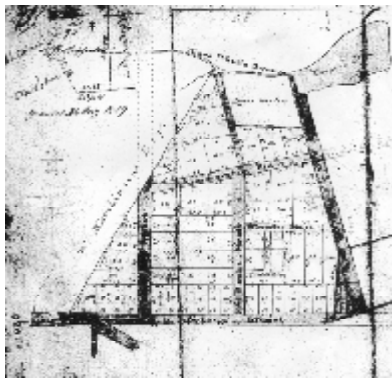


157-163 CLEVELAND STREET REDFERN

ARCHAEOLOGICAL ASSESSMENT

EUROPEAN ARCHAEOLOGY



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FEBRUARY 2010

**CULTURAL RESOURCES MANAGEMENT
FOR
HUDSON SQUARE PTY LTD**



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1.0

EXECUTIVE SUMMARY



1.1

THE WORK

This report provides an assessment and recommendations for managing the archaeological resource that may be contained within the proposed redevelopment of the land bound by Cleveland, Abercrombie, Hudson and Hart Streets, Redfern. This report and its recommendations fulfil the statutory obligations of the proponent for evaluation of environmental impacts of the project with respect to European archaeological resources outlined in the Director General's requirements for the Part 3A project application.

1.2

THE HISTORICAL CONTEXT

The study area is located on land that prior to European settlement would have been characterised by open stands of tall trees, primarily eucalypts, with a shrubby under-storey on fertile alluvial soils. The many streams and ponds in the area deposited the alluvium; swamps were also found in places. It was home to a large variety of both marine resources and terrestrial fauna. The natural resources were valuable for Aboriginal people and there is both contemporary evidence and archaeological evidence to demonstrate that the region had been home to Aboriginal people for many thousands of years.

There is some possibility that the land may have first been alienated for European purposes in 1799-1800 as part of a grant made to John Boxley. The evidence for this association is anecdotal but factual references do support the claim. Boxley established a farm on his land but the details of its improvements are unknown. The first formal title was made in 1819. This was for a grant of 95 acres probably acquired in 1815 by William Chippendale. Chippendale improved his land with buildings and crops but there is no evidence to indicate whether these works encompassed the study area although it is more than likely that some form of agriculture was established on or close to the study area. He sold the property in 1821. The new owner, Solomon Levey, appears to have done little or nothing with this part of the property. It began to be subdivided in the 1820s.

The new owner of the land that encompasses the study area was William Hutchinson who purchased the majority of this block in 1834 and the Cleveland Street frontage in 1838. Hutchinson leased most of his new purchase to small farmers and gardeners. The study area was largely used by W. William as a market garden. It was fenced and divided into paddocks. The triangular street frontage was also fenced into allotments and a large building was constructed at what is now the present-day intersection of Cleveland and Hart Streets. Its purpose, form and appearance are unknown. These improvements were developed between 1838 and c. 1840. The building was still present in 1844.

Hutchinson made a will in 1844 dividing his land into six blocks, each to be inherited by one of his children. The study area falls within Block A of this subdivision and was inherited by a daughter, Elizabeth Bowman in 1846. By the mid-nineteenth century there appears to have been little change to the use of the study area. The same building (or perhaps a replacement for it) occupied the Cleveland Street frontage and the majority of the block was leased, by this date, to Thomas Hart. A small lane had been made from

Cleveland Street to Hart's land; this was the beginning of Hart Street. There is no evidence to show how or for what purpose Hart was using his land.

From the 1850s through to the 1870s Sydney's economy massively expanded through the discovery of gold that, in turn, created a huge increase in the population. Previously undeveloped and sparsely developed land was now sought for development. Places such as Chippendale, named for the grant-owner, met these demands. Archival evidence suggests that the development of the block for residential and commercial purposes happened quickly, possibly within two years c. 1880-1882. There is a possibility that some of the land was used for storage but essentially the history of use of the site in the 1870s is unknown. By 1882 most of the building stock that would occupy the site throughout the last quarter of the nineteenth century and into the twentieth century had been constructed there.

By this time Chippendale was largely a semi-industrial place with housing for the workforce interspersed between the factories and yards. Small businesses were established to support this population. The development of the study area is a perfect example of this demographic. By 1882 it encompassed a small number of cottages, a large hotel and industrial buildings. It was unusual in that a portion of it was not developed due to the presence of the stream that still ran through the southern part of the allotment. In 1888 this stream was diverted into a brick oviform sewer that still exists within the site. In the early years of the twentieth century the Hudson Street frontage, lying over the sewer, was developed for use by an asphalt company and other small businesses.

By the early decades of the twentieth century Chippendale was largely home to small manufacturing businesses. In 1938 a small factory was built at the corner of Hart and Cleveland Streets for the Coo-ee Clothing Company, a business entirely in keeping with the local demographic. A short time later a second factory was built next to it and used for several types of manufacture. During the war both buildings were commandeered by the Defence Department to service war-time needs. Since the 1980s the factories have been used by a sporting goods company for storage and display. The western end of the site along Abercrombie Street was redeveloped in 1996 with an apartment building that is still in use for this purpose and retail on the ground floor.

1.3

THE SITE

The development site encompasses three buildings:

- § A factory at the eastern end of the site built in 1938;
- § A factory in the middle of the site built a year or two after the first factory;
- § An apartment building constructed at the eastern end on Abercrombie Street in 1996.

The two factories are largely built upon platforms of introduced fill lying over the old ground surface. Piers supported on pads have been excavated through the fill; the pads sit in the old ground surface. This information is contained in archival drawings but has not been tested on site. The ground floors of the factories do lie above the external footpaths with the exceptions of the docks that are at ground level. There are no basement

levels. The apartment building also has no basement level and is said to have been built on a slab above the former ground surface.

Beneath the buildings in the southern part of the site is a brick oviform sewer encompassing a lamp-hole and manhole built in 1888 along the alignment of a former stream. Apart from this drain there are several more recent drains and other services constructed for the present buildings. The depth of impact of those services is unknown.

There is no visible surface evidence of an underlying archaeological resource.

1.4

POTENTIAL ARCHAEOLOGICAL RESOURCE

The archaeological resource likely to be contained within the proposed development site will need to be tested to determine its integrity. At this time it has been concluded that, subject to that physical investigation, the profile could encompass some or all of the following with respect to European archaeological resources:

- § Preserved pollens and soils that can allow recreation of the pre-settlement environment.
- § Evidence of the earliest European impacts associated with clearing including evidence of burning, stumping and erosion.
- § Evidence associated with the earliest identified agricultural activities with a possible chronological span from the later years of the eighteenth century to the 1840s; could include evidence of planting, drainage and irrigation, palynological evidence of introduced crops and other plants, improvements such as fencing.
- § Evidence of the earliest known European building work dating from the 1840s that could encompass structural evidence, landscape improvements and cultural material.
- § Evidence associated with the management or land use of the remainder of the block through the period of the 1840s-1880s that could include evidence of environmental conditions particularly associated with the stream, waste disposal or casual uses.
- § Large-scale evidence associated with the industrial use of the Cleveland Street frontage from the c.1880s through to the 1930s including structural evidence and other improvements, yards, industrial processes and deposits and cultural material.
- § Evidence of buildings, yards and other works associated with a farriers and asphalt company that occupied the Hudson Street frontage from the first years of the twentieth century.
- § Structural evidence of two hotels (c.1880-1904, 1904-1978) at the corner of Abercrombie and Cleveland Streets as well as evidence of out-buildings, yards, landscape improvements and cultural deposits.
- § Structural evidence of three cottages, out-buildings, yards and cultural material on Abercrombie Street dating from c. 1880-1996.

- § Evidence of the brick oviform sewer, a manhole and lamp-hole and the work undertaken to construct this drain in 1888. The sewer is intact and the manhole or inspection shaft is likely to be so as well.
- § Evidence of the work undertaken to clear and level the site in 1938 including the introduction of fill levels;
- § The sub-surface components of the present buildings and associated services.

1.5

CULTURAL SIGNIFICANCE

The physical fabric above ground demonstrates the evolution of the site solely in respect of its development over the last approximately seventy years. Archaeological evidence could describe the evolution of this place for approximately 150 years. With respect to the development of the area the archaeological resource of the site has the potential to yield information about the development of this part of the town that ranges from the end of the eighteenth century to the mid-twentieth century and beyond. It encompasses the full scope of development from fringe agricultural development, a transitional phase in the mid-nineteenth century and, particularly, the industrialisation of the second half of the nineteenth century.

It could provide evidence of the earliest period of European urban settlement up to and including the mid-1850s. This seminal phase of development is almost completely lacking above ground and, to date has been rarely uncovered as an archaeological profile. Identifying and documenting this nineteenth century profile will make a considerable contribution to our present knowledge of Chippendale, which is now almost solely dependent on archival sources. As well, there may be opportunities to acquire environmental evidence that will help to define and describe the pre-and early settlement landscape. Both aspects provide rare opportunities.

Furthermore, while the individual sites of industrial development were not especially significant for the development of the area they represent a major factor in the development of this community. Industry or industrial manufacture was the driving force behind the development of Chippendale in the second half of the nineteenth century and represented the principal community profile. Due to the impact of so much redevelopment during the early years of the twentieth century evidence of this industrial profile is rare. Archaeology now provides one of the best means of investigating and documenting this period of development in Chippendale. The ability of the resource to realize its potential depends on the integrity of the material. If it survives it will be particularly unusual in that it has been sealed and protected since the 1930s.

1.6

THE DEVELOPMENT AND ITS IMPACTS

The new development requires the demolition of the existing factory. In its place will be constructed a residential/commercial/retail building with four storeys above ground and one level of basement car parking. The basement excavation does not impact on the full width of the site; the Hudson Street frontage will not be excavated for this purpose although the

ground floor of the building will extend to the street. The Abercrombie Street building will be retained unaltered in the development.

The principal impact of the work with respect to heritage values will be on the archaeological profile caused by the excavation into bedrock and disturbance due to excavation for footings and services. The loss of the entire archaeological profile now likely to be preserved under the present factory, particularly those aspects that may be of high significance, removes an archive of information that in some cases may be rare and could provide evidence that is available from no other source. This is a negative outcome of the development process.

This outcome can be balanced by adopting strategies that will retrieve evidence and make it more readily available than is now the case and, where appropriate, interpreting the evidence recovered as an in-situ component. These would be positive outcomes from the development.

1.7

MITIGATION

The negative outcomes of this project can be effectively mitigated by developing an archaeological programme that records and interprets what may be preserved within the site. Documentation of the programme will make this evidence available to a wide audience. Interpretive devices within the finished development might also be used to disseminate information if the evidence recovered from the site warrants interpretation.

1.8

CONCLUSIONS

- § This analysis has demonstrated that the development site at 157-165 Cleveland Street has a long history of European association and occupation.
- § There is the potential for a complex archaeological profile of European history to be preserved within the site but there is insufficient evidence to make a clear determination of its integrity.
- § A small programme of test-excavation should be initiated to determine the presence or absence of this profile.
- § The results of the test programme will determine the necessity and nature of any future archaeological work on this site.
- § Options for future work include observation and documentation as necessary during the course of redevelopment or salvage excavation and documentation preceding development.
- § In either case the results of any work on site will need to be documented at the conclusion of the work and the information made available to the statutory authorities and local community.

- § It is highly unlikely that any single element within the site would warrant in-situ conservation and the requirement for bulk excavation does not make this feasible.
- § Interpretation of the history of this place and the evidence found of that history might be warranted as part of the finished development.
- § The proposed development will adversely impact on any potential archaeological evidence preserved within the site but this impact can be mitigated by the strategies described on this report. With respect to archaeological values I would recommend that approval of this project.

2.0

SCOPE OF WORK



2.1

PROJECT INITIATION

This report has been prepared in response to the proposed redevelopment of land at Redfern. The development will entail the removal of deposits that may impact on archaeological evidence. This report responds to the Director General's Requirements for a project application made under Part 3A of the Environmental Planning and Assessment Act. Specifically there was a requirement to "*provide an archaeological assessment prepared in accordance with the NSW Heritage Office Archaeological Assessment Guidelines*" (Heritage).

The development site is within the Darlington Conservation area identified by the Council of the City of Sydney. At the commencement of this investigation there were no identified archaeological sites within the study area.

A separate report has been prepared on above-ground heritage values¹. Another report has been prepared to address the indigenous archaeological potential of this site².

This report provides a comprehensive analysis of European archaeological evidence. The analysis and its recommendations fulfil the obligations of the proponent to identify responsible management strategies for archaeological evidence that may be associated with this development site.

¹ Rappaport Pty Ltd (2008); Statement of Heritage Impact and Archaeological Assessment: Proposed development at 136 – 144 and 157 – 165 Cleveland Street Chippendale

² CRM (2010); Archaeological Assessment Aboriginal Occupation 157-165 Cleveland Street Chippendale

2.2

THE DEVELOPMENT AREA

The proposed development site encompasses land bound by Cleveland Street to the north, Abercrombie Street to the west, Hudson Street to the south and Hart Street to the east. It has a street address of 157-163 Cleveland Street and 136-144 Abercrombie Street, Redfern although the area is more commonly considered as Chippendale. The latter name is used in this report as it was the common nineteenth century term for the area. The property has the cadastral identification of Lot 50 DP 826153 (western end), Lot 11 DP 531788 (middle section) and Lot 1 DP 449699 (eastern end).

The property is located within the Parish of Alexandria, and the local government area of the City of Sydney. It is within the Darlington Conservation Area.

A former factory and an apartment building currently occupy the development site. Both buildings are now used for the display and storage of sporting equipment and, as well, there are some residential apartments in the Abercrombie Street building.

The proposed development encompasses the full site envelope, an area of approximately 3348 m². The Abercrombie Street building will be retained and adapted for the new development.



Location of the site (Department of Lands Six-Viewer Search)

2.3

STATUTORY REQUIREMENTS

The Heritage Act of NSW (1977) provides protection for non-indigenous archaeological relics. Sections 139-142 of the Act refer to the disturbance of land known or likely to contain relics of this type. Provisions are made for permits that respond to the integrity and significance of the resource that will be disturbed by the development. However, in this case the usual procedures for a permit application will not be necessary; these are superseded by the Part 3A approval for this project. The provisions of the Act that confer protection on relics still apply to this site.

In place of the application the Heritage Branch of the NSW Department of Planning usually requires the submission of a research design and methodology for site works. These are accompanied by the supporting documentation of an archaeological assessment. This report fulfils the requirement of a comprehensive assessment.

Local planning instruments, in this case Sydney Local Environmental Plan 2005 and the City of Sydney Heritage Development Control Plan 2006, both containing requirements for the evaluation of archaeological potential, are also superseded by the Part 3A development approval.

2.4

OBJECTIVES AND TASKS

The principal objectives of this report have been to:

- § Identify whether there is an archaeological issue to be addressed prior to and/or during the redevelopment of this site;
- § Determine the probable extent and integrity of an archaeological resource;
- § Evaluate the significance of that resource;
- § Determine protocols and strategies to be put into place as part of the development to ensure the most effective means of managing that resource commensurate with its significance;
- § Prepare a report that describes the archaeological potential and significance of this site and the measures required to manage that resource during the course of redevelopment.

To that end the following tasks have been undertaken:

- § Primary and secondary research sufficient to determine the physical development of the site and its principal associations;
- § An assessment of the physical evidence for the site encompassing surface indications, geo-technical data and archaeological evidence from within the site and close by to it where that information is available;
- § A determination of the potential archaeological resource;

- § An evaluation of the cultural significance of that resource based on standard evaluation criteria;
- § Identification of management strategies;
- § Documentation of the programme.

2.5

METHODOLOGY

This assessment has been prepared in accordance with the methodology expressed in the NSW Heritage Office's publication "Archaeological Assessments" (1996).

2.6

AUTHORSHIP AND CLIENT

This report has been written by Wendy Thorp (Cultural Resources Management). It has been commissioned by Hudson Square Pty Ltd the proponents of the development. Wendy Thorp has provided the contemporary images of the site. The copyright of this document remains with Cultural Resources Management.

3.0

THE CULTURAL CONTEXT



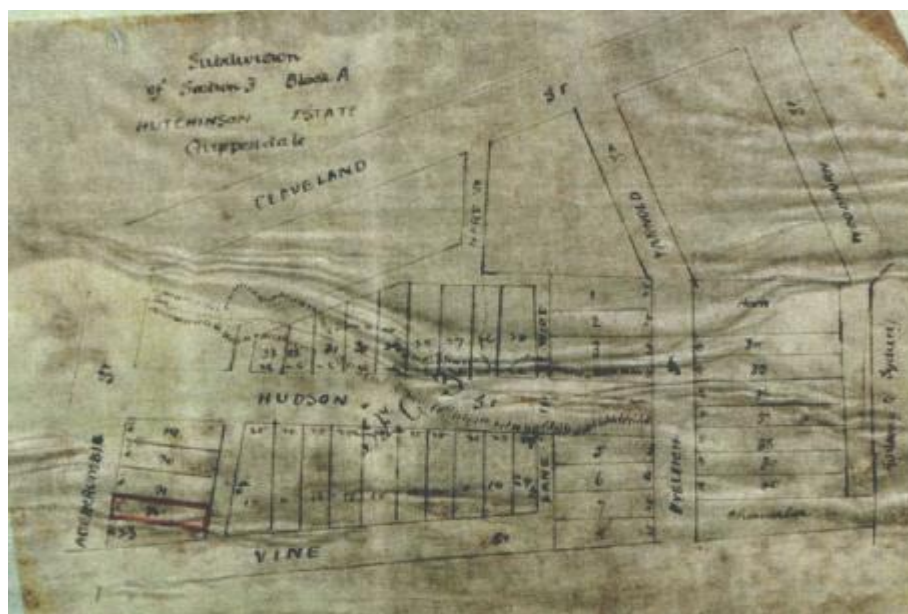
3.1

THE PRE-SETTLEMENT ENVIRONMENT

The geological profile of the site is located at an interface between alluvial deposits comprising medium to fine marine soils and shale. It is underlain by Hawkesbury sandstone. The shale soils and alluvial deposits from the several streams and creeks that once ran through this area created fertile soils.

