

# ARCHAEOLOGICAL ASSESSMENT

175 PITT STREET

SYDNEY



Prepared for Escan

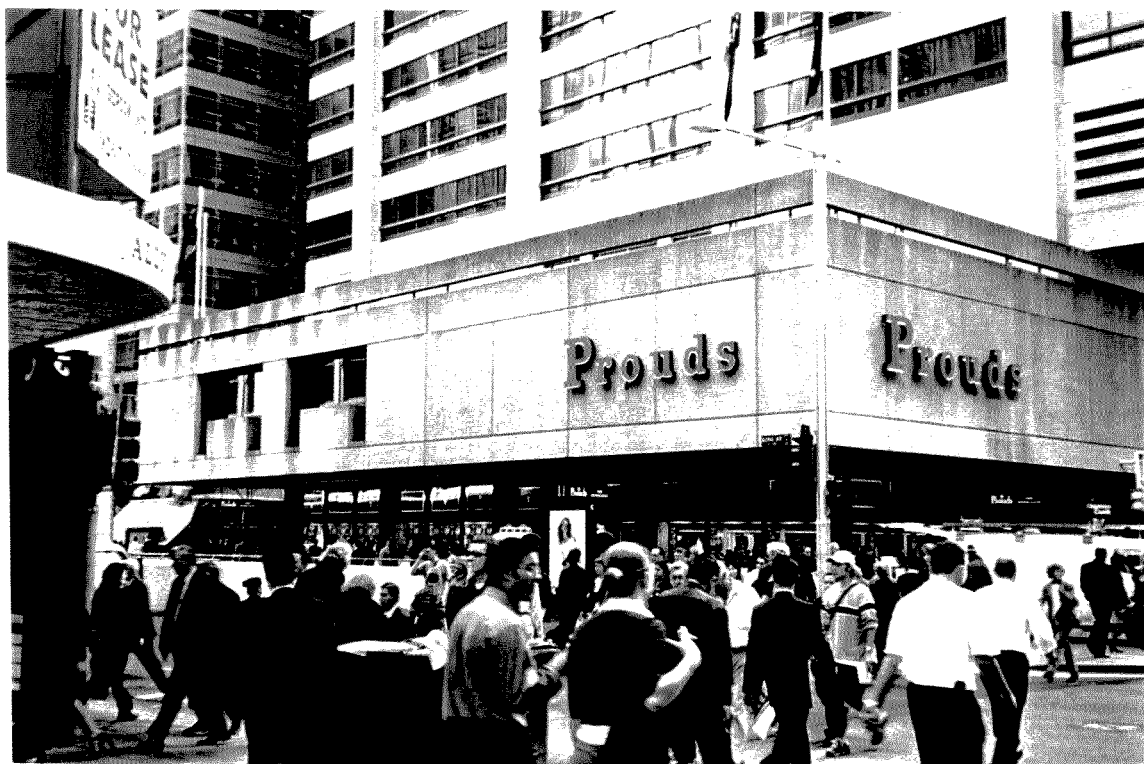
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Wendy Thorp  
Cultural Resources Management

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October 1999

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## SECTION 1.0

# PRECIS OF THE REPORT

### 1.1 The Site and the Work

The subject of this report is the archaeological resource which may be contained within the land at 175 - 179 Pitt Street and 82 - 100 King Street, Sydney. This site is located at the north-western corner of the intersection of Pitt and King Streets and is now occupied by a commercial building constructed in 1971. The objective of the work has been to determine the extent, nature, integrity and significance of any archaeological evidence and to provide recommendations for its future management. It makes particular reference to the Tank Stream which flowed through one part of this site and which is the subject of a permanent conservation order.

### 1.2 Historical Context

The Pitt Street frontage of the study area was developed by the 1820s and probably had been by the beginning of the nineteenth century and earlier. Principally these were small residential/commercial premises except for the corner block which was an hotel. Almost all of these buildings remained on the site until the later part of the nineteenth century when a new hotel and two commercial warehouses were constructed in their place. These buildings remained in use until the early decades of the twentieth century, and in some cases later, until they were all demolished to make way for the present building.

The King Street frontage was not developed until the 1830s and this encompassed a number of commercial premises including a large furniture warehouse and refreshment rooms. The hotel occupied the corner allotment. These buildings, too, largely remained until the 1870s and 1880s at which time new three and four-storey commercial terraces were built in their place. These buildings remained on the site until the 1920s or later and were then demolished in 1971.

The Tank Stream formed the original western boundary to this site. It had been built over by the 1830s or 1840s and in the early 1870s it was contained in a brick oviform drain. This may have been replaced in the early part of the twentieth century but was certainly so in 1971. The drainage from this sewer is now diverted through a concrete channel which is some distance to the west of the original oviform drain.

### 1.3 The Archaeological Resource

The Tank Stream oviform drain no longer exists on this site. This drain is now a suspended concrete channel in the basement. Archaeological excavation of several sites close to the study area have shown that both the construction of the drain and building works of the later nineteenth and early twentieth centuries are likely to have



removed all but sub-surface features of the earlier nineteenth century development. The relationship of the surviving Tank Stream drain to the current surface as well as archaeological features uncovered in places such as the GPO suggest that, had these survived on this site, they would be found at approximately 2-3 metres below the present footpath. The basement of the study area extends well beyond this point. It is concluded that this site is likely to be archaeologically sterile.

#### **1.4 Cultural Significance**

The land at the north-western corner of the intersection of Pitt and King Streets commenced settlement in the earliest years of European occupation and became part of one of the most important commercial precincts in the city. It was particularly well-known for the hotel on the corner but it was also associated with several long-running businesses. The events and influences which shaped the development of this site, including the changes made to the Tank Stream, are representative of those which affected the rest of the city during the nineteenth and twentieth centuries. However, the associations and the representative values of this site are not expressed in above ground fabric and are highly unlikely to be given expression through archaeological resources. The site has low cultural significance as a potential archaeological site.

#### **1.5 The Proposal**

The work proposed for 175 Pitt Street encompasses extension and refurbishment of the existing premises. The only work that entails excavation is related to the extension of existing footings and the provision of new for a small enlargement of one part of the King Street facade. This requires localised rather than bulk excavation.

#### **1.6 Management**

The work proposed for this site will not adversely impact on any significant relics. However, because this site falls within an area protected by a Permanent Conservation Order it will be necessary to apply for an Excavation Permit. This application should be accompanied by a copy of this assessment and a covering letter which recommends that no further archaeological work is required for this site.

It should be noted, though, that in the event that any excavation does uncover relics, deposits or features the work should cease in this area until the archaeologist nominated on the permit has been contacted and can provide advice appropriate to the significance of this material.

COVER PHOTOGRAPH: Shows the King Street frontage of the study area in about 1900. The building on the far right is Punch's hotel which was at the corner of Pitt and King Streets.

*(Source: ML Small Picture File - Sydney Streets: King Street)*

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## SECTION 2.0

# THE INVESTIGATION

### 2.1 The Study Area and Subject

This report addresses the archaeological resource which may be contained within the land at 175 Pitt Street, Sydney. This property is located on the north-western corner of the intersection of Pitt and King Streets. It has street frontages to both Pitt and King Streets being 82 - 100 King and 175 - 179 Pitt Streets. In this report it is referred to as "the study area".

The study area is occupied by a multi-storey tower with an underground arcade, The Tank Stream Arcade, a basement dock and parking in two levels. This building, the Prouds Building, was erected in 1971. Adjoining the study area to the west is the former American Express building at the intersection of George and King Streets. To the north is the GPO.

This report broadly encompasses the European "heritage" values of the study area with respect to a possible archaeological resource. Heritage values are understood to mean the appreciation and value placed upon the resource by contemporary society in terms of the criteria expressed in the Burra Charter and formalised by the Heritage Office of NSW. Archaeological evidence, "relics", is defined by the Heritage Act of NSW to be physical evidence (structures, features, soils, deposits and portable artefacts) that provide evidence of the development of NSW, of non-Aboriginal origin and are fifty or more years in age. Aboriginal relics are provided protection by the National Parks and Wildlife Act of NSW.

### 2.2 Status of the Site

Part of the study area is within the curtilage of the Tank Stream now contained in a suspended concrete channel which crosses the site north-south along the western boundary. The Tank Stream and a three metre curtilage around it from all surfaces is the subject of a Permanent Conservation Order No. 636 (gazetted 22 May 1989) made under Section 44 of the NSW Heritage Act 1977. The potential disturbance of an area subject to a Permanent Conservation Order requires the preparation of an impact statement and an application for an Excavation Permit issued under Section 60 of the Heritage Act. The application of a PCO means that this item is automatically included in the State Heritage Register.

The Tank Stream is listed in the City of Sydney Heritage Inventory. The Tank Stream and its curtilage has been identified in the Central Sydney Archaeological Management Plan as an item of archaeological sensitivity.

The Australian Heritage Commission has listed the Tank Stream in the Register of the National Estate (DB D4311 File 1/12/036/1545).

The National Trust of Australia (NSW) has classified the Tank Stream as an item of cultural value. This is an authoritative statement of heritage value but it has no statutory standing.

The study area has been the subject of a statement of heritage impact (NBRSP for ESCAN 1999). It has not been the subject of any earlier archaeological assessment or investigation.

## **2.3 Methodology**

This report has been prepared in accordance with the principles established by the Heritage Office of New South Wales presented in *"Archaeological Assessment Guidelines"* (Department of Urban Affairs and Planning, 1996).

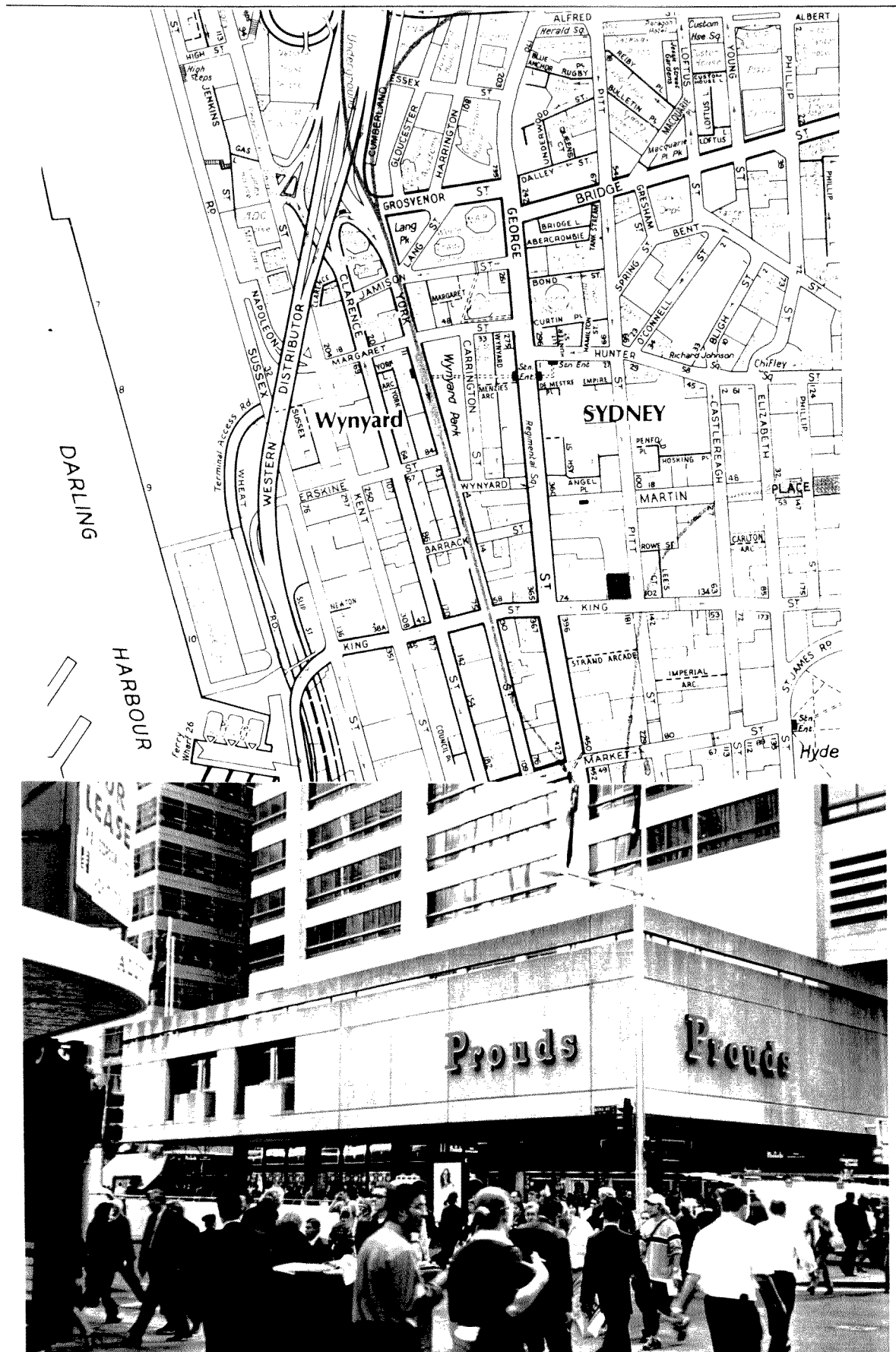
## **2.4 Objectives and Tasks**

The principal objectives of the work have been to identify whether there is an archaeological issue to be addressed prior to and/or during the course of redevelopment. This report determines what may be retained in the ground as an archaeological resource, the significance of that material and the most appropriate means of managing it in the event of it being disturbed by future work. To this end the following tasks have been undertaken:

- primary and secondary historical research sufficient to determine the physical development of this site including its relationship to the Tank Stream;
- site survey (visual inspection only);
- a determination of the probable archaeological resource;
- an evaluation of cultural significance with reference to standard criteria;
- recommendations for management strategies taking into account the impact of proposed works on the potential resource;
- complete documentation of the programme to standards acceptable to Council and the Heritage Office of NSW.

