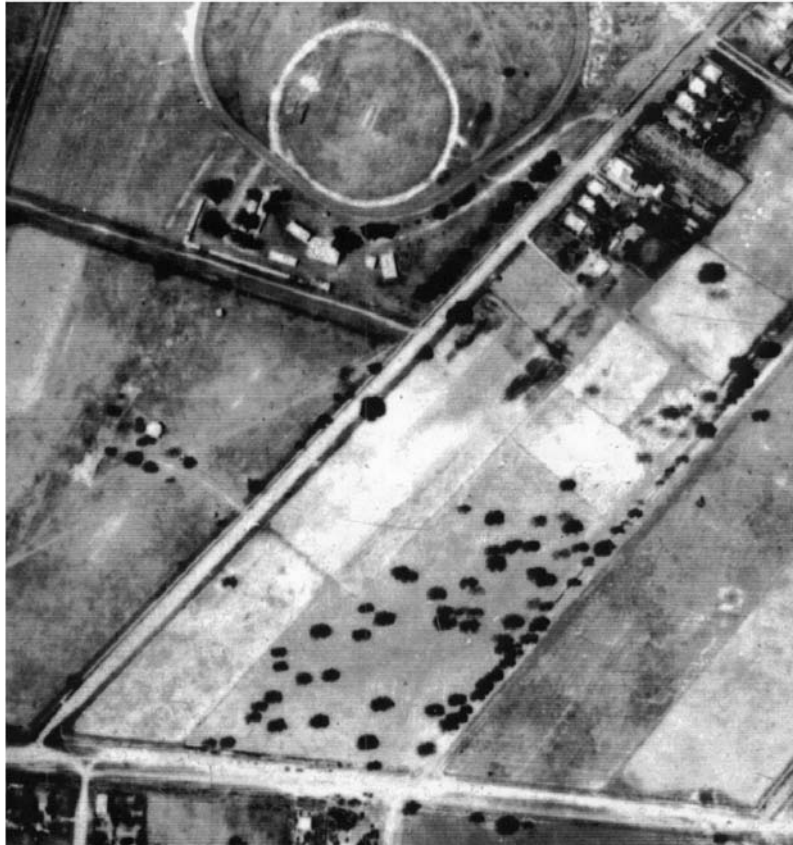


Archaeological Assessment

Nepean Green site

164 Station Street, Penrith



Report to
Parkview Penrith Pty Ltd

July 2012

Casey & Lowe Pty Ltd
Archaeology and Heritage Consultants
51 Reuss Street, Leichhardt NSW 2040
ABN: 32 101 370 129

● (02) 9569 1130
● www.caseyandlowe.com.au



EXECUTIVE SUMMARY

Results

This assessment indicates that:

- The site known as 164 Station Street, Penrith is unimproved farmland without evidence for buildings except for those extant in the northern half of the site and the site of a grandstand fronting Station Street.
- The 1880s grandstand and an adjacent kiosk or toilet block is the only potential archaeological site identified. Remains are likely to be restricted to the bases of brick piers or timber posts and probably a toilet block. The area is considered to have a low level of archaeological potential.
- The potential archaeological remains on the property are of little heritage significance.

Statement of Archaeological Significance

- ◆ The subject property is largely unimproved grazing land. There is little historical evidence for any buildings within the property except for the extant ones in the northern half of the property and the site of a grandstand overlooking the adjacent racecourse.
- ◆ Any surviving archaeological remains would have little capacity to address historical themes or research questions.
- ◆ The study area is regarded as having a low level of archaeological potential.
- ◆ Any surviving archaeological remains are considered to have little heritage significance.

Recommendations

1. Based on the results of this assessment, no additional historic research or assessment is regarded as being necessary.
2. No archaeological monitoring of the development or other fieldwork is required.

CONTENTS

EXECUTIVE SUMMARY

<u>1.0</u>	<u>Introduction</u>	
1.1	Background	1
1.2	Previous Reports	1
1.3	Study Area	1
1.4	Heritage Listings	1
1.5	Proposed Development	2
1.6	Authorship and Acknowledgements	2
<u>2.0</u>	<u>Site Land Use</u>	
2.1	164 Station Street	4
2.2	Chronology	14
<u>3.0</u>	<u>Assessment of Archaeological Potential</u>	
3.1	Archaeological Potential	17
3.2	Study Area	17
3.3	Assessment of Archaeological Potential	17
3.4	Impacts on Archaeological Remains by Proposed Development	17
<u>4.0</u>	<u>Assessment of Heritage Significance</u>	
4.1	Basis of Assessment of Heritage Significance	19
4.2	Discussion of Heritage Significance	20
4.3	Statement of Archaeological Significance	23
<u>5.0</u>	<u>Results and Recommendations</u>	
5.1	Results	24
5.2	Recommendations	24
<u>6.0</u>	<u>Bibliography</u>	25

Document Status

Name	Date	Purpose	Author	Approved
DRAFT Issue 1	April 2006	Draft issue to Parkview	TL	MC
Issue 2	October 2006	Revised issue to Parkview	TL	MC
Issue 3	April 2008	" "	TL	MC
Issue 4	May 2008	" "	TL	MC
Issue 5	July 2011	" "	TL	MC

Archaeological Assessment 164 Station Street, Penrith

1.0 Introduction

1.1 Background

This assessment looks at the property bounded by Station and Woodriff Streets and Jamison Road, Penrith. On the northern side it is bordered by the Centro Nepean Square shopping complex. It is described as 164 Station Street, Penrith and locally it is known as the former 'Panasonic Site'. The proposed development is called Nepean Green. It is 78,550 sq m in size.

This assessment examines the land-use history of the site and the potential for non-indigenous archaeological remains. It makes recommendations on how the archaeological resource should be managed in the event of the site's redevelopment.

This report was commissioned by Parkview Penrith Pty Ltd.

1.2 Previous Reports

There are no previous reports relevant to the study area.

1.3 Study Area

The study area is the former Panasonic site, 164 Station Street, Penrith, bounded by Station and Woodriff Streets and Jamison Road (Figs 1, 2).

1.4 Heritage Listings

The site does not have any current heritage listings. Any archaeological remains would be protected under the relics provisions of the Heritage Act 1977. The wording of the provisions are:

Division 9: Section 139, 140-146 – Relics Provisions – Excavation Permit

According to Section 139:

- 1. A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an excavation permit.*
- 2. A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*

"Relic" is defined by the Act 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.

Any item identified as an historical archaeological site or relic cannot be impacted upon without an excavation permit or alternate approval. In the present development case, the development will be processed under Part 3A of the *Environmental Planning and Assessment Act 1979* by the

Department of Planning and Infrastructure. The Director General's requirements for the project's Environmental Assessment have been issued and include:

- The EA shall provide an Archaeological Assessment of Aboriginal and non-Indigenous archaeological resources, including an assessment of the significance and potential impact on the archaeological resources.

In the case where archaeological relics may be disturbed, the archaeological assessment would be reviewed by the Heritage Branch of the Office of Environment & Heritage and appropriate recommendations made as part of the project's consent conditions.

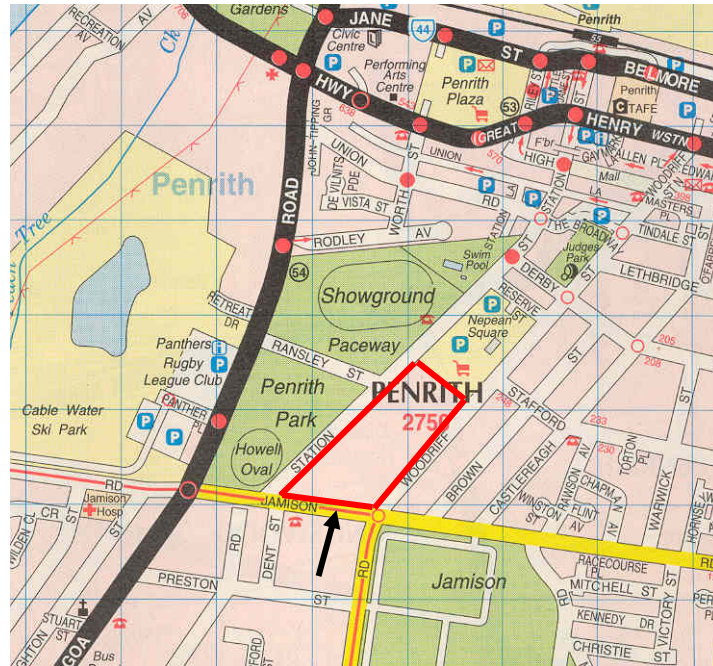


Figure 1: Study area plan. Source: *Gregory's Street Directory*.

