

175-177 Cleveland Street, Redfern:

**Historical Archaeological Impact
Assessment**

For

Ghazi Al Ali Architect

October 2014

AHMS
ARCHAEOLOGICAL & HERITAGE
MANAGEMENT SOLUTIONS



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PROPONENT	Ghazi Al Ali Architect
PROJECT NAME	175-177 Cleveland Street, Redfern: Historical Archaeological Impact Assessment
REAL PROPERTY DESCRIPTION	Lot 1 DP 724328, Lot 1 DP 1093304, Lot 15 SP 57107 and Lot 10 DP 809537
DATE	October 2014

AHMS INTERNAL REVIEW/SIGN OFF				
WRITTEN BY	DATE	VERSION	REVIEWED	APPROVED
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1 INTRODUCTION

1.1 Background

It is proposed to redevelop the property known as 175-177 Cleveland Street, Redfern. The proposed redevelopment will be assessed as State Significant Development, in accordance with Part 4 Division 4.1 of the *Environmental Planning and Assessment Act 1979* (SSD 14_6371). A baseline historic archaeological assessment was prepared as part of the Environmental Impact Statement (EIS) for the project.¹ The assessment found that the proposed development had the potential to impact upon historical archaeological remains.

In response to the EIS, the Heritage Council of NSW recommended that a full historical archaeological impact assessment be completed, and that this assessment outline measures to mitigate the potential archaeological impact.² On behalf of the proponent, Ghazi Al Ali Architect has commissioned Archaeological and Heritage Management Solutions Pty Ltd (AHMS) to prepare the required historical archaeological impact assessment.

The assessment has been prepared in accordance with the following guidelines:

- *Assessing Heritage Significance for Historical Archaeological Sites and Relics* (Heritage Branch, 2009).
- *NSW Heritage Manual* (Heritage Office & DUAP, 1996).

1.2 Study Area

The study area comprises an 'L' shaped site at 175-177 Cleveland Street, Redfern, NSW (**Figure 1** and **Figure 2**). The site is bound by Cleveland Street to the north, Woodburn Street to the east, a property boundary to the south and Eveleigh Street to the west. The real property description of the site consists of: Lot 10 DP 809537, Lot 1 DP1093304, Lot 1 DP724328 and Lot 15 SP57107.

The study area is currently occupied by a bitumen covered car park across the eastern extent of the site and a brick warehouse building at the west end of the site (**Figure 3**).

1.3 Limitations

This historical archaeological impact assessment has been prepared to advise Ghazi Al Ali Architect of the constraints and opportunities relating to potential archaeological deposits at the study area, conforming to the requirements of the *NSW Heritage Manual* in full. It provides advice in relation to potential historical archaeological resources at the study area and the likely significance of those resources. This report relies on existing and readily available historical and environmental information.

The report does not include a Heritage Impact Statement regarding built heritage items at or within the vicinity of the site as this report has been prepared by Graham Brooks and Associates.³ A preliminary Aboriginal heritage assessment has been prepared by AHMS as a separate report.⁴

¹ AHMS, June 2014, '175-177 Cleveland Street, Redfern: Baseline Historic Archaeological Report', for Ghazi Al Ali Architect.

² Heritage Council of NSW to Department of Planning and Environment, 13 August 2014, File No. EF14/24121.

³ Graham Brooks and Associates, June 2014, '175-177 Cleveland Street, Redfern: Statement of Heritage Impact'.

1.4 Authorship and Acknowledgements

This report was prepared by Sophie Brettell (Consultant), based on the baseline assessment written by Laura Matarese (Senior Consultant). It was reviewed by Fenella Atkinson (Senior Consultant).

We gratefully acknowledge the assistance of Jakub Urge (Project Architect, Ghazi Al Ali Architect).

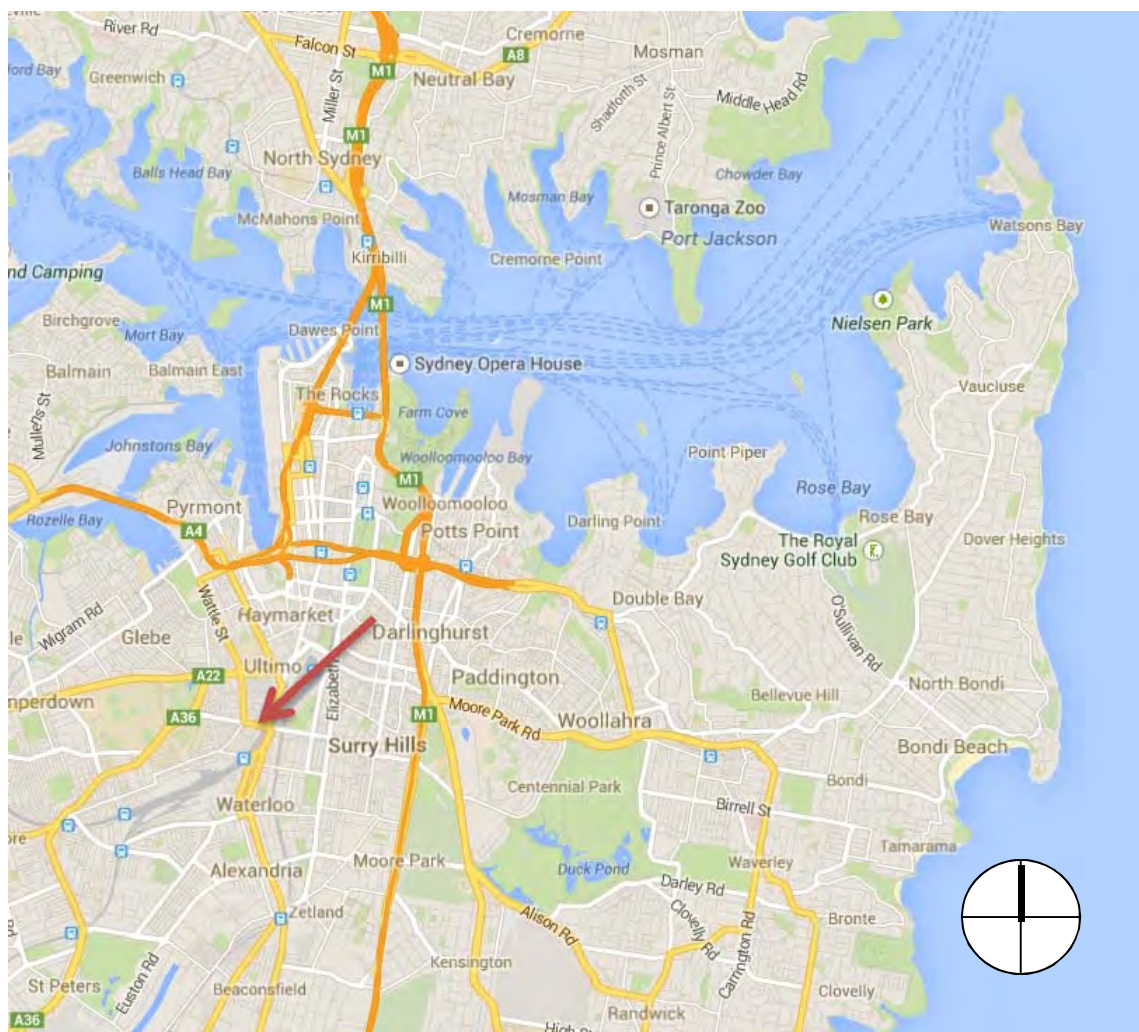


Figure 1 General location of the study area (source: Google Maps).

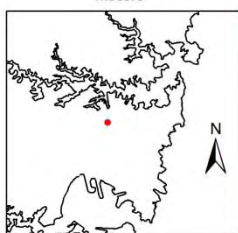
⁴ AHMS, June 2014, '175-177 Cleveland Street, Redfern: Aboriginal Cultural Heritage Impact Assessment', for Ghazi Al Ali Architect.

175-177 Cleveland Street
Redfern

Legend

- Study Area
- Cadastre (Lot//DP)

0 5 10 20
Meters



Map date: 07.04.2014
Prepared by: Oliver brown (AHMS)
Data: NearMap, AHMS
Projection: GDA94 MGA Zone 56

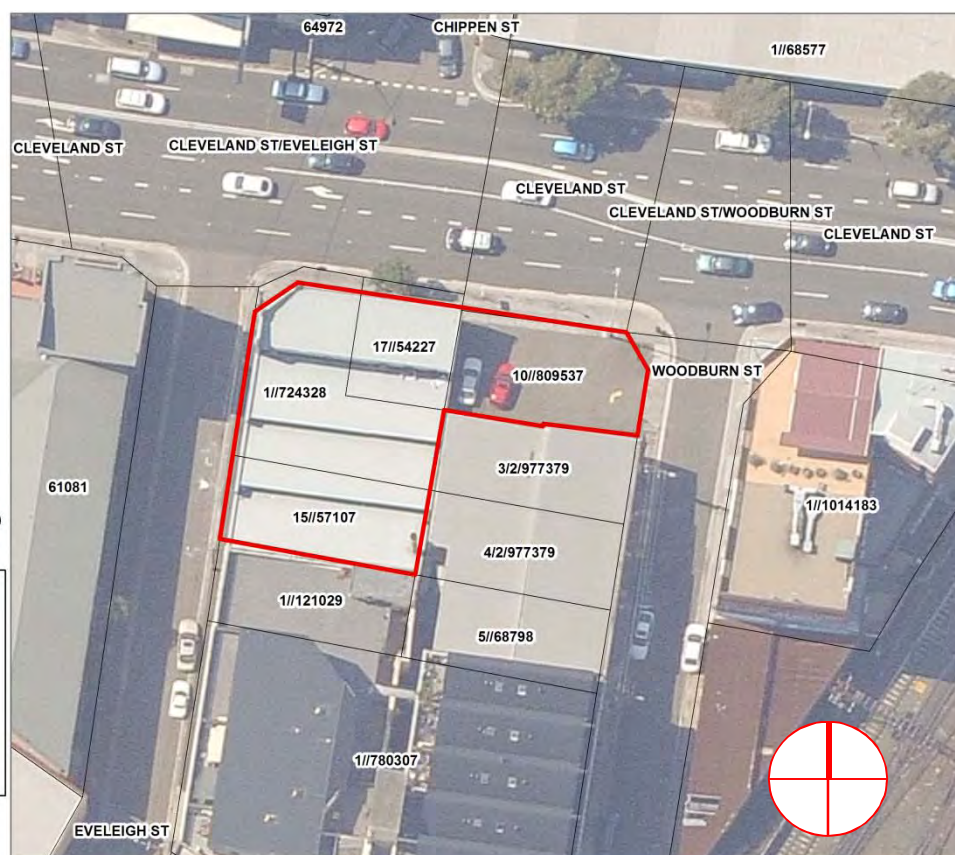


Figure 2 The study area outlined in red (source: SixViewer, LPI).



Figure 3 Photograph of the current study area configuration, facing south (AHMS 2014).

2 STATUTORY CONSIDERATIONS AND HERITAGE LISTINGS

Historic heritage and archaeology in New South Wales is protected by Commonwealth, State and local legislation. Of relevance to the project are the:

- *Environment Protection and Biodiversity Conservation Act 1999* (Cwth).
- *Environmental Planning and Assessment Act 1979* (NSW).
- *Heritage Act 1977* (NSW).
- *Sydney Local Environmental Plan 2012*.

