

EXTENT



CIVIC LINK BLOCK 3

HISTORICAL ARCHAEOLOGICAL ASSESSMENT

Prepared for City of Parramatta Council

November 2023 — V03.3



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EXECUTIVE SUMMARY

Extent Heritage Pty Ltd was commissioned by City of Parramatta Council to undertake a Historical Archaeological Assessment in advance of the detailed design of Civic Link Block 3, as part of the larger Civic Link project, which extends from Parramatta Square in the south, to the Parramatta River in the north. The study area is located within the Parramatta CBD, within the City of Parramatta Local Government Area (LGA). It consists of Horwood Place between Phillip Street and George Street, Auctioneer Lane, and a service lane off Phillip Street and also includes Lot 102 DP 241030. The study area consists of the existing road reserve, currently comprising the carriageway, footways and street furniture.

A search of available heritage registers indicated that the site is not subject to any statutory heritage listings. However, several heritage items listed on Schedule 5 of the Parramatta Local Environmental Plan 2023 directly adjoin the study area. This includes Dr Pringle's Cottage (I537), Redcoats' Mess House and potential archaeological site (I572), Civic Arcade, formerly a theatre, and potential archaeological site (I536), Willow Grove and potential archaeological site (I625) and Roxy Cinema (I538). The site lies within PHALMS archaeological management unit (AMU) no. 2894, which indicates that the archaeological resource may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts and has exceptional archaeological research potential and is of State significance.

A site inspection of the study area was undertaken on 10 August 2023. The site inspection noted some ground disturbance from services, roadways, existing pathways, and other landscape elements.

Based on the historical research undertaken to date the following broad historical phases of site development could be identified:

- Phase 1: Occupation of Parramatta by Darug (Dharug) people
- Phase 2: Establishment of the town of Parramatta & construction of the first Gaol, 1788-1830
- Phase 3: John Ellison Grant, 1831-1857
- Phase 4: Subdivisions, 1857-1910
- Phase 5: Consolidation and later occupation, 1910-1970
- Phase 6: Clearance and creation of Horwood Place, 1967-present

This historical archaeological assessment of the subject site has determined that it represents a key location, illustrating the development of the urban centre of Parramatta. Historical and cartographic research has also determined that this was the site of Parramatta's first gaol, that was a contemporary of the first Sydney gaol. This gaol site was previously understood to have been located in Prince Alfred Park, north of the Parramatta River.

Desk-based assessment has determined that a sequence of subsequent residential occupation and subdivision continued from c.1830 until 1967, after which the site was cleared to create Horwood

Place. Archaeological investigations in the vicinity of the subject site suggest that a range of archaeological material may survive at the site. This will include footings, foundations and surfaces associated with the later residential subdivisions. The degree of impact on archaeological remains resulting from construction works associated with the site clearance and construction of Horwood Place is unknown. The degree of preservation, or otherwise could be revised based on the results of a programme of archaeological test excavation.

Archaeological remains assessed to be significant at a local or State level are considered to be relics and as such are protected by the 'relics provision' of the *Heritage Act 1977* NSW. Disturbance of archaeological relics in NSW is not permissible without an appropriate Approval/Excavation Permit issued under the Heritage Act. Therefore, based on this desktop study and background research, the following recommendations have been made:

- Historical archaeological test excavation to determine the location, integrity, and presence of potential archaeological items; and
- Application for an Excavation Permit under s140 of the Heritage Act 1977 to authorise this testing.

The results of the testing program would determine any need for any additional permits for salvage, monitoring, and/or harm to relics.

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1. INTRODUCTION

1.1. Project initiation

Extent Heritage Pty Ltd was commissioned by City of Parramatta Council in 2023 to undertake a Historical Archaeological Assessment in advance of the detailed design of Civic Link Block 3. This report assesses the site's potential to contain historical archaeological remains, their significance, and the impacts of the proposed works on these resources and associated relics. This report provides recommendations for mitigation and management of archaeology during works conducted as a part of this development.

1.2. Site location and identification

The study area is located within the Parramatta CBD, within the City of Parramatta Local Government Area (LGA). It consists of Horwood Place between Phillip Street and George Street, Auctioneer Lane, and a service lane off Phillip Street and also includes Lot 102 DP 241030. The study area consists of the existing road reserve, currently comprising the carriageway, footways and street furniture. Block 3 forms part of the larger Civic Link project, which extends from Parramatta Square in the south, to the Parramatta River in the north. The study area is outlined below in Figure 1 and Figure 2.

Extent Heritage Pty Ltd | Civic Link Block 3 | Historical Archaeological Assessment

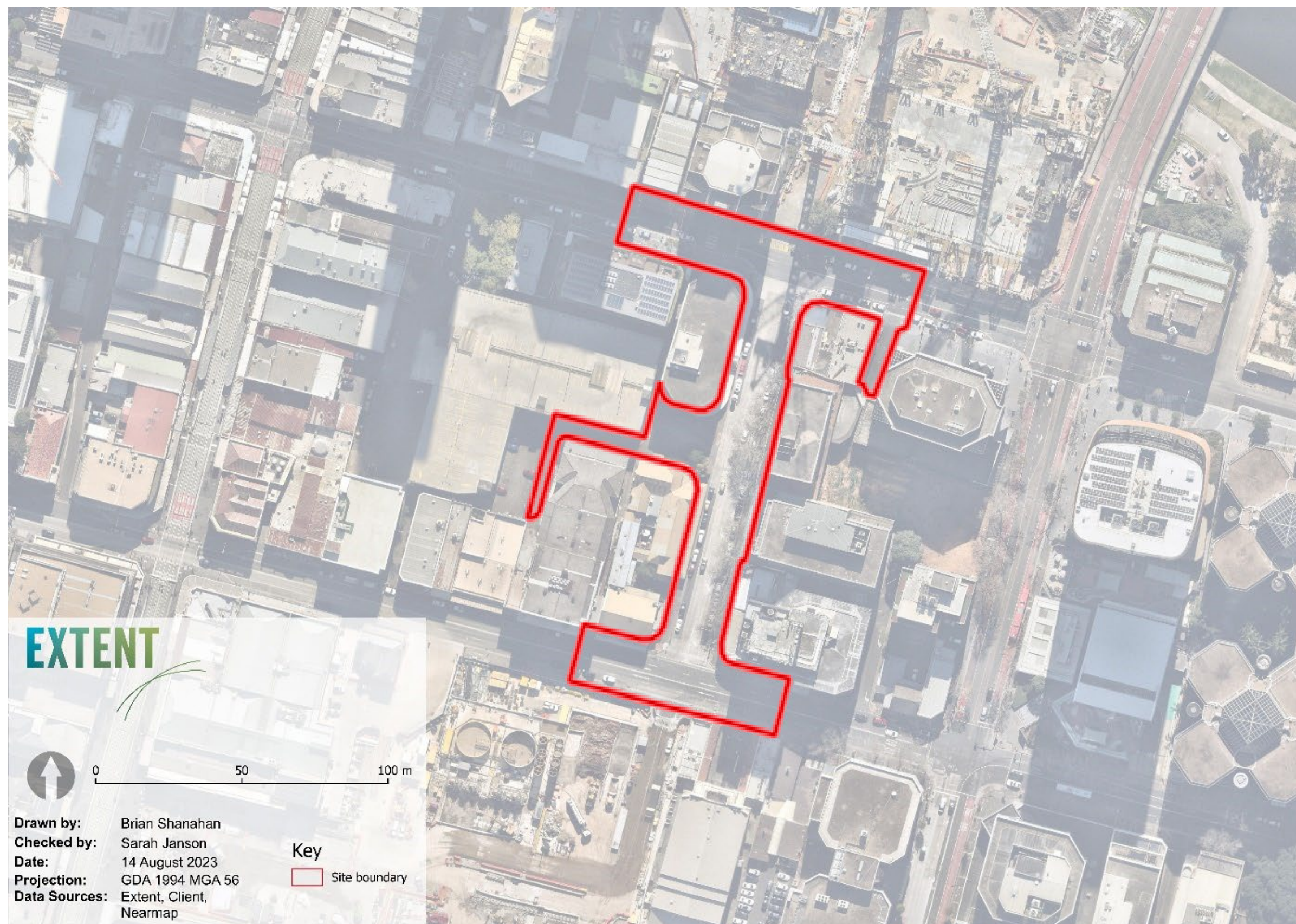


Figure 2. Current aerial imagery. *Source:* Nearmap

1.3. Development description

The Civic Link is a proposed pedestrianised public space and cultural spine connecting Parramatta Square to the Parramatta River. The project spans 500 metres, and consists of four blocks. Civic Link Block 3 is located along the existing Horwood Place, between George Street and Phillip Street, and includes Auctioneer Lane which provides access to Eat Street Car Park, accessed west of Horwood Place. Horwood Place currently consists of a two-way, with street parking along either side.

The Design Brief for Block 3 intends to pedestrianise Horwood Place, with design elements including a central green spine of planting pods, seating, informally arranged lighting masts, and a continuous 3 m wide awning coverage to building frontages. Auctioneer Lane is to remain accessible for vehicles to Eat Street Car Park in the short to medium term.

1.4. Statutory context

In relation to historical archaeology, the site is subject to the following statutory and non-statutory controls:

- *Environmental Planning and Assessment Act 1979;*
- *Heritage Act 1977 (NSW);*
- *Parramatta Local Environmental Plan 2023;*
- *Parramatta Development Control Plan 2023; and*
- *Parramatta Historical Archaeological Landscaping Management Study 2000 (PHALMS).*

1.4.1. Heritage Act 1977 (NSW)

The *Heritage Act 1977 (NSW)* (the Heritage Act) is designed to conserve the environmental heritage of New South Wales and regulate development impacts on the State's heritage assets.

Significant historical archaeological features are afforded automatic statutory protection by the 'relics' provisions of the Act. A 'relic' is defined as:

any deposit, artefact, object or material evidence that:

a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

1) is of State or local heritage significance.

In accordance with Section 139(1), it is an offence to disturb or excavate land, where this may affect a relic, without the approval/excavation permit of the Heritage Council of NSW, unless an endorsed 'Exemption' or 'Exception' to disturb or expose and destroy a 'relic' applies. Sites which may contain archaeological relics are usually addressed under Sections 140 and 141 of the Heritage Act. Sites containing archaeological relics listed on the State Heritage Register (SHR) are addressed under Sections 60 and 63 of the Heritage Act.

1.4.2. Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) requires that environmental and heritage impacts are considered by consent authorities prior to granting development approvals. The relevant sections of the EP&A Act are:

- Part 4: Development that requires consent under consideration of environmental planning instruments.
- Part 5: An assessment process for activities undertaken by Public Authorities and for developments that do not require development consent but an approval under another mechanism.

Where Project Approval is to be determined under Part 4 (Division 4.1) of the Act, further approvals under the *Heritage Act 1977* (NSW) (the Heritage Act) are not required. In those instances, management of historical heritage follows the applicable the Heritage Council of NSW guidelines (the Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation, July 2005) and any relevant statement of commitments included in the Development Approval.

Environmental planning instruments made under the EPA Act include State Environment Planning Policies (SEPPs), which address matters of State or regional environmental planning significance, and Local Environmental Plans (LEPs), which guide planning decisions for local government areas. The subject area falls within Parramatta Local Government Area (LGA).

1.4.3. Parramatta Local Environmental Plan 2023

The objectives of *Parramatta Local Environmental Plan 2023* (Parramatta LEP 2023) in relation to environment and heritage are provided in the following clauses:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the City of Parramatta,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

1.4.4. Heritage listings

The site is not subject to any statutory heritage listings. However, several heritage items listed on Schedule 5 of the Parramatta Local Environmental Plan 2023 directly adjoin the study area.

Table 1. Summary of heritage status of study area.

Register/listing	Item listed (Y/N)	Item name	Item number
Statutory listings			
State Heritage Register	N	-	-

Register/listing	Item listed (Y/N)	Item name	Item number
Parramatta Local Environmental Plan 2023, Schedule 5	N	-	-
Non-statutory listings			
Register of the National Trust (NSW)		-	-

Table 2. Heritage items adjoining the study area.

Item number	Item name	Item address	Lot DP	Significance
Parramatta Local Environmental Plan 2023, Schedule 5				
I537	Dr Pringle's Cottage	52 George Street	SP 21427	Local
I572	Redcoats' Mess House and potential archaeological site	2 Horwood Place	SP 21574	State
I536	Civic Arcade, formerly a theatre, and potential archaeological site	48 George Street	Lots 1-79, SP 159	Local
I625	Willow Grove and potential archaeological site	34 Phillip Street	Lot 1, DP 569139	Local
I538	Roxy Cinema	69 George Street	Lots 1 and 2, DP 76080	State

1.5. Approach and methodology

This report was prepared in accordance with the principles and procedures established by the following documents:

- *The Australia ICOMOS Charter for Places of Cultural Significance*, 2013 (the Burra Charter) (Australia ICOMOS 2013); and
- 'Historical Archaeology Code of Practice' (Heritage Council 2006).

1.6. Limitations

This report uses historical documentation and previously established significance assessments prepared by third party heritage consultants to describe and assess the heritage significance of land that would be affected by the proposal.

This report does not review the Indigenous cultural heritage values of the subject area.

1.7. Author identification

This report was prepared by Brian Shanahan (Senior Associate) and Hayley Edmonds (Heritage Advisor). It was reviewed by Graham Wilson (Principal Heritage Advisor).

2. HISTORIC CONTEXT

2.1. Introduction

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

This section of the report is based on the historical research contained in the Preliminary Built Heritage Assessment (Extent Heritage 2023, and reproduced in Appendix A) including detailed analysis of historical plans and aerials, as well as a presentation of the historical context by allotment. This section of the report provides a summary of the main phases of development and is presented in a timeline below.

2.2. Site history phasing

Phase	Event
Phase 1 – Burramatta (pre-1788)	The Darug people are recognised as the traditional owners of the subject area.
Phase 2 – Establishment of the town of Parramatta & construction of the first Gaol (1788-1830)	Establishment of the Rose Hill outpost, planning of streets by Governor Phillip, establishment of first gaol in George Street under Governor Hunter, extension of cross streets under Governor King. Conversion of occupation of blocks by groups of convicts to occupation by individual convicts and their families. Addition of Phillip Street under Macquarie, formalisation of allotments and issue of leases
Phase 3 – John Ellison Grant (1831-1857)	Construction of Redcoats Mess House. Issue of grants.
Phase 4 – Subdivisions (1857-1910)	Subdivision of Ellison Estate – minor building infill along George Street frontage.
Phase 5 – Consolidation and later occupation (1911-~1970)	Factory development along Phillip Street, infill development at the rear of the George Street properties. Use of site as a car park.
Phase 6 – Clearance and creation of Horwood Place (1967-present)	Creation of Horwood Place and associated laneways.