At the time of European settlement Chippendale would have been covered with Turpentine Ironbark Forest. There would have been trees of between 20-30 metres in height forming an open forest structure. These trees would have included Turpentine (*Syncarpia glomulifera*), White Stringybark (*Eucalyptus globoidea*), Red Mahogany (*Eucalyptus resinifera*) and Grey Ironbark (*Eucalyptus paniculata*). Common under-storey shrubs would have included various types of Acacias and Pittosporums³. This vegetation had been influenced by the management practices of Aboriginal people over thousands of years. Palynological evidence recovered from the Quadrant site at Broadway and from the Grace Brothers site in the same area revealed charcoal in sediment layers that must have been deposited as part of an extensive Aboriginal programme of “firestick farming”.

The most influential factor in the area both for Aboriginal and European use was the presence of plentiful and reliable water. The area is in the catchment of Blackwattle Creek. The central tributary of this waterway originated south of Cleveland Street and joined the eastern arm close to present-day Buckland Street. This eastern waterway rose in Prince Alfred Park. The western arm originated at Sydney University. The flooded delta of this complex system now lies under Wentworth Park. There were numerous secondary streams as well as ponds and lagoons. A substantial creek flowed across the southern part of the study area. Swamps were even found in association with some of the creeks.



A sketch plan attached to a subdivision document of 1888 shows the presence of the stream that flowed through the southern part of the study area: LPI, 402-800

³ Benson and Howell (1990); Taken for Granted: 17

One of the earliest and most detailed observations of the area recorded an impression of a very large swamp south-east of the study area in the area of present day Redfern Park. It is likely to have been typical of others that were located closer to the study area. Obed West described this swamp as he had seen it in c. 1810.

*"It was never known to be dry till in later years...and the water was drawn off by means of a large drain...(it) was the home of vast numbers of red-bills, wild duck, snipe, landrail and other game now rarely seen anywhere near Sydney. Eels were also plentiful in the water and in the bush were bandicoots, possums and native cats which the youth of the day would chase with dogs"*⁴.

Several earlier European visitors recorded their impressions of this landscape. The first was Governor Philip in 1788. Looking south from Sydney he stated that,

*"between Sydney Cove and Botany Bay the first space is occupied by a wood, in some parts a mile and a half, in others three miles across; beyond that is a kind of heath, poor, sandy and full of swamps"*⁵.

In 1793 Antonio Cavanilles described the landscape as he walked south from the town towards Botany and the coast. South of Sydney he found,

*"the narrow tracks overgrown with dense scrub and the land arid with no other moisture than the light rains retained in two or three marshes. Some short stretches had trees, others were covered with beautiful shrubs and plants and the rest almost without vegetation"*⁶.

In 1826 James Atkinson made the following observation:

*"The barren scrubs almost everywhere border the sea coast and extend to various distances inland...the soil in these scrubs is either sandstone rock or sterile sand and gravel, covered, however, with a profusion of beautiful shrubs and bushes...the shrubs and plants growing in these places furnish the Colonist with materials for brooms but little else that can be converted to any useful purpose"*⁷.

The better soils that could be found around the study area due to the presence of water and alluvial soils appear to have encouraged early settlers to make more use of the landscape than as a source of materials for their brooms.

⁴ *The Memoirs of Obed West*; 46

⁵ Quoted in Christopher Keating (1991); *Surry Hills*; 13

⁶ Quoted in Eric Rolls (2002); *Visions of Australia*; 30

⁷ Quoted in *Ibid*: 105

3.2

ABORIGINAL OCCUPATION

Before Europeans arrived in Australia at least thirty different Aboriginal groups lived in the immediate Sydney region with an estimated population in 1788 of anything between 1500 and 8000 people. The coastal Aboriginal population was generally known as the Eora people. Evidence recorded by the earliest European settlers suggests that the family clan of the Eora group most closely associated with the study area was the Gadigal or Cadigal⁸.

In 1789 a severe disease, most likely small pox, killed at least half of the Aboriginal population living in the vicinity of the settlement at Sydney Cove. The impact of this disaster was to dislocate or destroy much of the traditional way of life for those who survived the epidemic. Aboriginal people moved away from the town for several years and less settled areas appear to have provided a refuge for them. Chippendale may have been one of those places. Certainly there is evidence of Aboriginal people moving to Redfern and re-establishing traditional practices⁹.

The resources of the area, water, a large variety of plants and game, birds, fish and shellfish would have been very attractive to Aboriginal people. Archaeological data from sites in this area has yielded evidence of Aboriginal occupation dating back at least 6000 years BP¹⁰. Palynological evidence of firestick farming also identifies the use of this area by Aboriginal people for thousands of years.

A separate report has been prepared on the indigenous associations of the study area.

⁸ V. Attenbrow (2002): *Sydney's Aboriginal Past*; 24

⁹ *The Memoirs of Obed West*; 45-46. West here described an Aboriginal encampment established close to present-day Redfern Park after Aboriginal people were pushed out of the main settlement.

¹⁰ As an example, the Quadrant site at Broadway produced evidence of a small late Holocene site as well as individual objects.

3.3

BOXLEY'S CLEAR

The earliest recorded and well-documented settlement of this area begins in the early years of the nineteenth century with grants being given to both free settlers and ex-convicts. However, as with many of the earliest land transactions in the colony there does appear to have been earlier settlement in this area than those recorded in grants. The only evidence for this possible earlier layer of settlement is anecdotal; Obed West's memory of the place as it was in 1810. West claimed that it was originally known as "Boxley's Clear", named after the first settler in the district. William Redfern, for whom the suburb is named, is said to have purchased his land from Boxley. West claimed that Boxley "*occupied and cultivated a considerable area and his farm was the only cleared spot amidst the scrub...it was one of the earliest places where wheat was grown in the colony*"¹¹.

The property was said to encompass the wetland (Redfern Park) and extend towards the area of the present-day court-house on Redfern Street. Clearly this encompassed the area of Redfern's later grant but there is no indication as to its extent west from there into land later alienated for Thomas Chippendale and encompassing the study area. The development of this area, at the end of the eighteenth century and early years of the nineteenth century is almost unknown; it was on the far fringe of settlement or as West put it, in the scrub.

West does not provide any more details for the identity of Boxley. There was a John Boxley who came to New South Wales as part of the Second Fleet. He had been sentenced to death at the Old Bailey in 1786 for highway robbery. In place of this punishment he was sentenced to transportation in 1789 and left on the Scarborough. In Sydney he married another convict, Ann Baker in 1792 and they had two children. A third died in childhood. In 1799 he gave evidence at a murder trial after discovering a body when he had been out cutting bushes near the Brickfields south of Sydney. He may have been clearing some newly acquired land. He received a conditional pardon in 1800 and purchased a thirty-acre farm near Sydney from the original grantee William Roberts.

By mid-1802 he had had two acres sown in wheat (which would make this one of the earliest wheat crops on the colony). He had ten acres ready to plant maize and had some livestock. By 1806 he had sold the farm to William Laycock and then worked as a basket-maker. He died in 1816¹².

It is impossible to make a clear identification of this man with West's recollections of the first settler in southern Sydney. However, factual evidence does place him south of Sydney in 1800 and it is known that he successfully planted wheat on this property. It does seem likely that this is the Boxley that West refers to in his memoirs. If that is the case the proximity of land identified to be part of his farm suggests that the study area could have been within the compass of this property. There is no evidence to determine where the principal improvements of the house and out-buildings stood or the main areas of agriculture.

¹¹ The Memoirs of Obed West; 45

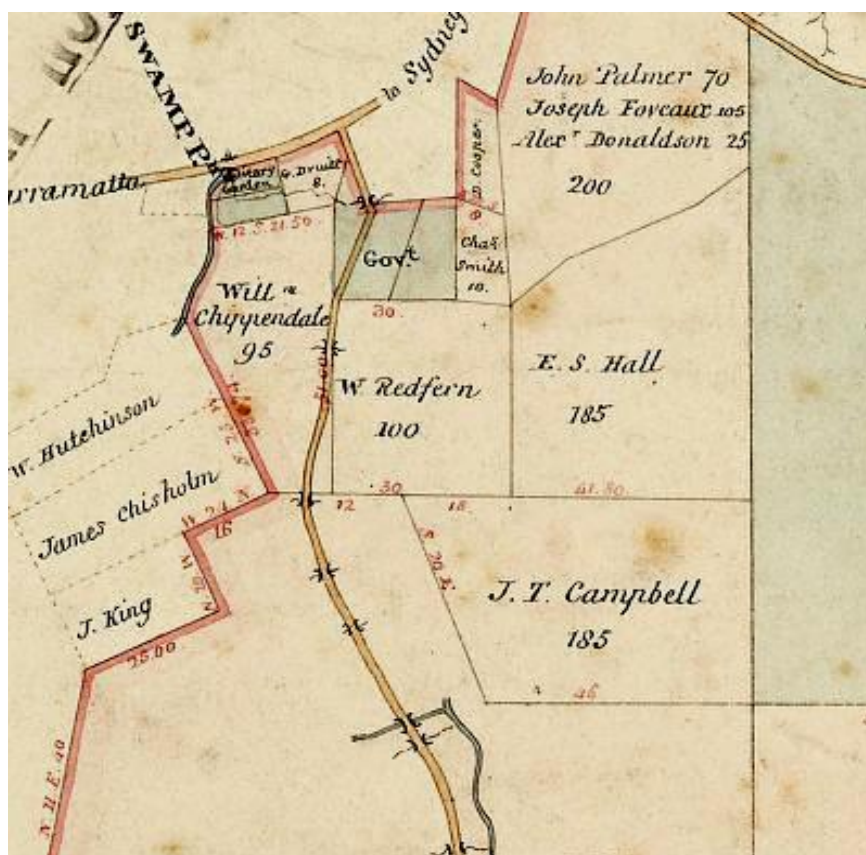
¹² Michael Flynn (1993): *The Second Fleet*; 170

3.4

WILLIAM CHIPPENDALE: 1815 - 1821

In the earliest decades of the nineteenth century the future suburbs of Chippendale, Redfern, Darlington and the like were still on the outer reaches of the main settlement. The land was alienated in large grants to members of the colonial administration, affluent free-settlers or in a few cases, ex-convicts. There were also some substantial government allotments including a military garden north of the subject site close to the Parramatta Road.

The earliest formally documented European associations of Chippendale date from the first decades of the nineteenth century. Several large grants were made in the area to men prominent in the town. They included William Hutchinson, William Chippendale, William Redfern and James Chisholm. The study area is encompassed within the land granted to William Chippendale in 1819. It was described on the grant document as *“lying and situate in the District of Sydney bounded on the east side by Redfern's Farm, the north side by Druiett's Farm and the Military Gardens to Black Wattle Swamp Stream on the west”*. This can be seen on an undated parish map reproduced below.



Detail of an undated parish map, Parish of Alexandria, showing the extent of Chippendale's grant: NSW Department of Lands Parish Map No. 14066301

William Chippendale and his wife and young family arrived in Sydney as free settlers in 1815. It is very likely that the grant given formal title in 1819 was actually acquired soon after the family's arrival. It was a condition of

the grant that Chippendale clear and cultivate at least twenty-five acres within five years¹³.

By 1817 the family was well established on the banks of the Black Wattle Swamp Creek. Chippendale had built a house, quarters for a convict servant, was running cattle and growing barley and potatoes¹⁴. The presence of a stream on the southern part of the study area suggests that this land was more likely devoted to agriculture than for grazing. It was certainly used for this purpose in the 1840s another indication that the land had not been degraded by heavy animal use. Most of the built improvements are likely to have been close to the house on the creek and the main road.

Chippendale sold his land in March 1821 for £380 to Solomon Levey¹⁵.

¹³ LPI, Primary Application 13952

¹⁴ Shirley Fitzgerald (1990); Chippendale Beneath the Factory Wall; 16

¹⁵ LPI, OS Book C No. 356

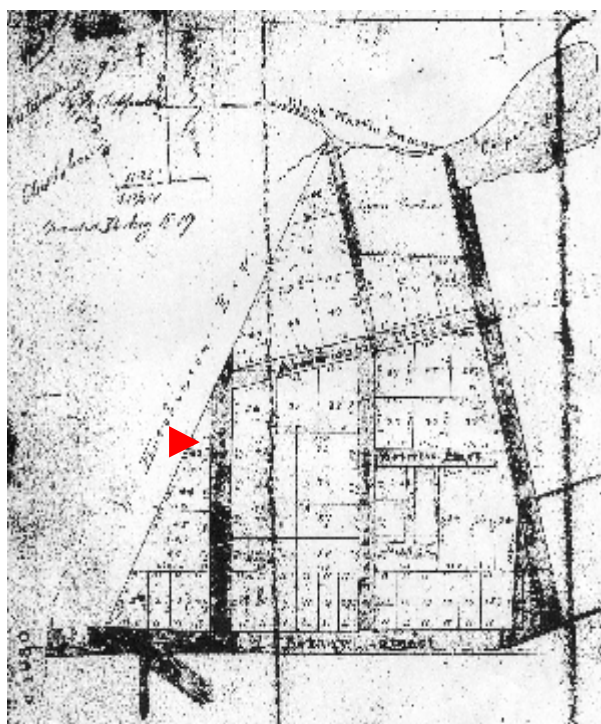
3.5

SOLOMON LEVEY: 1821 - 1838

Solomon Levey arrived in New South Wales as a convict and became an immensely successful businessman. He had interests in trade, shipping, whaling and owned vast tracts of real estate in the eastern suburbs and rural districts. Eventually he would own most of what are present-day Alexandria, Redfern and Waterloo and some of Chippendale.

By the 1820s the southern part of Sydney was beginning to be drawn into the influence of the main settlement but it was still distant and considered to be in the country. The land was divided into large paddocks and estates and dedicated development was sparse. The exceptions were a newly established brewery on Parramatta Road and a distillery close by. The two industrial sites took advantage of the position of their lands to the principal street, Parramatta Road, and the abundance of water from Blackwattle Creek and its tributaries; both required large and constant supplies of water for their industrial processes. There is no evidence to suggest that Levey did anything to substantially improve Chippendale's old property.

Levey sold some of Chippendale's land in parcels during the 1820s and early 1830s. The majority of the study area was purchased by one of the principal land-holders in the area, William Hutchinson, apparently in 1834¹⁶. The Cleveland Street frontage of the study area, a triangular block described as Lot 43, was sold to Hutchinson in 1838 as part of another subdivision and sale of the old estate¹⁷. He paid £240 for the land. At the conclusion of this sale Hutchinson was the owner of all the present-day study area. The subdivision plan of that second sale shows the oblique line that divided Hutchinson's earlier purchase from Lot 43.



Subdivision plan of 1838 showing Lot 43, indicated by the arrow, purchased by Hutchinson for £240 : P.L. Beml, Part of Chippendale's Grant 1838

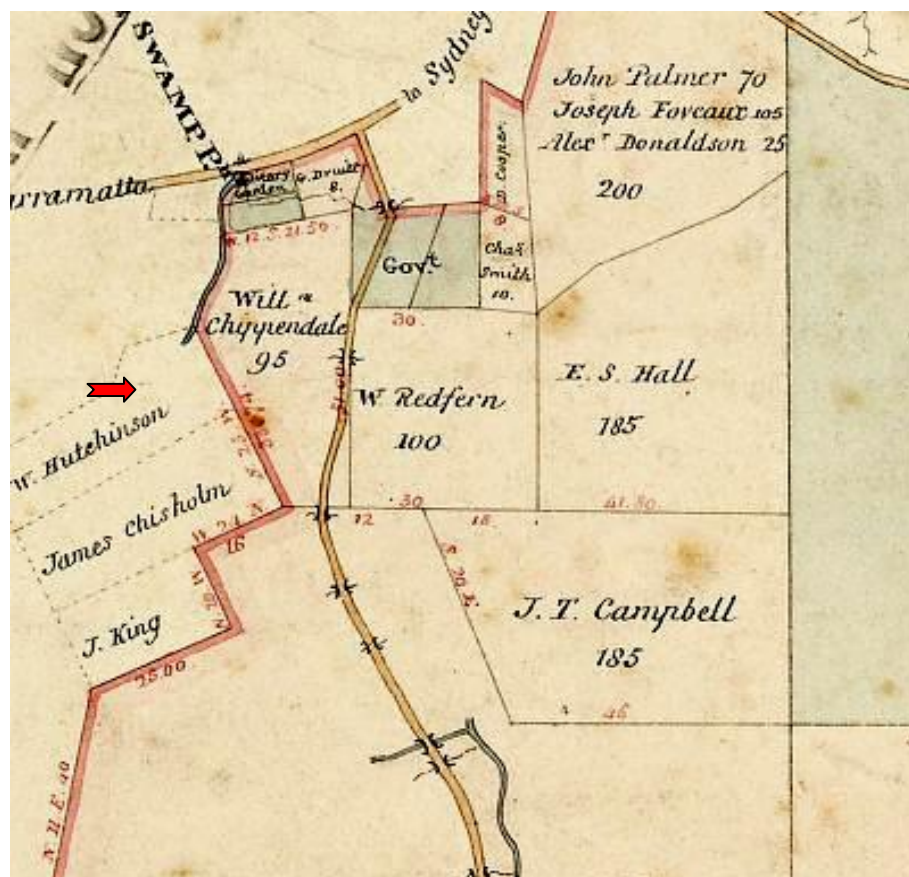
¹⁶ LPI, Primary Application 11688 Schedule M

¹⁷ Shown on plan P.L. Beml, Part of Chippendale's Grant Total Sold by Mr Polack 14.8.1838

3.6

WILLIAM HUTCHINSON: 1838-1846

William Hutchinson first acquired land in this area in 1819. He received fifty-two acres to the west of and adjoining Chippendale's land. His property may be seen on the undated parish map reproduced below. Subsequently this property would become known as the Golden Grove Estate.