2.1 Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

The *Environment Protection and Biodiversity Conservation Act 1999* provides a statutory framework for protecting and managing significant environmental and cultural heritage places, flora, fauna and environmental communities. The Act establishes the National Heritage List (NHL) and the Commonwealth Heritage List (CHL) and provides protection for places included in the two lists. The Act also provides protection for those Australian places on the World Heritage List (WHL).

The study area does not include any places of identified historical heritage value that are listed on the WHL, CHL or the NHL.

2.2 Environmental Planning and Assessment Act 1979 (NSW)

The *Environmental Planning and Assessment Act 1979*, together with the *Heritage Act 1977* and the *National Parks and Wildlife Act 1974*, forms an integrated system for managing environmental heritage in NSW.

The proposed development is considered a State Significant Development (SSD) by the Department of Planning and Environment. In accordance with Part 4 Division 4.1 of the *Environmental Planning and Assessment Act 1979*, permits and/or consents under the *Heritage Act 1977* in relation to any impact on historical archaeological relics would not be required.

2.3 Heritage Act 1977 (NSW)

The *Heritage Act 1977* is designed to conserve the environmental heritage of New South Wales and regulate development impacts on the state's heritage assets. The Heritage Act protects and promotes the conservation of the State's heritage. The Act defines heritage to be of State or local heritage significance, specifically Section 4A (1) of the Act states that:

State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

local heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

In addition, significant historical archaeological features are afforded automatic statutory protection by the relics provisions of the Act. A 'relic' is defined as:

any deposit, artefact, object or material evidence that:

a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

b) is of State or local heritage significance.

It is an offence to disturb or excavate land, where this may affect a relic, without the approval of the Heritage Council of NSW, or where an endorsed 'Exemption' or 'Exception' applies.

The *Heritage Act 1977* also establishes the State Heritage Register (SHR) that comprises a list of places and items of State heritage significance. The Act provides statutory protection for items included on the SHR. Approval from the Heritage Council of NSW is required prior to undertaking work that results in the alteration or modification of a SHR-listed item.

In addition to the SHR, the *Heritage Act 1977* requires that State government agencies maintain registers of heritage assets within land that they own and/or manage. These listings are reproduced on a Section 170 Heritage Conservation Register.

The study area does not include any heritage items listed on the SHR or S170 Conservation Registers. The study area is likely to contain historical archaeological relics.

2.4 Sydney Local Environmental Plan 2012

An aim of the *Sydney Local Environmental Plan (SLEP) 2012* is 'to conserve the environmental heritage of the City of Sydney'. Clause 5.10 (1 b-d) of the SLEP 2012 specifies that the aims are also to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views and to conserve archaeological sites.

In relation to historical archaeology, clause 5.10 (2) of the SLEP requires development consent for the following:

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

A heritage assessment must be undertaken to consider the effect of a proposed development to the heritage significance of a heritage items. However, development consent under clause 5.10 is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

Schedule 5 of the SLEP 2012 lists items of environmental heritage within the local government area. These items (that may include archaeological sites, buildings and conservation areas) may be of National, State or local heritage significance.

The site does not include any heritage items listed in Schedule 5 of the SLEP 2012.

3 SITE HISTORY

The following historical outline of the study area is based on readily available primary and secondary historical texts, maps and plans. The initial grant is discussed (**Section 3.1**), followed by the history of the study area in two parts; the eastern part (**Section 3.2**) and the western part (**Section 3.3**).

3.1 Site History (1817-1840s)

The site was originally part of a land grant made to William Chippendale on the 31 August 1819. The grant comprised 95 acres and was known as the 'Chippendale Estate'.⁵ William Chippendale arrived as a free settler, and became a land owner and publican.⁶ Chippendale and his family had lived within the Estate (most likely from 1817) before the grant was formalised. Prior to the sale of the Estate, Chippendale did some farming on his holding.⁷

In 1821, Chippendale sold his Estate to Solomon Levey for £380. Levey was a convict turned colonial businessman. He owned the majority of Waterloo, Alexandria and Redfern. He sold part of the Chippendale Estate in the 1820s, however most of the estate was undeveloped at the time of his death in 1833⁸, and remained relatively untouched when it was offered for sale in 1838.

Sometime after 1838, Prosper de Mestre purchased part of the former Estate (including the current study area) for subdivision. The study area is comprised of Lots 1, 2, 15, 16 and 17 of Section 2 of de Mestre's subdivision. Jean Charles Prosper de Mestre was a Sydney merchant and land owner. Regarded as an American citizen, he was able to import tea through American contacts based in China and undersell other Sydney merchants who had to buy through the East India Company. De Mestre was naturalised in 1825 and became a successful merchant, businessman and landowner in Sydney, continuing in business until his death in 1844.⁹ It has not been established what, if any, occupation or developments occurred at the site in the 1840s.

3.2 Site at the corner of Cleveland and Woodburn Streets (1850s-Present)

The Reuss Brown Plan from 1857 shows no buildings on the study area but illustrates the beginning of development within the general area, with a number of structures fronting Cleveland Street on the adjacent city blocks (**Figure 4**). Similarly the 1865 Trigonometrical Survey of Sydney does not show any development on the study area. It has not been established what, if any, occupation or development at the study area occurred between 1857 and the late 1870s. By the 1870s, the eastern part of the site appears to have been comprised of three lots - Lot 1, Lot 2 and Lot 17 of Section 2 of de Mestre's subdivision.¹⁰

Written and cartographic sources suggest that the Royal Standard Hotel was established in the mid-late 1870s on the eastern corner (Lots 1 and 2 of Section 2 of de Mestre's subdivision) of the study area, fronting Cleveland Street at the corner of Woodburn Street (**Figure 7** and **Figure 8**). Notices in

⁵ LPI title documents (see Appendix 1).

⁶ S. Fitzgerald, 1990, *Chippendale Beneath the Factory Wall*, Halsted Press.

⁷ Ibid.

⁸ G.F.J. Bergman, 1967, 'Levey, Solomon (1794-1833)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University.

⁹ G.P. Walsh, 1966, 'de Mestre, Jean Charles Prosper (1789-1844)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University.

¹⁰ LPI Vol 514 Folio 63, Vol 4330 Folio 23, Vol 1793, Folio 11.

the *Sydney Morning Herald* indicate that Jarvis Crimp was the licensee of the hotel from at least 1877 to 1905.¹¹

Cambridge University Library holds a collection entitled 'Streets and Buildings of Sydney' with a date range covering 1870-1879. Item three in this collection is entitled 'Cleveland Street West, Redfern. 285 x 205 mm. View looking along Cleveland Street, with Edward Bennett's pawnbroking establishment in the left foreground. Further along the street Alfred Lee's Royal Standard Hotel stands at the junction with Woodburn Street.' While the date range given for this image may be as late as 1879, the attribution of the hotel to one Alfred Lee suggests that the image may have been taken prior to Crimp becoming the licensee of the Royal Standard, pre-1877. A request has been made to the repository to obtain a copy of this image, but a response has not been received yet.

In the 1870s, at least three Royal Standard Hotels existed in Sydney: one at Cleveland Street, Redfern (the study area), one at Grafton Wharf near Sussex Street, and another on Clarence Street in the city.

An 1888 plan shows a number of structures located at the study area, including the Royal Standard Hotel with outbuildings and yard spaces (**Figure 5, Figure 6**).

A series of newspaper articles gives an insight into the everyday history and happenings of the Royal Standard Hotel. In 1890, Jarvis Crimp's wife, Mary Jane Crimp, died at 59 years at the Royal Standard Hotel.¹² A report in the *Evening News* indicates a burglary occurred in 1894 at the Royal Standard Hotel.¹³ The article describes an elderly man and licensee of the pub, Mr Crump (sic? Crimp) attempting to apprehend the thief. On the 23 June 1907, a flood was recorded at the site.¹⁴

"at the Royal Standard Hotel Redfern the cellar bar and rooms on the lower floor were flooded... roadway and curbing in Cleveland Street were torn up by the water, Woodburn, being narrow in a part, added speed to the flood as it came towards the blind end of the thoroughfare, and three cottages there suffered considerably. The water could not get away and rose almost to the front windows". (Figure 12)

As is common with many hotels, the licensing of the Royal Standard Hotel was transferred a number of times over its history. In 1905, Jarvis L Crimp transferred his licence of the Royal Standard Hotel to Elizabeth A. Mohs.¹⁵ By 1910, Mr. McCombie was the licensee of the Hotel. Sometime between 1910 and 1915, William Francis Dwyer became licensee of the Hotel before transferring it to John Edward Dalley in 1915.¹⁶ In 1920 the licence for the hotel was transferred from George Callachor (sp?) to Horace Eldred.¹⁷ The licence for the hotel transferred from Walter Little to James Dutton in 1924.¹⁸ Dutton then advertised for someone to paint the hotel in the same year.¹⁹ Five years later, the eastern corner (former Lot 2 of Section 2 of de Mestre's subdivision) was purchased by Tooth & Co. Limited, a brewery company.²⁰

In 1930, the licensee for the hotel transferred from William Walker to Herbert Foreman.²¹ The *Sydney Morning Herald* reports that activities at the hotel included *'playing dominoes and drinking'*, activities

¹¹ *SMH*, 2 July 1878 page 10, Wanted Advertisement; *Sands Directory*; and *Town and Country Journal*, 28 June 1890.

¹² *SMH*, 29 December 1890, "Family Notices".

¹³ *Evening News*, 16 June 1894, "A Burglar at Redfern".

¹⁴ *The Advertiser*, 24 June 1907, "Dwellings Swamped by a Burst water Main".

¹⁵ *SMH*, 7 February 1905, Central Licensing Court.

¹⁶ *SMH*, 4 May 1915, Hotel Transfers.

¹⁷ *SMH*, 24 December 1920, p.5.

¹⁸ *SMH*, 4 December 1924, p.6, License Transfers.

¹⁹ *SMH*, 17 Feb 1925.

²⁰ LPI, Vol. 4330 No. 23.

²¹ *SMH*, 17 June 1930.

which resulted in 1931 in the Licensee, Foreman, being charged with knowingly allowing betting to occur illegally at his premises.²² In 1936 the licence for the hotel was transferred from Edwin Ernest McCasland to Alban Richard Munroe.²³

By 1944 William McQuillan was licensee of the Royal Standard Hotel. He is reported as having been fined for having sold beer above the fixed price in unlabelled bottles to members of the American forces.²⁴ In 1947 Charles Leslie Dawe applied for the licence of the Royal Standard Hotel to be transferred to a different establishment in Avalon, on the northern beaches.²⁵ There were objections from the Avalon community and his application appears to have been unsuccessful. By 1951, Thomas Richard Bennett, was licensee of the Hotel. He is reported as having been acquitted of assaulting a customer in the same year.²⁶

A c1938-1950 plan indicates that the Royal Standard Hotel was three storeys in height and that several outbuildings were located at the southern boundary of the property. A building shown in earlier plans to the west of the property appears to have been demolished by this time (**Figure 14**). The 1949 historic aerial photograph reveals the configuration of buildings at the site (**Figure 15**). The Royal Standard Hotel is clearly visible in the north eastern corner of the study area with an area of cleared land to the west. Several outbuildings also appear at the rear of the study area. Further changes to the configuration of structures behind (south) of the Royal Standard Hotel are shown in a 1956 surveyor's plan of the study area (**Figure 16**).

