Level 57 - Plant**

|              |             |              |         |
|--------------|-------------|--------------|---------|
| scale        | 1:200 @ A1  | first issued | 8/11/19 |
| project code | sheet no.   | revision     |         |
| <b>H338</b>  | <b>2029</b> | <b>08</b>    |         |

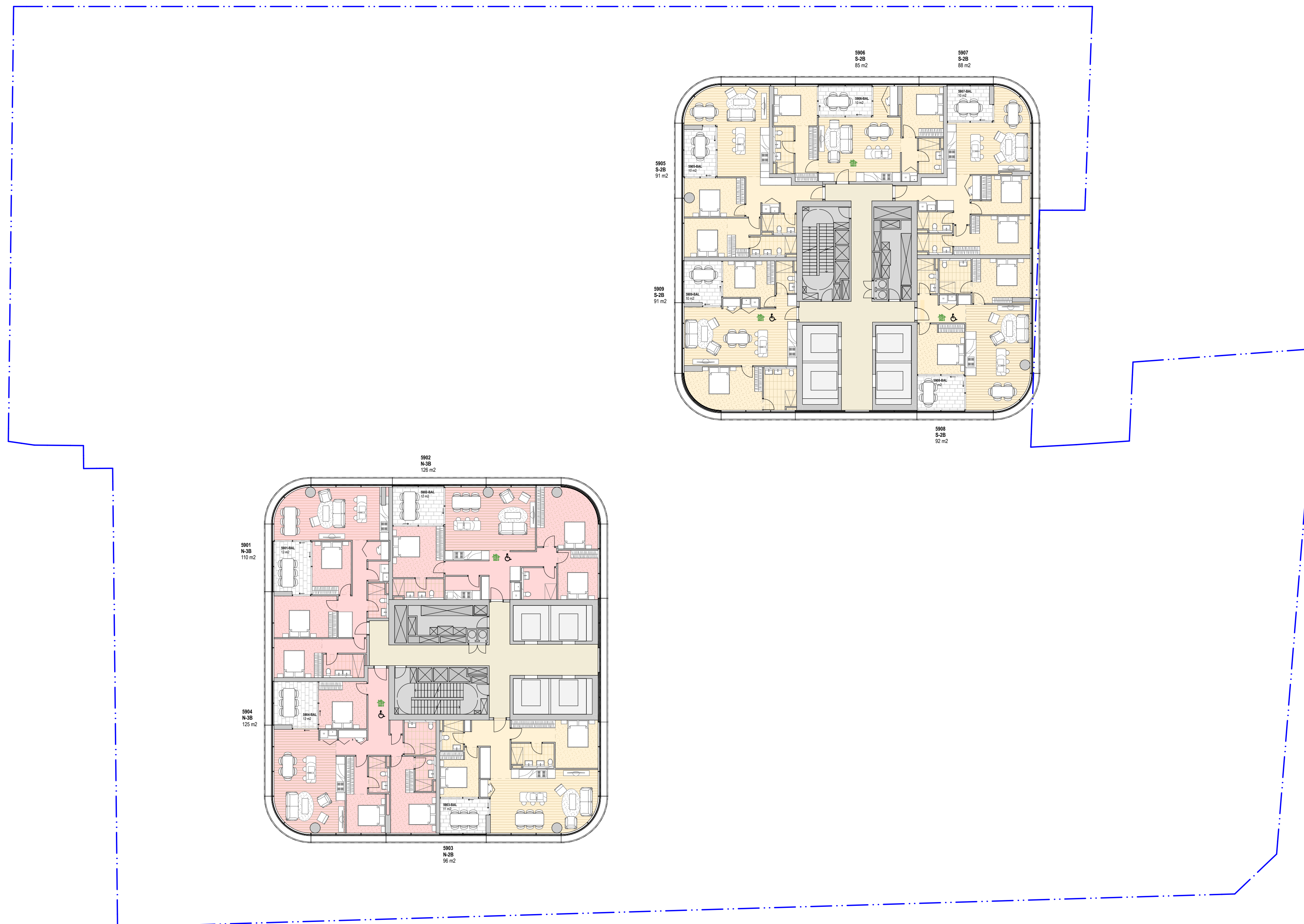


For Approval

**GENERAL NOTES**

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legend



|     |          |                             |         |
|-----|----------|-----------------------------|---------|
| 08  | 12/3/20  | For Approval                | TS      |
| 07  | 24/1/20  | For Approval                | KIK     |
| 06  | 14/1/20  | For Development Application | KIK     |
| 06  | 13/12/19 | For information             | KIK     |
| 04  | 6/12/19  | For Coordination            | TS      |
| 03  | 2/12/19  | For Coordination            | PH      |
| 02  | 22/11/19 | For Coordination            | KIK     |
| 01  | 8/11/19  | For Coordination            | KIK     |
| rev | date     | name                        | by chik |