Detail of an undated parish map, Parish of Alexandria, showing Hutchinson's original grant adjoining Chippendale's land: NSW Department of Lands Parish Map No. 14066301.

Hutchinson was transported to New South Wales in 1799, found guilty of theft. He was charged with the same offence in the colony and was sent to Norfolk Island. While there he was awarded several official positions including Superintendent of Convicts. He returned to Sydney and in 1814 he was appointed principal superintendent of convicts and public works. He became an influential figure in local society and acquired real estate in most of the principal towns including Liverpool and Parramatta.

Hutchinson acquired the study area by two purchases made in 1834 and 1838¹⁸ although the earliest formal title for the property dates from 1844. That title recorded that Hutchinson had purchased a total of just over sixty-five acres from the Levey estate for the sum of £1100¹⁹.

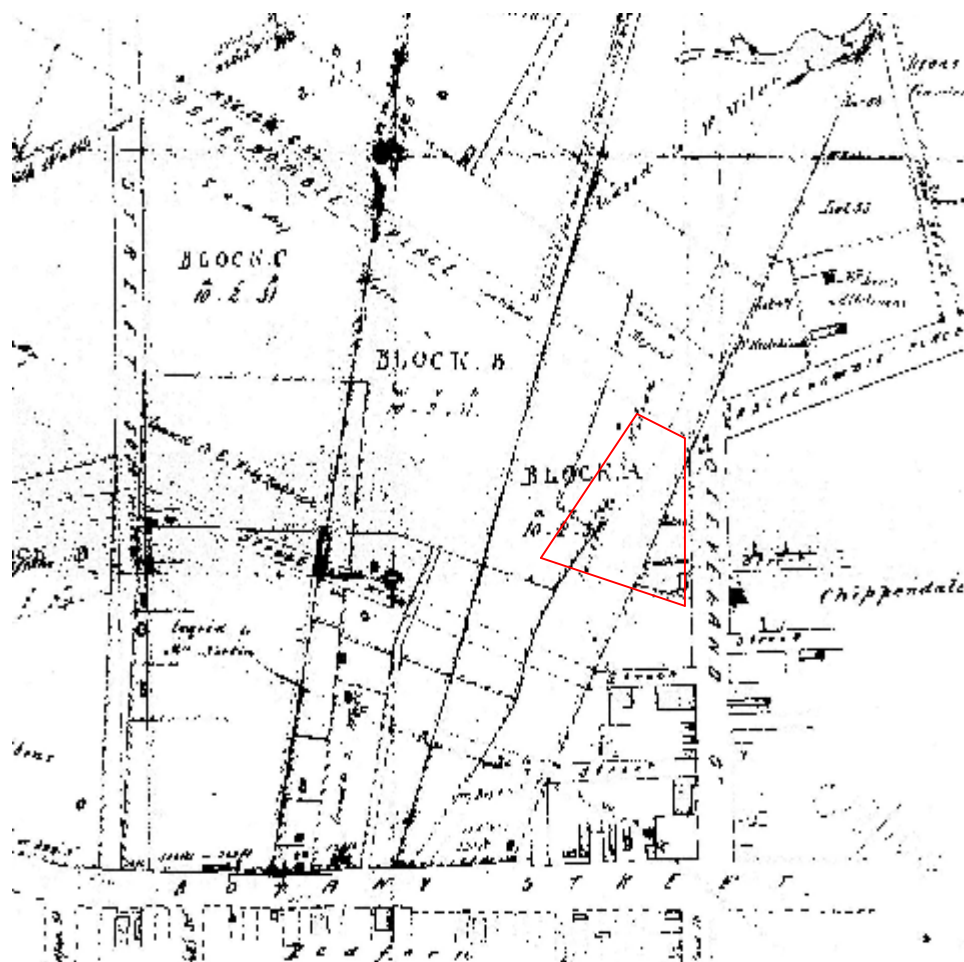
¹⁸ LPI, Primary Application 11688 Schedule M

¹⁹ LPI, Old Systems Book 07 No. 749

After his purchase Hutchinson leased large tracts of his land. The majority of the study area was part of an allotment leased to a W. Wilson. It was fenced, divided into paddocks and used as a "garden", likely to mean a market garden²⁰. The presence of the stream in the block would have facilitated this use; it could have been used as part of an irrigation system. This was a practice that has now been identified from several archaeological sites of the period.

The use of the land for market gardening was typical of the area. At that time the only intensive development was close to the main streets and the early industrial sites on Parramatta Street. Away from these areas the principal factor in development remained for many years the fertile land produced by the shale and alluvial deposits. For example, a large and famous plant nursery was established to the north of the study area and it remained in operation until the later years of the nineteenth century.

An undated subdivision plan (probably prepared in c. 1840) shows that after the purchase of Lot 43 it was developed with a substantial building set in its own fenced allotment. This means that whatever this large building was used for it had been constructed between 1838 and c. 1840. This allotment was noted on the survey to be owned by Hutchinson but a lessee for this triangular block was not identified on this plan.

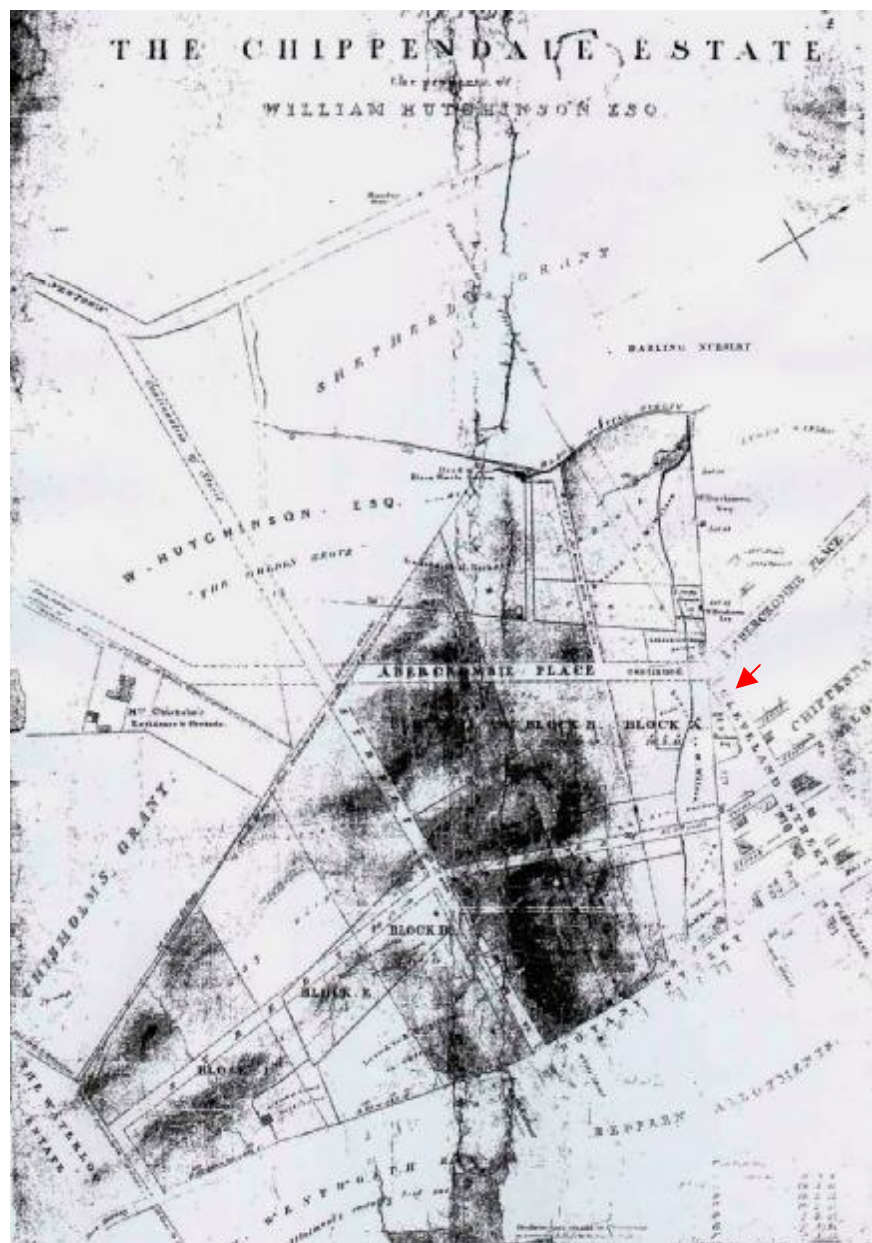


Detail of undated subdivision plan (c.1840?) showing the improvements and garden then on the study area, the latter approximately indicated by the red lines: ML Subdivision Plan SP C 18/104.

²⁰ Recorded on an undated subdivision plan; ML SP C 18/104

At this time only Cleveland Street had been surveyed and formed as a road. Abercrombie Street, then named Abercrombie Place, had only been built as far as its northern intersection with Cleveland Street although, as the subdivision plan demonstrates, the intention was already evident to extend this road to the southern side of Cleveland Street. At this date neither Hart Street nor Hudson Street was in existence.

William Hutchinson made a will in 1844 dividing his estate into several blocks. The study area is within Block A of that division. Hutchinson died in 1846 having left his property in the hands of Trustees to manage for his daughters. Block A of the estate and Lot 43 were inherited by Elizabeth Bowman (nee Hutchinson). The plan of the nominal subdivision prepared in 1844 shows that the improvements recorded on the earlier undated subdivision plan were still in place. By 1844 Abercrombie Place had been extended to the other side of Cleveland Street.



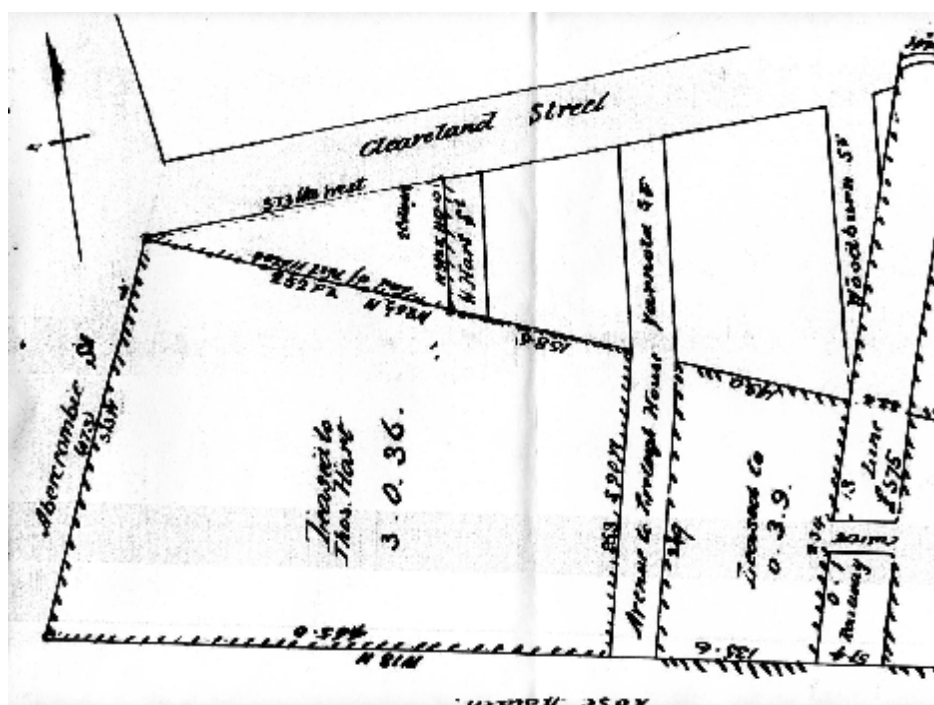
The Chippendale Estate of William Hutchinson: J. Armstrong Plan of Part of the Chippendale Estate – Property of William Hutchinson Esq 1844.

3.7

THE BOWMAN FAMILY

Elizabeth Bowman died in 1846 and Block A and Lot 43 were inherited by her sons Frederick and McKenzie. McKenzie was found to be of unsound mind and a Trustee, Thomas McCulloch was appointed as a guardian to manage his affairs²¹.

On the basis of later evidence, a survey of 1865, by the 1850s the same building on Lot 43 is likely to have been in use on Cleveland Street (or a second building constructed in the same place). The remainder of the study area was leased to Thomas Hart. There is no evidence for his use of the land. An undated subdivision plan, probably of the c. 1850s shows both Lot 43 to be fenced around and the majority of study area contained within the land leased to Hart. Hart Street, or the northern half of that thoroughfare, had been surveyed by that date. It is likely to have come into existence as an entrance to Hart's property and was named for him. Hudson Street still did not exist at that date.



Undated subdivision plan (c.1850s?) showing Lot 43 fenced in and the majority of the study area leased to Thomas Hart, the block also fenced. Hart Street, the northern end has been surveyed in on this plan: ML Subdivision Plans: Chippendale SP C18/59

By the middle of the nineteenth century Chippendale was in transition. In places still essentially rural and barely developed the several industries close by provided the impetus towards a more urban environment. These pockets of small houses and commerce tended to the north of the study area. Contemporary accounts suggest that the new urban environment emerging from this development was generally poor interspersed with pockets of much better housing and building.

²¹ LPI, Book 414-78

The first detailed survey of the study area was prepared in 1865. In that year a large building still occupied the Hart and Cleveland Street corner (possibly the building erected in c. 1840). The remainder of Lot 43 and the land within the old Block A is shown to be vacant of buildings although that does not necessarily mean it was unused; archaeological investigation of several sites has shown that properties have been used for many purposes in this period and those uses do not get recorded on surveys of this type.



Detail of a survey of 1865 showing the single building at the intersection of Hart and Cleveland Streets (indicated with an arrow) on Lot 43, the triangular allotment. Hart Street has not been fully extended, Hudson Street has not been built and the remainder of the block is apparently vacant: Trigonometrical Survey of Sydney 1865 Sheet 152.

From the 1850s through to the 1870s Sydney's economy massively expanded through the discovery of gold that, in turn, created a huge increase in the population. People needed homes and businesses sought places to establish to service this new and growing market. Previously undeveloped and sparsely developed land was now sought for development. Places such as Ultimo, Pyrmont, Redfern and Chippendale met these demands. Locally the greatest influence on urban development was the establishment of the Colonial Sugar Refinery on the site of the old distillery. The principals of this company sought assistance from the Council of Sydney to make roads and other improvements. It was within this environment of increasing pressure to urbanise that the study area was first extensively developed.

From the 1860s the ownership of this land was divided into several smaller shares that were passed between members of the Bowman family, the McCullochs and others²². It was during this period that the block was fully defined with the construction of Hudson Street and the establishment of several businesses and small residential properties.

²² LPI, Book 414-78

This process of developing the block appears to have happened quickly, essentially within one or two years. Directory listings for the place in 1880 suggest that a contractor might have casually used the Abercrombie Street frontage at that time but the majority of the block was essentially vacant in that year²³. Surveys demonstrate that the majority of building stock that was to occupy this block during the last quarter of the nineteenth century was in place by 1882. The older building at the corner of Cleveland and Hart Streets was a casualty of this process; it was demolished by the 1880s and possibly the 1870s.

Part of the estate was sold in 1888 to Robert Hudson for £500²⁴ while several of the Bowmans continued to hold portions of it²⁵. In 1881 Arthur Bowman sold his portion of the estate for £3000 and a short time later purchased it back²⁶. The sum indicates the value of the improvements made to only a portion of the property by that date.

²³ Sands Directory, Abercrombie Street 1880: William Mathews, a contractor

²⁴ LPI, Book 398-324

²⁵ LPI, Book 391-865

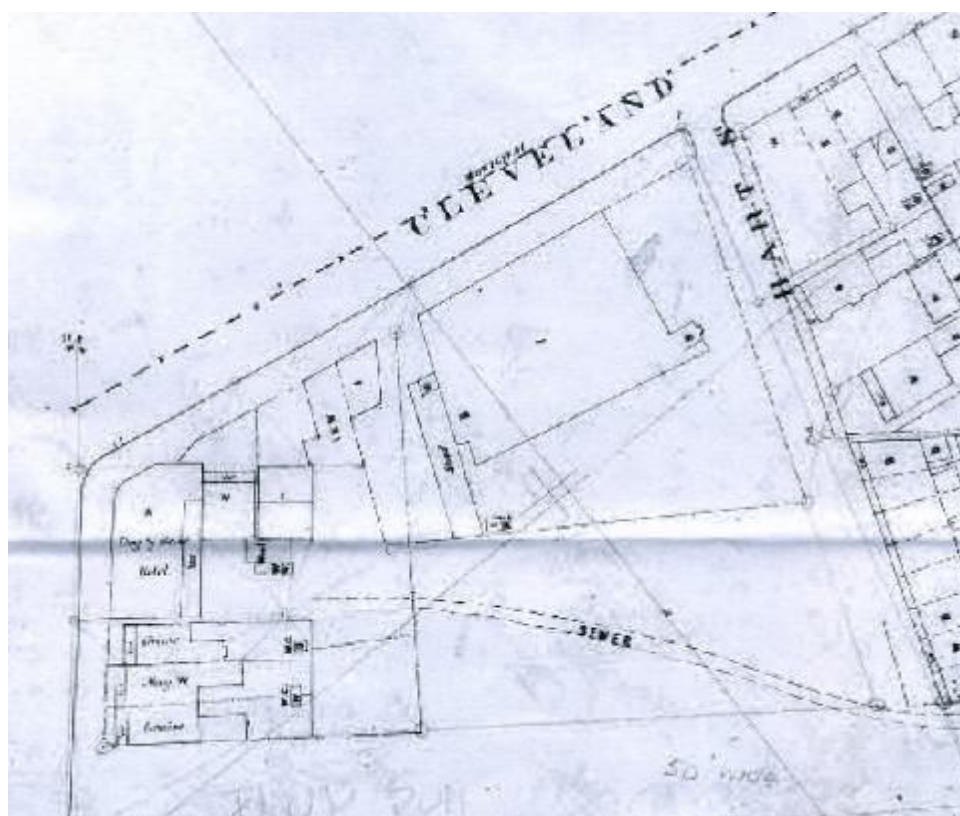
²⁶ LPI, Indenture of Conveyance; Abstract, 29 July 1881 PA Packet 13952.