## **2.5 Authorship, Client and Acknowledgements**

This report has been written and researched by Wendy Thorp to meet the requirements of the Heritage Office of NSW and Sydney City Council. It was commissioned by Escan. The work draws on both primary and secondary sources.. A complete bibliography is attached to this report (Section 7.2).



The study area

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## SECTION 3.0

# HISTORICAL CONTEXT

175 Pitt Street amalgamates several nineteenth century parcels of land being Allotments 10, 11, 12, 13, 14 and 15 of Section 37 of the City of Sydney in the Parish of St James. These property divisions were determined in the 1830s but settlement of some parts of this site is likely to have occurred during the eighteenth century. Essentially a commercial precinct from its earliest years most of the allotments were redeveloped in the 1870s and 1880s and, in some cases, again in the early years of the twentieth century. The Tank Stream also underwent significant change at these times. All evidence of nineteenth and early twentieth century occupation was removed in 1971.

Evidence derived from archival sources is presented in this section to describe this evolution and occupation. It provides an analysis of the broad patterns of change as well as the specific occupants associated with each allotment. It also describes the relationship of the Tank Stream to the development of this land. This analysis provides the basis for assessing what may be retained in the ground as archaeological evidence of that development as well as a context for determining the significance of that resource.

The evidence in this section is presented in several sections as follows:

- The Pre-European Environment and Aboriginal Occupation
- The Tank Stream
- Overview of Nineteenth Century Development
- Allotment 10 (part): 82 King Street
- Allotment 10 (part): 84 King Street
- Allotment 10 (part) 86 - 90 King Street
- Allotments 11 and 12: 92 - 96 King Street
- Allotment 13: 98 - 100 King Street and 177- 179 Pitt Street
- Allotment 14: 175 Pitt Street (part)
- Allotment 15: 175 Pitt Street (part)

Endnotes and a bibliography are presented in Section 7.0 of the report.

### 3.1 The Pre-European Environment and Aboriginal Occupation

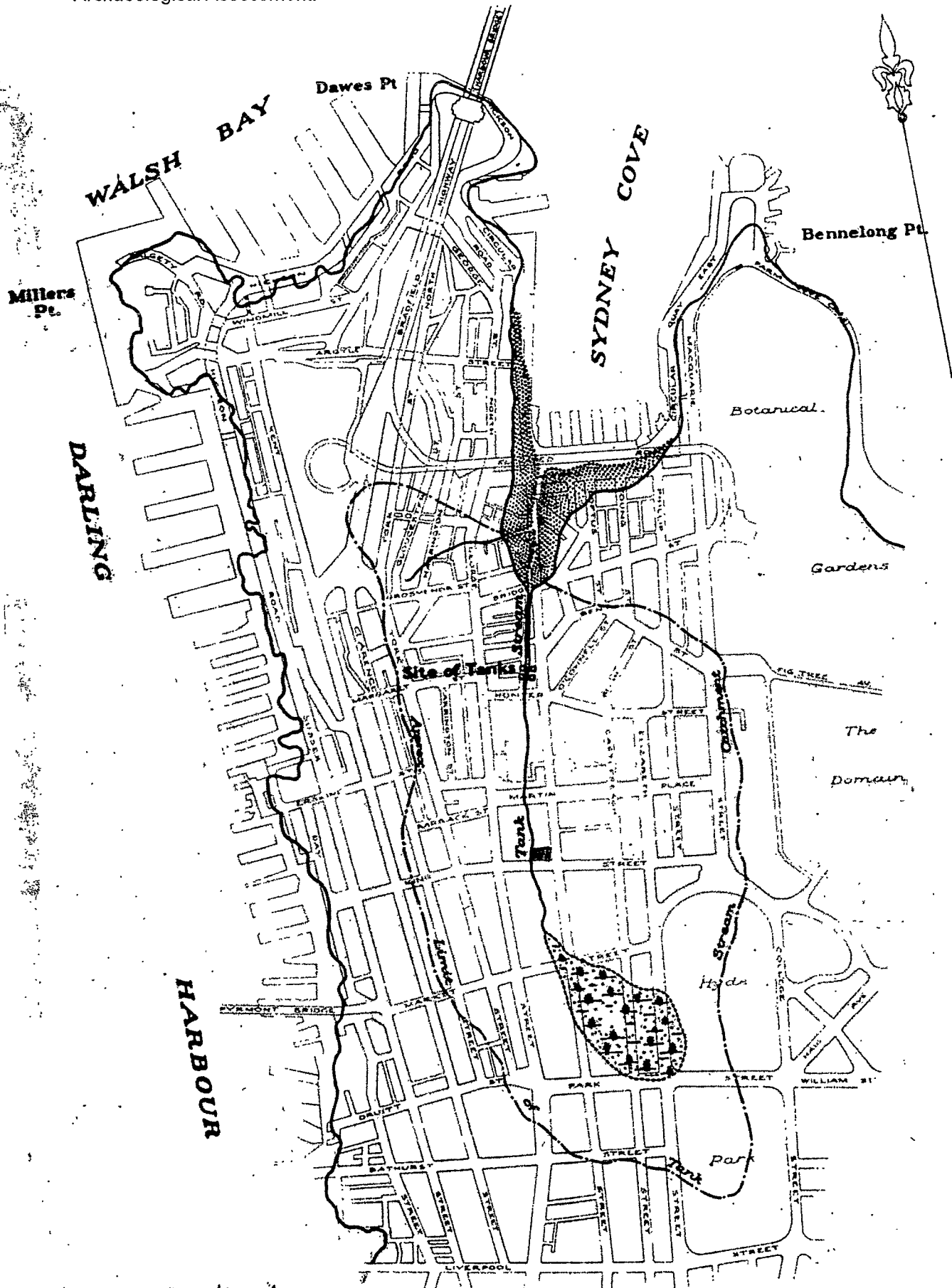
The study area is located on a geological profile of Hawkesbury sandstone. Archaeological investigation close-by has revealed that the original soil profile was characterised by thin sandy topsoils, poor in nutrients, which lay over a deep grey clay subsoil which also contained a considerable quantity of sand. It was not an area conducive to agriculture although the soil quality probably improved closer to the stream (1).

The study area occupies land that was on the western bank of Sydney's original water supply, the Tank Stream. This watercourse rose in a broad, swampy basin fed by ground springs, which stretched across the area between the present Market and Park Streets just south of the Centrepont Tower. From there the stream formed a gully beginning at about King Street and flowed north until it reached a sandy, marshy estuary at a point close to the present-day Bridge Street. It then flowed into Sydney Cove.

Generally the vegetation around this stream would have been characterised by an open woodland of Scribbly Gums (*Eucalyptus racemara*). Below would have been a shrubby understorey that would have included Leptospermums, Banksias and Callistemons.

From King Street to Bridge Street the stream appears to have flowed through a sandstone gully that had growing in it thickets of shrubs between six and eight metres in height. Here were Lillypilly (*Acmena smithii*), Cheese tree (*Glochidion ferdinandi*), and Blueberry Ash (*Elaeocarpus reticulatus*). As well, there may have been Cabbage Palms (*Liostonia australis*). Large trees along the stream are likely to have included Forest Red Gums (*Eucalyptus tereticornis*) with a ground layer of herbs, grasses and ferns. On the sides of the sandstone gully it is likely that there would have been Blackbutt (*Eucalyptus pilularis*), Red Bloodwood (*Eucalyptus gummifera*), Sydney Peppermint (*Eucalyptus piperita*) and Smooth-Barked Apple (*Angophora Costata*) (2).

The original land owners of this area would have been members of the Guringai Aboriginal tribal group. Some evidence of this earliest occupation has been found during the archaeological excavation of Angel Place to the north of the study area.



The catchment of the Tank Stream, study area indicated in red.  
 (Source: B. Kennedy, *Subterranean Sydney*, 15)

### 3.2 The Tank Stream

The Tank Stream was the source of Sydney's first water supply. It was described in 1798 as a *"run of fresh water which stole silently through a very thick wood"* (1). Governor Phillip permitted occupation of Crown Land on either side of the Tank Stream, although no titles were given to these holdings, but a fifteen metre green belt was preserved on either bank. Within this zone it was forbidden to cut timber or to graze cattle. Gradually this land was encroached upon, the stream was polluted and it began to run dry. Tanks and wells were cut into the side of the stream to find more water. One of these tanks is likely to have been at a point approximately adjacent to the facade of 82 King Street; it appears to be shown thus on an 1836 survey.

Orders were issued in 1795 forbidding further pollution of the stream but to little avail. A wooden fence was erected along its length to prevent access. Governor Macquarie had stone diversion walls built and ordered the demolition of slaughterhouses and other noxious industries that discharged their wastes into the waterway. Soldiers even were stationed at strategic points along its banks. Despite this, by 1815, the watercourse was little better than a sewer. The Sydney Gazette observed that,

*"With much pain we have lately observed individuals washing themselves in this stream of water particularly in that part that runs centrally from King Street because that spot is almost secluded from every eye that of curiosity excepted"* (2).

The Tank Stream was abandoned as a source of water in 1826 with the completion of Busby's Bore. In the following years it remained an open sewer with cesspits, water closets and industrial premises emptying directly into it. Buildings were constructed directly over it. The death rate from disease was alarming. In 1856 the newly appointed City Commissioners commenced a drainage scheme for the city. The Bennelong Drain took all the water from the swampy areas which fed the Tank Stream thus reducing its flow even further. In 1860 the stream was partially enclosed within a 4 x 3 metre sewer which ran from Hunter Street to Bridge Street. At Bridge Street the sewer connected to an open stone drain which ran along the original course of the stream. The latter eventually discharged into the sewer constructed by the City Commissioners in 1857.

In 1866 a brick oviform sewer measuring 4' x 2' 8" enclosed the Tank Stream from Hunter Street to a point close to King Street approximately 45 metres north of the footpath (3). This entailed making a cut into the bed of the stream with filling above and around the brick drain. In 1871 a contract was signed for the extension of the sewer to the southern side of King Street and, by 1873 it had been formed as far as Market Street. Where King Street crossed the oviform it was enclosed with a brick arched culvert. At this time the land above the former stream began to be built over.

The Tank Stream sewer carried both untreated sewage and stormwater. With improvements to kerbing and guttering carried out through the city in the 1870s modifications were required to the Tank Stream oviform. In 1880 specifications were made for a series of gully traps and manholes on the southern side of King Street.



The traps accepted water from east and west King streets and funnelled it into the sewer.

The construction of buildings in the twentieth century with their foundations going beyond the course of the Tank Stream has meant that it has been diverted in many places and the old oviform has been replaced usually with a suspended concrete channel. This has been the case at, for example, Australia Square and the GPO.



