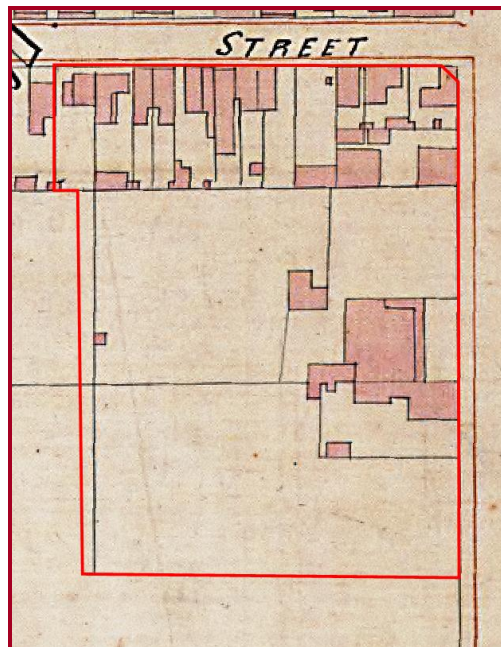


FORMER RACHEL FOSTER HOSPITAL SITE, NSW

HISTORICAL ARCHAEOLOGICAL ASSESSMENT

FOR KAYMET CORPORATION PTY LTD



Part of an 1865 plan of Sydney showing the former Rachel Forster Hospital site outlined in red.

**Final Report,
December 2012**

AHMS

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EXECUTIVE SUMMARY

- Archaeological and Heritage Management Solutions Pty Ltd (AHMS) was commissioned by Kaymet Corporation Pty Ltd on behalf of ABC Planning Pty Ltd to prepare an Historical Archaeological Impact Assessment of the former Rachel Foster hospital site, Redfern, Sydney, NSW (the ‘subject site’).
- ABC Planning Pty Ltd proposes to redevelop the subject site for residential purposes.
- A Concept Plan has been approved for the proposed development under Part 3A of the *Environmental Planning and Assessment Act 1979* (Major Project No. M007_0029).
- The Historical Archaeological Impact Assessment has been prepared to inform a Project Application under Part 3A of the *Environmental Planning and Assessment Act 1979* (MP09_0068).
- The Historical Archaeological Impact Assessment has identified that:
 - There is potential for historical archaeological resources to survive at the subject site.
 - The historical archaeological resources are likely to date from the c.1850s to the mid twentieth century and are likely to be associated with the domestic occupation of the subject site.
 - The potential historical archaeological resources have been assessed, in accordance with the NSW Heritage Significance Criteria as having *local heritage significance*, and are therefore defined as ‘relics’ in accordance with the *Heritage Act 1977*.
 - Direct and indirect impacts of the proposed development would disturb and remove potential relics at the subject site.
- The following series of recommendations should form part of the Statement of Commitments for the Project Approval application, to be adopted as conditions of consent by Department of Planning and Infrastructure. The recommendations outline an Archaeological Management Plan designed to investigate and manage potential relics at the subject site and mitigate and adverse impacts of the proposed development on the heritage significance of any potential relics. It is recommended that:
 - A demolition plan should be developed that is designed to facilitate removal of the superstructure of the Rachel Forster Hospital

buildings and ensure the protection of areas of potential historical archaeological potential identified in **Figure 30** and **Figure 35**. The demolition plan should be developed in consultation with the archaeological consultant and demolition contractor.

- A Research Design and Excavation Methodology should be prepared regarding historical archaeological investigations at the subject site. The Research Design and Excavation Methodology should be prepared in conjunction with any Aboriginal archaeological investigations at the subject site.
- Historical archaeological investigations should be undertaken prior to the commencement of construction works or as part of the construction works schedule.
- Historical archaeological investigations should initially take the form of a testing program to determine the nature, integrity and extent of the archaeological resource at the subject site.
- A review of the results of any testing program at the subject site should be used to determine whether or not further historical archaeological investigations, such as salvage, is required.
- Consideration should be given to the interpretive opportunities provided by the results of the historical archaeological investigations and the history of the subject site.
- An archaeological report regarding the results of the historical archaeological investigations should be prepared in accordance with best practise professional guidelines. The archaeological report should be submitted to the Office of Environment and Heritage.
- Develop a management plan for the long term storage and curation of all recovered historical archaeological material.

1. INTRODUCTION

1.1 Project Initiation & Background

Archaeological and Heritage Management Solutions Pty Ltd (AHMS) has been commissioned by Kaymet Corporation Pty Ltd on behalf of ABC Planning Pty Ltd to prepare an historical archaeological impact assessment of the former Rachel Foster hospital site, Redfern, Sydney, NSW (the ‘subject site’).

ABC Planning Pty Ltd, on behalf of the Architecture and Building Works, are preparing an Environmental Assessment for a Project Application under Part 3A of the *Environmental Planning and Assessment Act 1979* (MP09_0068) for the proposed development of the subject site. The proposed development includes new public open space and residential land uses.

In 2007, a preliminary investigation of potential Aboriginal and historical archaeological resources was undertaken by AHMS as part of a Concept Plan Application under Part 3A of the *Environmental Planning and Assessment Act 1979* for the subject site, the proponent at the time being SJB Planning Pty Ltd (Major Project No. MO07_0029). The preliminary investigation identified that historical archaeological resources were likely to survive at the subject site and that these resources could be considered to be ‘relics’ as defined by the *Heritage Act 1977*. In relation to historical archaeology, the preliminary investigation recommended:

The development of an Archaeological Management Plan, which includes further consideration of historical relics and/or sites within the study area, and documentation of both Aboriginal and historical sub-surface heritage values into the long term management of the site.

The recommendations of the preliminary investigation formed the basis of Commitments No. 6 and 7 of the ‘Statement of Commitments’ issued as part of the Concept Plan approval (MO07_0029) in 2007.

The Project Application (MP09_0068) currently being prepared for the proposed development, requires the fulfilment of the Statement of Commitment in relation to historical archaeology.

This historical archaeological impact assessment has been prepared to fulfil part of the requirements for a Project Application. It includes a detailed assessment of the site’s historical archaeological potential, heritage significance and considers the

impact of the proposed development on this potential and significance in accordance with the relevant guidelines and best practice standards.

1.2 Project Objectives

Outlined below are the objectives for the historical archaeological impact assessment:

- To identify the likely location of potential archaeological resources within the subject site and their likely degree of integrity;
- To assess the heritage significance of the potential historical archaeological resources to determine whether or not they are 'relics' in accordance with the *Heritage Act 1977* using the NSW Heritage Council heritage significance assessment criteria;
- To determine the level of proposed development impacts (if any) on the potential archaeological resource or relics; and
- To identify potential historical heritage constraints for the proposal and provide appropriate management recommendations to mitigate possible impacts on 'relics' at the site (if any).

1.3 Report Structure

This historical archaeological impact assessment has been undertaken in accordance with the NSW Heritage Council guidelines 'Archaeological Assessments' (1996), 'Assessing Heritage Significance' (2001), 'Assessing Significance for Archaeological Sites and 'Relics' (2009), and the NSW Heritage Manual (1996). The report is divided into the following sections:

- **Section 2** - provides an overview of the subject site and a description of the project;
- **Section 3** - summarises the relevant heritage legislation for the subject site in relation to historical archaeology;
- **Section 4** - presents the development and occupation history of the site;
- **Section 5** - presents the physical analysis of the site, summarises the results of a site inspection and includes an analysis and discussion of the site's potential to contain relics and the potential integrity of archaeological deposits within the site (if any);
- **Section 6** - documents the evaluation of the cultural significance of the potential relics (if any) indicated at the site;
- **Section 7** - identifies the potential historical archaeological development impacts, constraints and opportunities at the site (if any);

- **Section 8** - forms conclusions and makes specific recommendations for managing the potential historical archaeological resource and its constraints and opportunities;
- **Section 9** - lists the references used in the preparation of this report.

1.4 Assessment Methods

This study utilised a variety of historic resources and maps to identify key developments and changes to the site following European settlement of the area. Historic maps of the subject site were overlain on current survey to identify the areas of historical activity and occupation. This information, in conjunction with the results of historical research, site inspection and current survey, was used to identify the potential historical archaeological resources at the subject site and to identify those resources that may still survive beneath the surface and their locations (where possible).

Following the identification of the potential surviving archaeological resources at the subject site, the heritage significance or value of the potential historical archaeological resource was assessed. Measures to mitigate adverse impacts prior to or during ground disturbance have been identified.

1.5 Limitations

The following assessment does not include an assessment of Aboriginal archaeological potential which has been considered in a separate report. The assessment does not include built heritage impact assessment.

Due to time constraints, a historical archaeological assessment was undertaken to fulfill part of the requirements to inform an Environmental Assessment (EA) for Project Application under Part 3a of the *Environmental Planning and Assessment Act 1979 (MP09_0068)*. The historical archaeological assessment does not include the preparation of an Archaeological Management Plan, preparation of a research design, formal survey, historical archaeological excavations or post excavation analysis.

Historical research for the report focused on historical documentation that would provide information about the physical development and occupation of the subject site over time. It was sufficiently comprehensive to inform the assessment, however it was not exhaustive. Further historical research, stimulated by an examination of the physical evidence during the archaeological investigations may provide additional information regarding past uses, change and development at the site.

A site inspection was undertaken for the archaeological assessment, however the site is currently occupied by several existing building, and the sub-floor area of several of the existing structure was not able to be inspected.

1.6 Authorship & Acknowledgements

This report was prepared by Laura Matarese (Heritage Consultant, AHMS). The draft report was reviewed by Matthew Kelly, (Senior Archaeologist, AHMS).

The authors acknowledge the assistance of Anthony Betros and Vanessa Lennox, ABC Planning Pty Ltd ABC, Theo Loucas, Kaymet Corporation Pty Ltd, Alice Fuller (Weir+Phillips) and the NSW Land and Property Information Management Authority.

2. SITE LOCATION

The subject site is situated at 134-150 Pitt Street, Redfern, NSW (real property description Lot 7 DP 664804) in the Parish of Alexandria, County of Cumberland (Figure 1 - 2).

The subject site is bounded by Albert Street to the north, a residential development to the south, Pitt Street to the east and a warehouse and residential development to the west. The subject site is currently occupied by several disused hospital buildings and vehicular access from Pitt and Albert Streets.

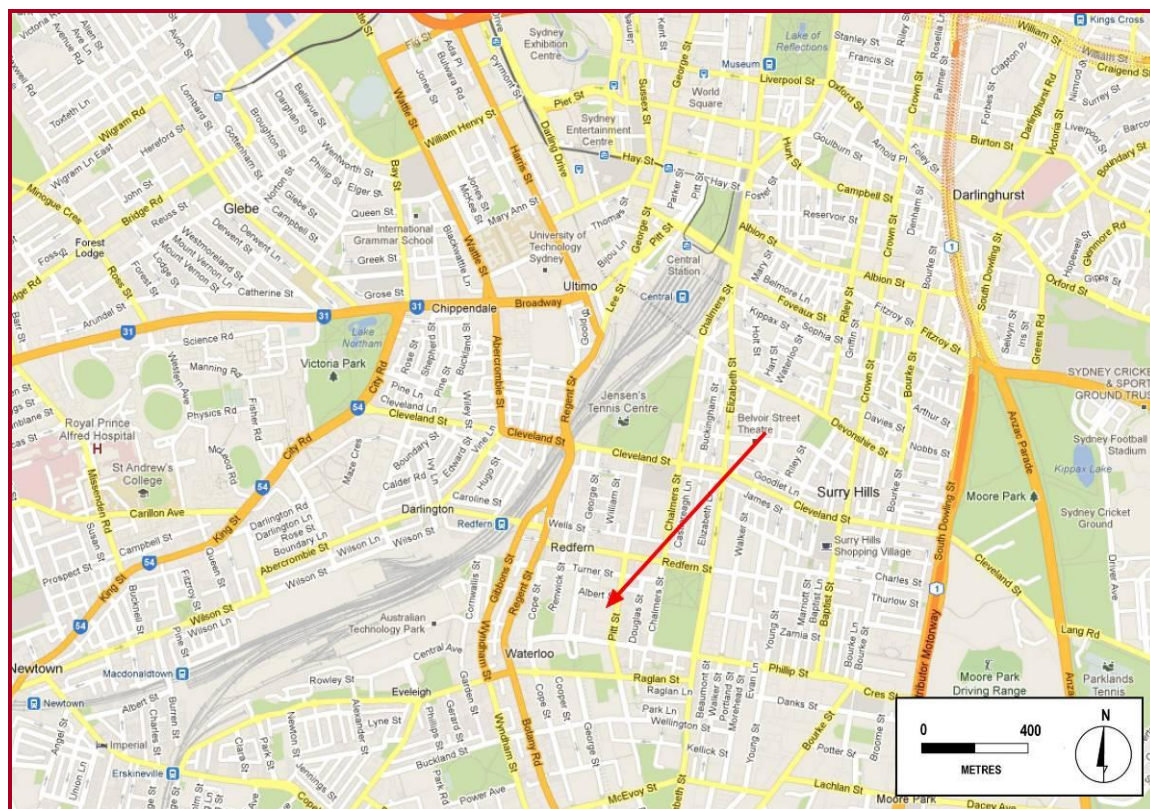


Figure 1. Location of site indicated with red arrow (Source: Google Earth Pro 2012)

3. STATUTORY CONTEXT

Current and future management of the potential historical archaeological resources site and their heritage values is determined by a number of legal requirements and obligations as described below.

3.1 Environmental Planning and Assessment Act 1979 - Part 3A

The proposed redevelopment of the subject site has Concept Plan approval in accordance with Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) (MP07_0029). It is noted that Part 3A Concept Plan approvals provisions alone, however, do not remove the approvals, permits, requirements and/or consents of the *Heritage Act 1977*. Concept Plan approvals also remain subject to the provisions of local and regional planning instruments (such as Local Environmental Plans, Development and Control Plans and State Environmental Planning Policies).

An Environmental Assessment for a Project Application (MP09_0068) is currently being prepared under Part 3A of the EP&A Act. Under Section 75U 1 (c-d) of the EP&A Act, Part 3A Project Approvals do not require approvals, permits and/ or consents of the *Heritage Act 1977* in relation historical heritage.

However, should the Project Approval be subject to a local approval, integrated approvals, permits and/ or consents of the 'relics' provisions under the *Heritage Act 1977* in relation historical heritage, would apply.

A brief summary of 'relics' as defined by the *Heritage Act 1977* is outlined below.

3.2 Heritage Act 1977

Historical archaeological deposits, objects and features that are of State or local heritage significance are afforded automatic statutory protection by the relics provisions of the *Heritage Act 1977*. A 'relic' is defined in 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.*

The relics provisions of the *Heritage Act 1977* (Part 6 Division 9 of the Act) protects all relics in NSW that meet the criteria listed above. The circumstances under which an excavation permit is required to disturb relics are set out in Section 139 of the Act as follows:

- (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.*

Should the proposed development of the subject site be given Project Application Approval under Part 3A of the *Environmental Planning and Assessment Act 1979*, and not be subject to local or integrated approvals, any relics that may be affected are no longer protected by Sections 59 or 139 of the *Heritage Act 1977*.

