



# Albury Wodonga Regional Hospital Historical Archaeological Assessment

FINAL REPORT

Prepared for Johnstaff, on behalf of Health Infrastructure

16 August 2024

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## Glossary

<b>AHC</b>	Australian Heritage Council
<b>Biosis</b>	Biosis Pty Ltd
<b>CBD</b>	Central Business District
<b>CHL</b>	Commonwealth Heritage List
<b>CMP</b>	Conservation Management Plan
<b>DA</b>	Development Application
<b>DCCEEW</b>	Australian Government Department of Climate Change, Energy, the Environment and Water
<b>DP</b>	Deposited Plan
<b>EIS</b>	Environmental Impact Statement
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EPBC Act</b>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>Fat</b>	A slang term to describe animals suitable for slaughter
<b>Heritage NSW</b>	Heritage NSW, Department of Planning and Environment
<b>Heritage Act</b>	<i>Heritage Act 1977</i>
<b>HAA</b>	Historical Archaeological Assessment
<b>HIS</b>	Heritage Impact Statement
<b>HLRV</b>	Historical Land Records Viewer
<b>IHO</b>	Interim Heritage Order
<b>LEP</b>	Local Environmental Plan
<b>NHL</b>	National Heritage List
<b>NSW</b>	New South Wales
<b>REF</b>	Review of Environmental Factors
<b>Run</b>	An area of land occupied by early European settlers for grazing before regulation by state and colonial governments
<b>SEARS</b>	Secretary's Environmental Assessment Requirements
<b>SEPP</b>	State Environmental Planning Policy
<b>SHR</b>	State Heritage Register
<b>SoHI</b>	Statement of Heritage Impacts
<b>Store</b>	A term used for stock not ready for slaughter
<b>Study area</b>	201 Borella Road, East Albury, NSW
<b>SSD</b>	State Significant Development

## Executive summary

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Biosis Pty Ltd (Biosis) was commissioned by Johnstaff on behalf of Health Infrastructure to undertake an Historical Archaeological Assessment (HAA) for the Albury Wodonga Regional Hospital project (the project) at 201 Borella Road, East Albury, New South Wales (NSW) (the study area). The project is to be assessed as a State Significant Development (SSD) application under Part 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

A search of heritage databases was conducted to identify any heritage listings within the study area specific to archaeological remains or potential. This included a search of the State Heritage Register (SHR), Commonwealth Heritage List (CHL), Interim Heritage Order (IHO) list, National Heritage List (NHL), Section 170 heritage registers, *North Sydney Local Environmental Plan 2013* (LEP) and World Heritage Sites. These searches identified that there are no heritage items or listed archaeological areas of potential within the study area.

Background research was undertaken for the HAA, which identified that the study area formed part of the initial land grant to Edward Mitchell on 4 September 1854. It was later dedicated as the Municipal Sale Yards on 25 March 1887. The stock yards included yarded areas to bring stock for sale. These areas were gated with wooden and later metal railing fences. Over time the stockyards were also reported to have additions such as the installation of drainage, tarred flooring, fencing and ramp upgrades. This predominantly occurred during the early to mid 1900s. An area for a public pound was also dedicated within the study area in 1936. In 1938 a municipal abattoir was established within the study area and was extended in 1942. The saleyards and abattoir closed in 1975 and the area was levelled in the 1980s. In the 1990s, construction of the new Albury Base Hospital commenced and opened on 9 November 1994. The hospital buildings and associated infrastructure remains within the study area today.

As part of the HAA, a physical inspection was undertaken on 27 March 2024 to determine whether potential archaeological resources related to the previous land use were present, and likely to be impacted by the proposed works. The potential archaeological remains in the study area are associated with Albury as a rural service centre, agriculture, pastoralism, commerce, industry, towns, suburbs and villages and utility. Archaeological remains associated with these local and NSW historical themes such as remnants of structures, associated infrastructure and deposits have been assessed to contain moderate archaeological potential to remain within the study area.

The area of moderate archaeological potential is associated with the site of the first municipal abattoir and offal plant, which was located within the south eastern portion of the study area and dates to the 1930s. While disturbance has occurred within this area through the construction of a carpark and installation of water tanks, they are likely superficial or restricted to limited areas, with the potential for archaeological resources to remain. These resources have been identified to contain archaeological research potential, that is significant at a local level. This was due to the potential of these resources to contribute to the knowledge of the functioning and layout of the site, in addition to providing a rare, one of a kind example of the first municipal abattoirs in Albury.

Low archaeological potential has been identified within the remaining portions of the study area. This is due to the extensive disturbance that has occurred throughout the majority of the study area, associated with the construction and development of the Albury Base Hospital which have caused significant ground disturbance reducing the potential for subsurface deposits to remain in these areas.



## Recommendations

The following recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the *Australia ICOMOS charter for the conservation of places of cultural significance* (the Burra Charter) with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.<sup>1</sup>

### **Recommendation 1    Development of an Archaeological Research Design and Excavation Methodology**

As areas of moderate and high potential have been identified within the study area, an Archaeological Research Design and Excavation Methodology (ARD&EM) should be developed to establish how to properly manage the potential archaeological remains which may include testing, monitoring and/or salvage. The ARD&EM should outline specific research questions to guide the excavations.

### **Recommendation 2    Heritage induction**

Due to the potential for unexpected archaeological finds of potentially local heritage significance, all site workers must undertake a heritage induction as part of a Construction Heritage Management Plan to ensure that they are aware of the heritage significance of items and potential archaeological resources within the study, their statutory obligations under the Heritage Act and the penalties for breaching the provisions of the Heritage Act. The heritage induction will also provide information to site workers on potential archaeological items that they may encounter during works, and the steps to take should they be encountered.

### **Recommendation 3    Discovery of unanticipated historical relics**

Relics are historical archaeological resources of local or State significance and are protected in NSW under the Heritage Act. Should unanticipated historical archaeology be discovered during the course of the project, an unexpected finds process should be followed. Works in the vicinity should cease and an archaeologist contacted to make a preliminary assessment of the find.

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<sup>1</sup> Australia ICOMOS 2013

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# 1 Introduction

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## 1.1 Project background

Biosis was commissioned by Johnstaff on behalf of Health Infrastructure to undertake an HAA for the Albury Wodonga Regional Hospital project at 201 Borella Road, East Albury, NSW (Figure 1 and Figure 2). The proposed development includes the redevelopment of the existing Albury Hospital campus. The study area constitutes approximately 9 hectares of public land currently designated as SP2 Health Services Facility.

## 1.2 Location of the study area

The study area is located within the Albury Local Government Area, Parish of Albury, County of Goulburn (Figure 1). The study area includes Lot 13 DP 1175382 (Figure 2). It is bounded by Borella Road to the north, East Street to the east, Eastern Hill Reserve to the south, and private property to the west.

## 1.3 Proposed development

The proposed development involves the redevelopment of a new Clinical Services Building to be built at the existing Albury Hospital campus to consolidate services currently provided at the Wodonga campus and expanding the range and complexity of services offered to provide the best care for people who live in the Albury-Wodonga region.

Project scope may include (but not limited to):

- Intensive care unit
- Maternity services
- Paediatric services
- Neonatal services
- Perioperative services
- Central Sterilising Services Department
- Inpatient mental health services
- Inpatient services
- Outpatient services and other treatment spaces
- Other non-clinical support spaces
- Car Parking (new multistorey carpark)
- Associated ancillary works including infrastructure upgrades, campus wide works.

## 1.4 Scope of assessment

This assessment is being completed to meet Condition 20 (Archaeological Assessment) of the Hospitals, medical centres and health research facilities SEARs as requested by Johnstaff. A Statement of Heritage Impact has not been completed as part of this assessment.

This report was prepared in accordance with current heritage guidelines including *Assessing Heritage Significance*, *Assessing Significance for Historical Archaeological Sites and 'Relics'*, the *Historical Archaeology Code of Practice* and the *Burra Charter*.<sup>2</sup> This report provides an archaeological assessment to identify if any relics exist within the study area which may be impacted by the development. The report has been prepared in line with the guidelines, containing history, historical archaeological potential, significance assessment, mapping, mitigation and management recommendations and preparation of an historical archaeological report. The heritage significance of the potential archaeological remains has been investigated to determine the most appropriate management strategy.

The following is a summary of the major objectives of the assessment:

- Identify archaeological sites and features within the study area which are already recognised for their heritage value through statutory and non-statutory heritage listings.
- Determine the potential for historical archaeology within the study area.
- Identify and assess the heritage values associated with the potential archaeological resource within the study area.
- Recommend next steps or measures to avoid or mitigate any negative impacts on the archaeology within the study area (if required).

## 1.5 Limitations

This report is based on historical research and an archaeological inspection. It is possible that further historical research or the emergence of new historical sources may support different interpretations of the evidence in this report. The archaeological inspection was limited due to access and safety concerns.

The background research was limited by the availability of early plans and documentation which provided a limited understanding of the layout of early land use of the study area.

Although this report was undertaken to best archaeological practice and its conclusions are based on professional opinion, it does not warrant that there is no possibility that additional archaeological material will be identified in subsequent works on the site. This is because limitations in historical documentation and archaeological methods make it difficult to accurately predict what is under the ground.

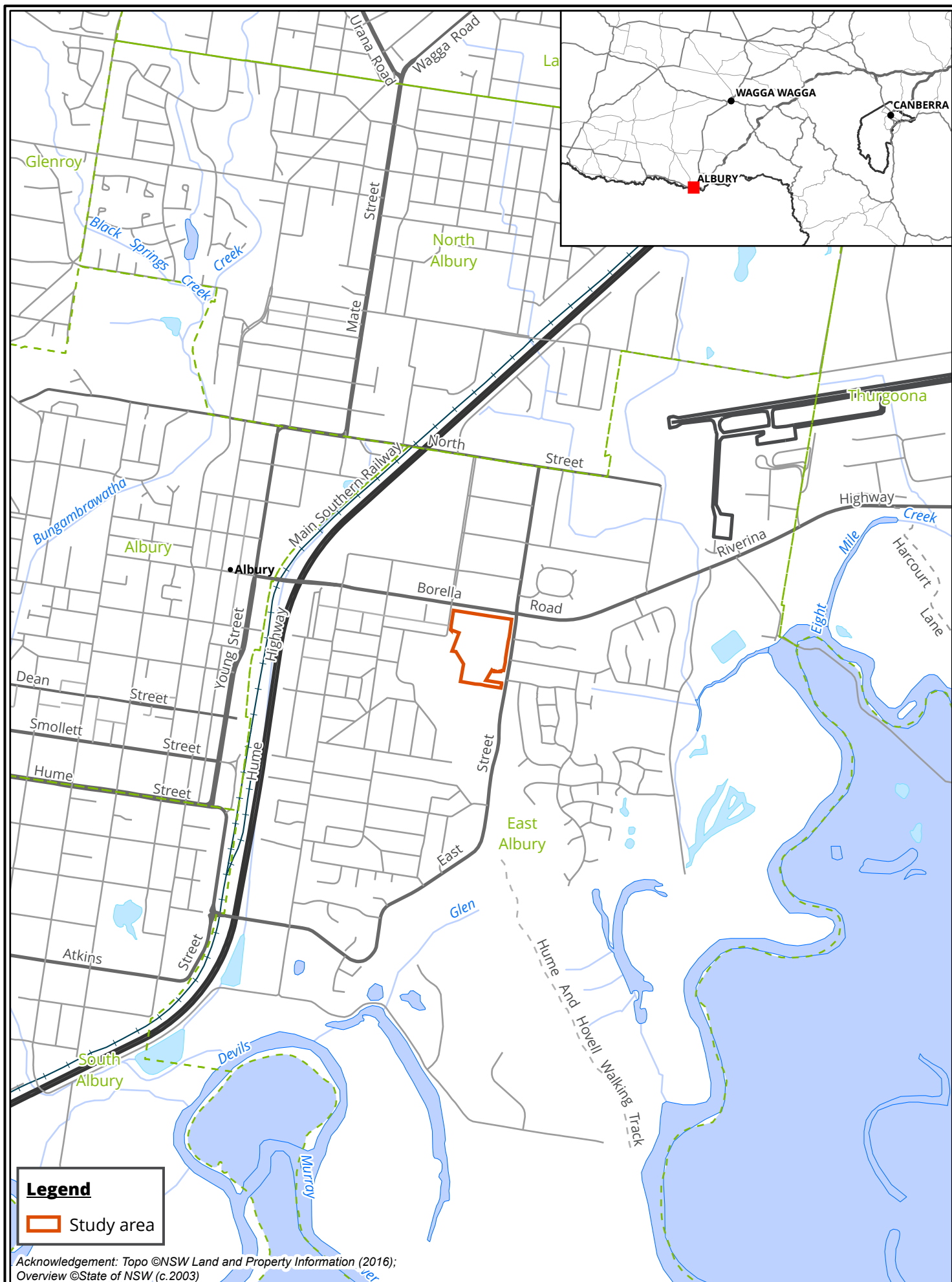
The significance assessment made in this report is a combination of both facts and interpretation of those facts in accordance with a standard set of assessment criteria. It is possible that another professional may interpret the historical facts and physical evidence in a different way.

Aboriginal heritage was not assessed as part of the preparation of this report.

This report does not include a Statement of Heritage Impact.

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<sup>2</sup> Heritage Office 2001, Australia ICOMOS 2013







#### Legend

- Study area
- Lot

Figure 2 Study area detail

0 10 20 30 40 50

Metres

Scale: 1:1,500@ A3  
Coordinate System:  
GDA 1994 MGA Zone 55



Matter: 39499, Date: 22 May 2024,  
Prepared for: HM, Prepared by: JB, Last edited by: gologhlin  
Location: P:\394000s\39499\Mapping\  
39499\_HHA\_AlburyCampus,  
Layout: 39499\_HHA\_F2\_StudyArea



## 2 Statutory framework

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This assessment will support a planning proposal to be assessed under Part 4.7 of the EP&A Act. In NSW cultural heritage is managed in a three-tiered system: National, state, and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage in the state.

### 2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting the natural and cultural environment. The EPBC Act is administered by the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The NHL contains items that have been assessed to be of outstanding significance and define ‘critical moments in our development as a nation’.<sup>3</sup>
- The CHL contains items that are natural and cultural heritage places on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing ‘significant’ heritage value.<sup>4</sup>

A search of the CHL and NHL did not yield any results within or adjacent to the study area.