3.8

THE COOPER AND HUDSON FAMILIES

By the end of the nineteenth century most of the Cleveland Street frontage was in the hands of William Cooper and the rest with the Hudson family. Cooper had acquired his portion of this block from Frederick Bowman Junior in 1896²⁷. The Hudson family had acquired their interest in 1888²⁸. The Hudson family were prominent local business people largely builders and contractors for timber and supplies. They owned several properties in the area. Both owners leased out their properties.

By this time Chippendale was largely a semi-industrial place with housing for the workforce interspersed between the factories and yards. Small businesses were established to support this population. The development of the study area is a perfect example of this demographic. By 1882 it encompassed a small number of cottages, a large hotel and even larger industrial buildings. It was unusual in that a portion of it was not developed due to the presence of the stream that still ran through the southern part of the allotment. A survey of the site prepared in 1882 shows the configuration of the buildings at that time.



Survey of the site prepared in 1882 and revised up to 1888 showing cottages and a hotel on Abercrombie Street, industrial buildings on Cleveland and the open land to the south; the sewer took the place of the stream. Hudson Street still did not exist in 1882: Sydney Water, PWD 87-1544.

²⁷ LPI, Book 725-653

²⁸ LPI, Book 398-324

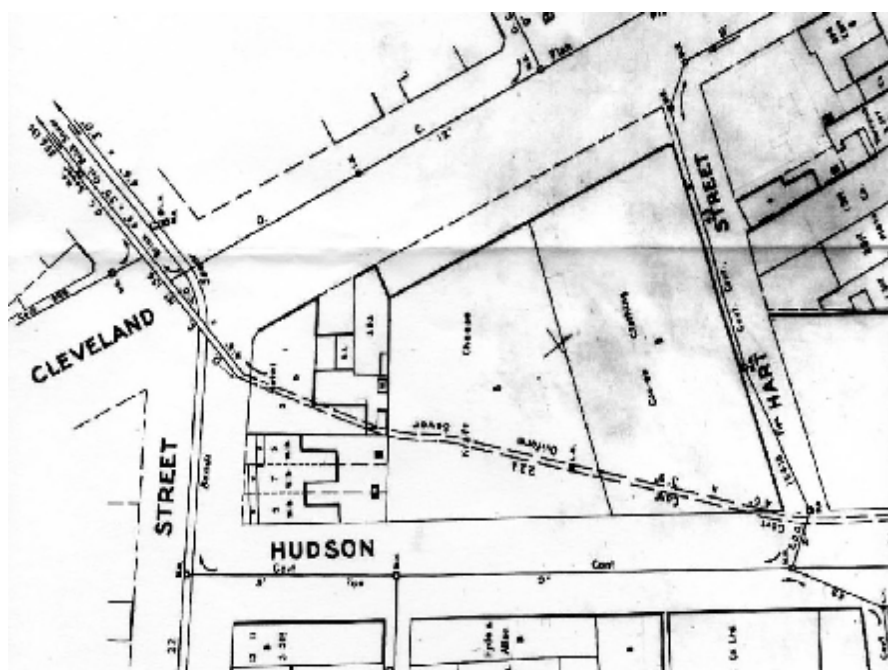
3.9

THE CHIPPENDALE ESTATE PTY LTD and OTHERS

By 1926 the block had become the property of the Chippendale Estate Pty Ltd²⁹. It was this company that was responsible for the construction of the factory at the intersection of Hart and Cleveland Streets. This new building exemplifies the character of the area in the early decades of the twentieth century as a place dominated by clothing manufacturers, food manufacturers and processors, heavy manufacturing including engineers and machinery merchants and the printing industry. The development on this site in the 1930s of a factory that was used for clothing manufacture was entirely typical of the area.

The archival evidence suggests that the building was constructed in two parts, probably separated by a short period of time (*refer Section 3.15*). The earliest part of the building at the intersection of Cleveland and Hart Street was built in 1938.

During the war years the local industries were fully occupied in supporting war-time production as was the case with this building which was taken over by the Defence Force to serve as a paper store amongst other uses.



Survey of the site prepared in 1952 showing the hotel and cottages on Abercrombie Street and the factory occupied by Kraft and the Coo-ee Clothing Company: Sydney Water, SRS 800 Base

Since 1968 the property has been sold to several proprietors. The factory buildings on the centre and eastern ends of the site have been owned since 1987 by Bursills and used for the storage and display of sports goods³⁰.

²⁹ LPI, CT Volume 7042-130 and Volume 10961-173, 174.

³⁰ LPI, CT Volume 7042-130

The western end of the site was sold in 1968 to Dredge and Evans Pty Ltd³¹ and then in 1970 to Morebank Hotels Pty Ltd³². This property was sold in the following year to Engineering Properties Pty Ltd³³ and then in 1972 to Glenpams Pty Ltd³⁴. Aboriginal Hostels Pty Ltd acquired it in 1975³⁵ and by the Aboriginal Development Commission in 1982³⁶. The Aboriginal Legal Aid Service became the new owners in 1987³⁷. Samuel Bursill acquired it in 1993 and the current owner is Graham Bursill³⁸. This mixed use of small business and residential living was characteristic of the Chippendale in the last quarter of the twentieth century.

³¹ LPI, CT Volume 10961-173

³² LPI, CT Volume 10961-173

³³ Ibid.

³⁴ Ibid

³⁵ LPI, CT Volume 10961-173

³⁶ Ibid

³⁷ Ibid

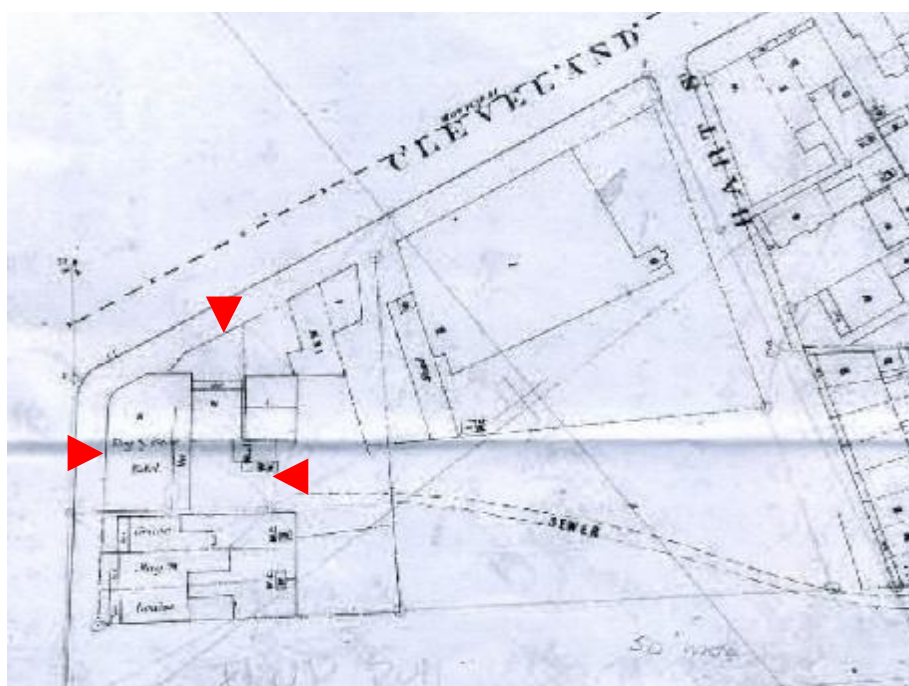
³⁸ LPI, CT 50/826153

3.10

THE ROYAL EXCHANGE HOTEL

It is possible that the Abercrombie Street frontage was casually used by a contractor to store materials during the 1870s although identifying this site with that use from directory listings is an uncertain task.

Certainly by 1882 the land at the corner of Abercrombie Street and Cleveland Street was occupied by a hotel. It was probably built in 1881. Originally named Lynch's family hotel³⁹, apart from the main building there were several out-buildings and yards associated with the premises. The hotel also appears to have had a shop attached to it; this was certainly the case in later years and Directory listings for this period suggest that small commercial premises may have been attached to but within the main building on Abercrombie Street. In 1884 the occupant of this small shop appears to have been Henry Flude, a bootmaker⁴⁰.



The earliest survey of the hotel in 1882 shows the large structure at the corner with a verandah behind. There was another timber structure behind with a small verandah to Cleveland Street. The building is separated from the street by a yard. There appear to be other small buildings and out-houses in the yard behind. The hotel is separated from cottages adjoining by a small passage from Abercrombie Street: Sydney Water, PWD 87-1544.

By 1887 the hotel had changed its name to Chambers' Family Hotel, the publican being F. Chambers. A hairdresser occupied the shop next to the hotel⁴¹. Another name-change had occurred by 1890; it was then the Victoria Hotel managed by Thomas Corrigan. The shop was still occupied by a hairdresser, Dominic Lacerda⁴². By 1895 it had become the Royal Exchange Hotel. On Abercrombie Street was a hairdressers shop⁴³. A lease for the hotel was made in 1899 for ten years to John Brosnan the publican of the

³⁹ Sands Directory, 435 Cleveland Street 1884

⁴⁰ Sands Directory, 1 Abercrombie Street 1884

⁴¹ Sands Directory, Abercrombie Street 1887 and 435 Cleveland Street 1887

⁴² Sands Directory, 397 Cleveland Street, 1 Abercrombie Street 1890

⁴³ Sands Directory, 1-7 Abercrombie Street 1895

Royal Exchange Hotel⁴⁴. He was still there in 1901 and it was still called the Royal Exchange Hotel.

There is little evidence of change until c. 1904 when the hotel appears to have been demolished and a new hotel constructed in its place. In 1903 the owner of the property, William Henry Hudson, made a lease to Paddington Brewery Ltd of the hotel premises and a barber's shop. This was the Royal Exchange Hotel with the publican being John Brosnan. The lease required that after twelve months the company would pull down the existing premises and construct in its place a building or buildings suitable for a hotel to the value of £1520. It was to be done in a "good, substantial and workmanlike manner" according to the plans of the well-known architectural firm of Robertson and Marks⁴⁵.

The lessees were responsible for "good and sufficient drains, sewers and connections to the main sewer". They were also to insure it. They had to keep it in good repair at their cost including all windows, doors, shutters, fastenings, partitions, ceilings, floors, chimneys, shelves, dressers, cupboards, closets, pavements to the privies, sinks, drains, pipes, water closets, roofing and walls internally and externally. The place was to be whitewashed, coloured, lime washed and plastered as necessary⁴⁶.

The lease was for twenty-one years from 1903⁴⁷ and, apparently, the work did take place. Later site plans show a different foot-print to the old hotel particularly the address to the Abercrombie and Cleveland Street corner. As well the new building was constructed hard up to the wall of the adjoining cottage where the older building had been separated by a small gap. In the new building a long wing extended from the back of the hotel along this southern boundary. Apart from the new hotel the older out-buildings also appear to have been replaced with new structures in a smaller yard. By 1910 the hotel was named the Abercrombie Hotel⁴⁸.



This plan of 1952 shows a different configuration for the hotel including the different address to the corner of Abercrombie and Cleveland Streets, played in the nineteenth century building. It suggests that a new hotel was erected on the site in 1904: Sydney Water, SRS 800 Base

⁴⁴ LPI, Primary Application 11688 Schedule.

⁴⁵ These plans no longer seem to exist; a search was made in the Mitchell Library of the firm's catalogued plans and of hotel plans of the period in the State Records Office. Neither repository has the plans for the Royal Exchange Hotel on Abercrombie Street.

⁴⁶ LPI, Book 746-826

⁴⁷ LPI, Book 2547-235

⁴⁸ Sands Directory, Abercrombie Street 1910

The Council valuation assessments of 1917-1919 listed John Brosnan, hotel-keeper as the lessee and the site occupied by a hotel and shop⁴⁹ at 1-3 Abercrombie Street. The same valuation appeared for the period 1920-1922⁵⁰. More detail is provided in the 1929 valuation. In that assessment the Abercrombie Hotel and premises was valued at £2900. It encompassed the hotel and a hairdressing salon both owned by Tooths and Company. The yard was described as asphalt and no out-buildings were listed⁵¹ although the 1952 survey on the preceding page shows that, by that date, there were certainly small buildings in the yard behind the hotel. In 1938 the Abercrombie Hotel was valued at £18000⁵². The site can be seen in the aerial image of 1943 below.



The Abercrombie Hotel site in 1943: RTA, Sydney From the Skies

In 1968 a subdivision proposal for the site described the hotel as a two-storey brick hotel and shop premises and at 155 Cleveland Street there was a part single and part two-storey brick shop⁵³. These are the buildings that can be seen in the aerial image.

The buildings remained on the site until they were demolished to make way for the current apartment building constructed in 1996.

⁴⁹ Golden Grove Ward Redfern Valuation Triennial Period 1917-1919

⁵⁰ Golden Grove Ward Redfern Valuation Triennial Period 1920-1922

⁵¹ Golden Grove Valuation 1929

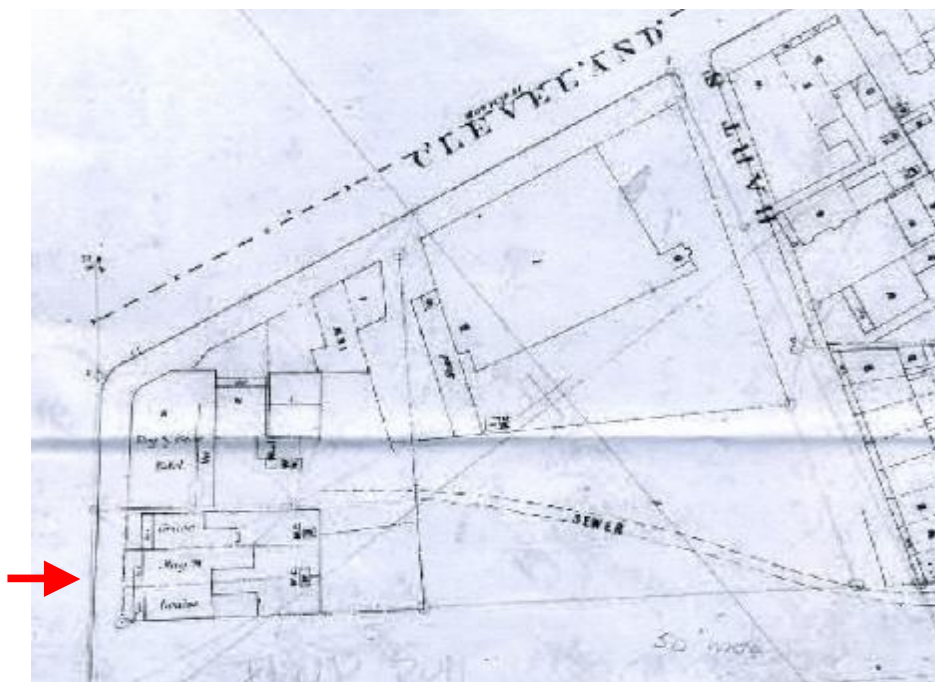
⁵² Golden Grove Valuation Lists 1938

⁵³ Colwell, Larcome and Rein (1968), 155/169 Cleveland Street and 136/144 Abercrombie Street Redfern Subdivision.

3.11

THE ABERCROMBIE STREET COTTAGES

Adjoining the hotel on Abercrombie Street were three cottages. These houses were built in 1881. In 1884 they were occupied, from the Cleveland Street end, by John Parfitt (a coachbuilder) at No 3, Elizabeth Carroll at No 5 and John Griffith at No 7⁵⁴. John Parfitt had his coach-building business on another part of the site. In 1887 the three cottages were occupied by George Lord (an engineer), Henry Cornford (a blacksmith) and John Matts⁵⁵.



The earliest survey of the cottages soon after they were built; this plan of 1882 shows what appear to be terraces and a single cottage. There are yards for each separated by paling fences and a privy at the end of each yard. Each house had a small verandah at the front and a small yard separating the cottage from the street: Sydney Water, PWD 87-1544.

The cottages had a relatively quick turn-over of tenants. In 1895 No 5 Abercrombie Street was vacant, and No. 7 Abercrombie Street was home to Mrs Rice and No 9 to Ben Davis⁵⁶. No. 3 Abercrombie Street was the shop that occupied part of the hotel premises. In 1901 James Foreman lived in No. 5 Abercrombie Street, Henry Kitchen was in No. 7 and Samuel Haycox at No. 9 Abercrombie Street⁵⁷. In 1905 only Mrs Foreman remained at No 5, Mrs Kitchen at No. 7 and a new tenant George Bryans lived at No 9 Abercrombie Street⁵⁸. Directory listings for the next ten years record a steady stream of private residential tenants.

The 1917-1919 Council valuations described the house next to the hotel, No. 5 Abercrombie Street, as the home of Mrs Mabel Cooney whose occupation was listed as domestic duties. Next to her at No. 7 Abercrombie

⁵⁴ Sands Directory, 1-7 Abercrombie Street 1884

⁵⁵ Sands Directory, Abercrombie Street 1887

⁵⁶ Sands Directory, 1-9 Abercrombie Street 1895

⁵⁷ Sands Directory, 3-9 Abercrombie Street 1901

⁵⁸ Sands Directory, 3-9 Hudson Street 1905

Street was Allen Grainger, an engineer and at No. 9 Abercrombie Street was Alfred Turner a bricklayer⁵⁹. The same descriptions were made for the period 1920-1922⁶⁰.