The Department of Main Roads began resuming properties along the southern side of Cleveland Street as early as 1938, but did not acquire the Royal Standard Hotel until 1987.²⁷ It is not certain when the hotel actually closed its doors but by the late 1980s the hotel appears to be derelict (**Figure 16** and **Figure 17**). The hotel was demolished in 1988, and the rear of the lot which the hotel occupied appears to have been used as a bitumen carpark since this date.

3.3 Site at the corner of Cleveland and Eveleigh Streets (1850s-Present)

Chain of title images for the study area show that by the 1870s, a building appears in Lot 17 to the west of the Royal Standard Hotel (**Figure 10**).²⁸ By 1880, Lot 17 appears to have been owned by a local builder, Henry Hodgson or his wife, until approximately the late 1920s.²⁹ The 1888 Metropolitan Detail Series plans for the study area show a number of features, including buildings, out buildings, yard spaces and rear land access (**Figure 6**). An area along Cleveland Street was resumed by the Department of Main Roads in 1938. It is likely that the earlier structures at the study area were demolished, or partially demolished, at this time.³⁰

In 1938 the ownership of the site transferred to Paull & Walsh Engineers,³¹ who continued to occupy the site until at least 1956, as shown on the City Surveyors map in **Figure 16**. The 1938-1950 Civic Survey Plan indicates that the site was occupied by a two storey building at the Cleveland Street frontage and a one storey building at its rear (**Figure 14**). This is also visible in a 1949 historical aerial

²² *SMH*, 4 July 1931, p.10, "Betting Offence".

²³ *SMH*, 16 April 1936.

²⁴ *SMH*, 13 October 1944, p.4, "Illicit Whiskey's Potency was Excellent".

²⁵ *SMH*, 4 June 1947, p.5, "Hotel Plan Opposed at Avalon".

²⁶ *SMH*, 15 May 1951, p.8, "Acquittals".

²⁷ LPI, Vol. 4330 Fol. 23.

²⁸ LPI, Vol. 514 Fol. 63.

²⁹ LPI, Vol. 868 Fol. 156.

³⁰ LPI, Vol. 868 Fol. 156, Vol 514 Fol. 63.

³¹ LPI, Vol. 868 Fol. 156

photograph (**Figure 15**). The site appears to be currently occupied by the same building which is used as retail and warehouse space.



Figure 4 1857 plan showing the general location of the study area in red (source: Reuss & Browne's map of the subdivisions in and about Sydney and environs [cartographic material]: comprising the parishes of St. James, St. Lawrence, St. Philip, St. Andrew, Alexandria and Petersham ... shewing the allotments, 1857. NLA, MAP F 108).



Figure 5 1855 - 1865 Trigonometrical Survey of Sydney Plan showing the general location of the study area in red (source: City of Sydney Archives <http://www.photosau.com.au/CoSMaps/scripts/home.asp>).

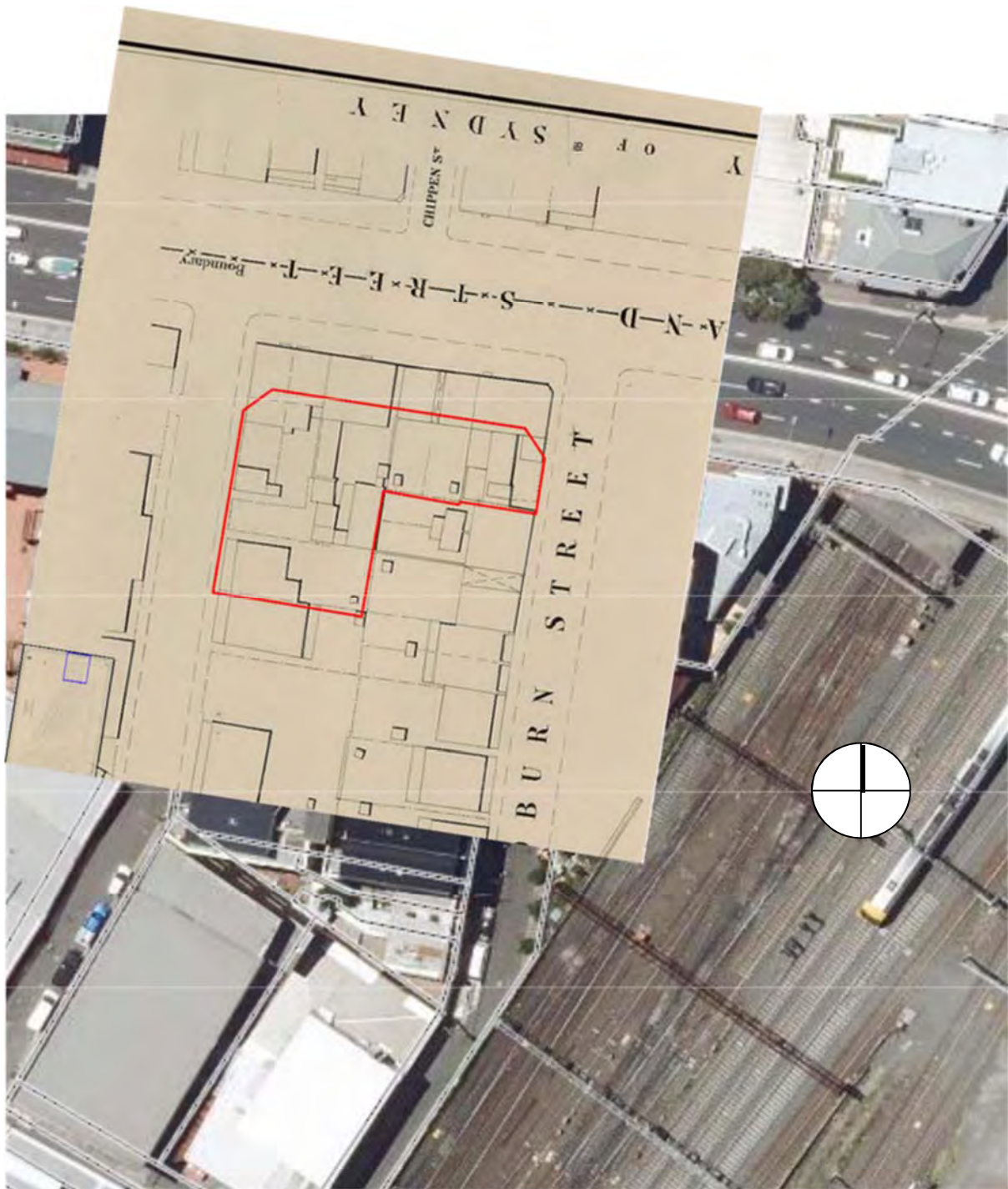


Figure 6 Detail from the 1888 Metropolitan Detail series plans, overlaid on the current aerial photograph, showing the study area boundary in red (source: SLNSW Metropolitan Detail Series, Redfern Sheet 20).

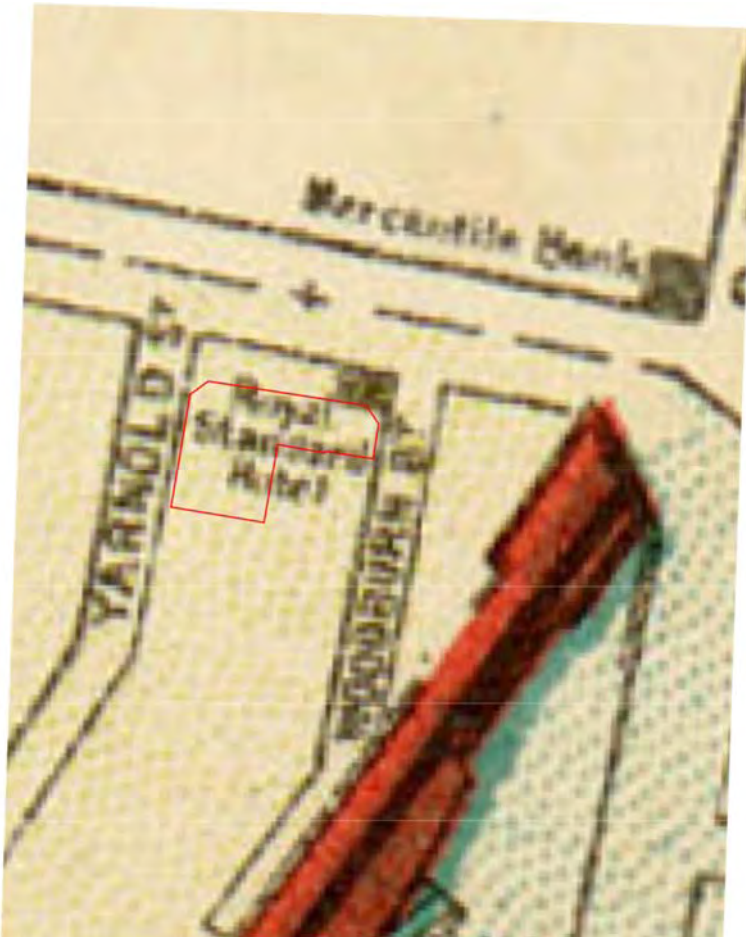


Figure 7 1885-1890 map showing the study area boundary in red. The Royal Standard Hotel was already established at this time (source: Higinbotham and Robinson 'Redfern, The Parishes of Alexandria and Petersham' 1885-1890).

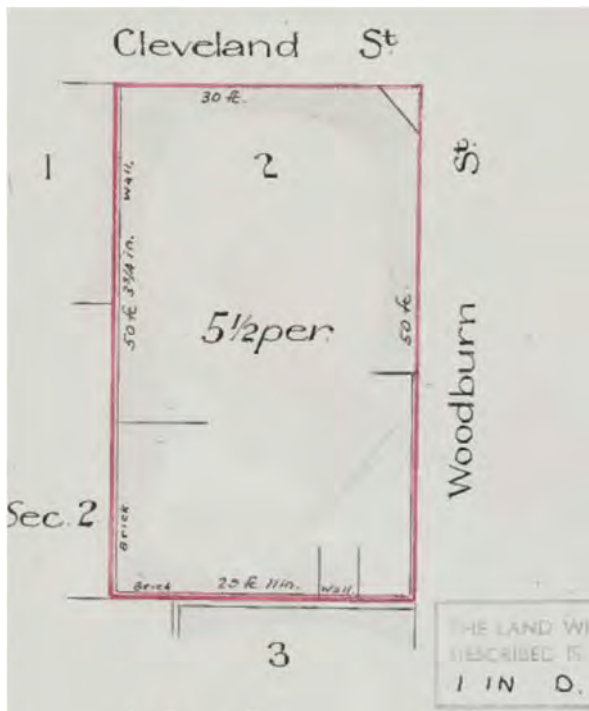


Figure 8 Chain of title image of the land comprising part of the eastern corner of the study area, adjacent to Woodburn Street (source: Vol. 4330 Folio 23, LPI).