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project  
**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title  
**General Arrangement Plans  
Level 58-71 Typical High Rise**

|              |             |              |         |
|--------------|-------------|--------------|---------|
| scale        | 1:200 @ A1  | first issued | 8/11/19 |
| project code | sheet no.   | revision     |         |
| <b>H338</b>  | <b>2030</b> | <b>08</b>    |         |

**For Approval**

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-  1 Bed Apartment
-  2 Bed Apartment
-  3 Bed Apartment
-  Residential Amenities
-  Parking
-  Hotel Amenities
-  Hotel
-  Hotel Spa
-  Hotel BOH
-  Circulation
-  Food and Beverage
-  Retail
-  Lift, Fire stair,  
Services
-  Plant

**Boundary**

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|       |            |              |         |
|-------|------------|--------------|---------|
| scale | 1:200 @ A1 | first issued | 8/11/19 |
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|              |             |           |
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| project code | sheet no.   | revision  |
| <b>H338</b>  | <b>2031</b> | <b>08</b> |

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GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS

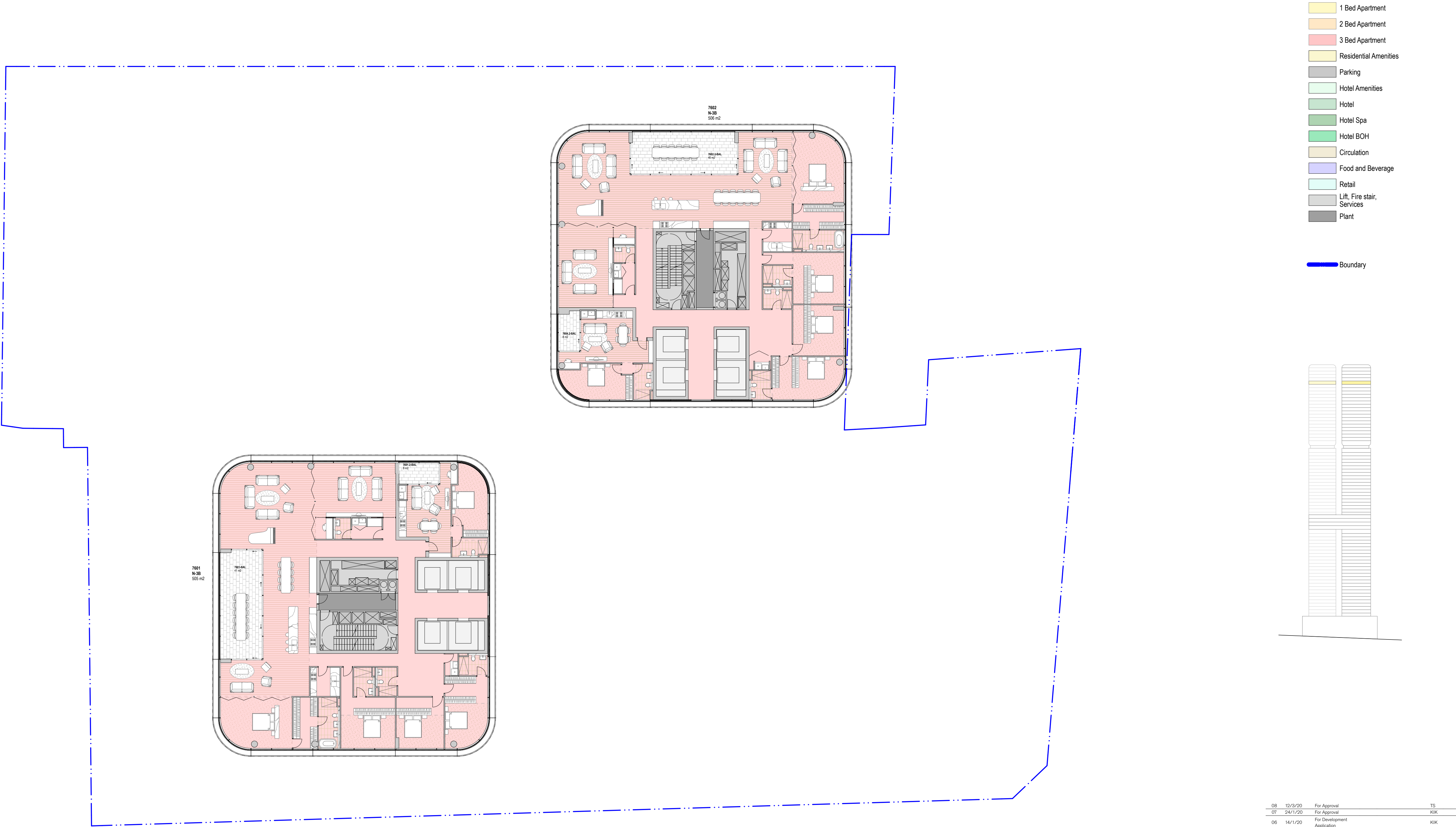
◦ SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

◦ ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

◦ DO NOT SCALE DRAWINGS.