1.5 Proposed Development

It is proposed to redevelop the property for residential and commercial use (Fig. 3).

1.6 Authorship and Acknowledgements

This assessment has been compiled by Tony Lowe, Casey & Lowe Pty Ltd. The historical section was researched and written by Terry Kass, historian. The assessment was reviewed by Dr Mary Casey, Casey & Lowe Pty Ltd.

Jon Lindsay, Parkview Penrith Pty Ltd, engaged Casey & Lowe, provided background material and assisted with enquiries. Amy Romero, Parkview Penrith Pty Ltd, subsequently provided additional details of the Part 3A application.



Figure 2: The study area. Source: Google.

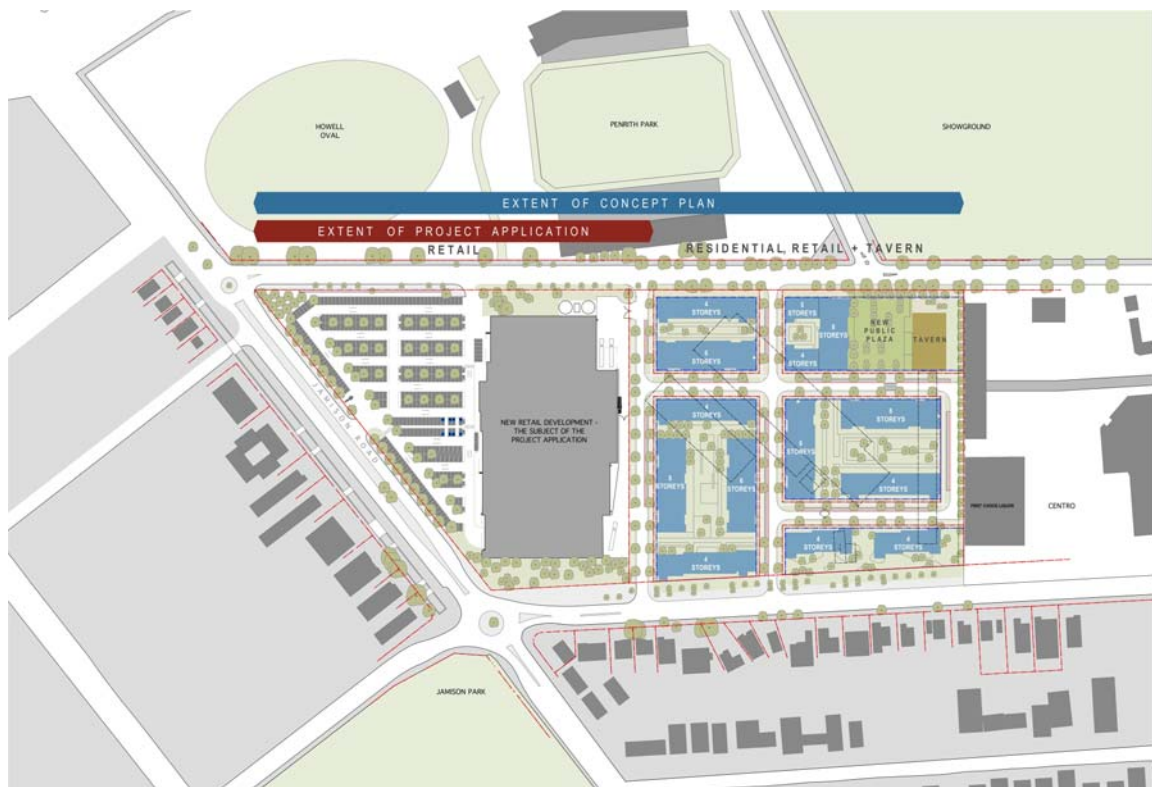


Figure 3: The proposed development. Source: Parkview Penrith Pty Ltd.

2.0 Site Land use

2.1 164 Station Street

The study site is one bounded by Station and Woodriff Streets and Jamison Road in Penrith. It is known as 164 Station Street, Penrith.

The study area forms part of a grant of 1,000 acres made out to Daniel Woodriff on 1 February 1804. There were problems with the grant measurements since the surveyor did not mark out his lines correctly. The land was then re-granted as 1,000 acres to Daniel Woodriff on 18 December 1805. This was conformed by a Declaration by Governor P. G. King on 12 August 1806.¹ Furthermore, on 13 September 1806, the Surveyor-General Charles Grimes reported on this matter as well as explaining the causes of the discrepancies.²

The land remained in the Woodriff family for many years. By a disentailing assurance, of 6 September 1862, Daniel James Woodriff and Edwin Daintry were able to put aside the entail on the land so that it could be dealt with as unencumbered freehold land.

On 21 June 1881, the land was partitioned between the devisees Frederick Daniel Woodriff and Francis Henry Woodriff.³ The land in the study area was part of the property devised to Frederick Daniel Woodriff.

A Real Property Application Plan of 16 September 1882 for the land east of this site showed the study site as owned by "Woodriff" and occupied by "W. Dent" (Fig. 4).⁴

¹ LTOD, No 261 Bk 1338.

² LTOD, No 261 Bk 1338.

³ LTOD, No 132 Bk 221.

⁴ Penrith Subdivision Plans, ML ZSP: P10/34.