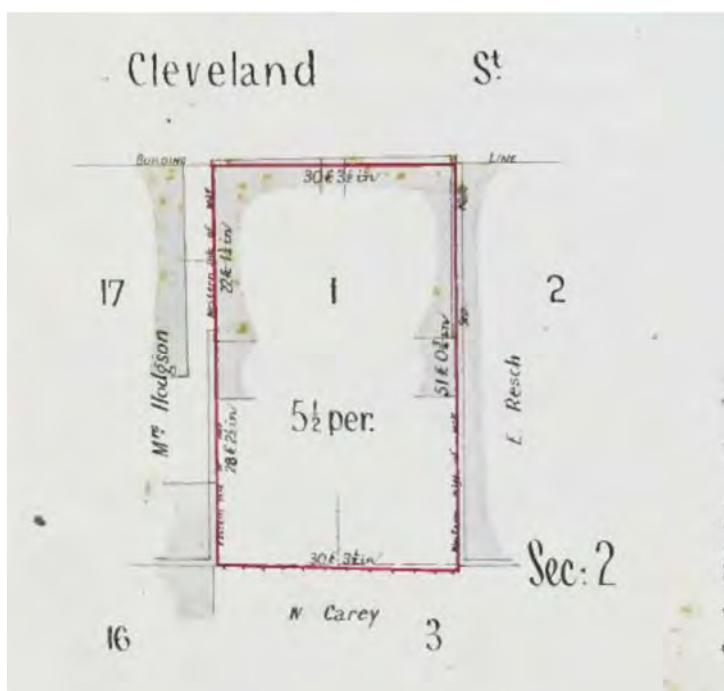


Figure 9 Chain of title image of the land comprising part of the eastern corner of the study area (source: Vol. 1793 Folio 11, LPI).



Figure 10 Chain of title image of the land comprising part of the northern corner of the study area. The pink colour indicates the area resumed by the Department of Main Roads in 1938 (source: Vol. 514 Folio 63, LPI).

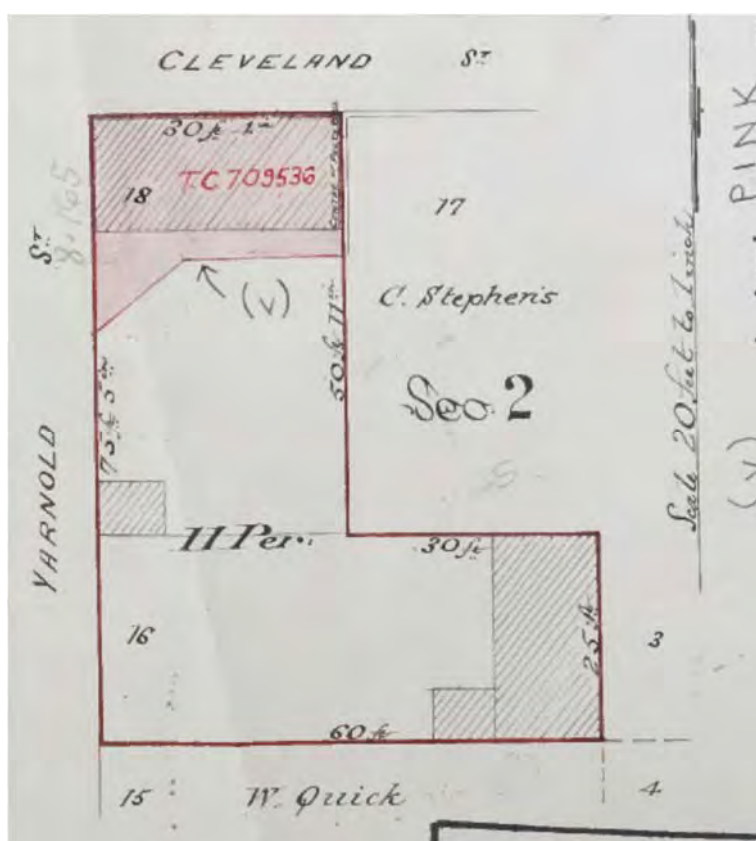


Figure 11 Chain of title image of the land comprising part of the western corner of the study area. The pink colour indicates the area resumed by the Department of Main Roads in 1938 (source: Vol. 280 Folio 88, LPI).

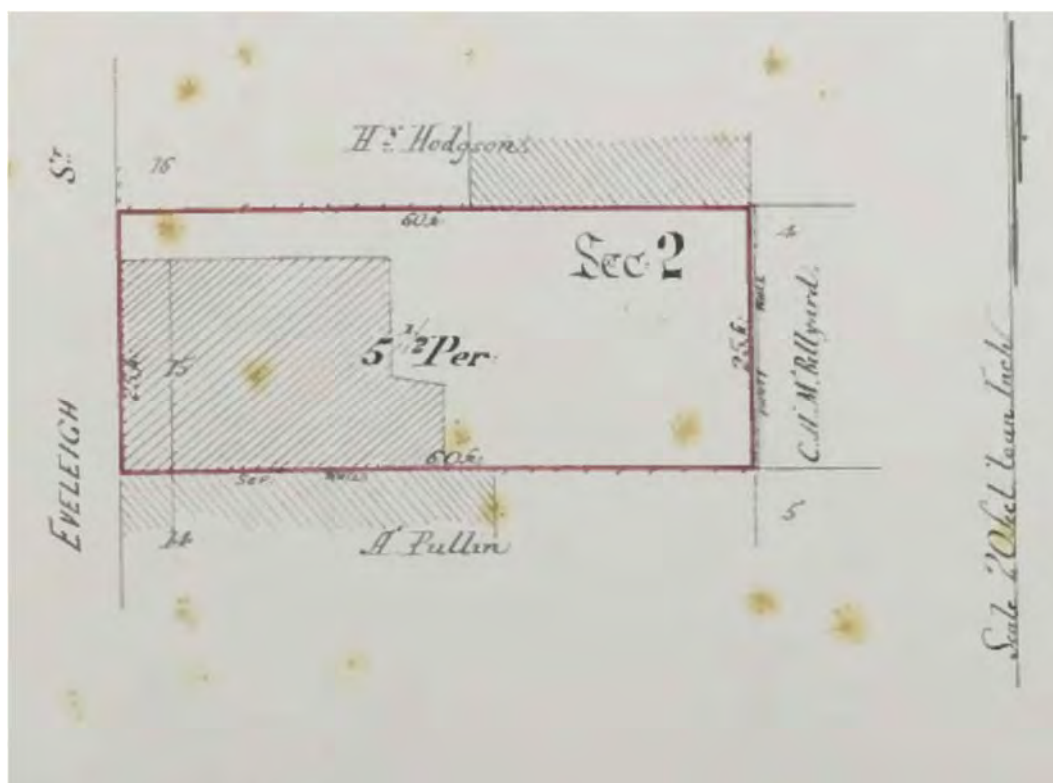


Figure 12 Chain of title image of the land comprising part of the western corner of the study area (source: Vol. 868 Folio 156, LPI).

A FLOOD IN SYDNEY STREETS.

DWELLINGS SWAMPED BY A BURST WATER MAIN.

A WOMAN WASHED OUT OF HER HOUSE.

Sydney, June 23.

A break in a 26-in. water supply main at the corner of Regent and Cleveland streets, Redfern, occurred early yesterday morning, and the volume of water issuing from the hole in the road 14 ft. wide caused a good deal of damage.

At the Royal Standard Hotel the cellar, bar, and rooms on the lower floor were flooded. The inmates of a number of the houses were awakened by the rushing stream, while the roadway and kerbing in Cleveland-street were torn up by the water. Woodburn-street being narrow in a part, added speed to the flood as it came towards the hind end of the thoroughfare, and three cottages there suffered considerably. The water could not get away, and rose almost to the front windows.

Mrs. Russell, the occupier of one of the cottages, heard the roar of the water, and opened the front door, with the result that she was washed through the house into the back yard. The residence of Mrs. Olswick was also flooded, the water making a deep hole in the footpath and underneath the cottage. The main stream still kept on down to Abercrombie-street, a portion being diverted down several smaller thoroughfares. The officials of the Water and Sewerage Board on arrival shut off the water, and a gang was sent to work to effect repairs.

Figure 13 An account of the results of a burst water main at the study area (source: NLA, *The Advertiser* (Adelaide SA) Monday 24 June 1907 pg 7).



Figure 14 Civic Survey Plan c. 1938-1950 showing the study area boundary in red (source: City of Sydney Archives).



Figure 15 1949 aerial photograph of the study area (outlined in red) with cadastral data (source: City of Sydney Archives).



Figure 16 City Surveyor's map showing the study area boundary in red (source: Detail Sheet 15, c.1956, City of Sydney Archives).



Figure 17 Photograph of the Royal Standard Hotel prior to demolition, 1987 (source: File: 033/033098 Archive Pix, City of Sydney Archives).



Figure 18 Photograph of the corner of Cleveland and Woodburn Streets, Redfern (source: File : 051/051661, Archive Pix City of Sydney Archives).

4 PHYSICAL ANALYSIS

The following section is based on the current survey plans, a site inspection undertaken by Laura Matarese on 26 March 2014, existing reports and other readily available information. Photographs were taken by AHMS staff unless otherwise indicated.

- The study area is located on the Blacktown soil landscape.³² The Blacktown soil landscape is shallow, consisting of loam to clayey loams overlaying red clay.
- The ground slopes sharply southward from a high point at Cleveland Street to the mid-point of the study area. It then slopes gently to the southern boundary (**Plate 1** and **Plate 2**).
- The study area is currently occupied by a one to two storey warehouse to the west and bitumen surfaced car park to the east.
- A set of stairs is located in the footpath area adjacent to the south eastern corner of the study area and Woodburn Street. Part of a former brick wall, that may be associated with the historic / previous occupation of the study area, was visible adjacent to the stairs. The wall comprises twentieth century machine pressed bricks (**Plate 3** and **Plate 4**).
- A sump was visible in the middle of the car park, indicating the presence of drains below this part of the study area (**Plate 5**).
- The warehouse located on the western part of the study area comprises a two storey frontage with a one storey building at the rear. The two storey part of the warehouse building, at Cleveland Street, has wooden floor boards. Air vents indicate an under floor area at this part of the study area. The floor of the remaining building comprises a cement slab (**Plate 6**).
- The southern part of the warehouse is at a lower level compared to the rest of the building, and has been cut into the natural slope by at least 2m (**Plate 7** and **Plate 8**). It appears to have been formerly used as a driveway and parking garage.
- Evidence of an earlier building is located along the eastern wall of the warehouse building towards the southern extent. It comprises a former chimney and part of a wall (**Plate 9**).
- No visible archaeological resources were observed at the study area.

³² G.A. Chapman & C.L. Murphy, 1989, *Soil Landscapes of the Sydney 1:100,000 Sheet*, Soil Conservation Service of NSW.



Plate 1 *The study area looking south to the car park (left) and warehouse (right).*



Plate 2 *The car park looking east along Cleveland Street towards Woodburn Street. Note the slope.*



Plate 3 *Looking north west across the study area to Cleveland Street showing the stairs along the Woodburn Street footpath.*



Plate 4 *An area adjacent to the stairs that may comprise part of an earlier building at the study area.*



Plate 5 **Sump drain at car park.**



Plate 6 **View of warehouse from Eveleigh Street looking east along Cleveland Street. Note slope and air vents at front of the building indicating an under floor area.**



Plate 7 *The southern part of the warehouse from Eveleigh Street, showing driveway.*



Plate 8 *Interior of the warehouse at the southern extent.*



Plate 9 *Chimney and wall, most likely part of an earlier structure, that has been incorporated into the warehouse building (photograph of eastern wall to the southern extent of the study area).*

5 POTENTIAL HISTORICAL ARCHAEOLOGY

The extent to which physical remains of past occupation survive across any site is dependent on the nature of the archaeological remains and the modifications made to the site following their construction or deposition. While each subsequent phase of development and occupation may contribute new deposits and features to the archaeological record, it may also remove or disturb deposits and features associated with previous phases of occupation.