4. HISTORICAL DEVELOPMENT

4.1 Development Sequence

In broad terms, five general occupation and/or land use phases took place on the site following European occupation:

- Early Land Grants and Redfern Farm (1788-1842);
- Development of Redfern (1842-1937);
- Development of the Subject Site (1842-1937); and
- Rachel Forster Hospital (1937-2000).

The history presented in the following section describes relevant events that occurred at the subject site and in the surrounding locality during. This history provides contextual background to subsequent assessments of archaeological potential and significance.

The history was prepared using previous archaeological and heritage reports of the subject site¹ and selected primary sources.

4.2 Early Land Grants and Redfern Farm (1788-1842)

The subject site lay outside of the official boundary of Sydney Town, as defined by Governor Phillip in 1792 and, along with all of the land in the colony, the subject site was initially Crown Land.

Land incorporating the subject site was almost certainly first granted to Dr. William Redfern by Governor Macquarie on 8 October 1816 (**Figure 3**). The land grant remained the property of Redfern and his descendants until the early 1840's.

Redfern's land grant incorporated an earlier land grant of 30 acres in the district, given to William Roberts in 1794. The precise location of the Roberts' land grant is unclear and may have included the subject site. Outlined below is a history of the use of Roberts' and Redfern's land grants from the 1790s to the early 1840s.

¹ AHMS 2007a; AHMS 2007b; Weir+Phillips 2007.

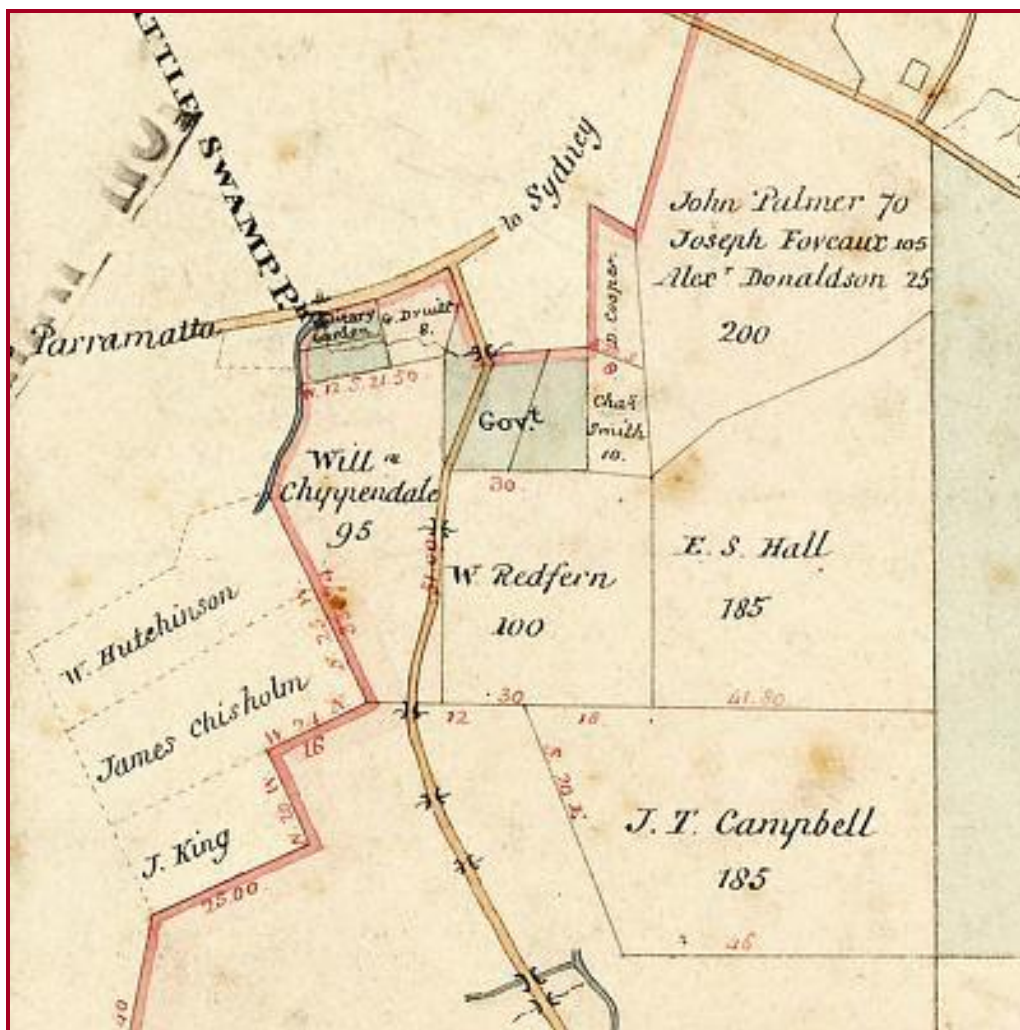


Figure 3. Undated Parish map showing the area prior to subdivision of the Redfern Grant. (NSW Lands Department).

William Roberts was granted 30 acres in what is now known as the suburb of Redfern on 8 January 1794. The terms of the grant were as follows:

Granted 30 acres between the ground used as a brickfield without the town of Sydney and the east end of the land allotted for the maintenance of a school master.²

The description indicates property was located south and east of the present Haymarket (the location of the town boundary and the brickfield). No plan has been located showing the location of Roberts' grant and his identity remains unclear. By 1800, Roberts' 30 acres had been purchased by former convict John Boxley.³

² Ryan 1981:18.

³ Flynn 1993:169-170.

John Boxley was convicted at the Old Bailey for assault and theft.⁴ He was sentenced to death in October 1786 but this sentence was commuted to transportation for life on 9 September 1789. He arrived in NSW on the *Scarborough* in 1790 and on 24 Oct 1792 he married Ann Barker. Sometime between 1792 and 1800, Boxley appears to have been pardoned. The 1802 census records indicate that the Boxley's 30 acre property had 2 acres sown in wheat and 10 acres ready for maize.⁵ The farm was known as 'Boxley's Clear' and the present line of Regent Street most likely passed through part of the property.⁶

Boxley died on 20 Nov 1816, but before this he appears to have leased or transferred part or all of the original land grant to the Quartermaster named Thomas Laycock. The only reference to use of Laycock's property around this time was made in the Sydney Gazette of 11 August 1805 following the break-up of a cock fight the following day in the Blackwattle Swamp:

...a number of idle people assembled at Mr Laycock's Farm (formerly Boxley's) for the renewal of sport, supposing themselves out of the reach of the Magistracy; and having finished the cock fight, concluded the day's amusement by burning down the house.⁷

This is the only reference to any structure on the property. Laycock does not appear to have undertaken any substantial development of the property before he died in 1809. His affairs were placed in the hands of an administrator three months before his death due to family concerns regarding his mental health. Details regarding the use of the land following Laycock's death are unclear.

During the early 1810s, the 30 acre land grant appears to have been the only area of cleared ground in what would later become the Redfern district.⁸ The cleared land was adjacent to an extensive swamp, known as Boxley's Lagoon, which was on the present site of Redfern Park.

In 1822, a horse race was held from Mount Carmel (on the present corner of Elizabeth and Kellick Streets) around the Lagoon, finishing at 'Boxley's Clear' on the site of the present Redfern Courthouse (Redfern Street).⁹

The description of the race provides a further indication of the location of 'Boxley's Clear'. The description suggests that it is possible that the subject was located within Boxley's Clear but it is more likely that the subject site lies

⁴ The Proceedings of the Old Bailey Ref:t17861025-3.

⁵ Flynn 1993:169-170.

⁶ Marriott, 1988:44.

⁷ Sydney Gazette 11.08.1805:2.

⁸ Ibid.

⁹ Marriott 1988:46.

adjacent to the southern boundary of Boxley's property. Obed West's descriptions suggest that 'Boxley's Clear' is more likely to have been located between Cleveland Street and Redfern Street rather than between Redfern Street and Phillip Street.

Dr. William Redfern formally received his grant of 100 acres, which incorporated the earlier 30 acre land grant, on 8 October 1816 (**Figure 3**). However, Redfern appears to have become the new owner of the 30 acre land grant some time prior to October 1815. The first reference to Redfern's association with the earlier land grant comes from a notice in the Sydney Gazette:

*Mr Redfern requests that no person will cut TIMBER on his FARM at the Sand Hills formerly called Boxley's as he has sustained considerable injury by this Species of Trespass and out of necessity adopt every means the Law affords to prevent the continuance of the practice.*¹⁰

William Redfern had originally been commissioned as a surgeon's mate in the Royal Navy but his involvement in the Nore Mutiny while on HMS Standard resulted in his court martial.¹¹ His death sentence was commuted and he was transported to Sydney on the *Minorca*, arriving in 1801. Redfern was sent to Norfolk Island where he commenced duties as an assistant surgeon in May 1802. A little over a year later, on 19 June, 1803 he received a conditional pardon, followed shortly afterwards by a free pardon. Upon his return to Sydney in 1808, Redfern was appointed assistant surgeon. He was a pioneer of medical education in Australia, and was active in supporting public health and preventative medicine initiatives. He became a highly respected doctor, acting as physician to the Macquarie and Macarthur families.¹²

Redfern was also actively involved in colonial affairs, serving as a magistrate for a brief period. He was also a Director of the Bank of New South Wales, a medical officer of the Benevolent Society, and a member of the Aboriginal Institution committee.

Redfern would soon leave the Colony for an extended period. In 1817 the status of emancipists was imperilled by a ruling of the King's Bench that persons freed by the Governor's pardon, unlike those under pardons issued under the Great Seal in London, could not maintain personal action at law or acquire, retain or transmit property. At a meeting held in January 1821 it was decided to send Redfern and Edward Eager to present a petition to the King appealing against this ruling.

¹⁰ Sydney Gazette 07.10.1815:2.

¹¹ Ford 1967; ADB Online.

¹² ADB.

Redfern sailed for England on 27 October. The delegation was successful and the position was rectified by the New South Wales Act of 1823.

After a brief period in Madeira, for reasons of health, he returned to New South Wales in the *Alfred* in July 1824. He lived at Campbell Fields and devoted more time to his farming activities, gradually withdrawing from his medical practice (this was finally abandoned in September 1826). Two years later he took his son William to Edinburgh to be educated. Though he intended to return to New South Wales he never made the journey back to Australia, instead dying in Scotland in July 1833.¹³ As well as his Sydney estate Redfern also held extensive properties at Airds, near Campbelltown, Bathurst and Cowra.¹⁴

Redfern's 100 acre land grant incorporated an area approximately bounded by the current lines of Cleveland Street to the north, Elizabeth Street to the east, Phillip Street to the south, and Cope and Regent Streets to the west. It was described as follows:

*'One Hundred acres of land lying and situate in the District of Sydney - Bounded on the north by a west line of thirty chains, commencing at the south west corner of the Surry Hill Farm - On the west by a south line of thirty four chains - On the south by an east line of thirty chains - and on the east by a north line of thirty four chains passing through the swamp.'*¹⁵

A number of conditions were attached to the grant which were generally intended to promote the development of land and control land speculation.¹⁶ Redfern was forbidden to sell any part of the grant within the space of five years and was required to cultivate 20 acres within this period. The Government reserved the right to make a public road through the grant and any timber deemed fit for naval purposes. A Quit Rent of two shillings was set. What the 100 acres were to be called is not indicated by the grant. Over time, the grant generally became known as *Redfern's Farm* or *Redfern's Estate*.¹⁷

Between 1815 and 1820, no immediate developments of the land appear to have taken place within Redfern's land grant. A Notice in the Sydney press regarding trespass on his grant published in 1820, outlined below:

Notice. Numerous Depredations being daily committed on my Farm, commonly known by the Name of Boxley's Farm I do hereby caution all Persons against committing Trespass thereon. Whether by Cutting Timber, making charcoal or destroying Brush-wood, and that I have given Mr

¹³ ADB Online.

¹⁴ Ibid; New South Wales Calendar 1832 and 1833.

¹⁵ NSW Land and Property Information Crown Grant William Redfern 1816, Primary Application A6165.

¹⁶ Weir+Phillips, 2007:20.

¹⁷ Ibid.

*William Hutchinson Authority to prosecute every Person detected in committing the above Trespasses.*¹⁸

The Notice indicates at least a portion of the 100 acre grant remained covered by remnant vegetation at this time, including trees and scrub.¹⁹ The Notice also indicates that Redfern himself was not residing on the property and that a bailiff or estate manager, who would otherwise be empowered to apprehend trespassers, was similarly not present. Instead, Redfern would transmit authority for policing the property to a neighbour, William Hutchinson. In addition, no evidence has been identified during historical research to suggest that buildings were constructed on Redfern's land prior to Redfern's death.

After the death of William Redfern in 1833, the 100 acre grant that comprised Redfern Estate was inherited by his widow Sarah (nee Willis) and his son, William. In June 1834 Redfern's widow Sarah remarried to John Alexander of Glasgow and returned to Sydney. Alexander subsequently figured as trustee for Redfern's son. On 19 January 1842 the Redfern Estate was offered for sale by auction as a single property. The newspaper notice described the property as:

*Auction sale in February. 100 acres situated at the back of Cleveland House and Grounds, a portion being now in GARDENS all CLEARED.*²⁰

The advertisement was repeated five days later with the proposed auction date of 23 February. The 100 acre property appears to have been conveyed to 'John Alexander and others'.²¹

The land was then subdivided and offered for sale by auction on 16 March 1842 (**Figure 4 and 5**). The subdivision consisted of eight sections each containing up to 44 lots. The sections were subdivided by George, Pitt, Chambers (then Castlereagh) Streets on a north-south axis, Redfern Street, an un-named street (later Turner street) and Phillip Streets (then Alice or Boundary Street). At this time, Albert Street did not exist.

¹⁸ Sydney Gazette 22.06.1820:1.

¹⁹ Ibid.

²⁰ Sydney Morning Herald 19.01.1842:4.

²¹ NSW Land and Property Information 'Application to Bring Lands Under the Real Property Act, No. 6165'.

