

Discovery Point Pty Limited

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Statement of Heritage Impact Non-Indigenous Archaeological Remains Discovery Point, Arncliffe

1.0 Introduction

1.1 Purpose

This Statement of Heritage Impact for Non-Indigenous Archaeological Remains has been prepared on behalf of Australand and Landcom to accompany a Part 3A Concept Plan application for the Discovery Point development site.

This report considers the impact of the proposed Discovery Point development on non-indigenous archaeological remains belonging to the Tempe House estate.

This Statement specifically addresses the following Director-General Requirements (DGR) for the Concept Plan application”

The EA shall provide a Heritage Impact Assessment of the site, and a Statement of Heritage Impact, that is to include:

- *Awareness of the possible existence of any archaeological relics which may be disturbed during the works that may require an archaeological assessment to be undertaken.*
- *The EA shall provide an Archaeological Assessment of Aboriginal and non-indigenous archaeological resources, including an assessment of the significance and potential impact on the archaeological resources.*

1.2 Study Area

The land subject to the Part 3A Concept Plan application is located at 1 Princes Highway, Wolli Creek and is known as “Discovery Point” (**Figure 1**). The area of the site subject to the Concept Plan relates to all undeveloped portions of the Discovery Point site, as shown on the Site Plan prepared by Bates Smart Architects (**Figure 2**). The Discovery Point Park is included in the Part 3A application as landscape works are continuing. Land excluded from the application includes Tempe House, St Magdalen’s Chapel, Mt Olympus, and existing Site 1 (Greenbank), Site 2 (Verge) and Site 4 (Vine - currently under construction).

1.3 Heritage Listings

With the exception of the Discovery Point Park which partly falls within the State Heritage Register boundary, the land affected by the Concept Plan has no heritage listings. The site of the adjacent Tempe House and St Magdalen’s Chapel is listed on the State Heritage Register (SHR).

1.4 Statement Prepared by:

This Statement of Heritage Impact was prepared by Tony Lowe and reviewed by Dr Mary Casey of Casey & Lowe Pty Ltd for Australand and Landcom. Comments on a draft were received by Australand and JBA Urban Planning Consultants.

Proposed Concept Plan Development

The Concept Plan application is for a mixed use residential, retail and commercial development including associated car parking, roads, service infrastructure, public domain areas, a new neighbourhood park, a new foreshore park and landscape works to complete the Discovery Point Park.

The proposed development retains basement car parking across those parts of the site already approved for basement car parking, however, the depth and extent of basement parking will be minimised over some parts of the site as the proposal locates some car parking above ground level.

2.0 Archaeological Sites

2.1 Background

Archaeological fieldwork for the Discovery Point site has to date been undertaken in accordance with the existing consents issued under the *NSW Heritage Act 1977* and Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act) relating to the existing master plan, sub-podium and heritage and public domain consents. Reporting on the site has included:

- Casey & Lowe, **Archaeological Assessment, Tempe House and Grounds** (final), April 2001.
- Casey & Lowe, **Archaeological Management Plan, Tempe House and Grounds**, January 2002.
- Casey & Lowe, **Tempe House and Grounds, Non-Indigenous Archaeological Investigation (2002-6)**, May 2010.

The archaeological assessment of the Tempe House estate divided the property into seven main areas (**Figure 3**):

- Area 1: Tempe House
- Area 2: Kitchen and outbuildings to the south of the house
- Area 3: The garden area to the east of the house
- Area 4: The garden area to the north of the house
- Area 5: The institutional buildings to the west of Tempe House, also includes remains of the Phase 1 kitchen garden
- Area 6: Area to the west of the Telstra easement and south of the New Southern Railway and Wolli Creek Station.
- Area 7: Area to the west of the Telstra easement and north of New Southern Railway and Wolli Creek Station

The proposed Concept Plan applies to that part of the site occupied by part of Areas 4 and 5 in addition to Areas 6 and 7 (**Figures 3 and 4**).

In particular, the proposal covers that part of the Tempe Estate that is known as Spark's garden, an extensive walled garden designed and planted in the middle of the nineteenth century by the owner of the estate, Alexander Brodie Spark. The archaeological assessment and management plans of Tempe Estate defined this area as part of "Area 6", being the land bounded on the west by the southern railway line, to the south by Magdalene Terrace and to the east by excavated ground associated with the first stage of development.

During the twentieth century, part of Area 6 was used by Boral for an asphalt batching operation and was subsequently remediated. Archaeological testing in Area 6 indicated that the remediation did not affect the potential sites of the two structures shown on the 1841 plan of the estate. Two test trenches showed over a metre of introduced fill over natural ground. The buildings shown on the 1841 plan are labeled “Gardener’s Cottage” and “Pine House”, the latter presumably some kind of greenhouse (**Figure 5**). To the north there are other features, such as the “Vine Trellis Walk” and garden walling. A wharf is shown projecting into the Cooks River.