### 2.2 NSW Heritage Act 1977

Heritage in NSW is principally protected by the Heritage Act (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of the following items:

*‘those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance’*

The Act is administered by the Heritage Council, under delegation by the Heritage Division, Heritage NSW. The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or ‘relics’). Different parts of the Heritage Act deal with different situations and types of heritage and the Act provides several mechanisms by which items and places of heritage significance may be protected.

#### 2.2.1 State Heritage Register

Protection of items of State significance is by nomination and listing on the SHR created under Part 3A of the Heritage Act. The Register came into effect on 2 April 1999. The Register was established under the *Heritage Amendment Act 1998*. There are no items or conservation areas listed on the SHR within or adjacent to the study area.

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<sup>3</sup> ‘About National Heritage’ <http://www.environment.gov.au/heritage/about/national/index.html>

<sup>4</sup> ‘Commonwealth Heritage List Criteria’  
<http://www.environment.gov.au/heritage/about/commonwealth/criteria.html>

### 2.2.2 Archaeological relics

Section 139 of the Heritage Act protects archaeological 'relics' from being 'exposed, moved, damaged or destroyed' by the disturbance or excavation of land. This protection extends to the situation where a person has 'reasonable cause to suspect' that archaeological remains may be affected by the disturbance or excavation of the land. This section applies to all land in NSW that is not included on the SHR.

Amendments to the Heritage Act made in 2009 changed the definition of an archaeological 'relic' under the Act. A 'relic' is defined by the Heritage Act as:

*'Any deposit, object or material evidence:*

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

*(b) Which is of State or Local significance'.*

It should be noted that not all remains that would be considered archaeological are relics under the NSW Heritage Act. Advice given in the Archaeological Significance Assessment Guidelines is that a 'relic' would be viewed as a chattel and it is stated that,

*'In practice, an important historical archaeological site will be likely to contain a range of different elements as vestiges and remnants of the past. Such sites will include 'relics' of significance in the form of deposits, artefacts, objects and usually also other material evidence from demolished buildings, works or former structures which provide evidence of prior occupations but may not be "relics".<sup>5</sup>*

If a relic, including shipwrecks in NSW waters (that is rivers, harbours, lakes, and enclosed bays) is located, the discoverer is required to notify the NSW Heritage Council.

Section 139 of the Heritage Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a 'relic' to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to Section 140 of the Act) unless there is an applicable exception (pursuant to Section 139(4)). Excavation permits are issued by the Heritage Council of NSW in accordance with Sections 60 or 140 of the Heritage Act.

Exceptions under Section 139(4) to the standard Section 140 process exist for applications that meet the appropriate criterion. The Section 139(4) self-assessment provides an argument for an exception from the requirement to obtain a Section 140 permit and reflects the nature of the impact and the significance of the relics or potential relics being impacted upon.

If it has been determined an exception is appropriate and, during the development, substantial intact archaeological relics of state or local significance, not identified in the archaeological assessment or statement required by this exception, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with Section 146 of the Heritage Act. Depending on the nature of the discovery, additional assessment and, possibly, an excavation permit may be required prior to the recommencement of excavation in the affected area.

### 2.2.3 Section 170 Heritage and Conservation Registers

Section 170 of the Heritage Act requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage Division guidelines.

A search of available registers did not yield any results for items within or adjacent to the study area.

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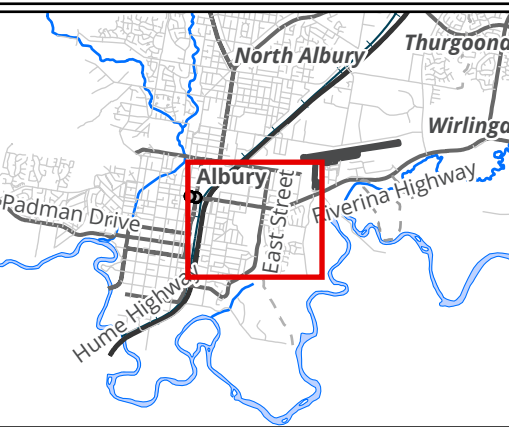
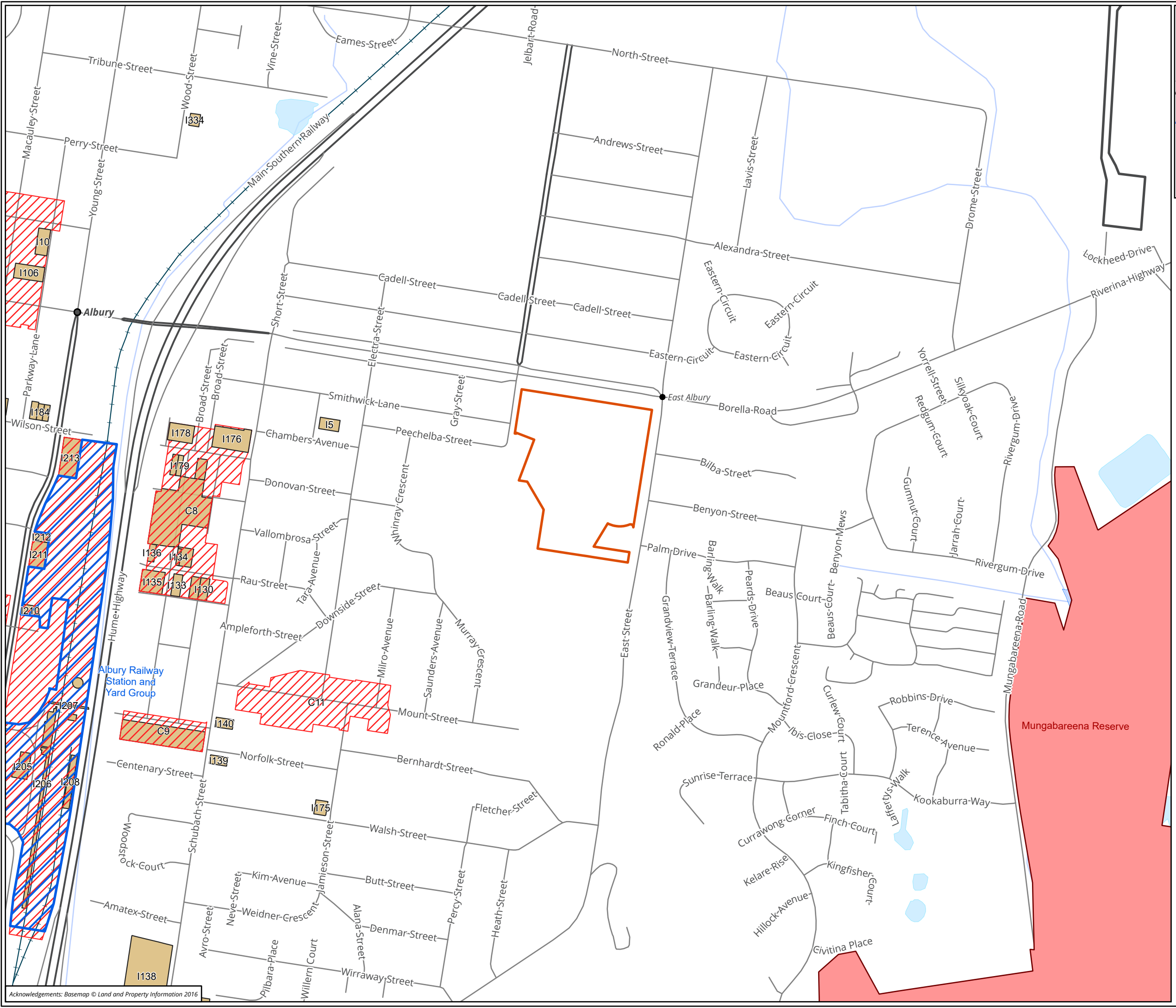
<sup>5</sup> NSW Heritage Branch, Department of Planning 2009, p.7

## **2.3 Environmental Planning and Assessment Act 1979**

### **2.3.1 Albury Local Environmental Plan and Development Control Plan**

The Albury LEP contains schedules of heritage items that are managed by the controls in the instrument. There are no registered archaeological sites within the study area. The *Albury Development Control Plan 2010* (DCP) provides objectives and controls for the management and conservation of heritage items and conservation areas. However as there are no items listed on the Albury LEP, the controls are not relevant to these works. The DCP also does not cover unidentified archaeology.

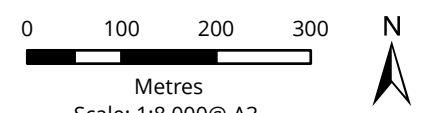




**Legend**

- Study area
  - State heritage item
  - Conservation Area - General
  - Item - General
- Local Environmental Plan**
- Conservation Area - General
  - Item - General

**Figure 3 Heritage items in the vicinity of the study area**



Matter: 39499, Date: 11 December 2023,  
Prepared for: ML, Prepared by: JB, Last edited by: jbeckius  
Location: P:\39400s\39499\Mapping\  
39499\_HHA\_AlburyCampus  
Layout: 39499\_HHA\_F4\_HeritageItems

Acknowledgements: Basemap © Land and Property Information 2016

## 3 Historical context

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Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage or archaeological resources which may be associated with the study area. The historical research places the history of the study area into the broader context of Albury and Wodonga.

### 3.1 Aboriginal past

Our knowledge of Aboriginal people and their land-use patterns and lifestyles prior to non-Aboriginal contact is mainly reliant on documents written by non-Aboriginal people. The inherent bias of the class and cultures of these authors necessarily affect such documents. They were also often describing a culture that they did not fully understand – a culture that was in a heightened state of disruption given the arrival of settlers and disease. Early written records can, however, be used in conjunction with archaeological information and surviving oral histories from members of the Aboriginal community in order to gain a picture of Aboriginal life in the region.

Aboriginal people within the Albury region identify with a number of traditional language groups. These groups include, among others, the Jethi and Wiradjuri. The study area and surrounding landscape is situated within the southern portion of what is now commonly accepted as traditional lands of the Wiradjuri. The area covered by the Wiradjuri encompasses a large portion of southern and central NSW, including the area surrounding much of the Murrumbidgee and Lachlan rivers, and north to Dubbo. The majority of the groups contained between 10 and 50 people, but could contain up to 100, with families sleeping in lean-tos known as gunyahs, which could take a variety of forms.

Early documentation of Aboriginal occupation of the Albury area is sparse, with explorers such as Hume and Hovell noting that the local population around Albury was dense and well resourced, but not providing a great deal of information beyond that.<sup>6</sup> The original inhabitants of the area are identified by Tindale as the Jeithi people, whose area lay on the north side of the Murray from west of Tocumwal to near Howlong.<sup>7</sup> Tindale states that the group once extended further east but were displaced by the Wiradjuri during the early days of settlement. Kelly and Price state that the majority of the current Aboriginal community accept the Wiradjuri people as the traditional owners in the area.<sup>8</sup>

Aboriginal communities have traditionally formed connections through shared language, geography and kinship, as well as through trade and other social ties.<sup>9</sup> This was largely true of most Aboriginal communities and remains so for the Aboriginal people of Albury. By fixing on any one single language group, tribe or clan name, there may be a loss of focus on the contemporary Aboriginal community.<sup>10</sup> According to Brown & Wall:

*There are, for example, key elements within the community that have strong historical association but not direct traditional owner ancestry. There are also Wiradjuri people who consider the area to be part of their large language group / tribal territory within which they have valuable custodians' roles in the Aboriginal cultural*

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<sup>6</sup> (Andrews 1912, pp. 1–6)

<sup>7</sup> (Tindale 1974)

<sup>8</sup> (Kelly and Price 2004)

<sup>9</sup> (Brown & Wall 2017)

<sup>10</sup> (Brown & Wall 2017)

*heritage management process, but whose own family ties may be more specifically associated with places to the north.*<sup>11</sup>

Research conducted to the north of the study area near Wagga Wagga suggests that after the arrival of Europeans in the area, many of the local groups in the area maintained a pragmatic relationship with the local landholders and station owners, with one station owner reporting that at any one time, he had up to 20 Aboriginal people employed on his property.<sup>12</sup> Early European settlers were said to adopt Aboriginal bushcraft in order to secure their own survival. One of the first settlers in the Albury area, William Wyse, set up his camp close to the Aboriginal camp at Mungabareena for such purposes.<sup>13</sup> Trading was established between Europeans and Aboriginal people, with the Aboriginal people often providing their boating skills and knowledge of the local watercourses. Bark canoes were noted as being made on demand. The first formal punt across the Murray was ran by an Aboriginal man by the name of Merriman.

Joseph Hawdon notes in his 1838 descriptions of an overland journey from Sydney to Adelaide that he met three Aboriginal males near Oolong, now Howlong, headed in the direction of Albury:

*Mr. Weatherall left me on his return to the Oolong in company with a gentleman bound for Sydney. With the men in charge of the cart there came up three blacks, an old man and his two sons, the latter about 14 years of age. It appeared that about twelve months ago they had followed some gentlemen travelling with some stock to the Port Phillip district, with whom they had been subsequently residing. The old man was now returning to his home on the River Hume, for the purpose of getting his boys inducted into manhood, according to the general custom of the New Hollanders, by the knocking-out of one of his front teeth, a grand corroboree being shortly to be held in that part of the country.*<sup>14</sup>

It has however been noted that initial contact between Aboriginal people and European settlers in the Albury region was characterised by a period of fierce resistance.<sup>15</sup> This is unsurprising, given that European squatters were beginning to occupy Murray River frontages occupied and utilised by Aboriginal groups. In the lower Ovens, squatters had been forced to abandon lands between 1836 and 1838 due to the hostility.<sup>16</sup> A police camp was established at Albury in 1838 to 'protect' European settlers from Aboriginal people. Lady Franklin, who camped briefly at Albury in 1839 recorded in her diary that a family of Aboriginal people, including a man known as Joe, his wife and daughter, who had become attached to the police station at Albury.<sup>17</sup> This family, she notes, performed menial tasks for Albury police officers in return for *food of poor quality*.<sup>18</sup>

In 1844 it was noted that around 100 Aboriginal people were present in Albury. George Augustus Robinson counted 50 huts and 250 individuals when he passed through Albury in September 1844. The population of Aboriginal people quickly declined in the following ten years as a result of settler violence, introduced disease and dispossession due to European farming and gold extraction practices. By 1854 the decline in population was so obvious that it was remarked by Reverend Henry Elliott that *from Albury and its immediate neighbourhood, too, the blacks have for a considerable time past almost entirely disappeared*.<sup>19</sup> Many people had moved to Lake Urana with only a few campsites present on the flood plain towards Wodonga. One of these

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<sup>11</sup> (Brown & Wall 2017)

<sup>12</sup> (Montgomery 2011, p. 8)

<sup>13</sup> (Spennemann 2015)

<sup>14</sup> (Joseph Hawdon 1952, p. 8)

<sup>15</sup> (Kelly & Price 2004, p. 22)

<sup>16</sup> (Andrews 1912, pp. 51, 74).