Deep structures such as cellars, wells and cess pits have a greater potential for survival than features located on former surfaces. Built structures are generally less easily disturbed than “soft” artefact-rich deposits such as yard soils or underfloor deposits. Based on the information presented in the site history, and the current building configuration, it is possible to make some general observations regarding the likely survival of archaeological resources at the study area, a preliminary assessment of their significance, should they exist, and whether or not the potential archaeological resources may be ‘relics’ as defined by the *Heritage Act 1977*.

The site history indicates that various structures and yards were located at the study area in the nineteenth and early twentieth century. A summary of the development is as follows:

- It is not known whether or not the study area was occupied prior to the 1870s. An 1857 map indicates the study area remained vacant at this time (**Figure 4**). The Sydney Trigonometric Survey plans, undertaken between 1855-1865 do not show any structures on the study area (**Figure 5**). Prior to 1870, the study area may have been used for agricultural or pastoral purposes.
- By the late 1870s, the eastern corner of the study area, including an area currently occupied by the Cleveland Street road reserve, was occupied by the Royal Standard Hotel. The site history indicates that the Hotel had a lower floor and cellar.
- By 1888, the area to the south and immediately adjacent (to the west) of the Hotel site included a building with a carriageway giving access to two yards and two outbuildings (**Figure 6**). These structures were demolished in c.1938.
- The Hotel was demolished in 1987 for the widening of Cleveland Street.
- The western corner of the study area appears to have been occupied by 1888. This section appears to be occupied by several buildings, yard spaces, rear lane access and out buildings at this time.
- By 1938 the western part of the study area was occupied by the current building comprising a warehouse. The rear of the warehouse (at the southern boundary of the study area) has been cut down for the construction of a driveway and garage area.
- It is not known what developments occurred in the western part of the study area between the 1890s and 1930s.

The construction of the current configuration of the warehouse and car park at the study area may have truncated or removed evidence of previous occupation; however there is potential for archaeological resources to survive.

Although the majority of the Royal Standard Hotel was located in what is now road reserve, archaeological remains of a portion of the rear of the building, in addition to remains of yard spaces and out buildings, may survive within the car park area. They may include the cellar of the Hotel, structural features, cess pits, yard deposits, and refuse pits. These archaeological remains may be partially disturbed by more recent service trenches, such as drains, as observed during the site

inspection. The eastern part of the study area does not appear to have been cut during demolition to create the sharp slope southwards that exists here. The slope appears to be part of the existing topography of the study area prior to the demolition of the Hotel in the 1987.

There is potential for archaeological remains to survive at the north western corner of the study area. The current warehouse, built in c.1938, appears to have an under floor space at the northern extent of the building, fronting Cleveland Street. Based on the existing information, there is potential for the remains of earlier structures to survive below the floorboard level of the building. Remains may include structural features, occupation deposits, refuse pits and/or yard deposits. It is unlikely that archaeological deposits remain/survive below the floor of the rear of the warehouse due to excavation for the laying of a concrete slab and construction of the garage area at the warehouse's southern extent. These earth works would have removed evidence of previous occupation (historical archaeological resources) in this part of the study area.

Figure 19-Figure 25 (below) illustrate the indicative location of areas of archaeological potential at the study area based on the above assessment.

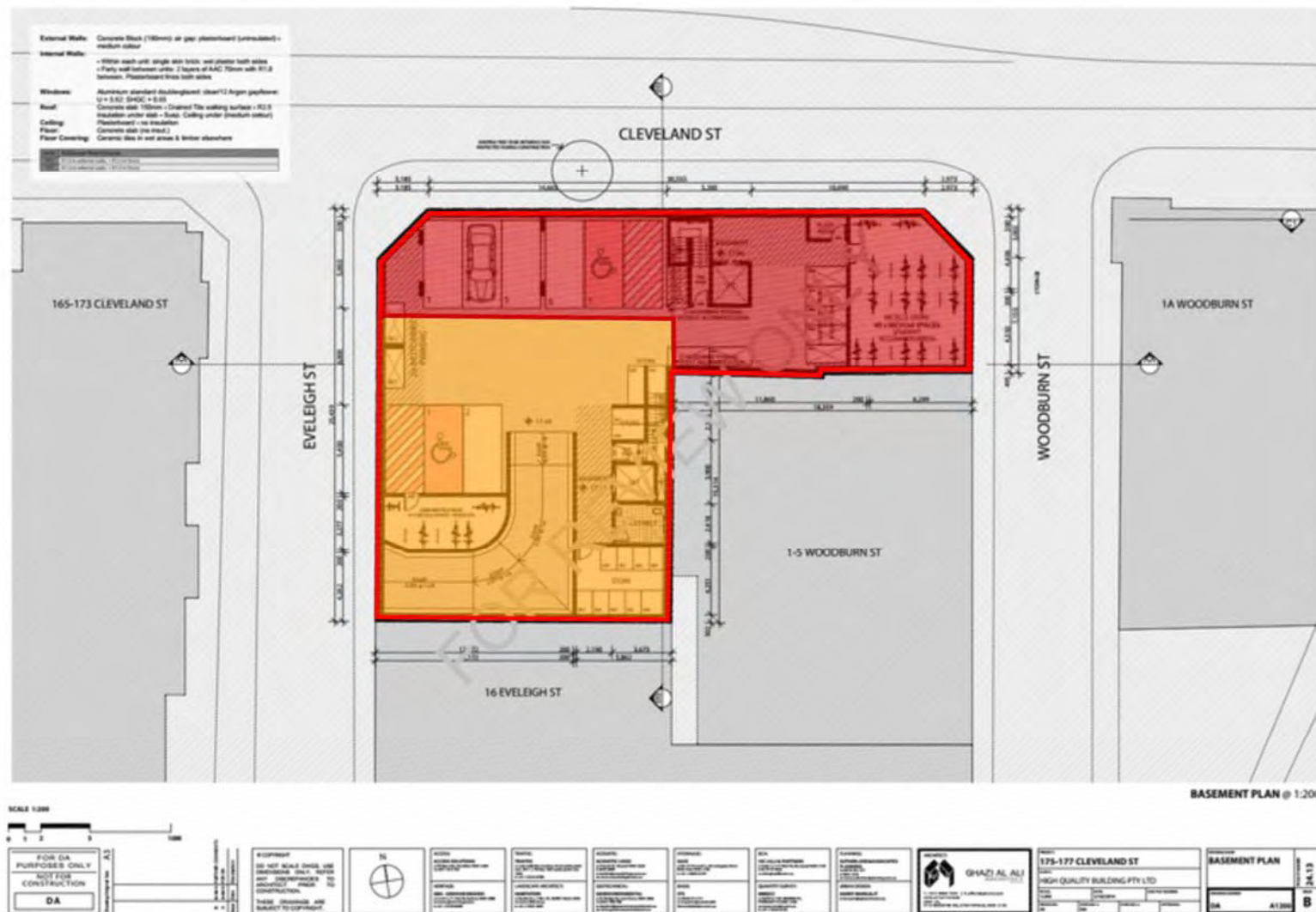


Figure 19 Indicative location of areas of archaeological potential. The study area boundary is shown in red, areas of moderate historical archaeological potential are shown in red and areas of low archaeological potential are shown in orange (source of basemap: Ghazi Al Ali Architect).



Figure 20 *Indicative location of areas of archaeological potential. The study area boundary is shown in red, areas of moderate historical archaeological potential are shown in red and areas of low archaeological potential are shown in orange (source of basemap: SixViewer, LPI).*



Figure 21 Structures and features identified on the 1888 Metropolitan Detail series that may survive as part of the archaeological deposits are indicated in green (source of basemap: Six Viewer, LPI).



Figure 22 Structures and features identified on the 1938-1950 Civic Survey plan that may survive as part of the archaeological deposits are indicated in blue (source of basemap: SixViewer, LPI).



Figure 23 *Comparitive overlay of structures and features identified on the 1888 Metropolitan Detail Series and 1938-1950 Civic Survey plan that may survive as part of the archaeological deposits (source of basemap: SixViewer, LPI).*

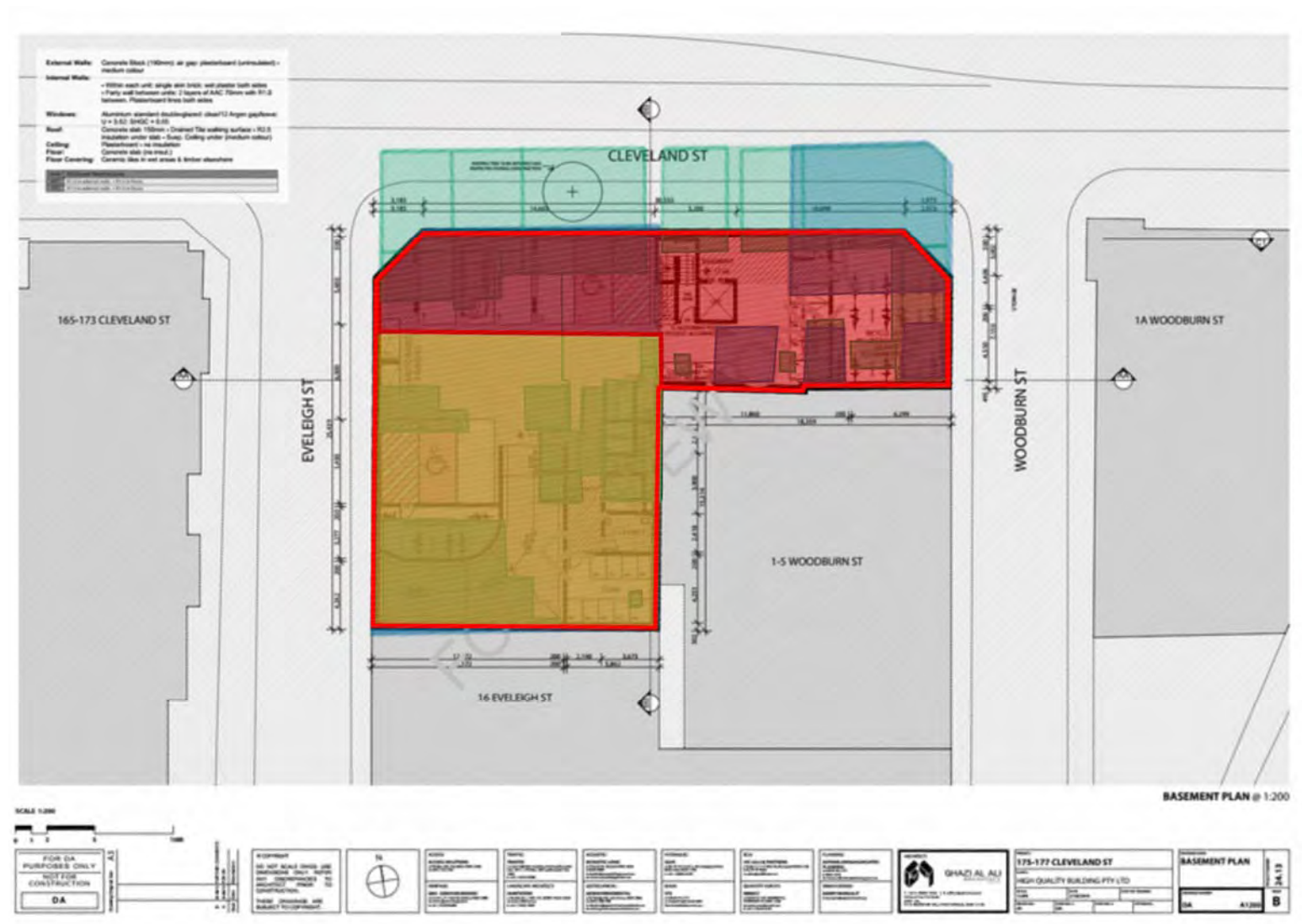


Figure 24 *Indicative location of areas of archaeological potential overlaid on features identified from the 1888 Metropolitan Detail Series (green; see Figure 6) and the 1938-50 Civic Survey Plan (blue; see Figure 14) (source of basemap: Ghazi Al Ali Architect).*