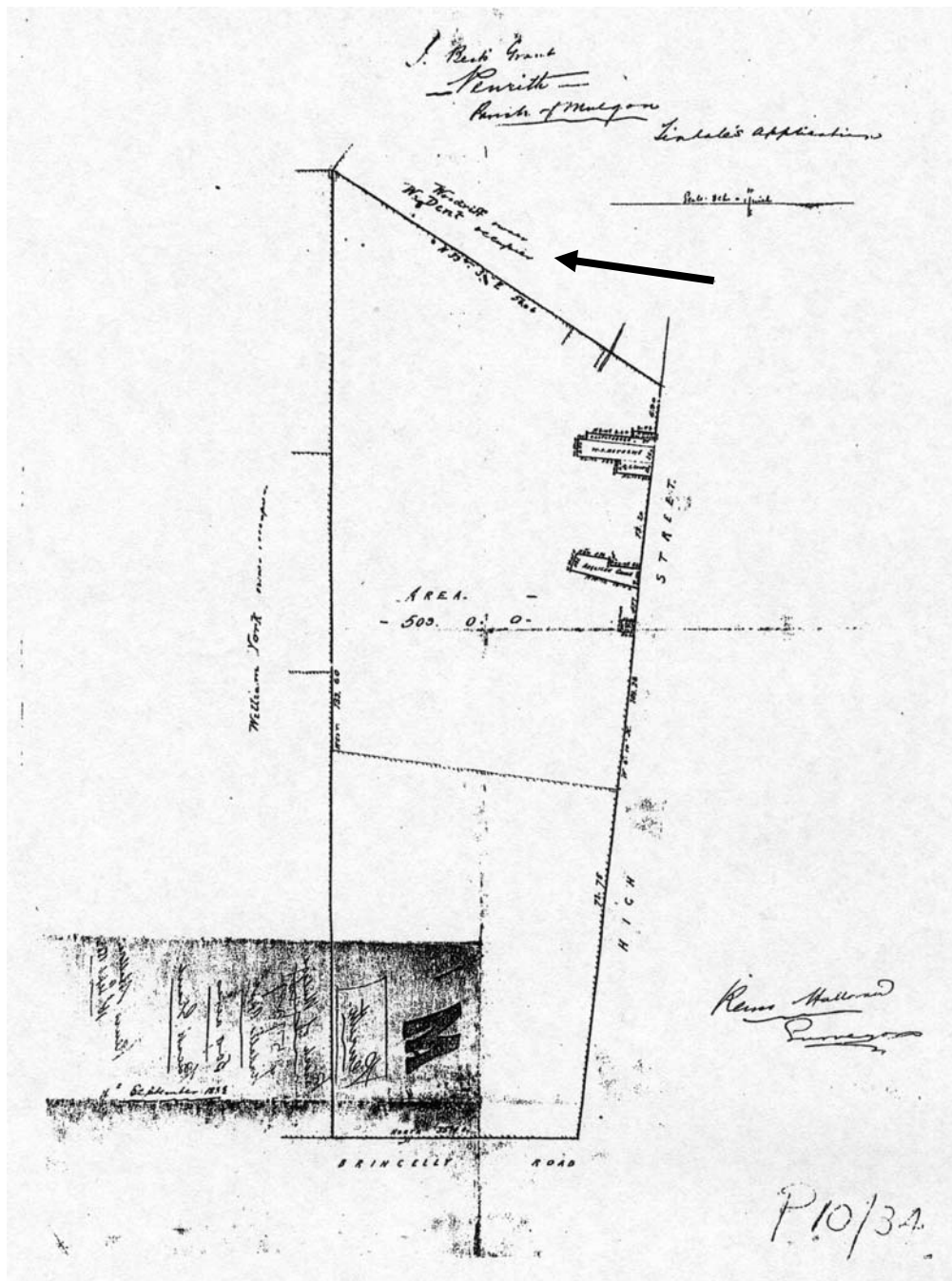


Figure 4: The subject property is at top, with the notation showing that it was owned by Woodriff and let to W. Dent (arrowed). Real Property Application Plan, dated 16 September 1882. Source: Penrith Subdivision Plans, ML, ZSP P10/34.

A 1880s subdivision plan (Fig. 5) survives for the sale of the land to the north-east of this site which also shows this site. The sale was advertised for Saturday, 13 October but no year is marked on the sale plan. From the names of the auctioneers and the style of the plan, it appears to be from the 1880s. The possible years in that decade are 1883 and 1888, as well as 1894. However, the auctioneering firm of T. R. Smith, Chapman and Smith had been dissolved by 1886, so the early date of 1883 is the most likely one.⁵ The Penrith racecourse lay across Station Street. The plan shows the grandstand for the racecourse as built on the eastern side of Station Street placing it within the boundaries of this site.⁶ No other plan or other evidence has been found that shows the grandstand situated there. It might be possible that it was simply a cartographic or lithographic error. However, the possibility that the grandstand lay within the study area must be recognised.



Figure 5: This auction plan, c1883, shows a grandstand (arrowed) on this site. Source: Penrith Subdivision Plans, ML, ZSP P10/66.

⁵ Sands, *Directories*, 1884-88.

⁶ Penrith Subdivision Plans, ML ZSP: P10/66.

A survey of 28 August 1891 (Fig. 6) by Charles Robert Scrivener to confirm survey points showed the study area as “unoccupied”.⁷

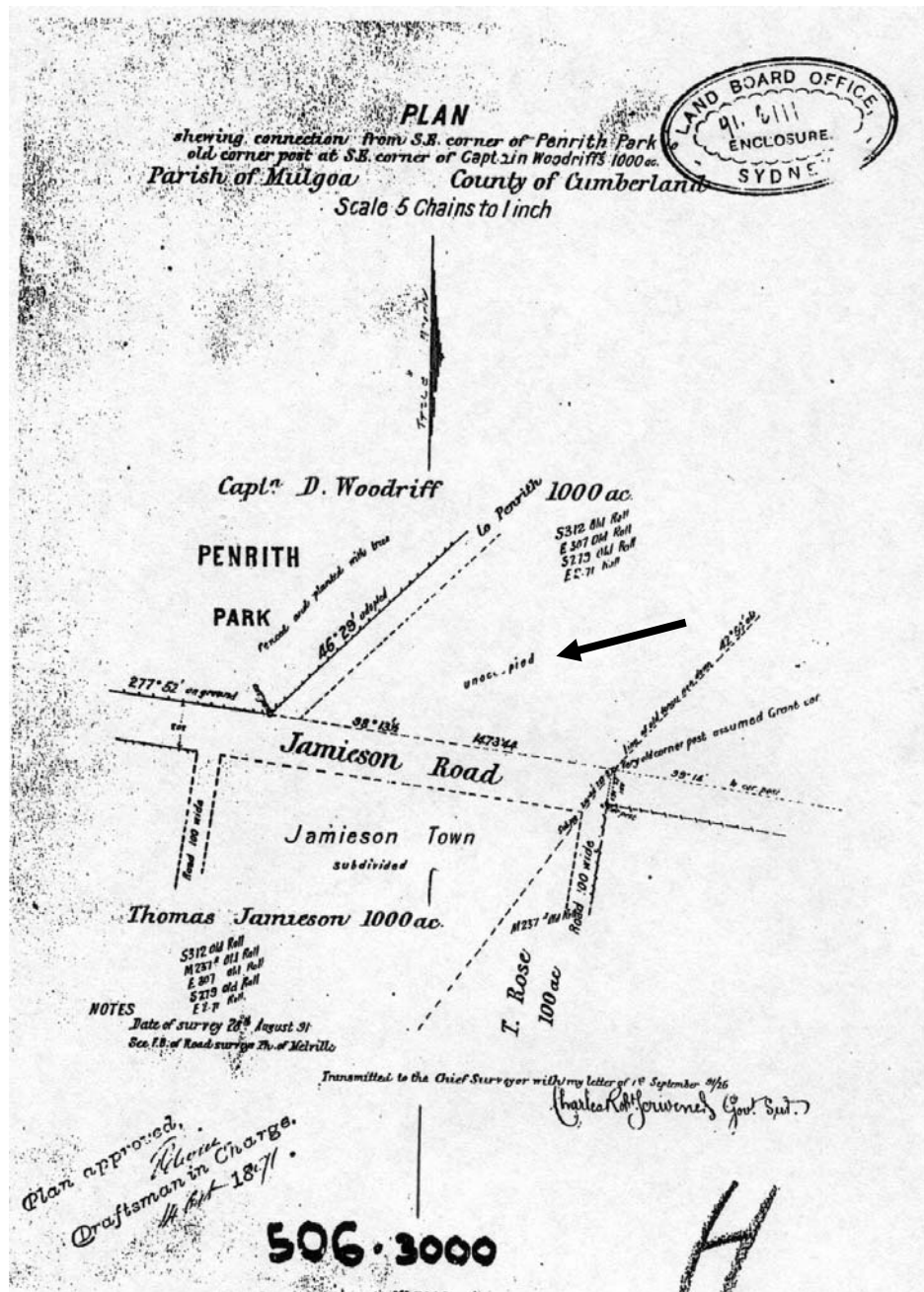


Figure 6: The survey of 28 August 1891 by Charles Robert Scrivener. The notation on the subject property (arrowed) reads ‘unoccupied’. Source: Ms.506.3000, Crown Plan.

Frederick Daniel Woodruff died on 24 January 1904. By his will of 13 January 1886, he left his property to his wife, Mary Ann Woodruff.

A valuation of his property was made on 9 March 1904 by Ernest King Waldron, auctioneer and valuator of High Street, Penrith for death duty purposes. There were numerous parcels of land that Woodruff owned. The parcel that fits this site was described thus:

⁷ Ms.506.3000, Crown Plan.

Containing about 16 Acres, three Acres suitable for Cultivation, part enclosed about ten acres, other land being bush land with only undergrowth, unsuitable for anything but pasture lands of a very poor description. Frontage to Station, and Woodriffe Streets and Jamison Road. 160.0.0

Since the valuator made special mention of any buildings, no matter how old or dilapidated on each of the other parcels of land, it would appear that there were no improvements on the site at that date.⁸

The 1908 edition of the Parish map (Fig. 7) showed this area as subdivided into streets and allotments, a legacy of subdivision activity undertaken by the family in the 1880s. A search has been made to locate a copy of the subdivision plan itself but none could be found, either at the Lands Department (formerly Land Titles Office) or in the Mitchell Library.