<sup>17</sup> (Jones 1991, p. 19).

<sup>18</sup> (Spennemann, 2015)

<sup>19</sup> (Spennemann 2015)

camps possibly existed at Mungabareena, near the Murray River Ford, 5 kilometres east of the study area, which was described in the late 1860s as a *camp generally occupied*.<sup>20</sup>

According to the Aboriginal Place gazettal:

*It was the site of a 19th century campsite and ceremonial ground, and was traditionally called Mungabareena, which was translated from Wiradjuri in 1845 as follows: mun—something very (or abnormally) large; gabba—very tall talk; reena—favourable surroundings. Today, the word 'Mungabareena' is translated to mean 'place of plenty talk'. Indigenous people from the surrounding areas traditionally met near Mungabareena prior to crossing the river and travelling to the Alps to collect Bogong Moths in the summer. The natural resources available to the Wiradjuri included the Bogong moth, possum, fish, kangaroos, reptiles, fruit, nuts and seeds, tubers and various birds. Wiradjuri Elders value Mungabareena as a place where business and meetings with neighbours took place, stories were shared and ceremonies and trade occurred.*<sup>21</sup>

Around 1865, it is noted that there was a sudden drop in the Aboriginal population surrounding Wagga Wagga as evidenced by decreasing numbers of people attending blanket distributions. A similar trend is noted in the Albury area, with Smith and Upcher noting that Aboriginal people living in the Albury area continued living a traditional life into the 1860s, albeit in decreasing numbers.<sup>22</sup> There may, however, have been a more significant population of Aboriginal people in Albury than officially noted as it was deemed necessary to present one of the elders, known as King Bungambrawartha, a brass breastplate marking recognition by European authorities in the area. By 1882 only one Aboriginal person was recorded as a resident in Albury.<sup>23</sup>

## 3.2 Chronology of the study area

### 3.2.1 Early exploration and development of Albury (1824 to 1850)

Hamilton Hume and Captain William Hovell, along with six convict servants, became the first European men to see the Murray River when they reached the current site of Albury on 16 November 1824.<sup>24</sup> They had travelled south from Yass, and crossed the Murray at present day Lake Hume during their expedition to find new grazing lands at the behest of the NSW Governor, Sir Thomas Brisbane.

European settlement of the area did not commence until 1835, when William Wyse drove cattle from Yass to the Murray, settling at Mungabareena where he then established the Mungabareena Run (An area of land occupied by early European settlers for grazing before regulation by state and colonial governments)(Photo 1).<sup>25</sup> He later established the Bonegilla Run in Victoria, located approximately 6 kilometres south east of the study area.<sup>26</sup> Brothers Paul and Charles Huon arrived the following year to establish the Wodonga Run, located approximately 4 kilometres south of the study area.

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<sup>20</sup> (Andrews 1912, p. 35)

<sup>21</sup> (New South Wales 2016)

<sup>22</sup> (Smith and Upcher 1992, p. 9)

<sup>23</sup> (Spennemann 2015)

<sup>24</sup> Albury & District Historical Society 2016a

<sup>25</sup> Albury & District Historical Society 2016b

<sup>26</sup> Albury & District Historical Society 2016b



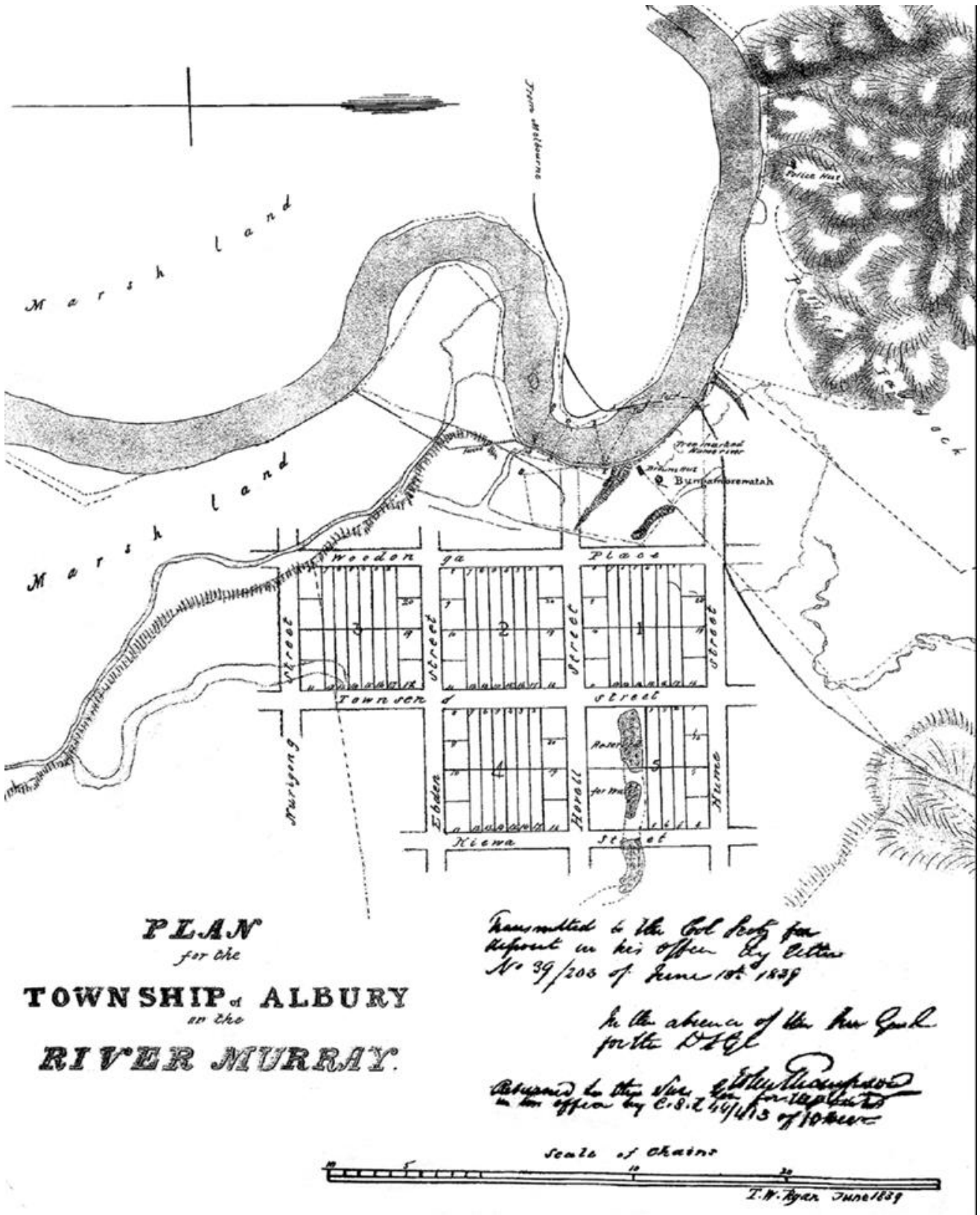


**Photo 1 1860 Reuss & Browne pastoral map, with the estimated location of the study area indicated by the red arrow (Reuss & Browne<sup>27</sup>)**

In 1838, Thomas Townsend, an Assistant Government Surveyor, mapped out the first streets of Albury and the first allotments went up for sale in 1839 (Photo 2).<sup>28</sup> The town plan consisted of five square blocks near the Murray River. The study area was not included as part of the original town layout, which was located approximately 2 kilometres south west of the study area. .

<sup>27</sup> Reuss & Browne, cartographer & Reuss, F. H & Browne, J. L & Degotardi, Johann Nepomuk 1860

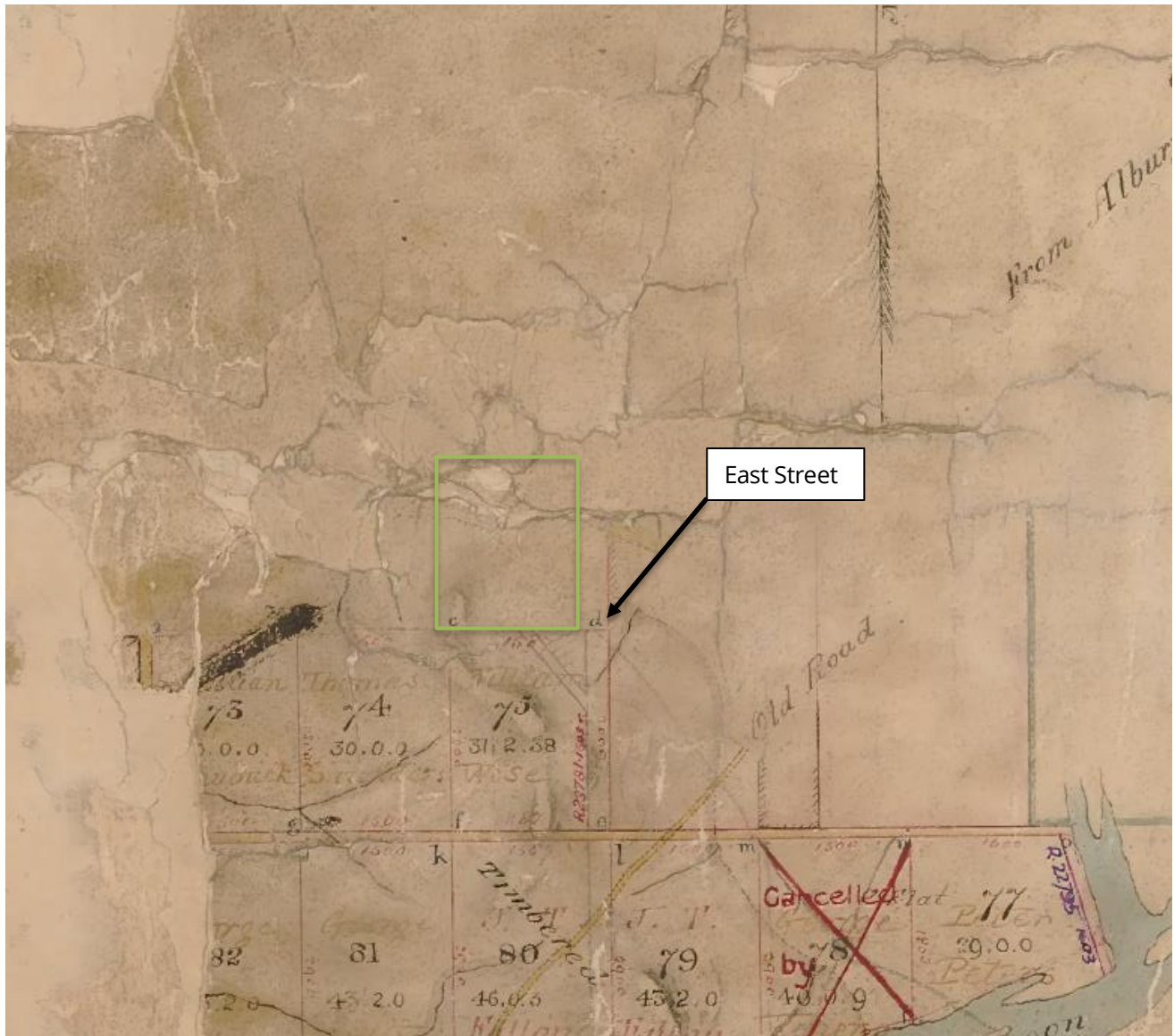
<sup>28</sup> Jones 1998, Albury & District Historical Society 2016b



**Photo 2** Townsend's plan of Albury dated to 1839 (Source: Albury District Historical Society)

### 3.2.2 Early development within the study area (1850 to 1900)

A Crown Plan of the study area dated to 1853 shows the initial division of land within East Albury and the sale of the study area (Photo 3). Edward Mitchell obtained the land on 4 September 1854.<sup>29</sup> The plan shows East Street, which runs adjacently east of the study area, as a dirt track marked to be an established road. Due to the age and quality of the map, the georeferenced location of the study area has been skewed. The plan instead shows the indicative location. No structures are recorded on the plan to be located within the study area.