Figure 25 *Indicative location of areas of archaeological potential overlaid on features identified from the 1888 Metropolitan Detail Series (green; see Figure 6) and the 1938-50 Civic Survey Plan (blue; see Figure 14) (source of basemap: SixViewer, LPI).*

6 SIGNIFICANCE ASSESSMENT

6.1 Principles and Evaluation Criteria

“Heritage significance” and “cultural significance” are terms used to describe an item’s value or importance to our society. The Australia ICOMOS Burra Charter (2013) defines cultural significance as:

Aesthetic, historic, scientific or social value for past, present or future generations

This value may be contained in the fabric of the item, its setting and relationship to other items, the response that the item stimulates in those who value it now, or the meaning of that item to contemporary society. Accurate assessment of the cultural significance of sites, places and items is an essential component of the NSW heritage assessment and planning process. A clear determination of a site’s cultural significance allows informed planning decisions to be made for places, in addition to ensuring that their heritage values are maintained, enhanced, or at least minimally affected by development.

Assessments of significance are made by applying standard evaluation criteria. These NSW criteria are set out and addressed individually below. This assessment of significance relates to the potential historical archaeological resource contained within the study area.

6.2 Assessment of Significance

This section aims to assess the significance of the study area with reference to each of the NSW criteria.

Criterion a) An item is important in the course or pattern of NSW’s cultural or natural history (or the cultural or natural history of the local area);

The study area is not considered to be eligible under this criterion.

Criterion b) An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW’ cultural or natural history (or the cultural or natural history of the local area).

While the study area was originally within lands associated with notable persons of early Sydney, specifically William Chippendale, Solomon Levey and Prosper de Mestre, none of these persons are known to have undertaken development within the boundaries of the study area. As such, the study area is not considered to be eligible under this criterion.

Criterion c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The study area is not considered to be eligible under this criterion.

Criterion d) An item has strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The study area is not considered to be eligible under this criterion.

Criterion e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The potential archaeological resource within the study area may provide a better understanding of the early development of this area of Redfern. While substantial portions of the Royal Standard Hotel and other buildings fronting Cleveland Street were impacted or removed in their entirety by the widening of this thoroughfare in 1988, the study area is still likely to retain archaeological material in the form of outbuildings in the rear yards, and there is also the possibility of the presence of cess pits or privies. The extant warehouse structure on the western half of the study area has incorporated brick walls that appear to be from earlier structures, suggesting that no substantial excavation works were undertaken during the construction of the current building. This, in turn, indicates the possibility that archaeological deposits relating to earlier phases of development may not have been extensively disturbed or removed by the existing structure or more recent development within the boundaries of the study area.

Criterion f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The study area is not considered to be eligible under this criterion.

Criterion g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural and natural environments.

The study area is not considered to be eligible under this criterion.

6.3 Statement of Significance

The study area is considered to be of local significance for its research values derived from the potential archaeological resource. This resource relates to the early development of the site; principally between c.1870, with the initial development of the study area and establishment of the Royal Standard Hotel; and 1938 when the Department of Main Roads resumed portions of land along the southern side of Cleveland Street for road widening. It is considered likely that some archaeological deposits will survive within the study area, although the level of integrity retained by these deposits is uncertain. Deep features such as privies or cess pits are considered likely to have been present within this site historically and likely also to have survived archaeologically to the present day. Structural features and remains are likely to be present, as elements of these features have already been noted during the site inspection, incorporated into the existing warehouse building on the western portion of the study area. Shallower features such as yard surfaces are more likely to have been impacted by later development, although the site inspection suggests that only minor changes to the topography (at least on the eastern portion of the study area) have taken place since the demolition of the Royal Standard Hotel in 1988.

7 POTENTIAL IMPACTS

The proposed development comprises the demolition of existing buildings at the site and the construction of a mixed use residential flat building. The 'L' shaped flat building will include one basement level and will occupy the study area boundary to boundary (**Figure 26**).

The development of the site will impact any potential archaeological resources at the site, or 'relics' as defined by the *Heritage Act 1977*, due to the excavation required for the basement level.

7.1 Recommendations

As archaeological resources of local significance are considered likely to survive at the study area it is recommended that historical archaeological monitoring and recording should be undertaken during the demolition phase of development, in order to mitigate the archaeological impact of the proposed development. The research design and methodology recommended for undertaking this work is detailed in the following Section (**Section 8**).



Figure 26 Basement plan (source: Ghazi Al Ali Architect, Drawing Number DA A1200, 08/10/2014).



Figure 27 Section drawing, facing north towards Cleveland Street (source: Ghazi Al Ali Architect, Drawing No. DA A1700, 08/10/2014).

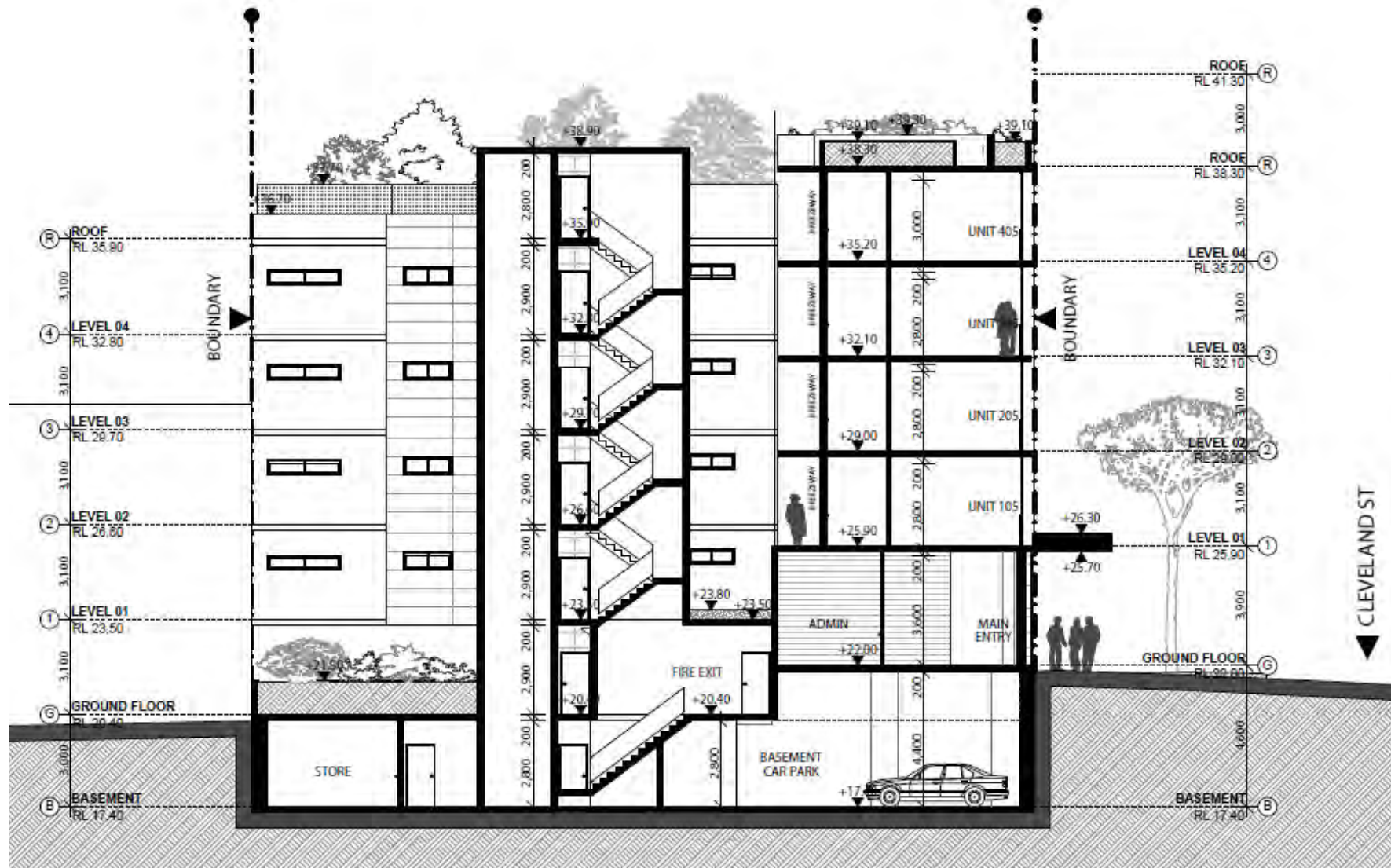


Figure 28 Section drawing, facing west from Woodburn Street (source: Ghazi Al Ali Architect, Drawing No. DA A1701, 08/10/2014).

8 RESEARCH DESIGN AND METHODOLOGY

8.1 Research Design

An archaeological research design identifies and establishes the rationale, context, questions and methodology for the archaeological investigation of a site. The rationale is established through the assessment process that identifies the past occupation of the site and the heritage values and research potential of the likely archaeological resource. The questions focus on recovering the values or 'unknown' information about the past, which may be lost if the archaeological resource is disturbed or destroyed.

In turn, the questions focus the development of excavation and recording methods to recover the information or values of the site.

The research design sets out what is considered to be answerable before the work takes place. There will, of course, be adjustments made when hard evidence is revealed. It is always possible that some of the archaeological resource will be simply too compromised to answer questions with any degree of certainty.

The following research design questions are posed to lead the archaeological monitoring and investigation:

- Are there any traces of the structures shown in the 1888 Metropolitan Detail Series plans remaining in the archaeological resource?
- Can the functions of the structures in the 1888 Metropolitan Detail Series plans be determined from the archaeological deposits remaining at the study area?
- Is there any evidence of earlier (pre-1870) development or land use within the study area?
- Are the small square features identified in the rear yards of the 1888 Metropolitan Detail Series plans privies or cess pits? And do they retain a degree of integrity that would warrant hand excavation or further investigation?

8.2 Methodology

The following methodology is proposed for the archaeological work:

Excavation:

An archaeologist will be present on site for the final stages of demolition of the present structures at 175-177 Cleveland Street, and will provide guidance for the removal of the footings and slab and the initial stages of excavation. The archaeologist will also monitor the initial stages of excavation in the area of the site identified as being of moderate archaeological potential (indicated as a red shaded area in **Figure 19 - Figure 25**) and in the location of a possible former privy, located in the south eastern corner of the subject site (visible as a small green square in the bottom right hand corner of the orange shaded area in **Figure 19 - Figure 25**).

Removal of the footings and slab and excavation of underlying modern fill will be undertaken by machine. In general, the machine used will be fitted with a flat bucket where possible and will operate in one direction, so as not to track over any archaeological remains.