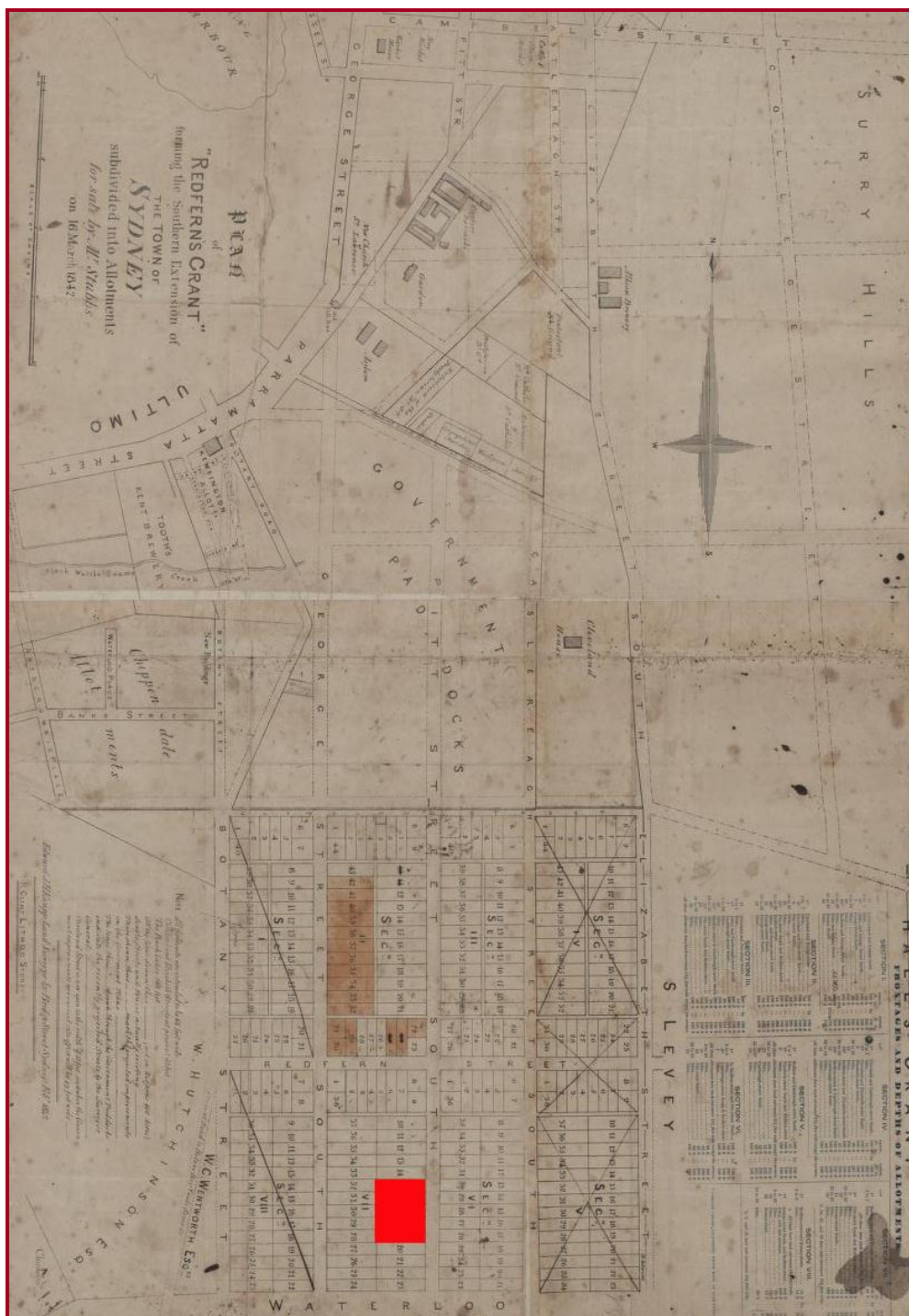


Figure 4. Plan of early proposal for subdivision of the Redfern Estate in 1842. The subject site is outlined in red as section VII. (Source: "Plan of Redfern's Grant Forming the Southern Extension of the Town of Sydney for Sale by Mr. Stubbs on 16 March 1842", NLA Map-f356).

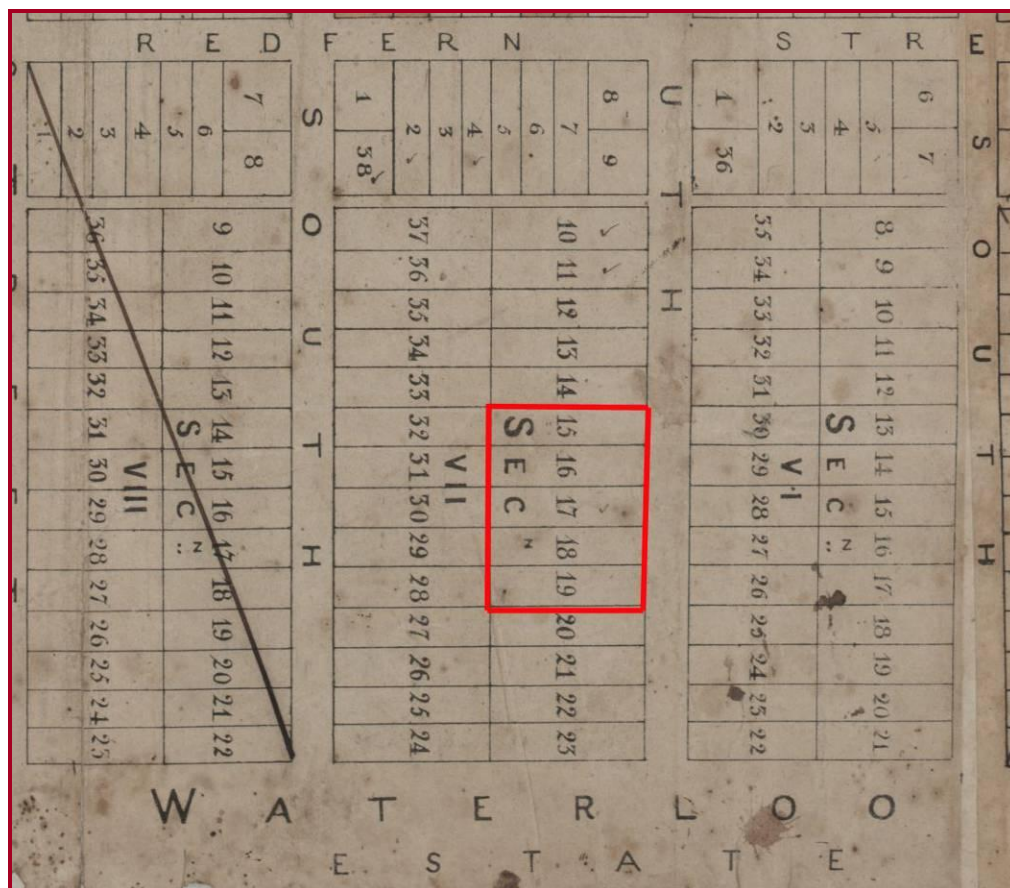


Figure 5. Detail of the 1842 Redfern Estate Subdivision Plan with the subject site outlined in red. (Source: Detail of the "Plan of Redfern's Grant Forming the Southern Extension of the Town of Sydney for Sale by Mr. Stubbs on 16 March 1842", NLA Map-f356).

The subject site comprises Lots 15, 16, 17, 18 and 19 of Section 7 of the 1842 subdivision (**Figure 5**). None of the lot descriptions contain any references to assets such as buildings or fences that might otherwise have distinguished the value of particular lots from others.

The subject site was situated within a parcel of land purchased by George Cooper Turner. Turner was appointed Civil Crown Solicitor of New South Wales. He held this post for ten years and acted as the legal representative for at least one British bank.²² He also acquired or leased a number of properties in Sydney during this period including *Brooksby* at Darling Point. In 1849 Turner discontinued his legal career in New South Wales and fled to California due to accusations of embezzlement. Turner appears to have died in Hong Kong between 1858 and 1861.²³

²² AHMS 2007b.

²³ Hong Kong Public Records Office HKRS144-4-105 Will dated 4 April 1858 probate file PROB 248/1861.

4.3 Development of Redfern (1842-1937)

By the late 1840s, New South Wales was suffering from an economic depression. Despite the hardship and impacts the depression had in Sydney, parts of Redfern continued to develop during this decade. Redfern was described in 1842 as:

‘A township of N.S.W., situated at the southern boundary of the town of Sydney, in the parish of Alexandria, hundred of Sydney, and county of Cumberland, containing 865 inhabitants; viz.: 437 males and 428 females, and comprises 223 houses.’²⁴

In the 1840s, development principally occurred in the northern parts of the former Redfern Estate, closest to the city. Developments occurred along Regent Street and Cleveland Street within the former Redfern Estate. By 1846, the Cricketer’s Arms Hotel, on the corner of Redfern and Pitt Streets, was constructed and in 1847 a Congregational Church was built.²⁵

The economic boom of the gold rush in the 1850s resulted in the influx of people and money to Sydney, and the hardships of the earlier economic depression eased. By the late 1850s, a number of dwellings and other buildings had been constructed in the former Redfern Estate. In 1858 the area in the vicinity of the subject site (and possibly the subject site itself) was described by W. S. Jevons:

East of George Street or south of Redfern Street however, the cottages are less thickly set and are much more neat and comfortable..... In Pitt Street as I have said are many first class houses surrounded with Native Fig trees or Norfolk pines standing in handsome gardens.’²⁶

The district of Redfern was one of the first to take advantage of the *Municipalities Act 1858* and in 1859, the municipality of Redfern was declared. The municipality initially included the burroughs of Alexandria and Waterloo however, these areas were soon annexed and only the suburb of Redfern remained.

The population of the Redfern Municipality rose from 1,200 people in 1851 to 22,000 people in 1891.²⁷ By 1891, Redfern had the second highest density of occupation per acre of any of the inner city suburbs.²⁸

²⁴ Wells, 1848 in Weir+Phillips, 2007.

²⁵ AHMS, 2007b.

²⁶ Jevons 1858 in Groom 1982:74.

²⁷ Weir+Phillips, 2007:26.

²⁸ Ibid.

In 1909, Redfern boasted '22 miles of streets and lanes, around 5,000 houses, shops, including 8 churches, 73 factories, 36 workshops, 32 hotels and 53 stables, all in an area of 68 square miles'.²⁹

4.4 Development of the Subject Site (1842-1937)

The ownership of the subject site becomes increasingly complex after it was acquired by George Cooper Turner in 1842. Shortly after purchasing land that includes the subject site, Turner subdivided at least part of the subject site for auction. It is most likely that the conveyance of allotments and construction of buildings at the subject site occurred from the late 1840s through the 1850s.

The pattern of ownership of the subject site was varied during the mid to late nineteenth century. Some allotments were owned by the same person or family for long periods and several minor subdivisions and lot amalgamations occurred. While a few owners also occupied their allotments (or nearby sites), most were absentee landlords.³⁰ Between the 1860s and 1930s, three families in particular, the Logans, the McAteers and the Thompsons, became long-term owners and sometime occupiers of land that now comprises part of the subject site.³¹ A detailed history of land titles for the subject site has not been undertaken as part of this assessment.

4.4.1 The northern part of the Subject Site - Former Lot 15, Section 7 of the Redfern Estate

Turner subdivided Lot 15 of Section 7 of the former Redfern Estate sometime after 1842 (**Figure 5**). Although no plan has been identified during research for Turner's 1842 subdivision, an 1865 plan of the subject site indicates the results of Turner's subdivision by this time (**Figure 6**). Based on various land title records, Turner's subdivision of the former Lot 15 included new allotments numbered 8 to 16 along Albert Street from the western boundary of the subject site to Pitt Street in the east. Based on land title records, it is most likely that Albert Street was formed sometime between 1842 and 1849.

By 1865, several structures had been constructed at the subject site adjacent to Albert Street in Turner's allotments 8 to 16 (**Figure 6**). The structures appear to comprise one and two storey detached or semi-detached dwellings and associated

²⁹ Ibid.

³⁰ Ibid:21.

³¹ Ibid.

out buildings.³² By 1849, at least one of the Turner's allotments adjacent to Albert Street had been purchased.³³ Another of Turner's allotments along Albert Street appears to have purchased prior to 1857, and was owned by Henry Chapman and John Mulder at this time.³⁴

The professions of the occupants of these properties were typical for the surrounding area.³⁵ Albert Street and parts of Pitt Street were home to workmen and women engaged in a variety of trades including builders, labourers, storemen, women engaged in 'domestic duties', tailors, painter, carpenters, butchers, fell mongers merchants, draymen, storekeepers and plumbers.³⁶ It is noted that the *Sands Directories* did not start listing the streets of Redfern individually until 1879 and the earliest rate records that survive date from 1917.³⁷

Historical plans dating from 1865, 1887 and 1894 indicate few physical changes occurred at the northern part of the subject site during the intervening period (**Figure 6-8**). Several new dwellings and out buildings had been constructed along Albert Street to the corner of Pitt Street, however the majority of the structures shown in the 1865 plan survive up to at least 1894.

A comparison of the 1894 and 1930 historical aerial photograph also indicates few physical changes occurred at the northern part of the subject site during the intervening period (**Figure 8 and 9**).

The Rates and Assessment Books for the subject site indicate the buildings along Pitt Street were of higher value than those along Albert Street at the subject site. The value of the terraces on the corner of Pitt and Albert Street (No.s 134 to 140 Pitt Street) ranged from £700 to £800 during the 1920s. The terraces along Albert Street during the same period, by contrast, were rated at between £400 and £450 improved capital value.³⁸ Several of the nineteenth century structures at the northern part of the subject site remain visible in a 1930s photograph of the subject site (**Figure 13**).

³² Ibid:22.

³³ NSW Land and Property Information Primary Application No. 14115

³⁴ NSW Land and Property Information No. 785 Book 1828

³⁵ Weir+Phillips 2007:22.

³⁶ Ibid:21.

³⁷ Ibid:22

³⁸ Redfern Municipality. Tri-Annual Valuation Records, for the period 1920-1922. City of Sydney Archives. The other surviving record, being for 1917-1920 contained no further information. The limited surviving rate records for Redfern Council similarly provide no information as to number of storeys, construction material etc.

4.4.2 Central and Southern Parts of the Subject Site - Former Lots 16-19, Section 7 of the Redfern Estate

The central and southern allotments of the subject site shown in the 1865 plan includes allotments 16, 17, 18 and 19 of Section 7 of the former Redfern Estate (Figure 5-6). These allotments appear to have been sold by Turner to various owners sometime between 1842 and 1864. The building fronting Pitt Street in the centre of these allotments was known as 'Redfern Lodge' (Figure 6, Figure 10-13).

The precise date of construction of 'Redfern Lodge' is not known, however it most likely would have been constructed between 1842 and 1853. An 1848 description of Pitt Street by Jevons indicates "*many first class houses surrounded with Native Fig trees or Norfolk pines standing in handsome gardens*" were situated on Pitt Street south east of Redfern and George Streets.³⁹ This description may refer to Redfern Lodge, as one of the "*first class*" houses, as photographs from 1930s indicate that it was a substantial dwelling and several trees were located in a garden fronting Pitt Street (Figure 10-13).

Historical records indicate that Redfern Lodge had been constructed, and was occupied, by 1853.⁴⁰ An auction notice from the Sydney Morning Herald describes the building as a brick and stone structure with associated gardens, yards, out buildings and a well. The auction notice identifies the owner of Redfern Lodge as William Morris, however the notice indicates he leased the property at this time.