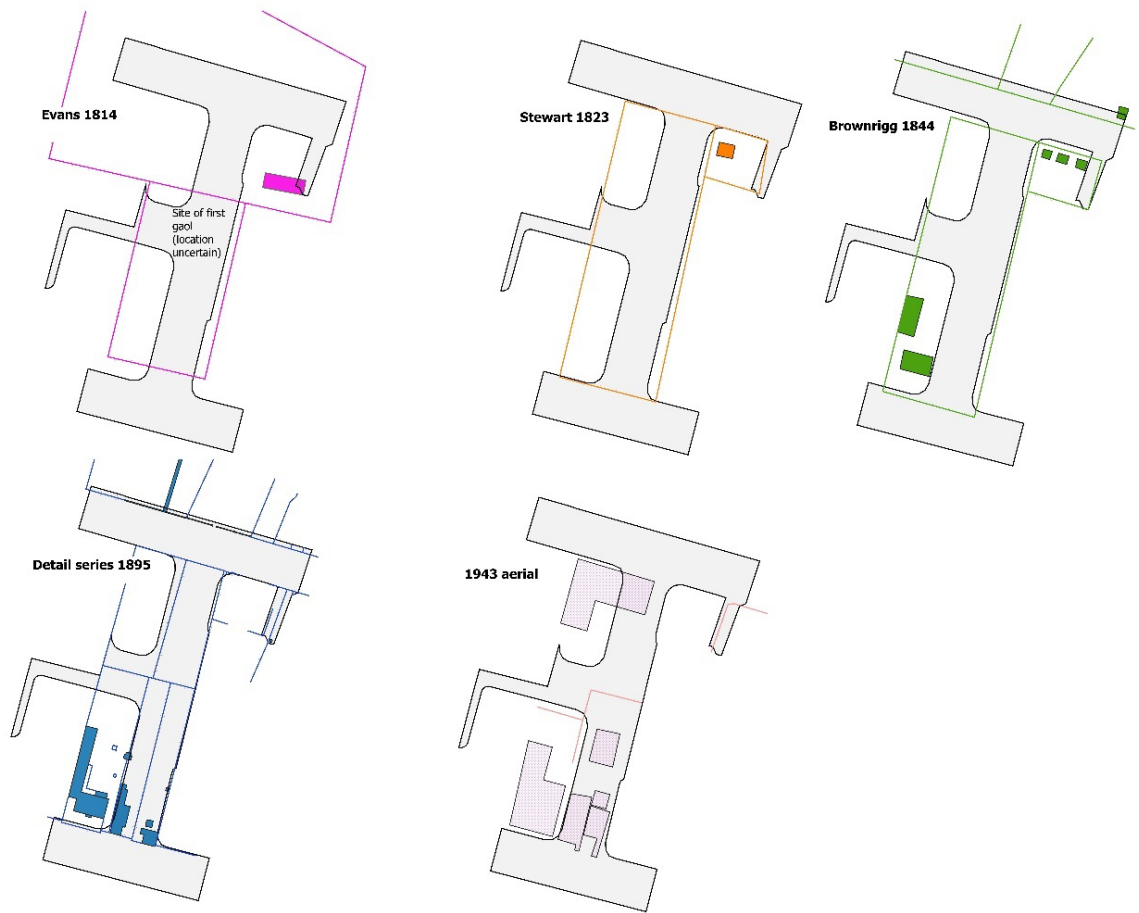


Figure 3. Chronology of development of the site

3. PHYSICAL DESCRIPTION

3.1. Site inspection

The site was inspected by Brian Shanahan and photographed by Sarah Janson and Leo Martin on 10 August 2023. The aim of the visit was to assess the landscape, identify any obvious evidence of disturbance, and identify any visible historical archaeological features. The inspection was undertaken as a visual study only.

The study area consists of Horwood Place and roadways between George Street to the south and Phillip Street to the north. There is a gentle slope northward, rising in approximately the middle of Horwood Place, adjacent to Auctioneers Lane, before sloping downwards towards the Parramatta River. The study area comprises hardstand, street furniture and road surfaces of the area. There are no remnant open spaces, as all surfaces in the study area have been paved, concreted or asphalted.

The buildings adjacent to the study area on the eastern side were noted to have been cut slightly below street level. The Eat Street Carpark to the west of the study area at Auctioneer Lane also falls away below the street level. Major impacts noted are primarily the roadway and adjacent buildings. Elsewhere, drains, footings for structures and street furniture and subsurface services represent localised areas of deeper impacts.



Figure 4. View east to junction of Horwood Place and George Street. Figure 5. View north along Horwood Place.

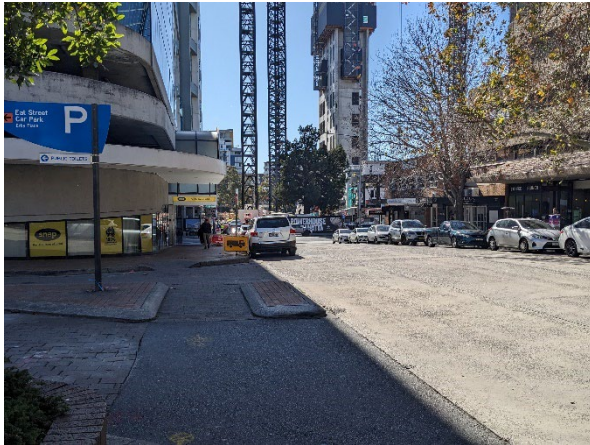


Figure 6. View north from junction of Auctioneer Lane and Horwood Place.



Figure 8. Eastern elevation of Dr Pringle's Cottage.

Figure 9. View to eastern and rear elevation of Dr Pringle's Cottage. Courtenay's Brassiere at right.

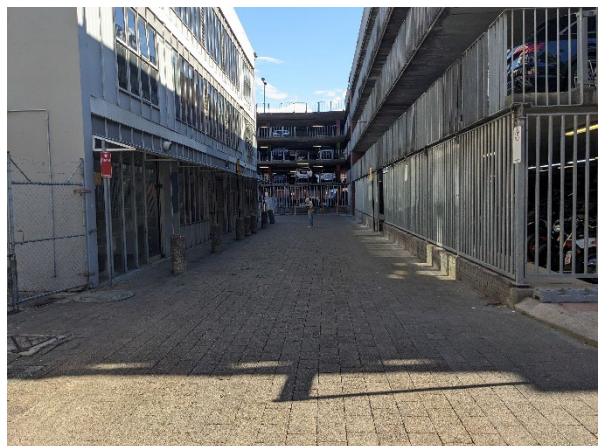


Figure 10. Eastern façade of Redcoats Mess House

Figure 11. Civic Arcade rear façade at left, Eat Street Car Park at right.

4. HISTORICAL ARCHAEOLOGICAL POTENTIAL

4.1. Archaeology of the neighbourhood

Two State Heritage Register curtilages adjoin the boundary of the proposed development site/study area. The Redcoats Mess House is located in the corner of Horwood Place and Auctioneer Lane. The Roxy Theatre adjoins the south eastern side of the study area. Both sites are also listed as heritage items in Clause 5.10 of the Parramatta LEP. Other heritage items adjoining the study area are Dr Pringle's Cottage, the Civic Arcade, and Willow Grove House. It is noted that the Willow Grove House itself has since been demolished as part of the Powerhouse Museum works.

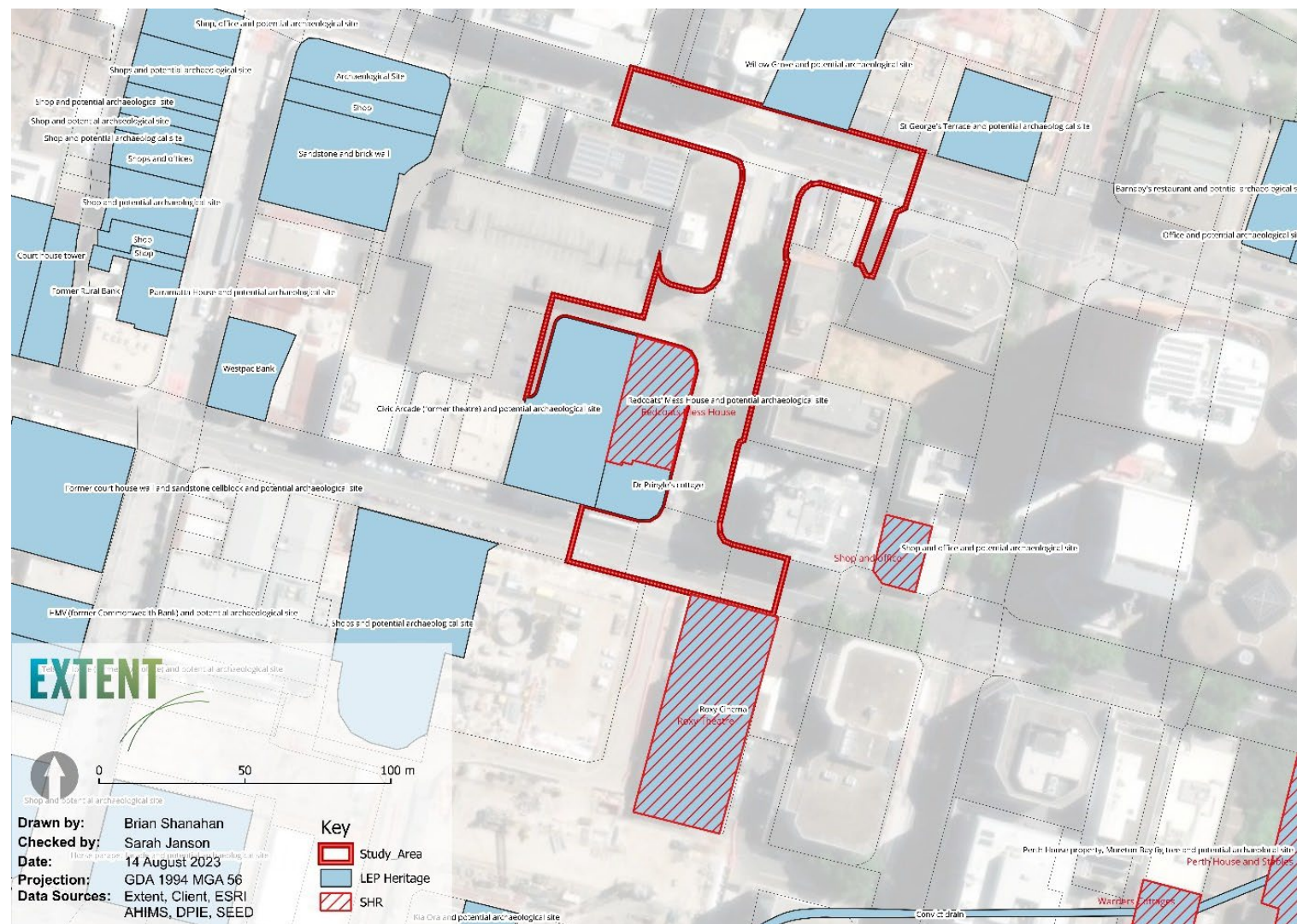


Figure 12. LEP and SHR Heritage items.

The site lies within PHALMS archaeological management unit (AMU) no. 2894.

AMU 2894 is defined as:

bounded by George and Phillip Streets and Erby and Horwood Places, excluding the southern portion of 28 George Street, 55-73 Phillip Street and the southeast portion of DP 812461 (see AMU 2881). Includes Horwood Place roadway and buildings near the corner of Horwood Place and Phillip Street (75-81 Phillip Street).

The statement of significance for this AMU is as follows:

This AMU has exceptional archaeological research potential.

Significance: This area was part of the early Rose Hill settlement and the commercial centre of Parramatta through the convict and colonial periods to the present day. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Convicts, Cultural sites, Government and Administration, Housing, Land Tenure, Law and Order, and Townships. The archaeological resources of this AMU are likely to be largely intact, but subject to minor disturbance in some areas. This AMU is of State significance.

Historical notes for this AMU include:

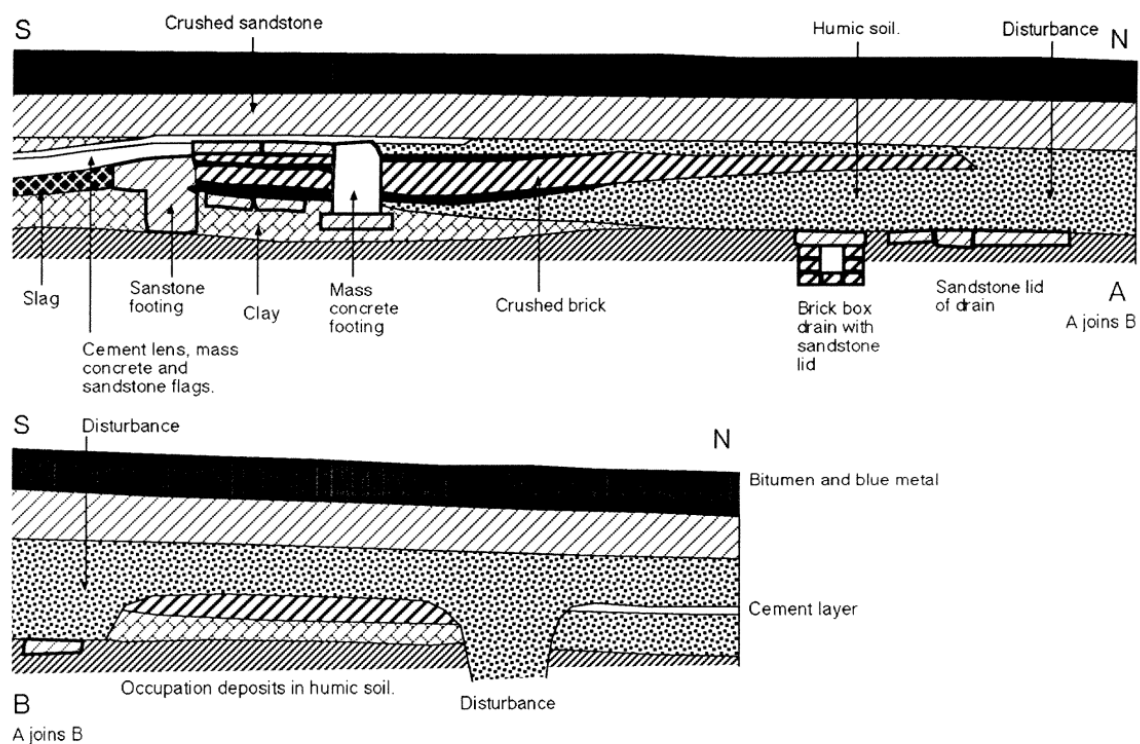
Prior to 1809, leases that were granted to individuals at Parramatta were mainly on large acreages surrounding the Government town centre. While there were some free settlers in the town, it was prisoners' huts that dominated the town allotments. The first permanent dwellings constructed in the new town were concentrated along the principal thoroughfares of George, Macquarie and Church Streets. Allotments in George and Macquarie Streets were the site of a number of convict huts that were later occupied by free persons. With the expansion of the penal colony and the gradual increase in the free population, the town of Parramatta slowly developed into a fully-fledged market town, leaving behind its penal antecedents. The 1804 Plan of the Township of Parramatta shows the early configuration of this area. Phillip Street and Horwood Place had not been laid out by this time. Church and George Streets have been narrowed since this time, with building frontages set back from the current alignments. There were only a few structures within the subject area by this time, including one located beneath what is now Phillip Street at the rear of an allotment which fronted Church Street. There are two structures shown on this plan within the former Red Cow Inn boundary (PAMU 2881).

The following archaeological investigations have been carried out within the urban block defined by George, Church, Phillip and Smith Streets.

- These reports provide an insight into contemporary occupation and some indication of the nature of archaeological remains in the environs.

Red Cow Inn

The Auctioneer Lane portion of the study area abuts the eastern property boundary of the site of the former Red Cow Inn. It was previously the site of a convict hut. The site was granted to Joseph Ward who held a publican's licence here from 1812. This became the Red Cow Inn. Archaeological monitoring of groundworks confirmed that the A1 soil horizon was intact across much of the site and that it contained charcoal reflecting Aboriginal land management or possibly early colonial land clearance. Sandstone and sandstock brick footings, a box drain, as well as postholes and contemporary soil layers were associated with the hotel. Much of the site stratigraphy was composed of layers resulting from the demolition of the hotel in the late 19th century. It is notable that early soil horizons, historic soils, and archaeological evidence for survived reflecting all major periods of occupation at the site.