If historical archaeological remains of the late nineteenth-century structures, privies and associated features are exposed, surrounding and overlying fill material will be cleared by machine, then the features will be cleaned by manual excavation. If rubbish deposits relating to the occupation of the late nineteenth century structures are encountered, these will be archaeologically excavated.

Recording:

Written descriptions of any historical archaeological remains uncovered will be made using context sheets, and a Harris Matrix will be compiled. The remains will be photographed according to the relevant standards for archival digital photography: *Photographic Recording of Heritage Items using Film or Digital Capture* (Heritage Office, 2006). The remains will be planned to scale, and levels will be tied in to the Australian Height Datum.

Analysis and Reporting:

The results of the archaeological investigation will be subject to analysis and reporting. This will include analysis of any artefact assemblage recovered from the site. An excavation report will be completed for submission to the Heritage Council, City of Sydney Council, and the proponent.

Notes:

The above method applies to the potential historical archaeological remains identified in the assessment. Should unexpected historical archaeological remains be uncovered, work should stop in the vicinity and the Heritage Council should be contacted for advice.

9 CONCLUSIONS

The historic archaeological impact assessment of 175-177 Cleveland Street, Redfern has identified that:

- There is potential that historical archaeological resources survive at the study area.
- These historical archaeological resources may be associated with the occupation of the study area by the Royal Standard Hotel, other structures and yard spaces.
- These resources may be disturbed or truncated due to subsequent developments at the study area.
- Should the resources survive intact, they are assessed as having local heritage significance, and would be defined as 'relics' in accordance with the *Heritage Act 1977*.
- The proposed development would directly impact potential archaeological resources, or 'relics', at the study area.
- Archaeological monitoring and recording during the final stages of demolition and initial stages of excavation is recommended, following the methodology and research design set out in **Section 8**, in order to mitigate the archaeological impact of the proposed development.
- The project is being assessed as a State Significant Development (SSD) under Part 4 Division 4.1 of the *Environmental Planning and Assessment Act 1979*. Permits and / or consents issued under the *Heritage Act 1977* in relation to historical archaeological relics would not be required.

10 REFERENCES

AHMS, June 2014, '175-177 Cleveland Street, Redfern: Baseline Historic Archaeological Report', for Ghazi Al Ali Architect.

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Walsh, G.P., 'de Mestre, Jean Charles Prosper (1789–1844)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/de-mestre-jean-charles-prosper-1976/text2393>, published in hardcopy 1966, accessed online 7 October 2014.

Appendix 1 - Chain of Title Search

CERTIFICATE OF TITLE.

(C.)

New South Wales.

S
GRN

[Appⁿ No. 14227]



REGISTER BOOK,

VOL. 1793 FOLIO 11

CANCELLED

ON ISSUE OF NEW FOLIO

1/64227

George Crowley of Sydney Gentlemen/Admiral under primary application Numbered 14227 is now the proprietor of our estate in fee simple. Subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in. That piece of land situated in the Borough of Newstead Parish of Alexandria and County of Cumberland containing five and one half perches or thereabouts commencing on the Southern building line of Cleveland Street at the North West corner of land of E. Resch and bounded thence on the East by that land being a line passing between two separate walls along the Western edge of a wall and a continued line bearing Easterly in all fifty one feet and three quarters of an inch to land of W. Carey on the South by that land being a fence line bearing Easterly thirty feet three and one half inches to land of Mrs. Hodgson on the West by that land being a line passing along the Eastern side of a wall between two walls and along the Western side of a wall bearing Northerly twenty eight feet two and one half inches and twenty two feet one and three quarters inches to the building line of Cleveland Street aforesaid and on the North by that building line bearing Easterly thirty feet three and one half inches to the point of commencement as shown on the plan hereon and therein edged red being Lot 1 and part of Lot 3 of Section 2 of Le Meades subdivision of part of the Clippens Estate and also part of ninety five acres delineated in the public map of the said parish deposited in the Department of Lands originally granted to William Clippens and by Crown Grant dated the thirty first day of August one thousand eight hundred and nineteen.

In witness whereof, I have hereunto signed my name and affixed my Seal, this *thirteenth* day of

July one thousand nine hundred and *seven*

Signed the *13th* day of *July* 190*7*

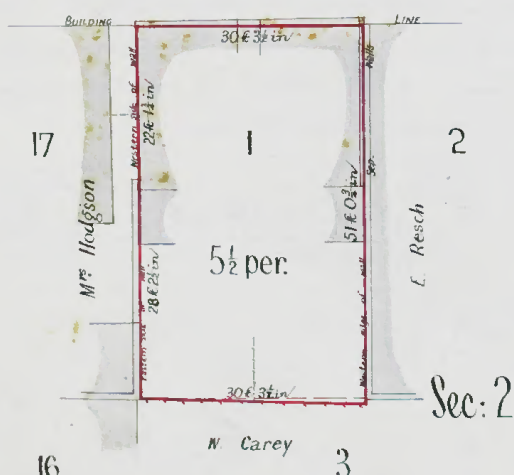
in the presence of

A. Bromby

Deputy Registrar General



Cleveland St



THE LAND WITHIN DESCRIBED IS LOT 1 IN D. P. 64227

NOTIFICATION REFERRED TO.

NO. 588,95 TRANSFER DATED 10 December 1910
FROM THE SAID *George Crowley & John Michael Canty of Sydney Estate Agent*
OF THE LAND WITHIN DESCRIBED
PRODUCED & ENTERED 10 December 1910 AT 11 O'CLOCK IN THE FORENOON
Edmund
DEPUTY REGISTRAR GENERAL

No. A 512900 TRANSFER dated 3rd May 1920
from the said *John Michael Canty*
To *Resch's Limited*
of the land within described.
Produced and entered 19th May 1920
at 4th 10th o'clock in the *forenoon*.
Edmund
REGISTRAR GENERAL

No. B. 869.729. TRANSFER dated 31st. July 1929
from the said RESCH'S LIMITED (in Liquidation) to TOOTH & CO.
LIMITED of the land within described. Produced 27th. August 1929
and entered 4th. September 1929 at 12 o'clock noon.

W. Johnston
Registrar General.



He X
L 445816 Caveat, dated 29th May 1969
produced 29th May 1969
entered 6th June 1969

Johnston

REGISTRAR GENERAL



CAVEAT No. L445816 has been withdrawn.
See L473852 Entered 19th September 1969.

Johnston

REGISTRAR GENERAL



Ethel Cawthorn Barker of Maroubra
Married Woman is
now the registered proprietor of the land within described

See TRANSFER No. L447029 dated 11th December 1969
Entered 19th September 1969

Johnston

REGISTRAR GENERAL



Martin Stewart Hughes of Mosman
Investor is
now the registered proprietor of the land within described

See TRANSFER No. L503229 dated 7th July 1969
Entered 19th September 1969

Johnston

REGISTRAR GENERAL



No. L503229 MORTGAGE dated 7th July 1969
to Grechen Investments Pty Limited

Entered 19th September 1969



Johnston

REGISTRAR GENERAL



No L521285 Caveat
Produced 1st August 1969
Entered 19th September 1969

Withdrawn
N515434
25-10-1973

Johnston

Registrar General



MORTGAGE No. L503229 has been discharged.
See N512729 Entered 16th August 1972

Johnston

REGISTRAR GENERAL



Chatham Pastoral Co. Pty. Limited is
now the registered proprietor of the land within described

See TRANSFER No. N381785 dated 13th March 1972
Entered 25th October 1973

Johnston

REGISTRAR GENERAL



Joseph Richard Purser of Cible Company Director
and John William Boggs of Cible Company
Director as tenants in common in equal shares are
now the registered proprietors of the land within described

See TRANSFER No. N381786 dated 23rd July 1973
Entered 25th October 1973

Johnston

REGISTRAR GENERAL



No. N381787 MORTGAGE dated 23rd July 1973
to Alliance Acceptance Co. Limited

Entered 25th October 1973

cancelled
@198619
18.10.1977

Johnston

REGISTRAR GENERAL



No. N397381 MORTGAGE dated 23rd July 1973
to Chatham Pastoral Company Pty. Limited

Entered 25th October 1973

cancelled
@198619
18.10.1977

Johnston

REGISTRAR GENERAL



No. N515435 Caveat Dated 10th October 1973
Registered 25th October 1973

Johnston
Registrar General



Handwritten notes and signatures at bottom left:
L445816
L447029
L473852
L503229
L521285
1973-11

Handwritten notes and signatures at bottom right:
1381785
1397381
N515435
18.10.1977
Resigned a Justice
in Commission for
Main Roads, G33 17-75
61 4086

1793 - 11

Plot
No P124134 CAVEAT dated 24th December, 1974
Registered - 5th February, 1975

Withdrawn
P347640
30-7-1975.

Jantson
REGISTRAR GENERAL

T P/S
Q198619

TRANSFER NO. Q198619 James Vincent Carmody
of Glide, Process Server is
now the registered proprietor of the land within described
Registered 18-10-1977
[Signature]
REGISTRAR GENERAL

M1-
6

MORTGAGE No. Q198620 to Alliance Acceptance
Co. Limited
Registered 18-10-1977
[Signature]
REGISTRAR GENERAL
Cancelled
X118129
2-10-1987

B
T

T699078. Mortgage to the Alliance Acceptance Co. Limited. Registered 1-9-1993
[Signature]
REGISTRAR GENERAL
Cancelled
X118129
2-10-1987

REGISTERED PROPRIETOR The Commissioner for Inland
Roads by Resumption X118129. Registered
2-10-1987.

COMPUTER FOLIO NO FURTHER
DEALINGS TO BE REGISTERED.

P347640
Q198619
20 mpe
Q198619
20 mpe
T699078
X118129
X347640
Withdrawn 20.5.99.

1793-11

1793-11

No. B 827425 CAVEAT dated 28th May 1939
by the Registrar General. Produced and entered
at 4 o'clock in the afternoon.
1939
M. Hayton
REGISTRAR GENERAL

The within Caveat No. B 827425 is hereby withdrawn.
Dated 21st February 1939
R. W. Miles
REGISTRAR GENERAL

No. C 623858 TRANSFER dated 20th January 1938
from the said Perpetual Trustee Company Limited
to Paull and Walsh Pty. Limited
of the land within described
Produced 9th February 1938 and entered 21st February 1938
at 12 o'clock in the noon.
R. W. Miles
REGISTRAR GENERAL

No. C 189536 TRANSFER dated 12 September 1938
from the said Paull & Walsh Pty. Limited to
the commissioners for the Roads of
Part of the land within described shown by pink colour
on the plan hereon of the land within described
Produced 30th September 1938 and entered 29th November 1938
at 4 o'clock in the afternoon.
As to land in this transfer
this caveat is cancelled
and new Certificate issued
Vol. 101
R. W. Miles
REGISTRAR GENERAL

No. H 132275 MORTGAGE dated 12th January 1959
from the said Paull & Walsh Pty. Limited
to Australia and New Zealand Bank
Limited of the land within described excluding
road shown by pink colour on plan hereon
Entered 29th January 1959
Discharged
P431313
19-11-1975
J. Watson
REGISTRAR GENERAL

A. D. P. Co. Pty. Ltd. is (excluding land
coloured pink in plan hereon)
now the registered proprietor of the land within described.
See TRANSFER No. P431314 dated 17th September 1975
Entered 19th November 1975
J. Watson
REGISTRAR GENERAL

No. P431315 MORTGAGE dated 17th September 1975
to Esanda Limited (excluding land
coloured pink in plan hereon)
Entered 19th November 1975
Discharged
Q55023
1-2-1977
J. Watson
REGISTRAR GENERAL

MORTGAGE No. Q55024 to PROGRESSIVE FINANCE
CO. PTY. LIMITED
Registered 1-2-1977
Discharged
R637019
5-2-1980
R. W. Miles
REGISTRAR GENERAL

MORTGAGE No. R637019 to Australia and New Zealand
Banking Group Limited
Registered 5-2-1980
R. W. Miles
REGISTRAR GENERAL

COMPUTER SOLD
DEALINGS TO BE REGISTERED.
NO FURTHER

c623858
P431313
Q55023
R637019
P431314
P431315

SL 925

CERTIFICATE OF TITLE



00514063

(C.)