REDFERN LODGE

Is situate (sic) on the west side of Pitt-street, Redfern, occupying an area of 60 feet by 232 feet (inclusive of gardens and yard), approached by a gentle rise which gives command of a most splendid view, looking towards Botany, with benefits of sea breezes and bracing air from the south.

The House is built of stone and brick, in the Italian style, and contains nine rooms, besides pantry, and has a nice garden in front, with handsome iron entrance gates and iron palisading. There are verandahs both at the front and rear; there is also a good fruit garden, and a well of water. The coach-house and stables are well built, and have two servants' or store rooms over - there are the usual out offices and good yard.

*The present rental is only £100 per annum but at the expiration of the present tenancy (which has six month unexpired), the rental will doubtless be worth double that sum...*⁴¹

³⁹ Jevons 1858 in Groom 1982:74.

⁴⁰ Sydney Morning Herald 25.02.1853:4.

⁴¹ Ibid.

In addition, the auction notice also describes a plot of land with a well for sale adjacent to Redfern Lodge, most likely the southern part of the subject site:

THE BUILDING PLOT

Has the same extent in it as the site of Redfern Lodge, which it adjoins, vis:- 60 feef to Pitt-street by a depth of 232 feet 6 inches.

This is unquestionably one of the very choicest sites in the delightful locality which it is situated and it has upon it.

A WELL OF EXCELLENT WATER

*Besides being fenced in with a closed paling fence.*⁴²

An advertisement in the Sydney Morning Herald indicates Redfern Lodge was occupied in 1854 by C. R. Robinson.⁴³ The property was then occupied by George White in 1861 and then by A. Thompson in 1863.⁴⁴ George White was most likely the owner of the property in the early 1860s and occupied the site prior to leasing the property to A. Thompson.⁴⁵

Between 1864 and 1872, Archibald Thompson purchased former allotments 16 to 19 of Section 7 of the former Redfern Estate from several owners who included James Campbell and George White, James Mark and John Piper Mackenzie.⁴⁶ Thompson most likely purchased Redfern Lodge from James Campbell and George White in 1864.⁴⁷ Thompson appears to have occupied the site for some time between the 1860s to his death in 1879.

Archibald Thompson, a wine and spirit merchant of Thompson & Co. at 196 Pitt Street, Sydney, was a member of the Thompson family who were originally thoroughbred horse breeders from the Upper Hunter Valley. The Thompson family were also early members of the Australian Jockey Club.⁴⁸ A number of well known race horses were said to have been trained at the 'Redfern Paddocks' located at the rear of Redfern Lodge (**Figure 7**).⁴⁹ The horses were owned by Thompson and other members of the Australian Jockey Club.⁵⁰ The rear of the Redfern Lodge appears to have remained a paddock or undeveloped land up to the late 1930s (**Figure 13**).

⁴² Ibid.

⁴³ Sydney Morning Herald 09.08.1954.

⁴⁴ Sydney Morning Herald 21.09.1861; Sydney Morning Herald 25.02.1863:5.

⁴⁵ Sydney Morning Herald 25.02.1863:5.

⁴⁶ NSW Land and Property Information No. 272, Book. 1828 'Conveyance and Release'. A detailed land title history was not undertaken as part of the historical research.

⁴⁷ NSW Land and Property Information No. 272, Book 1828 refers to an Indenture of Conveyance between James Campbell and George white and Archibald Thompson on the 29 June 1864 in No. 640 Book. 88.

⁴⁸ Weir+Phillips, 2007:24.

⁴⁹ Sydney Morning Herald 01.10.1938:1.

⁵⁰ Ibid.

After Thompsons' death, 'Redfern Lodge' was owned by the Trustees of A. Thompson and occupied by Captain Malcolm Melville Macdonald. Macdonald (born c.1819) was a veteran of the Indian frontier and had commanded the Poona Horse in Upper Scinde and Baluchistan in 1847. This was followed by several important staff appointments, until c. 1854 when he was given leave to proceed to Australia for health reasons and to act as a buying agent for horses for the army in India. A well-known figure in Sydney, remembered as the father of Australian Cavalry and an excellent sportsman. Macdonald is also remembered for one particular assault involving the Rev. John Dunmore Lang.⁵¹ In 1884 he was instrumental in forming the New South Wales volunteer mounted forces, eventually becoming Colonel commanding NSW Mounted Forces.

Records indicate Redfern Lodge was subsequently occupied by a number of residents including E. Jacobs (c.1880), M. Simmons (c.1883-c.1885) and J. M. Stewart (1891).⁵²

It has been reputed that Redfern Lodge was the residence of Dr. William Redfern however, it is unlikely that the building dates to Dr. Redfern's ownership of the subject site. The building was most likely constructed in the 1840s, after Dr. Redfern's death. According to a history of Redfern,

*'The house in which he (Redfern) lived has long since been removed, but Redfern Lodge still stands...'*⁵³

Historical plans from 1865, 1887 and 1894 indicate that few physical changes had occurred at the central and southern parts of the subject site during this time (Figure 6-8). Between 1865 and 1894, earlier out buildings associated with 'Redfern Lodge' appear to have been demolished and new out buildings constructed to replace them. Between 1865 and 1887, terraces were constructed in the south western part of the subject site in vacant land that comprises Lots 18 and 19 of Section 7 of the former Redfern Estate.

A comparison of the 1894 and 1930 historical aerial photograph indicates few physical changes occurred at the subject site during the intervening period (Figure 8 and 9). The Rate and Assessment books from 1920 to 1922 indicate Redfern Lodge had a high improved capital rate compared to the dwellings at the subject site. The Rate and Assessment books indicated that Redfern Lodge (excluding the

⁵¹ ADB Online.

⁵² Australian Town and Country Journal 3.01.1880; Sydney Morning Herald 17.08.1883; Sydney Morning Herald 24.03.1885:13; Sydney Morning Herald 15.06.1891

⁵³ The Council of the Municipality of Redfern 1909:n.p.

rear paddock) was assessed at £2,250 and the terraces to the south of Redfern Lodge, situated at Nos. 154-162 Pitt Street, were £650 each.⁵⁴

The 1925 Sands Directory indicates that one of outbuildings behind Redfern Lodge would appear to have been briefly occupied by Singer Sewing Machine Co (the company is listed as occupying 'stables'). The well known Sydney furniture manufacturer's Beard Watson and Co. Limited are also listed along Pitt (or nearby Phillip Street), next to the subject site.⁵⁵

Redfern Lodge and rear yard are illustrated in historic photographs from the 1930s (Figure 10- 13).

⁵⁴ Redfern Municipality. Tri-Annual Valuation Records, for the period 1920-1922. City of Sydney Archives. The other surviving record, being for 1917-1920 contained no further information. The limited surviving rate records for Redfern Council similarly provide no information as to number of storeys, construction material etc.

⁵⁵ This firm maintained a large furniture repository next to the Rachel Forster Hospital into the 1950s, as marked on a plan prepared by the City Surveyors in 1951. Copies held at Mitchell Library, ZMAX 811.17/1948/1 27(27).

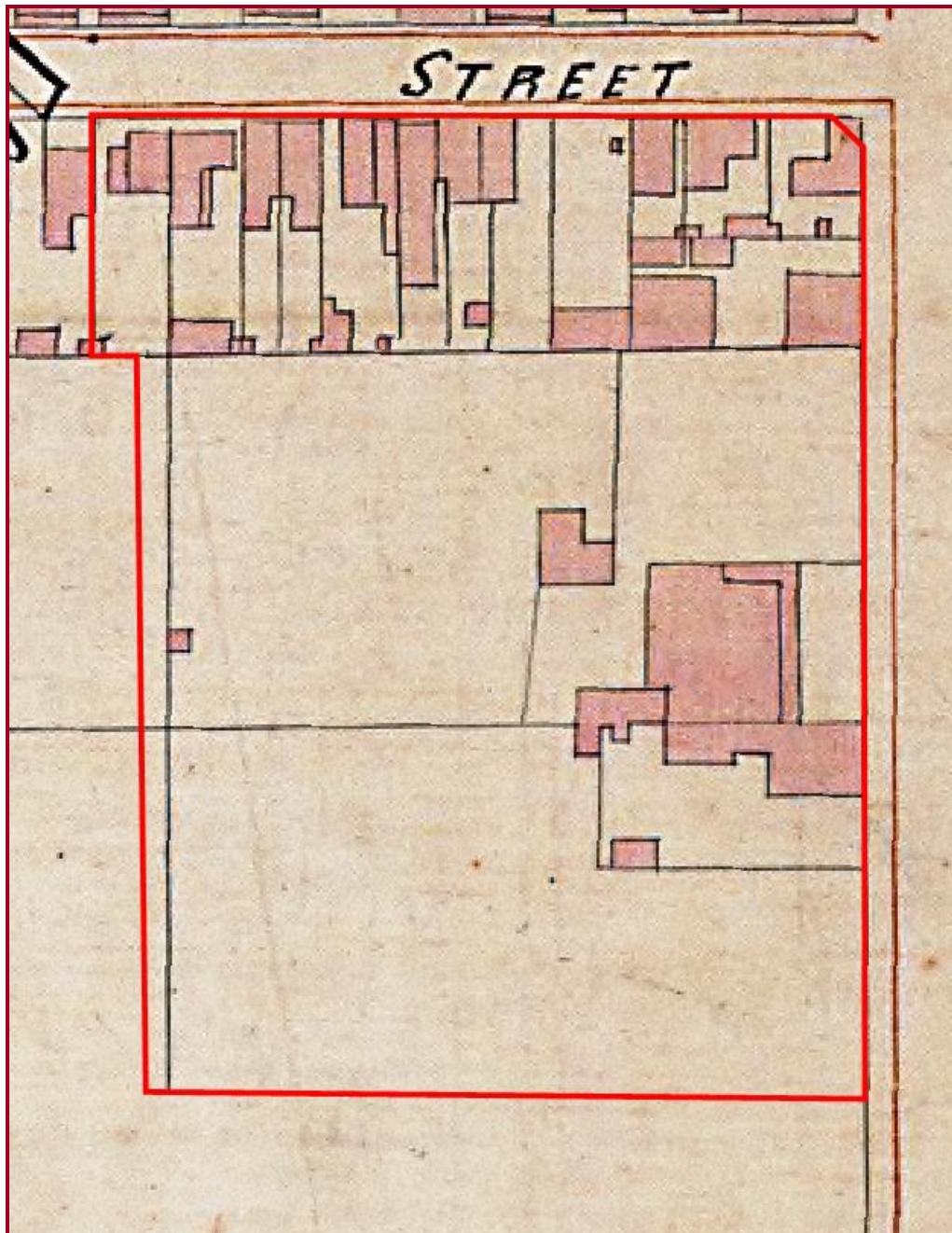


Figure 6. Detail of 1865 Trigonometrical Plan of Sydney showing the subject site. Redfern Lodge is the large structure on the central allotment to the right (SR 1865 Trig Plan Section 152). North is oriented at the top of the image.

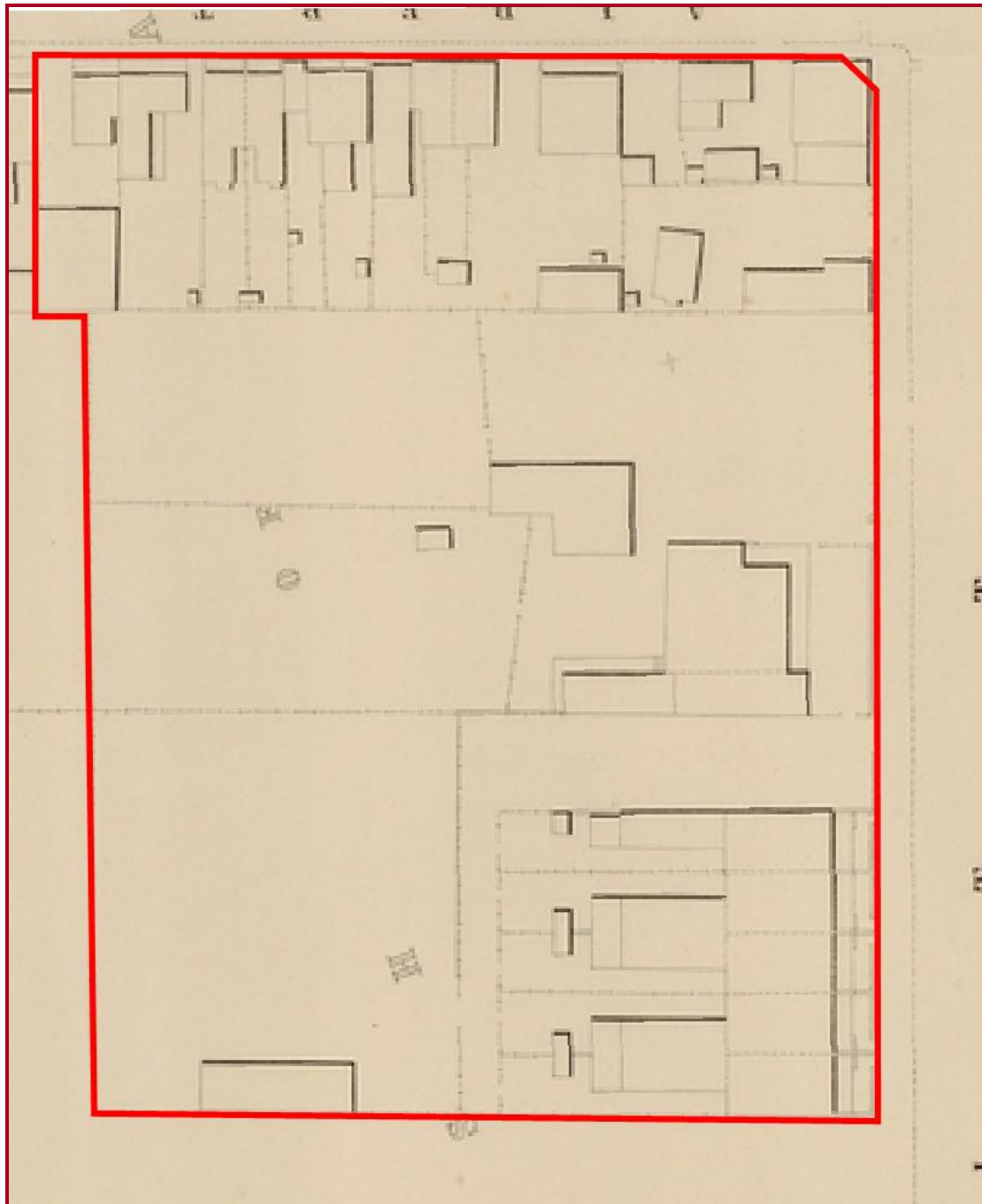


Figure 7. Detail of an 1887 Metropolitan Detail Series Plan showing the subject site outlined in red. (Source: SLNSW "Department, Metropolitan Detail Series, Redfern Section 16, 1887"). North is oriented at the top of the image.