**Photo 3 Crown plan of Albury dated to 1853, with an indicative location of the study area shown in green and the location of East Street marked (Source: NSW Land Registry Services, Crown Plan A13.1302)**

The Mitchell family were early settlers of the Albury district, with ties to the first European settlers of the area.<sup>30</sup> The family held a station at Table Top, in addition to a number of portions of land within the local area. Their wool was well known throughout Australia and transported to manufacturers in France. They were also

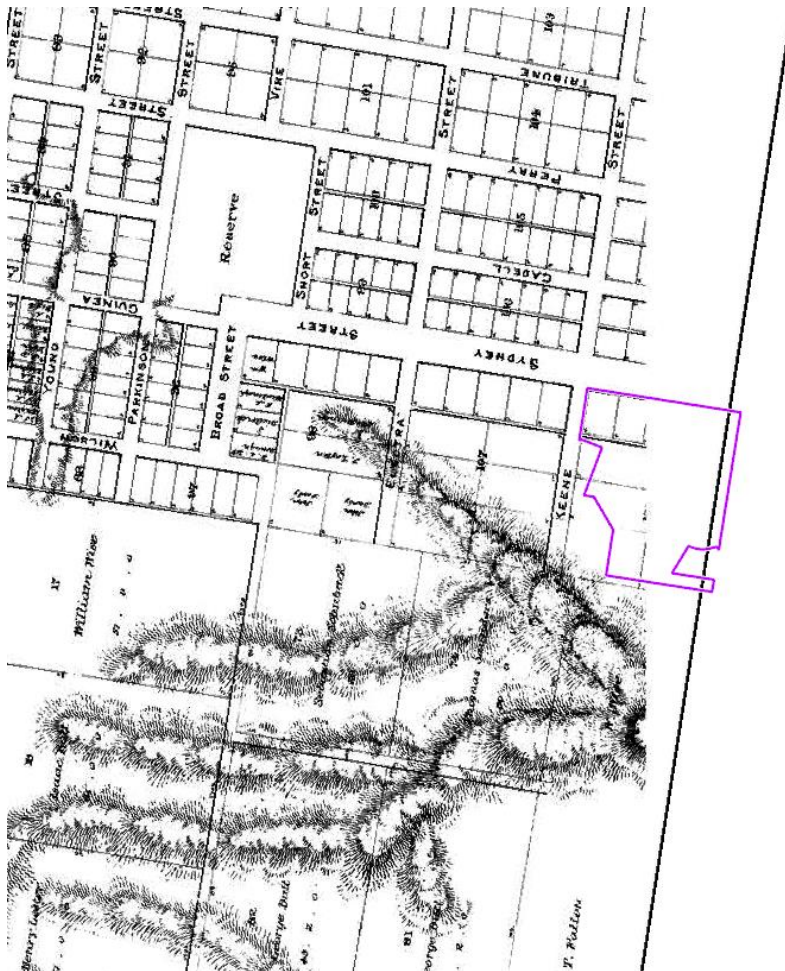
<sup>29</sup> NSW Land Registry Services, Crown Plan A13.1302, LTO Charting map of Albury Parish 1979

<sup>30</sup> (The Border Morning Mail and Riverina Times 1914)



known to be breeders of cattle and horses. Mitchell likely used the land within the study area for pastoral grazing.<sup>31</sup>

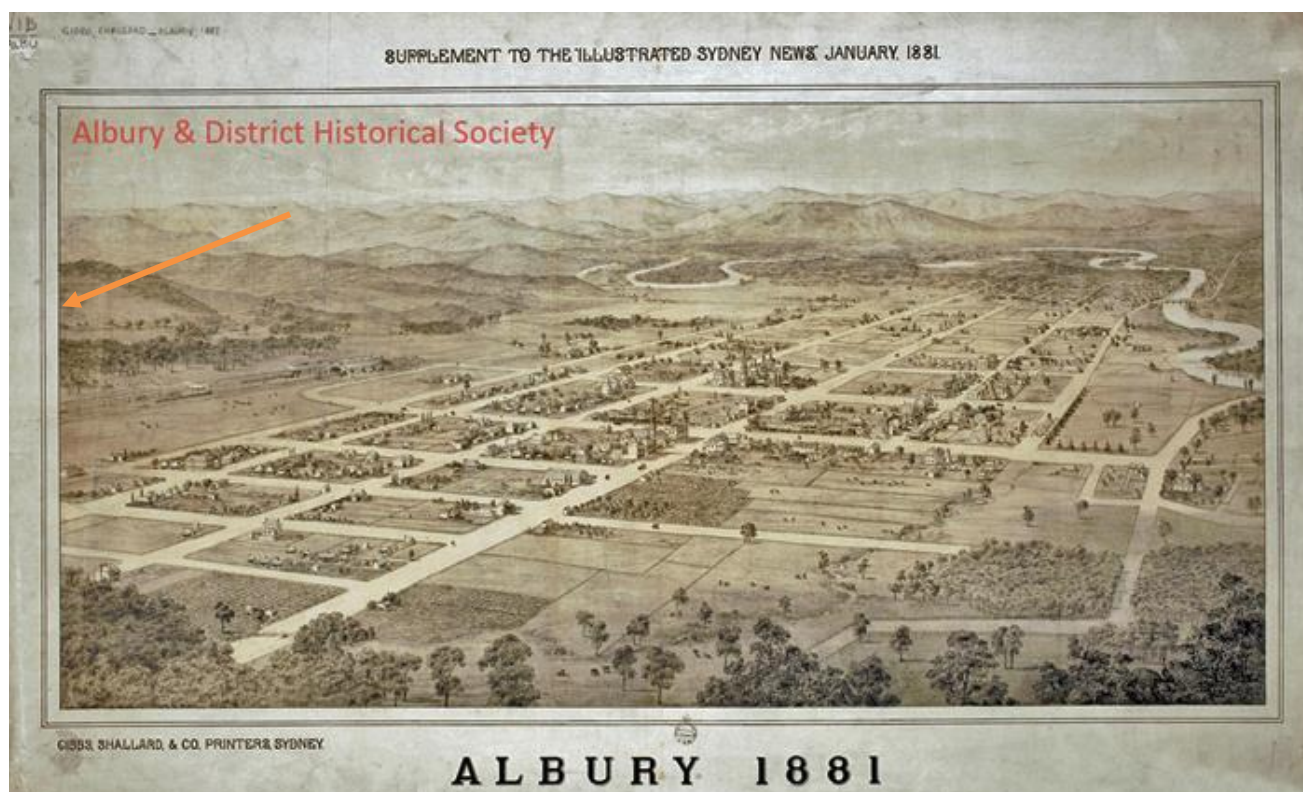
A town map of Albury dated to 1859 shows the study area to be further divided and located within Portion 108 of the Parish of Albury (Photo 4). Portions of land within the surrounding area have been divided into smaller lots for sale, with some purchases recorded to the west along Broad Street. No land sales are recorded within the study area. The street bordering the north of the study area is labelled Sydney Street (now Borella Road) and Keene Street bordering the west of the study area is also recorded on the plan. No structures are recorded to be present within the study area.



**Photo 4 Town Map of Albury dated to 1859, with the study area outlined in purple (Source: Albury District Historical Society)**

A sketch of the town of Albury dated to 1881 shows the expansion of the early town grid plan and the structures that had been constructed within the township (Photo 5). The study area isn't clearly recorded within the image, however the area to the west of Albury, in the left hand side of the sketch is the general location of where the study area is located. The sketch shows this land to be undeveloped and open, which was likely used for pastoral grazing by land owners at the time.

<sup>31</sup> (The North Eastern Ensign 1882)

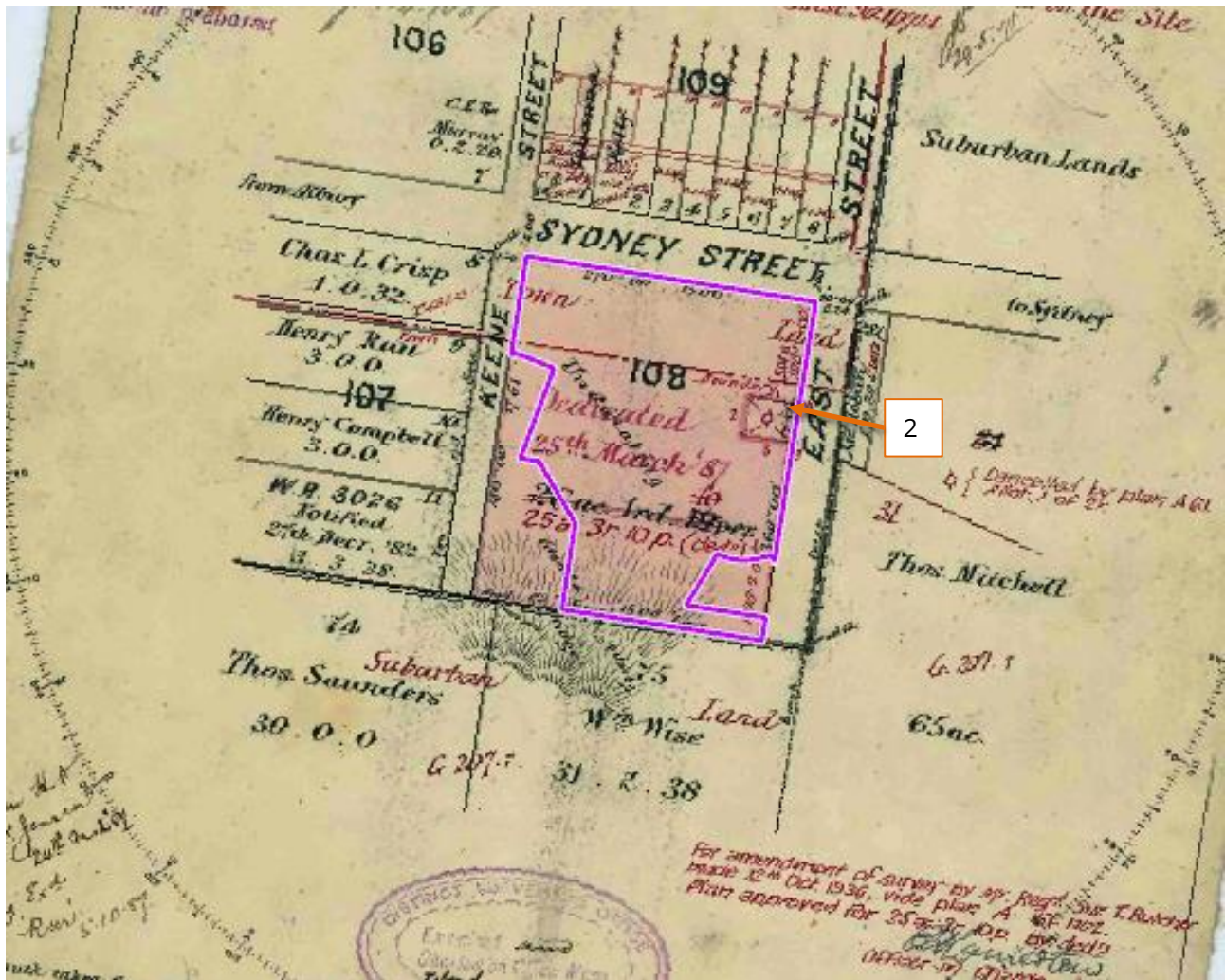


**Photo 5** Drawing of the settlement of Albury dated ton 1881, with the estimated general location of the study area indicated by an orange arrow (Source: Albury District Historical Society)

A Crown Plan of Section 108 of the Parish of Albury records the dedication of the land located within the study area for the use as Municipal Sale Yards [1]. This was dedicated on 25 March 1887.<sup>32</sup> A potential square structure [2] is shown to be located within the eastern portion of the study area abutting East Street. No other structures are recorded to be present within the study area at the time (Photo 6).

<sup>32</sup> National Library Australia, Map of Albury and adjoining lands, 1976, G8974 A4 G46





**Photo 6** Plan of Section 108 of Albury Parish for municipal sales yard, dated to 1887, with the study area outlined in purple (Source: NSW Land Registry Services, Crown Plan A44.1302)

A Crown Plan dated to 1889 also shows that the land within the study area has been dedicated as a municipal sale yard [1] (Photo 7). No structures are recorded to be present on the plan, however a section of the plan that contains the study area has been damaged.



**Photo 7 Parish map of Albury dated to 1889, with the study area outlined in purple (Source: NSW Land Registry Services)**

Mayor Thomas Hodges Mate established and opened the municipal sale yards on 7 November 1888 as part of civil upgrades in Albury.<sup>33</sup> The sale yards [1], also referred to as a Newmarket, were designed by Gordon and Gordon, architects and surveyors of Albury and constructed by Mr James Cummings for £1780.<sup>34</sup> The sale yards were able to accommodate 30,000 sheep, 300 fat (slang term to describe animal suitable for slaughter) and 1,4000 store cattle. Horses were also known to be traded there.<sup>35</sup> No records of the saleyard plans could be found.

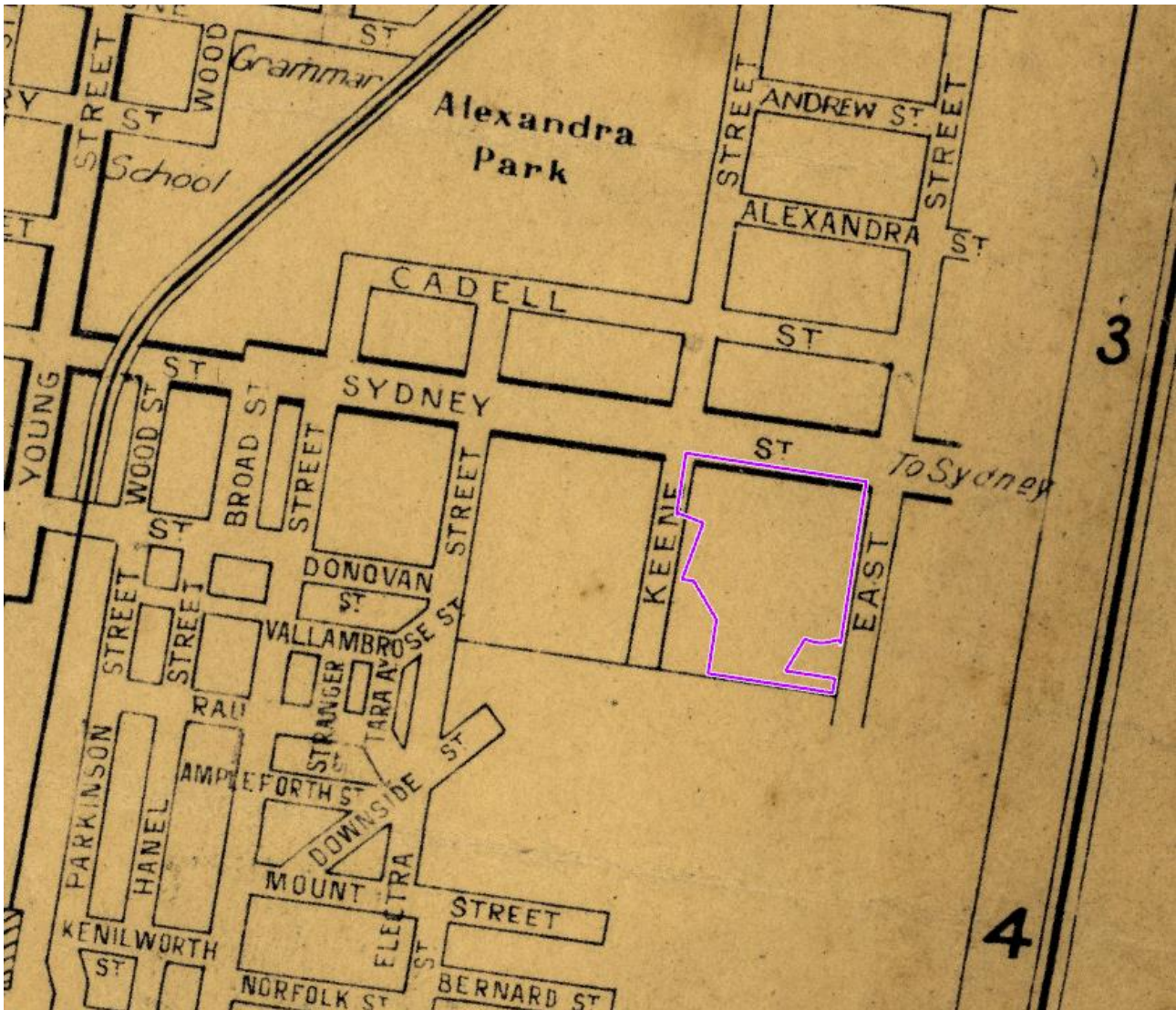
A map of Albury dated to c1900 contains the study area (Photo 8). East Street, Sydney Street (now Borella Road) and Keene Street are shown, however no structures are recorded to be present within the study area. This does not necessarily mean the absence of structures within the study area, as Parish Maps and Town Plans often don't record structures. The land to the south of the study area appears to be undeveloped.