2.2 Description of Items

The items in question are the archaeological remains of structures, features or artefact deposits connected to Spark’s garden or to the use of the buildings such as the Gardener’s Cottage (Figure 5). Although the land has been subject to various impacts, including soil remediation, it is likely that archaeological remains have survived *in situ*. As indicated by preliminary testing (above), the remains appear to be covered by over a metre of introduced fill. The remains could include footings or post holes connected to the cottage and pine house, wall footings, the alignment of the trellis walk (probably postholes) and deposits of artefacts.

The wharf that was built over the Cook River mudflats and provided boat access across the river, something particularly important prior to the damming of the river, is likely to be represented by remains of timber piles.

2.3 Significance of Archaeological Items

The archaeological items listed above are not listed on any heritage register and are outside the Tempe House State Heritage Register area. They do, however, fall under the relics provisions of the NSW *Heritage Act* 1977. Their level of significance can be determined through applying the criteria for assessing heritage significance:

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

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

Archaeological items such as the Gardener’s Cottage and Pine House, and remains of the garden, are connected to the use of the land by Alexander Brodie Spark. They are connected to his estate and are part of its planned landscape.

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

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

Archaeological remains of any Spark-period buildings or structures would be directly connected with the ownership of the estate by Alexander Brodie Spark.

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

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

Spark's estate and house were well known in the early colony for their scenic values and were subject to several paintings by landscape artists. Any evidence as to the nature and layout of the garden would contribute to an understanding of the value placed on the property.

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

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

Although not formally tested, it is known that the house and its history have strong social significance to local community and to those with knowledge of Sydney's early history and the work of the architect John Verge. While the existence of the sites discussed here is probably unknown to these groups, they would likely to engender similar interest.

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

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

The archaeological remains of the structures connected to Spark's nineteenth-century garden would contribute to and have the potential to provide additional details about its layout, supplementary to the information attainable through other sources such as the historic plans. Artefact deposits relating to the Gardener's Cottage would provide information as to the use of the building and the standard of living of its occupants. This may also be the same for the Pine House.

The remains of the wharf are likely to be limited to the timber piles used to anchor it into the mudflats. These would have limited ability to contribute useful information.

Criterion (f): *Rarity*

an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

The archaeological remains were part of a unique planned landscape and functioning garden. The Gardener's Cottage and Pine House, as well as any remains of the garden itself, were elements in Spark's plan.

Criterion (g): *Representativeness*

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

The remains represent elements of nineteenth-century landscape and garden design and specifically Spark's vision for his estate.

2.4 Integrity/Intactness

An item retains its key attributes.

The archaeological remains of the Gardener's Cottage and Pine House may have been impacted by the remediation of the areas or other modern impacts. If timber buildings, their remains may also be fairly ephemeral and be restricted to postholes and artefact deposits rather than structural remains such as brick footings. The remains of the wharf are unlikely to be substantial.

2.5 Statement of Significance

The remains of the Gardener's Cottage and Pine House belong to the 1840s development of Alexander Brodie Spark's estate and garden. The garden belongs to a rare example of a mid-nineteenth-century planned estate and is closely associated with Spark and his vision of his Tempe Estate. Because of the likely limited nature of any archaeological remains, they have a Local level of heritage significance.

2.6 Proposed Impact

Any surviving archaeological remains of the garden or its buildings within the development area will be impacted by the proposed works. It is noted that the site affected by the Concept Plan already has a masterplan approval for above ground works and a sub-podium approval for construction of below ground car parks in place. Consequently, the proposed impact will be no greater than that already approved for this site.

3.0 Management

The management of the potential archaeological remains of the Gardener's Cottage and Pine House should be in line with the approved Archaeological Management Plan which covered Area 6 (Casey & Lowe 2002) as follows:

Area 6 – Area to the west of the Telstra easement and south of New Southern Railway and Wollie Creek Station and west of Illawarra rail line.

This area was thought to be highly disturbed but the testing indicates that at least in the eastern side of the area the natural soil profile, including topsoil, is intact. This implies that remains of the gardener's cottage and pine house may survive. They should therefore be recorded in detail using archaeological excavation, detailed planning and GIS survey and mapping. The likely location of these buildings should firstly be determined through triangulation of the historic plans. Due to the likely nature of the archaeological remains of these structures (postholes and cultural debris) it is considered that the fabric of these remains are likely to have only a local level of significance. Any remains, however, would have a moderate to high level of research potential. (Section 7.1.6)

It is not proposed to test the site of the wharf as the remains are considered to have limited significance.

The archaeological testing and any investigation will be based on methodology and reporting previously undertaken on the Tempe House estate. The results will add to those obtained from earlier archaeological programs.