More detail for the buildings on each property was provided by the 1929 valuation. No. 5 Abercrombie Street encompassed a cottage measuring 15 x 83.5 feet. It was built of weatherboard and had an iron roof. It had three rooms and was in fair condition. It had no out-buildings but did have external tubs and a copper in a yard; the latter was made of brick and earth. It had a rated value of £325⁶¹. No 7 Abercrombie Street was a slightly smaller cottage of two rooms. It was also made from weatherboard with an iron roof and was described as being of fair condition. Like its neighbour it was said to have no out-buildings in its brick and earth yard. It was also valued at £325⁶². The largest of the cottages was 9 Abercrombie Street. It was brick-built with an iron roof and was said to be in good condition. It had a stable and out-buildings, also in good condition, and an earth yard. It was valued at £325⁶³.

These descriptions seem to be at variance with the structures that can be seen on the surveys; for example, No 7 and No Abercrombie Street were almost certainly built as a terrace but the valuations list one as weatherboard and one as brick. There was certainly no room for stables in the yard at No. 9. Apart from a possible mistake by the valuer there is no obvious resolution to these anomalies. By 1938 the value of all the cottages had been reduced; No. 5 was assessed at £250, No 7 at £275 and No. 9 Abercrombie Street at £300⁶⁴. They were described in the 1968 subdivision proposal as "three old weatherboard cottages"⁶⁵



This plan of 1952 shows essentially the same buildings as those on the 1882 survey: Sydney Water, SRS 800 Base

The cottages were demolished to make way for the apartment building constructed in 1996.

⁵⁹ Golden Grove Redfern Ward Valuation Triennial Period 1917-1919

⁶⁰ Golden Grove Redfern Valuation Triennial Period 1920-1922

⁶¹ Golden Grove Valuation 1929

⁶² Ibid

⁶³ Ibid

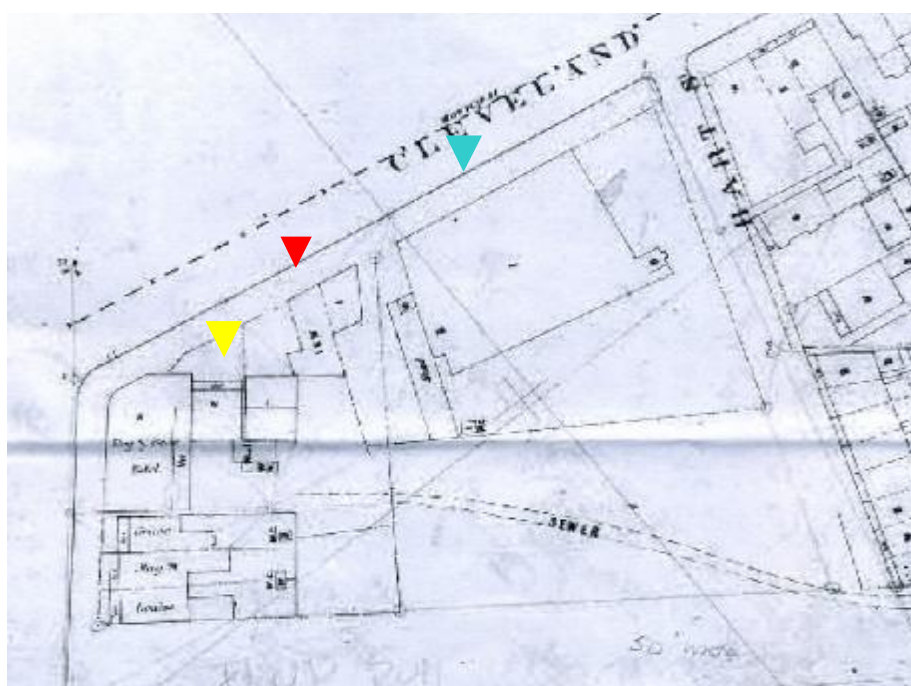
⁶⁴ Golden Grove Valuation 1938

⁶⁵ Colwell, Larcome and Rein (1968), 155/169 Cleveland Street and 136/144 Abercrombie Street Redfern Subdivision.

3.12

THE CLEVELAND STREET INDUSTRIAL SITES

The Cleveland Street frontage of the development site was primarily occupied by manufacturers of various kinds and a few small businesses until 1938. The earliest known occupants, from 1884, were at the eastern end; John Allen who was a wood and coal dealer and between him and the hotel was John Parfitt, a coach builder⁶⁶. At that time Parfitt lived at 3 Abercrombie Street at the western end of the block. It is uncertain whether the structures shown on the survey below were those that occupied the site when it was first developed although it seems most likely that they were. If this was the case Allen's premises are shown below with the blue arrow and Parfitt's with the red arrow. If this was the case then each property had several buildings and small yards.



The earliest survey of the site, soon after it was developed showing an assortment of buildings along Cleveland Street: Sydney Water, PWD 87-1544.

By 1887 the coach-building works had gone and the only occupant of the Cleveland Street frontage in that year was the firm of Cooke and Webb, engineers and boilermakers⁶⁷. Cooke and Webb were still present in 1890 and they shared the site with Alexander Samuel, his business was not specified⁶⁸. By 1895 the Cleveland Street frontage was occupied, from the Hart Street end, by Cooke and Webb and their engineering company and S. Alexander and Co. coachbuilders. Between this last company and the hotel was a small shop occupied by a hairdresser and a farrier⁶⁹. This shop is probably that building indicated on the survey by the yellow arrow.

⁶⁶ Sands Directory, 431-433 Cleveland Street 1884

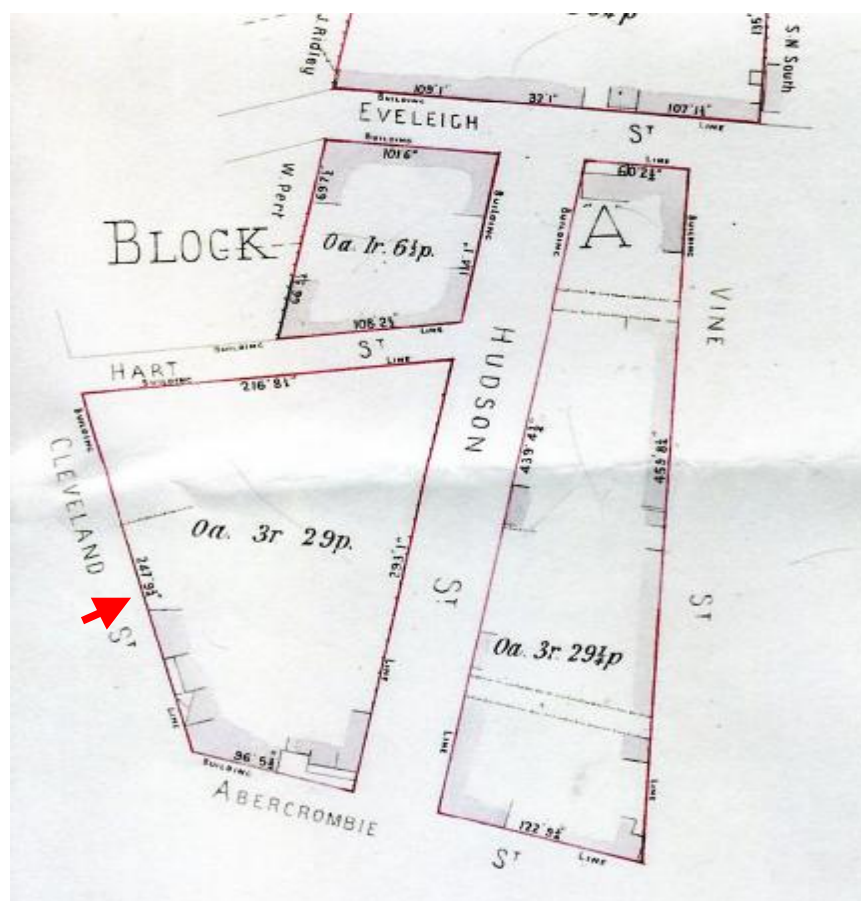
⁶⁷ Sands Directory, 431 Cleveland Street 1887

⁶⁸ Sands Directory, 393-397 Cleveland Street 1890

⁶⁹ Sands Directory, 383-393 Cleveland Street 1895

In 1901 the only occupants on Cleveland Street listed by directories were a vet and T.Howell, a farrier⁷⁰. These tenants were likely to have been occupying the small shop next to the hotel. By 1905 a new firm had taken over the site, Daniel Hardy a coach-builder and timber merchant. Hardy must have either taken over the large shed at the eastern end of the street frontage or redeveloped it for his purposes. The vet and farrier still occupied the rest of the frontage⁷¹. These were the same arrangements and tenants in 1910⁷².

There are no detailed survey plans of the site in the early years of the twentieth century. The only indication of the configuration of the buildings comes from block surveys attached to title deeds. These suggest that in c. 1910 the majority of the works were towards the western end of the site with enclosed land to the east. This would suggest that at least some of the buildings constructed in the nineteenth century were still in use during this period.



A block survey attached to a property title of 1910 shows the configuration of the street frontages of buildings on the subject site: LPI, Volume 2034-174.

In 1915 the only identified occupant of the Cleveland Street frontage was Loveridge and Hudson, contractors, who also occupied the Hudson Street frontage⁷³. Two years later this firm had been joined by new tenants. In 1917 the Cleveland Street frontage was occupied, from the Hart Street end,

⁷⁰ Sands Directory, 383-393 Cleveland Street 1901

⁷¹ Sands Directory, 377-393 Cleveland Street 1905

⁷² Sands Directory, 377-393 Cleveland Street 1910

⁷³ Sands Directory, 377-393 Cleveland Street 1915

by Percy Brown (a cabinet maker) who had a factory on the site; Broadbent and Parks (brass founders) who had “works” and Loveridge Hudson (Contractors) who had “enclosed land” next to the hotel⁷⁴. The same listing was made for the site for the period 1920-1922⁷⁵.

Valuations made in 1929 provide some more detail. In that year there appears to have been some land at the eastern end of the Cleveland Street frontage with an improved capital value of £1500 although the figure suggests that there were structures on it. Next to this were a factory valued at £1400 and a shed with a value of £2800. These could be the large building and shed attached to it seen on the 1882 survey (reproduced earlier with the blue arrow). If that was the case then the several buildings shown on that same survey (red arrow) adjoining it appear to have been replaced by this year. The valuation lists the building next along the street as another factory valued at £2000⁷⁶. This suggests that this portion of the site was redeveloped possibly between 1920 and 1929 or, if the “works” described in the 1917 valuation can be equated within this factory the site could have been redeveloped by 1917.

There is insufficient evidence to make the development of this site more clear from archival sources. It provides for several possibilities;

- § There could have been some buildings erected in c.1880 that were superseded by 1881;
- § One factory at the eastern end of the site appears to have survived through from 1881 to 1938 although there is some doubt raised by the building configuration shown on the 1910 survey;
- § There was at least one small shop and several buildings between the hotel and the large factory building that were probably constructed in c. 1881 and might have been demolished in c. 1917 and replaced with a factory of unknown design and extent that was then demolished in the 1930s.

There was certainly a collection of buildings on the street frontage at least up to the early 1930s; whether these were the same nineteenth century structures or replacements is impossible to determine from the evidence. The occupants of those buildings in 1932 were, from the Hart Street end, a galvanised iron merchant (I. Rothschild) sharing premises with the Wattle travel goods company; next was Paul and Walsh (motor and general engineers), followed by P.Crotty (motor engineers) sharing premises with Ethel Maplethorpe (possibly the same business) and the Cleveland Bottle Exchange⁷⁷. The latter adjoined the Abercrombie Hotel.

The buildings on the eastern third of the site were demolished to make way for a new factory in 1938. It is unknown if those structures in the middle and western part of the street frontage, up to the hotel, were demolished at that time or a short period later to allow for the construction of a second factory.

⁷⁴ Golden Grove Redfern Ward Valuation Triennial Period 1917-1919

⁷⁵ Golden Grove Redfern Valuation Triennial Period 1920-1922

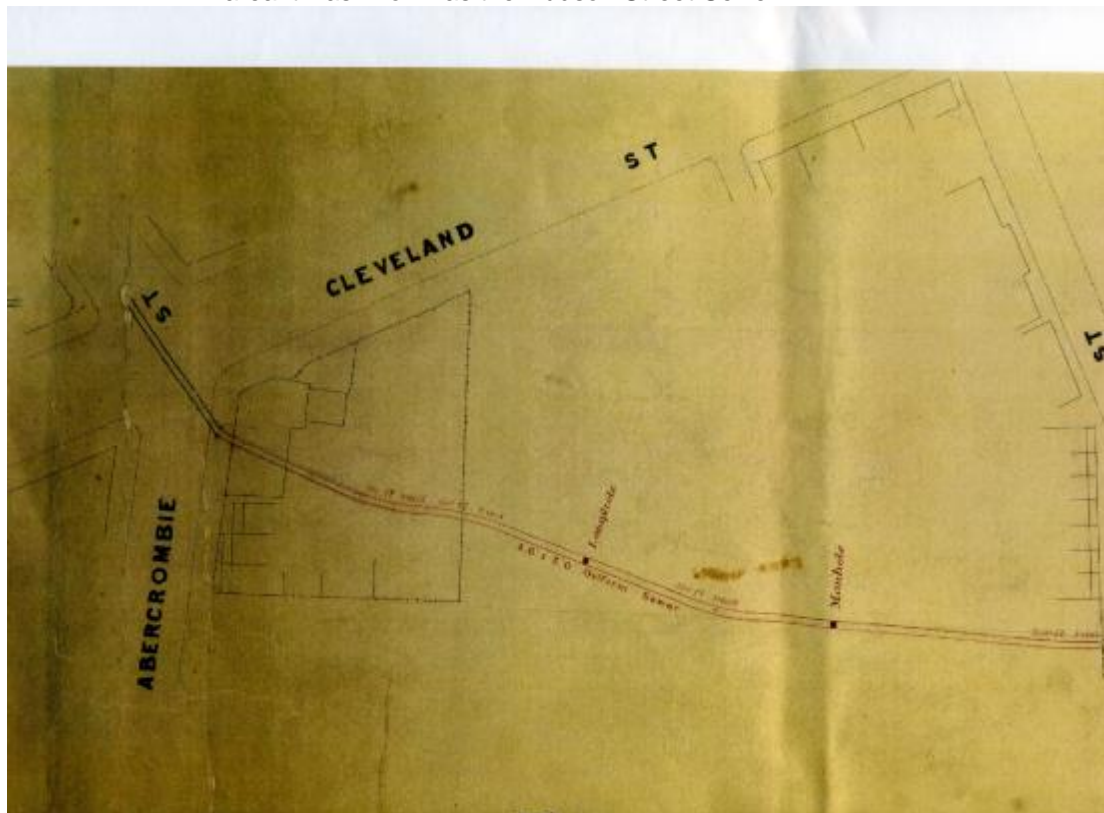
⁷⁶ Golden Grove Valuation List for 1929

⁷⁷ Sands Directory, 377-381 Cleveland Street, 1932

3.13

THE HUDSON STREET SEWER AND YARD

Until the later part of the nineteenth century the land along Hudson Street was largely an open yard crossed by the old creek. It was still shown as a creek on plans proposed for a sewer in 1876⁷⁸. This creek was encased in 1888 when an oviform sewer was built on it. The work was carried out by the Sydney Water Board under Government Contract 22A. Within the study area it was known as the Hudson Street Sewer.

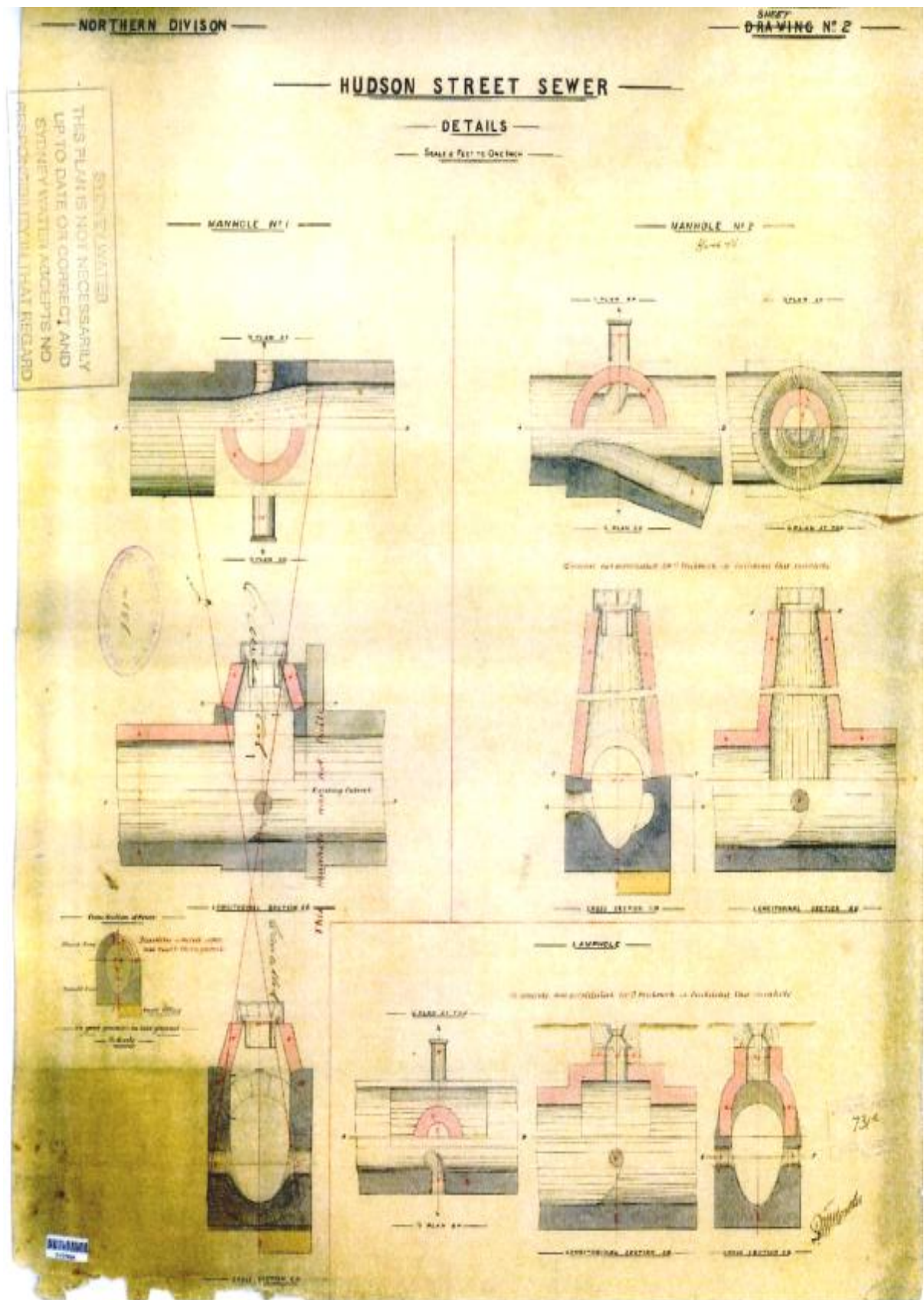


Plan of the proposed route of the new Hudson Street Sewer through the yards of the hotel and cottages and the southern part of the study area along the line of the old creek: Sydney Water , Plan GC 22A1

The plans of the proposed work shows that within the site the brick-built oviform sewer, measuring three feet in width and four feet and six inches in height, also encompassed what was described as a "lamp-hole" and at the south-eastern corner of the site a manhole. The differences appear to be self-evident; the manhole allowed the passage of an inspector and the lamp-hole a light for inspection. The forms of these different entries to the sewer and the oviform itself are shown on the following page.