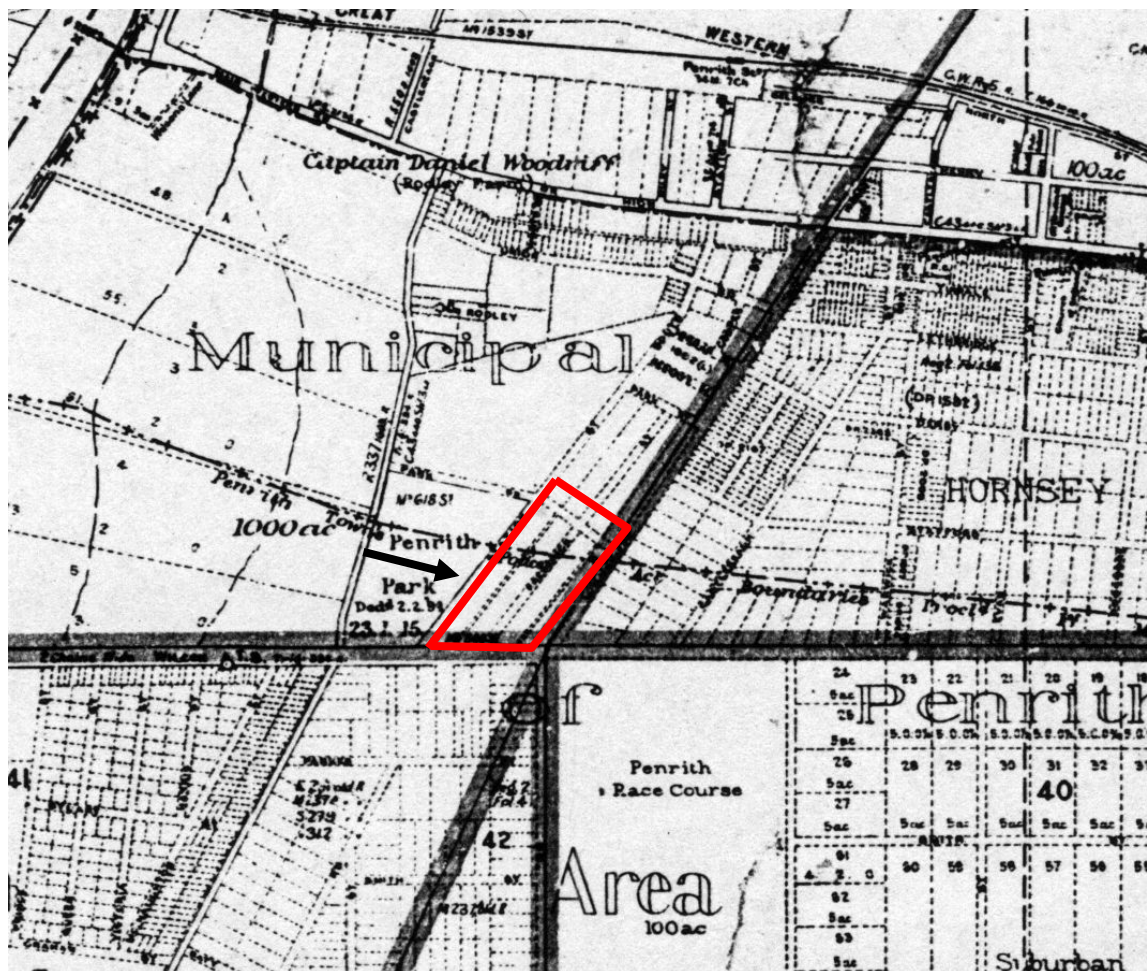


Figure 7: The 1908 Parish map showed roads across the site (arrowed). Source: Parish Map, Parish of Mulgoa, 1908.

The land on the study site was leased by 1923 to T. Hollier. It was noted on Mary Woodriff's Deceased Estate File that this land had been rented by T. Hollier who owed arrears of rent.⁹

⁸ Stamp Duties Office, Deceased Estate File, Frederick Daniel Woodriff, Penrith, duty paid 10/5/1904, SRNSW 20/238.

⁹ Stamp Duties Office, Deceased Estate File, Mary Ann Catherine Woodriff, Sydney, No 1778, SRNSW 20/917.

Mary Ann Woodriff agreed to sell various parcels of land to Harley Reuben Croome Eaton, carrier of Penrith for £432.¹⁰ The contract for sale to Eaton was dated 16 August 1923.¹¹

However, in the meantime, before the sale could be completed, Mary Ann Woodriff died on 28 September 1923.

Hence, on 10 March 1924, when the land was conveyed to its new owner, the sale was by Albert Edward Baker of Sydney, solicitor, as executor of the will of Mary Ann Catherine Woodriff. The purchaser was Harley Reuben Croome Eaton, carrier, of Penrith who bought it for £432. In all, there were five parcels of land bounded by Station, Park, Woodriff, Frederick Streets and Jamison Road.¹² Frederick Street was the one that bisected the site between Station and Woodriff Streets. Park Street was its north-eastern boundary. They can be seen on the parish map of 1908. The parcels of land all lay between Station, Woodriff and Park Streets and Jamison Road.

The land remained in Eaton's hands for a number of years. He used it as grazing land. His ownership was bolstered by a series of mortgages. By 1935, he was describing himself as a dairy farmer in legal deeds.

Harley Reuben Croome Eaton had been born in Penrith in 1887 to John and Sarah Eaton. He married Elsie A. Neville at Penrith in 1914, and their son, Harley, was born that year. Harley Reuben Croome Eaton died at Penrith in 1970.¹³

The first mortgage by Eaton was back to the vendor. On 10 March 1924, he mortgaged the land to Albert Edward Baker of Sydney for £332 at 7%.¹⁴ It was discharged on 11 August 1924.¹⁵

On 11 August 1924, he mortgaged it to the Saint George Starr-Bowkett Ballot and Sale Society No 3 for £300.¹⁶ That loan was discharged on 6 June 1933.¹⁷

The 1926 edition of the parish map (Fig. 8) shows the same detail of the area with the streets being shown across the site.

¹⁰ LTOD, No 261 Bk 1338.

¹¹ Stamp Duties Office, Deceased Estate File, Mary Ann Catherine Woodriff, Sydney, No 1778, SRNSW 20/917.

¹² LTOD, No 261 Bk 1338.

¹³ BDM Indexes.

¹⁴ LTOD, No 262 Bk 1338.

¹⁵ LTOD, No 469 Bk 1356.

¹⁶ LTOD, No 650 Bk 1356.

¹⁷ LTOD, No 525 Bk 1679.

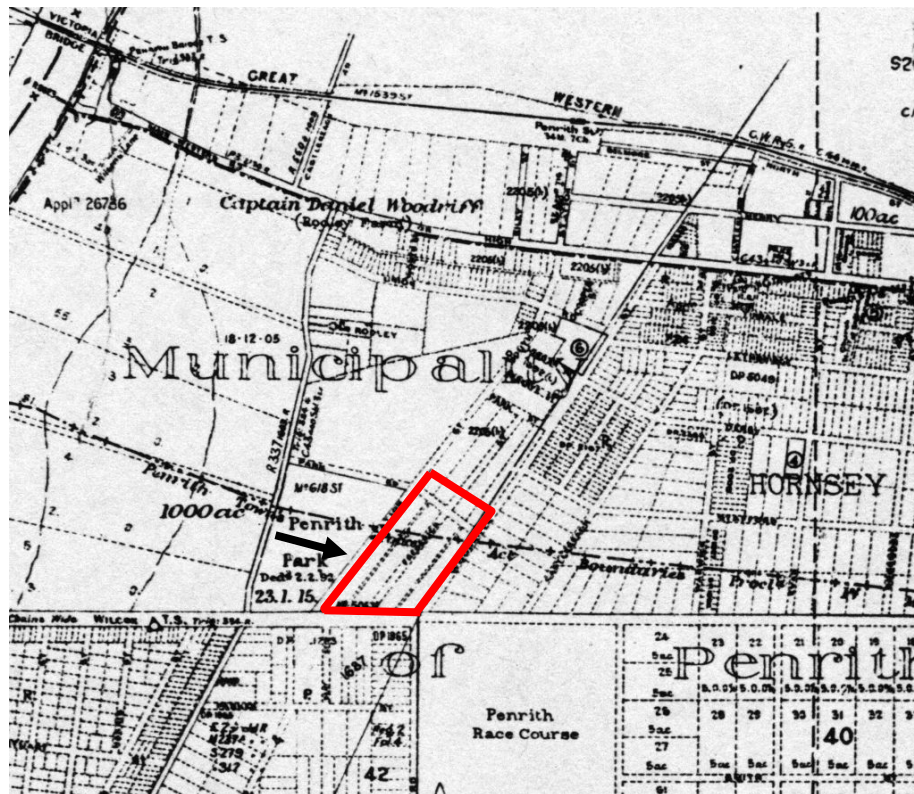


Figure 8: The 1926 Parish map also showed roads across the site (arrowed). Source: Parish Map, Parish of Mulgoa, 1926.