<sup>33</sup> (Border Morning Mail 1940)

<sup>34</sup> (Goulburn Evening Penny Post 1890, Woodling 2018)

<sup>35</sup> (Woodling 2018)





**Photo 8 Map of Albury dated to c1900, with the study area outlined in purple (Source: State Library of NSW, TP A7/1)**

Stock routes were developed within Albury providing designated streets for farmers and graziers to bring their stock to the saleyards.<sup>36</sup> Common stock routes entered Albury along Howlong Road (now Padman Drive) from the south, Old Howlong Road (now Pemberton Street) from the north, in addition to Urana Road, Wagga Road, and Boundary Road, which all lead to the saleyards. Relevant to the study area, Keene Street which abuts the western portion was part of the stock route and likely the main entrance into the saleyard. These stock routes would be signposted and permits were mandatory to move stock through them.<sup>37</sup>

An historical photograph dated to 1906 shows sheep being moved past the Albury Sportsground (located approximately 2.4 kilometres south west of the study area), likely along Wodonga Place turning onto Smollett Street (Photo 9).

<sup>36</sup> (Wooding 2019)

<sup>37</sup> (Wooding 2019)





On the way to market, a circa 1906 Scotsman's Hill view of Albury Sportsground enclosed by a high paling fence, the oval itself with a lower picket fence. Note the kerosene street light near the gum tree.

**Photo 9** Historic photograph of sheep passing the Albury Sportsground on their way to the saleyard, dated to 1906 (Source: Wooding 2019)

### 3.2.3 Continued development and upgrades within the study area (1900 to 1980)

A public telephone was installed at the saleyards on 23 November 1910, with service available on all sale days from 10am to 6pm and all days prior to sale days from noon to 6pm.<sup>38</sup> Fencing at the yards [1] was reported to be decaying at the time, with insufficient pens for fat sheep causing issues with sellers not being able to properly draft the sheep for sale. In 1922, it was also requested that a sheep dip [3] be constructed at the sale yards. It is unclear where this was located.<sup>39</sup>

A newspaper article dated to 1926 further reports on the poor conditions of the saleyards, this time due to a wet year.<sup>40</sup> It was requested that flooring be put down at the yards, however was likely too large an expense for the saleyards committee. It was also reported that drainage [4] had been installed at the yards by a Mr Read, engineer, which had diverted a lot of water from the area.

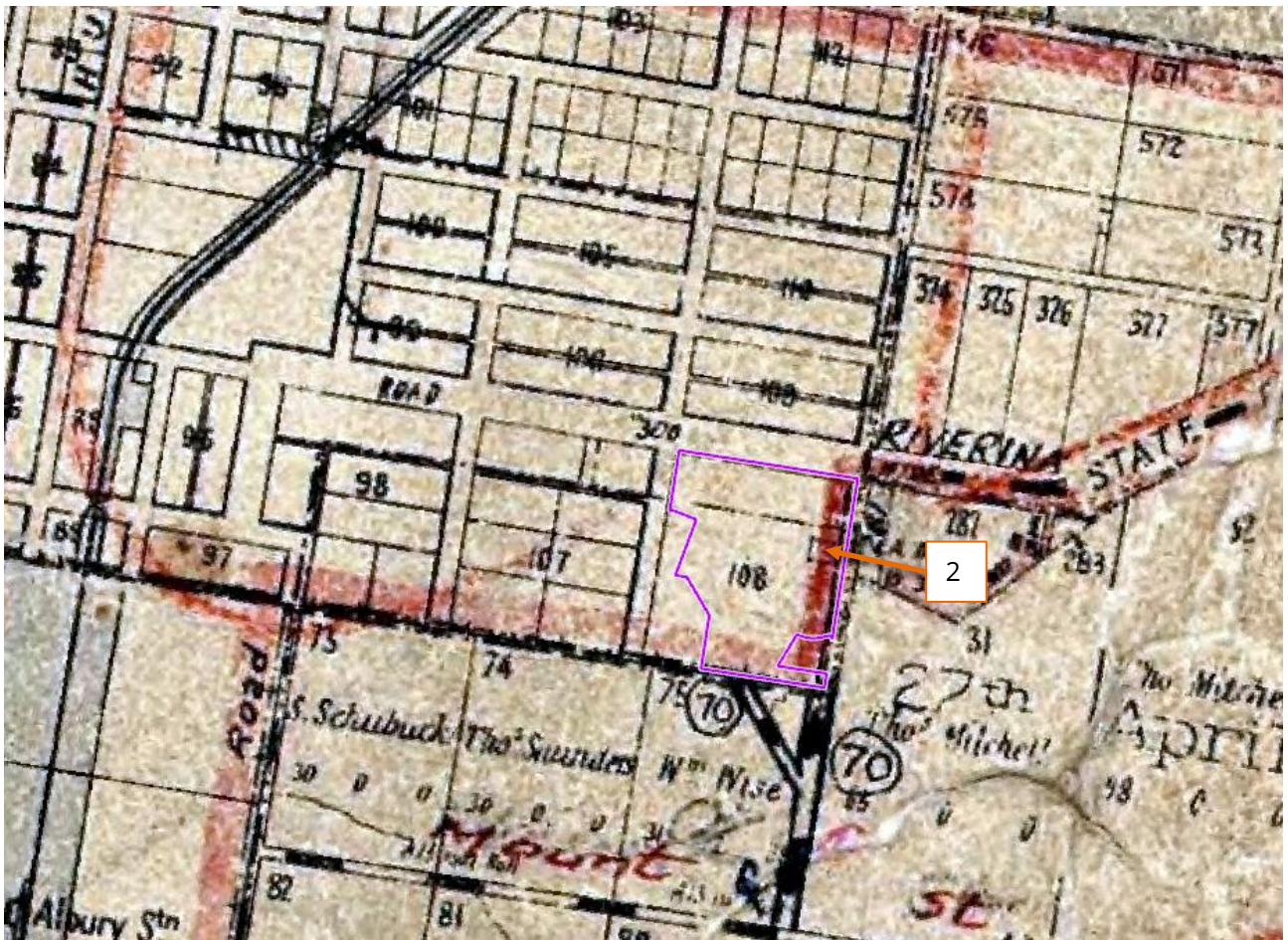
A parish map of Albury dated to 1928 shows a structure [2] to be present within the easternmost portion of the study area, fronting East Street (Photo 10) in the same location as shown on the 1887 plan (Photo 6). A Crown Plan dated to 1936 records this portion of land to be part of Allotment 1 of Section 108 which was dedicated as a public pound site (Photo 11). It is likely that this structure or area became part of the pound. While the Crown Plan does not record this structure to be present, a series of fences are recorded. The

<sup>38</sup> (The Border Morning Mail and Riverina Times 1910)

<sup>39</sup> (Jelbart 1922)

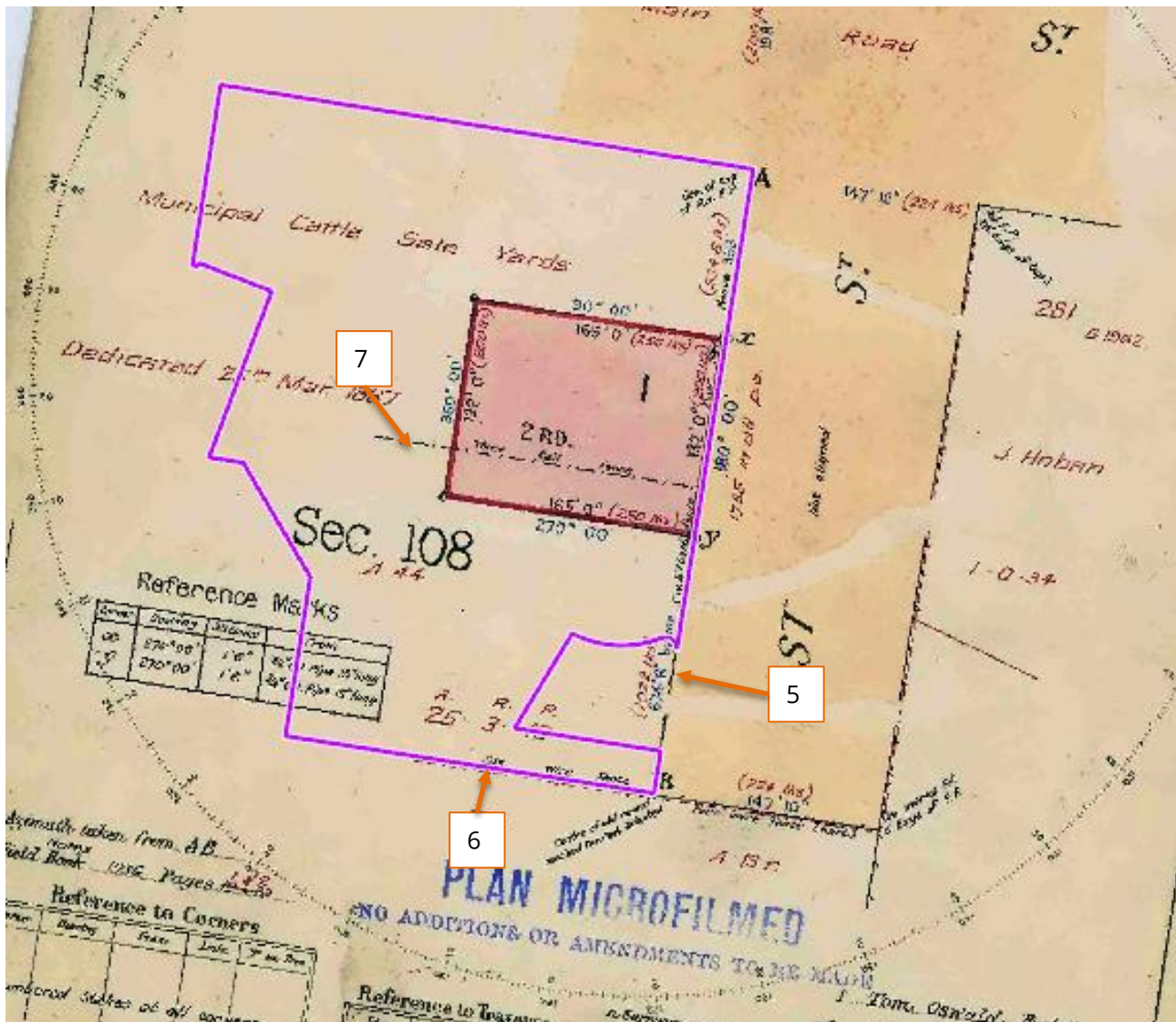
<sup>40</sup> (The Albury Banner and Wodonga Express 27/08/19226)

boundary of the study area fronting East Street and Sydney Road (now Borella Road) is lined with a fence [5]. A six wire fence [6] is recorded at the southern boundary, and a three rail fence [7] is recorded within the central portion of the study area. No other structure are shown on the plan.



**Photo 10** Parish map of Albury dated to 1928 (Source: NSW Land Registry Services)





**Photo 11 Crown plan of Allotment 1 Section 108 of the parish of Albury dedicated for public pound, dated to 1936, with the study area outlined in purple (Source: NSW Land Registry Services, Crown Plan A61.1302)**

By 1936, portions of the saleyards had been paved, namely the races between drafting yards, fat pens, and fat and store (term for stock not ready for slaughter) pens covered with hill or shot gravel and tar-paved [8].<sup>41</sup> Some yards had also been scraped back, covered with gravel and tar-sprayed.

An 1938, the first municipal abattoir [9] in Albury was added to the site.<sup>42</sup> A newspaper article reports that an abattoir for the town had been proposed for over 9 years prior, and had been highly opposed by local butchers.<sup>43</sup> The council had borrowed £8000 in 1923 for the construction of the abattoir and had been paying the loan back at £900 a year since. The abattoir was said to be located at the corner of East Street and Sydney Road, "just beyond the saleyards." A newspaper article details that at one end of the abattoir sheep and pigs are handled and cattle at the other end.<sup>44</sup> There are cooling off chambers where the carcasses were hung to

<sup>41</sup> (The Albury Banner and Wodonga Express 1936)

<sup>42</sup> (Woodling 2018, Border Morning Mail 1938a)

<sup>43</sup> ('Proposed abattoir at Albury', 1937)

<sup>44</sup> (Border Morning Mail 1938b)



then be transferred to the refrigerators, located in the center of the building. An office and accommodation was also provided in the central area, nearby the power unit. A large boiler was also present at the site to heat the water required. The opening of the abattoir in Albury was said to allow for “men with little capital to start butchering” and was predicted to enable the opening of various small butchery shops throughout Albury.<sup>45</sup> An offal plant [9] was also established in 1938 to the south of the abattoir abutting East Street for the disposal of by-products of livestock slaughtered at the abattoir and for stock not suitable for human consumption.<sup>46</sup>

A newspaper article dated to 1949 reports on drainage issues from the abattoir which was damaging the road surface on East Street. It was reported that 2093 sheep, 206 cattle, 19 calves and 55 pigs had been slaughtered. Of these number, 35% of sheep, 30% of ox and 50% pig were condemned for parasitical infections. Tuberculosis in five pigs and toxæmic jaundice in one sheep had also been recorded. Furthermore, 23,206 sheep and 18,421 had been sold.<sup>47</sup>

A newspaper article dated to 1941 reports again on the dire state of the sale yard, calling for further improvements.<sup>48</sup> Repairs and alterations for the yards [10], drafting races, and some gates were urgently needed. It was requested that yards also be filled and tar-paved where this already had not been done, in addition to being properly and systematically labelled. A double decker loading race was suggested for the south side of the kiosk, in addition to the widening of the gates to the stall pens.<sup>49</sup> Another article dated to 1948 reports on the upgrade of ramps at the saleyards to cater for the unloading of sheep from motor trucks. This would involve alterations to the loading ramps so that top and bottom tiers of trucks could be unloaded without moving lorries.<sup>50</sup>

In 1942, the abattoir was extended [11] costing £9325 which covered the excavation and building of the extension, insulation, refrigeration, meat rails, pavement and drains, contingencies and supervision.<sup>51</sup>

A parish map dated to 1951 records a number of structures and roads to be present within the study area (Photo 12). One large rectangular structure and one square structure is recorded at the corner of Sydney Street and East Street, which are likely buildings associated with the stock yards [12]. Roads can be seen within the central portion, likely providing vehicle access to the stockyards [1], pound [2] and the abattoirs [9]. A series of three buildings can also be seen in the south, with a road connecting to them from Keene Street. These structures are likely associated with the abattoirs [9].