*J. Skinner Prout's engraving of the Tank Stream as it appeared near Bridge Street in about 1840  
(Source: S. de Vries-Evans: Historic Sydney as Seen by its Early Artists, 89)*

SYDNEY WATER  
THIS PLAN IS NOT NECESSARILY  
UP TO DATE OR CORRECT AND  
SYDNEY WATER ACCEPTS NO  
RESPONSIBILITY IN THAT REGARD

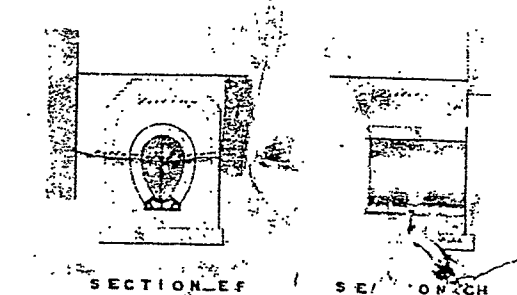
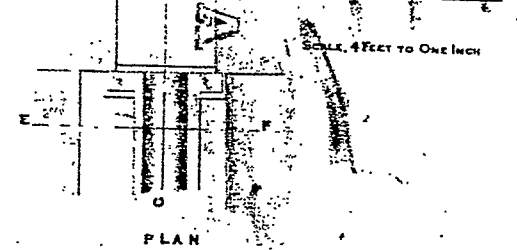
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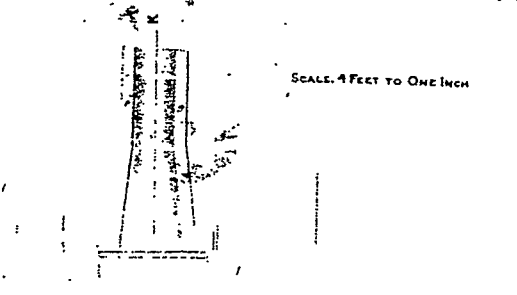
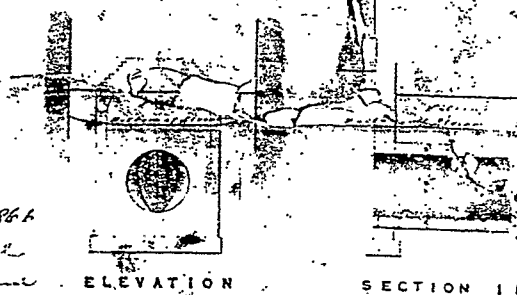


## DETAILS

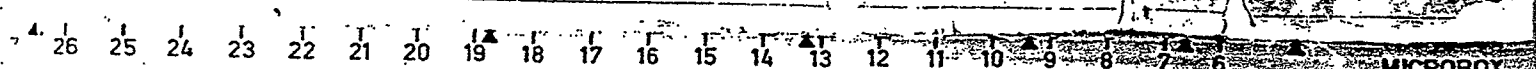
### NORTH END



### SOUTH END



1866



The enclosure of the Tank Stream in an oviform drain in 1866. It stops about 45' to the north of King Street; it was extended through here in 1871 - 1873.  
(Source: Sydney Water Archives, OCP 114)

### 3.3 Overview of Nineteenth Century Development

Earliest plans of Sydney in 1788 show this site to be close to the head of the stream but at that time the settled areas had not reached so far (1). This was still the case in 1792 when Dulon and Poates engraved their view of the town. By 1802, though, the land on either side of the stream had been divided into allotments with their frontages to George Street (High Street) and Pitt Street (Pitt Row) and their yards running down to the waterway. Meehan's plan of the town in 1807 shows the study area to be largely unoccupied with the exception of the Pitt Street frontage.

Obed West described the houses on Pitt Street as they were at the beginning of the nineteenth century as *"detached and usually occupying a large block of ground with gardens"* (2). Lesson described these houses in 1824 as cottages with flower gardens in front and a vegetable garden or orchard behind. They were *"pretty houses of friable sandstone or baked brick roofed with wooden laths painted blue or more rarely with tiles only one storey high"* (3).

King Street, at the turn of the century, was described as *"merely a lane, not being more than 25 feet wide"* (4). It was not even named until 1810. It was widened some time before 1821 and has retained this width largely unchanged to the present day.

Harper's plan of Sydney in 1822 shows several substantial buildings on the Pitt Street frontage, well away from the Tank Stream, and none on King Street. One of the Pitt Street buildings is likely to have been a brewery and hotel (see Section 3.8).

By the early 1830s all of the land had been alienated and was almost entirely built upon right up to and over the Tank Stream boundary (5). In 1839 Pitt Street between Hunter and King Streets was said to be occupied by several well built houses the lower flats of which were used as shops and places of business while the upper compartments provided *"respectable places of abode"* (6).

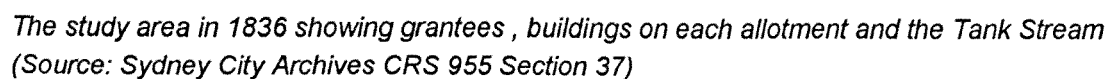
King Street by this time had become one of the better streets of Sydney and the section east of George Street was described as *"well - built, many of the buildings are of recent erection and some of them rank amongst the best of the town particularly those on the northern side"* (7). Joseph Fowles' plates show these buildings in 1848 to be generally one or two-storey brick-built shops, some quite substantial. He described this area of King Street as a line of thriving shops, some of considerable importance (8). His plates indicate that, after the Tank Stream ceased to be the city's water supply, those with properties bordering the watercourse built over the top of it. There is no break in the King Street frontage shown in his streetscape at this point.

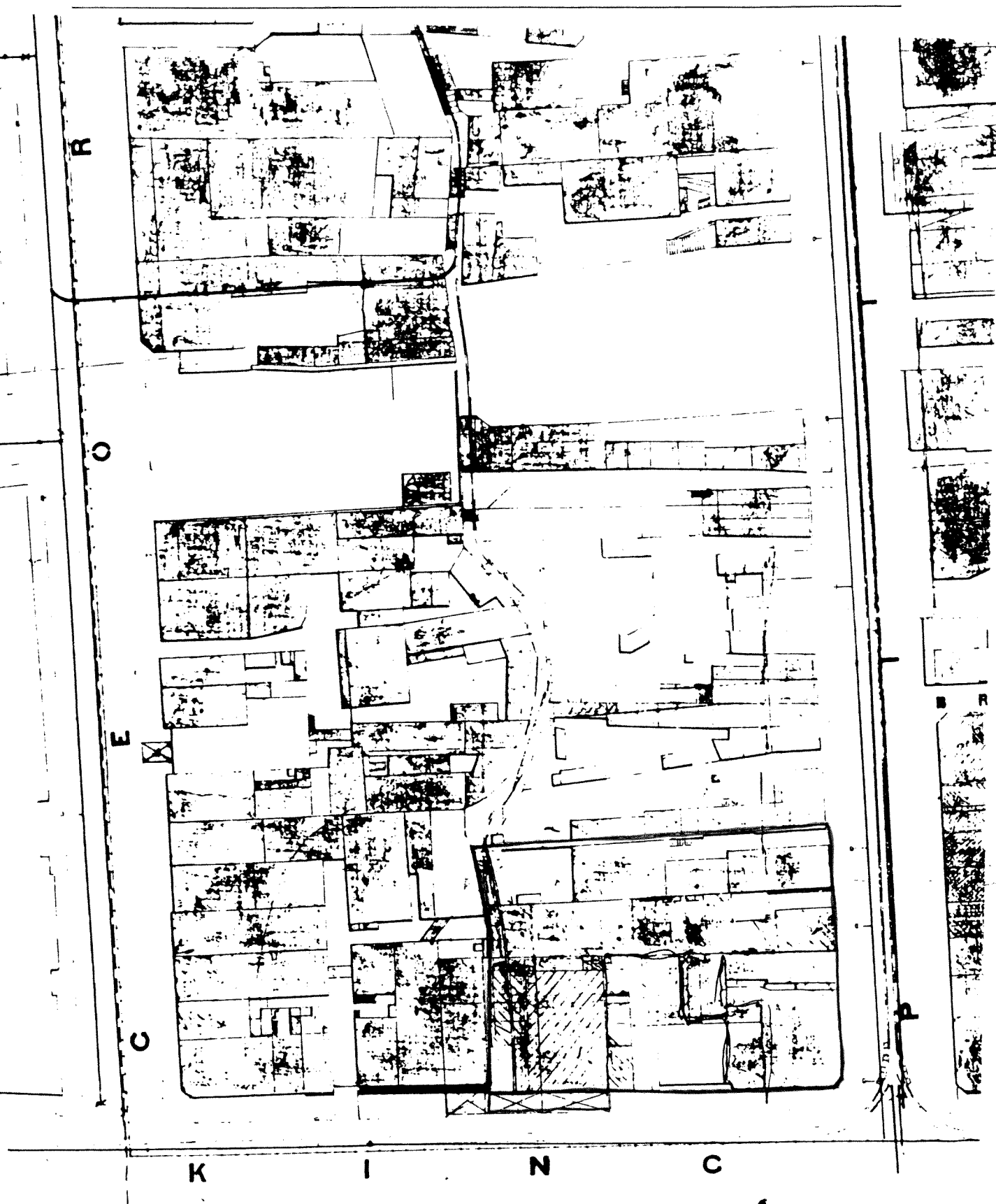
By the 1870s and 1880s many of these earlier buildings had been or were in the process of being replaced reflecting conditions in most of the city which was then experiencing one of its periodic real estate booms. The easement for the Tank Stream at the King Street frontage was being built over with three or four-storey Italianate terraces used as commercial premises. During the early decades of the twentieth century some of these buildings were again replaced and these were the structures

which remained until 1971 when construction commenced on the Prouds building which now occupies the entire site.



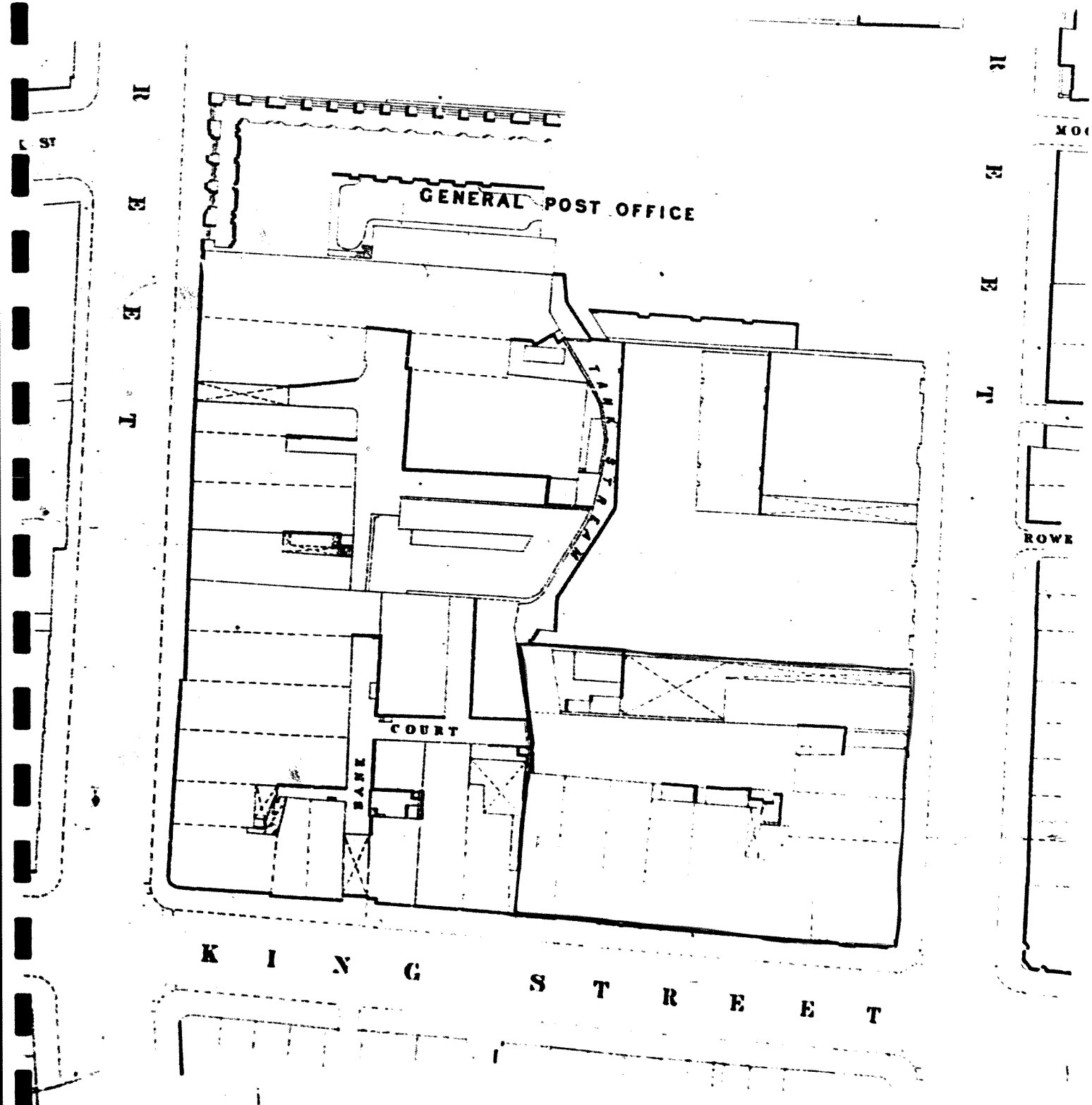
*Harper's survey of the town in 1822 (detail) showing the study area developed along Pitt Street  
(Source: State Archives Office NSW AO Map SZ435)*





*Plan of the study area in 1865; the hatched areas are later amendments indicating new buildings constructed in the 1870s*

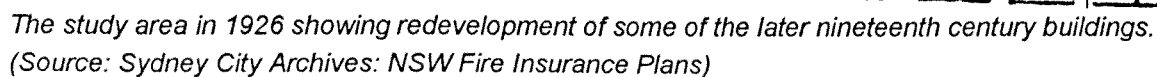
*(Source: Sydney City Archives: Trigonometrical Survey of Sydney 1865 Sheet D2)*



The study area in 1884 with new terraces having taken the place of most of the earlier nineteenth century buildings.