Harley Reuben Croome Eaton, carrier of Penrith, mortgaged the land to the Saint George Starr-Bowkett Co-operative Society No 5, for £200 on 31 October 1928, following up his earlier loan to an associated Society.¹⁸ It was discharged on 12 July 1935.¹⁹ A further mortgage to the Saint George Starr-Bowkett Co-operative Society No 5 on 23 December 1933 raised another £100.²⁰ It was also discharged on 12 July 1935 along with the other loan on the same society.²¹

When Harley Reuben Croome Eaton of Penrith mortgaged the land on 12 July 1935 to Amy Hutchings, spinster of Tamworth for £300 at 7% for three years. However, this time he gave his occupation as dairy farmer.²²

Dairy farming was probably a recent initiative by Eaton. He was not listed as a stockholder in any of the Pastoral Sections of *Sands Directory* up to 1932-3.

On 22 February 1937, the mortgage sum was increased to £500.²³

On 30 April 1937, the mortgage over part of the land bounded by Station and Frederick Streets with an area of 1 acre 3.75 perches was discharged.²⁴ The mortgage over the rest of the land

¹⁸ LTOD, No 239 Bk 1535.

¹⁹ LTOD, No 735 Bk 1723.

²⁰ LTOD, No 526 Bk 1679.

²¹ LTOD, No 736 Bk 1723.

²² LTOD, No 738 Bk 1723.

²³ LTOD, No 263 Bk 1773.

²⁴ LTOD, No 593 Bk 1781.

was discharged on 28 April 1944 to Harley Reuben Croome Eaton now of Sydney, but formerly of Penrith, dairy farmer.²⁵

It was replaced by a mortgage the same day to Robert Edwin Hollier, orchardist of Emu Plains for £800 at 5% for five years.²⁶ It was discharged on 24 May 1945, when Eaton sold the land.²⁷

On 25 May 1945, Harley Reuben Croome Eaton, of Sydney, but formerly of Penrith, dairy farmer and carrier conveyed the land to Albert Royal Charles Flint, Penrith dairyman as five parcels of land bounded by Station, Park, Woodriff, Frederick and Jamison Streets, less the area which had already been sold in the fifth parcel. The purchase price was £1,250.²⁸

Albert Royal Charles Flint mortgaged it to the Bank of New South Wales the same day.²⁹ The loan was discharged on 9 February 1953.³⁰

An aerial photo of 1947 (Fig. 9) shows the land in the study area as vacant.

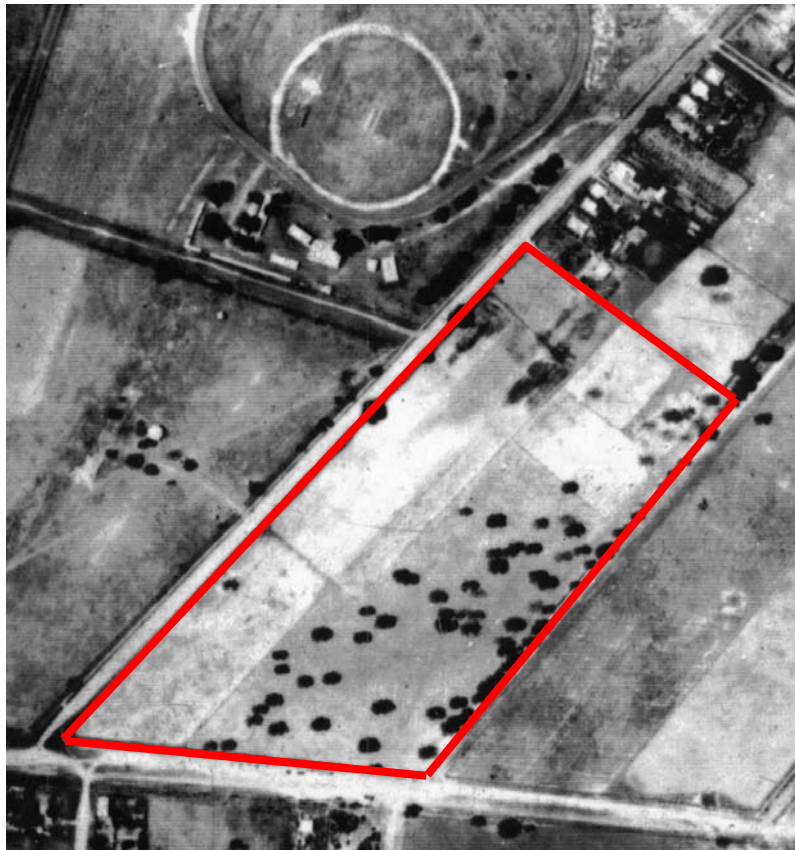


Figure 9: The 1947 aerial photo showed the site as vacant. Source: Liverpool, Run 35, Jan 1947, 64-185, Lands Dept.

²⁵ LTOD, No 92 Bk 1945.

²⁶ LTOD, No 93 Bk 1945.

²⁷ LTOD, No 53 Bk 1964.

²⁸ LTOD, No 947 Bk 1965.

²⁹ LTOD, No 948 Bk 1965.

³⁰ LTOD, No 893 Bk 2258.

Albert Royal Charles Flint, of Penrith dairyman conveyed the land to Albert Edward Flint, of Penrith, dairyman for £10,500 on 8 January 1957.³¹

Shortly afterwards, on 27 March 1957, he conveyed it to the Penrith Manufacturing Co Pty Ltd of 388 George St, Sydney for £20,000. The land was described as four parcels of land plus the interest held in a fifth parcel bounded by Station and Woodriff Streets and Jamison Road measuring 2 acres 3 roods and 20.75 perches.³²

The same day, 27 March 1957, Albert Edward Baker of Killara, solicitor as executor of the estate of Mary Ann Woodriff conveyed to the Penrith Manufacturing Co Pty Ltd, 388 George St, Sydney, any interest still held in that fifth parcel of land bounded by Station and Woodriff Streets and Jamison Road measuring 2 acres 3 roods and 20.75 perches for £2,800.³³

On 9 August 1957, the Penrith Manufacturing Co Pty Ltd submitted a Real Property Application to bring this land under the Torrens Act.³⁴

Surveyor Barry O'Donnell had already made a survey of the site for conversion to Torrens Title on 20 February 1957. The survey (Fig. 10) showed the land as measuring 23 acres 3 roods and 17.25 perches.³⁵