◦ USE FIGURED DIMENSIONS ONLY.

legend



|     |          |                             |        |
|-----|----------|-----------------------------|--------|
| 08  | 12/3/20  | For Approval                | TS     |
| 07  | 24/1/20  | For Approval                | KIK    |
| 06  | 14/1/20  | For Development Application | KIK    |
| 05  | 13/12/19 | For information             | KIK    |
| 04  | 6/12/19  | For Coordination            | TS     |
| 03  | 2/12/19  | For Coordination            | PH     |
| 02  | 22/11/19 | For Coordination            | KIK    |
| 01  | 8/11/19  | For Coordination            | KIK    |
| rev | date     | name                        | by chk |

fjmt studio architecture interiors landscape urban community

sydney melbourne uk

Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

project

338 Pitt Street

338 Pitt Street

Sydney NSW 2000

title

General Arrangement Plans

Level 76 - Penthouse

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

revision

H338

2032

08

For Approval

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
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-  1 Bed Apartment
-  2 Bed Apartment
-  3 Bed Apartment
-  Residential Amenities
-  Parking
-  Hotel Amenities
-  Hotel
-  Hotel Spa
-  Hotel BOH
-  Circulation
-  Food and Beverage
-  Retail
-  Lift, Fire stair,  
Services
-  Plant

**Boundary**

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sydney melbourne uk  
Level 5, 70 King Street t +61 2 9251 7077 w [fjmtstudio.com](http://fjmtstudio.com)

|       |            |              |         |
|-------|------------|--------------|---------|
| scale | 1:200 @ A1 | first issued | 8/11/19 |
|-------|------------|--------------|---------|

|              |             |           |
|--------------|-------------|-----------|
| project code | sheet no.   | revision  |
| <b>H338</b>  | <b>2033</b> | <b>08</b> |

**For Approval**

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2

5

10m

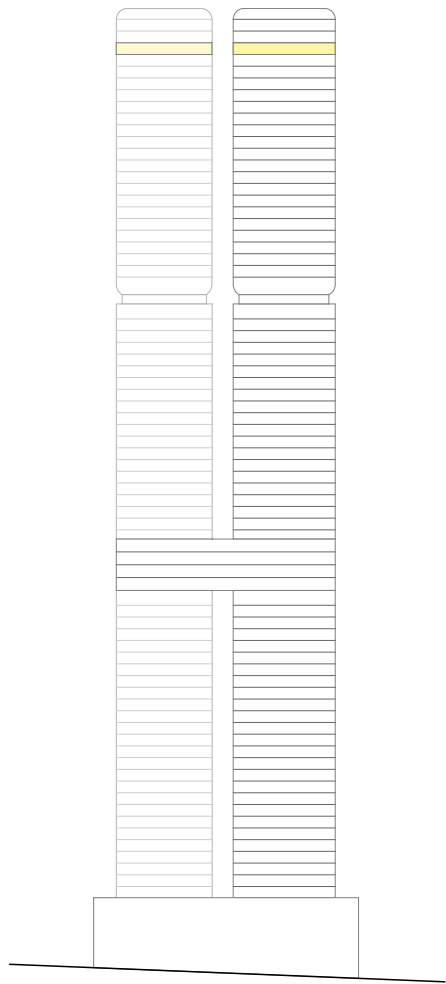
**GENERAL NOTES**

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
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- DO NOT SCALE DRAWINGS.
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legend

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Residential Amenities
- Parking
- Hotel Amenities
- Hotel
- Hotel Spa
- Hotel BOH
- Circulation
- Food and Beverage
- Retail
- Lift, Fire stair, Services
- Plant

Boundary



|     |          |                             |     |     |
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| 02  | 22/11/19 | For Coordination            | KIK |     |
| 01  | 8/11/19  | For Coordination            | KIK |     |
| rev | date     | name                        | by  | chk |

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project

**338 Pitt Street**  
338 Pitt Street  
Sydney NSW 2000

title

**General Arrangement Plans**  
**Level 78 - Duplex Penthouse**

scale

1:200 @ A1

first issued

8/11/19

project code

sheet no.

revision

**H338**

**2034**

**08**

For Approval