Sketch section of Stormwater retention basin, western side.

Figure 14. Sketch sections illustrating general stratigraphic sequences at the Red Cow Inn site.

Redcoats Mess House

The Redcoats Mess House is also located immediately to the east of the subject site. The main building is associated with John Ellison's tenure, which at that time incorporated most of the subject site. Previous archaeological investigations consisted of archival recording of the extant walls of the mess building and archaeological investigations of potential underfloor deposits within the building. Three test trenches were excavated to a depth of c700 mm below the level of

the floor joists. Material and artefactual remains were limited and were related to a late nineteenth or early twentieth century refurbishment of the building. An alignment of unbonded sandstock bricks was interpreted as relating to a former fireplace base associated with the first phase of occupation of the 1830s building. Investigation of the original wall fabric revealed that the sandstock brick walls had been laid on sandstone footings.

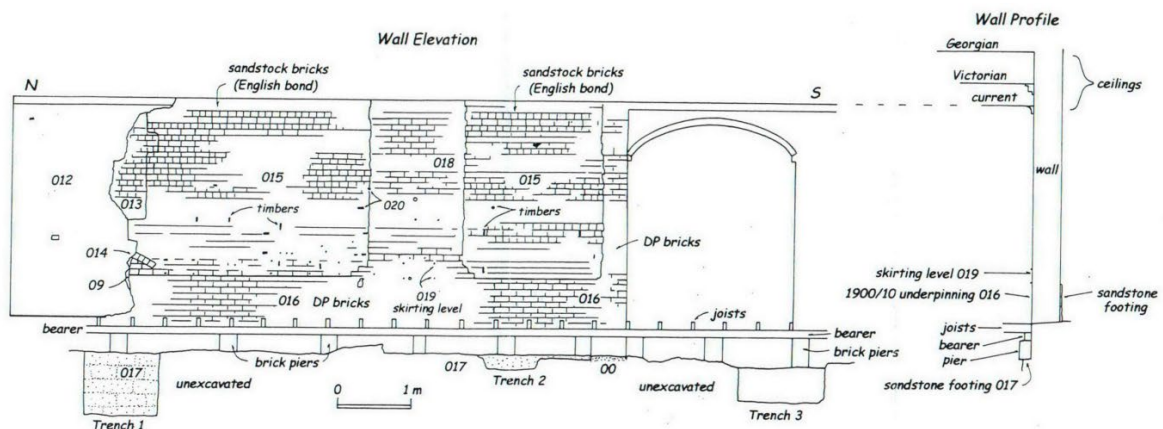


Figure 15. East elevation of mess wall showing locations of test trenches

3 Horwood Place

An archaeological assessment carried out by Ian Stuart at 3 Horwood Place (located immediately to the eastern side of the subject site) cites geotechnical investigations that were undertaken by Jeffery and Katauskas Pty. Ltd. in November 1989. Their findings, based on information derived from four boreholes, was that the site was covered by a layer of pavement materials approximately 300 mm thick comprising a bituminous seal over sand and fine crushed rock. Ian Stuart interpreted this as pavement laid down in the 1970s when the site was used as a car park. He interpreted a two-metre-thick silty clay layer underlying the pavement as consistent with their description of the site as being on an elevated terrace on the Parramatta River floodplain.

It is worth noting that this carpark is visible on the 1969 aerial photographs by which time a similar degree of clearance had also been undertaken across the southern half of Horwood Place. This raises the likelihood that early soil horizons survive at Horwood Place.

32 Smith Street & 93-95 Phillip Street

AMAC consulting undertook extensive testing, monitoring and archaeological salvage excavations on this site between 2018 and 2020. The extensive three-volume post-excavation report provides possibly the most recent expansive investigation and analysis of an archaeological site in the immediate environs of the subject site. Investigations confirmed the presence of nineteenth and twentieth century occupation, as well as intact earlier soil profiles. Historical archaeological remains

included sandstone and brick wall footings, postholes, drains, paved surfaces and pits, as well as historical garden soils. Some structural evidence could be attributed to a range of buildings depicted on Evan's 1804 map of Parramatta, Stuart's 1823 map of Parramatta, Browrigg's 1844 map of Parramatta and the 1895 Parramatta detail series maps. Extensive archaeological remains survived, notwithstanding comprehensive site clearance after demolition works prior to the construction of the Salvation Army Hall in the 1960s. Archaeological evidence recovered was attributed to early convict-era huts and artefactual assemblages related to occupation during the first half of the nineteenth century. There was also evidence for cultivation, based on the identification of traces of hoe marks. Soils samples taken demonstrated potential for palaeoenvironmental evidence for reconstructing the past landscape. There was also physical traces of later building modifications and replacements and associated material cultural and artefactual evidence.

Other archaeological investigations

Other relevant archaeological investigations relevant to early convict-era occupation include Higginbotham's investigations of Babes in the Wood and C&L investigations of the Blood Bank/early Hospital site. 37-39 Smith Street, located approximately 23 m to the east of the subject site, was also investigated by Casey & Lowe in 2019. The historical assessment and archaeological research design described potential for evidence of early agriculture, pre-1804 dwellings and latter phases of residential occupation from the 1840s onwards. The associated test excavation report was unavailable at time of writing.

Casey & Lowe's multi-stage archaeological investigations and salvage excavations of Parramatta Square stages 4, 6 & 8 also underline the general archaeological potential associated with the process of urban expansion and intensification in Parramatta. Current archaeological works associated with the Metro on the southern side of George Street and adjacent to the site will also be of relevance, although they are ongoing and have not reached publication stage.

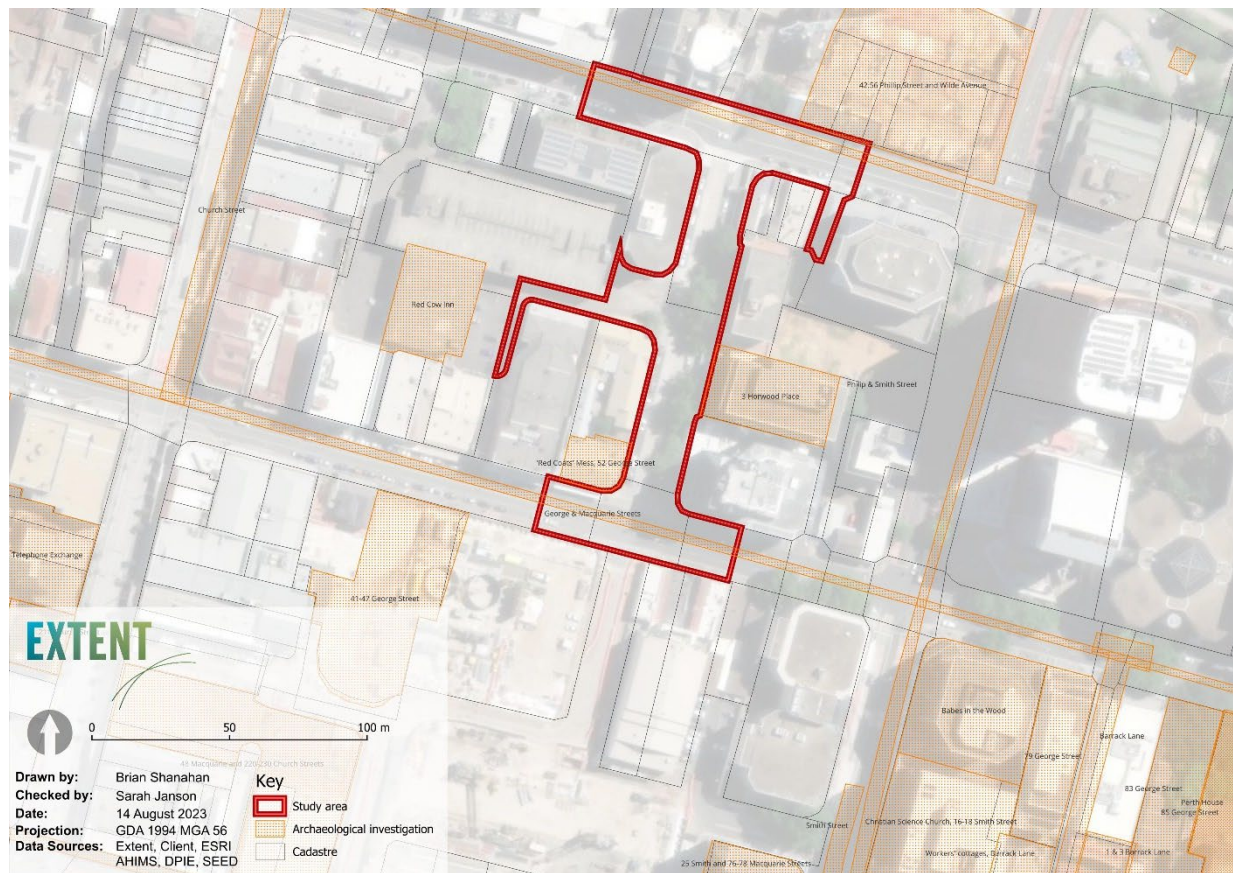


Figure 16. Archaeological investigations in the vicinity

4.2. Site formation and historical archaeological potential

Based on the historical research undertaken to date the following broad historical phases of site development could be identified:

Phase 1: Occupation of Parramatta by Darug 

Phase 2: Establishment of the town of Parramatta & construction of the first Gaol, 1788-1830

Phase 3: John Ellison Grant, 1831-1857

Phase 4: Subdivisions, 1857-1910

Phase 5: Consolidation and later occupation, 1910-1970

Phase 6: Clearance and creation of Horwood Place, 1967-present

Phase 1: Occupation of Parramatta by Darug

Aboriginal people organised into various ethnolinguistic and territorial groups have occupied the Sydney region for thousands of years. This is a land rich with traditional customs, laws, beliefs, and

values. A very brief summary of secondary ethnographic information relevant to the study area is included below.

Early colonial records, Aboriginal cultural knowledge, and oral histories have assisted in identifying characteristics of Aboriginal culture, activities, and land use in and around the study area prior to the displacement of local Aboriginal communities in the early nineteenth century. From an archaeological perspective, Aboriginal peoples have inhabited the Sydney Basin for at least 45,000 years. The Aboriginal population of the region, comprising several large linguistic groups consisting of smaller clans, is estimated to be between 5,000 and 8,000 individuals prior to British invasion.

The traditional lands of Parramatta belonged to the Burramattagal/Boromedegal people who spoke a dialect belonging to the Darug (Dharug) language group. Their land corresponds roughly with the upper reaches of the Parramatta River, and their descendants maintain a strong connection to the area today.

The Parramatta River and its tributaries, estuaries, and mangrove swamps formed critical resources for Burramattagal communities. The river itself provided a reliable supply of fresh water, as well as freshwater and estuarine fish, crayfish, mangrove crabs, and cobra (toredo) worms. Terrestrial animals from the surrounding open forest were drawn to the water and were hunted for food. Important plants and animals were also found in mangrove wetlands and the river's fertile floodplains, providing medicines, fibres, vitamins, and other food staples. Importantly the present site of Parramatta was located at the junction of the freshwater reaches of the river and the tidal estuary.

Colonisation has had a devastating and lasting impact on Aboriginal communities. While there were engagements on the early frontier such as the development of an incipient fish trade in Parramatta town, a combination of disease, dispossession, and violence (both state-sanctioned and unofficial) led to the deaths of many Aboriginal people and destroyed traditional ways of life.

In terms of archaeological potential, following British invasion, Aboriginal people adapted to new materials by knapping ceramic and glass to manufacture tools, which have been identified in various assemblages, including those associated with AHIMS 45-6-3702, adjacent to the current study area.

Phase 2: Establishment of the town of Parramatta and construction of the first Gaol 1788-1830

The site addresses George Street and was within an allotment that was laid out as part of the early town plan. George Street was the primary east-west axis of the town connecting the Government House at the west and the series of military barracks and the wharf at the east.

Evan's map of the township of Parramatta, drafted in c.1814 and based on Meehan's survey of 1804, shows George Street as flanked by allotments with cottages set back from the once much wider street. The allotment corresponding to the proposed development was conspicuously empty. However, annotation no.30 corresponds to 'gaol' in the accompanying key. At first sight this appears to be a duplication because 30 is also indicated at the commonly accepted site of the early gaol is indicated just north of the Parramatta River, in what is now Prince Alfred Park. Recent discussions

and secondary sources that address Parramatta's first gaol all assume that this first gaol was also located in Prince Alfred Park. Further information is contained in Meehan's survey field books where he notes the corners of the old gaol yard on George Street, in contrast to the gaol north of the river, reveals that the first gaol was in fact within the proposed development site. Previous work undertaken by Extent Heritage included redrafting the survey based on these field books (AHMS 2013, Extent Heritage 2017a).

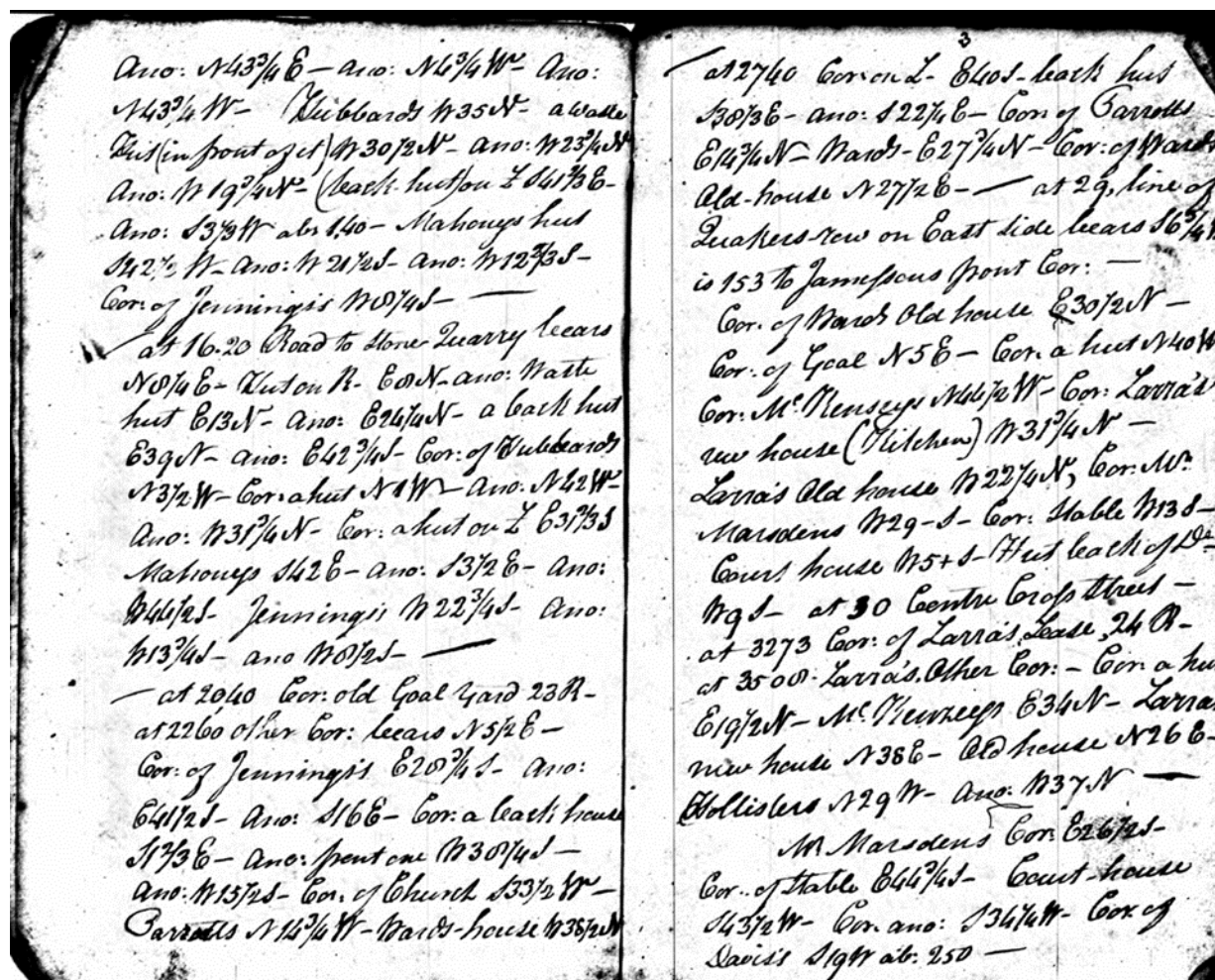


Figure 17. Meehan's 1804 survey field book distinguishing between the old gaol and the new gaol.