(Source: Metropolitan detail series ML M Series 4 811.17/1)







### 3.4 Allotment 10 (part): 82 King Street

The site of 82 King Street occupies part of Allotment 10 which is located in the south-western portion of the study area. It has its principal frontage to King Street and was bound on the west by the Tank Stream actually taking in that easement. Allotment 11 is to the east and part of Allotment 14 to the north. It has been occupied for European purposes since at least the 1830s. Harper's plan of Sydney in 1822 shows the site to be vacant.

Formal European ownership of the land was given to Richard Browning by Crown Grant on 11 July 1835 (1). The grant included rights over the easement of the Tank Stream. By 1836 almost the entire allotment was built over with large buildings occupying the King Street frontage and the northern boundary. These were linked along the eastern perimeter leaving only a small and irregularly spaced yard between (2). In 1848 the building on this part of the allotment appears to have been a three storey brick structure used for commercial purposes (3). It appears to have remained as such until the early 1880s(4).

Richard Brownlow died in 1845. His son Richard Brownlow Junior was the principal legatee but Trustees were appointed to manage the property until the son came of age (5). Richard Brownlow Junior died in 1873 and his wife Elizabeth Ann inherited the property. It was at this time that the Tank Stream was covered at this point and the earlier buildings on this site were replaced with terraces which occupied the entire block and covered the easement of the Tank Stream. These new terraces were erected in 1882. They occupied the area of 80 - 82 King Street and had their verandahs over King Street. The rate assessments describe the new building to be of three floors, brick-built and slate roofed and it was used for commercial purposes (6). Photographs show it to be a quite simple Italianate style building. The new occupant of 82 King Street was the London Continental Boot Company.

Elizabeth Ann died in 1895 and the executors of her estate took over its administration. The 1907 rate assessment for the building indicates that during the later part of the nineteenth century the premises may have been extended to some degree; in that year the building comprised four floors and twenty-one rooms. During the early years of the twentieth century the terraces were subject to a number of additions and alterations including, in 1913, the provision of a footbridge between the buildings at the front and back of the block. There is a reference in Council records to the proposed demolition of 80 - 82 King Street in this year but later evidence suggests that this proposal was not acted upon (7).

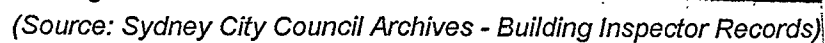
The site was purchased by the Burleigh Brothers in 1920 (8) and there were a significant number of mortgages made at this time. This may indicate a period of redevelopment (9). The property was sold to Duval and Co. in 1922 (10) and in the next few years the firm of Robertson and Marks applied a number of times to carry out works on this building (11). In 1926 the building, named Otis Chambers, was shown to be a long narrow building with a second building, a show room, behind connected to the King Street premises by a wooden bridge (12).

In 1941 this building was sold to Beaumont Chambers Pty Ltd (8). In 1947 the building was inspected and described by the City Surveyor. At that time it was described as two buildings, one with a basement. The King Street building was occupied by Theo King's retail shoe store, McDowell's storerooms and was used as workrooms by various tenants. It had five floors and a basement, measured 80 x 25 feet, and was constructed from load bearing brick work with a steel frame. It had a galvanised iron skillion roof. There was a lift as well as wooden stairs. The building behind was still connected by a wooden bridge and it was occupied by the extension of King's retail shoe store. It had one floor and a basement and measured 55 x 25 feet and had a gable roof (9).

Both buildings were demolished in 1971 to make way for the Prouds building which now occupies the site.



*The building at 82 King Street in 1848, three storey commercial premises  
(Source: J. Fowles, Sydney in 1848, facing page 26 detail)*



### 3.5 Allotment 10 (part): 84 King Street

84 King Street occupied a small portion of the street frontage of the Richard Brownlow grant of 1836 described in the preceding chapter. It, too, was vacant in 1822 but had been developed by the 1830s with a portion of the building which occupied the entire street frontage of the allotment by that date. By 1848 this appears to have been a single building, J. Edward's refreshment rooms. Council Rates of that year describe the building on King Street as a single-storey shop with detached kitchen and shed. Joseph Fowles shows this building to be of two storeys with large shop windows at the ground floor and five regularly spaced windows above (1). This old building appears to have remained on the site until it was demolished in 1882 (2).

The new premises appear to have been a four storey building with a basement, one of two terraces on this site. Photographs show it to be a quite simple Italianate style building. The building appears first to have been occupied by the firm of Johnstone and Kingsbury Drapers.

The building underwent a variety of changes early in the twentieth century for its several tenants, many to the shop fronts and some internal changes (3). The site was sold to the Burleigh Brothers in 1920 (3). It appears possible that at about that time most of this nineteenth century terrace group was demolished or was substantially altered leaving only the front portion of 84 King Street intact or at least separate from these major changes. It is shown as an individual, small building on fire insurance plans of 1926 at which time it was occupied by the Oceanic Chocolate Company.

Applications to Sydney City Council for building and development applications itemise sundry changes made to this building during the first half of the twentieth century but the description of the premises made by the City Surveyor in 1947 appears to record an essentially nineteenth century structure. It was still four storeys in height constructed from load-bearing brick walls. It had timber floors and a galvanised iron skillion roof. It had no sprinkler system, no fire escape, no lifts and only open timber stairs to the upper floors. It was used by the Astra Frock Shop in that year.

There were relatively few changes made to this building in the following decade. It was demolished in 1971 to make way for the present building on the site.

PITT

# HAROLD

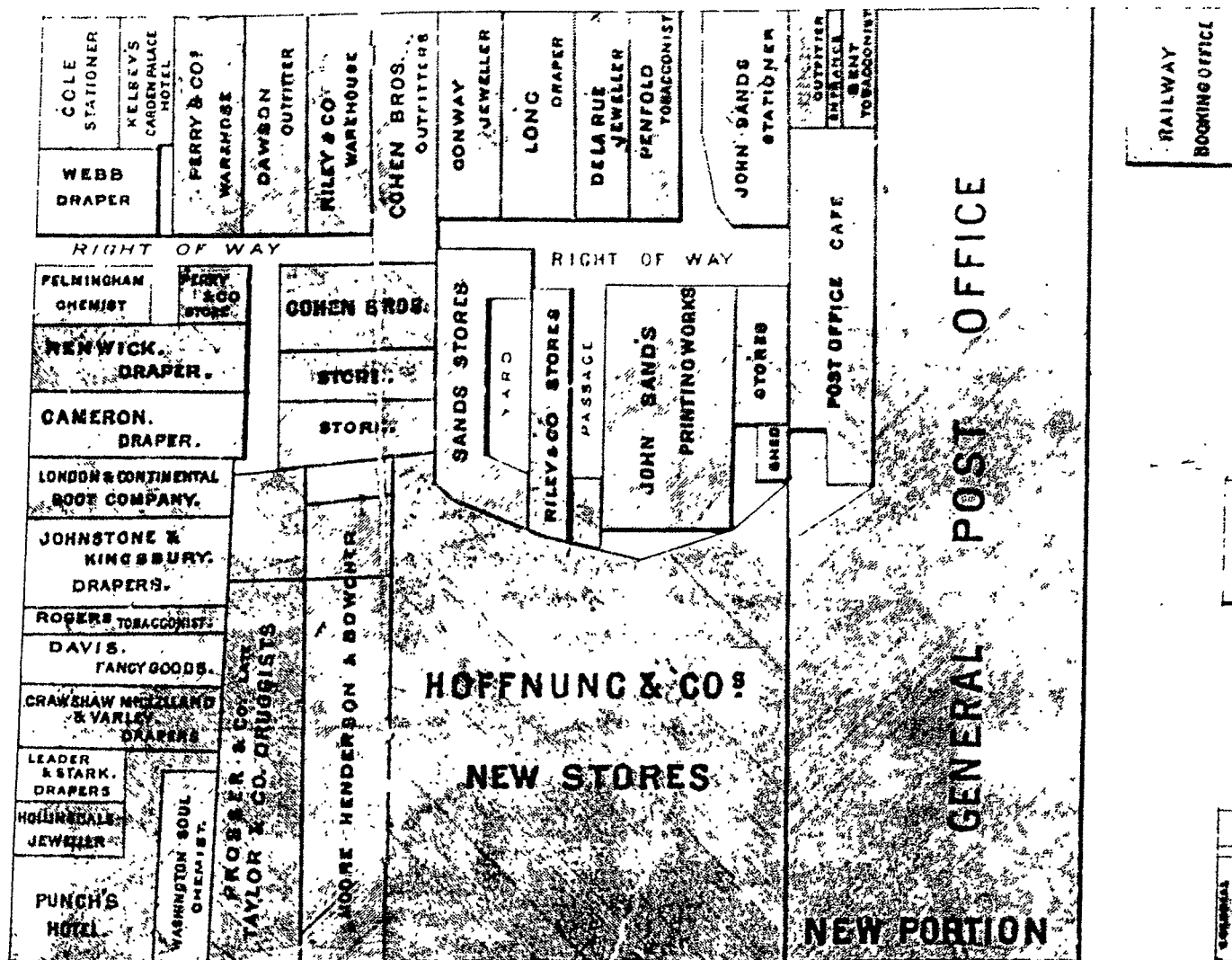
ENGLISH, SCOTTISH & AUSTRALIAN CHARTERED BANK	DAVID JONES & CO CARPET WAREHOUSE	ROBERTSON BOOKSELLER	HEAD CARPET WAREHOUSE	GORDON & GITCH NEWSPAPER AGENTS	TURNER SEWING MACHINES	DAVID JONES & CO DRAPERS &c
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BARRACK ST.

COMMER  
BAN

GEOR

KING STREET



Detail of subdivision plan of 1882 showing the newly built terraces and occupants of both King and Pitt Streets

(Source: ML M4 811.1723/1882/1)