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<sup>45</sup> (Border Morning Mail 1938b)

<sup>46</sup> (The Albury Banner and Wodonga Express 1938)

<sup>47</sup> (Border Morning Mail 1949)

<sup>48</sup> (Border Morning Mail 1941)

<sup>49</sup> (Border Morning Mail 1941)

<sup>50</sup> (Border Morning Mail 1948)

<sup>51</sup> (Border Morning Mail 1942)



**Photo 12 Parish map of Albury dated to 1951, with the study area outlined in purple (Source: State Library of Victoria)**

An historical photograph dated to c1950 shows Borella Road and the Albury Saleyards [1] (Photo 13). The photograph looks north east over the study area. Fenced yards can be seen on the left hand side of the study area and a large paddock with a wire and wood post fence is visible in the foreground. A dirt road is visible in the right hand side of the photograph which likely leads to the abattoirs [9].



**Photo 13 Historical photograph of the Albury Saleyard and Borella Road dated to c1950 (Source: Flickr, Albury NSW Borella Road East)**

An aerial photograph dated to 1961 shows the layout of the stockyards [1] within the study area (Photo 14). Within the northern portion of the study area the land has been divided into yards, with smaller yards visible within the north west and larger yards within the north east. These yards have trees planted throughout, likely providing shade for livestock. Due to the age of the photograph, it is difficult to see structures within the study area. The outline of structures appears visible within the north east associated with the stockyards [1] and structures in the southern portion associated with the abattoirs [9]. A road extending from East Street to the abattoirs is also visible. Smaller tracks can also be seen from Keene Street.





**Photo 14 Historical aerial photograph dated to 1961, with the study area outlined in purple (Source: NSW Spatial Services)**

An historical photograph dated to 1961 records the first pen of pigs to be sold at Newmarket saleyards [1] after swine flu outbreak (Photo 15).<sup>52</sup> Wooden four railing fences topped with a metal railing can be seen in the foreground containing the pigs. A series of yards extend into the background with trees scattered throughout. Flooring is visible within the pig pen, visible in the foreground, likely being tar-paving [8].

<sup>52</sup> (Woodling 2018)



**Photo 15 Historical photograph of the first sale of pigs at Newmarket, Albury following a swine flu outbreak, dated to 1961 (Source: Albury Library Museum)**

An historical photograph dated to 1963 shows the abattoir buildings [9] at the saleyards from Borella Road (Photo 16). The buildings are constructed of brick with galvanised iron roofing. Two storey brick buildings with a metal top are present to the right. Verandahs with wooden posts extend either side of the building. The 'Albury Municipal Abattoirs' sign is visible on the brick building in the right hand side of the photograph. Wooden four railing fences that make up the yarding pens can be seen in the foreground.

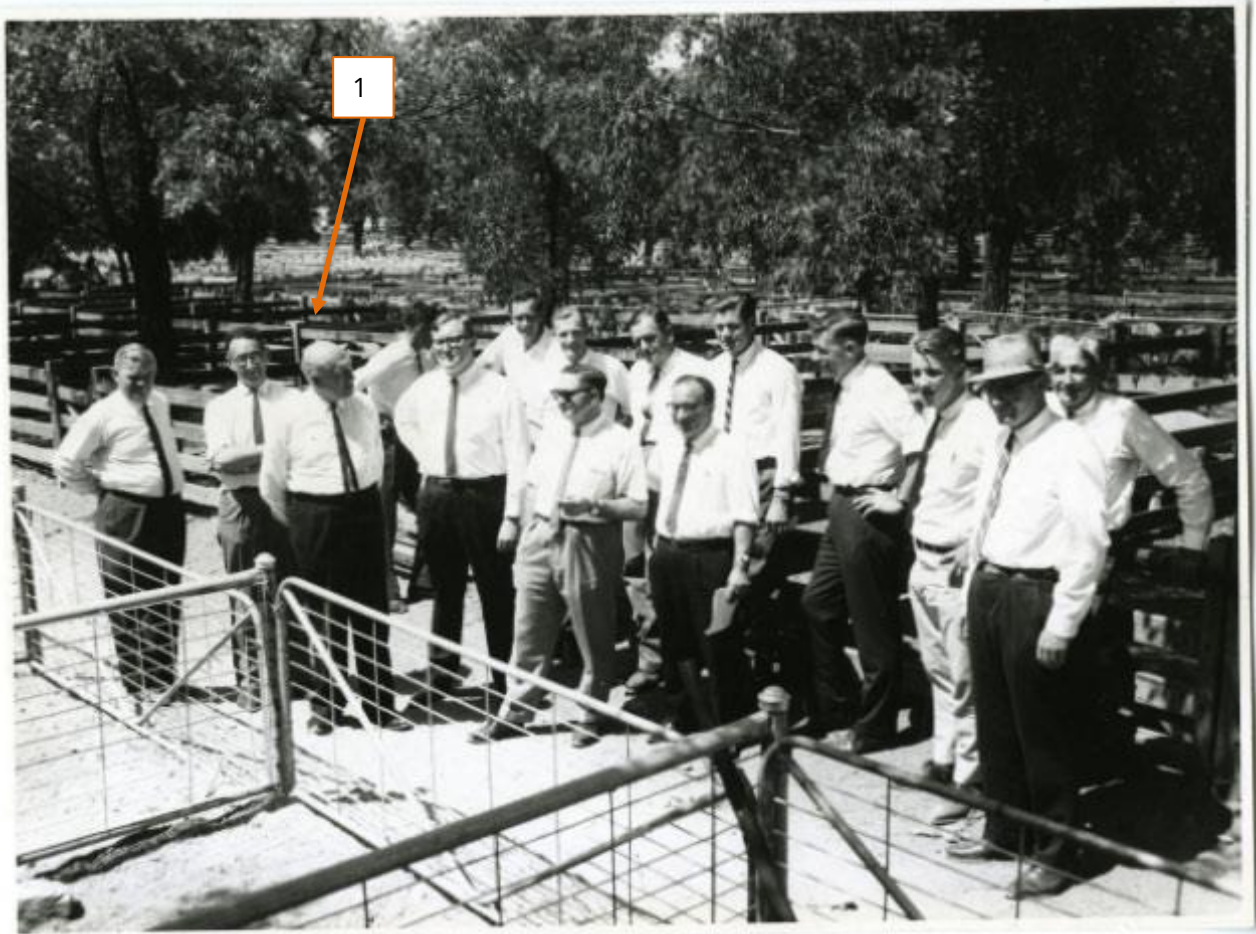


**Photo 16 Historical photograph of the Albury Municipal Abattoirs dated to 1963 (Source: Albury Library Museum 13.740)**

It is reported that during the 1960s more than 350,000 sheep were moved through the Albury saleyards [1].<sup>53</sup> An historical photograph of the Albury saleyards dated to 1965 shows the four railing wooden fence in the midground, sheep in a larger yarded area in the background, and smaller yards of metal fencing in the foreground (Photo 17). The men are likely overlooking the sale of stock within these yards.

<sup>53</sup> (1966)



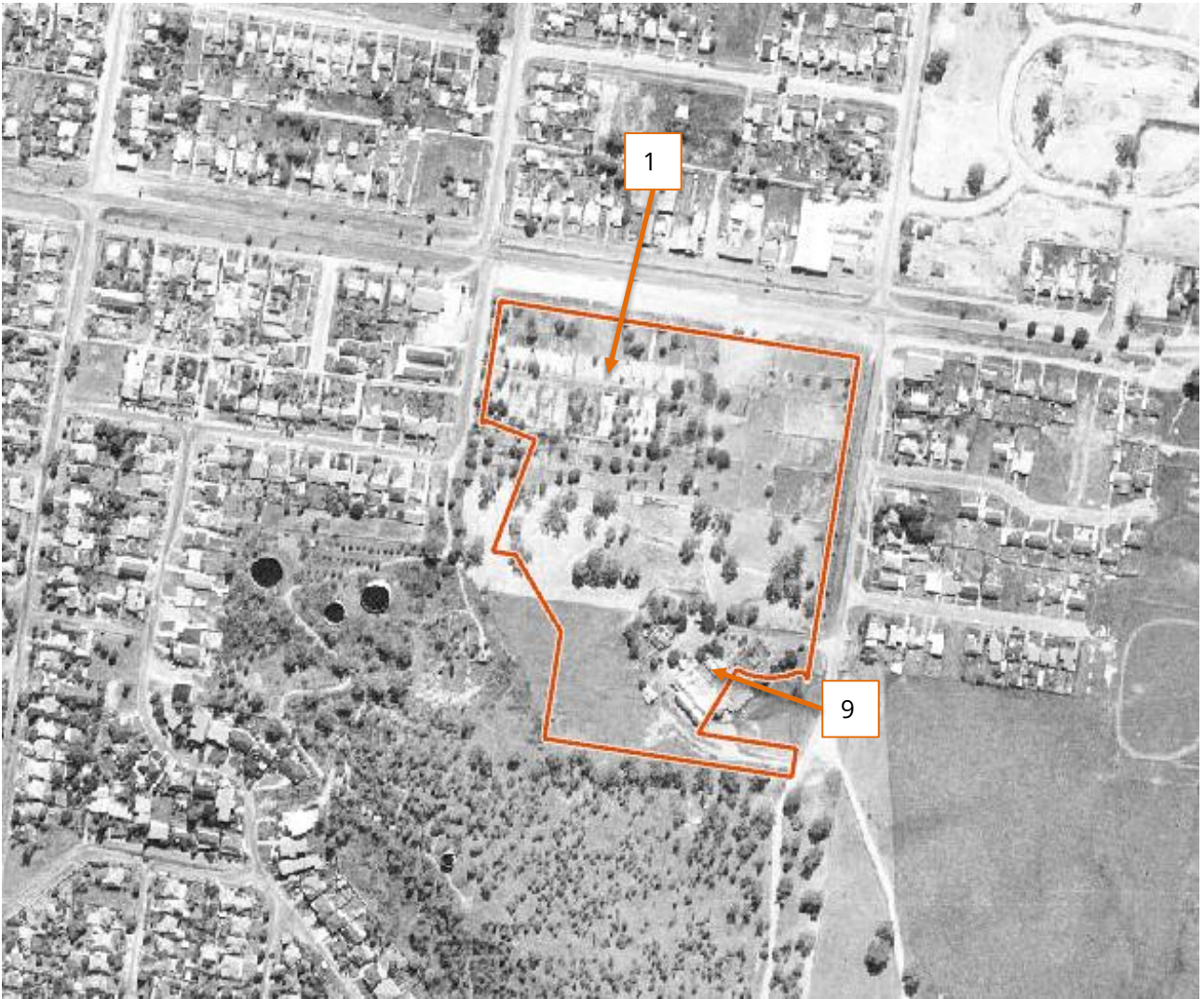


**Photo 17** An historical photograph of men at the Albury saleyards dated to 1965 (Source: Albury Library Museum, 06.217)

### 3.2.4 Demolition and construction of the Albury Base Hospital (1980 to current)

The saleyards [1] and abattoir [9] closed 1 April 1975.<sup>54</sup> An aerial photograph dated to 1975 shows the saleyards remaining within the study area (Photo 18). No buildings are visibly remaining within the northern portion. The buildings associated with the abattoir [9] in the south remain.