23

The first gaol: chronology & structure

The first gaol at Parramatta had a brief lifespan and operated for less than three years. It was completed in June 1797 and was destroyed by fire in December 1799. Orders for the construction of gaols at Sydney and Parramatta were issued by Governor Hunter in 1796. Both were to be of double log construction. He issued a General Order (26.9.1796) that required every settler and householder to furnish and deliver:

ten logs weekly each, the logs to be 9 feet long, not under or over 7 inches diameter and ... quite straight. The Governor thinks it also necessary to inform the officers who are furnish'd with labourers from Government that he expects from them twenty logs each CHRNSW 3.139) (cited in Kerr 1984).

The Parramatta gaol was to be 100 feet long while the Sydney gaol was 80 feet long. David Collin's description of Sydney gaol indicated that it had 22 cells. Collin's description, reproduced in part below, provides additional insights into the configuration and structure of Sydney gaol, and Parramatta gaol by comparison. External walls and internal cell partitions were constructed of a double wall of logs. The floor was also constructed of timber logs, while the walls and floors were covered in clay. The pragmatic use logs and of thatch roofs explains how both prisons were burnt relatively soon after construction.

The inhabitants of the town of Sydney having been addressed to supply thatch for the roof of the new gaol, and completed their respective proportions, the building was inclosed during this month [June 1797] with a strong and high fence. A building such as this had certainly been long wanted. It was 80 ft in length: the sides and ends were constructed of strong logs, a double row of which formed each partition. The whole was divided into 22 cells, the divisions of which were logs. The floor and the roof were of the same solid materials over which was a coat 8 inches thick of stiff clay and the roof besides was thatched. Every accommodation for prisoners was to be found in separate buildings in the prison yard, in which also was a distinct brick building for debtors, fences off from the felon sideby a strong and high paling. (Collins Account 1802 Ed II 41-2; cited in Kerr 1984).

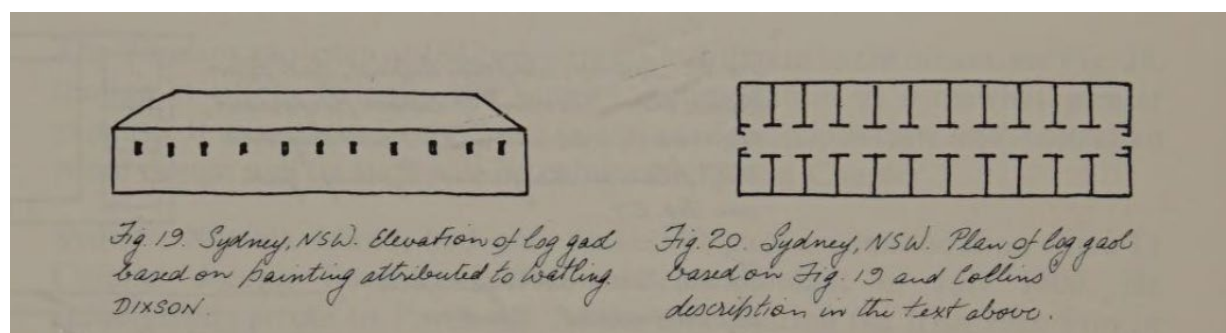


Figure 20. Conjectural reconstruction of elevation and plan of Sydney gaol by Kerr (Design for Convicts, p19).

The precise plan and configuration of the gaol and its location within the gaol yard is unknown. However, it was a substantial structure measuring 100 feet (~30 m) long and could be comfortably accommodated within the gaol yard boundary on either a north-south axis or an east-west axis. The

order to use 9-foot logs suggests that the structure consisted of 2.7m long panels of horizontal logs set into grooved timber posts. Collins noted that the floors (at Sydney) were also of log construction, so it is not clear if the entire structure was built on sill beams resting on the ground, or on padstones, or if the timber posts were earthfast and set into postholes as were the contemporary convict huts of Parramatta.

Re-reading historical references relating to the history and the chronology of this first gaol, on the understanding that it was actually located in the current study area may explain the apparent absence of buildings on the Evans and Stewart maps. Although the allotment was apparently in the possession of Colonel Maurice O'Connell, he had fallen out of favour with Governor Macquarie. This government lot may have been left undeveloped until formally granted to John Ellison in 1831.

Realising that the first gaol was actually located on George Street further underlines the importance of the street as the primary axis within the 1790s town plan. It can now be seen that the place of incarceration was situated prominently on the main street at a point midway between the government house to the west and the military barracks to the east. The gaol was relocated north of the river after the first building was burned to the ground. At that point, the northern 'second gaol' can be seen to be the counterpoint to the Anglican church along a north-south Church Street alignment.



Figure 21. Tracing of Evan's map of Parramatta c1814 (redrawn) based on Meehan's 1804 survey. Study area in red.

Phase 3: John Ellison Grant 1831-1857

John Ellison acquired a large lot that extended from George Street in the south to Phillip Street in the north. Phillip Street was part of a secondary subdivision of the early town plan and it marked an intensification of urbanisation between George Street and the Parramatta River. Ellison's lot included all of the old gaol yard and portions of another early allotment to the north of the old gaol yard. Brownrigg's 1844 map reveals that two brick buildings were present in the property. The southernmost building was an east-west aligned cottage set back from the street front, although closer to the new streetfront than the line of remaining former convict cottages that were depicted to the east of the property. The second building followed the western property boundary, was aligned north-south and corresponds to the so-called Redcoats Mess House that survives to this day in modified form. Both buildings lie just outside the study area boundary (although the positional accuracy of the Brownrigg map could be up to 5 metres). No buildings were depicted within the study boundary, although it is possible that other buildings or ancillary structures existed, or were subsequently erected there. Otherwise, it seems likely that the extensive open space was used as a garden.



Figure 22. Site boundary in relation to Brownrigg 1844

Phase 4: Subdivisions 1857-1910

The Ellison estate was subdivided in 1857. At that time the Redcoats Mess House, billed as 'that magnificent and truly valuable property' was a key part of the estate. By 1862 the Redcoats Mess House, which had been acquired by William Byrnes, was passed to his daughter Annie Oakes Byrnes in advance of her marriage to George Hogarth Pringle. This marked the beginning of this noted medical family's connection to the Redcoats Mess House property. The cottage at the front of the property appears to have been the residence and the Redcoats Mess House served as the doctor's surgery.

The three lots fronting onto Phillip Street were acquired by Frances Oakes, in 1857 were consolidated and subsequently transferred to J Byrnes & J Manning Byrnes in 1867, although they do not appear to have been developed until sometime after 1900.

It is not entirely clear when the George Street frontage, to the east of the Redcoats Mess House was infilled. Lot 1, adjoining the Redcoats Mess House property was acquired by James Thearle in 1857. Thearle's property was acquired by John Nobbs in 1882 and transferred to Annie Oakes Pringle in the same year. Lot 2 was acquired by William Goodwin in 1857 and remained in his hands until passed to his daughter in 1900. The 1895 detail series map indicates that buildings were present on the George Street frontage in these respective properties. They were presumably constructed by Thearle and Goodwin after they acquired their lots from the former Ellison estate, so it is likely that they were constructed at some time after 1857. The western property consisted of a long building aligned on the western property boundary. Its general shape suggests that it was a range of buildings resulting from incremental expansion and presumably incorporates dwelling, kitchen, ancillary and buildings. The eastern property consisted of a smaller cottage and a smaller rectangular structure to the rear of it, that could be a detached kitchen or an outhouse. Both properties had outdoor toilets along their respective boundaries. Depending on date of occupation, they could have been cesspits or dry pans. The toilet in the western property was part of a symmetrical conjoined toilet block that straddled the fence shared with the Redcoats Mess House. It appears to have been a single partitioned structure designed to serve the two properties and was probably constructed c1857 or later. The areas to the rear of the George Street buildings were presumably used as general yard and garden areas and likely reflected continuity of use with the earlier Ellison/Redcoats Mess House phase.

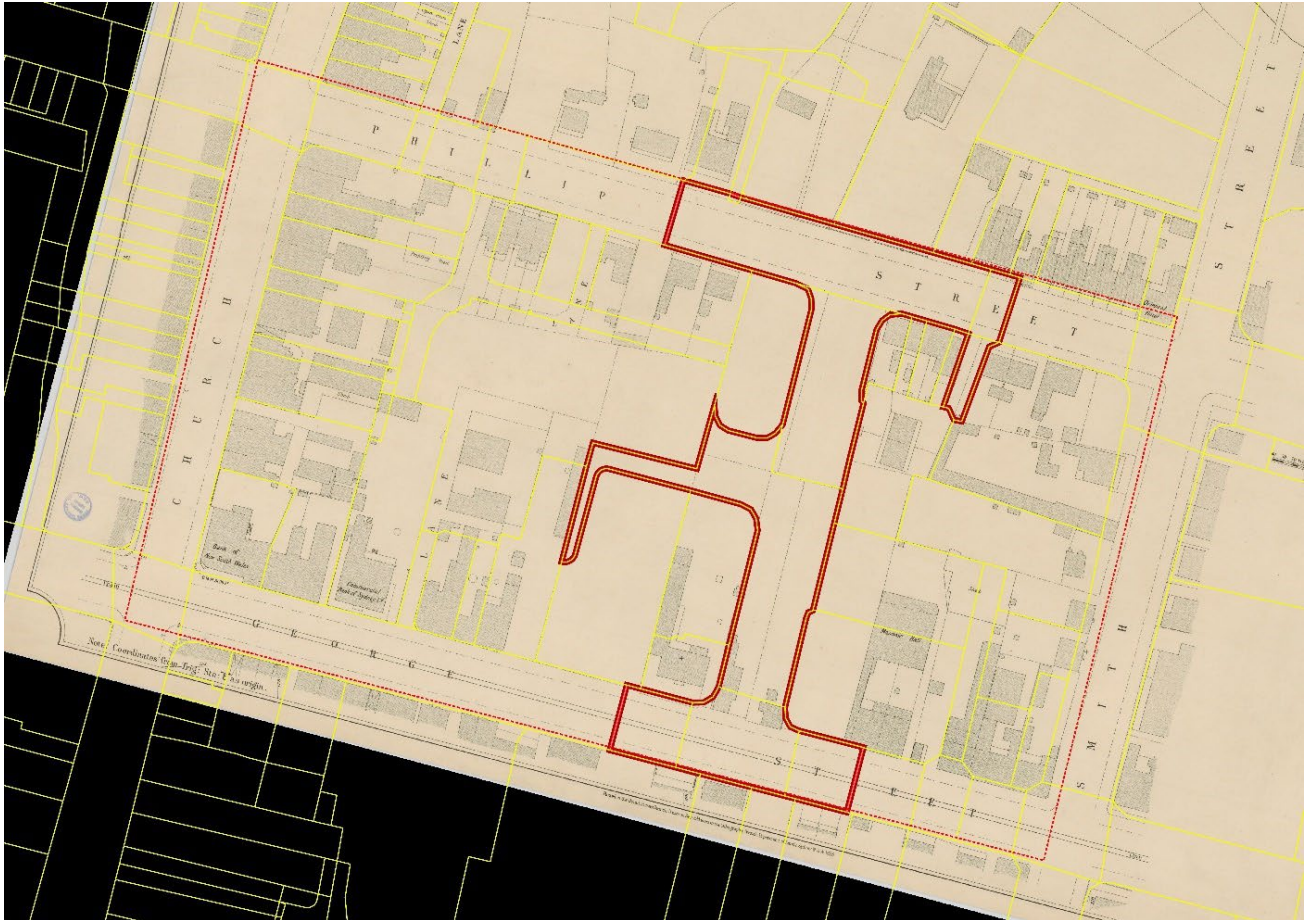


Figure 23. Site boundary in relation to metropolitan detail series map, 1895

Phase 5: Consolidation & later occupation 1910-1960s

The properties of the study area underwent further development and infilling between 1900 and 1960. The Anschau family acquired the Redcoats Mess House and the Phillip Street properties between 1910 and 1913. Various member of the family operated tanneries in the greater Sydney region. Analysis of aerial photographs indicates that a large L-shaped building, possibly a warehouse or factory building, occupied the Phillip Street frontage by 1943, which is likely to relate to several newspaper sources regarding applications made to erect offices, sheds and shops in the early twentieth century.

William Bramwell Booth acquired lots 1 and 2 in 1918, marking the beginning of the Salvation Army's connection with the site that endured until it was compulsorily purchased by Parramatta City Council in 1967. William Bramwell Booth was the son of William Booth, founder of the Salvation Army and had been appointed his successor in 1912. The Salvation Army, as an organisation was listed as owner in 1930. Analysis of the 1943 aerial photograph indicates that both buildings on the George Street frontage, as represented on the 1895 detail series map, had been replaced or heavily altered and expanded at that point. Another large building occupied the rear part of these properties which had been amalgamated is likely a Salvation Army Hall.



Figure 24. Site boundary in relation to 1943 aerial photograph

Phase 6: Clearance & creation of Horwood Place 1967-present

Lands were compulsorily purchased in 1967 for the creation of Horwood Place. The degree and depth of site clearance undertaken at that time is unknown. Examination of a sequence of aerial photographs dating between 1969 and 1974 indicate that site clearance and construction of the new road and associated laneways took place over several years. By 1969 the southern half of the subject site had been cleared of buildings. The 1974 aerial photograph indicates that all buildings and vegetation had been removed from the subject site. It appears, based on the aerial photos, that in 1974 the site was effectively integrated with the old ground level carpark on the site of the Red Cow inn, to the west and the cleared carpark area at 3 Horwood Place. The archaeological assessment of 3 Horwood Place, and archaeological monitoring and salvage excavation works at the Red Cow Inn suggest that in places, archaeologically significant levels could be reduced to early topsoil or subsoil horizons containing deeper historical archaeology features such as pits and postholes, while in situ lower wall courses, yard surfaces and occupation layers could survive in other areas. Additional localised deeper impacts should be expected from the construction of services along and within the new street.