### 3.6 Allotment 10 (part): 86 - 90 King Street

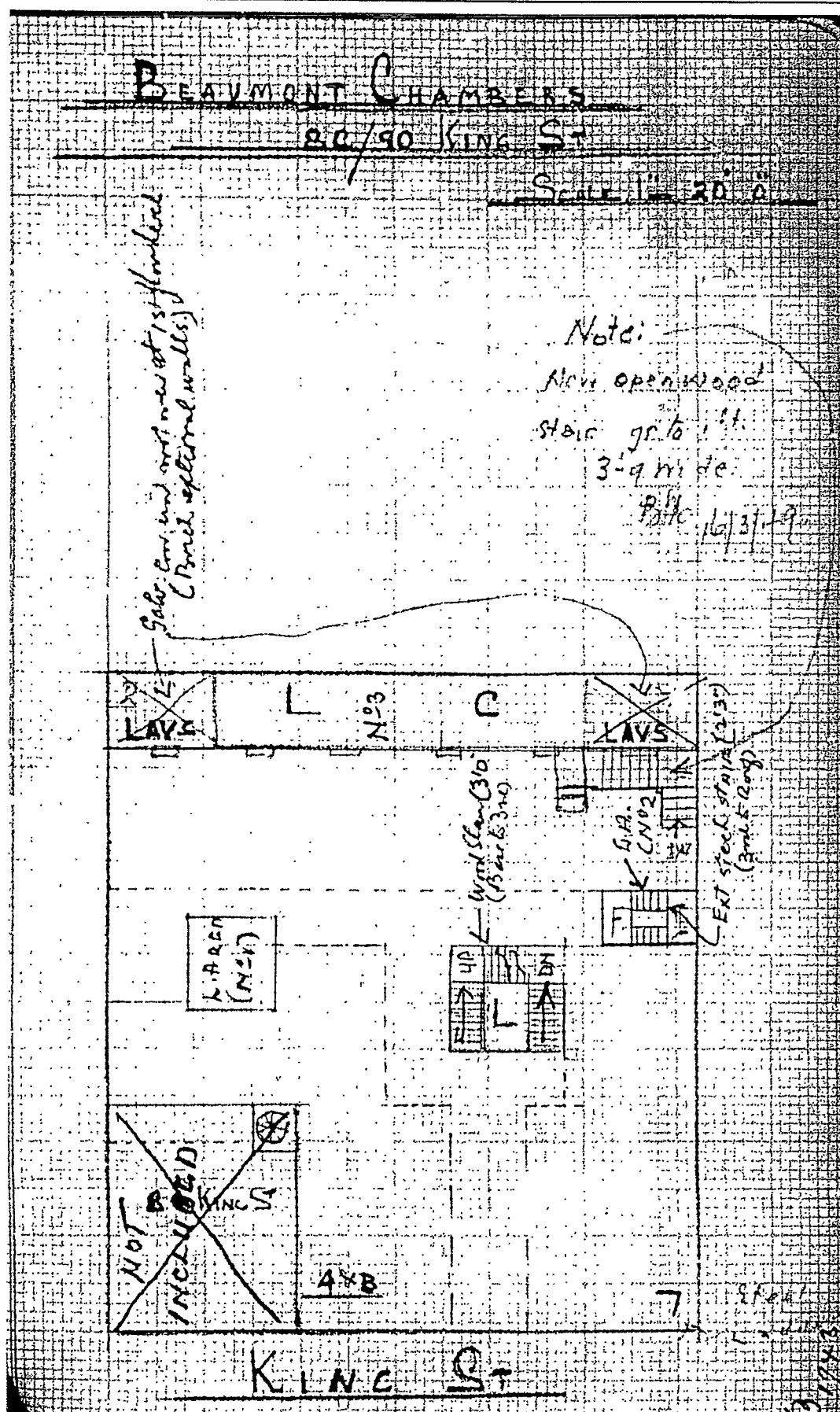
86-90 King Street occupies the remainder of the Richard Brownlow grant of 1836. By 1848 it was the site of J. Edward's refreshment rooms described in the preceding section. This was demolished in 1882 and its place taken by a four-storey terrace used for commercial purposes. It is seen in photographs to be a simple Italianate style building with triple windows on each level.

This building appears to have remained in use until the 1920s. At that time it is likely that it was demolished and a new building constructed in its place. Alternatively the old building was substantially altered by being extended to encompass the land behind the adjoining 84 King Street thus forming an L-shaped building around this small terrace. In 1926 this was described as "Beaumont Chambers". This was a four storey building with a basement which had a central entrance from King Street providing access to a variety of shops offices and a restaurant in the basement. At one time this was known as the Ziegfield Club. A lift provided access to all floors.

The building was significantly altered a number of times during the twentieth century. It was demolished in 1971 to make way for the present building.



*J. Edward's refreshment rooms in 1848*  
 (Source: J. Fowles, *Sydney in 1848*, facing page 26 detail)



86 - 90 King Street in 1847

(Source: Sydney City Archives - records of the Building Inspector)

### 3.7 Allotments 11 and 12 (part): 92 - 96 King Street

This portion of the King Street frontage is shown on Harper's plan of the town in 1822 to have been occupied by that date. There was a large building on the King Street frontage and one behind, separated from it, along the northern boundary adjoining Allotment 14. These buildings appear to be the same as those shown on the 1836 allotment survey but here the land had been divided between two owners. An L-shaped block taking in all of the King Street frontage and a substantial portion of the western boundary was the property originally of John Hosking and subsequently of Hughes and Hosking. The small block left in the north-eastern corner of this allotment was identified as Allotment 12 and was the property of Henry Mace.

By 1848 these were the premises of J. Hill Junior's furniture warehouse shown by Joseph Fowles to be a very large three-storey building with a cart entrance to the back of the block in the south-eastern portion of the King Street facade. Council rates of that year described it as a brick and slate-roofed warehouse with a detached kitchen. It was still present in the 1850s when John Hill Junior, Son and Co. advertised their furniture bedding warehouse claiming that they had "New Goods" including drawing room suites and an extensive stock of colonial made wardrobes, book cases and portable furniture of every description all "good and cheap".

It is unclear when this building was demolished, possibly in the later 1870s or earlier. Photographs of the building which took its place show it to be a very plain building with almost no decoration suggesting, perhaps, a date for redevelopment in the 1860s. By the early 1880s these three four-storey commercial terraces were occupied by a draper, tobacconist and fancy goods merchant.

These nineteenth century buildings appear to have remained in use, although in some cases substantially altered, throughout most of the twentieth century. In 1909 92-94 King Street was substantially altered inside the building to make this one commercial space by means of removing internal walls and other features. This was done for the NSW Food and Ice Company which had kitchens and refreshments rooms constructed in the new double shop space. 96 King Street remained a separate business but did have a new shop front and interior space made for it in 1917.

In 1926 these three premises were described collectively as Marlborough House being used for shops, tearooms and various other purposes. In 1947 92-94 King Street was in use as a gift store and frock shop and 96 King Street as Darrell Lea's Chocolate shop and advertising department.

The buildings were demolished in 1971 to make way for the present building.



JOHN HILL, JUN., SON, &amp; CO.,

AUSTRALIAN

Furniture &amp; Bedding Warehouse,

100, KING STREET, SYDNEY.

NEW GOODS !

NEW GOODS !! NEW GOODS !!!

Always on hand, consisting of—

DRAWING ROOM SUITES

IN TABOURETS, DAMASKS, AND REPS,

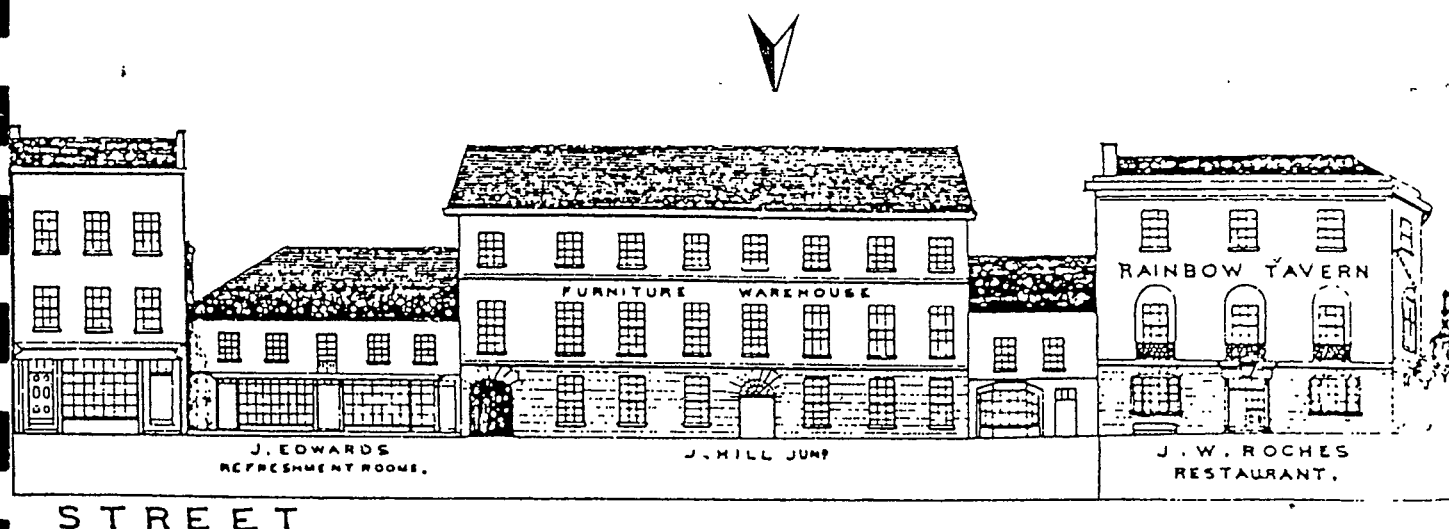
GOOD AND CHEAP.

Handsome Chiffonieres, with Marble  
Tops and Plate Glass Backs  
Chiffoniere Cabinets, with shelves  
Centre, Occasional, Reading, and  
Candle Tables  
Ladies' Work Tables and Flower  
Stands  
Coffee and Chess Tables, with revol-  
ving tops  
Devonports, Music stools  
Mahogany Dining Room Chairs, in  
Morocco  
Walnut Occasional Chairs  
Fancy and other Folding Chairs  
Children's Bergier, Astley Cooper and  
Folding Chairs  
Superior Bagatelle Boards, Writing  
Tables  
Hall Tables and Chairs

Toilet Tables and Wash-stands, with  
Marble tops  
Circular and Square enclosed Wash-  
stands  
Bedsteps and Towel Horses  
Chimney and Toilette Glasses  
Toilette Sets, in tinware  
Shower, Slipper, Sponge, Hip, and  
Foot Baths  
Air Beds and Pillows for Invalids  
Rich Table Covers, Window Hang-  
ings and Cornice Poles  
Brussels' Tapestry and other Carpets  
Felt Squares, Hearth Rugs  
Coir Matting, various widths  
Table and Door Mats, Gig Wool  
Mats, and very superior well-  
seasoned Floor Cloths of the  
newest and choicest patterns.

AN EXTENSIVE STOCK OF COLONIAL-MADE  
WARDROBES, BOOK  
CASES, AND PORTABLE FURNITURE,  
OF EVERY DESCRIPTION.

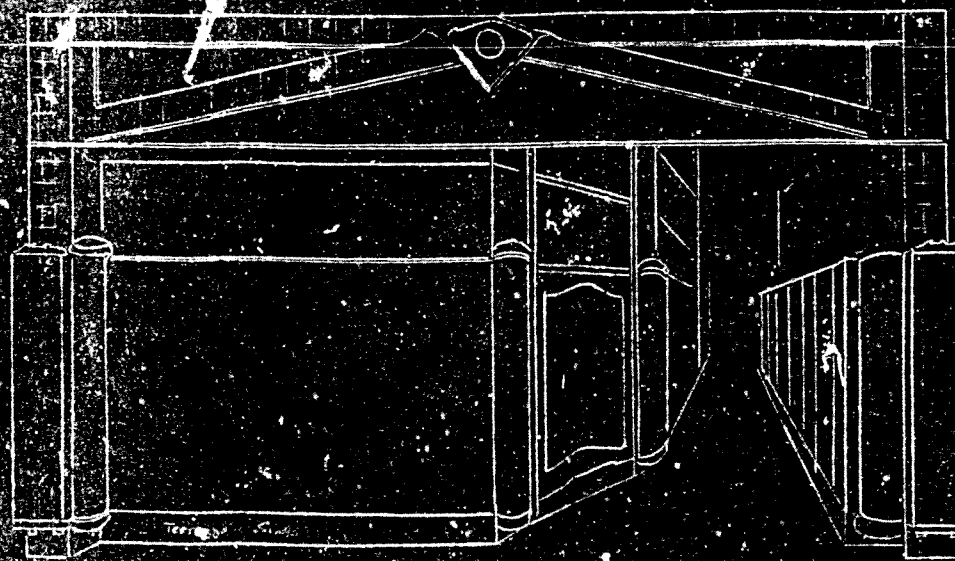
HAIR, FLOCK AND COIR MATTRESSES ALWAYS ON HAND.