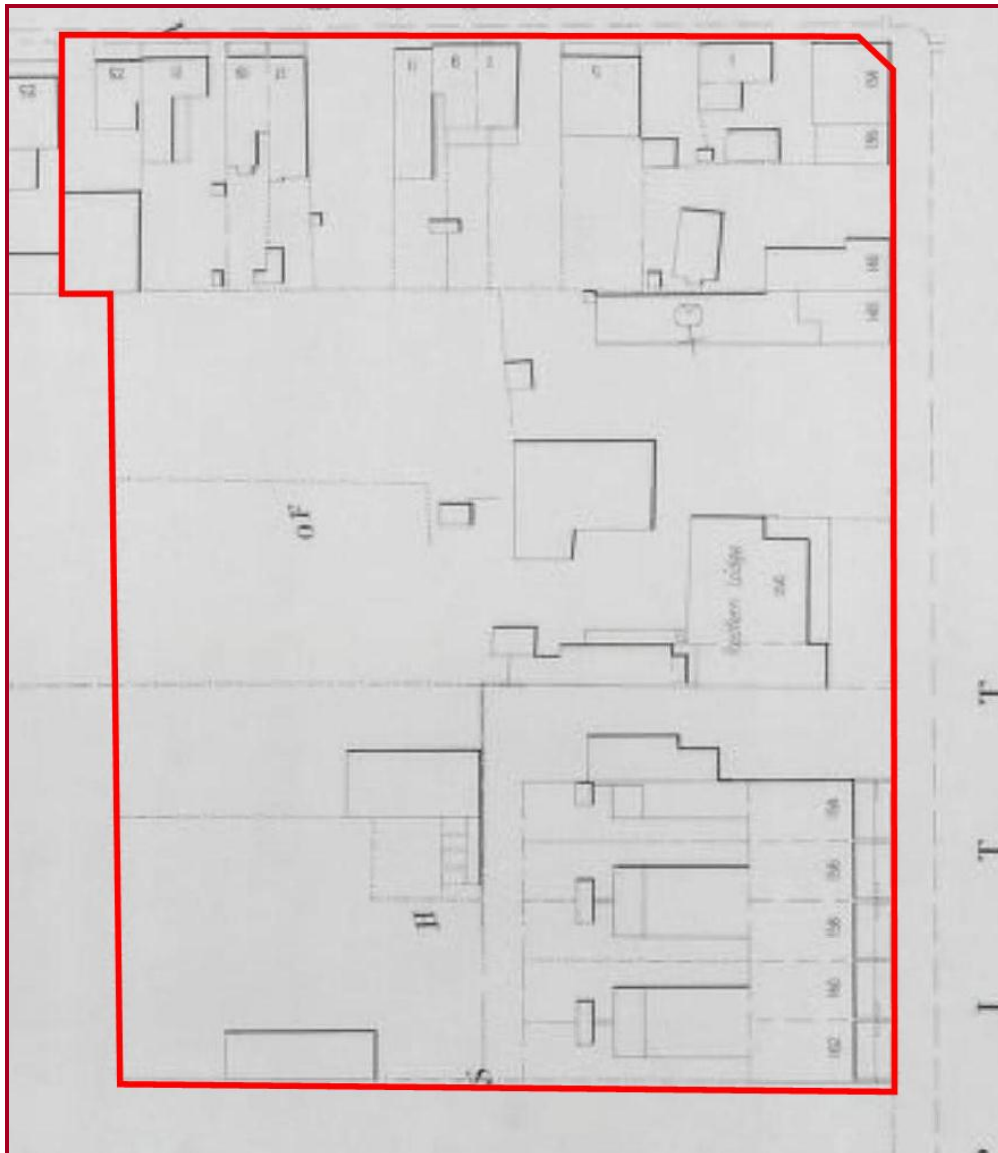


Figure 8. Part of an 1894 Metropolitan Detail Series sheet with the subject site outlined in red (NSW Lands Department, Metropolitan Detail Series, Redfern Section 16, 1894 Mitchell Library). North is oriented at the top of the image.



Figure 9. A 1930 historic aerial photograph with the approximate boundary of the subject site outlined in red. Several dwellings along Pitt Street and Albert Street, and the 'paddock' in the rear of the site are visible. (Source: NSW Land and Property Information Authority). North is oriented at the top of the image.

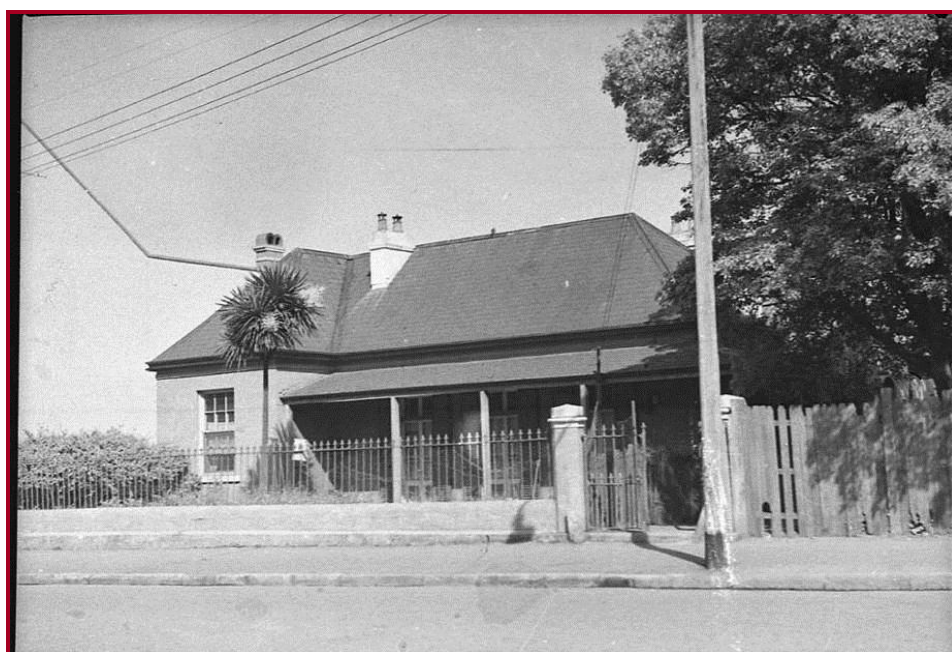


Figure 10. Photograph of 'Redfern Lodge', September 1937. (Source: "House at Redfern" Sam Hood, September 1937. State Library of New South Wales NCY38/412).



Figure 11. Photograph of 'Redfern Lodge', September 1937. (Source: "House at Redfern" Sam Hood, September 1937. State Library of New South Wales NCY38/412).

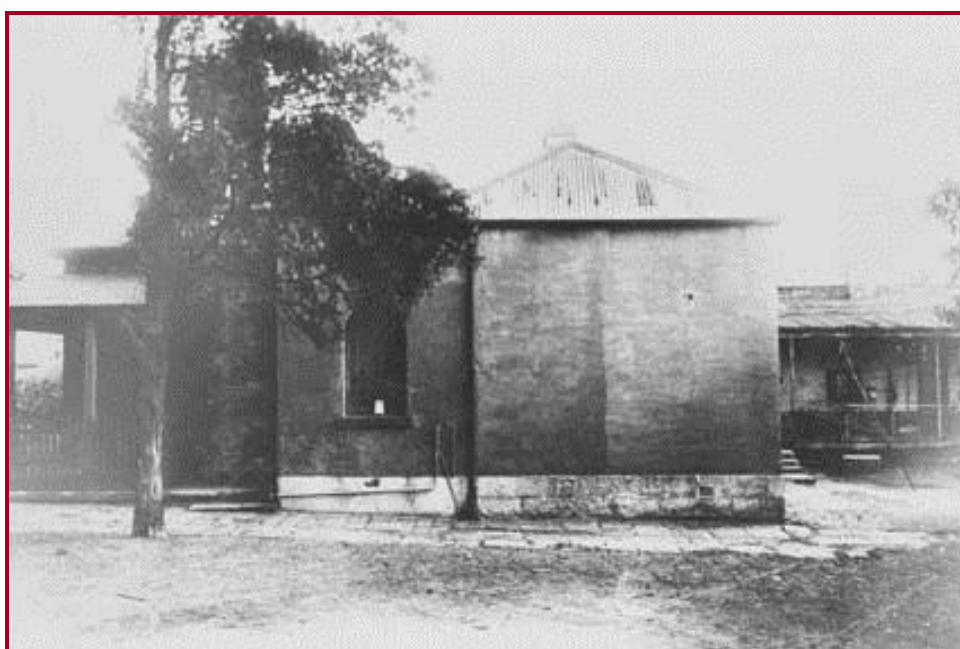


Figure 12. Photograph of Redfern Lodge looking south. The flagged surface adjacent to the cottage may form part of the flagged surface exposed in the present hospital basement. (Source: "Cottage built by Dr Redfern 150 Pitt Street Redfern" Date 1938. NAA C4076 [box 612. The title is almost certainly incorrect because no evidence exists for construction by Redfern on his grant.)



Figure 13. A photograph of the subject site c. 1930s. View most likely from the paddock at the rear of Redfern Lodge looking north towards the rear of buildings addressing Albert Street. (Source: CMP: 24: Unsourced photograph labelled in pencil "Site of Hospital" found in Rachel Forster Hospital records, Mitchell Library ML MSS 2458)

4.5 The Rachel Forster Hospital (1937-2000)

In 1937, the subject site was resumed by the government for the construction of the Rachel Forster Hospital. An extensive history of the history of the development and use of the Rachel Forster Hospital has been prepared for the Conservation Management Plan of the site.⁵⁶ The brief site history below outlines the key aspects for the development and land uses of the subject site in the mid to late twentieth century.

In 1936 a new site was requested to expand the services of a local health clinic to a community hospital. The subject site was to provide a new site for a hospital and the resumption was proclaimed in the *Government Gazette* of 25 June, 1937.

⁵⁶ Weir+Phillips, 2007.

The construction of two wings of the hospital at the southern and central parts of the subject site commenced in 1940 (**Figure 14, 16-18**). The construction of the hospital required the demolition of existing buildings at the subject site including a number of dwellings, out houses and Redfern Lodge. A photograph of the subject site during construction shows the construction of the central wing of the hospital and construction methods (**Figure 16**).

A 1943 aerial photograph indicates the physical configuration of the subject site at this time (**Figure 14**). It shows that earlier buildings at the subject site had been demolished, with the exception of two terraces on the corner of Albert and Pitt Streets, and a driveway and two hospital wings had been constructed by this time. In 1949, the northern wing of the hospital was constructed resulting in the demolition of the remaining nineteenth century terraces at the subject site (**Figure 15**).

The Rachel Forster Hospital was in use from 1940s to its closure in 2000. In October 2004, the Former Rachel Forster Hospital Site came under the control of the Redfern Waterloo Authority and by 2007 a proposal to redevelop the site had been prepared.

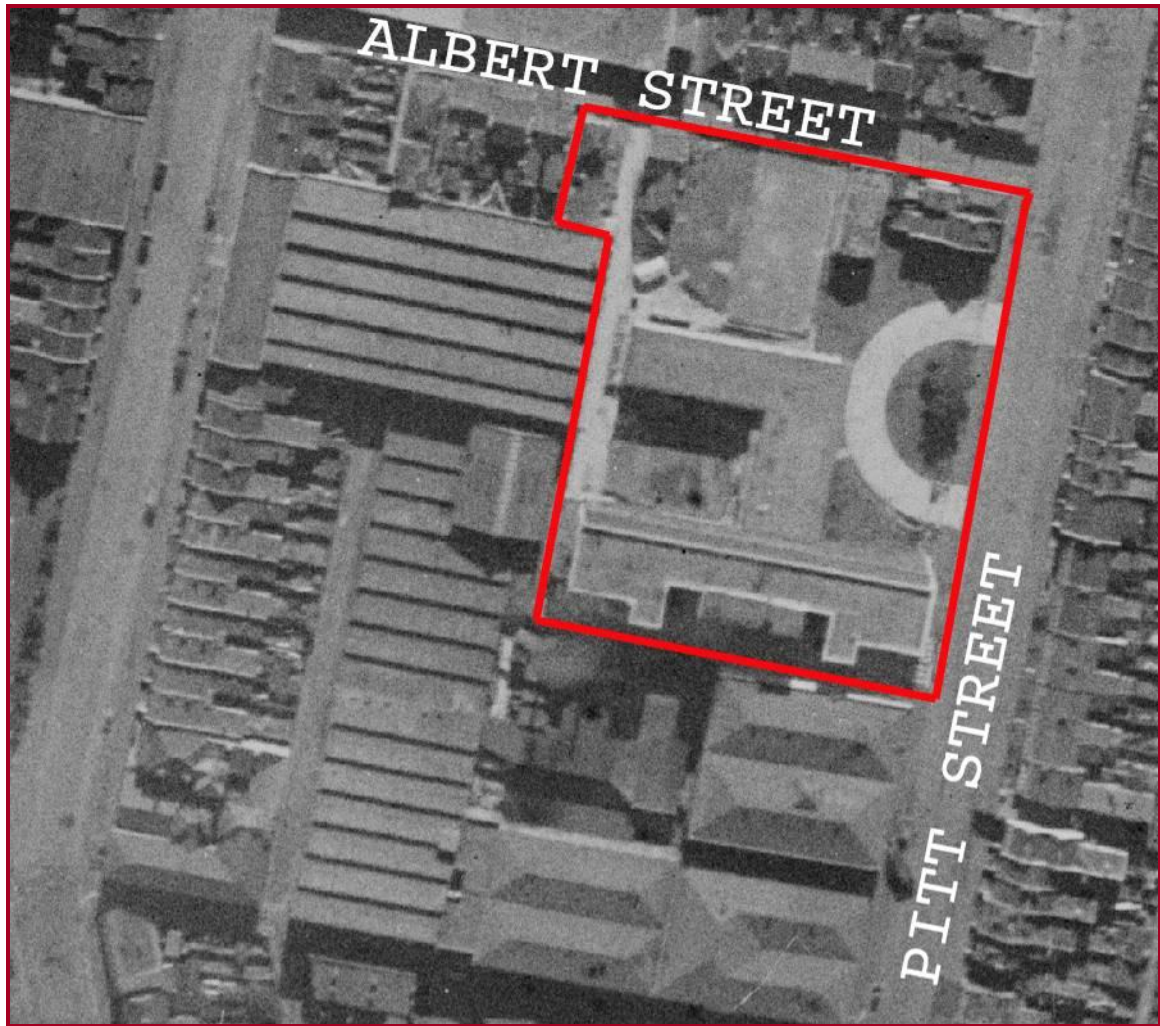


Figure 14. A 1943 historic aerial photograph showing the subject site outlined in red. The photograph indicates the southern and central wings of the Rachel Forster Hospital and the Pitt Street driveway were constructed by this time. Nineteenth century dwellings are visible along Albert Street. (Source: NSW Land and Property Information Authority).