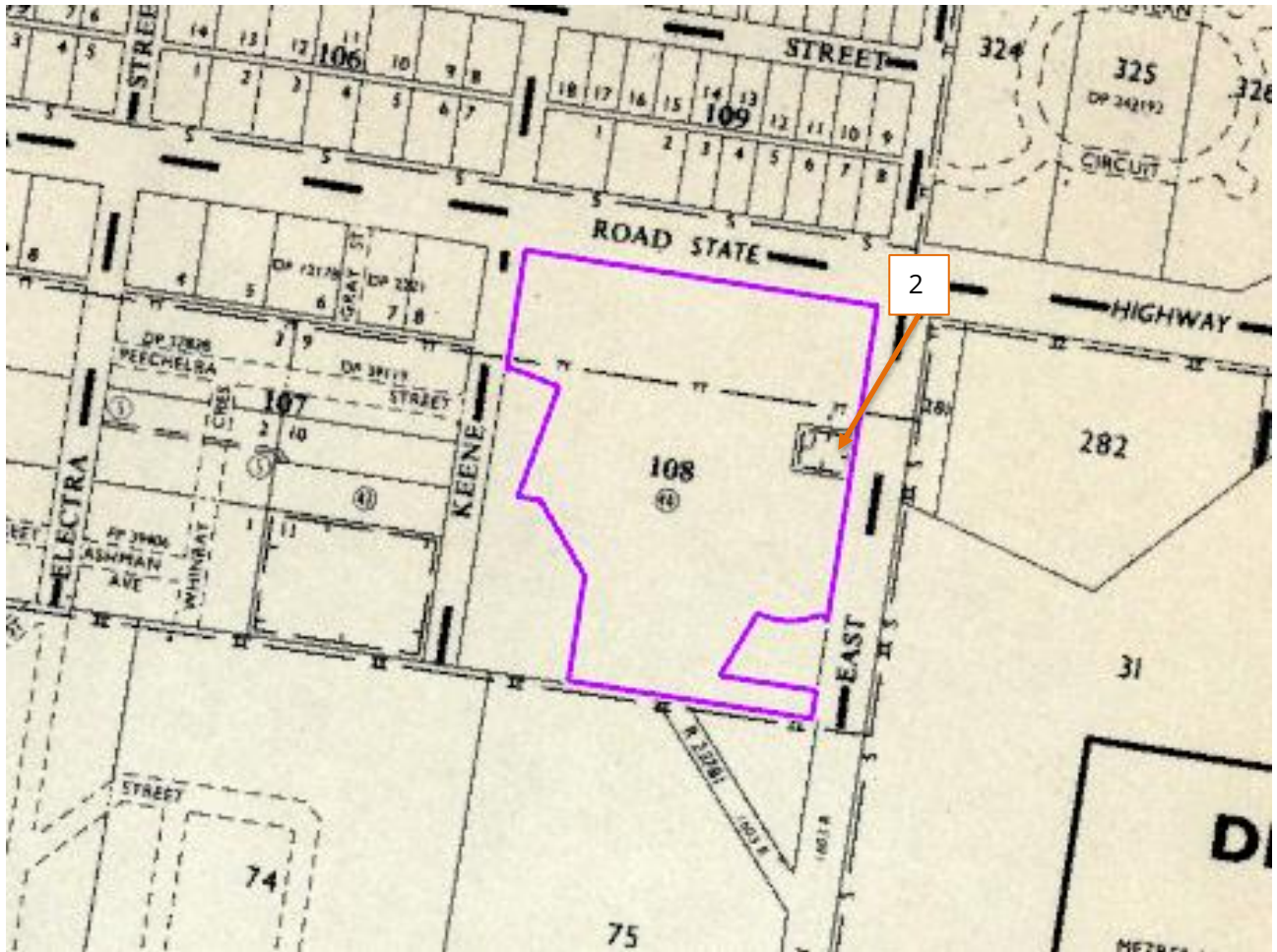
<sup>54</sup> (Woodling 2018, Albury District Historical Society 2023)



**Photo 18 Aerial photograph dated to 1975, with the study area outlined in orange (Source: NSW Spatial Services)**

A town map of Albury dated to 1976 shows a potential structure to be present within the eastern portion [2] of the study area, associated with the pound (Photo 19). However, this structure isn't present within aerial photographs. Potentially this is a large yarded area that services the public pound. No other structures are recorded within the study area on the plan.





**Photo 19 Town map of Albury dated to 1976, with the study area outlined in purple (Source: National Library of Australia, G8974 A4 G46)**

The saleyards [1] were levelled in the 1980s, with much of the posts and rails were relocated to farming properties in the area.<sup>55</sup>

An aerial photograph dated to 1990 shows that the study area has been cleared of all yards, and buildings (Photo 20). A racing track [13] has been developed in the northern portion. A road is also remaining within the south of the study area.

<sup>55</sup> (Woodling 2018)





**Photo 20 Aerial photograph dated to 1990, with the study area outlined in orange**

Construction for the new Albury Base Hospital [14] commenced in September 1992 costing \$58 million.<sup>56</sup> Once finished the hospital would provide a 166 bed capacity.

Photographs were taken over the life of the hospital's construction showing the extensive excavation works that occurred within the study area. Trenching and earthworks to form the hospital foundations is shown to have occurred extensively throughout the area (Photo 21 and Photo 22). This was topped with concrete and steel beams were used to form the frame of the hospital building (Photo 23 and Photo 24).

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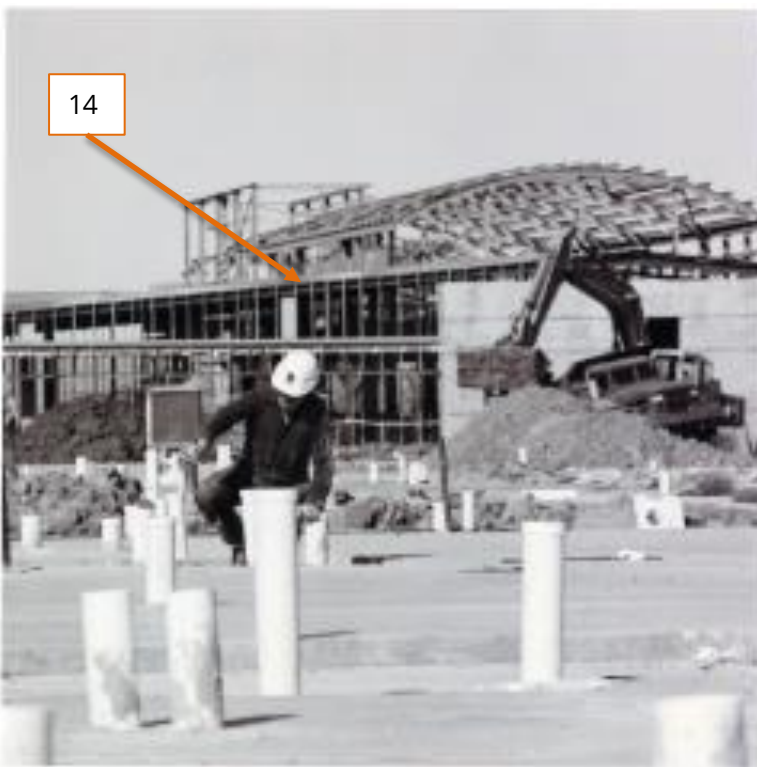
**Photo 21** Photo of the construction of the hospital showing the extensive earthworks in the area, dated to c1994 (Source: MAMA & Library Museum, ARM 11.700.63)



**Photo 22** Photo showing the use of a front end loader during the construction of the hospital, dated to c1994 (Source: MAMA & Library Museum, ARM 11.700.66)



**Photo 23** Photo of the construction of the hospital, showing the concrete foundations and scaffolding of the building, dated to c1994 (Source: MAMA & Library Museum, ARM 11.700.65)



**Photo 24** Photo showing the construction of the hospital, with foundations in the foreground, excavations in the midground and hospital building entrance in the background dated to c1994 (Source: MAMA & Library Museum, ARM 11.700.62)





**Photo 25 Photo of the construction of the hospital showing two men standing under the framework, dated to c1994 (Source: MAMA & Library Museum, ARM 11.700.64)**

On 9 November 1994, the New Albury Base Hospital [14] was opened by Hon Ron Phillips MP, Minister for Health. However, the first patients were serviced by the hospital on October 4.<sup>57</sup> Photographs of the completed hospital [14] show landscaping surrounding the hospital buildings fronting Borella Road (Photo 26). A photograph of the entrance of the hospital [14] is also shown within the photograph displaying the architectural construction through concrete and steel beams (Photo 27).

<sup>57</sup> (Albury District Historical Society 2023)



**Photo 26** Photo of the completed Albury Base Hospital from Borella Road, dated to 1994 (Source: NLA, Albury NSW 1994)



**Photo 27 Photo of the new Albury Base Hospital entrance, dated to 1994 (Source: NLA, Albury NSW 1994, Image ID 24439963)**

A current aerial photograph of the study area shows the Base Hospital building [14] located within the study area in addition to carparks and roads that provide access to the hospital (Photo 28). The majority of the hospital structure is located within the central portion of the study area, where the prior stockyards were created. The northern most portion of the study area has been covered by asphalt carparking. There is potential that the structures that were located within the north of the study area associated with the stockyards [1],[8] and [12] have been preserved below the carpark. The NSW Rural Clinic School of Medicine, which opened in 2000, can be seen to the south east of the study area. A portion of the abattoirs building [9] has likely been impacted by its construction, however the majority of the abattoirs was located immediately west, where an asphalt carpark currently exists. The eastern portion of the study area has also been covered by an asphalt carpark, while landscaping is visible within the south and western portions of the study area.



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**Table 1 Chronological development of the study area**

No.	Structure	Date constructed	Date demolished (if known)	Photo (first appears)
1	Stockyards	1888	1990	Photo 12
2	Pound potential structure	1887	Unknown	Photo 6
3	Sheep dip	1922	1990	NA
4	Stockyard drainage	1926	1990	NA
5	East Street Fence	1936	Unknown	Photo 11
6	Six wire fence	1936	Unknown	Photo 11
7	Three rail fence	1936	Unknown	Photo 11
8	Stockyard shot gravel and tar paving	1936	1990	Photo 15
9	Municipal abattoir and offal plant	1938	1990	Photo 12
10	Stockyard repairs to yards and ramps	1941	1990	NA
11	Abattoir extension	1942	1990	NA
12	Stockyard buildings	Pre 1951	1990	Photo 12
13	Racing track	Pre 1990	1994	Photo 20
14	Albury Base Hospital	1994	Current	Photo 21 to Photo 28

### 3.3 Research themes

Contextual analysis is undertaken to place the history of a particular site within relevant historical contexts to gauge how typical or unique the history of a particular site is. This is usually ascertained by gaining an understanding of the history of a site in relation to the broad historical themes characterising Australia at the time. Such themes have been established by the Australian Heritage Council and the Heritage Office and are outlined in synoptic form in Historical Themes.<sup>58</sup>

There are 38 State historical themes which have been developed for NSW,<sup>59</sup> as well as six National historical themes. These broader themes are usually referred to when developing sub-themes for a local area to ensure they complement the overall thematic framework for the broader region.

A review of the contextual history in conjunction with the local historical thematic history (City of Albury 2003).<sup>60</sup> has identified two main national historical themes which relates to the occupational history of the study area, spanning eight state themes and a range of local themes. This is summarised in Table 2.

**Table 2 Identified historical themes for the study area**

Australian theme	NSW theme	Local theme	Description
<b>Developing local, regional and national economies</b>	Agriculture	Albury as a rural service centre	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture
	Commerce	Albury as a rural service centre	Activities relating to buying, selling and exchanging goods and services
	Industry	Albury as a rural service centre	Activities associated with the manufacture, production and distribution of goods
	Pastoralism	Albury as a rural service centre	Activities associated with the breeding, raising, processing and distribution of livestock for human use
<b>Building settlements, towns and cities</b>	Utilities	Albury as a rural service centre	Activities associated with the provision of services, especially on a communal basis

<sup>58</sup> Australian Heritage Council 2022

<sup>59</sup> NSW Heritage Council 2001

<sup>60</sup> Kass 2005



## 4 Physical analysis

This section discusses the nature and extent of potential historical archaeological resources within the study area through an analysis of the historical information (Section 3, Appendix 1), the development and use of the study area and an inspection of the current conditions of the site. Both observed and documented evidence are utilised to gain an understanding of any disturbance that could impact on the integrity of the archaeological profiles.

### 4.1 Archaeological inspection

The archaeological inspection of the study area was undertaken on 27 March 2024 by Madeleine Lucas (Biosis Heritage Consultant). The principal aims of the survey were to identify any archaeological values associated with the study area and assess whether there is potential for subsurface evidence of historical structures to remain intact. Built heritage did not form a part of the scope of this assessment.

The survey confirmed that all original structures constructed within the study area have been demolished. No visible evidence of historical structures could be identified due to the extensive development associated with the Albury Base Hospital that has occurred throughout the majority of the study area. This includes the stockyards [1] and pound [2] which were constructed pre 1890s. These structures have been removed and the area has undergone extensive disturbance through the construction of hospital buildings and infrastructure, services, carparking, roads, and gardens (Photo 29, Photo 31, Photo 32, Photo 34, Photo 33 and Photo 34).



**Photo 29** Overview of the hospital buildings and infrastructure present within the study area, facing north east



**Photo 30** Main hospital building in the central portion of the study area, facing north



**Photo 31** Hospital carparking within the north east of the study area, facing north





**Photo 32** Hospital building and café garden in the eastern portion of the study area, facing south east



**Photo 33** Pool centre in the western portion of the study area, facing north west





**Photo 34 Cancer centre and garden in the north of the study area, facing west**

Structures constructed in the early 1900s, including abattoir and offal plant [9] in the south east have also been removed. No evidence of these structures could be identified during the survey. This area has been replaced by a carpark at the entrance of the hospital building which covers the ground surface (Photo 35 and Photo 36). Additionally, no evidence of the sheep dip [3], stockyard drainage [4], fencing [5], [6], [7], gravel/tar paving of the stockyards [8], and stockyard buildings [12] could be identified within the study area. This is again due to the extensive development that has occurred within the study area.





**Photo 35** Carparking, water tanks and hospital buildings in the southern portion of the study area, facing west



**Photo 36** Carparking in location of the abattoirs [9] in the south eastern portion of the study area, facing south

## 4.2 Historical archaeological potential

Archaeological potential is defined as the likelihood that an area may contain physical evidence related to earlier phases of occupation, activity and/or development. Physical evidence is often identified in the form of structural remains and footings, occupation deposits, artefacts and/or features. These archaeological remains are irreplaceable and have the potential to contribute to our knowledge and understanding of early history using information not otherwise available.

This section discusses the archaeological resource within the study area. The purpose of the analysis is to outline what archaeological deposits, features, relics or works are likely to be present within the study area.

### 4.2.1 Archaeological resource

This section discusses the archaeological resource within the study area. The purpose of the analysis is to outline what archaeological deposits or structures are likely to be present within the study area and how these relate to the history of land use associated with the study area.

The historical context presented in this report indicates that the study area was originally used as a municipal stockyards and pound since 1888, and a municipal abattoir since 1938. However these original structures [1], [2], [9], and [12] and their associated infrastructure [3 – 8], [10] and [11] have all been demolished and replaced by modern buildings and infrastructure associated with the Albury Base Hospital. The archaeological remains would relate to pastoralism, agriculture, industry, commerce and utilities.

The potential archaeological resources associated with these structures within the study area is provided in Table 3.