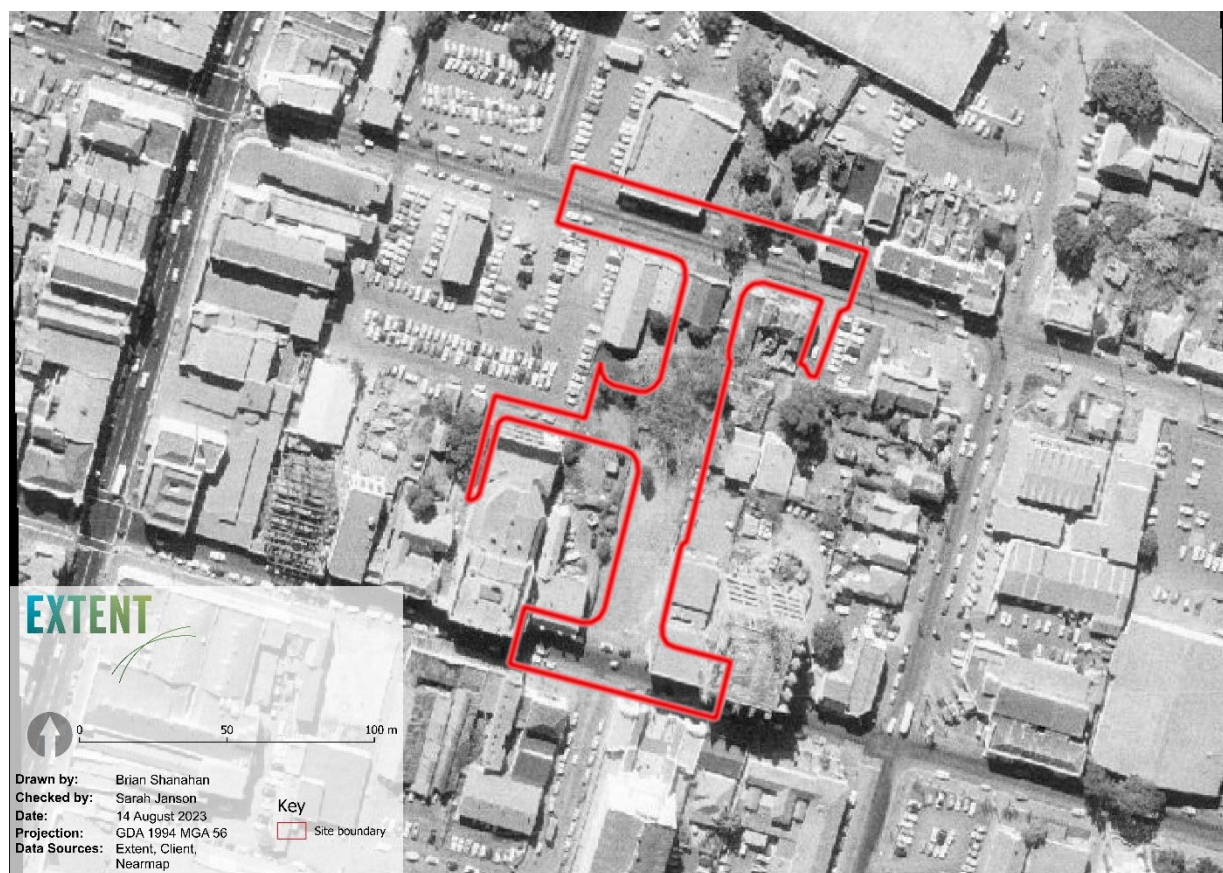


Figure 25. 1969 aerial photograph showing partial clearance of Horwood Place.



Figure 26. 1974 aerial photograph showing Horwood Place entirely cleared of buildings

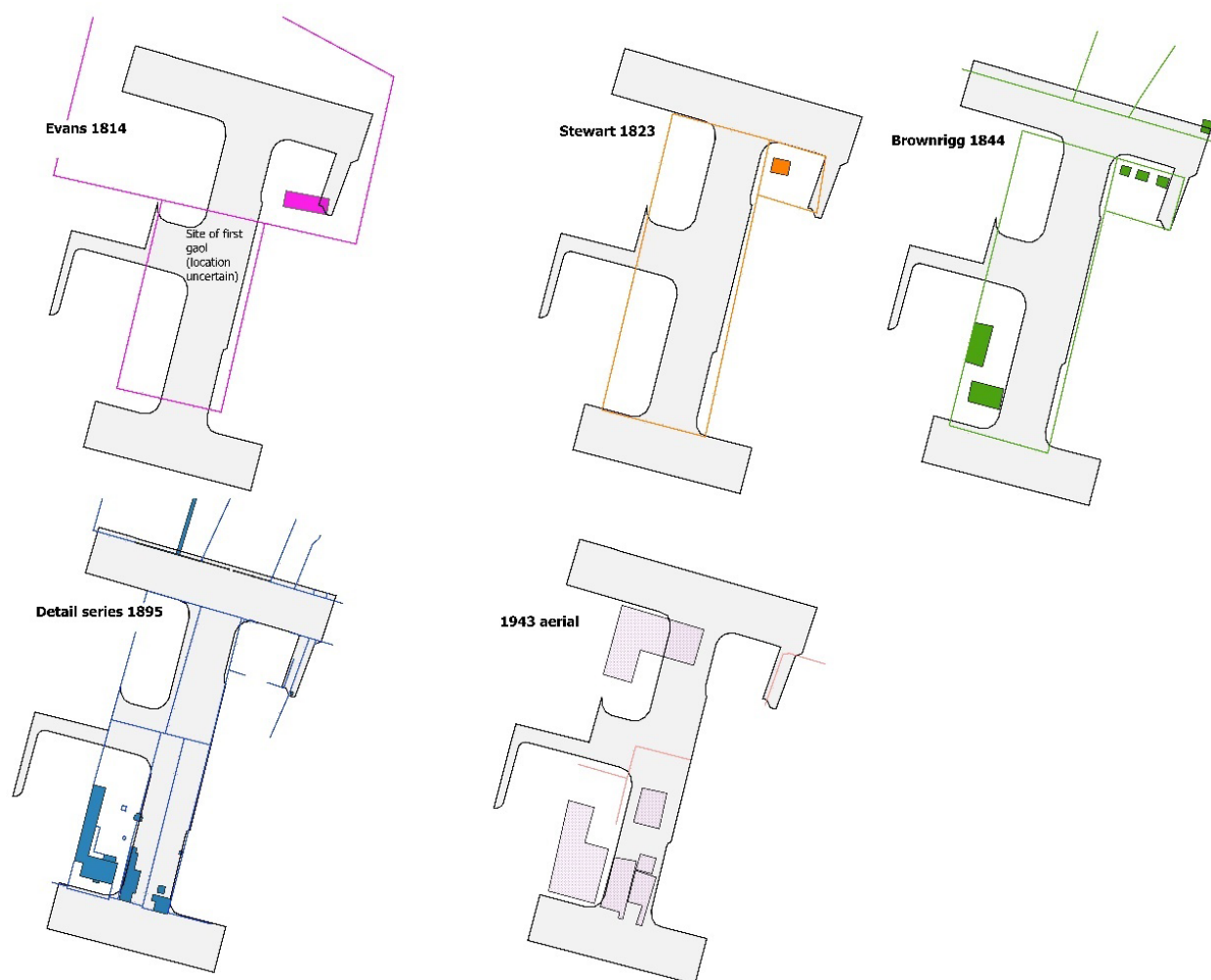


Figure 27. Summary site development

4.3. Summary of historical archaeological potential

The table below lists the potential archaeological remains from all phases of historical development with summarised formation process which may have affected the survival of those relics. Their likelihood of survival is graded in accordance with the following classification: Nil, Low, Moderate, High and Extant. The graphic representation of the site's archaeological potential is provided in Figure 29.

Table 3. Summary of Historical Archaeological Potential.

Phase	Site feature or site activities	Potential remains	Level [or likelihood] of survival
1: Burrumatta pre-1788	Parramatta Sand Body	Lithics & hearths	Moderate-high
Phase 2: Establishment of the town of Parramatta	First Gaol & associated occupation	Traces of land clearance, postholes, surfaces, burnt	Moderate

& construction of the first Gaol 1796-99		debris, artefacts, yard surfaces, pits	
Phase 3: John Ellison Grant 1831-1857	Buildings, outbuildings, yards & gardens	Brick wall footings, surfaces, postholes, underfloor deposits, refuse pits, cesspits, garden/cultivation features	Moderate
Phase 4: Subdivisions 1857-1910	Buildings, outbuildings, yards & gardens	Brick wall footings, surfaces, postholes, underfloor deposits, refuse pits, cesspits, garden/cultivation features	Moderate
Phase 5: Consolidation & later occupation 1910-1970	Buildings, outbuildings, yards & gardens	Brick wall footings, surfaces, postholes, underfloor deposits, refuse pits, garden/cultivation features	Moderate
Phase 6: Clearance & creation of Horwood Place 1971-present	Road & pathways	Current and earlier road surfaces, associated services	Extant & High

The archaeological potential at this site is based on a desktop assessment. This assessment of likelihood of survival may be revised following an archaeological programme of test trenching. Key to determining archaeological potential at this site will be assessing the extent of later nineteenth- and twentieth-century groundworks and their impact on the preservation of historical structures, occupation deposits and cut features such as postholes and pits. Any underlying natural topography and the presence of natural hollows could also influence the preservation of archaeological remains in different parts of the site.

It is likely that the ground clearance required to create the new road and laneways at Horwood Place has led to significant impacts on potential archaeological structures and deposits. However, archaeological investigations of the adjacent sites of the Red Cow Inn and 3 Horwood Place, suggest that these impacts could be variable. Upper portions of wall footings and foundations associated with post 1850s occupation are likely to have been extensively removed and further localised impacts should be expected from the deeper excavation of service trenches, conduits and ducts. Despite these anticipated impacts, it is likely that lower wall courses and footings, and more deeply cut archaeological features such as postholes, pits, and infilled hollows will survive. There is also the likelihood for preservation of early yard surfaces, garden soils, early soil horizons and archaeological evidence for cultivation features.

It is noted that part of George and Phillip Streets lie within the subject site. George Street, originally known as High Street was the primary axis of the early town. Earlier road surfaces, or base fills could lie beneath the current street surfaces as well as culverted drains and other early services.

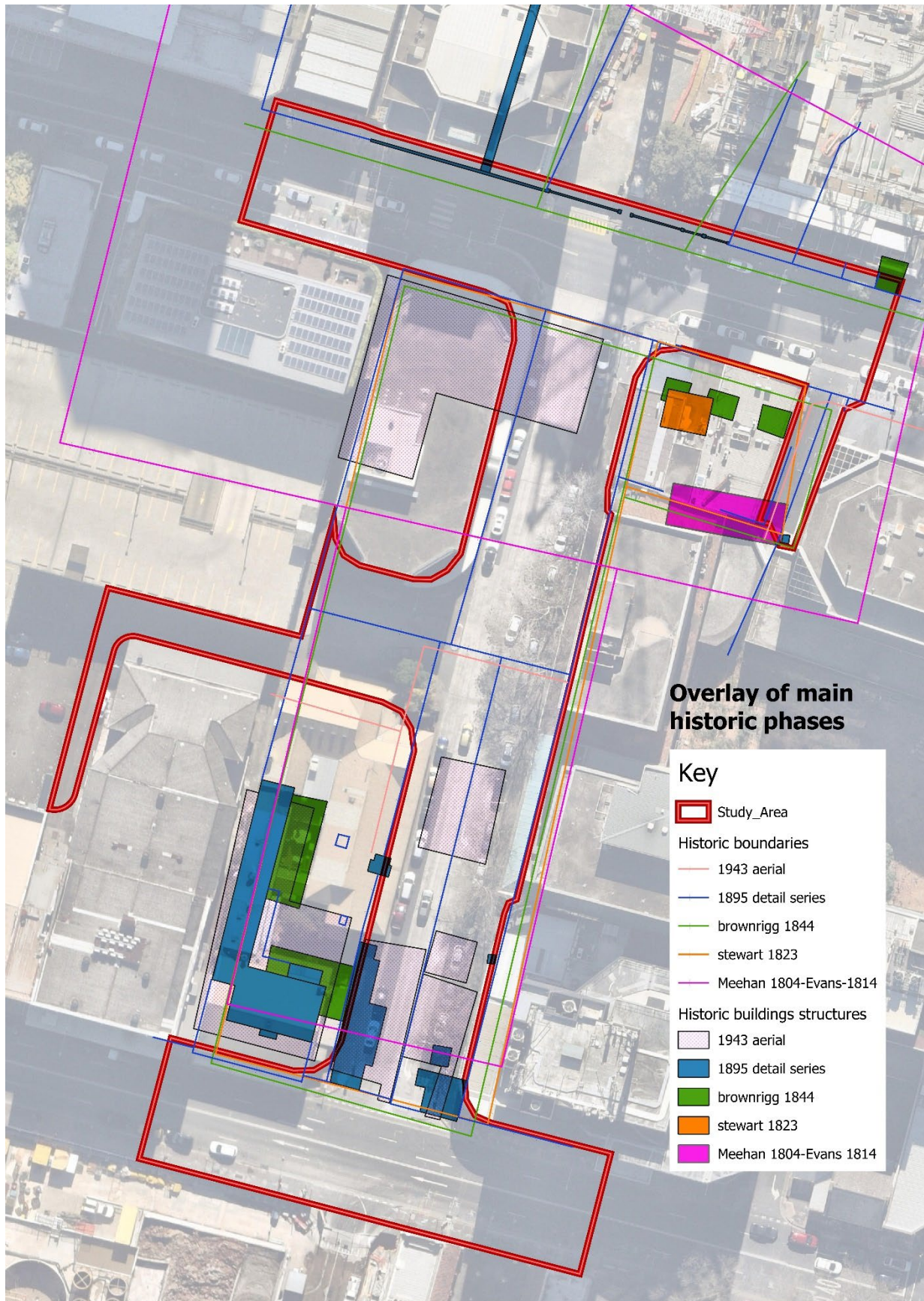


Figure 28. Overlay showing main historical phases.

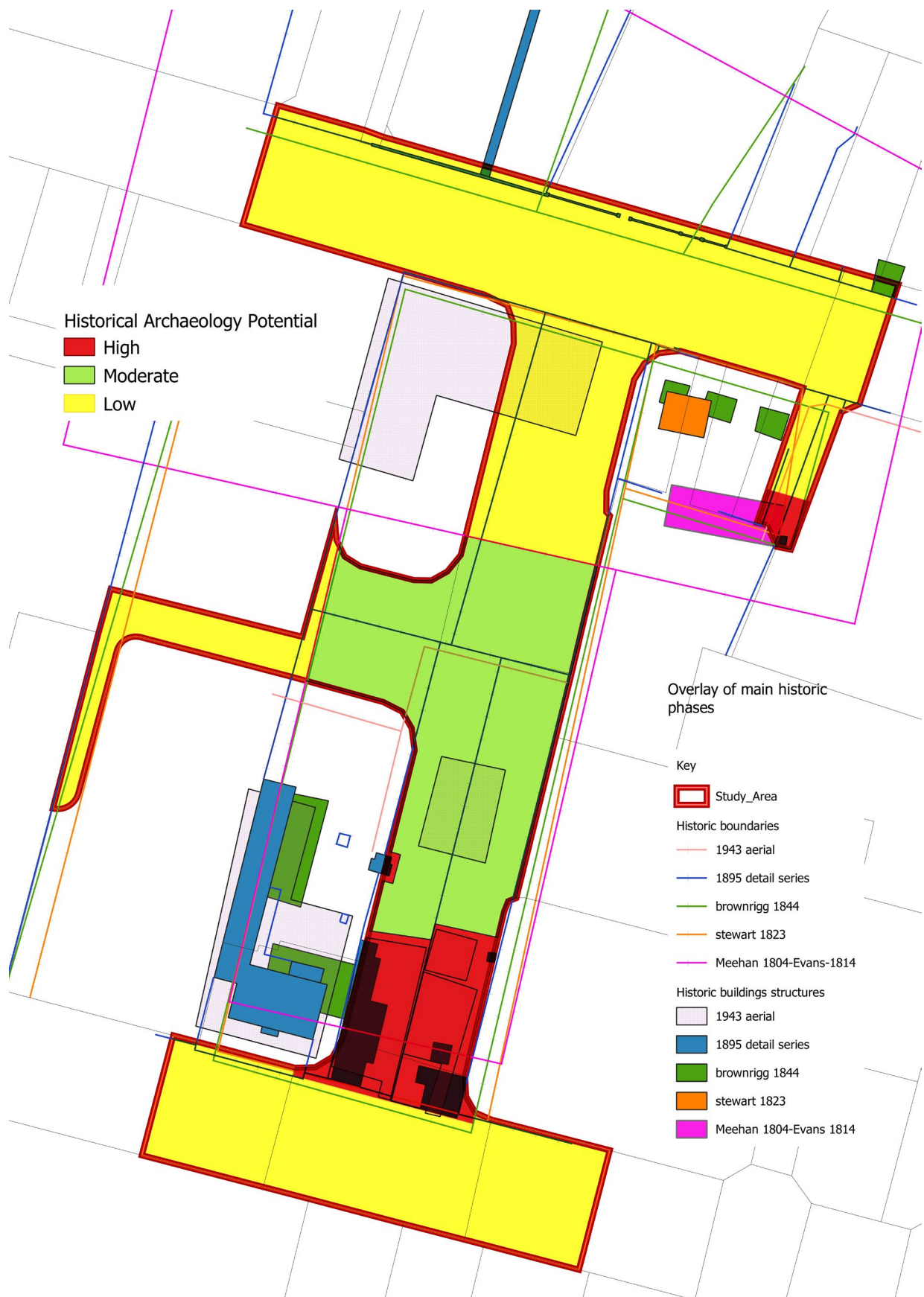


Figure 29. Preliminary historical archaeological potential overlay.