During the twentieth century the former open space along Hudson Street was developed for several tenants (*refer Section 3.14*). The sewer lay under them and is still found within the site and is an active drainage line.

⁷⁸ Plan of proposed sewer adopted by Sydney City Council 1876; Sydney: Water OCP 136



Details from contract drawings of the oviform sewer, manhole and lamp-hole
(Sydney Water GC 22A4)

3.14

HUDSON STREET FARRIERS

At the turn of the century the Hudson Street frontage of the development site was finally developed; before that it had largely been an open yard with a stream running through it. On the basis of evidence from archaeological sites with a comparable history it is likely that the yard had been used by the occupants on this block for casual uses and for dumping rubbish. The stream was enclosed in 1888 when the oviform sewer was constructed along the same alignment.

The first identified tenants were recorded in 1901. In that year Loveridge and Hudson, contractors were occupying at least some of this frontage⁷⁹. They were still there in 1905 and there is reference to a Mission Hall as well but this could have been on another part of the street⁸⁰. In 1915 Loveridge and Hudson were still there and they had been joined by the Federated Val-de-Travers Asphalt Company⁸¹.

The Council valuations of 1917 describe this frontage as occupied by small workshops for farriers and others. These listings, current until 1919, record that the asphalt company had “works” and an office on the site; George Warden, H. Harvey and William Rose who all worked in the farriery, had a workshop on the site⁸². In the period 1920-1922 the asphalt works were still there as was the farriery and workshop but the latter was then only occupied by George Wade, farrier⁸³.

In 1929 the improvements on this property were listed as an office “etc” at the western end valued at £1000 and then sheds and stables at the eastern end to Hart Street valued at £500⁸⁴. The valuation lists for 1938 record that there were still an office, shed and stables on this site in that year. There are no plans of these Hudson Street improvements. They were most likely demolished in 1938 or in that year and some a little later to make way for the present factories

⁷⁹ Sands Directory, Hudson Street North Side 1901

⁸⁰ Sands Directory, Hudson Street North side 1905. The difficulty in attribution is due to the lack of street numbering with occupants only being listed between cross streets.

⁸¹ Sands Directory, Hudson Street North Side 1915

⁸² Golden Grove Ward Redfern Valuation Triennial Period 1917-1919 Hudson Street

⁸³ Golden Grove Ward Redfern Valuation Triennial Period 1920-1922

⁸⁴ Golden Grove Valuation 1929

3.15

THE COO-EE FACTORY and the KRAFT FACTORY

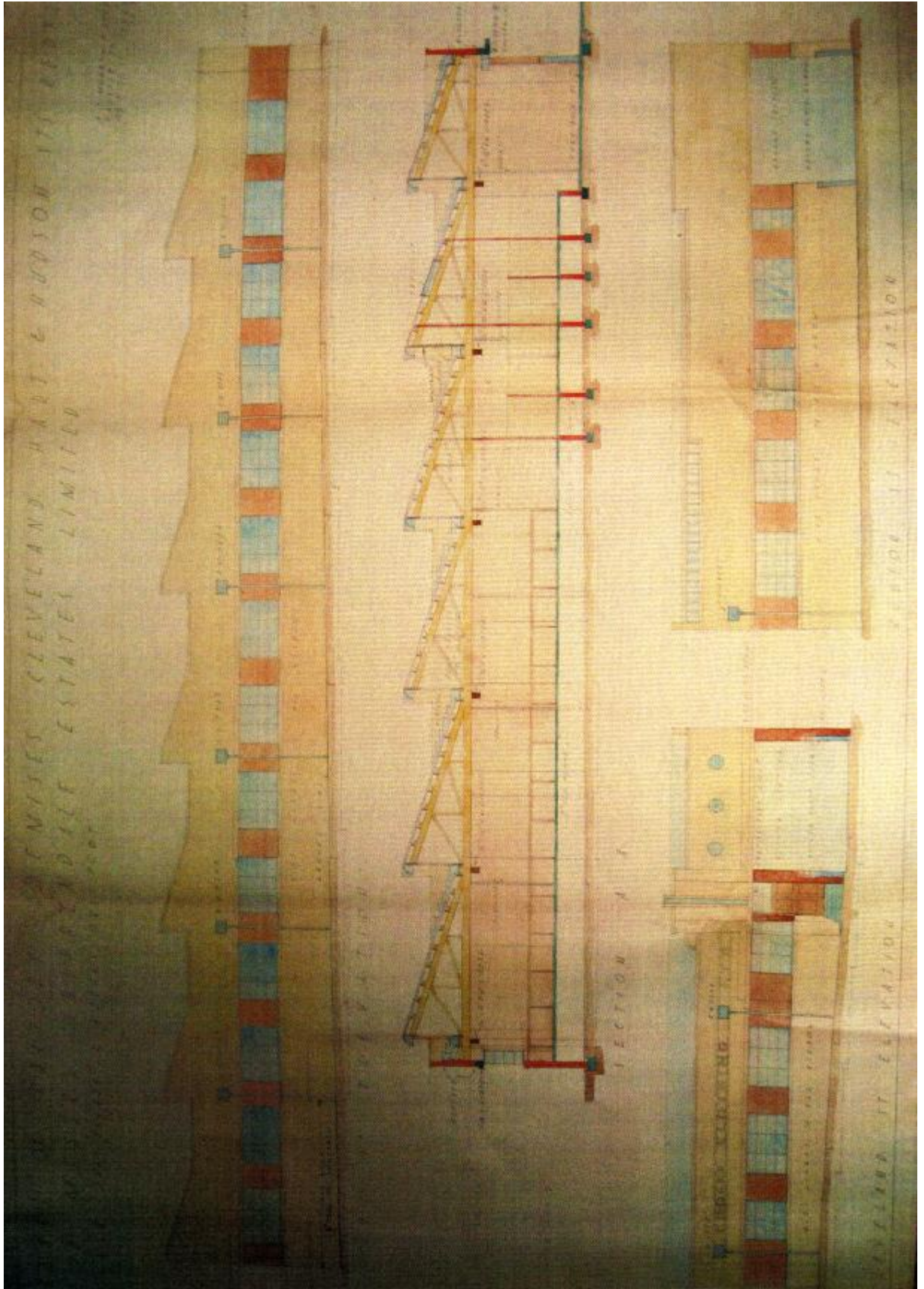
An application was made to Sydney City Council in 1938 for permission to construct a factory on the eastern third of this block. The work would have required the demolition of some of the Cleveland Street industrial sites and some of the workshops on the Hudson Street frontage. The building was probably completed by the following year. The plans described a long building covering the entire eastern third of the block. It had a saw-toothed roof. Natural light was supplied to the interior from large windows on the Cleveland Street, Hart Street and Hudson Street elevations. The principal entrance was on Cleveland Street at the western end. There was a cart dock on Hudson Street. There were two design options; the building constructed had some variations from the selected option, for example, a smaller window next to the front entrance than shown in the drawings.

The section view in the design drawings show that the dock was constructed on the existing ground level but the majority of the building was raised on what was described as “solid fill” lying above that older surface. The building was supported by piers for the external eastern wall and there were six piers at the western end. The piers were sunk through the solid fill and rested on pads that had been cut into the old ground surface. The majority of the land lying under the buildings and its pad of fill was undisturbed by the new work. The first occupant of the factory, for which it was built, was the Coo-ee Clothing Company. The name of the company was included on the Cleveland Street façade of the new building.

The plans held by Council only encompass the factory built on this third of the site. It is clear that a second factory was built almost immediately after the construction of the clothing factory. This building occupies the centre third of the site and abuts the western wall of the clothing factory. The plans for this second building have not been found to date. The new factory was built in a similar style but was quite distinct from the earlier building. Although the style reflected the same design aesthetic it had different finishes and details. This is particularly evident in an image of the two buildings taken in 1943 (shown below). The building could have been constructed for the same company; there is indistinct lettering on the façade of the new structure that might read as “Coo-ee” as well.



View of Army Ordnance store in 1943: Australian War Memorial: View 06978



Plans of Factory Premises Cleveland, Hart and Hudson Streets Redfern for Messrs Chippendale Estates Pty Ltd; this was the design selected from at least two options presented to Council (Sydney City Archives)



Evidence from a title deed shows that the first factory was complete by the end of 1938 when it was described as a “new brick factory”. The block next to it, the site of the second factory, was vacant at that time. Both factories were certainly completed in 1941 when the site was rated as containing two factories and offices and showrooms. The improvements on the site in that year were, from the western end a factory and office valued at £10500 and another factory and office valued at £9000⁸⁵.



Survey of 1938 showing the completed factory (red arrow) and the vacant block adjoining it: LPI, FP 339405

During the war the factories were taken over by the Australian Defence Force and used as a bulk paper store amongst other uses. The image below shows the original factory building as it was in 1945 at which time it was being used as a stationary depot by the Department of Defence.



*View of Lines of Communication Area Stationary Depot, 1945
Australian War Memorial 122152 1945*

⁸⁵ Golden Grve Valuation 1941

After the war the Coo-ee Clothing Factory returned to its premises in Cleveland Street at the corner of Hart Street although it was probably not until c. 1950. If the company had occupied the second factory, by the 1950s, it had become the premises of Kraft Cheese. The survey plan of 1952 describes this occupancy and a development application made in 1955 described the same tenancy. In that application the building was described as two, single-storey commercial buildings.



Survey of 1952 showing the two factories and the tenants at that time, Kraft and the Co-ee Clothing Factory. : Sydney Water, SRS 800 Base

Subsequently applications were made for the use of these buildings for automotive services and repairs and for Parker Eversharp Pty Ltd to manufacture ink and pens. Since the 1980s the factory has been used for storage, distribution and display of sports equipment a function it still serves. Comparison of the façade of the present building with the images of the 1940s show that it has been subject to some change in the post-war years.

3.16

136-144 ABERCROMBIE STREET

There were plans to demolish the hotel and cottages on Abercrombie Street since the 1970s but their demolition was only carried out in 1996 to make way for the building presently on this site. It is a combined residential and commercial structure partly used by the occupants of the adjoining factory building.

ARCHAEOLOGICAL RESOURCES



4.1

THE SITE

4.1.1

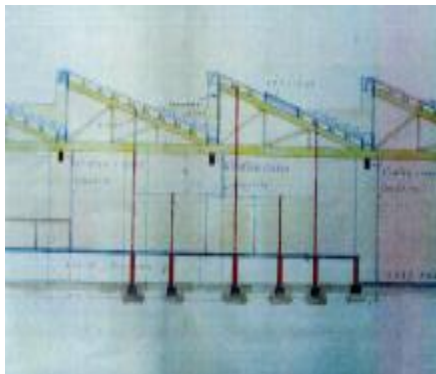
THE COO-EE CLOTHING FACTORY



The study area is approximately 3348m² in size. There are three distinct built components to the site.

The eastern third of the site, with frontages to Cleveland Street, Hudson Street and Hart Street, is the site of the factory constructed in 1938 for the Coo-ee Clothing Company. The image to the left shows the original factory and its junction with the slightly later factory building (red arrow).

The building has been described as a “moderate example of Inter-War Functionalist style of architecture” with several distinctive features of the type⁸⁶. It was noted to have had several interior modifications to accommodate later uses.



This building is shown on the original design drawing to be largely constructed on a flattened platform of introduced fill (shown from the original plan drawings to the left, middle).

The interior of the building has been fitted for its current purpose but it still retains the same floor, above the street level, as planned; there are no basements or sub-floor levels in the building (*see bottom view*) but there is a cart dock in the south-eastern corner opening to Hudson Street.

The factory is currently occupied by Bursill Sportsgear.



⁸⁶ Rappaport Pty Ltd (2008); Statement of Heritage Impact Proposed Development at 157-165 Cleveland Street Chippendale: 06

4.1.2 THE SECOND FACTORY



The centre of the block is occupied by a second factory built a very short time after the Coo-ee Clothing Company building; possibly it was even built for it although there are references to Kraft occupying the building from quite early. The new building, which abuts the eastern wall of the first factory, was obviously designed to be sympathetic to the existing factory; it takes its style and even decorative elements from the other building. However, when first built it was quite distinct from the clothing factory; it had a face brick façade while the first factory was rendered and painted, differences obvious from the view of the two buildings in 1945 (*middle view*).



There are no original plans found for this structure but it appears that, like the first factory, it was built on fill above the older ground surface. The floor level of the building is over a metre above the external footpath.

The building has an entrance from Cleveland Street (visible in the top view) and it has a cart – dock on Hudson Street (*bottom view*). It is presumed that this dock was also built on the original ground level.



4.1.3 ABERCROMBIE STREET APARTMENT BUILDING



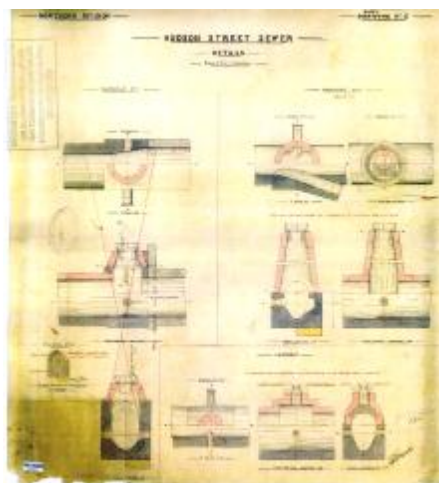
The Abercrombie Street frontage is completely encompassed by an apartment building constructed there in 1996. This building is constructed over the sites of the hotel and three cottages constructed here in 1903 and 1881.

The building has a rounded corner at the Abercrombie and Cleveland Street intersection (*top view*). It is built hard against the western wall of the second factory; the south-western corner of the building at the Hudson Street intersection is shown in the middle view.

There are no basements levels in the building.

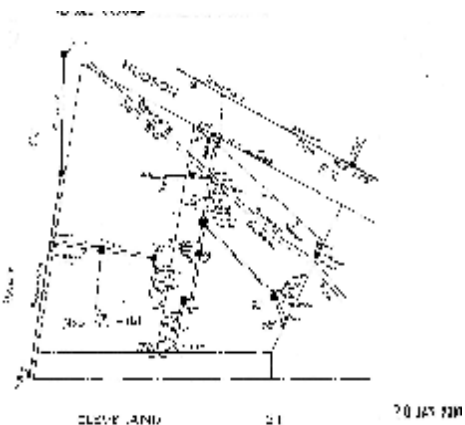


4.1.4 SERVICES



The earliest identified service within the site is the oviform sewer constructed over the alignment of the former stream in 1888. Plans indicate that there is a lamp-hole and manhole within the boundaries of the site that give access to this sewer. These entry points are under the buildings. The design drawings for this sewer are shown to the left. The drain is still in use.

There is no evidence to show what, if any services were placed in the site to service the several businesses and houses that occupied the site during the later part of the nineteenth century and the early years of the twentieth century. It could be anticipated that drains and pipes were part of each property or at least some of those properties but there is no information to identify specific types or locations. Similarly, there is no evidence to determine how water was supplied to the site; piped, tanks or wells.



The present factories have a number of drains running under them, which can be seen in the diagram to the left. These services certainly have been cut into the introduced fill lying under the buildings but it is impossible to assess their impact on any intact archaeological profile beneath this deposit.

4.2 SURFACE EVIDENCE

There is no visible surface evidence of any underlying archaeological resource. The site has been completely paved although the height of the internal floor levels of the factory buildings infer that the introduced fill recorded on the plan drawings is a feature of the site and a significant component with respect to the survival or otherwise of archaeological evidence.

4.3

IDENTIFIED ARCHAEOLOGICAL EVIDENCE

Chippendale and its environs have had minimal historical archaeological investigation to date. The few sites that have been assessed or had any archaeological investigation have been at some distance from the study area or have been extremely constrained in their scope. The only substantial archaeological investigations in the region to date have been at the Quadrant site in Broadway and the investigation of the Redfern RSL site. Apart from these two sites the few archaeological investigations in the area, encompassing Redfern and Darlington, have either yielded absolutely minimal evidence due to the impact of subsequent development or have been assessed to be either non-existent due to the impact of later work or minimal because of extensive disturbance from later works.

Chippendale is largely unknown and untested with respect to historical archaeological resources.

4.4

GEO-PHYSICAL EVIDENCE

There have been no geo-technical tests made of the site therefore there is no specific physical evidence to describe the profile. Assessments of the site using evidence from investigations close to the development area suggest that a typical profile is likely to encompass sand and fill to depths of up to three metres. Below these deposits will be alluvial clay and sandstone bedrock⁸⁷.