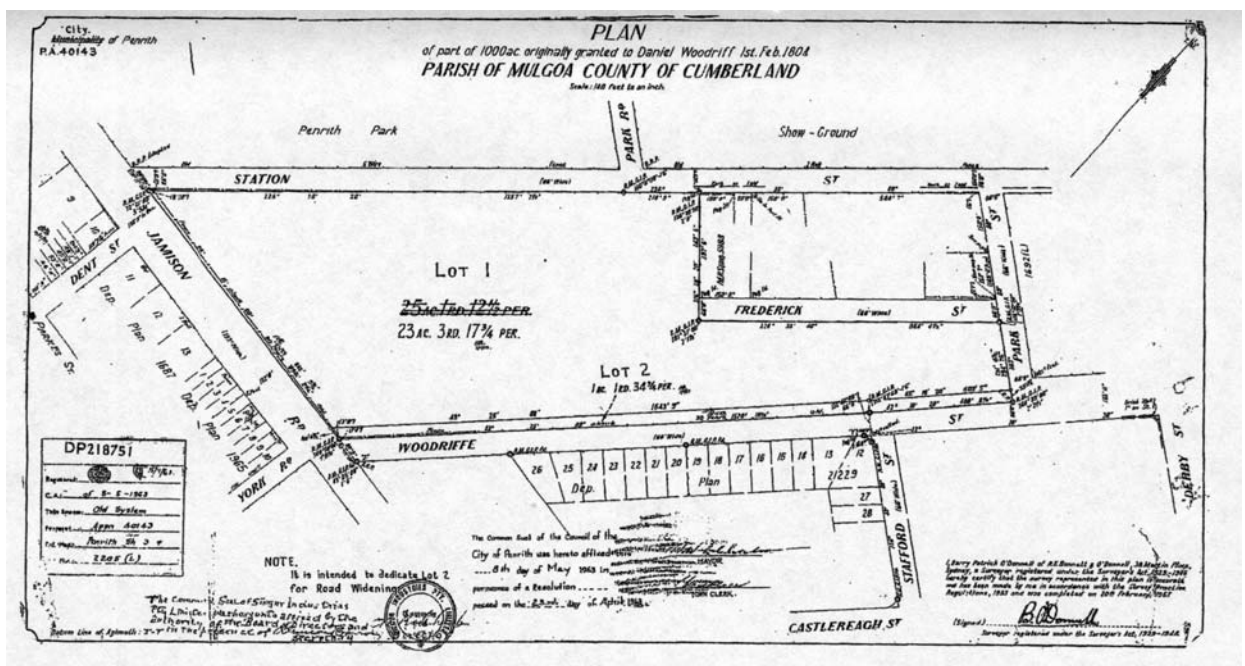


Figure 10: The survey by Barry O'Donnell on 20 February 1957 showed the boundaries of the land for the Real Property Application. Source: DP 218751, Lands Dept.

Albert Edward Flint, of Penrith, retired dairyman swore a Statutory Declaration on 17 March 1959. He stated that he had previously owned the land and lived in Station Street adjoining the land. The roads across the land had never been formed nor had they ever been fenced off from the rest of the site but had been used as part of the land. He had used the land in association

³¹ LTOD, No 469 Bk 2396.

³² LTOD, No 339 Bk 2401.

³³ LTOD, No 340 Bk 2401.

³⁴ RPA 40143.

³⁵ DP 218751.

with his adjoining farm to grow crops and to graze stock.³⁶ Investigation of the title and enquiries to Penrith City Council by the company revealed that the roads marked across the site on plans had never been dedicated to the public nor had they ever been formed.³⁷

The name of the company was changed from Penrith Manufacturing Co Pty Ltd to Singer Industries Pty Ltd on 23 January 1963.³⁸

On 26 July 1963, a Certificate of Title was issued to Singer Industries Pty Ltd for this land.³⁹

A subdivision of land was registered at the Land Titles Office on 11 October 1967 (Fig. 11) making the site 19 acres 1 rood 23.75 perches.⁴⁰

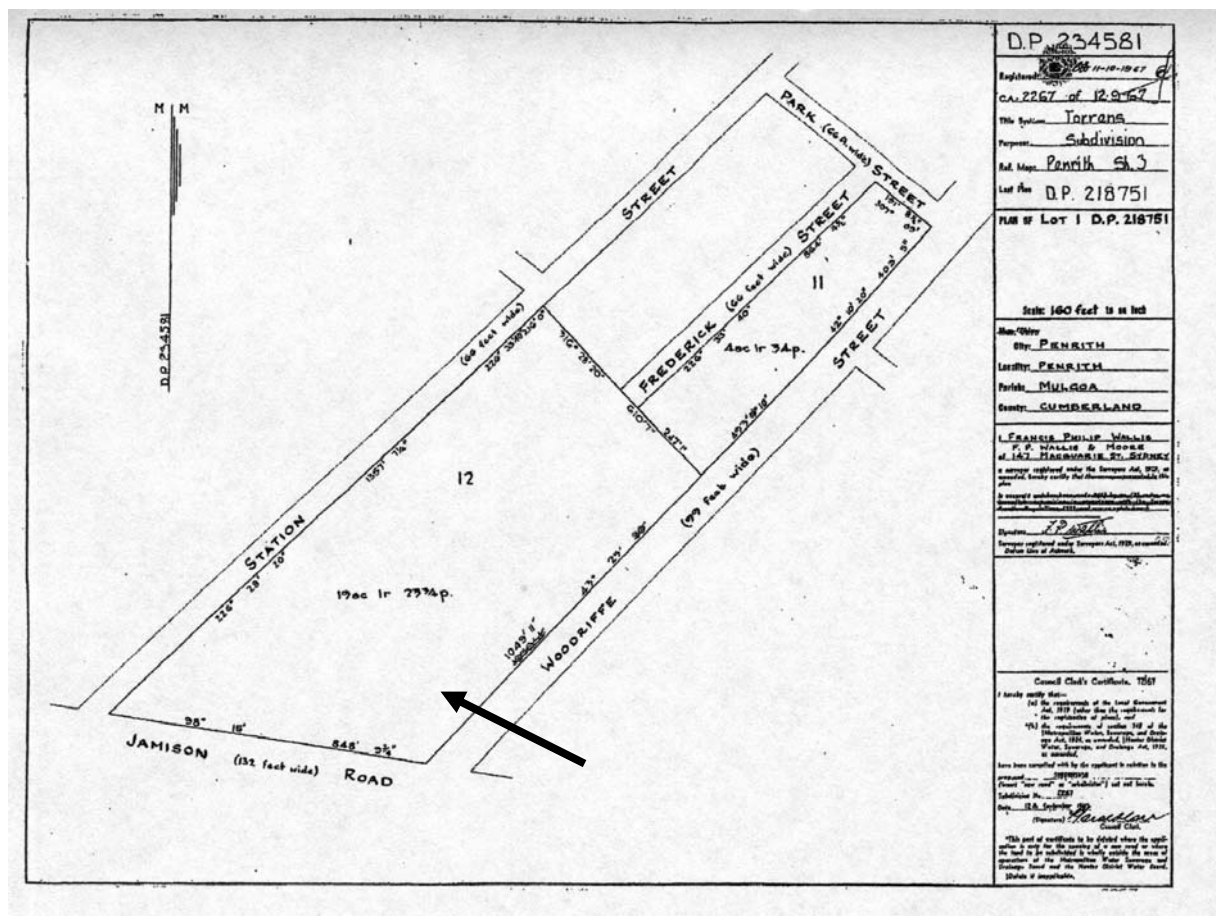


Figure 11: A later subdivision of the site (Source: DP 234581, Lands Dept).

³⁶ RPA 40143, SRNSW K 265897.

³⁷ RPA 40143.

³⁸ RPA 40143.

³⁹ RPA 40143.

⁴⁰ DP 234581.

2.2 Chronology

1 February 1804

Grant of 1,000 acres to Daniel Woodriff.

18 December 1805

Surveyor's report G G Blaxcell.

18 December 1805

Re-grant of 1,000 acres to Daniel Woodriff.

12 August 1806

Declaration by Governor P G King.

13 September 1806

Surveyor's report by C Grimes.

6 September 1862

Disentailing assurance, Daniel James Woodriff and Edwin Daintry.

20 June 1873

Appointment of administrator as trustees for Daniel James Woodriff.

21 June 1881

Partition

1st Frederick Daniel Woodriff, 2nd F H Woodriff, 3rd Robert Stuart.

16 September 1882

Real Property Application Plan for land to east of this site shows this site owned by Woodriff and occupied by W Dent.

13 January 1886

Will of Frederick Daniel Woodriff left property to his wife Mary Ann.