5. ASSESSMENT OF HISTORICAL ARCHAEOLOGICAL SIGNIFICANCE

5.1. Basis for assessment

Archaeological significance refers to the heritage significance of known or potential archaeological remains. While they remain an integral component of the overall significance of a place, it is necessary to assess the archaeological resources of a site independently from aboveground and other heritage elements. Assessment of archaeological significance is more challenging as the extent and nature of the archaeological features is often unknown and judgment is usually formulated on the basis of expected or potential attributes.

The following significance assessment of the subject area's archaeological resource is carried out by applying criteria expressed in the publication 'Assessing Significance for Historical Archaeological Sites and 'Relics', prepared by the Heritage Branch, formerly Department of Planning (NSW) (now the Heritage Division, Office of Heritage and Environment) in December 2009.

5.2. Existing statement of significance

The statement of significance provided in PHALMS entry for AMU 2894, which incorporates the subject site is as follows:

This AMU has exceptional archaeological research potential. Significance: This area was part of the early Rose Hill settlement and the commercial centre of Parramatta through the convict and colonial periods to the present day. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Convicts, Cultural sites, Government and Administration, Housing, Land Tenure, Law and Order, and Townships. The archaeological resources of this AMU are likely to be largely intact, but subject to minor disturbance in some areas. This AMU is of State significance.

5.3. NSW heritage criteria for assessing significance related to archaeological sites and relics

5.3.1. Archaeological research potential (NSW Heritage Criterion E)

The site offers significant research potential in associated with the first generation of buildings and land acquisition within Parramatta by the British. Archaeological evidence may be the only reliable form of evidence for activities undertaken on this site prior to 1800 given the paucity of

documentary evidence. There is the potential to determine the location of Parramatta's first gaol with a greater degree of accuracy than has hitherto been available.

5.3.2. Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B & D)

The early gaol phase was an initiative of Governor Hunter. The gaol also relates to the significant convict phase of NSW history.

5.3.3. Aesthetic or technical significance (NSW Heritage Criterion C)

Archaeology associated with the gaol would be of technical significance. This gaol, alongside the gaol at Sydney were the first purpose-built gaols in the colony. Timber double-log structures represented pragmatic adaptation based on an abundance of available native raw materials, alongside a dearth of skilled artisans. Any intact archaeological evidence relating to the structure, ground plan, location and configuration of the gaol would supplement the meagre historical information about the site. The site of the Sydney Gaol has been completely modified by deep cutting undertaken in the twentieth century to the extent that no physical evidence survives.

5.3.4. Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G)

The subject site covers a significant portion of one of the early town plots and marginal elements of two more. It also covers part of George Street, which was the early High Street and the primary axis of the early town, and Phillip Street, which represent a very early secondary intensification of the early urban landscape. The sequence of historically attested occupation within the subject site includes the first gaol, the Ellison/Redcoats Mess House property, and a sequence of later subdivisions. Subject to preservation this site has the potential to reveal and demonstrate a sequence of occupation that is central to an understanding and demonstration of the story of Parramatta's urban development. Archaeological investigation of comparable sites within this urban block and in the wider environs indicate that, subject to preservation, the range of potential archaeological remains would illustrate the past history of this specific part of Parramatta while also touching on wider issues of early urban form, planning and historical occupation in NSW.

5.3.5. Bickford and Sullivan's questions

The above assessment criteria are supplemented by the established assessment framework that has been developed by Anne Bickford and Sharon Sullivan (1984), who set three fundamental questions to assist in determining the research potential of an archaeological site. These questions are as follows.

Can the site contribute knowledge that no other resource can?

The historical records relating to the early historical occupation of this site are sparse and rare. Archaeology relating to the first gaol would contribute to our understanding of its ground plan, precise location, the arrangement of space across the gaol site and information about undocumented occupation. On a broader level, the site presents an opportunity to understand the broader pattern of urban infill and development within the core of the early colonial town.

Can the site contribute knowledge that no other site can?

Yes. This site could contribute knowledge specifically relating to the construction, layout and occupation of the first Gaol at Parramatta.

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

Yes. Information relating to the first gaol is relevant to major questions about the convict system in Australia, and abroad. The early phases of occupation at this site also feed into discussions about the establishment and development of Parramatta as the second major British settlement in NSW.

5.4. Summary statement of significance

The subject site lies within AMU 2894. The statement of significance is outlined here.

This AMU has exceptional archaeological research potential. Significance: This area was part of the early Rose Hill settlement and the commercial centre of Parramatta through the convict and colonial periods to the present day. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Convicts, Cultural sites, Government and Administration, Housing, Land Tenure, Law and Order, and Townships. The archaeological resources of this AMU are likely to be largely intact, but subject to minor disturbance in some areas. This AMU is of State significance.

This statement of significance which covers a much wider area than the Horwood Place remains valid, although it could be modified depending on the degree of preservation or disturbance within the subject site. Archaeology relating to the early occupation of Parramatta would be of state significance. Historical and cartographic research undertaken for this report has also determined that the first gaol was also located within the subject site, and not in Prince Alfred Park, as stated in all the secondary literature. The first gaol site further supports the assertion of State significance.

Similarly, any physical evidence such as services, refuse pits and outbuildings associated with the Redcoats Mess House would be of State significance. Archaeology relating to post-gaol occupation and later subdivisions would be of local significance.

6. POTENTIAL HISTORICAL ARCHAEOLOGICAL IMPACT

6.1. Proposed development

The Civic Link is a proposed pedestrianised public space and cultural spine connecting Parramatta Square to the Parramatta River. The project spans 500 metres, and consists of four blocks. Civic Link Block 3 is located along the existing Horwood Place, between George Street and Phillip Street, and includes Auctioneer Lane which provides access to Eat Street Car Park, accessed west of Horwood Place. Horwood Place currently consists of a two-way, with street parking along either side.

The Design Brief for Block 3 intends to pedestrianise Horwood Place, with design elements including a central green spine of planting pods, seating, informally arranged lighting masts, and a continuous 3 m wide awning coverage to building frontages. Auctioneer Lane is to remain accessible for vehicles to Eat Street Car Park in the short to medium term.

BLOCK 3 SOUTH

As above

7. Footway adjoining existing heritage building under existing awning
8. Protect existing verandah posts
9. Footway beyond heritage awning

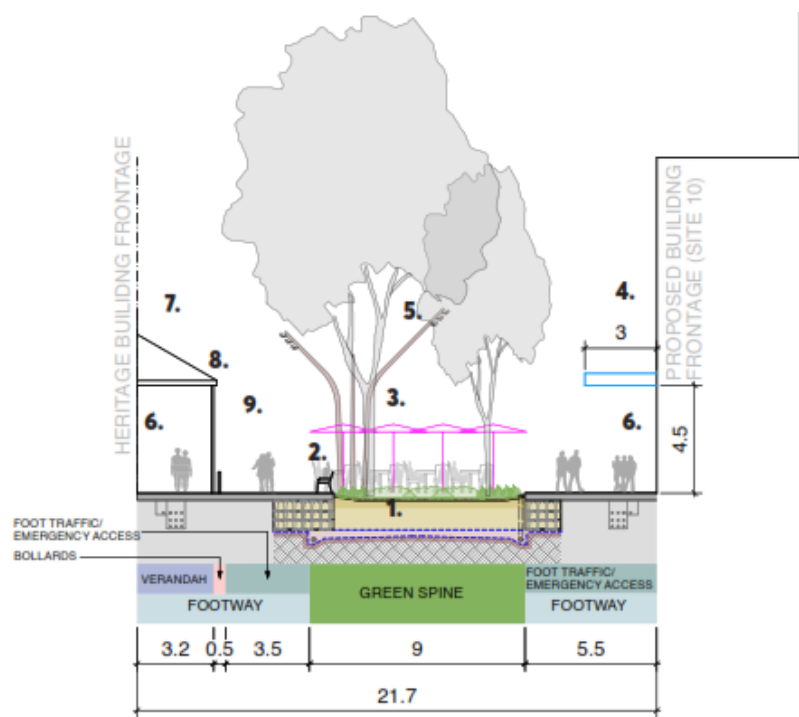


Figure 4.6: Typical Section B-B

Figure 30. Typical Section Block 3 South (Source: City of Parramatta Council 2022, 58).

6.2. Potential archaeological impact

Specifics on construction methods and design are not yet available, however it is understood the project will involve works to pedestrianise and remove the existing roadway, with supporting utilities and services, landscaping and water and drainage management. At this point, it can be anticipated

that these types of impact may have the potential to impact any archaeological remains that may be present within the study area, subject to further investigate and progression of design plans.

However, an initial programme of geotechnical boring is planned. This would have minimal impact on the archaeological resource. These minimal impacts could be further mitigated or limited by designing the sampling strategy, in conjunction with the archaeological consultants, in order to avoid known sites of early buildings or structures. Per consultation with Heritage NSW, these works would be undertaken as part of a Section 140 permit.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1. Key findings and conclusions

This historical archaeological assessment of the subject site has determined that it represents a key location, illustrating the development of the urban centre of Parramatta. Historical and cartographic research has also determined that this was the site of Parramatta's first gaol, that was a contemporary of the first Sydney gaol. This gaol site was previously understood to have been located in Prince Alfred Park, north of the Parramatta River.

Desk-based assessment has determined that a sequence of subsequent residential occupation and subdivision continued from c1830 until 1967, after which the site was cleared to create Horwood Place. Archaeological investigations in the vicinity of the subject site suggest that a range of archaeological material may survive at the site. This will include footings, foundations and surfaces associated with the later residential subdivisions. The degree of impact on archaeological remains resulting from construction works associated with the site clearance and construction of Horwood Place is unknown. The degree of preservation, or otherwise could be revised based on the results of a programme of archaeological test excavation.

7.2. Recommendations

- The site has potential to contain relics of State significance that require management under the Heritage Act.
- A programme of archaeological testing should be designed, based on the proposed excavation depths of the development, to determine the degree of historical archaeological preservation on the site. This will inform a revised assessment of potential impacts on the archaeological resource. Test excavations would identify but not remove State significant relics. The results of the testing programme could also inform some degree of redesign, if appropriate.
- Assuming testing is required, then the client should apply to the Heritage Council of NSW for a heritage permit under S140 of the Heritage Act. An application may take 4 to 6 weeks to process.
- This will require the drafting of an appropriate Archaeological Research Design (ARD) to support the permit for archaeological investigations. Additional requirements for the application of a Section 140 permit include the nomination of an Excavation Director, provision of appropriate curriculum vitae and response to the criteria for assessing excavation directors, and a development consent and approved stamped plans (or a statement as to why it is not required),
- Additional archaeological investigations, including monitoring or salvage excavations, may be required dependent on the results of the test excavation program.
- All historical archaeological investigations should be coordinated with reference to Aboriginal archaeology investigations. They will likely require an AHIP under S90 of the National Parks and Wildlife Act.

- A coherent programme of historical and Aboriginal investigations will ensure that as much archaeological data is recovered as is possible and that iterative advice may be provided to guide development.
- Consultation with Heritage NSW has determined that an S139(4) Exception application would not be applicable for early works such as geotechnical coring/boring, given the potential for State significant archaeology.

8. REFERENCES

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APPENDIX A. HISTORICAL CONTEXT

1. HISTORICAL CONTEXT

1.1. Burramatta

Aboriginal people organised into various ethnolinguistic and territorial groups have occupied the Sydney region for thousands of years. This is a land rich with traditional customs, laws, beliefs, and values. A very brief summary of secondary ethnographic information relevant to the study area is included below.

Early colonial records, Aboriginal cultural knowledge, and oral histories have assisted in identifying characteristics of Aboriginal culture, activities, and land use in and around the study area prior to the displacement of local Aboriginal communities in the early nineteenth century. From an archaeological perspective, Aboriginal peoples have inhabited the Sydney Basin for at least 45,000 years. The Aboriginal population of the region, comprising several large linguistic groups consisting of smaller clans, is estimated to be between 5,000 and 8,000 individuals prior to British invasion.

The traditional lands of Parramatta belonged to the Burramattagal/Boromedegal people who spoke a dialect belonging to the Darug language group. Their land corresponds roughly with the upper reaches of the Parramatta River, and their descendants maintain a strong connection to the area today.

The Parramatta River and its tributaries, estuaries, and mangrove swamps formed critical resources for Burramattagal communities. The river itself provided a reliable supply of fresh water, as well as freshwater and estuarine fish, crayfish, mangrove crabs, and cobra (toredo) worms. Terrestrial animals from the surrounding open forest were drawn to the water and were hunted for food. Important plants and animals were also found in mangrove wetlands and the river's fertile floodplains, providing medicines, fibres, vitamins, and other food staples. Importantly the present site of Parramatta was located at the junction of the freshwater reaches of the river and the tidal estuary.

Colonisation has had a devastating and lasting impact on Aboriginal communities. While there were positive engagements on the early frontier such as the development of an incipient fish trade in Parramatta town, a combination of disease, dispossession, and violence (both state-sanctioned and unofficial) led to the deaths of many Aboriginal people and destroyed traditional ways of life.

1.2. Rose Hill

European settlement at Parramatta commenced in 1788, as the search for tenable farming land led the British up Parramatta River. Governor Phillip determined to establish an agricultural township

at the 'head of the harbour', noting the presence of good water and soils. The settlement of Rose Hill was visited by Captain John Hunter in 1789:

...it certainly very much exceeded my expectations; the quantity of ground prepared for receiving grain at the proper time, was considerable; a number of huts were built, the gardens were in tolerable appearance, and there was altogether every prospect, in due time, of a very extensive farm; and we knew that if there were people enough to labour, it might be carried at least twenty miles to the westward, and every foot of the ground apparently as good as that on which they were now at work... (Hunter 1793, Chapter VI).