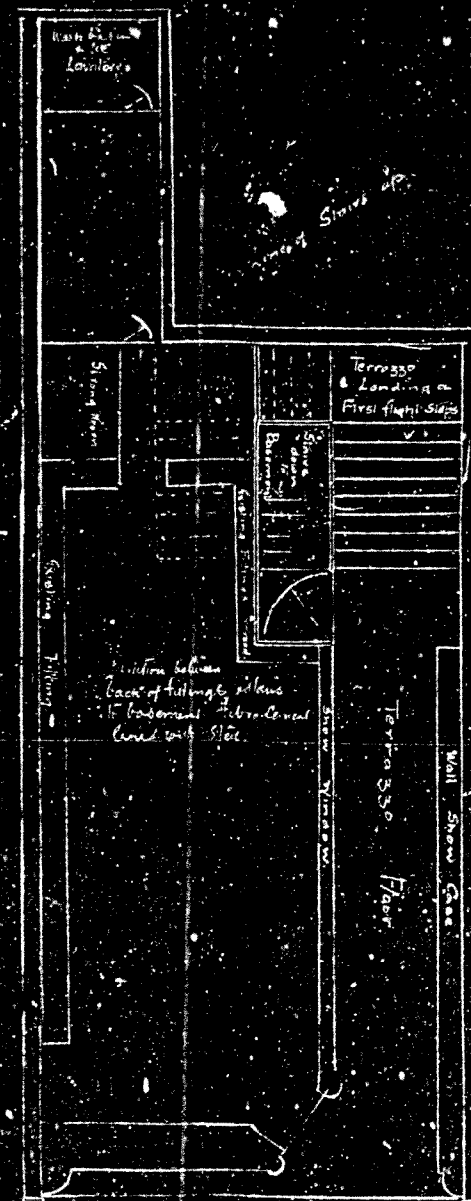
J. Hill's furniture warehouse in 1848 (Source: J. Fowles, *Sydney in 1848*, detail facing p26) and an advertisement for the firm (Source: J. Waugh, *The Stranger's Guide to Sydney 1861*, 23)



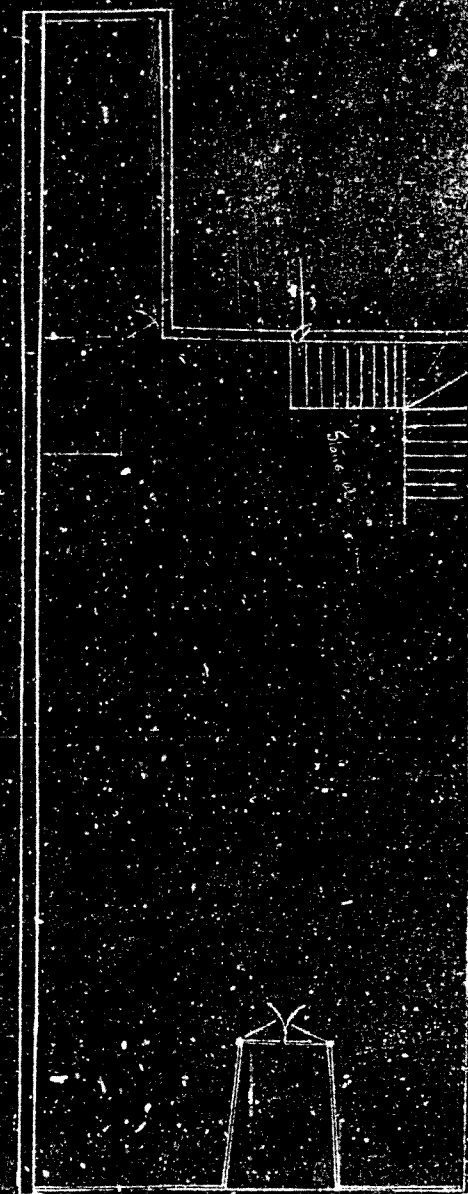
PROPOSED NEW SHOP FRONT & INTERIOR  
for *Meled Myers Esq*  
96 KING ST  
SYDNEY



Elevation of New Front



Plan of Ground floor  
as altered  
Scale 1/4"



Plan of Existing  
Ground floor  
Scale 1/4"

### 3.8 Allotment 12 (part) and 13: 98 - 100 King Street and 179 Pitt Street

98 - 100 King Street encompasses a small portion of land on King Street granted to John Hosking which may have originally been part of Allotment 12 or possibly Allotment 11. The majority of the land is contained within Allotment 13 which was granted to William Williams. This allotment has frontages to both King and Pitt Streets. It was shown in 1822 to be occupied by a very substantial building that had its frontage to Pitt Street.

The small allotment on King Street is shown by Joseph Fowles to be occupied in 1848 by a very small house and shop sandwiched between a hotel on the corner and the furniture warehouse. It was described in Council Rates of this years as a single-storey, brick shop with a shingle roof. There was a detached kitchen and shed behind it. This building appears to have survived until the 1870s but is likely to have been redeveloped at that time. Council rates of 1877-79 describe this building as a four -storey brick shop. By 1882 it was occupied by a draper and a jeweller. It is unclear when this building was demolished; possibly this was during the 1920s when the site was subsumed by the redevelopment of the corner block.

The principal occupant of this site was a hotel which occupied both the Pitt and King Street frontages. It was known at various times as The Three Legs of Man, the Bunch of Grapes, the Hope and Anchor and the Rainbow before it became Punch's Hotel, its most famous period of occupation.

Harper's plan of the town in 1822 shows this site to be well developed by that year. It is claimed that the site was purchased in 1805 by a Mr Byrne and on this land he erected a brick and stone house, a brewery malt house, a slaughter house and stables. Eventually he erected a weatherboard hotel on the corner first called the Three Legs of Man (1). By 1829 this hotel was called the Bunch of Grapes. Obed West lived in Pitt Street a few doors from this hotel in the early decades of the nineteenth century and he remembered the same details (2).

By the 1840s it was the property of Alfred Toogood and he renamed the hotel the Rainbow. Council Rates of 1845 describe this building as a three-storey brick hotel with a slate roof. Joseph Fowles shows a fine establishment which included Mr Roche's restaurant, Roche being the publican. In 1861 it was offered for lease and it was then described as doing business of 800 pounds a month with wine vaults built under the street are enormous expense expressly for maturing wines (3).

The old hotel was rebuilt in the 1870s. The rates of 1877 - 79 describe the building then occupied by James Punch as an hotel of brick and slate of five floors and twenty-four rooms. James Punch was a famous identity in Sydney during the later years of the nineteenth century and his hotel was one of the most famous in the city particularly for sporting identities.

The redevelopment of the allotment allowed for a new building to be erected on the northern boundary of this allotment with its principal frontage to Pitt Street. This was a three storey terrace owned and occupied by Washington H. Soul, the chemist. It

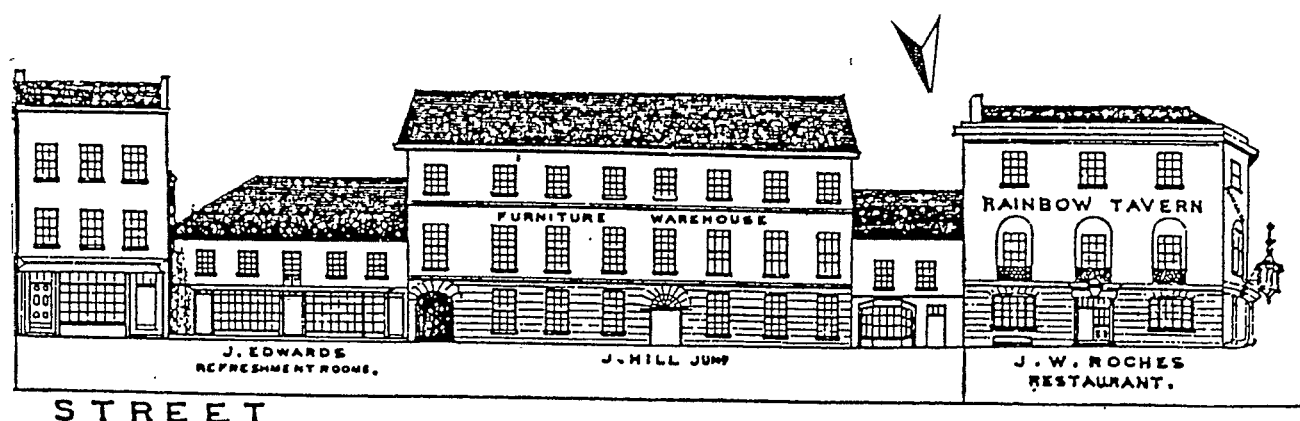


remained so for most of the nineteenth century. It was described in rate assessments as a three-storey brick and iron-roofed warehouse.

In 1882 one city directory noted that this portion of Pitt Street was notable for its warehouses one of the most notable being Soul's "medicine repository" and Punch's Hotel "an old established house of call for sporting people" (4).

It is unclear when the hotel and the warehouse behind it on Pitt Street were redeveloped but the old hotel may have been demolished in the 1920s. The warehouse may have remained on its site until it was demolished for the present building. By 1926 the corner lot was occupied by Prouds jewellery store and the warehouse behind it was then the premises of the Cafe Moanna. In 1947 the building at 179 Pitt Street and 98 - 100 King Street was described as a concrete and steel building with six floors and a basement. 177 Pitt Street was a three storey brick building with a basement. It was then in use as a fish cafe.

The buildings were demolished in 1971 to allow for the construction of the present Prouds building.



Two views of the Rainbow Hotel; from King Street with the small shop next to it (top) and from Pitt Street (Source: J. Fowles, *Sydney in 1848* facing p 26 and before 41).

### 3.9 Allotment 14:175 Pitt Street (part)

This site was already developed by 1822 with what may have been a small domestic building. On 30 June 1823 Governor Brisbane approved a lease of this land to John Fawell or Tawell (1). On 2 August 1830 a Fawell assigned this lease to Ambrose Foss (2). The Crown Grant was given to Foss on 26 August 1834 (3). Charles Bertie claims that Tawell had established an apothecary's shop here during the time he owned the property and that this business was purchased by Ambrose Foss for fourteen thousand pounds. Contemporaries described it as the finest apothecary shop outside of London (4).

By 1836 the the small building seen on the 1822 survey had been replaced by a large L-shaped building which occupied most of the block. This was described in Council Rates of 1845 as a two-storey brick house. By 1848 it was described as a shop occupied by Victor Prosser. It was still described as being two-storeys, constructed of brick and roofed with shingles. Joseph Fowles shows this building, with Victor Prosser lettered over the door, next to the Rainbow Hotel. Prosser occupied half of the building. The other half, next to the hotel, is shown as commercial premises by the occupants are not identified on it. In 1855 rate assessors described it as a three-storey stores building. Prosser continued the tradition of an apothecary's shop at this site until the end of the century.

Development on the block had been substantially extended by the mid-1860s with buildings on both sides of the allotment with access provided from the centre of the Pitt Street frontage. It is unclear if this still contained the earlier buildings. Photographs of the street at this point would suggest so although in the early 1870s the building occupying this lot was described as a four storey structure. It was still occupied by Victor Prosser's drugs warehouse.

The building on the site was demolished in 1882, the rate assessment noted it as "pulled down". The new building was a four-storey warehouse, the premises of Prosper and Taylor. It was noted as one of the principal businesses on this block (5).

This building appears to have remained on the site throughout the twentieth century variously used as the Civic Club in 1926 and described as Nottingham House in 1949. It was demolished in 1971.



### 3.10 Allotment 15: 175 Pitt Street (part)

Allotment 15 had also been built over by 1822 apparently with a small residential building. This land was originally leased to Thomas Stedman but the grant was given to Thomas Ware Smart in 1840 (1). By 1836 all of the Pitt Street frontage had been developed with a separate smaller building behind.

Smart sold this property to Charles Newton in 1842 (2). Council rates of the 1840s describe the property on Pitt Street as a two or three storey brick-built stores. It is shown in Joseph Fowles picture to have large shop windows and a cart entrance on the ground floor and regularly placed windows on the two floors above.

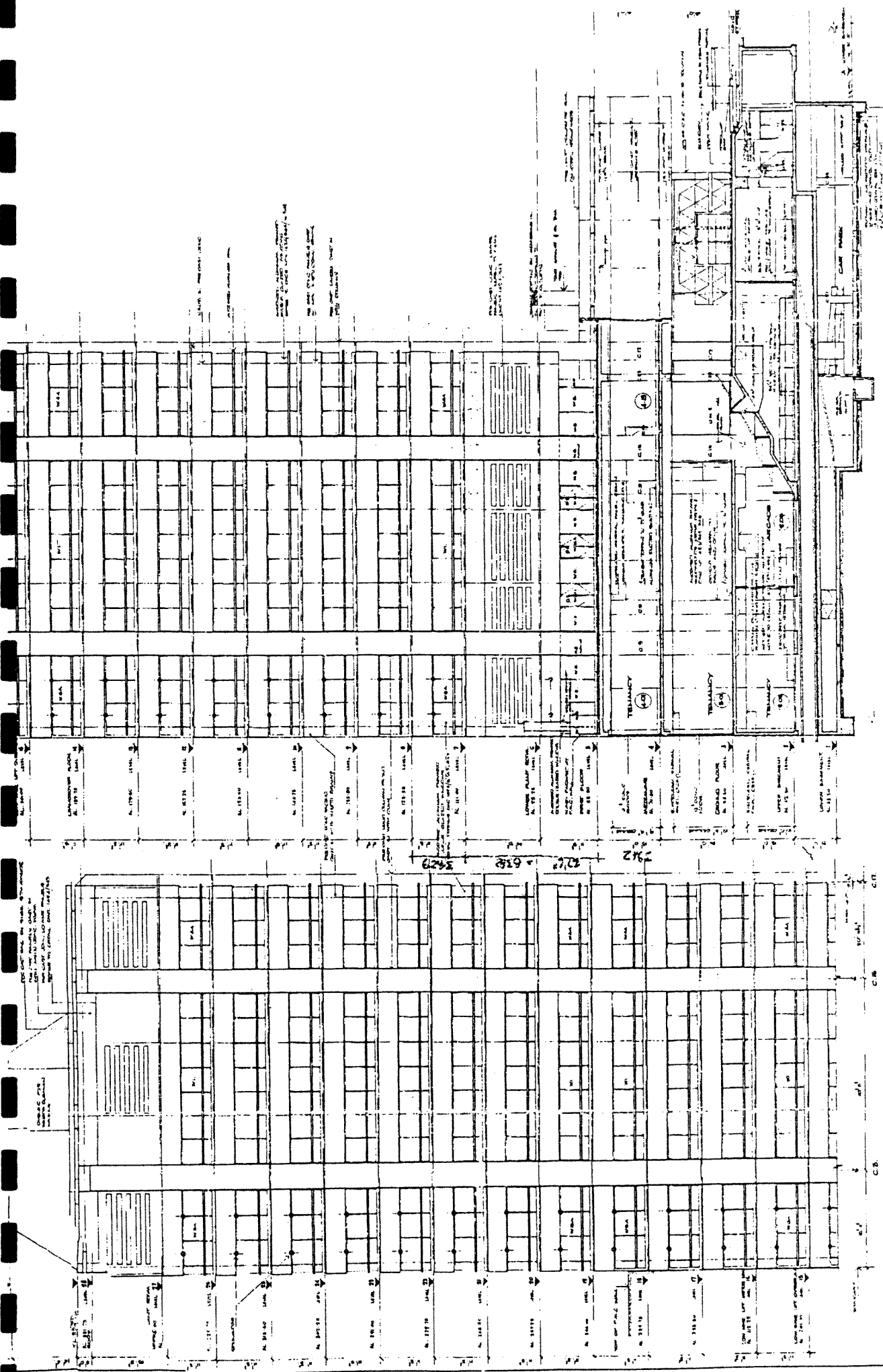
Newton sold this property to Charles Firth in 1856 (3). A survey of the site in 1865 shows the main building on Pitt Street with a series of buildings behind it on the southern boundary and yard space along the northern side of the property.