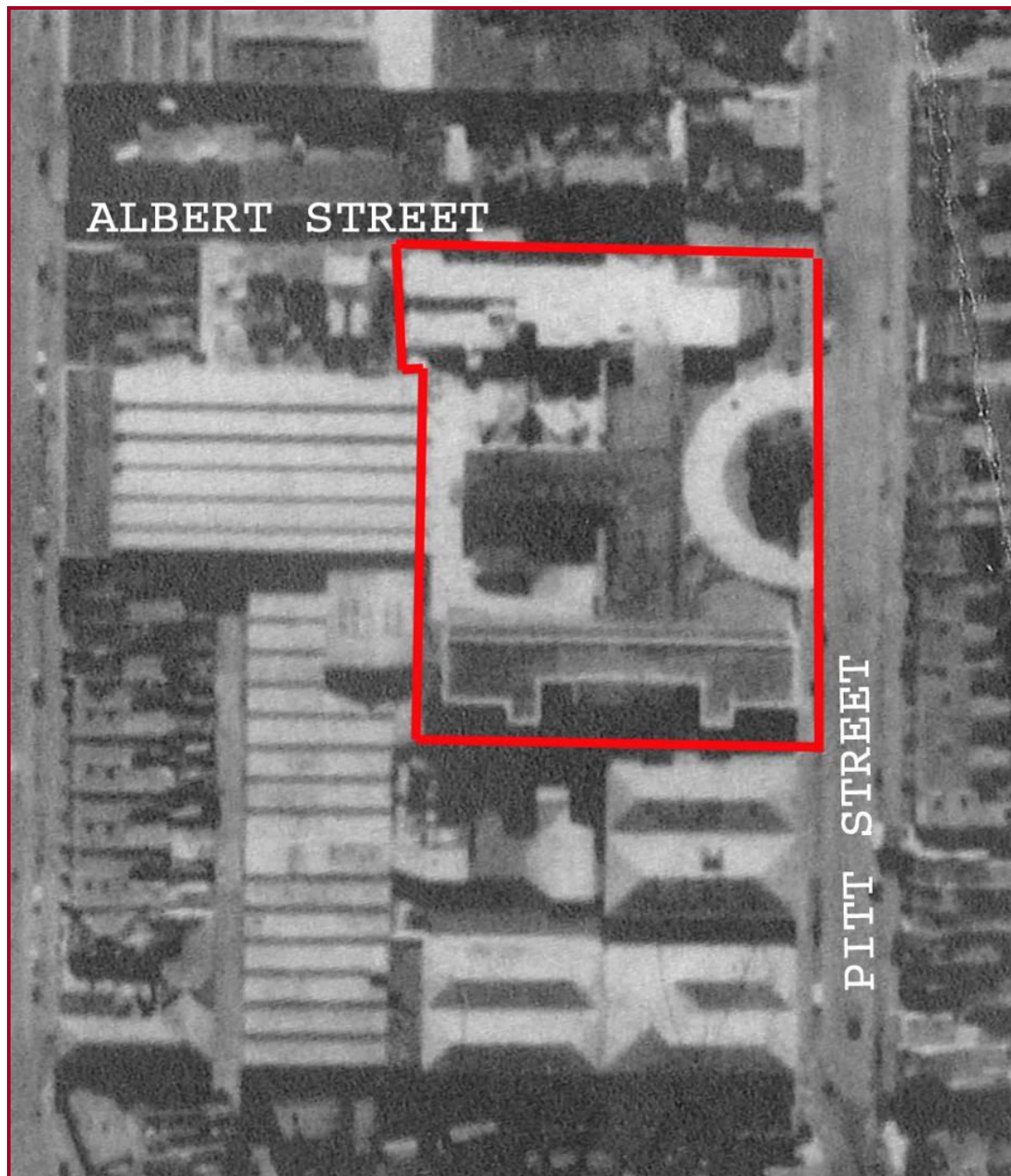


Figure 15. A 1951 historic aerial photograph showing the subject site outlined in red. By this time, the dwellings along Albert Street had been demolished and the northern wing of the Rachel Forster Hospital had been constructed. (Source: NSW Land and Property Information Authority)



Figure 16. Photograph of the subject site during construction of the Rachel Foster hospital c.1940. The view appears to be taken from the middle of the site looking west towards the warehouses addressing George Street and several rear of dwellings that address Albert Street are visible in the top right hand corner of the image. (Source: Weir Phillips, "Foundation of a new Hospital building, the Australian Hospital September 1940').



Figure 17. Photograph showing the southern wing (left) and central wing (right) of the Rachel Forster Hospital. The vegetation visible in front of the hospital is the same as that visible in the 1937 photographs of 'Redfern Lodge'. The tree at right survives at the subject site to the present. (Source: "Section of the exterior, Rachel Forster Hospital" Sam Hood January 1942 State Library of New South Wales NCY31/403.



Figure 18. Photograph of the Rachel Forster Hospital looking south west along the Pitt street driveway showing the central wing of the hospital (foreground) and the southern wing of the hospital (background). (Source: "Ambulance access road to casualty, Rachel Forster Hospital" Sam Hood January 1942 State Library of New South Wales NCY31/407.).

4.6 NSW Historical Themes

The Heritage Council of NSW has published a list of Historical Themes to provide direction and guidance for heritage assessments in NSW. The historical themes relevant to the documented historical occupation of the subject site are listed below relating to the period prior to the occupation of the site by the Rachel Forster hospital, and will be considered in **Section 6**. NSW Historical themes relating to the occupation of the subject site by the Rachel Forster Hospital have been identified in the Weir+Phillips (2007) Conservation Management Plan.

Table 1: Table of NSW Historic Themes in relation to the Subject Site

Australian theme	NSW Theme	Notes	Relevant Occupation Phase
Peopling Australia	Migration	Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impact of such movements)	Nineteenth century - the subject site was occupied/owner by migrants (free settlers), principally from Britain.
	Environment-cultural landscape	Activities associated with the interaction between humans, human societies and their physical surroundings	The subject site has been substantially modified since European settlement in 1788.
	Convict	Activities relating to incarceration, transport, reform, and working during the convict period (1788-1850).	There is some potential that the subject site was part of an earlier land grant that was owned by emancipated convict, John Boxley.
Building settlements, towns and cities	Land tenure	Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Historical plans indicate the existing allotment boundary and subdivision pattern of the subject site has remained from the c.1850s-1860s to the sites resumption in 1937.
	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation - does not include architectural styles - use the theme of Creative Endeavour for such activities.	The subject site was used for domestic habitation during the nineteenth and early twentieth century.

Australian theme	NSW Theme	Notes	Relevant Occupation Phase
Developing Australia's cultural life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.	The subject site was used for domestic purpose from c. 1833 to c.1937. Earliest evidence of domestic occupation dates to c.1853.
	Sport	Activities associated with organised recreational and health promotional activities	Part of the subject site may have been used as a paddock and training area for well known race horses owned by members of the Australian Jockey Club.

5. PHYSICAL ANALYSIS

5.1 Topography and Soils

The subject area is situated on the north-western edge of the Botany Basin within the Tuggerah aeolian soil landscape.⁵⁷ The natural soil profile of this area comprises stabilised aeolian sand overlying alluvial and residual plastic clays. The Aeolian sand comprises mobile dunes that were stabilised with vegetation cover during the Pleistocene and Holocene.

Prior to European settlement, the district may have been quite swampy, in particular the areas now known as Redfern Park, as historic plans indicate numerous streams leaving the generally flat area to drain towards Blackwattle Bay to the northwest.

The subject site appears to be situated on, or in the vicinity of, a dune crest that runs along an approximate north-south axis. Depending on the location of the crest, the subject site may have had an aspect to the south-west or north-east prior to European modification. **Figure 12** indicates that the subject site slopes downwards from Pitt Street near Redfern Lodge in the c. 1930s, indicating part of the site has a westerly aspect at this time. The topography surrounding the subject site slopes gently from east to west along Albert Street and slopes sharply from north to south along George Street. Pitt Street slopes gently from north to south adjacent to the subject site, then sharply towards Phillip Street.

5.2 Current Site Configuration

The following section is based on the current survey plans, a site inspection undertaken by Laura Matarese (AHMS), Alan Williams (AHMS) and Kevin Talbot (Metropolitan Local Aboriginal Land Council) on 22 November 2012 and previous archaeological reports. Photographs were taken by AHMS staff on 22 November 2012 unless otherwise indicated.

The subject site is currently occupied by several disused hospital buildings. The hospital buildings have basement levels that are generally confined to the building's footprint. The majority of the ground surface is covered with bitumen or concrete and was unable to be visually inspected.

⁵⁷ Soil Landscapes of the Sydney 1:100,000 Map Sheet.

Several areas at the subject site appear to have been cut and/or filled for the construction of the Rachel Forster Hospital buildings, as shown in a c.1940 construction photograph (see **Figure 13**). Borehole logs from recent geotechnical investigations also indicate evidence of cutting and filling across parts of the subject site. The geotechnical investigations generally indicate that concrete slab and fill overlaying basal clays within the existing footprint of the buildings and parts of the western extent of the subject site.

Based on the site inspection, survey information and historical photographs, the impacts due to construction of the Rachel Forster Hospital buildings appear to be confined to within and in close proximity of these structures. With the exception of vehicular movement, other parts of the subject site do not appear to have been subject to extensive impacts due to the development of the hospital.

The eastern extent of the subject site, adjacent to Pitt Street consists of a semicircular driveway that provides access to the central wing of the Rachel Forster building (**Figure 19**). Several young and mature exotic plantings are located adjacent to Pitt Street, enclosed by the driveway. In addition, several younger exotic plantings are situated in the north east corner of the subject site (**Figure 20**). The area slopes gradually upward from Pitt Street foot path (RL 34.18m) to the central wing of the Rachel Forster Building (RL 35.49m).

A driveway is situated adjacent to the southern boundary of the subject site to provide access to the rear of the subject site via a breezeway (at the western boundary). The driveway is level with the Pitt Street footpath (generally within RL 34m along its length). The southern wing of the Rachel Forster Hospital is located adjacent to the driveway (**Figure 21 - 23**).

A site inspection indicated that extensive excavation occurred for the construction of a driveway and access stairs, doorways and vents to access basement levels of the central wing of the Rachel Forster Hospital. Overall the current topography slopes from a higher point along the western boundary of the subject site to the central building. The north western part of the subject site appears to have been cut for a driveway accessible from Albert Street (**Figure 24-25**).

The building along the northern boundary of the subject site was constructed in 1949 and is located approximately 2m from this boundary. An electricity substation is located near the corner of Albert and Pitt Streets within the subject site (**Figure 26**).

Several services were evident across the site including, telecommunications, water and electricity were evident during the site inspection below the current ground surface. The precise depth and location of services within the allotment is not known.

5.2.1 Visible Archaeological Resources at the Subject Site

Based on the results of the preliminary assessments of the subject site⁵⁸, the basement area of the central wing of the hospital building was re-inspected. A room within the basement of the central wing comprised the remains of a well and historical deposits (most likely associated with previous historical occupation of the site and/or demolition fill) overlying remnant soil (including sand and basal clay) (Figure 27-30). The room appears to be at least 10 m in length and is overlain by a floating concrete slab (the ground floor of the central wing foyer). The historical archaeological remains appear to be from 0.5m to 1 m below the ground floor surface. As identified during previous archaeological assessments, the visible historical remains comprise a brick lined well, sandstone flagging, box drains and footings described in further detail below.⁵⁹

The upper western portion of the well appears to have been removed during construction of the basement. The remnant portion of the well is approximately 1000mm in diameter, with a 1700mm high remnant standing section on the eastern side (Figure 27). The depth and content of the *in situ* well remains and any fill deposits is indeterminate.

Complete sandstock bricks and brick bats bonded with mud mortar were used to construct the walls of the well. The bricks are of varying quality and colour, including salmon pink, orange and yellow brown. Some of the bricks are of high quality than others (better formed and mixed), although most are of poorer quality. One brick was vitrified and may have been recycled from a fireplace constructed elsewhere. The materials used to construct the well suggests that the people who built it were conscious of cost, and reused bricks from a variety of sources, possibly from demolished structures nearby.

The fabric and form of the well remains are consistent with construction before c1870-1880 when mechanised brick manufacturing technology was introduced and was widely adopted by the brickworks in Sydney. The well most likely dates from post c.1840s to c. 1860s.

Numerous historic structural and other remains, in addition to natural and culturally made soil deposits were visible in cross section at this part of the subject site (Figure 29-30). The visible archaeological resources include sandstone building footings and pavers, sandstock brick box-drains, ceramic water pipes, possible yard deposits and demolition deposits containing welsh slate, brick fragments, coal and

⁵⁸ AHMS 2007a, 2007b.

⁵⁹ AHMS 2007b.

black bottle glass. The assemblage of archaeological resources is consistent with domestic occupation during the nineteenth and early twentieth century's.



Figure 19. The eastern portion of the subject site, with driveway and exotic plantings looking south. This area has remained largely unchanged since the hospital's construction in the 1940s.



Figure 20. View of the exotic plantings enclosed by the driveway at the eastern extent of the subject site. Photograph taken looking east to Pitt Street.



Figure 21. Photograph of the southern boundary of the subject site looking west showing a driveway and a Rachel Forster Hospital Building to the right. A residential complex adjacent to the southern boundary of the subject site is visible to the left of the image.



Figure 22. Photograph of the southern boundary of the subject site looking east to Pitt Street.



Figure 23. The breezeway at the south western corner of the subject site, looking south. Inspection suggests excavation to significant depths of this area.