The success of agricultural attempts resulted in the rapid growth of Rose Hill. A town plan was prepared by Governor Phillip and Surveyor Augustus Alt in 1790, which set out a grid of streets, including High Street (later George Street). George Street extended from the proposed location of Government House at the west of the township to a landing place on the river at the eastern extent of the township. Allotments were designated along George Street, measuring 100 by 200 feet (30 m by 61 m), each containing a hut at 100 feet intervals. Captain Watkin Tench visited the township in November 1790, and detailed the progress of construction along George Street:

It contains at present 32 houses completed, of 24 feet by 12 each, on a ground floor only, built of wattles plastered with clay, and thatched. Each house is divided into two rooms, in one of which is a fire place and a brick chimney. These houses are designed for men only; and ten is the number of inhabitants allotted to each; but some of them now contain 12 or 14, for want of better accommodation. More are building; in a cross street stand nine houses for unmarried women: and exclusive of all these are several small huts where convict families of good character are allowed to reside (Tench 1793).

Rose Hill was renamed Parramatta by mid-1791, being 'the name given by the natives to the spot on which the town was building' (Hunter 1793, Chapter XXI). Under Phillip's successors the system of huts used for accommodating a group of convicts was replaced by use of each lot by individuals and their dependents. Many of the allotments contained a secondary residence referred to as 'back huts'. Under Governor King the street grid was expanded to include an extension of Church Street to the north and the creation of a line of road to the stone quarry (later Smith Street).

In December 1799 the timber and thatch gaol located on George Street was destroyed through an act of arson. Construction of a more substantial gaol, located on the northern bank of the river opposite Church Street was commenced in August 1802 under the supervision of the Rev. Samuel Marsden (Kerr 1984, 19-22). The bridge was completed in 1804 and is shown on George Evans' Plan of the Township of Parramatta (survey data from 1804) with the river frontage on the southern bank immediately east of Church Street forming part of the road reserve. The extension of Church Street across the river effectively eliminated Phillip's intended market square and town hall location but opened the Church Street frontage for subdivision. In April 1804 Assistant Surveyor James Meehan undertook a survey of Parramatta for the purpose of defining properties to be made available as leasehold. Meehan's field book refers to the extension of Church Street to the southern bank of the river Gaol Road (State Records NSW Surveyors Field Books James Meehan Book 32 (SZ865)).

1.2.1. Leases and grants

Land ownership in early nineteenth century Parramatta followed a loose and informal process. While some grants were issued, formal allocation of land was more often issued as a lease. The first lease of a town lot was made in 1796 but the rate of allotments being taken up as leasehold was slow. Prior to 1800 leases had generally only been issued in back streets however by 1809 leases had been issued for much of the land along George, Church and Macquarie Streets. While the number of leases issued did increase during this period most of land in Parramatta continued to be occupied under permissive occupancy (Kass et al 1996, 112).

Town allotments in the first two decades were largely leased, some through formal agreements, though most through permissive occupancy. The occupation of town allotments was surveyed and conveyed on a map submitted by Surveyor Oxley in April 1823. Of 390 allotments, only 10 were held by a lease, with a further 6 entitled to grants due to the value of their buildings (Kass 1996, 112). Formal leases were issued in 1823, and subsequent grants were issued in the early 1830s. Civic Link Block 3 is primarily located within Allotment 10 Section 21. Auctioneer Lane is located within Allotment 92, while the Phillip Street lane is located between Allotments 11 and 12.

Horwood Place is contained within Allotment 10 Section 21. A lease for the allotment was issued to John Ellison in 1823, and a subsequent grant was issued in 1831.

Auctioneer Lane is located within Allotment 92 Section 21. A lease for the allotment was issued to William Parrot. Parrot died in c.1824 and his will entitled several persons to his estate. John Fairweather was issued a grant for the allotment in 1854 as trustee.

The access lane off Phillip Street is located between Allotments 11, 12 and 2. Allotment 11 was granted to Henry Fielding in 1839, Allotment 12 was granted to Henry Harvey in trust for William Byrne in 1855, and Allotment 2 was granted to John Whitehead in 1831.

1.3. Allotment 10 Section 21

Allotment 10 Section 21 was granted to John Ellison in 1831. The grant issued on 19 October 1831, having been advertised in Government Notice on 14 September 1831 (Serial 29 Page 90). The Government Notice described the allotment:

John Ellison, ac. 1, 1 r. 15 p. One acre, one rood, and fifteen perches; bounded on the north by Phillip-street 2 chains 5 links; on the west by Charles' Watkins' and William Parrot's allotment 6 chains 40 links; on the south by George-street 2 chains 16 links; and on the east by Oakes', O'Brien's, Whitehead's, and Funchers allotments 6 chains 40 links, being allotment No. 10. – Quit-rent, £3 11s. 8d. per annum, commencing 1st July 1823 (*The Sydney Herald* 1831, 1).

Ellison had been a resident of Parramatta since at least 1815, having been issued a publican's licence in Parramatta that year (INX-99-42461). Ellison had acquired several leases at Parramatta in the 1820s (Town Allotments Index 2 E). He established two public houses in Parramatta, the Jolly Sailor,

on Allotment 48 Section 18 by at least 1830, and the Rear Admiral Duncan, on Church Street by at least 1831 (INX-69-5099; INX-69-4346).

Ellison's wife Sarah died in late February 1832, and Ellison had made a will soon after, dated 8 March 1832. The majority of his estate was to be held in trust on behalf of his children, with several individual bequests. The below excerpt provides a summary of some of his property at that time:

The following landed property as is herein described to be held in trust by my executors... to be for the benefit of the following my dear children... the rents of which tis my wish shall be held in trust by my executors to cloathe and educate the same children... One large brick built dwelling house erected on the land purchased by me from Major Druitt, as agent to Colonel Charles Maurice O'Connell, now rented to the Government, one wether (sic) boarded cottage in the same street rented to William Grose, one in the same street rented to Stephen Evans, and John Hartshorn, one brick dwelling in the same street rented to George Neal, another in the same street occupied by William Clerk, one in Charles Street occupied by Henry porter, and one Farm on the Sydney Road containing eighty acres and joining the farm of the late Thomas Baker.

Probate was granted to Richard Hunt, one of the executors of Ellison's will, on 4 February 1836. His estate was held by the executors until 1857, at which time it was sold to Nicols Drysdale Stenhouse and James Byrnes (Book 49 No. 218).

1.3.1.1. Dr Pringle's Cottage and Redcoats Mess House

The 'large brick built dwelling... now rented to the Government' noted in Ellison's will likely refers to the dwelling now known as Dr Pringle's Cottage. Allotment 10 is known to have been previously owned/leased by Colonel O'Connell. It is not known when precisely the dwelling was built, or how it was being used by the government at that time.

In September 1832, shortly before Ellison's death, the Sydney Gazette and New South Wales Advertiser had reported that 'a new mess-house is to be erected immediately at Parramatta' (The Sydney Gazette and New South Wales Advertiser 1832, 2). The Redcoats Mess House was constructed on Allotment 10, immediately behind the dwelling. Reference to the Officer's Mess House, George Street appear until the early 1840s (*The Sydney Gazette and New South Wales Advertiser* 1841, 3).

The use of the dwelling in this time is not clear. In 1834, an advertisement for the Parramatta Mercantile and Mathematical Academy conducted by Mr Bradley noted that his school was located on 'George-street, Parramatta, Contiguous to the Military Mess House (*The Sydney Monitor* 1834, 3). The use of the descriptor 'contiguous' building suggests that the Academy was located in very close proximity to the Mess House; however, there was also a dwelling house on the adjacent Allotment 92 at this time. In 1836, it was reported that Bradley had removed the academy to premises in George Street formerly occupied by the Kings School (*The Sydney Monitor* 1836, 1).

However, Allotment 10 was evidently operated as a school the following decade. In January 1844, it was advertised that 'Mr Farrell... intends to open that commodious building George-street,

commonly known as the “Officers’ Mess-House,” as an English, Mercantile, and Mathematical School’ (*Parramatta Chronicle and Cumberland General Advertiser* 1844, 1).



Figure 31. 1844 Plan of the Town of Parramatta, by surveyor W Meadows Brownrigg. Source: State Library of New South Wales, FL3690457.

1.3.2. Subdivision of the Ellison Estate

Ellison’s estate was held by the executors of his will until 1857. Records of uses or leases of his estate at this time have not been located as part of this research.

Following the sale to Nicols Drysdale Stenhouse and James Brynes in 1857, the estate was subdivided and put to auction. Allotment 10 was subdivided into 6 allotments, referred to as Lots 1 to 5, offered in April, and the Mess House lot, offered in June.

Note: The Mess House lot contained the buildings now referred to as the Redcoats Mess House and Dr Pringle’s Cottage. Both structures were collectively referred to as the ‘Mess House’ through the nineteenth century, and as such are referred to below as the ‘Mess House allotment’.

1.3.2.1. Mess House allotment

Julia Ellison

The auction advertisement, published in June 1857, described the allotment as:

A two-storey brick built house, containing 9 spacious rooms, with hall, underground cellar, detached kitchen, servant's room, stable, and hay loft, &c., &c., and known as THE MESS HOUSE, situate in George-street, a short distance from the Police Office, and immediately adjoining the Red Cow Inn (*The Sydney Morning Herald* 1857, 7).

The Mess House allotment was purchased by Julia Ellison (Serial 50 Page 374). The allotment was evidently leased; a lease advertisement from May 1859 noted that it had been late in the occupation of Mr. McPherson (*The Sydney Morning Herald* 1859, 8). In 1861, the allotment was transferred to Edye Manning and James Manning, and was quickly on-sold to William Byrnes in November (Book 71 No. 418; Book 78 No. 388). The following year Byrnes transferred the allotment to his daughter Annie Oakes Byrnes, in consideration of her impending marriage to George Hogarth Pringle (Book 78 No. 897). The indenture noted that the land contained 'the messuage and dwelling house known as the Mess House.'

Annie Oakes Pringle and George Hogarth Pringle

George Pringle was the surgeon at Parramatta Hospital in the 1860s. The house takes its current name from the Pringles' ownership of the house, with Pringle believed to have established his surgery at the property.

Dr Pringle died in 1871, and Annie retained ownership of the Mess House allotment until the early twentieth century. It is not known how the buildings were used in this period; Annie is also associated with the Byrnes family house at 100 George Street.

Annie Oakes sold the property in 1910 to Daniel Vincent Anschau, Norman Bede Anschau, Patrick Augustine Anschau, Austin Montague Anschau and Rupert Lewis Anschau for £600 (Book 923 No. 700).

1.3.2.2. Lot 1 (later referred to as Lot 2)

The auction advertisement, published in April 1857, described the allotment as:

A valuable building allotment adjoining the MESS HOUSE, having a frontage of 35 feet 7 inches to GEORGE-STREET by a depth of 940 feet (*The Sydney Morning Herald* 1857a, 9).

James Thearle

Lot 1 of the Ellison Estate was purchased by James Thearle for £204. The indenture described Thearle as a boot and shoemaker. A Mr. Thearle is noted as resident of Church Street, Parramatta from 1844 until at least 1863 (*Parramatta Chronicle and Cumberland General Advertiser* 1844, 2; *The Sydney Morning Herald* 1863, 9).

In 1863, Thearle sold the George Street property to his daughter Elizabeth, milliner and dressmaker (Book 84 No. 218). In June 1868, the property was sold back to him, or another James Thearle (Book 108 No. 828). In July that year, notices were published of the marriage of Elizabeth, daughter of 'James Thearle, George Street Parramatta' (*The Sydney Morning Herald* 1868, 1). A residence may have been built on the property by this time.

Thearle retained the property until 1882, when it was sold to John Nobbs of Parramatta for £500 (Book. 246 No. 318). Nobbs on-sold the property the following month to Annie Oakes Pringle for the sum of £604 (Book 251 No. 952). It is not known how Pringle used the property; she may have leased it. Pringle retained the property until 1915, when she sold it to William Bramwell Booth (Book 1067 No. 169).

1.3.2.3. Lot 2 (later referred to as Lot 3)

The auction advertisement, published in April 1857, described the allotment as:

A building allotment, adjoining Lot 1, with a frontage of 35 feet 7 inches to GEORGE-STREET, by a depth of 242 feet, alongside the property of Robert Muriel, Esq. (The Sydney Morning Herald 1857a, 9).

William Goodwin

Lot 2 of the Ellison Estate was purchased by William Goodwin. The indenture described him as of Parramatta, Gentleman (Book 51 No. 735). Goodwin died in 1886, and his property passed to his daughter Jessie Isabel. By this time a residence had evidently been constructed on the lot. An indenture of mortgage between Jessie Isabel Hitchcock (nee Goodwin) outlined the bequests of Goodwin's will, which included 'his house and premises situated on the northside of George Street Parramatta', along with other properties in Parramatta (Book 673 No 222).

It is not known how Jessie used the property. In 1901 the property was transferred to William Williams Hitchcock and Richard Grant, who then in 1903 sold the property to Eliza Nelson for the sum of £90 (Book 783 No 682).

In 1915, Eliza Nelson sold the property to William Bramwell Booth of the Salvation Army (1068 No. 267).

1.3.2.4. Lots 3, 4 and 5 – fronting Phillip Street

The auction advertisement, published in April 1857, described the allotments as:

Lot 3 A building allotment, at the rear of Lots 1 and 2, having a frontage of 45 feet 3 inches to PHILLIP-STREET by a depth of 180 feet.

Lot 4 A building allotment, at the rear of Lots 2 and 1, having a frontage of 45 feet 3 inches to PHILLIP-STREET by a depth of 181 feet.

Lot 5 A building allotment, at the rear of the Mess House and alongside the garden belonging to the Red Cow Hotel, having a frontage of 45 feet 6 inches to PHILLIP-STREET by a depth of 184 feet.

Francis Oakes

Lots 3, 4 and 5 of the Ellison Estate were purchased by Francis Oakes (1818-1866). His father, another Francis Oakes, had been the Chief Constable at Parramatta and the Appointed Superintendent at the Government Factory in the 1810s. The elder Oakes had been granted Allotment 89 Section 21, adjacent to Ellison's grant in 1831,

The younger Oakes died in 1866. It is not clear how he used the Phillip Street property; however, it does not appear that any structures were erected during his ownership. An advertisement for the land published in 1867 gave the following description:

A large BLOCK of LAND, subdivided into three parts, situated in Phillip-street, Parramatta, immediately opposite the residence of Mr. Lee, between George and Smith streets, bounded on the south, 212 feet, by premises belonging to and occupied by Dr. Pringle and other parties; on the west by gardens attached to the Red Cow Inn, 184 feet; north by Phillip-street, 138 feet; and on the east by a line bearing north, 180 feet. The whole is enclosed by a paling fence.

The land was subsequently purchased by Charles Joseph Byrnes and James Manning Byrnes for £175 (Book 106 No. 355). Both purchasers were described as 'of Parramatta, esquires.' Annie Oakes Pringle is noted as a trustee on the indenture, along with George Hogarth Pringle – Annie was Francis Oakes' niece.

Charles Joseph Byrnes and James Manning Byrnes

Charles Joseph Byrnes was a lawyer and politician. He served as Alderman at Parramatta, and also as mayor several times. He resided at the property Locksley on George Street. In 1882, it was reported that the wife of James Manning Byrnes had given birth to a son 'at her residence, Clare Cottage, George Street, Parramatta' (*The Sydney Morning Herald* 1882, 1). It is not known how the Byrnes' used the property; no structure is shown in the 1895 plan.