New South Wales.



[Appⁿ No. 4978]

ON ISSUE OF NEW FOLIO
REGISTER BOOK,

VOL.

514

FOLIO

63

CANCELLED

ON ISSUE OF NEW FOLIO

1/1093304

Henry Hodgson

of the City of Sydney, Builder is now the
proprietor of an estate in Fee Simple, Subject nevertheless to the reservations and
conditions, if any, contained in the grant hereinafter referred to And also subject
to such encumbrances, liens, and interests as are notified hereon, in that piece of
Land situated at Chippendale, in the Parish of Alexandria and County of
Lambertland containing Two and a half perches or thereabouts commencing on the
southern side of Cleveland Street at the North eastern corner of other land of the said
Henry Hodgson and bounded thence on the west and on the south by that land
being a line partly passing through the centre of a party wall bearing Southwly
Fifty feet eleven inches and easterly thirty feet to land of Mess^{rs} Baass and
Myles, on the east by part of that land bearing Northwly fifty feet to
Cleveland Street aforesaid and on the North by that Street bearing Westwly
thirty feet to the point of commencement as shown on the plan hereon
and therein edged red, being Lot 17 of Section 2 of De Mosher's subdivision
of part of the Chippendale estate and also part of nearly five acres as
delimited in the Public Map of the said Parish deposited in the Office of the
Surveyor General originally granted to William Chippendale by crown grant dated the thirty first
day of August one thousand eight hundred and ninety eight

In witness whereof, I have hereunto signed my name and affixed my Seal, this

December

one thousand eight hundred and eighty

Signed the 8th day of December 1880

in the presence of

W. B. Baass & Myles

The land designated

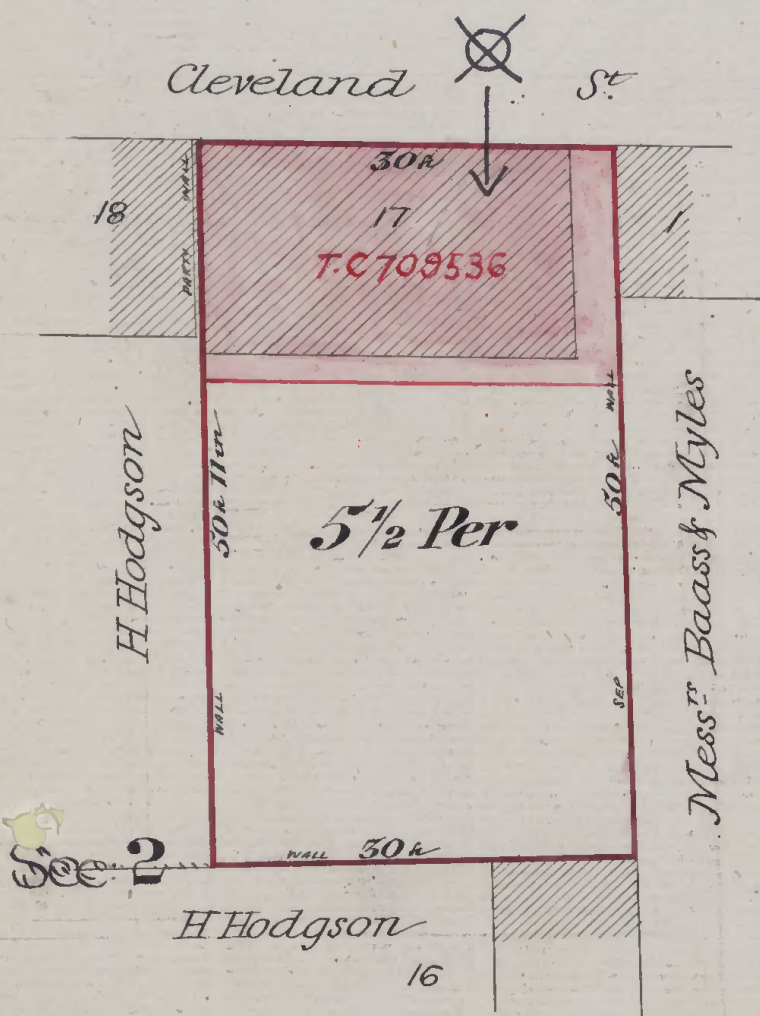


is coloured

Pink

THE LAND WITHIN
DESCRIBED IS LOT
17
IN DP 54227

NOTIFICATION REFERRED TO.



No. 10326 APPLICATION BY TRANSMISSION
Mary Ann Hodgson of Redfern Widow
is now the registered
PROPRIETOR OF THE LAND WITHIN DESCRIBED IN
PURSUANCE OF THE ABOVE APPLICATION PRODUCED
19th May 1898 AND ENTERED
10th June 1898 AT 10 O'CLOCK IN THE
FORE NOON
DERES^t GEN^l

No. B 827424 APPLICATION BY TRANSMISSION
Perpetual Trustee Company (Limited)
is now the registered
Proprietor of the Land within described in pursuance of the above
Application. Produced 23rd May 1929 and
entered 31st May 1929
at 4 o'clock in the after noon.
W. H. Mayton
R. REGISTRAR GENERAL

TCB 33
31/1/2006
Q

TCB 33
31/1/2006

TCB 33
21/1/2006

~~2/2/20~~

Q55023077
4M 52

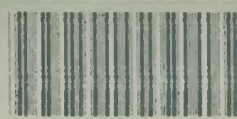
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P6 37018 ~~20/11~~ ~~20/11~~

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62383



00868156

New South Wales.



REGISTER BOOK.

[Appⁿ. No. 7107...]

Vol.

FOLIO

CANCELLED

ON ISSUE OF NEW FOLIO 15/57107

Henry Hodgson of ^{Admoran} ~~Summit~~ Surveyor is now the proprietor of an Estate in Fee Simple, Subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to And also Subject to such encumbrances, liens, and interests as are notified herein, in That piece of Land situated at Shippondale in the Parish of Alexandria and County of Cumberland containing Five and a half perches or thereabouts commencing on the Eastern side of Evelyn Street at the North western corner of land of Alfred Pallin and bounded thence on the west by that Street bearing Northerly twenty five feet to other land of the said Henry Hodgson on the North by that land bearing Easterly sixty feet to land of C. A. Mc. Billyard on the East by that land being a line passing through the centre of a party wall bearing Southerly twenty five feet to Alfred Pallin's land aforesaid and on the South by that land bearing Westerly sixty feet to the point of Commencement as shown on the plan herein, and therein edged red, being Lot 15 of Section 2 of De Meester's Subdivision of part of the Shippondale Estate and part of Ninety five acres delineated in the public Map of the said Parish deposited in the Office of the Surveyor General, originally granted to William Shippondale by Crown Grant dated the thirty first day of August One thousand eight hundred and nineteen, xth Gen

In witness whereof, I have hereunto signed my name and affixed my Seal, this Eight day of February one thousand eight hundred and eighty eight

Signed the 10th day of February 1888,
in the presence of _____

in the presence of

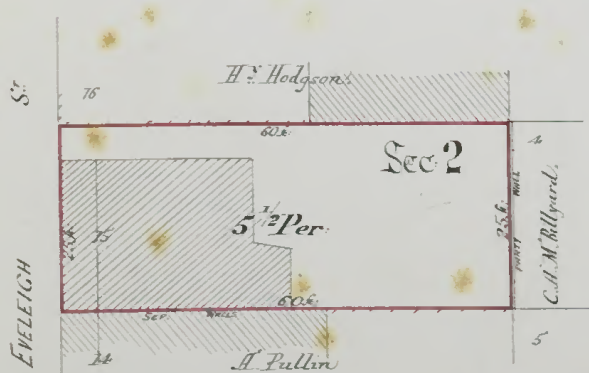
Mr Wallis

Registrar General.

NOTIFICATION REFERRED TO.

THE LAND WITHIN
DESCRIBED IS

LOT 15 DP 57107



Sept. 20th Loan Ticket

No. 10328 APPLICATION BY TRANSMISSION
Harry James Hodgson of Redfern
 widow is known the registered
 PROPRIETOR OF THE LAND WITHIN DESCRIBED IN
 PURCHASE OF THE ABOVE APPLICATION PRODUCED
1912 Harry 1898 AND ENTERED
10th June 1898 AT 10 O'CLOCK IN THE
 MORN'G
Edith Hodgson
 DER REG. GENL

No. B-927424

APPLICATION BY TRANSMISSION

Perpetual Trustee Company Limited

is now the registered
Proprietor of the Land within described in pursuance of the above

Application. Produced 28th May 1929 and

entered 3rd May 1920

at 4 o'clock in the afternoon

REGISTRAR GENERAL

B8244W/SR

No. B 22425 CAVEAT dated 28th May 1929
by the Registrar General. Produced and entered
31st May 1929
at 4 o'clock in the after noon.
[Signature]
REGISTRAR GENERAL

The within Caveat No. 22425 is hereby withdrawn.
Dated 2nd February 1938
[Signature]
REGISTRAR GENERAL

No. C 623558 TRANSFER dated 2nd January 1938
from the said Perpetual Trustee Company Limited
to Paul & Walsh Pty Limited
of the land within described
Produced 7th February 1938 and entered 2nd February 1938
at 10 o'clock in the after noon.
[Signature]
REGISTRAR GENERAL

No. H132275 MORTGAGE dated 12th January 1959
from the said Paul & Walsh Pty Limited to
Australia and New Zealand Bank Limited
Entered 29th January 1959
Discharged
19-11-1975
P431313
[Signature]
REGISTRAR GENERAL

A.D.P. & Pty Ltd
now the registered proprietor of the land within described.
See TRANSFER No. P431314 dated 17th September 1975
Entered 19th November 1975
[Signature]
REGISTRAR GENERAL

No. P431315 MORTGAGE dated 17th September 1975
to Esanda Limited
Entered 19th November 1975
DISCHARGED
8-5-023
1-2-1977
[Signature]
REGISTRAR GENERAL

MORTGAGE No. 055024 to PROGRESSIVE FINANCE
CO. PTY LIMITED
Registered 1-2-1977
Discharged
A637018
5-2-1980
[Signature]
REGISTRAR GENERAL

MORTGAGE No. R637019 to Australia and New Zealand
Banking Group Limited
Registered 5-2-1980
[Signature]
REGISTRAR GENERAL

COMPUTER FORM NO FURTHER
DEALINGS TO BE REGISTERED.

Handwritten notes:
P431313
A637018
A637018
A637018
A637018