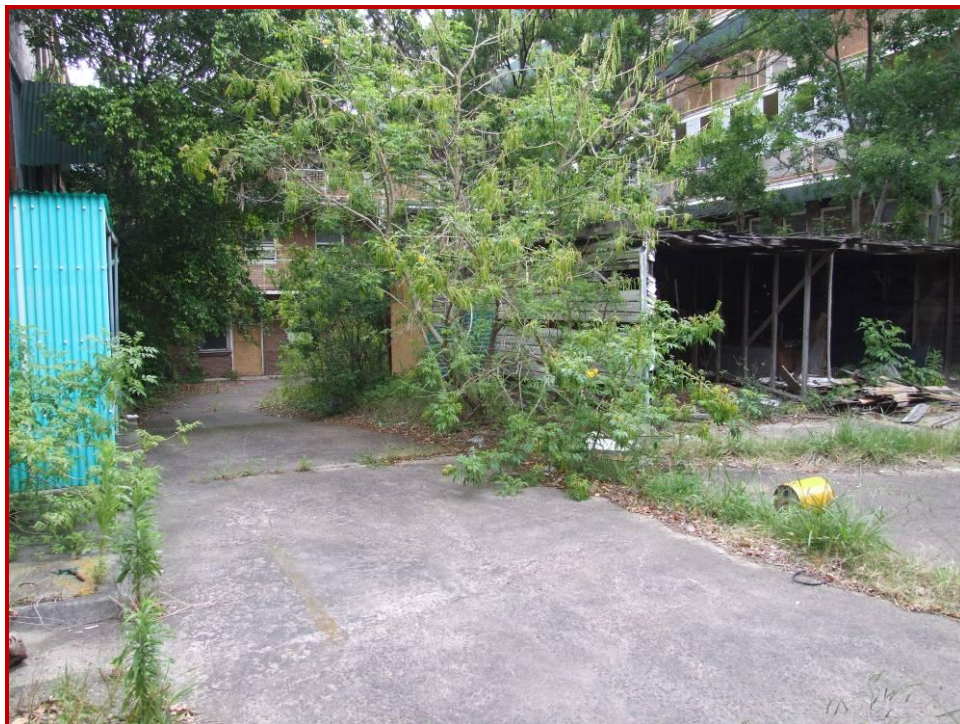


Figure 24. The south western corner of the subject area, looking east.



Figure 25. The north western portion of the subject area, looking east. Note the excavation of this area to create a level building site.



Figure 26. Photograph of a hospital building located adjacent to Albert Street, looking west.



Figure 27. Photograph of the remains of a well, associated deposits and natural soil profile, located within the central wing of the Rachel Forster building. The large sandstone blocks covering the well date may date to c1875-1887 (Source:AHMS 2007b).



Figure 28. View of sandstone footing visible in section (Source AHMS, 2007b)



Figure 29. View of sandstock brick box drain, visible in section. (AHMS 2007b)



Figure 30. View of soil profile visible adjacent to the remains of the well (Left).
View of deep sandy soil profile visible at the southern end of the pedestalled remnant archaeological landscape within the hospital basement.



Figure 31. Photograph of the main eastern entrance to the hospital, looking north. Investigations of the basement beneath this area revealed a largely undisturbed soil profile.

5.3 Archaeological Potential and Integrity

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 observations regarding the likely survival of archaeological resources at the subject site.

The topography and subsequent modifications to the subject site during the historical period contributes to the potential survival of archaeological resources at the site. The topography of the subject site during the nineteenth century is not precisely known however, the topography surrounding the subject site suggests that it appears to have been situated on a dune crest oriented approximately on a north-south axis that sloped to the south west and/or north east.

The subject site has undergone few phases of physical development. **Section 4** indicates there were no substantial improvements or occupation of the subject site prior to 1840s other than vegetation clearance. Prior to the early c.1850s the subject site may have been vacant or used for pastoral activities.

Few physical changes had occurred at the subject site from the 1850s to the late 1930s.

Historical records indicate the subject site was occupied by 1853. By 1853, 'Redfern Lodge' had been constructed at the subject site and by 1865 a number of dwellings and associated outbuildings had been constructed adjacent to Albert Street. Between 1865 and 1887, several new dwellings had been constructed on the south eastern corner of the subject site and adjacent to Albert Street. The developments from this period were generally constructed on vacant land however, several dwellings constructed during the intervening period required the demolition of earlier structures or simply comprised the additions and alterations of existing buildings.

The principal phase of development which disturbed and/or removed evidence of previous occupation (that is, historical archaeological resources) was the construction of the Rachel Forster Hospital in the 1940s. The construction of the hospital required the demolition of existing structures, excavation for basement levels and supporting piers, provision of services and vehicular access within the subject site. A site inspection, historical plans and photographs indicate construction impacts were generally confined to within or in the immediate vicinity of the hospital building footprint. The levels of disturbance would have removed and/or truncated potential historical archaeological resources relating to the earlier occupation of the subject site.

However, the site inspection revealed localised intact archaeological resources within the Rachel Forster Hospital buildings footprint. The historical archaeological resources included deposits and a well located within the eastern part of the central wing of the Rachel Forster Hospital building. The archaeological resources were located approximately 0.5 m below the ground floor surface of the building.

Historical overlays of the buildings at the subject site, drawn from key historical maps and plans in **Section 4**, show the location of the buildings within the subject site during certain developmental phases (**Figure 32**).

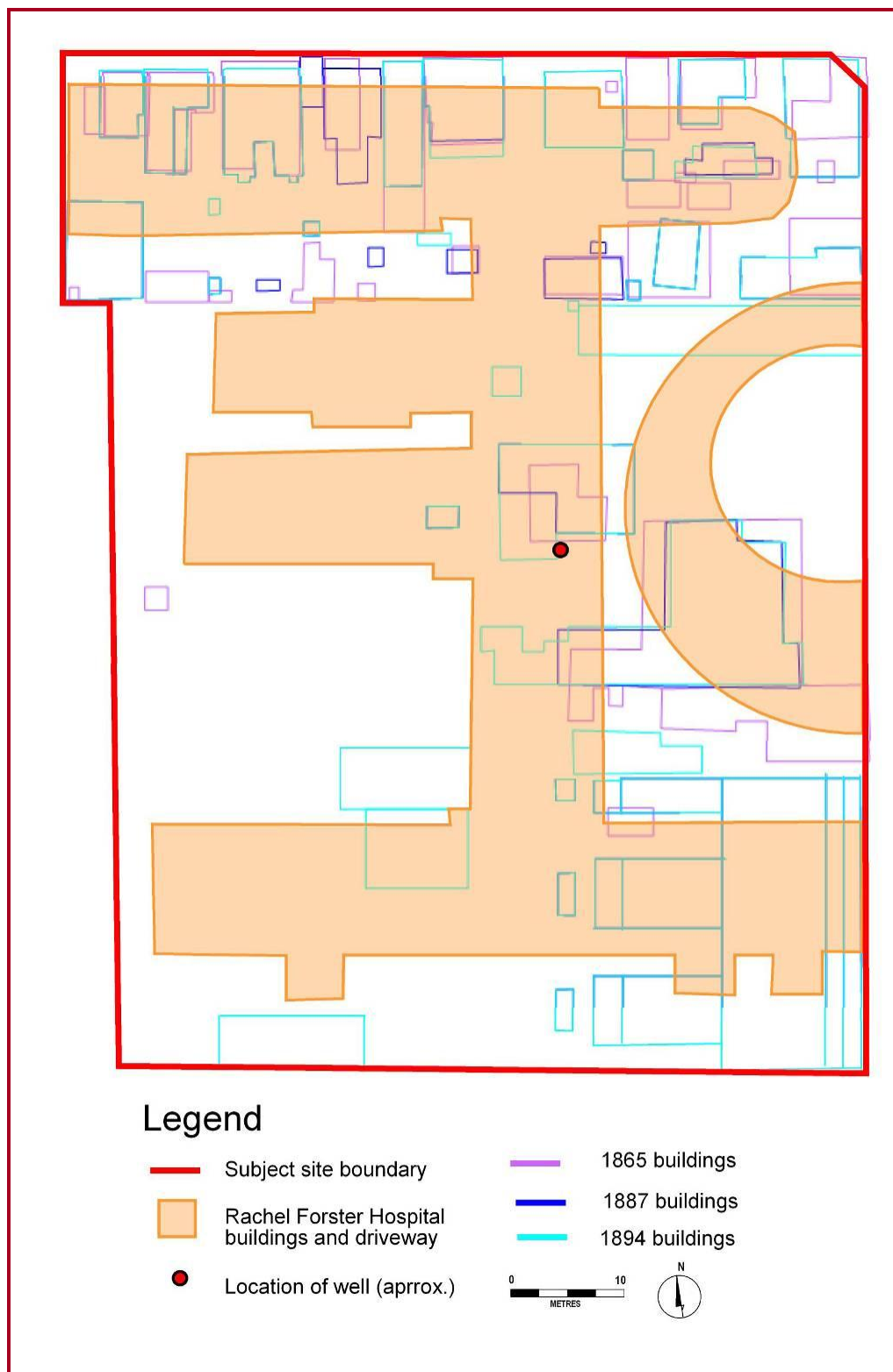


Figure 32. Historical overlay of the subject site based on historical plans indicating the location of buildings at the subject site from 1865, 1887, 1894 and 1940s.

The location, nature and survival of the archaeological resources in addition to the current site topography, levels and historical overlays indicate that historical archaeological resources may survive below the existing ground surface in parts of the subject site that have not been substantially disturbed during the 1940s hospital construction.

There is potential for historical archaeological features and deposits to survive at the subject site dating to the c.1850s to the 1930s. Depending on the original topography and disturbance due to subsequent sequences of development, potential historical archaeological resources may be partially truncated or removed.

Historical information indicates that structures at the subject site were constructed of brick and/or stone and associated out buildings were most likely constructed of wood, iron or brick. Potential historical archaeological resources at the subject site may include post holes and deposits associated with this period of occupation, which may include underfloor deposits, rubbish pits, cesspits and yard soils. Other deposits may be associated with wells, stables and other yard buildings. The deposits are likely to be associated with domestic habitation of the subject site, up to the mid twentieth century. It is not known if the nineteenth century buildings at the subject site had basement levels or cellars.

Although there is no evidence for substantial use and occupation of the subject site prior to c. 1850s, evidence of yard deposits, fence lines or pastoral activities (such as plow marks) may survive at the subject site.

The location of the well within the central hospital building indicates that historical remains may survive intact below the current ground surface at the eastern extent of the subject site with the exception of areas of disturbance due to root activity and c.1940s construction activities. Potential archaeological resources in this area would most likely be related to 'Redfern Lodge', associated out buildings, paddocks and yard areas.

Geotechnical information also indicates that there is potential for historical archaeological remains to survive at the southern and western boundary of the subject site up to 1 m below the current ground surface. Potential historical archaeological resources in these areas, should they survive, would most likely be associated with dwellings, yard deposits and outbuildings.

Figure 33 indicates areas of historical archaeological potential at the subject site.



Figure 33. Historical overlay showing area of potential historical archaeological remains (highlighted in red). Areas that are not highlighted in red indicate nil historical archaeological potential due to the construction of the Rachel Forster Hospital buildings, electricity substation and associated services.

6. ASSESSMENT OF SIGNIFICANCE

Please note that the following assessment of significance relates to the cultural heritage significance of potential historical archaeological resources at the subject site only. An assessment of significance of the Rachel Forster Hospital has been undertaken by Weir+Phillips (2007) and is not included as part of this report.

“Heritage significance” and “cultural significance” are terms used to describe an item’s value or importance to our society. *The Australian ICOMOS Burra Charter* 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 place, 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 criteria are as follows:

- 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);*
- 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);*
- 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);*
- 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;*
- e. An item as 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);*

- 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);*
- 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 archaeological significance of a site may be seen as directly linked to the scientific or research value of the archaeological resources that are present. In Australia this concept is commonly defined as a set of questions that are used as a means of assessing the significance of an archaeological site within a relative framework:

- i. Can the site contribute knowledge that no other resource can?*
- ii. Can the resource contribute knowledge that no other site can?*
- iii. Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions? ⁶⁰*

6.1 Evaluation

The following evaluation identifies the cultural significance of the potential historical archaeological resources indicated at the subject site using the above mentioned criteria, and taking into consideration information about the site presented in preceding sections of this report.

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 subject site is part of the local cultural history of Sydney.

The subject site is part of a land grant to Dr. William Redfern that now comprises the suburb of Redfern. The subject site was part of a residential area that emerged in the late c.1840s and c.1850s in Redfern as the city of Sydney expanded southwards. The subject site was continually used for residential purposes from the 1850s to the 1930s. The potential archaeological resources at the subject site may demonstrate the residential expansion of the city from the mid nineteenth century and reflect its continuing residential use up to the mid twentieth century.

⁶⁰ Bickford & Sullivan 1984:23.

The potential archaeological resources at the subject site may relate to the dwelling 'Redfern Lodge' that was constructed sometime before 1853. During the nineteenth century, 'Redfern Lodge' appears to have been one of the higher quality residences occupied by members of the upper class that were constructed along Pitt Street, Redfern. Conversely, Albert Street appears to have been occupied by members of the working class. The potential archaeological resources may reflect differences of the wealth and class of residents at the subject site.

The subject site was resumed for the construction of the Rachel Forster Hospital in 1937. The resumption included the amalgamation of the earlier (c. 1840s) subdivision boundaries at the subject site.

The potential archaeological resources are considered to have *local* significance in terms of this criterion.

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

The subject site was part of the former Redfern Estate, owned by Dr. William Redfern, however here is no evidence to suggest Redfern made any substantial improvements at the subject site.

Redfern Lodge had a number of occupants including Archibald Thompson, who was a local spirit and wine merchant in Sydney and member of the Thompson family, who were originally thoroughbred horse breeders from the Upper Hunter Valley. Redfern Lodge was also occupied by Captain Malcolm Melville Macdonald, a well known figure in Sydney and known as the father of the Australian Cavalry. The rear yard of Redfern Lodge was used as a paddock and training area for well known race horses owned by Thompson and other members of the Australian Jockey Club.

A number of other dwellings were constructed at the subject site in the mid nineteenth century do not indicate a strong or special association with the life or works of a person or group of persons of importance in cultural history of the local area or NSW.

The potential archaeological resources are considered to have *local* heritage significance in terms of 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)

Based on historical research, there is no indication that the construction of the buildings or the types of domestic activities undertaken at the subject site was technically unique or ground breaking. Potential archaeological resources at the subject site are considered unlikely to display a high degree of technical or creative achievement, however, archaeological excavation may reveal aesthetic or technical achievements at the site that have not been identified during historical research.

The potential archaeological resources are unlikely to have heritage significance in terms of this criterion.

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

The history of the subject site (pre c.1940) indicates that there are no strong or special associations with a particular community or cultural group in the local area or NSW for social, spiritual or cultural reasons.

The potential archaeological resources are unlikely to have heritage significance in terms of 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 suite of potential archaeological resources at the subject site has the potential to yield a comprehensive account of the cultural history of the subject site and local area.

Although there is no evidence of pre-1850 uses of the subject site, other than vegetation clearance, comparable sites in the vicinity were used for grazing and as stock yards. Potential historical archaeological remains at the subject site may yield information of pre-1850s occupation and land uses of the subject site, if any.

Yard deposits may indicate the use and length of use of part of the site for race horse training.

The historical information indicates the subject site was used for domestic purposes from at least the early 1850s. Potential archaeological remains may reveal information regarding the date of initial domestic occupation and construction at the subject site. The potential archaeological resources have the potential to demonstrate aspects of the residential cultural history of the local area during the mid nineteenth to mid twentieth century.

If archaeological resources associated with this phase of occupation survive in intact archaeological contexts at the site, they would be considered to provide information that would be representative of the local occupation of the Redfern area. The potential archaeological resources may illustrate, embody and enhance historical knowledge associated with the historic themes of *migration, environment - cultural landscape, convict, sport, land tenure, accommodation and domestic life*.