⁸⁷ Jeffery and Katauskas Pty Ltd (2008); Geotechnical Assessment for Proposed Mixed Development at Corner Cleveland and Abercrombie Streets; 04

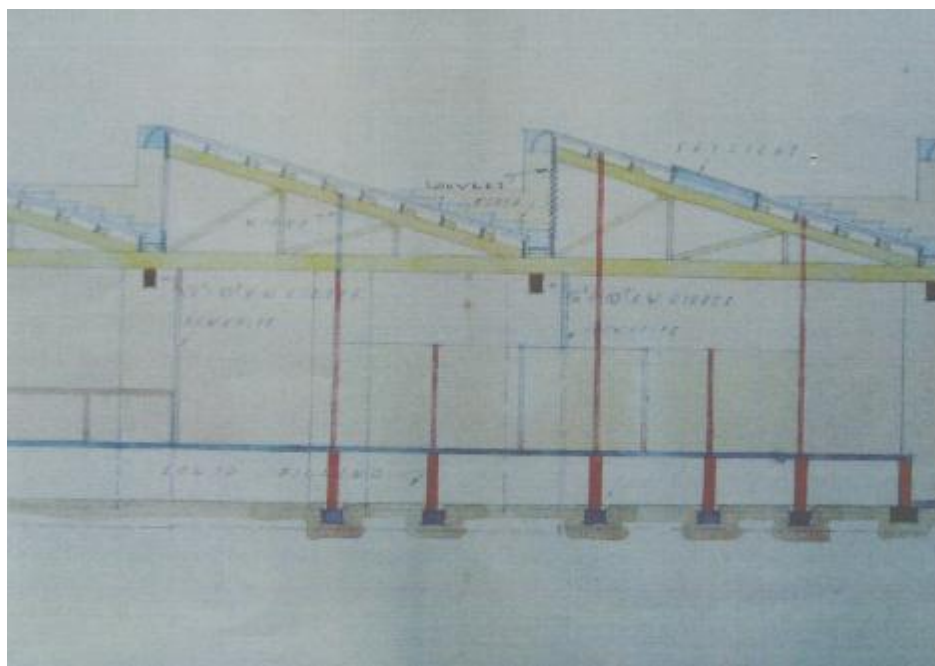
4.5

IDENTIFIED IMPACTS

The archaeological profile is a description of the elements that might be found within a site based on the parameters that primary archival sources can provide and evidence from comparable or near-by archaeological sites. It is a comprehensive evaluation. This evaluation is assessed for its probability against those factors that might have acted to reduce or remove elements of this profile. In the case of the study area there is little evidence to suggest that the nineteenth century profile has been substantially impacted in any way, an extremely unusual situation.

On Abercrombie Street the nineteenth century buildings, cottages and hotel (the second) were still present and in use up to the 1990s. The present building was constructed in 1996. However, it has no basement and the plans for it suggest that it was constructed on a floating slab that minimised the impact on deposits below it.

With respect to the majority of the block there is no reason to suggest that either factory has substantially disturbed any component of the underlying profile. The plans show that the buildings were constructed on a deposit of fill laid over the old ground surface to raise the ground floor of the building above street level. Piers on pads have been sunk into this material and would have caused some localised disturbance at these points. The docks are set at ground level. Apart from the oviform sewer there are between three and five large drains that are known to have been cut into the site but there is insufficient evidence to determine whether the trenches have been made only in the introduced fill or into the older ground surface. In either case the impacts are localised. In addition to these factors the construction of the buildings in the 1930s means that the nineteenth century profile has been sealed and largely protected for most of the twentieth century; another extremely unusual circumstance.



Detail of factory plan showing the depth of solid fill above the ground surface and the piers and pads set into it.

4.6

POTENTIAL ARCHAEOLOGICAL PROFILE

The archaeological profile, that is the accumulated deposits and features that make up the profile lying under the present buildings could encompass the following components:

4.6.1 ENVIRONMENTAL EVIDENCE

It is possible that there are residual soils preserved within the site. In this case sampling the soil and testing for pollens could provide the means to more accurately identify the local pre-settlement environment. With the deforestation of the region for urban development there are no intact natural areas and archaeological evidence provides the only means to document the earliest bio-diversity of this place.

4.6.2 INDIGENOUS OCCUPATION

No evidence of Aboriginal occupation has been found on or near to the site, however, Chippendale is recognised as an area of potential archaeological sensitivity due to the pre-settlement environment offering a diverse range of raw materials, food and hospitable environments. Contemporary evidence places a large site of Aboriginal occupation close to the study area. The potential for several types of evidence of Aboriginal occupation including tool-making and camp-sites is recognised. A separate report has been prepared to address the issue of archaeological evidence of Aboriginal occupation or exploitation.

4.6.3 FIRST EUROPEAN ASSOCIATIONS

The development of the area during the first half of the nineteenth century is not well defined from archival sources. There is the possibility that the site could have been encompassed within a farm established here at the end of the eighteenth century. If so, there is no means to identify specific sites or activities within the study area that could have been developed as part of that occupation. It remains only a possibility that could be confirmed during investigation or that could help to explain features recovered during investigation.

More likely to be found is evidence of the first European impact on the landscape. Traditionally this entailed burning the trees and brush and stumping. Numerous sites have demonstrated the obvious archaeological traces of this work including charcoal layering and carbonised stumps. This is evidence that could survive the impact of later works.

4.6.4 MARKET GARDENS AND HOMES

There is good evidence to suggest that the first documented European use of this land was for market gardens. This occupation could produce identifiable planting patterns in association with environmental evidence. As well, the presence of the creek close by could have encouraged irrigation; this would leave evidence likely to be in the form of channels and possibly constructed ponds. As well, there is evidence of one substantial building constructed on the Cleveland Street frontage by the 1840s. It could have

survived to the 1860s or beyond or been replaced with another unidentified structure by the 1840s. Possibly a house it could also have been a commercial building due to its street frontage. Archaeological evidence will be the only means of identifying a possible date and use for this building. Evidence associated with this building (or buildings) could encompass structural components of the main buildings and associated out-buildings, yards, landscape improvements and cultural deposits.

4.6.5 URBAN INDUSTRIAL DEVELOPMENT

There is the potential to find substantial evidence of several factories and small industrial sites that occupied the Cleveland Street frontage from the c. 1880s – 1930s. This evidence could include structural remains of buildings, industrial processes and wastes, yards, services and cultural material. It could encompass more than one phase of industrial development.

There is also likely to be evidence of the farriers yards on the Hudson Street frontage, stables and the buildings associated with the asphalt company.

4.6.6 URBAN COMMERCIAL DEVELOPMENT

The principal commercial building on the block was the hotel at the corner of Abercrombie and Cleveland Streets. First built in c. 1880 this hotel was replaced with a second hotel in 1904. Both premises had several out-buildings and yards and the archaeological evidence could encompass structural evidence of both phases of all buildings, yards and landscape improvements, drainage and water supply, and cultural deposits

4.6.7 URBAN RESIDENTIAL DEVELOPMENT

Developed during the last quarter of the nineteenth century the principal evidence of urban residential life encompasses the three cottages that occupied the remaining Abercrombie Street frontage adjoining the hotel. These three houses had out-buildings and yards and were still in use up to the later part of the twentieth century. Archaeological evidence could encompass structural evidence, yards and landscape improvements, drainage and other services and cultural deposits.

Associated with the residential profile the land along Hudson Street, prior to its development during the early years of the twentieth century could have been casually used by the occupants of the houses and the several businesses on this site either for waste disposal and/or casual uses, for example, for small animal runs. If so this evidence could encompass, deposits associated with the development of yards, minor structural traces, such as fence lines, and large deposits of domestic and industrial wastes.

4.6.8 SERVICES

Apart from those services associated with specific nineteenth century properties (drainage and water, gas etc) the principal feature on the site is the oviform sewer constructed on the southern part of the site in 1888. Apart from the sewer itself plans indicate there is a inspection shaft and

lamp-hole to provide access and inspection points. These are likely to be within the site under the current buildings. There is likely to be ample evidence of the work made to construct this feature as a trench cut through the site.

4.6.9 FACTORY DEVELOPMENT

The construction of the factory on two thirds of the site is certain to have left a substantial impact on the profile although the archival evidence suggests that this has taken the form of additions rather than reductions to the existing profile. The factory has largely been constructed on a deep layer of fill that could have been brought to the site but, on the basis of comparable evidence, is likely to encompass rubble and fill created by the destruction of the older buildings. It is likely to have sealed in the foundations and deposits of the older buildings that were probably only demolished to ground level. As well as this material the present buildings will have left a subsurface presence of services and footings.

4.6.10 UNIDENTIFIED TARGETS

The preceding discussion has highlighted the elements for which there is good evidence. It has alluded to more general features and relics that it could be anticipated would be found within the site if the integrity of the profile has been minimally impacted. Extensive excavation in Sydney has demonstrated that the base surveys used to construct these broad profiles (the 1865 survey and the 1885 survey as examples) are accurate but almost never are comprehensive with respect to the elements that existed within a site. One of the great contributions of archaeological investigation is to give precise definition to the earlier townscapes than is possible from these large surveys. Almost inevitably there will have existed on these allotments more structures than are identified in these surveys and which will have left traces in the ground.

Secondly, the archaeological record is likely to provide a detailed record of the environmental conditions that existed within each allotment with respect to drainage, sewerage, rubbish and landscape improvements. This sub-set of data also includes provision for water; wells are not uncommon and at least one site in the environs of the study area has revealed the presence of three wells.

Thirdly, the archaeological record will almost certainly provide a unique set of data in the form of portable relics or artefacts that provide information concerning the social and economic circumstances of those that lived in these places as well as their occupations, activities and tastes. This evidence is available from no other source. Artefacts are generally found as discrete rubbish dumps, under-floor accumulations, yard scatters and as part of demolition debris. This material is also used to provide more accurate dating parameters for the development of sites and provides evidence for how the occupants of the place interacted with the larger urban environment.

4.7

PREDICTED RESOURCE

The archaeological resource likely to be contained within the proposed development site could encompass elements from European occupation that spans from the last years of the eighteenth century or the first half of the nineteenth century to the last years of the twentieth century. The integrity of this profile will need to be tested to confirm it.

On this basis it may be concluded that the study area could encompass some or all of the following with respect to European archaeological resources:

- § Preserved pollens and soils that can allow recreation of the pre-settlement environment.
- § Evidence of the earliest European impacts associated with clearing including evidence of burning, stumping and erosion.
- § Evidence associated with the earliest identified agricultural activities with a possible chronological span from the later years of the eighteenth century to the 1840s; could include evidence of planting, drainage and irrigation, palynological evidence of introduced crops and other plants, improvements such as fencing.
- § Evidence of the earliest known European building work dating from the 1840s that could encompass structural evidence, landscape improvements and cultural material.
- § Evidence associated with the management or land use of the remainder of the block through the period of the 1840s-1880s that could include evidence of environmental conditions particularly associated with the stream, waste disposal or casual uses.
- § Large-scale evidence associated with the industrial use of the Cleveland Street frontage from the c.1880s through to the 1930s including structural evidence and other improvements, yards, industrial processes and deposits and cultural material.
- § Evidence of buildings, yards and other works associated with a farriers and asphalt company that occupied the Hudson Street frontage from the first years of the twentieth century.
- § Structural evidence of two hotels (c.1880-1904, 1904-1978) at the corner of Abercrombie and Cleveland Streets as well as evidence of out-buildings, yards, landscape improvements and cultural deposits.
- § Structural evidence of three cottages, out-buildings, yards and cultural material on Abercrombie Street dating from c. 1880-1996.
- § Evidence of the brick oviform sewer, a manhole and lamp-hole and the work undertaken to construct this drain in 1888. The sewer is intact and the manhole or inspection shaft is likely to be so as well.
- § Evidence of the work undertaken to clear and level the site in 1938 including the introduction of fill levels;
- § The sub-surface components of the present buildings and associated services.

4.8

CULTURAL SIGNIFICANCE

The factory buildings that occupy the study area have not been identified as heritage items although the combined building has been identified as a contributory item to the Darlington Conservation Area. The site is located in the vicinity of individual heritage items. The significance of the site as part of its present environs and as an item in its own right has been assessed in a separate report⁸⁸. The significance of a potential archaeological resource relating to Aboriginal archaeology has also been assessed separately⁸⁹.

The site has not been recognised in any statutory listing to be one of archaeological significance; it has never been assessed for this purpose to date. There is no specific statement of significance with respect to this site or its possible archaeological resource. This section evaluates that significance using the standard inclusion/exclusion criteria used for assessing the significance of a place⁹⁰. The statements with respect to archaeology are dependent on the integrity of the resource, which, at this time is untested.

4.8.1

CRITERION A: Importance in the course or pattern of either NSW's or the local area's cultural or natural history.

The physical fabric above ground demonstrates the evolution of the site solely in respect of its development over the last approximately seventy years. Archaeological evidence could describe the evolution of this place for approximately 150 years. With respect to the development of the area it could provide evidence of the earliest period of European urban settlement up to and including the mid-1850s. This seminal phase of development is not well represented in the surviving above-ground fabric and has a minimal profile with respect to archival sources.

Furthermore, while the individual sites of industrial development were not especially significant for the development of the area they represent a major factor in the development of this community. Industry or industrial manufacture was the driving force behind the development of Chippendale in the second half of the nineteenth century. Due to the impact of so much redevelopment during the early years of the twentieth century evidence of this industrial profile is rare; there is no nineteenth century industrial site listed by any agency for Chippendale. Archaeology now provides one of the best means of investigating and documenting this period of development in Chippendale.

4.8.2

CRITERION B: Strong or special associations with the life or works of a person, group or the cultural history of NSW or the local area.

The statement of significance for the above ground resources recognised the local significance of the place for *"its ability to provide evidence of Chippendale's historical identity of co-habitation between industry and residential development"*⁹¹. That statement can also be extended to encompass the archaeological profile. Although the several nineteenth and early twentieth century businesses that occupied the site were not especially significant either in their own right or within the area the industrial profile that may be preserved within the ground will be representative of the

⁸⁸ Rappaport Pty Ltd (2008); Statement of Heritage Impact 157-165 Cleveland Street Chippendale: 09

⁸⁹ CRM (2010); Archaeological Assessment Aboriginal Archaeology 157 – 165 Cleveland Street Chippendale

⁹⁰ NSW Heritage Office (1996), Heritage Assessments

⁹¹ Rappaport Pt Ltd (2008); Statement of Heritage Impact 157-165 Cleveland Street Chippendale: 09

strong industrial or manufacturing identity of the community during the second half of the nineteenth century.

4.8.3 CRITERION C: Important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement.

The archaeological profile is unlikely to contribute to this aspect of cultural significance.

4.8.4 CRITERION D: A strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

The archaeological resource is unlikely to contribute to this aspect of significance.

4.8.5 CRITERION E: The research potential of an item to yield information that will contribute to an understanding of the cultural or natural history of an area.

The archaeological resource of the site has the potential to yield information about the development of this part of the town that ranges from the end of the eighteenth century to the mid-twentieth century and beyond. It encompasses the full scope of development from fringe agricultural development, a transitional phase in the mid-nineteenth century and, particularly, the industrialisation of the second half of the nineteenth century. In all cases physical evidence of this seminal periods of development is almost completely lacking above ground and, to date, has been rarely uncovered as an archaeological profile. Identifying and documenting this nineteenth century profile will make a considerable contribution to our present knowledge of Chippendale that is now almost solely dependent on archival sources. As well, there may be opportunities to acquire environmental evidence that will help to define and describe the pre-and early settlement landscape. Both aspects provide rare opportunities. The ability of the resource to realize its potential depends on the integrity of the material, however, if it is intact it has been sealed since the 1930s making it a particularly rare survival.

4.8.6 CRITERION F: Rarity, in that the item possesses uncommon or endangered aspects of the cultural or natural history of an area.

The archaeological resource, if intact, is likely to be rare for this area. The unusual method of construction for the factories, on raised beds of fill, infer that this is likely to be one of the few sites in Chippendale for which a relatively large and intact archaeological resource will survive the impact of twentieth century development and further, have been protected from any impacts since the 1930s with the exception of the Abercrombie Street frontage.

4.8.7 CRITERION G: Representativeness – an item demonstrates the principal characteristics of a class of cultural places in an area.

The archaeological resource could provide evidence for the fringe development of the town from the early to mid-nineteenth century and for its industrialisation during the second half of the nineteenth century. It would be representative of the area in those periods but is now a rare glimpse of the area that, if it survives, would have been largely untouched by twentieth century change.

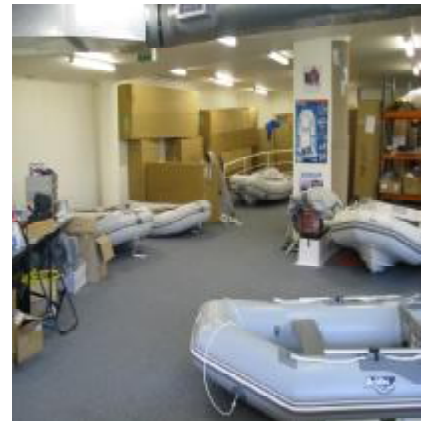
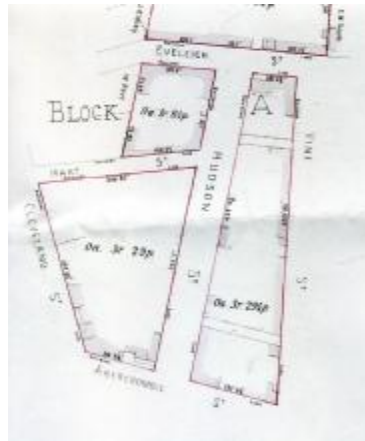
4.8.8 STATEMENT OF SIGNIFICANCE

The physical fabric above ground demonstrates the evolution of the site solely in respect of its development over the last approximately seventy years. Archaeological evidence could describe the evolution of this place for approximately 150 years. With respect to the development of the area the archaeological resource of the site has the potential to yield information about the development of this part of the town that ranges from the end of the eighteenth century to the mid-twentieth century and beyond. It encompasses the full scope of development from fringe agricultural development, a transitional phase in the mid-nineteenth century and, particularly, the industrialisation of the second half of the nineteenth century.