It is also recommended that the following existing condition of consent be maintained for the Concept Plan:

1. Should substantial intact archaeological deposits or features not identified in the Archaeological Assessment be discovered, work must cease in the affected area(s) and the Heritage Office contacted for advice. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

List of figures:

Figure 1: Discovery Point development site.

Figure 2: Discovery Point development site.

Figure 3: Plan of Tempe House and grounds showing various identified areas.

Figure 4: Discovery Point Site Concept Plan (Turf Design) with archaeological areas marked.

Figure 5: Site analysis plan overlaid with 1841 plan showing the extent of Spark's walled garden, and the location of the Gardener's Cottage, Pine House and wharf.



Figure 1: Discovery Point development site (Google Earth).



Figure 2: Discovery Point Development Site (Bates Smart).

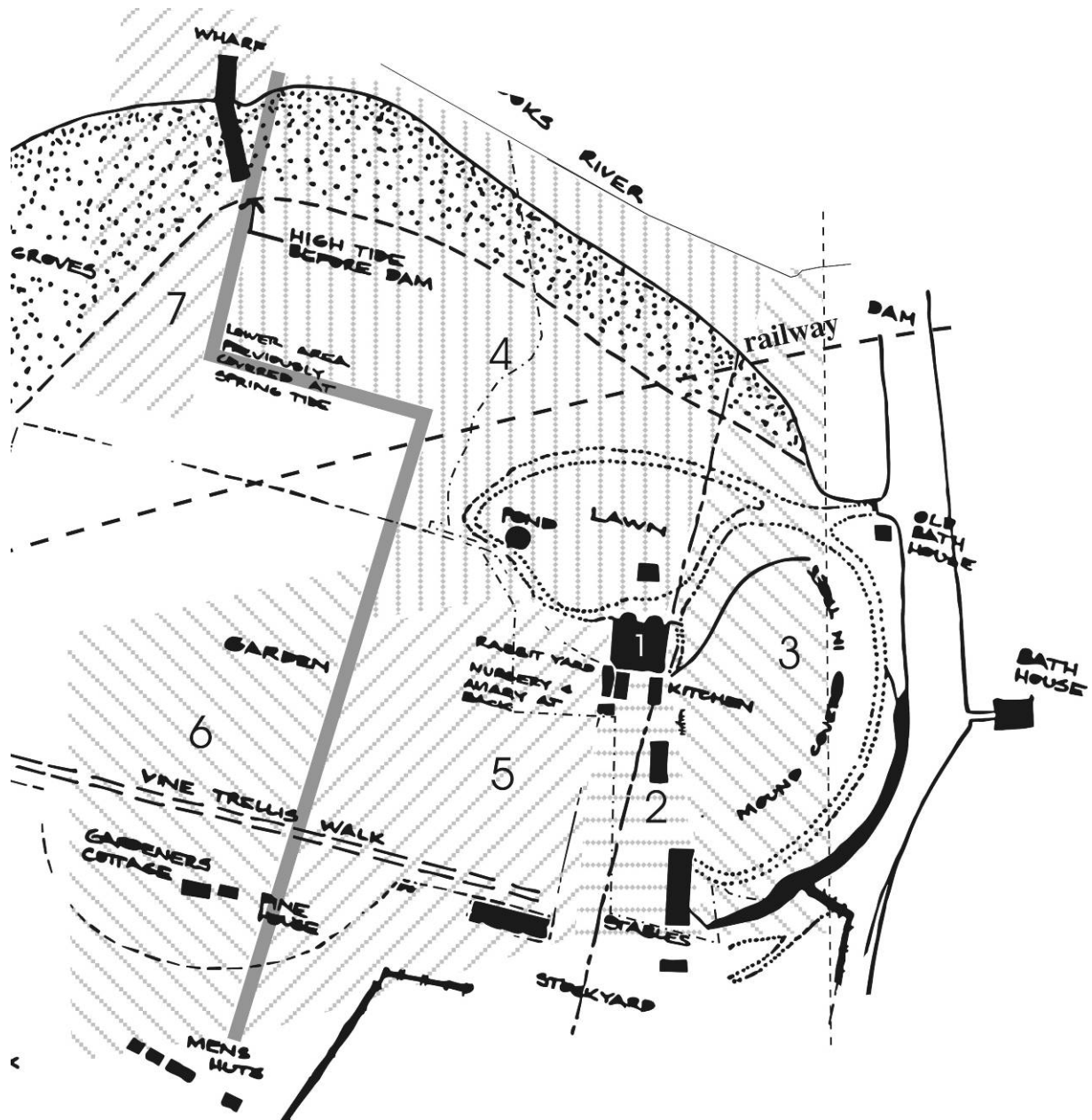


Figure 3: Plan of Tempe House and grounds showing various identified areas (Casey & Lowe).



Figure 4: Discovery Point Site Concept Plan (Turf Design) with archaeological areas marked (after Bates Smart).



Casey & Lowe Discovery Point – Non-Indigenous Archaeology