28 August 1891

Survey by Charles Robert Scrivener shows this site as "unoccupied".

24 January 1904

Death of Frederick Daniel Woodriff.

9 March 1904

Valuation of his property by Ernest King Waldron, auctioneer and valuator of High Street, Penrith.

1908

Parish map shows this area subdivided into streets and allotments.

16 August 1923

Contract for sale to H R C Eaton.

28 September 1923

Death of Mary Ann Woodriffe.

10 March 1924

Conveyance, Albert Edward Baker, Sydney solicitor (executor of will of Mary Ann Catherine Woodriff) to Harley Reuben Croome Eaton, carrier of Penrith.

10 March 1924

Mortgage, Harley Reuben Croome Eaton, carrier of Penrith to Albert Edward Baker, Sydney solicitor (executor of will of Mary Ann Catherine Woodriff).

11 August 1924

Discharge.

11 August 1924

Mortgage, Harley Reuben Croome Eaton, carrier of Penrith to Saint George Starr-Bowkett Ballot and Sale Society No 3.

6 June 1933

Discharge.

31 October 1928

Mortgage, Harley Reuben Croome Eaton, carrier of Penrith to Saint George Starr-Bowkett Co-operative Society No 5.

12 July 1935

Discharge.

23 December 1933

Mortgage, Harley Reuben Croome Eaton, carrier of Penrith to Saint George Starr-Bowkett Co-operative Society No 5.

12 July 1935

Discharge.

12 July 1935

Mortgage, Harley Reuben Croome Eaton, dairy farmer of Penrith to Amy Hutchings, spinster of Tamworth.

22 February 1937

Mortgage, Harley Reuben Croome Eaton, dairy farmer of Penrith to Amy Hutchings, spinster of Tamworth.

30 April 1937

Discharge. Part of land bounded by Station and Frederick Streets with an area of 1 acre 3.75 perches.

28 April 1944

Discharge.

28 April 1944

Mortgage, Harley Reuben Croome Eaton, Sydney, formerly of Penrith, dairy farmer and carrier to Robert Edwin Hollier, orchardist of Emu Plains.

24 May 1945

Discharge.

25 May 1945

Conveyance, Harley Reuben Croome Eaton, Sydney, formerly of Penrith, dairy farmer and carrier to Albert Royal Charles Flint, Penrith dairyman.

25 May 1945

Mortgage, Albert Royal Charles Flint, Penrith dairyman to Bank of New South Wales.

1947

Aerial photo shows land as vacant.

9 February 1953

Discharge.

8 January 1957

Conveyance, Albert Royal Charles Flint, Penrith dairyman to Albert Edward Flint, Penrith, dairyman.

20 February 1957

Survey of site for conversion to Torrens Title by Barry O'Donnell.

27 March 1957

Conveyance, Albert Edward Flint, Penrith, dairyman to Penrith Manufacturing Co Pty Ltd, 388 George St, Sydney.

27 March 1957

Conveyance, Albert Edward Baker, Killara, solicitor (executor of estate of Mary Ann Woodriff) to Penrith Manufacturing Co Pty Ltd, 388 George St, Sydney. Interest held in parcel bounded by Station and Woodriff Streets and Jamison Road measuring 2 acres 3 roods and 20.75 perches.

9 August 1957

Real Property Application by Penrith Manufacturing Co Pty Ltd for this land.

17 March 1959

Statutory Declaration by Albert Edward Flint, of Penrith, retired dairyman.

23 January 1963

Company name changed from Penrith Manufacturing Co Pty Ltd to Singer Industries Pty Ltd.

26 July 1963

Certificate of Title issued to Singer Industries Pty Ltd.

11 October 1967

Subdivision of land registered at Land Titles Office making the site 19 acres 1 rood 23.75 perches.

3.0 Assessment of Archaeological Potential

3.1 Archaeological Potential

Archaeological potential is the potential or likelihood of a site to contain archaeological remains that are covered by the relics provisions of the NSW *Heritage Act* 1977 (amended). An assessment of potential is based on historical research and a physical evaluation of the site. The identification of the level of archaeological potential as low, medium or high indicates the presumed level of impact on predicted archaeological resource. The degree of archaeological potential does not necessarily equate with the identified level of significance. An area may be mostly intact but it may have little heritage significance.

Therefore if an area is considered to have a:

- **high level** of archaeological potential there is a high probability that the predicted archaeological resource in that area is reasonably intact as there has been no or little impacts following the demolition of the known structures.
- **medium level** of archaeological potential if there is a medium probability that the archaeological resource in that area is partially or mostly intact but there has been some impact on its integrity through later development.
- **low level** of archaeological potential if there is a low probability that the archaeological resource in that area survives as there have been extensive impacts by known later development or works.

3.2 Study Area

The study area is the property bounded by Station and Woodriff Streets and Jamison Road, Penrith. On the northern side it is bordered by the Centro Nepean Square shopping complex. It is described as 164 Station Street, Penrith and locally it is known as the former 'Panasonic Site'. It is 78,550 sq m in size and mostly cleared paddock (Fig. 12), except for several later twentieth-century buildings at the northern end of the site (Fig. 13).

3.3 Assessment of Archaeological Potential

The historical background indicates that the subject property was unimproved grazing land with no buildings other than the ones currently in the northern end of the site. A grandstand is shown on one plan on the western boundary fronting Station Street but this structure appears to be short lived as it is not depicted elsewhere. In terms of archaeological remains, the footings of the grandstand are likely, either the bases of brick piers or timber posts.

The plan showing the grandstand also shows a small structure adjacent to the southern side of the grandstand. This is likely to have been either a kiosk or toilet block. If the latter, drainage pipes and a septic tank or cesspit are likely to be present.

3.4 Impacts on Archaeological Remains by Development of the Land

Evidence for the grandstand is likely to be present and may be disturbed by any proposed development. There is no evidence for any other archaeological remains on the land.



Figure 12: Looking across the southern half of the site from Station Street to Jamison Road.



Figure 13: View of buildings adjacent to northern boundary of the site.

4.0 Assessment of Heritage Significance

4.1 Basis of Assessment of Heritage Significance

To identify the heritage significance of an archaeological site it is necessary to discuss and assess the significance of the study area. This process will allow for the analysis of the site's manifold values. These criteria are part of the system of assessment which is centred on the *Burra Charter* of Australia ICOMOS. The Burra Charter principles are important to the assessment, conservation and management of sites and relics. The assessment of heritage significance is enshrined through legislation in the NSW *Heritage Act 1977* and implemented through the *NSW Heritage Manual* and the *Archaeological Assessment Guidelines*.⁴¹

The various nature of heritage values and the degree of this value will be appraised according to the following criteria:⁴²

4.1.1 Nature of Significance Criteria:

Criterion (a): *Historic Significance - (evolution)*

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);

Criterion (b): *Associative Significance – (association)*

an item has strong or special association with the life or works of a person, or group of persons, or importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (c): *Aesthetic Significance - (scenic qualities / creative accomplishments)*

an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area);

Criterion (d): *Social Significance - (contemporary community esteem)*

an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area);

Criterion (e): *Technical/Research Significance - (archaeological, educational, research potential and scientific values)*

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);

Criterion (f): *Rarity*

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);

Criterion (g): *Representativeness*

an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

⁴¹ NSW Heritage Office 1996:25-27.

⁴² NSW Heritage Office 1996.

To be assessed as having heritage significance an item must:

- meet at least one of the one of the seven significance criteria
- retain the integrity of its key attributes

Items may also be ranked according to their heritage significance as having:

- Local Significance
- State Significance

4.1.2 Research Potential

Research potential is the most relevant criterion for assessing archaeological sites. However, assessing research potential for archaeological sites can be difficult as the nature or extent of features is sometimes unknown, therefore judgements must be formed on the basis of expected or potential attributes. One benefit of a detailed archaeological assessment is that the element of judgement can be made more rigorous by historical or other research.⁴³

Assessment of Research Potential

Once the archaeological potential of a site has been determined, research themes and likely research questions identified, as addressed through archaeological investigation and analysis, the following inclusion guidelines should be applied:

Does the site:

- (a) contribute knowledge which no other resource can?*
- (b) contribute knowledge which no other site can?*
- (c) is the knowledge relevant to general questions about human history or other substantive problems relating to Australian History, or does it contribute to other major research questions?⁴⁴*

If the answer to these questions is yes then the site will have archaeological research potential.