The Byrnes' held the property until 1913, when they sold to Herbert Lawrence Anschua, Vincent Daniel Anschau, Patrick Augustine Anschau, Austin Montague Anschau, Norman Bede Anschau and Rupert Lewis Anschau for £108 (Book 1015 No. 202).

1.3.3. Twentieth century development

In the 1910s, the six lots of Allotment 10 were consolidated into two unequal portions. The Mess House allotment and the three allotments fronting Phillip Street were purchased by the Anschaus. The remaining two allotments fronting George Street were purchased by William Bramwell Booth of the Salvation Army.

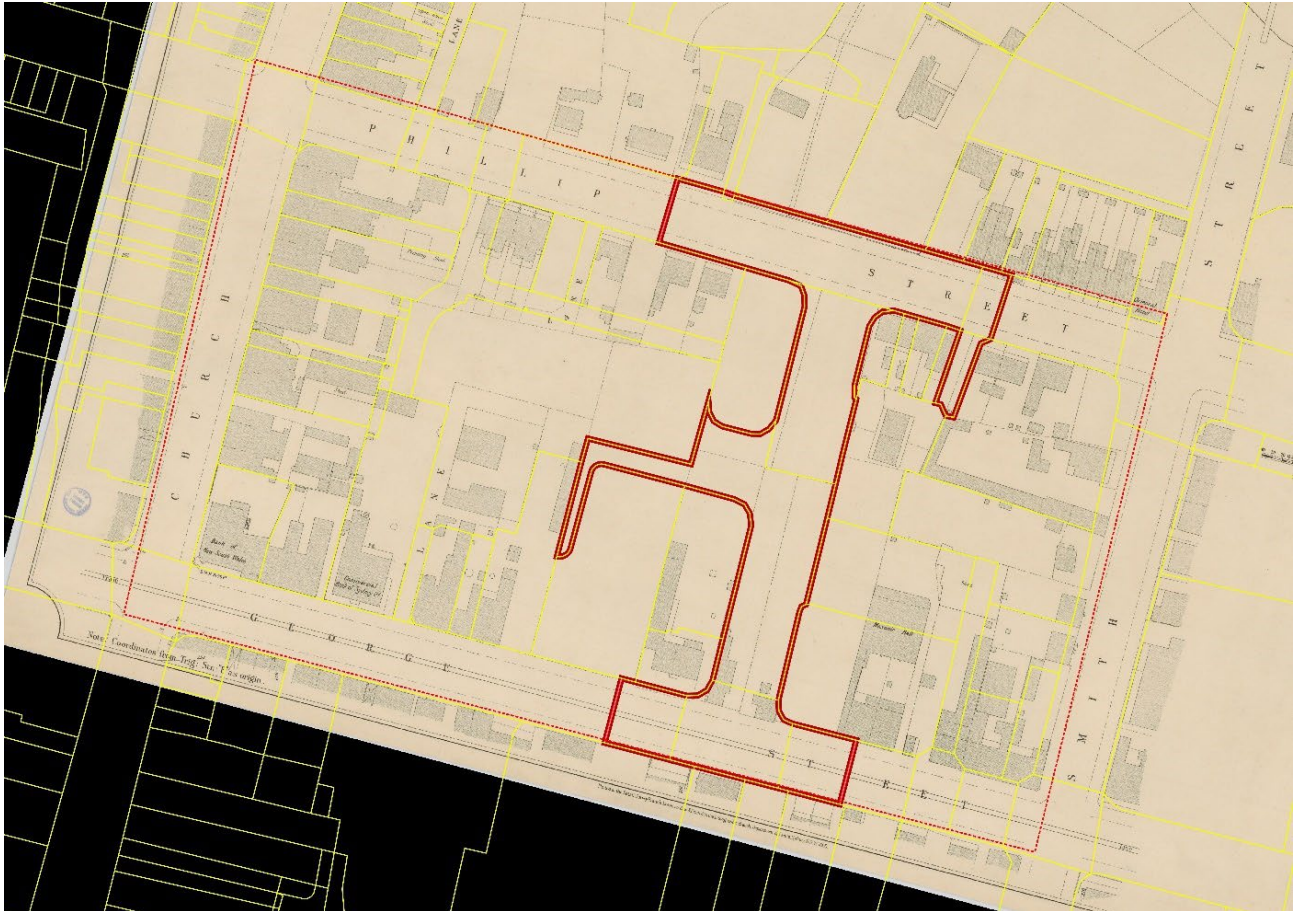


Figure 32. 1895 Parramatta Detail Survey Series plan.

1.3.4. L. J. Anschau and Sons

L. J. Anschau and Sons were tanners and bootmakers. Prior to establishing operations at Parramatta, they had operated a tannery at Margaret Farm in St Marys. In August 1910, *Dun's* gazette reported that Anschau, L. J. & Sons, tanners were 'reported to have left St. Marys and commenced business at Parramatta' (*Dun's gazette for New South Wales* 1910, 114).

The business L. J. Anschau & Sons was registered at George Street, Parramatta on 13 February 1914. Their occupation was given as tanners and boot manufacturers, and the business comprised of partners Herbert Lawrence, Vincent Daniel, Augustine, Austin Montague, Norman Bede and Rupert Lewis (*Dun's Gazette for New South Wales* 1914, 166).

The Anschaus soon established structures on the Phillip Street property. In 1915, it was reported that an application had been submitted from L. J. Anschau and Sons for a cottage on Phillip Street had been made (*The Cumberland Argus and Fruitgrowers Advocate* 1915, 6). By 1916 a factory was established –

'R. Anschau, of Parramatta, deposed that he was a boot manufacturer. His place stood on two or three acres of land. The paddock was divided into two or three horse paddocks.

There were George and Phillip street entrances. At night-time a chain was put over the gate...' (*The Cumberland Argus and Fruitgrowers Advocate* 1916a, 4).

In November that year, an application from Anschau and Sons was approved for 'erection of office at premises, Phillip Street' (*The Cumberland Argus and Fruitgrowers Advocate* 1916b, 4). In 1919 applications were made by the company for the erection of a shed and a shop (*The Cumberland Argus and Fruitgrowers Advocate* 1919a, 6; 1919b, 6).

In 1920, a fire destroyed a weatherboard and iron roof store at the Anschau premises on Phillip Street. Accounts of the fire provided an overview of the company structure and properties (*The Cumberland Argus and Fruitgrowers Advocate* 1920, 1). The Phillip Street boot factory and store was managed by Rupert Anschau, and the Anschaus resided on George Street, 'next to the Salvation Army', presumably in the Mess House dwelling. Another brother managed a tannery at Sandown, Rosehill, another brother a shop in Auburn, and another brother a shop in Parramatta. Approval for the erection of a factory at the Anschau property in Phillip Street was approved in February 1921 (*The Cumberland Argus and Fruitgrowers Advocate* 1921, 6).

References to the Phillip Street boot factory are made until at least 1928. The following year, the Phillip Street and George Street properties were mortgaged to the Union Bank of Australia (Book 1684 No. 772). In 1934, the Union Bank sold the properties to Charles Albert Henry Freestone, fibrous plaster manufacturer.

Wise's Post Office Directories from the 1930s give Freestone's business address as Victoria Road. The Phillip Street property was used as the fibrous plaster works, with reference to a fire in one of the storerooms in January 1938 (*The Sydney Morning Herald* 1938, 8). Aerial imagery from 1930 shows three built structures fronting Phillip Street, which appear to have hipped roofs. By the early 1940s, these structures are successively replaced with flat roofed structures, presumably associated with Freestone's manufacturing business. The properties were held by the Freestone family until the 1960s, with Maggie Frances Freestone converting the deed to Torrens Title in 1966.



Figure 33. Historic aerial, 1930.



Figure 34. Historic aerial, 1942.

1.3.5. Salvation Army

The George Street allotments were purchased by William Bramwell Booth of the Salvation Army for the purposes of erecting new premises. It was reported in April 1917 that the local branch of the Salvation Army was raising funds to assist in erecting their new premises, having long been 'laboring under the disadvantage of having no hall of their own' (*The Cumberland Argus and Fruitgrowers Advocate* 1917, 6).

The premises opened on 11 January 1919. A description was given in *The Cumberland Argus and Fruitgrowers Advocate* the preceding week:

This fine block of buildings is in a good position in George-street. The main hall is built of brick and is 26 feet by 56 feet. At the back of the hall there are two good rooms, one for the band, the other an office. The young people's hall is also built of brick and is 20 x 40 feet, the primary room is 20 x 20 feet. In the rear of the grounds is a nice six-roomed cottage for the use of the officers (*The Cumberland Argus and Fruitgrowers Advocate* 'The New Citadel' 4 January 1919, 6) <http://nla.gov.au/nla.news-article86116248>.

The facade of the young people's hall is visible in the below 1969 image. All structures on the property were demolished the following year for the construction of the northern extension of Horwood Place.



Figure 35. Detail, Horwood Place view from Council Chambers, 1969. Looking north, before extension of Horwood Place to Phillip Street. Salvation Army Hall at centre, Roxy Theatre at right (Source: City of Parramatta Council. PRS110/004/012).

1.4. Allotment 92

Allotment 92 was leased to William Parrot, potentially c.1823. Parrot died in c.1824, and his will (dated 1824) described his 'house and premises in George Street Parramatta bounded on the east by Colonel O'Connell and on west by C. Walker' (PA17021). A structure on the allotment is shown on Brownrigg's 1844 plan; however, by the 1895 plan, the allotment appears to be empty.

The allotment was acquired by Harold William Day in 1910, and leased to Samuel Charles Bennington and Albert Edward Bennington, Moving Picture Showmen that same year. In 1913, the allotment was sold to Bennington Pictures Limited (Vol. 2372 Fol. 27). The site was used as a cinema for much of the twentieth century, being transferred to Parramatta Cinema Ltd in 1921, Western Suburbs Cinemas in 1930, and then to Australian Property Units Management Pty Ltd in 1960. The land behind the building was used as a carpark from the early 1960s.



Figure 36. Parramatta Civic exterior, 1942, view north east. Dr Pringle's Cottage at right (Source: SLNSW FL1332722).

1.5. Allotments 11 and 12

The lane extending from Phillip Street is located within Allotments 11 and 12 Section 21. Allotment 11 had been granted to Henry Fielding in 1839, and he subsequently acquired Allotment 2 to the south. By 1840, the eastern side of Allotment 11 was subdivided and consolidated with Allotment 2, forming an access route from Phillip Street (PA41093).

Allotment 12 had been granted to Henry Harvey in 1855 (PA35110). The property traded hands several times through the nineteenth and twentieth century, being held by the Labor family from 1870 to 1910, John Meier of Sydney, café proprietor from 1910 to 1919, Thomas Daniel and Jack Little of Parramatta, journalists, from 1920 to 1924, and then Lee Sing of Parramatta, merchant from 1924 to 1948 (Vol. 97 Fol. 68). In 1948 the property was purchased by Charles Albert Freestone, and was consolidated with adjacent allotments at the corner of Phillip and Smith Streets (Vol. 6415 Fol. 41). The structures in Allotment 12 were demolished in the 1960s, and the access lane later widened.

1.6. Horwood Place

The Salvation Army premises was purchased by the Council of the City of Parramatta in 1967 (Vol. 2834 Fol. 123). The buildings were demolished by 1969, and replaced with a carparking lot (Figure

38). By 1974, several structures on the former Freestone property and the vegetation on the property had been demolished, and the carparking lot had been extended through to Phillip Street as an extension of Horwood Place (Figure 39). Auctioneer Lane had also been formed connecting Horwood Place to existing carparking at the rear of the Civic Arcade (Figure 37). The on grade carparking behind Civic Arcade was replaced by the current Eat Street Carpark, which was under construction in 1981 (Figure 40).



Figure 37. Carparking at the rear of Civic Arcade, 1969. Before the extension of Horwood Place. Looking east, from location of current Eat Street Car Park. Vegetation at left is in the rear of the Freestone/former Anschau property (Source: PRS110 004 002).

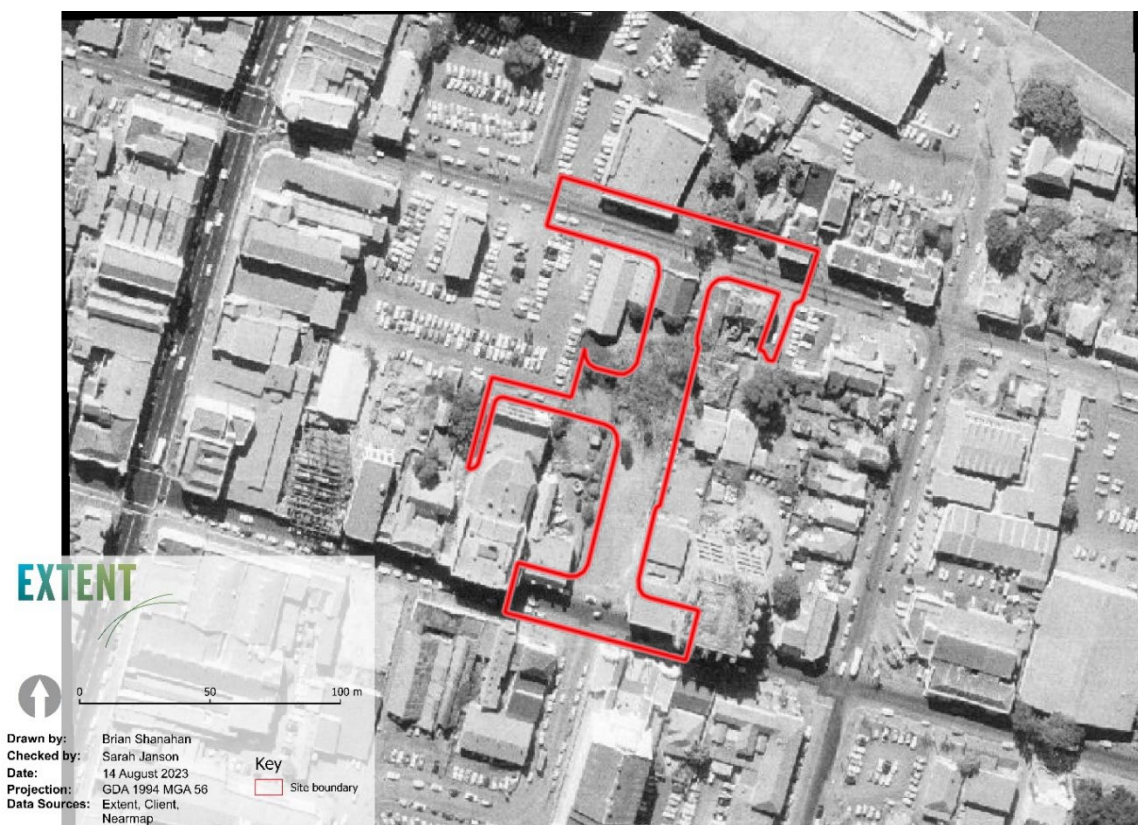


Figure 38. Historic aerial, 1969.



Figure 39. Historic aerial, 1974.



Figure 40. Parramatta City Council Carpark, current Eat Street Car Park, c.1982. Looking west along Auctioneer Lane, rear of Civic Arcade at left (Source: ACC002 095 002).



Figure 41. Detail, Aerial view, 1981. View south-east. Showing the newly constructed 80 George Street opposite the Roxy Theatre at right, and street trees along Horwood Place (Source: ACC002/063/015).



Figure 42. Aerial view, 1985. View west. Dr Pringle's Cottage, the Mess House and Civic Arcade visible at centre (Source: ACC002/100/136).