The building was still described as a three storey brick warehouse, then occupied by Moore and Henderson, in Council rates of 1882 but it is likely that this site was redeveloped about this time to provide for the four storey warehouse that housed Prosser's drug warehouse in part and Moore and Henderson's similar business in this part of the site. This was the building described as the Civic Club in 1926 and Nottingham House in 1949. It was demolished in 1971 to make way for the present building.



*Pitt Street before the development of Prosser's site with the hotel at the corner (Source: ML SPF)*

Plan of the office building at 175 Pitt Street showing multiple levels of basement parking and arcade



K&M FINCH & PARTNERS PTY LTD				ARCHITECTS				OFFICE BUILDING AT 175 PITT STREET FOR			
K&M FINCH & PARTNERS PTY LTD				ARCHITECTS				175 PITT STREET PTY. LIMITED			
WILLING, ENGLISH & DEVIN				STRUCTURAL ENGINEERS				WEST ELEVATION & PART SECTION			
D.S. THOMAS & PARTNERS CONSULTING SERVICES				ENGINEERS				BETWEEN 11th & 12th			
WOLFESEAN, TROWER & PARTNERS QUANTITY SURVEYORS				QUANTITY SURVEYORS				1424/553			
K&M FINCH & PARTNERS PTY LTD				ARCHITECTS				175 PITT STREET PTY. LIMITED			
WILLING, ENGLISH & DEVIN				STRUCTURAL ENGINEERS				WEST ELEVATION & PART SECTION			
D.S. THOMAS & PARTNERS CONSULTING SERVICES				ENGINEERS				BETWEEN 11th & 12th			
WOLFESEAN, TROWER & PARTNERS QUANTITY SURVEYORS				QUANTITY SURVEYORS				1424/553			



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## SECTION 4.0

# THE ARCHAEOLOGICAL RESOURCE

### 4.1 Assessing the Resource

An assessment of the potential of a site to contain archaeological relics is a non-intrusive process. It relies on the evidence provided by archival sources, visual survey and, if available, geo-technical testing. Where appropriate it may draw from the results of archaeological investigations of comparable sites or those in the near environs.

The historical or archival evidence for the evolution of this site has been presented in the preceding section of this report. A visual survey has been made of the place. Geo-technical evidence is not available but there has been physical investigation by archaeological means of several other sites close-by.

The assessment, therefore, is based largely on the inferences from archival sources, visual survey and some physical evidence acquired in the immediate environs of the study area.



*Punch's Hotel c. 1900 (Source: C. Bertie, "Old Pitt Street" JRAHS Vol. VI, 85)*

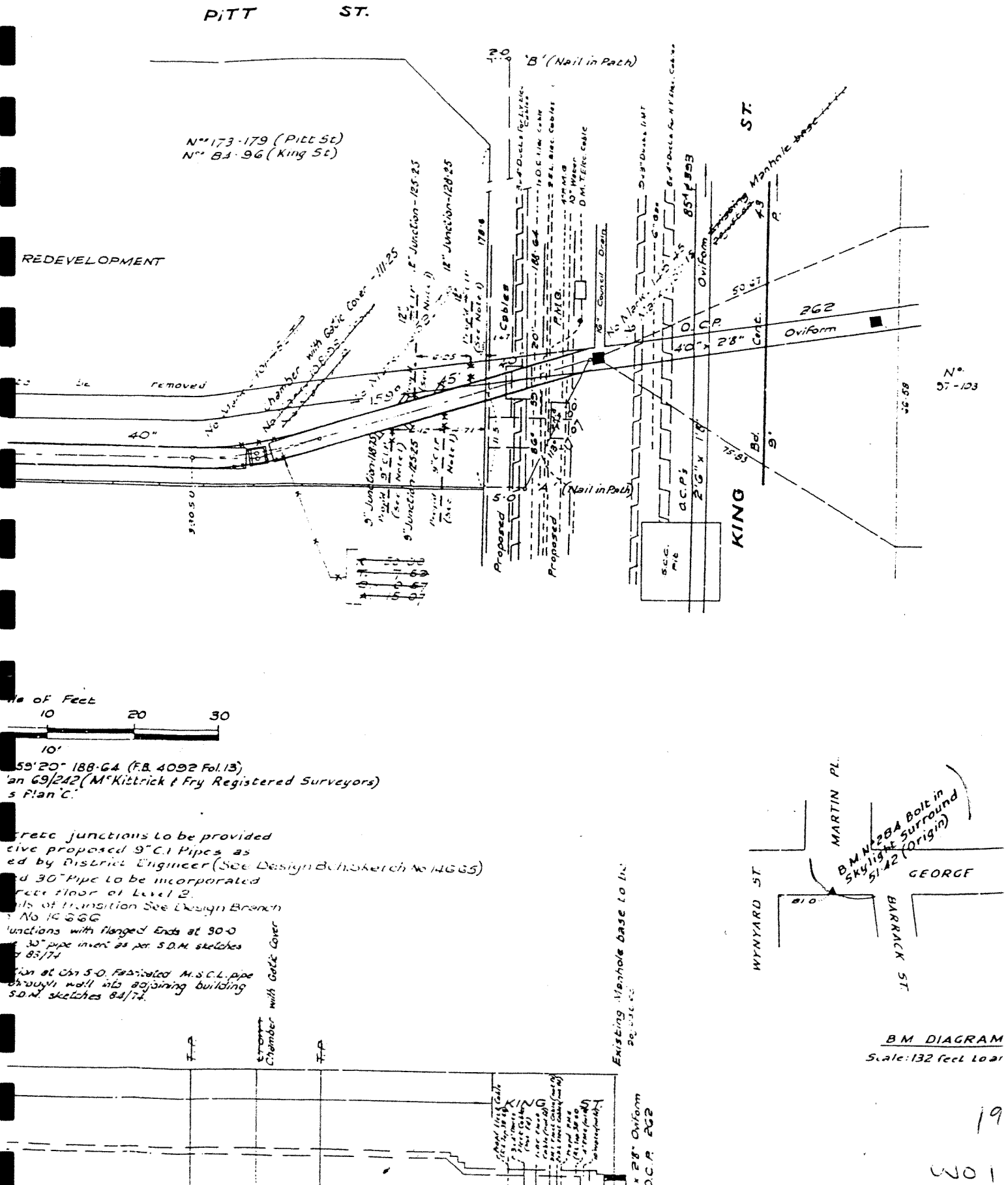
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## 4.2 Evidence of Development

Archival evidence shows that the site has evolved through quite distinct periods of change which may be summarised as follows:

- some clearing of the pre-existing environment, probably tall timber, but retention for some time of a green space along the banks of the stream
- creation of allotments on the Pitt Street frontage by c. 1800 with their rear yards running down to the Tank Stream. One of these was a brewery; it probably discharged into the stream
- substantial development of nearly the entire allotment by the 1830s with primarily commercial premises, including an hotel, warehouse and restaurant, with residential space above and out-buildings behind. Many of these buildings stayed on the site until the 1870s or 1880s
- construction of the Tank Stream oviform sewer at this point in 1871-1873
- redevelopment of almost all the allotments in the 1870s - 1880s with multi-storey commercial terraces
- probable redevelopment of a number of the buildings on the site, or significant alteration of the existing structures in the c. 1920s. May have entailed diversion of Tank Stream drain
- numerous additions and changes to all buildings throughout the twentieth century
- demolition of the entire block and construction of the present building in 1971. This included the diversion of the Tank Stream drain further west into a suspended concrete channel.

Plan of the works to divert the Tank Stream into its present concrete channel under 175 Pitt Street  
(Source: Sydney Water WO 12852)



### 4.3 Comparable Archaeological Evidence

Several sites in the environs of the study area have been the subject of archaeological investigation particularly in reference to the Tank Stream. A summary of these results is as follows:

- monitoring of work on the southern side of King Street revealed the top of the Tank Stream oviform drain approximately one metre below the current surface. There was no evidence of intact deposits or relics associated with the drain
- monitoring in Sydney Arcade to the south of study area revealed the Tank Stream oviform drain and a protective arched covering above it, drainage systems leading into it which dated from the 1880s, fill of the same period and some from the 1870s
- at the GPO excavations in the basement of the 1927 building revealed drains and footings of the c. 1820s - 1840s/50s. These sub-surface features were all that remained of early nineteenth century occupation. Surface features such as yards etc had been removed by the construction associated with the building
- at Angel Place to the north of the study area intact deposits and features of European occupation were recovered as well as Aboriginal relics
- at Millions House, to the east of the study area in Rowe Street, excavations in the basement revealed a well cut through by the present building and no other deposits or relics.

The evidence suggests that the construction of the oviform itself was a destructive process for those earlier nineteenth century deposits or features in its near vicinity. As well, building works of the later nineteenth and early twentieth centuries (except where these involved shallow works such as that at Angel Place) were responsible for removing all but sub-surface features such as drains, tanks or wells of the earlier nineteenth century occupation.

It is likely that, even before the construction of the building which presently occupies the site, most of the early-mid nineteenth century archaeological resource would already have been removed by the construction works associated with the various buildings which were erected on it during the 1870s-1880s and 1920s.

If the oviform drain and those relics uncovered at the GPO identify mid-later nineteenth century sub-surface levels it may be estimated that the estimated depth of these features in this part of the city would range between one and 2-3 metres below the present surface.

#### 4.4 Impact of the Present Building

175 Pitt Street has an arcade and two levels of basement parking and a dock beneath it. The excavations made for these levels extend beyond the point which archaeological investigation has shown to be the sub-surface levels for nineteenth century Sydney in this area of the town. For these reasons it is considered highly unlikely that there will be any archaeological evidence remaining on this site. It is likely to be archaeologically sterile.

Archival evidence demonstrates that the entire oviform section of the Tank Stream drain was removed in the 1970s. The concrete channel which now takes the stormwater for this line is suspended from the roof of the basement car-park some distance west of the original alignment. There is no likelihood that any features or deposits remain within this site associated with the Tank Stream or the oviform drain.



*The concrete channel in the basement which diverts the water of the Tank Stream drain*

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## SECTION 5.0

# CULTURAL SIGNIFICANCE

### 5.1 Evaluation Criteria

"Heritage significance", "cultural significance" and "cultural value" are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of the item, its setting and its relationship to other items, the response that the item stimulates in those who value it now and in the historical records that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document and illustrate aspects that have acquired a new recognition of importance.

Determining cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained, enhanced or at least are minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for and flexibility of any future development.

An historical analysis provides the context for assessing significance. This analysis is presented in Section 3.0. An assessment of significance is made by applying standard evaluation criteria to the facts of the item's development and associations. These criteria are divided into two categories:

- Nature of Significance
- Comparative Significance

The four basic criteria used in the **nature of significance** category are those of Evolution and Associations (Historic), Creative and Technical Accomplishment (Aesthetic), Community Esteem (Social) and Research Potential (Scientific). **Comparative significance** is assessed according to rarity or representative values.