It could provide evidence of the earliest period of European urban settlement up to and including the mid-1850s. This seminal phase of development is almost completely lacking above ground and, to date has been rarely uncovered as an archaeological profile. Identifying and documenting this nineteenth century profile will make a considerable contribution to our present knowledge of Chippendale, which is now almost solely dependent on archival sources. As well, there may be opportunities to acquire environmental evidence that will help to define and describe the pre-and early settlement landscape. Both aspects provide rare opportunities.

Furthermore, while the individual sites of industrial development were not especially significant for the development of the area they represent a major factor in the development of this community. Industry or industrial manufacture was the driving force behind the development of Chippendale in the second half of the nineteenth century and represented the principal community profile. Due to the impact of so much redevelopment during the early years of the twentieth century evidence of this industrial profile is rare. Archaeology now provides one of the best means of investigating and documenting this period of development in Chippendale. The ability of the resource to realize its potential depends on the integrity of the material. If it survives it will be particularly unusual in that it has been sealed and protected since the 1930s.

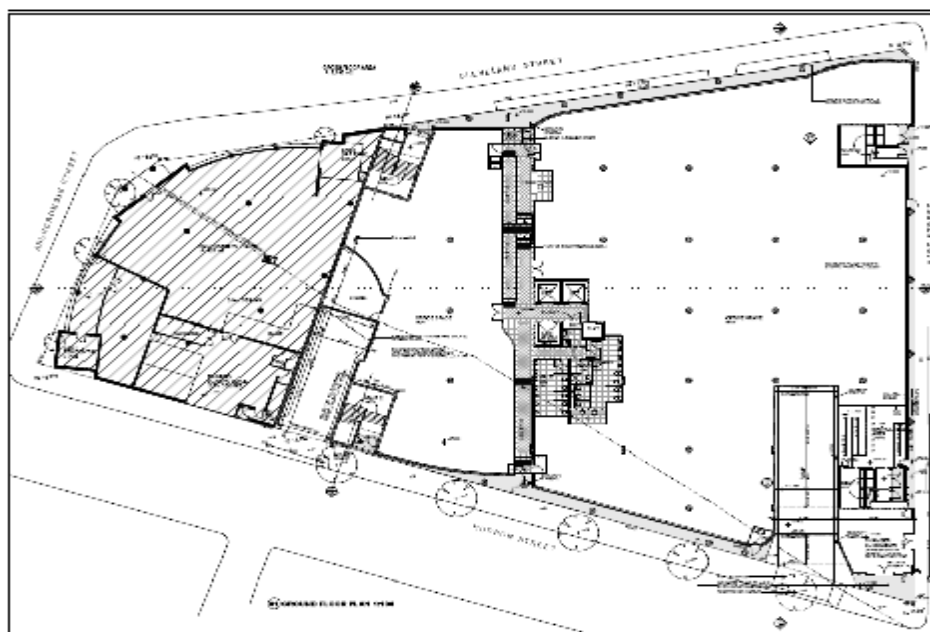
IMPACTS AND STRATEGIES



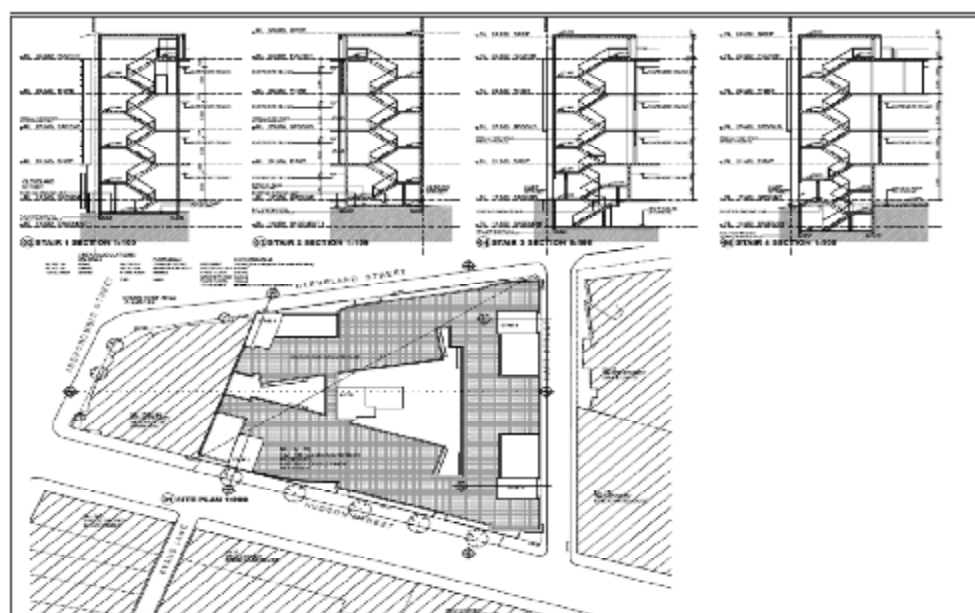
5.1

DESCRIPTION OF THE DEVELOPMENT

The new development requires the demolition of the existing factory buildings. The apartment building on Abercrombie Street will be retained and adapted for the new use. The new building will comprise a mixed commercial and residential block of four storeys with basement car parking. The impact on the archaeological resource is confined to the area of the present factory; the site of the apartment building will not be disturbed by the proposed redevelopment of this site. The excavation for the basement does not extend to Hudson Street but the ground floor of the new building will do so.



Ground floor plan of the new development



Site plan and section of the proposed new building

5.2

HERITAGE IMPACTS

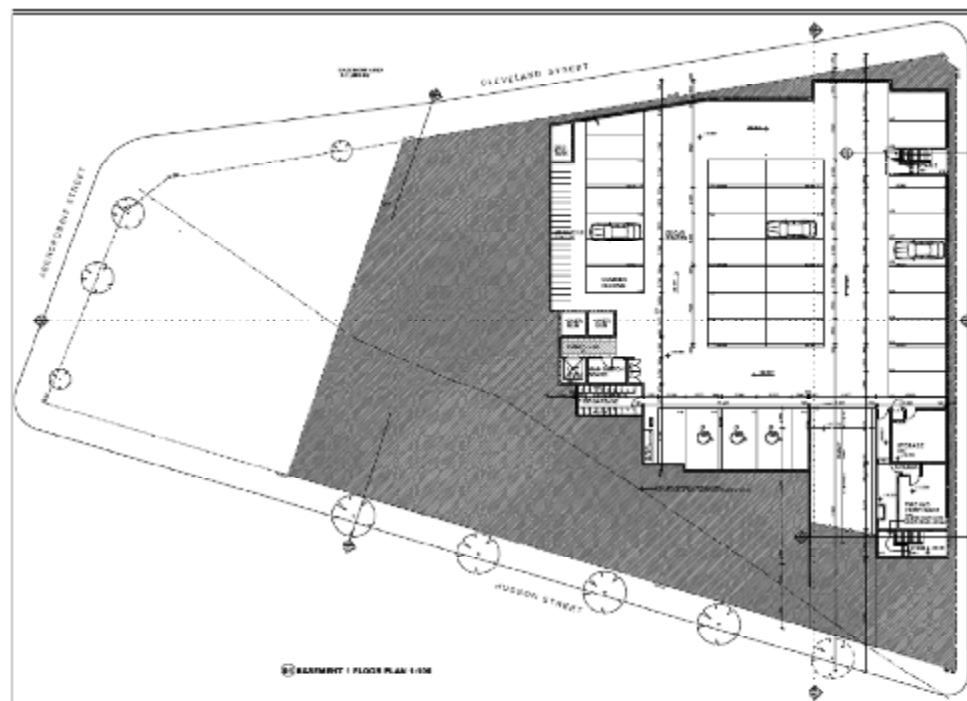
The redevelopment of the site has been assessed and it has been found to not adversely affect the significance of the heritage items in the vicinity⁹². It was concluded that the demolition of the building does not remove an item of heritage significance.

The principal impact of the work with respect to heritage values will be on the archaeological profile caused by the excavation into bedrock. The assessment has demonstrated that this excavation will comprehensively remove an archaeological profile that could encompass:

- Environmental evidence of the pre and early European landscapes.
- Evidence of a pre-1850 period of agricultural development and use and some possible domestic or commercial occupation.
- Evidence of an industrial profile representative of Chippendale in the second half of the nineteenth century.

The loss of the entire archaeological profile, particularly those aspects that may be of high significance, removes an archive of information that in some cases may be rare and could provide evidence that is available from no other source. This is a negative outcome of the development process.

This outcome can be balanced by adopting strategies that will retrieve evidence and make it more readily available than is now the case and, where appropriate, interpreting the evidence recovered as an in-situ component. These would be positive outcomes from the development.



The basement plan of the proposed development

⁹² Rappaport (2008); Statement of Heritage Impact 157-165 Cleveland Street Chippendale:

5.3

MITIGATION STRATEGIES

5.3.1

APPROVALS

The approval of this project as a Part 3A development means that the normal process of application and approval for excavation permits for archaeological works is not required for this site. However, The protection of the Heritage Act for relics of European occupation still applies and it is normal to inform the Heritage Branch of the Department of Planning of the scope and methodology of works planned for a Part 3A project. Familiarity with the project and its objectives facilitates any communication that may arise during the course of the project if advice needs to be sought from the Branch.

For this reason a copy of this report and the final documentation from the programme should be provided for the Heritage Branch. It would also be helpful to meet with officers from the Branch to discuss the scope of the works prior to their commencement on site.

5.3.2

TESTING

The most outstanding issue to be resolved is the presence or absence of a substantial and intact archaeological resource. As the preceding analysis has demonstrated while the available evidence suggests that there is a strong likelihood for an intact historical profile there is insufficient evidence to demonstrate that this is the case.

To this end it is proposed that a small programme of test excavation be initiated to determine the presence or absence of the archaeological profile. When the building has been demolished to the slabs a maximum of three test pits should be excavated to determine the impact of the construction of the factory on the underlying profile. The number of pits could be reduced if the integrity of the profile is made clear by one or two excavations. In the event of any future investigation minimising the impact of test excavation facilitates later excavation.

5.3.3

SALVAGE EXCAVATION

If the test programme of work described in Section 5.3.2 demonstrates that there is an intact archaeological profile within the site it will be necessary to undertake a salvage programme of archaeological excavation. The research values and rarity of this resource require that the information that is contained in the ground be unearthed, documented and made available in the form of an analysis and interpretation. It might also be appropriate to use this evidence to inform some interpretive elements within the final development.

5.3.4 RESEARCH DESIGN

All archaeological investigation is undertaken to achieve specific outcomes. Defining these outcomes, what information an archaeological programme is anticipated to deliver is normally called a research design. It is a series of questions for which the archaeological profile is likely to make a meaningful contribution. This can be achieved through providing evidence that is unavailable from other sources, for example, artefact assemblages that illuminate aspects of people's lives. It can provide more comprehensive documentation of aspects for which minimal information might only be available, for example, details of buildings or plans of properties for which only the most substantial buildings have been recorded on surveys or environmental conditions either for landscapes or places of occupation.

With respect to the archaeological profile within the development site, should that prove to be intact, the following questions will be addressed:

- Is there evidence of the pre-settlement environment with respect to topography and vegetation and how does it compare to documented evidence and profiles from comparable sites?
- Is there evidence of the earliest European associations of the place pre-dating the 1850s with respect to environmental impacts, agriculture or improvements for farms or other buildings? Further, of this evidence exists can it be assigned to specific periods of occupation, for example Boxley's Clear and can the evidence be used to determine specific types of occupation such as residential or farming. For example, is there evidence of irrigation associated with the stream. This aspect is of particular interest with respect to the c. 1840 structure on the Cleveland Street frontage.
- Is there evidence of the nineteenth century industrial development of the site on Cleveland Street? If so, can specific properties be identified and can the industrial processes carried out there be identified? Can this evidence be used to further our knowledge of those industries than is now possible from archival sources.
- Can the specific development of this industrial usage on this site be made clear from archaeological evidence, specifically the uncertainty with respect to the changes to the site at the turn of the nineteenth century?
- Is there evidence of the environment and use of the Hudson Street frontage as an "urban wasteland" during the later years of the nineteenth century and, if so, what can this tell about the environmental conditions of Chippendale at this period with respect to the emerging residential population?
- Is there evidence of the industrial development of the Hudson Street frontage as well as the works undertaken for the construction of the sewer? The evidence would be used to provide a plan of the site at this period; there is no archival resource available to do so.

5.3.5 MONITORING

If the test programme of excavation indicates that the archaeological profile has been substantially removed by the construction of the factory it would still be prudent to initiate a limited programme of observation and monitoring. It is very unlikely, even in the event of a major site disturbance, that deep-cut features such as wells, cess-pits, drains and artefact assemblages will be completely removed from the site. These elements have limited value in their own right but still can make some contribution to defining site history and the historic character of the area. They should be recorded during the course of redevelopment.

5.3.6 IN SITU CONSERVATION

The development proposal does not provide for any in-situ conservation of archaeological features within the site. Bulk excavation of the majority of the site will be taken into bedrock. Even in the event of a complex profile being found within the site it is highly unlikely that any single element within it would be of such significance within its own right to warrant conservation. The ability of physical evidence to provide a valuable interpretive component and links between past and present communities is recognised and the proponents will discuss the issue with the Heritage Branch. Consideration could be given in the event of archaeological evidence being found within the site of retrieval and re-use of materials or other interpretive components within the finished development.

5.3.7 ARTEFACTS

Artefacts are the portable relics of occupation; they can encompass evidence of consumption, dress, work, taste, pass-times, beliefs or affiliations amongst many other aspects of human lives. They can also provide assistance to an archaeological enquiry by means of providing chronological parameters.

Artefacts only have value for research and interpretation if they come from a secure context. That means that an artefact or a group or assemblage of artefacts must be recorded in association with the soils and structures with which it or they have been buried; no artefact should be removed from the site or the place in which it was buried until that basic contextual evidence has been recorded by the archaeologist.

This assessment has concluded that the development site could contain assemblages of artefacts in the form of casual waste disposal, rubbish pits, possibly associated with out-houses or cess pits, sub-floor deposits as well as casual losses.

The information inherent in these collections is only accessible when they have been cleaned and professionally catalogued. The information they can provide with respect to chronology and occupation can be incorporated into the final narrative.

Artefacts that are retrieved from the site should be permanently stored preferably within the development site.

5.3.8 POST-EXCAVATION DOCUMENTATION

The purpose of a salvage excavation is not simply to excavate the site and remove the archaeology. The objective of the work is to transfer the information now preserved within the ground to a record that will preserve that information in an alternate form in perpetuity and in ways that allow that resource to be used for ongoing research and enquiry. Therefore, the post-excavation programme is an equally important part of the excavation process. During this work the following tasks are accomplished:

- Any artefacts that have been retrieved from the site are curated; this involves cleaning, sorting, cataloguing, entry to an electronic database, boxing and delivery to a long-term repository or archive. A repository for artefacts and site records must be nominated as part of an excavation permit application.
- Additional primary historical research is undertaken where this information will aid in the interpretation of the excavation results
- Soil, pollen and other samples taken during the excavation are sent for analysis and documentation
- Field drawings and notes and photographs are indexed and placed in an archivally secure format
- A report is prepared that documents the work, the results, the interpretation of the information and identifies any specific long term long-term research potential that has been identified during this period of analysis.

5.3.9 INTERPRETATION

An important component of a mitigation strategy can be a provision for interpretation. The purpose of the work is to identify issues, themes or elements specific to a site that help to explain its importance and its role in the development of the community. Interpretation devices do not take the place of archaeology; they act as a guide to the archaeological and historical values of the site. It is possible that a detailed interpretation strategy will need to be prepared if a salvage excavation is undertaken on this site.

5.3.10 OUTCOMES

The ultimate objective of all the work that is undertaken on the site is to provide a permanent record of the evidence that will be lost through the removal of the archaeological profile. For that reason the documentation of the programme at its conclusion is vital. This record of work will need to encompass a description of the methodology, the evidence recovered from the site and its interpretation based on the chronological structure already determined for this place. It must be supported by plans, sections and images produced during the course of the work. If artefacts are recovered from secure contexts they will need to be curated; cleaned and catalogued so that the information they can provide with respect to chronology and occupation can be incorporated into the final narrative.

The final record of this work should be provided to Sydney City Council, local studies collections and the NSW Department of Planning, Heritage Branch. Any artefacts retrieved from the work should be provided with a long-term repository and a copy of the final report should be stored within them.

Interpretive elements should be encompassed within the final development if the outcome of the investigation warrants their inclusion.

5.4

CONCLUSIONS

- This analysis has demonstrated that the development site at 157-165 Cleveland Street Chippendale has a long history of European association and occupation.
- There is the potential for a significant, complex archaeological profile of European history to be preserved within the site but there is insufficient evidence to make a clear determination of its integrity.
- A small programme of test-excavation should be initiated to determine the presence or absence of this profile.
- The results of the test programme will determine the necessity and nature of any future archaeological work on this site.
- Options for future work include observation and documentation as necessary during the course of redevelopment or salvage excavation and documentation preceding development.
- In either case the results of any work on site will need to be documented at the conclusion of the work and the information made available to the statutory authorities and local community.
- It is highly unlikely that any single element within the site would warrant in-situ conservation and the requirement for bulk excavation does not make this feasible.
- Interpretation of the history of this place and the evidence found of that history might be warranted as part of the finished development.
- The proposed development will adversely impact on any potential archaeological evidence preserved within the site but this impact can be mitigated by the strategies described on this report. With respect to archaeological values I would recommend that approval of this project.

6.0

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