4.2 Discussion of Archaeological Significance

This discussion of significance only deals with the values associated with the archaeological potential of the site.

4.2.1 Historic Significance - (evolution)

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 has no particular historic significance.

⁴³ NSW Heritage Office 1996:26.

⁴⁴ Bickford, A. & S. Sullivan 1984:23.

4.2.2 Associative Significance - (association)

an item has strong or special association with the life or works of a person, or group of persons, or importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

The site is connected with various local landowners but as mostly vacant land this association is not seen as being strong.

4.2.3 Aesthetic Significance - (scenic qualities / creative accomplishments)

an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area);

The subject area has no aesthetic significance.

4.2.4 Social Significance - (contemporary community esteem)

an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area);

The site is not likely to have a high level of social significance although a proportion of local residents retain an interest in their local history and development.

4.2.5 Technical/Research Significance - (archaeological, educational, research potential and scientific values)

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 study area is considered to have low potential for archaeological remains. The only known site dating to the nineteenth century which may contain remains is that of the grandstand for the racecourse opposite the site. Archaeological remains connected to this structure are considered to be limited, likely to be restricted to brick pier or timber footings. Remains of an adjacent kiosk or toilet block are also likely to be present but remains of these structures are seen to have little research interest.

4.2.6 Rarity

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 limited nature of the potential archaeological remains are not considered to be rare.

4.2.7 Representativeness

an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

This criteria is not considered relevant to the present site or its potential remains.

Archaeological Significance

Does the site contribute knowledge which no other resource can?

There is no indication there are substantive remains on the site capable of contributing knowledge.

Does the site contribute knowledge which no other site can?

The site is not considered to contain archaeological evidence not available elsewhere.

Is the knowledge relevant to general questions about human history or other substantive problems relating to Australian History, or does it contribute to other major research questions?

The site is considered to have limited ability to address historical problems or research.

4.3 Level of Heritage Significance

Criteria have recently been developed to identify whether the archaeological resource is of Local or State significance.⁴⁵ The new significance guidelines were designed to assess significance in light of the amendments to the definition of relics needing to be of either local or State significance. They identified a series of questions that could be asked to address this issue, most of which have already been addressed within the discussion of significance:

- **To which contexts (historical, archaeological and research-based) is it anticipated that the site will yield important information?**

The site is not expected to contain any important information about any previous uses of the land, as any archaeological features are expected to relate to a racing grandstand.

- **Is the site likely to contain the mixed remains of several occupations and eras, or is it expected that the site has the remains of a single occupation or a short time-period?**

The site is expected to potential for restricted remains from a single period of landuse.

- **Is the site rare or representative in terms of the extent, nature, integrity and preservation of the deposits (if known)?**

The site's potential to contain archaeological deposits and features is seen as being very limited.

- **Is this type of site already well-documented in the historical record?**

This is unknown but the site's archaeological remains are considered unlikely to contribute substantive data towards the history of racing in NSW.

⁴⁵ Heritage Branch, Dept of Planning 2009.

- **Has this site type already been previously investigated with results available?**

This is unknown.

- **Is the excavation of this site likely to enhance or duplicate the data set?**

As any archaeological results from the site are likely to be insubstantial, this is considered unlikely.

- **Does the site/is the site likely to embody a distinctive architectural or engineering style or pattern/layout?**

No, the site is not likely to retain these attributes.

Possible Archaeological Remains which do not Reach the Local Significance Threshold

- Footings of the grandstand and remains of the amenities block.
- Services dating to the late nineteenth-century onward.

Possible Archaeological Remains of Local Significance Within the Site

- None identified.

Possible Archaeological Remains of State Significance Within the Site

- None identified.

4.3 Statement of Archaeological Significance

- ◆ The subject property is largely unimproved grazing land. There is little historical evidence for any buildings within the property except for the extant ones in the northern half of the property and the site of a grandstand overlooking the adjacent racecourse.
- ◆ Any surviving archaeological remains would have little capacity to address historical themes or research questions.
- ◆ The study area is regarded as having a low level of archaeological potential.
- ◆ Any surviving archaeological remains are considered to have little heritage significance.

5.0 Results and Recommendations

The following recommendations are made to the client and it is advised that they should be adopted as a basis for the planning and management of the archaeological resource within the study area.

These recommendations are premised upon:

- i) The legal requirements of the Relics provisions of the S.139 *Heritage Act 1977* (amended) where:

A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an excavation permit.

- ii) The Australia ICOMOS *Burra Charter* for the conservation of places of heritage significance;
- iii) The historical research, assessment of archaeological potential and the statement of archaeological and heritage significance included in this report.

5.1 Results

This assessment indicates that:

- The site known as 164 Station Street is unimproved farmland without evidence for buildings except for those extant in the northern half of the site and the site of a grandstand fronting Station Street.
- The 1880s grandstand and an adjacent kiosk or toilet block is the only potential archaeological site identified. Remains are likely to be restricted to the bases of brick piers or timber posts and probably a toilet block. The area is considered to have a low level of archaeological potential.
- The potential archaeological remains on the property are of little heritage significance.

5.2 Recommendations

1. Based on the results of this assessment, no additional historic research or assessment is regarded as being necessary.
2. No archaeological monitoring of the development or other fieldwork is required.

6.0 Bibliography

Bickford, A. & S. Sullivan 1984 'Assessing the Research Potential of Historic Sites' in Sullivan and Bowdler, *Sites Surveys and Significance Assessment in Australian Archaeology*, 1984.

Mitchell Library (ML)

NSW Heritage Office & DUAP 1996 *Archaeological Assessment Guidelines*.

NSW Department of Planning/Heritage Council of NSW 1996 *Heritage Manual*.

Ryde Council Local Studies Library

MAPS AND PLANS – MITCHELL LIBRARY

Parish Maps

County of Cumberland

Parish of Mulgoa, 1884, 1908, 1926

Sydney Subdivision Plans

Penrith ZSP: P10/1-105

AERIAL PHOTOS - NSW DEPT OF LANDS

Liverpool, Run 35, Jan 1947, 64-185

PICTORIAL SOURCES – MITCHELL LIBRARY

Picman

Small Picture File

Penrith (no images)

LANDS DEPARTMENT

Certificates of Title, 1863 onwards

Deeds Registers

Plans, Plans Room

MANUSCRIPT SOURCES – NSW STATE RECORDS

Land Titles Office, Real Property Applications

RPA 26736, 6/10302

RPA 29447, 6/10329

RPA 40143, 6/10436

Land Titles Office, Real Property Application Packets

RPA 26736, K 263209

RPA 40143, K 265987

Stamp Duties Office, Deceased Estate Files

Woodriff, Frederick Daniel, Penrith, died 24/1/1904, duty paid 10/5/1904, 20/238.

Woodriff, Mary Ann Catherine, Sydney, died 28/9/1923, No 1778, 20/917.

PRIMARY SOURCES - PRINTED BOOKS AND ARTICLES

Sands, *Directories*, 1880-1932/3.

SECONDARY SOURCES - PRINTED BOOKS AND ARTICLES

Fox and Associates, *Heritage Study of the City of Penrith*, Penrith City Council, Second edition, 1991, Penrith.

Murray, Robert and Kate White, *Dharug and Dungaree: The History of Penrith and St Marys to 1860*, Hargreen & Penrith City Council, Melbourne, 1988.

Proudfoot, Helen, *Exploring Sydney's West*, Kangaroo, Kenthurst, 1987.

Proudfoot, Helen, 'Penrith Thematic Development History' in Fox and Associates, *Heritage Study of the City of Penrith*, volume 1, pp 13-70.

Stacker, Lorraine, *Pictorial History: Penrith & St Marys*, Kingsclear, Sydney, 2002.

Stickley, Christine, *The Old Charm of Penrith*, Author, St Marys, 1984.