Items have value if they meet at least one of the nature of significance criteria and are good examples of either or both of the comparative criteria.

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## **5.2 Assessment of Significance**

### **5.2.1 Historic Significance**

The study area was settled in some portions from the earliest years of settlement and by the 1830s it was already a part of the most significant commercial precinct in the city. It was home to some of its best known establishments, particularly the hotel at the intersection of Pitt and King Streets, and some of its longest established, for example, Prosser's apothecary business on Pitt Street. The development of this site, including the redevelopment of most establishments in the 1870s and 1880s and again in the early years of the twentieth century as well as the changes made to the Tank Stream, reflect the events and influences which shaped the entire city during both the nineteenth and twentieth century.

### **5.2.2 Research Significance**

The site is likely to be archaeologically sterile and, therefore, has no significance for potential research objectives.

## **5.3 Statement of Significance**

The land at the north-western corner of the intersection of Pitt and King Streets commenced settlement in the earliest years of European occupation and became part of one of the most important commercial precincts in the city particularly well-known for the hotel on the corner but also associated with several long-running businesses. The events and influences which shaped the development of this site, including the changes made to the Tank Stream and its redevelopment at different times, are representative of those which affected the rest of the city during the nineteenth and twentieth centuries. However, the associations and the representative values of this site are not expressed in above ground fabric and are highly unlikely to be given expression through archaeological resources. The site has low cultural significance as a potential archaeological site.



*View of the study area at the end of the nineteenth century from George Street  
(Source: ML SPF Sydney Streets - King Street)*



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## SECTION 6.0

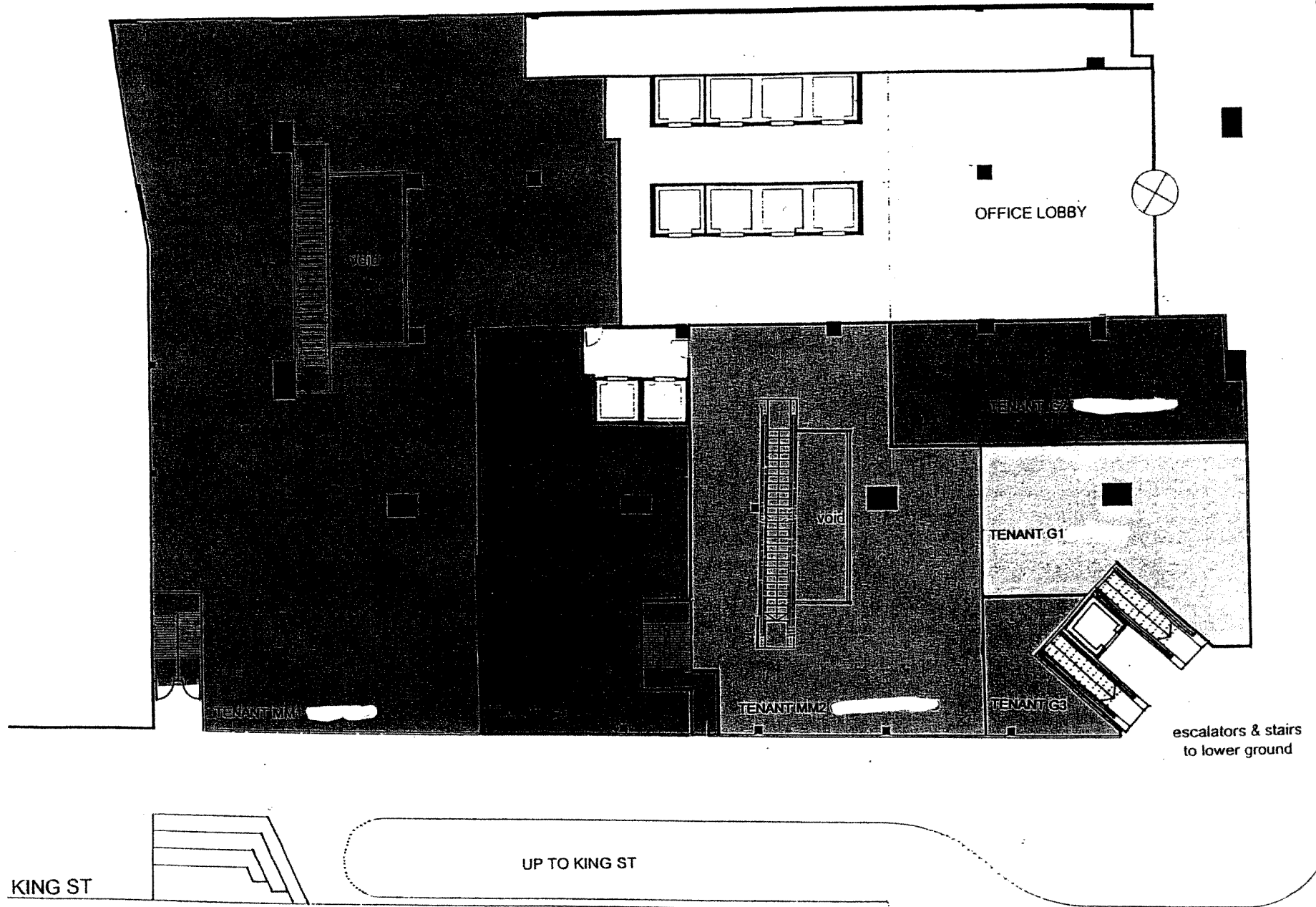
# IMPACT AND MANAGEMENT

### 6.1 The Proposal

The proposed development seeks to extend the existing premises for the creation of a new retail and commercial presence by the construction of a ten storey block attached to the present building. The lower basement which currently comprises car parking will remain as a car park. The area that will change relate to:

- the creation of new footings and an extension of existing footings required to change the structural support system
- removal and relocation of building services
- the basement area will be refurbished and the arcade will be removed and replaced with two to three large spaces
- the loading dock will be expanded
- escalators will be provided at the corner of Pitt and King Streets
- the substation will be relocated.
- the ground floor level will be refurbished which will encompass infill of the forecourt space, removal of the King Street overhang, extension of retail to the Pitt Street frontage, extension of the Pitt Street office foyer, removal of stairs to the below ground arcade and replacement of the car park balustrade
- the mezzanine will be refurbished
- the office tower will be extended from the first to 9th floors

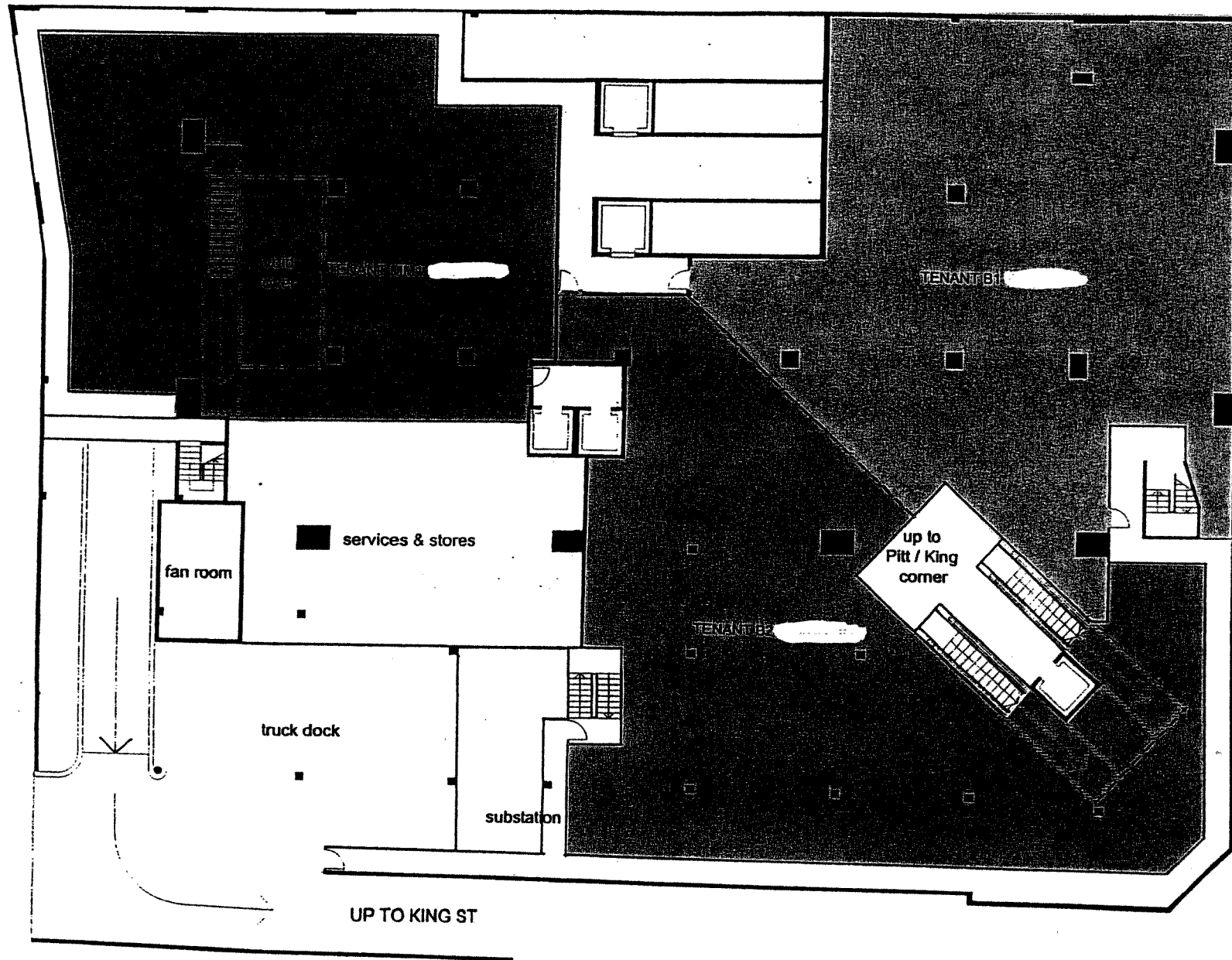
Most of these works will have no impact on any sub-surface area. The exceptions are the excavation for new footings and extension of old footings. Some of these works will come within the area of the PCO curtilage.



THE RENEWAL OF  
 175 PITT STREET  
 GROUND FLOOR

THE RICE DAUBNEY GROUP ARCHITECTURE + RETAIL PLANNING  
 ESCAN PTY LTD





THE RENEWAL OF  
 175 PITT STREET  
 LOWER GROUND FLOOR

THE RICE DAUBNEY GROUP ARCHITECTURE + RETAIL PLANNING  
 ESCAN PTY LTD



## 6.2 Management of the Archaeological Resource

This analysis has identified that the proposed development is unlikely to disturb relics. Thus, the provisions of the Heritage Act of NSW which requires appropriate management by those who will be responsible for the destruction or disturbance of relics should have no application to this site. However, as part of the the site comes within an area that has a Permanent Conservation Order attached to it this will require application for an Excavation Permit from the Heritage Council of NSW.

It is recommended that this application should be accompanied by a copy of this assessment and a covering letter stating that no further archaeological work is required for this site.

It should be noted, though, that in the event that any excavation does uncover relics, deposits or features the work should cease in this area until the archaeologist nominated on the permit has been contacted and can provide advice appropriate to the significance of this material.



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## SECTION 7.0

# DOCUMENTATION

### 7.1 Endnotes

#### Section 3.1

1. Report on soil testing in Casey and Lowe, *Archaeological Excavation of 1927 Building Basement GPO Sydney*.
2. Benson and Howell, *Taken for Granted the Bushland of Sydney and Its Suburbs*, 42-43.

#### Section 3.2

1. Lieutenant Collins quoted in Brian and Barbara Kennedy, *Subterranean Sydney* 14.
2. Quoted in *Ibid*, 17
3. Sydney Water Board Plan OCP 114

#### Section 3.3

1. *Sketch and Description of the Settlement at Sydney Cove 1788* reproduced in Kelly and Crocker, *Sydney Takes Shape*, 2.
2. *The Memoirs of Obed West*, 3.
3. Quoted in G. Scott, *Highways of History*, 63.
4. *The Memoirs of Obed West*, 2.
5. A. Halloran, *Section Survey of Sydney (Section 37) 1836*. Sydney City Archives: CRS 955
6. James Macle hose, *Picture of Sydney and Strangers' Guide in NSW for 1839*, 71

7. *Ibid.*, 84

8. J Fowles, *Sydney in 1848*, 28

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6. Council Rate Assessment 1877-79

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### 7.2.4 Maps and Plans

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### 7.2.5 Images

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