Disparate archaeological resources or those in highly disturbed initial occupation contexts would have less ability to be reliably provenanced, or to reveal meaningful information, on investigation, about the subject site's initial phases of occupation. Consequently, they could be of some minor contributory or comparative value to historical research questions that would apply to that occupation phase, but due to a lack of integrity may be considered to have little heritage significance in their own right.

The potential archaeological resources are considered to have *local* significance in terms of this criterion.

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)

Archaeological investigations of similar, nearby sites include the Redfern National Centre of Indigenous Excellence and the Black Theatre site at Cope Street Redfern.⁶¹ These sites included features and deposits associated with various phases of domestic occupation. The archaeological features and deposits from these sites are considered to be significant for their potential to yield information relating to the domestic occupation in the local area from the mid nineteenth to the mid twentieth centuries.

The potential archaeological resources at the subject site are considered to be rare at a local level as few archaeological sites have been investigated in Redfern that demonstrate past phases of domestic occupation. In addition, the subject site may

⁶¹ AHMS 2007c; AHMS, 2007d.

possess rare aspects of the local cultural history of the area, specifically associated with the date of construction, occupation and use of 'Redfern Lodge' and paddocks.

The potential archaeological resources are considered to have *local* significance in terms of 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 or natural environments (or a class of the local area's cultural or natural places or cultural or natural environments)

If intact, the potential archaeological resources within the subject site will most likely demonstrate the characteristics of c.1850s to 1930s domestic occupation and land use of the local area. The potential archaeological resources are likely to be representative of domestic life in Redfern and demonstrate differences in wealth and class during this period. The archaeological remains also have the potential to demonstrate general aspects of the urbanisation of 19th Century inner suburban Sydney.

The potential archaeological resources may potentially elucidate earlier occupation phases at the site and thereby the local cultural history of the area.

The potential archaeological resources are considered to have *local* significance in terms of this criterion.

i. Can the site contribute knowledge that no other resource can?

The archaeological record provides evidence that is different from, and likely to supplement, or contradict documentary sources. While the research undertaken for this assessment has not been exhaustive, it has been comprehensive. Documentary sources provide little or no information about the material world within which the occupants lived. Details such as the size of their rooms, the configuration of their houses, their possessions and the manner in which they may have used them to conduct their daily lives are only available from significant archaeological features and deposits at the site. If intact, potential archaeological resources associated with mid nineteenth century to mid twentieth century occupation of the subject site are likely to contribute some knowledge that cannot be gained from historical documents or other resources.

Therefore, the potential archaeological resource at the subject site may contribute knowledge that no other resource, however, the degree to which potential resources associated with different phases of occupation at the site are able to do

this is expected to vary. Factors that will affect this include the level of integrity of the resources and the volume and type of information contained in existing historical documentation for the different phases of past occupation at the site.

ii. Can the resource contribute knowledge that no other site can?

Potential archaeological resources have potential to yield both specific and general information about nineteenth and twentieth century occupation at the subject site and the local history of the area. The subject site reflects an example of many extant and occupied buildings and blocks in Redfern. While it may be representative of such sites they are not currently able to be archaeologically investigated as those that have not been removed by previous development or still remain occupied as part of the living urban fabric of the suburb.

The potential archaeological resource at the subject site may contribute knowledge that no other site can.

iii. Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

The contribution of knowledge that the potential archaeological resources at the subject site may provide is relevant to the general questions about Australian history or other research questions. The relevance and contribution however would be somewhat dependant on the intactness of the archaeological resource.

The potential archaeological resources at the subject site may provide information regarding the earliest period of occupation within this part of Sydney (pre c.1850s). At its most basic level archaeological investigation of the site may contribute to our understanding of the activities of colonists in this particular location. In addition, the potential archaeological resources may provide information regarding the initial and growth of one of Sydney's oldest suburbs. A comparative analysis with other similar archaeological sites in Sydney and Australia may contribute to a broad scale understanding of this period.

Historical occupation of the site in the early nineteenth century included domestic occupation of emancipated convicts and free settlers. Given the available documentary evidence and the extent and integrity of potential archaeological resources indicated at the subject site, archaeological investigation may reveal information that is relevant to the following NSW historical research themes: *convict, migration, commerce, environment - cultural landscape, land tenure, sport, accommodation, and domestic life.*

6.2 Statement of Significance

The site at No. 134-150 Pitt Street, Redfern was occupied and used continuously for domestic purposes from the c. 1850s to the late 1930s. The site, originally part of Redfern's grant, was part of the early subdivision of the area and was occupied by working class residents in modest dwellings along Albert Street and members of the upper class occupied more substantial dwellings along Pitt Street, such as 'Redfern Lodge'.

'Redfern Lodge' was occupied by well known local identities Archibald Thompson, a local merchant and member of a family of horse breeders from the Upper Hunter Valley, and Captain Malcolm Melville McDonald who founded the Australian Cavalry. During Thompson's occupation of the site, the rear yard of Redfern Lodge were used as a paddock and training ground for well known race horses owned by the Thompson family and other members of the Australian Jockey Club.

The potential archaeological resources at the subject site may demonstrate the residential expansion of Redfern from the mid nineteenth century, the site's continuing residential use up to the mid twentieth century and differences of in wealth and class status of residents at the subject site. The potential archaeological resources at the subject site may be representative of the residential development and occupation of the local area.

Potential archaeological resources at the subject site are assessed as having local heritage significance and are therefore defined as 'relics' under the *Heritage Act 1977*.

7. POTENTIAL IMPACTS

Kaymet Corporation Pty Ltd proposes to undertake residential and open space re-development of the subject site. The development would consist of the construction of four buildings in broadly the same configuration as the current structures on the site. A former hospital building (the southern wing) is proposed for retention and adaptive re-use. It is understood that several exotic plantings fronting Pitt Street will be retained as part of the proposed development.

The proposed development will include the excavation for underground car-parking and other sub-surface structures that extend across most of the subject area. Based on an overlay of the basement and underground car-parking, only small parts of the southern, western and eastern margins would not be directly impacted through the proposed development (**Figure 34-37**). However, these areas will most likely be indirectly impacted during the construction of the residential complex (such as stock piling, installation of site sheds and vehicular access etc).

In summary, all areas identified as having potential historical archaeological resources, or 'relics' would be directly or indirectly impacted by the proposed development(**Figure 38**). Direct and indirect impacts of the proposed development would disturb historical archaeological relics, should they survive within the subject site.

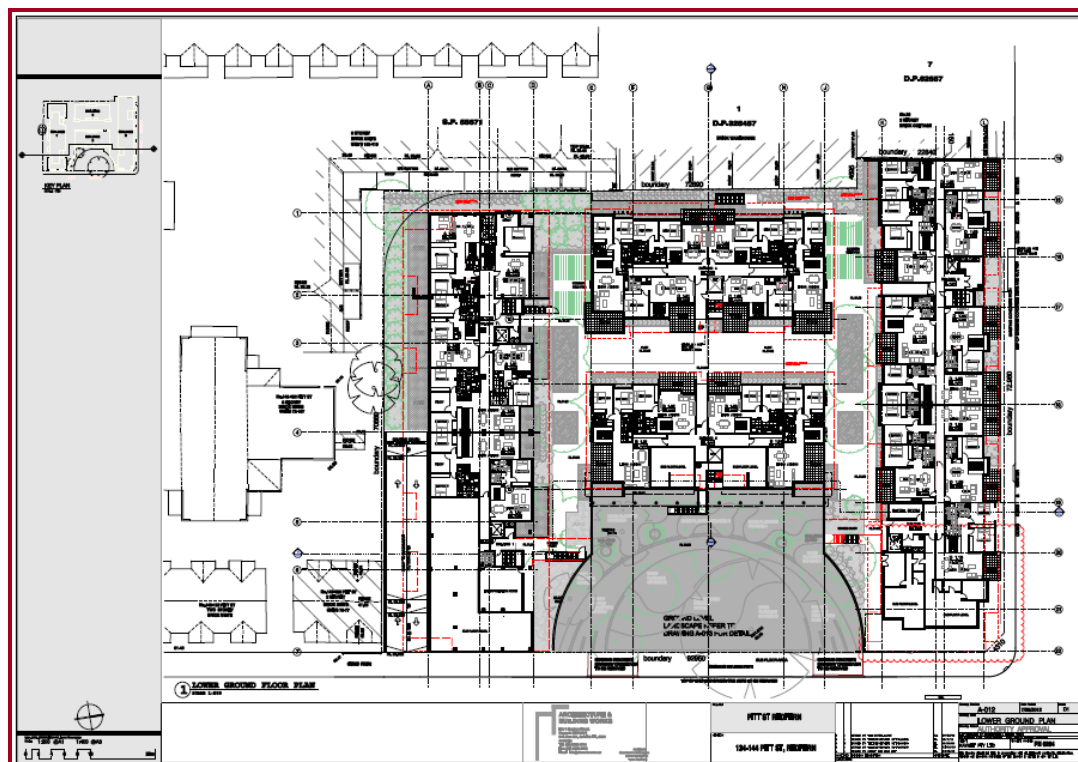


Figure 34. Plan of the proposed lower ground floor at the subject site (Source ABC Planning Pty Ltd 'A-012 Lower Ground Floor Level').

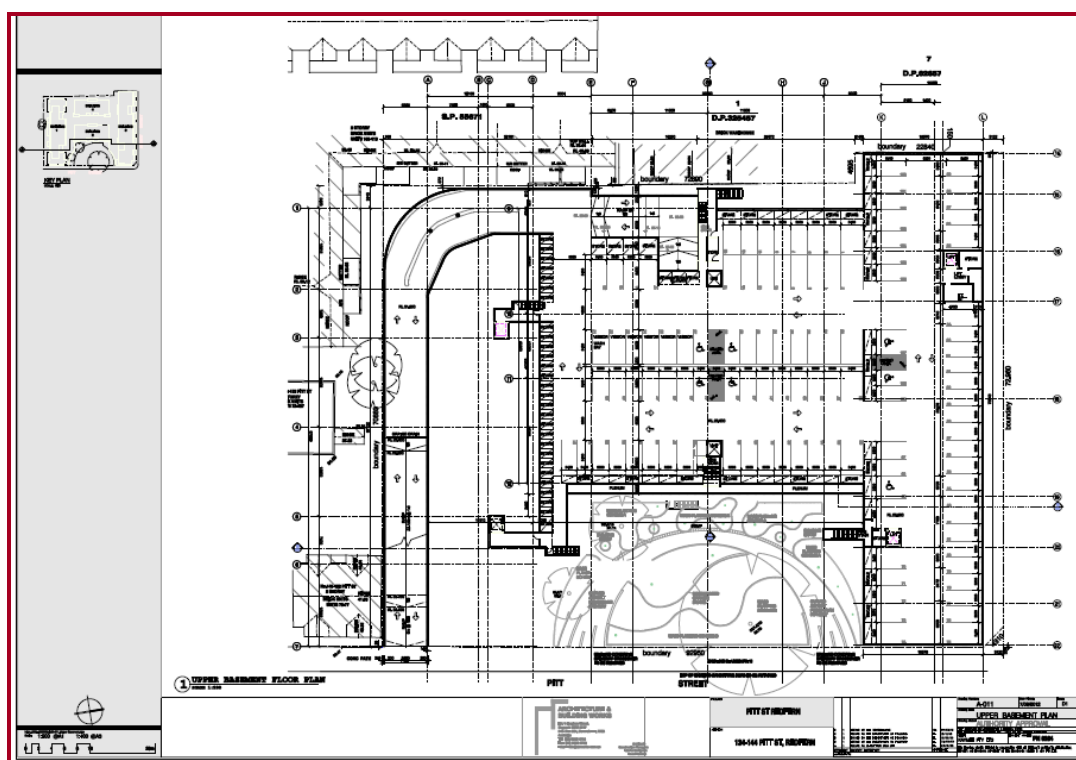


Figure 35. Plan of the proposed upper basement level at the subject site (Source ABC Planning Pty Ltd 'A-011 Upper Basement Level').



Figure 38. Areas of impact to areas of potential historical archaeological relics (shaded in red) due to the proposed development of subsurface areas (shaded in purple) and likely areas of impact due to indirect development activities such as vehicular tracks and stockpiling (purple hatching) at the subject site.

8. CONCLUSIONS & RECOMMENDATIONS

8.1 Conclusions

The historical archaeological impact assessment concludes that:

1. There is potential for historical archaeological resources to survive at the subject site;
2. The historical archaeological resources are likely to date from the c.1850s to the late 1930s;
3. There has been few substantial modifications to the subject site, indicating the potential for historical archaeological resources to remain intact and *in situ* however, their integrity may vary across the subject site;
4. The potential historical archaeological resources are likely to be associated with the domestic occupation of the site;
5. The potential historical archaeological resources have been assessed, in accordance with the NSW Heritage Significance Criteria as having *local heritage significance*, and are therefore defined as 'relics' in accordance with the *Heritage Act 1977*.;
6. It is unlikely that the relics at the subject site would be considered of *State heritage significance*; and
7. Direct and indirect impacts of the proposed development would disturb and/or remove potential relics at the subject site.

8.2 Recommendations

The proposed development is being considered for Project Approval under Part 3A of the *Environmental Planning and Assessment Act 1979*, and as such there is no requirement for an excavation permit under Section 139 of the *Heritage Act 1977*.

This section provides a series of recommendations that should form part of the Statement of Commitments for the Project Approval application, to be adopted as conditions of consent by Department of Planning and Infrastructure. The recommendations outline an Archaeological Management Plan designed to investigate and manage potential relics at the subject site and mitigate adverse impacts of the proposed development on the heritage significance of those potential relics.

It is recommended that:

1. A demolition plan should be developed that is designed to facilitate removal of the superstructure of the Rachel Forster Hospital buildings and ensure the protection of areas of potential historical archaeological potential identified in **Figure 33** and **Figure 38**. The demolition plan should be developed in consultation with the archaeological consultant and demolition contractor.
2. A Research Design and Excavation Methodology should be prepared regarding historical archaeological investigations at the subject site. The Research Design and Excavation Methodology should be prepared in conjunction with any required Aboriginal archaeological investigations at the subject site.
3. Historical archaeological investigations should be undertaken prior to the commencement of construction works or as part of the construction works schedule.
4. Historical archaeological investigations should initially take the form of a testing program to determine the nature, integrity and extent of the archaeological resource at the subject site.
5. A review of the results of any testing program at the subject site should be used to determine whether or not further historical archaeological investigations, such as salvage, are required.
6. Consideration should be given to the interpretive opportunities provided by the results of the historical archaeological investigations and the history of the subject site.
7. An archaeological report regarding the results of the historical archaeological investigations should be prepared in accordance with best practise professional guidelines. The archaeological report should be submitted to the Office of Environment and Heritage.
8. A plan should be developed for the long term storage and curation of all recovered historical archaeological material.

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