**Table 3 Archaeological resources of historical structures within the study area**

No.	Building or event	Potential archaeological resources	Date constructed	Date demolished
1	Stockyards	Post holes, features or deposits such as paved floor surfaces, gravel and tar deposits, faunal remains	1888	1990
2	Pound potential structure	Post holes, features or deposits such as paved floor surfaces, gravel and tar deposits, faunal remains, potential building remains	1887	Unknown
3	Sheep dip	Cut and fill deposits	1922	1990
4	Stockyard drainage	Cut and fill deposits, clay pipes	1926	1990
5	East Street Fence	Post holes, cut and fill deposits	1936	Unknown
6	Six wire fence	Post holes, cut and fill deposits	1936	Unknown
7	Three rail fence	Post holes, cut and fill deposits	1936	Unknown
8	Stockyard shot gravel and tar paving	Tar paving and gravel deposits	1936	1990
9	Municipal abattoir and offal plant	Building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, equipment associated with abattoirs, faunal remains	1938	1990



No.	Building or event	Potential archaeological resources	Date constructed	Date demolished
		and demolished structural remains		
10	Stockyard repairs to yards and ramps	Post holes, ground surfacing deposits of tar or gravel	1941	1990
11	Abattoir extension	Building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, demolished structural remains, and faunal remains	1942	1990
12	Stockyard buildings	Building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, demolished structural remains, fencing postholes, rubbish deposits	Pre 1951	1990

#### 4.2.2 Integrity of sub-surface deposits

Information reviewed as part of the historical research for this assessment and observations made during the physical inspection suggests that the development of the study area from the 1990s onwards has resulted in considerable disturbance to the pre-1990 structures. There is evidence of extensive excavation through modification of landforms via earth movement and fill deposits, in addition to the laying of concrete slabs or footings and installation of services particularly within the northern and central portion of the study area. The development of the hospital buildings would have caused extensive disturbance to potential historical deposits within the area. It is likely that these deposits would have been disturbed, truncated or removed as part of the works to establish the current site.

Areas with reduced impacts from development include the carpark areas in the north east and the south east. Archaeological resources associated with the stockyards [1] in the north east, such as post holes, gravel and tar paving deposits are likely to have been disturbed, however hold potential to remain beneath the carpark. Similarly, archaeological deposits associated within the abattoirs [9] in the south east, such as building foundations and footings, features or deposits, post holes, rubbish deposits, and animal remains have potential to remain below the current carpark surface.

#### 4.2.3 Research potential

Archaeological research potential refers to the ability of archaeological evidence to provide information about a site that could not be derived from any other source, and which contributes to the archaeological significance of that site. Archaeological research potential differs from archaeological potential in that the presence of an archaeological resource (i.e., archaeological potential) does not mean that it can provide any additional information that increases our understanding of a site or the past (i.e., archaeological research potential).

The research potential of a site is also affected by the integrity of the archaeological resource within a study area. If a site is disturbed, then vital contextual information that links material evidence to a stratigraphic sequence may be missing and it may be impossible to relate material evidence to activities on a site. This is generally held to reduce the ability of an archaeological site to answer research questions.

Assessment of the research potential of a site also relates to the level of existing documentation of a site and of the nature of the research done so far (the research framework), to produce a 'knowledge' pool to which research into archaeological remains can add.

#### Developing local, regional and national economies – Agriculture

From the 1880s, the study area was used as the Albury municipal stockyards, where farmers throughout the region would buy and sell livestock. Its functioning was an essential service for farmers throughout regional NSW and Victoria.

The study area may contain limited archaeological resources associated with the stockyards due to the extensive development that has occurred since the 1990s. If present, archaeological resources could include building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, fencing postholes, gravel and tar paving deposits, rubbish deposits, and faunal remains. These resources could provide new information regarding the structures that were present and the layout of the stockyards, which was unable to be identified within historical resources.

### **Developing local, regional and national economies – Commerce**

Until the 1990s, the study area functioned as the municipal saleyards, pound and abattoir. Local farmers from both NSW and Victoria would use the saleyards to buy and sell livestock. Furthermore, meat processed by the abattoirs would service local butchers.

Archaeological resources associated with this historical theme, if present, would include post holes, features or deposits such as paved floor surfaces, gravel and tar deposits, building foundations and/or footings in stone and/or brick, structural post holes, cut and fill deposits, equipment associated with abattoirs, faunal remains, and rubbish deposits. These resources could provide further information on the layout, functioning and processing of the stockyards, pound and abattoirs.

### **Developing local, regional and national economies – Industry**

From 1938, the first municipal abattoirs opened within the study area and continued to be used until the 1990s. As the first abattoirs in Albury, it allowed for an increase in butcher stores to be opened in town, providing greater access to fresh and uncontaminated meat for local residences.

Archaeological resources associated with this historical theme, if present, would include post holes, features or deposits such as paved floor surfaces, building foundations and/or footings in stone and/or brick, structural post holes, cut and fill deposits, equipment associated with abattoirs, faunal remains, and rubbish deposits. These resources could provide further information on the layout of the abattoirs, which was unable to be identified in historical resources, in addition to shedding light on its functioning and processing.

### **Developing local, regional and national economies – Pastoralism**

From the 1880s, the study area was used as the Albury municipal stockyards, where farmers throughout the region would buy and sell livestock. Its functioning was an essential service for farmers throughout regional NSW and Victoria.

The study area may contain limited archaeological resources associated with the stockyards due to the extensive development that has occurred since the 1990s. If present, archaeological resources could include building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, fencing postholes, gravel and tar paving deposits, rubbish deposits, and faunal remains. These resources could provide new information regarding the structures that were present and the layout of the stockyards, which was unable to be identified within historical resources.

### **Building settlements, towns and cities – Towns, suburbs and villages**

The study area was initially designated as the town saleyards, pound and abattoir. The establishment of this site provided essential services to local farmers, in addition to providing fresh and uncontaminated meat to the local community.

Archaeological resources associated with this historical theme, if present, would include post holes, features or deposits such as paved floor surfaces, gravel and tar deposits, building foundations and/or footings in

stone and/or brick, structural post holes, cut and fill depotists, equipment associated with abattoirs, faunal remains, and rubbish deposits. These resources could provide further information on the layout, functioning and processing of the stockyards, pound and abattoirs.

### Building settlements, towns and cities - Utilities

Until the 1990s, the study area functioned as the municipal saleyards, pound and abattoir. Local farmers from both NSW and Victoria would use the saleyards to buy and sell livestock. Furthermore, meat processed by the abattoirs would service local butchers, and in turn the local community.

Archaeological resources associated with this historical theme, if present, would include post holes, features or deposits such as paved floor surfaces, gravel and tar deposits, building foundations and/or footings in stone and/or brick, structural post holes, cut and fill depotists, equipment associated with abattoirs, faunal remains, and rubbish deposits. These resources could provide further information on the layout, functioning and processing of the stockyards, pound and abattoirs.

#### 4.2.4 Summary of archaeological potential

Through an analysis of the above factors, a number of assumptions have been made relating to the archaeological potential of the study area, these are presented in Table 4 and Figure 4.

The assessment of archaeological potential has been divided into three categories:

- **High archaeological potential**—based upon the historical context and documentary evidence presented within this report there is a high degree of certainty that archaeologically significant remains relating to this period, theme or event will occur within the study area.
- **Moderate archaeological potential**—based upon the historical context and documentary evidence presented within this assessment it is probable that archaeological significant remains relating to this period, theme or event could be present within the study area.
- **Low archaeological potential**—based upon the historical context and documentary evidence presented within this assessment it is unlikely that archaeological significant remains relating to this period, theme or event will occur within the study area.

Please note that Table 4 only contains an assessment of demolished structures identified within the background research, as well as other general archaeological resources which may be present throughout the study area. Extant structures are not discussed.

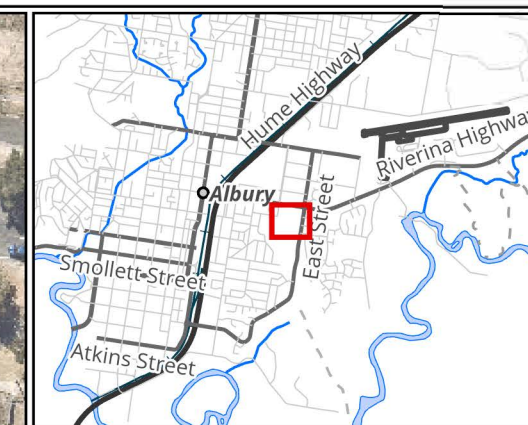
**Table 4 Assessment of archaeological potential**

No.	Building or event	Potential archaeological resources	Date constructed	Date demolished	Archaeological potential
1	Stockyards	Post holes, features or deposits such as paved floor surfaces, gravel and tar deposits, faunal remains	1888	1990	Low
2	Pound structure	Post holes, features or deposits such as paved floor surfaces, gravel and tar deposits, faunal remains, potential building remains	1887	Unknown	Low
3	Sheep dip	Cut and fill deposits	1922	1990	Low
4	Stockyard drainage	Cut and fill deposits, clay pipes	1926	1990	Low



No.	Building or event	Potential archaeological resources	Date constructed	Date demolished	Archaeological potential
5	East Street Fence	Post holes, cut and fill deposits	1936	Unknown	Low
6	Six wire fence	Post holes, cut and fill deposits	1936	Unknown	Low
7	Three rail fence	Post holes, cut and fill deposits	1936	Unknown	Low
8	Stockyard shot gravel and tar paving	Tar paving and gravel deposits	1936	1990	Low
9	Municipal abattoir and offal plant	Building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, equipment associated with abattoirs, faunal remains and demolished structural remains	1938	1990	Moderate
10	Stockyard repairs to yards and ramps	Post holes, ground surfacing deposits of tar or gravel	1941	1990	Low
11	Abattoir extension	Building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, demolished structural remains, and faunal remains	1942	1990	Moderate
12	Stockyard buildings	Building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, demolished structural remains, fencing postholes, rubbish deposits	Pre 1951	1990	Low





#### Legend

Study area

Lot

#### Archaeological potential

Low

Moderate

**Figure 4 Assessment of archaeological potential**

0 10 20 30 40 50

Metres

Scale: 1:1,500@ A3

Coordinate System:  
GDA 1994 MGA Zone 55



Matter: 39499, Date: 22 May 2024,  
Prepared for: HM, Prepared by: HL, Last edited by: gologhiin  
Location: P:\39400s\39499\Mapping\  
39499\_HHA\_AlburyCampus,  
Layout: 39499\_HHA\_F5\_ArchPotential



## 5 Significance assessment

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An assessment of significance is undertaken to explain why a place is important and to enable appropriate site management to be determined.

The Australian ICOMOS Burra Charter 2013 (the Burra Charter) defines cultural significance as meaning 'aesthetic, historic, scientific or social value for past, present or future generations' (Article 1.2). The Burra Charter was written to explain the basic principles and procedures that should be followed when managing important places. Cultural significance is defined as being present in the 'fabric, setting, use, associations, meanings, records, related places and related objects. The fabric of a place refers to its physical material and can include built elements, sub surface remains and natural material.<sup>61</sup>

The significance of Aboriginal cultural heritage within the study area has not been undertaken as part of this report. This has been developed separately as part of the Aboriginal Cultural Heritage Assessment.

### 5.1 The basis of a heritage significance assessment in NSW

The NSW Heritage Manual (1996) published by the then NSW Heritage Office and Department of Urban Affairs and Planning, outlines the process for conducting assessments of heritage significance. The manual provides a set of specific criteria and guidelines for assessing the significance of an item.

The Heritage Council of NSW recognises four levels of significance for heritage in NSW: Local, State, National and World. An item has local heritage significance when it is important to the local area. An item has state heritage significance when it is important to the development and culture of NSW. The seven criteria used by the NSW Heritage Council as an assessment format within NSW are outlined below:

- Criterion (a) - an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) - an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) - an item is important in demonstrating the aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
- Criterion (d) - an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
- Criterion (e) - an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f) - an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) - an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments; or a class of the local area's cultural or natural places; or cultural or natural environments.

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<sup>61</sup> Australia ICOMOS 2013a



## 5.2 NSW Heritage Criteria for Assessing Significance related to Archaeological Sites and relics

Archaeological significance has traditionally been described as a measure by which a site may contribute knowledge, not available from other sources, to current research themes in historical archaeology and related disciplines.<sup>62</sup> Archaeological significance has traditionally been linked to archaeological research potential in that 'a site or resource is said to be scientifically significant when its further study may be expected to help answer questions...that is scientific significance is defined as research potential.'<sup>63</sup>

In 2009 the Heritage Council of NSW endorsed the Heritage Branch Department for Planning (now Heritage NSW) guideline 'Assessing Significance for Historical Archaeological Sites and 'Relics' which considers a broader approach to archaeological significance rather than a focus on the research potential of an archaeological site only. It is noted that this archaeological significance assessment assesses the potential historical non-Aboriginal and the potential contact period archaeological potential for the study area.

The following significance assessment is based upon the broader questions detailed in the 2009 endorsed guidelines.

### 5.2.1 Archaeological research potential (Criterion E)

It is anticipated that the site may yield information that relates to historical (i.e., the occupation history of the site), archaeological (i.e., function and location of buildings and structures) and research-based contexts (i.e., artefactual material which can be analysed).

The study area is likely to contain archaeological material and deposits associated with the first municipal Abattoirs and offal plant of Albury. While town development of Albury in the early 1900s is well documented in the historic record and where information is available on the use of the study area, there are large gaps in information regarding the building and complex layout, and those who were employed at the abattoirs. The documentary record often fails to capture the detailed and specific nature of occupation, physical changes over time and everyday activity of sites and individuals which may not be considered traditionally historically noteworthy. The potential archaeological resources located within the study area could provide new information regarding the construction of the buildings, their location and functioning of various portions of the complex and identities of the individuals who worked at the site. This information could contribute to collective knowledge of the Albury region local services in the early 20th century. It is a unique and rare example of the first abattoirs and offal plant in Albury township. This could then be compared with other sites, both similar and different, within Albury and other parts of NSW. Therefore, the potential archaeological remains satisfies this criterion at a local level.

The potential archaeological remains do not satisfy this criterion at a state level.

### 5.2.1 Associations with individuals, events or groups of historical importance (Criteria A, B & D)

Archaeological remains that may be present include building foundations and/or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, underfloor occupation deposits, rubbish pits, fencing postholes, clay pipes, faunal remains and demolished remains of the structures.

While archaeological remains such as these can provide information on the pattern of NSW's cultural history, the history of the site does not indicate a specific association with an individual, event or group of historical importance. Therefore, the potential archaeological remains do not satisfy this criterion at a local or state level.

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<sup>62</sup> Bickford & Sullivan 1984, pp.19–26

<sup>63</sup> Bickford & Sullivan 1984, pp.23–24

While no community consultation has been undertaken for this report, background research has not indicated that the potential archaeological remains or current structures would have an association with a particular community or cultural group in NSW or the local area.

### **5.2.2 Aesthetic or technical significance (Criterion C)**

Archaeological remains such as those expected to be within the study area are unlikely to demonstrate aesthetic characteristics of a high degree of creative or technical achievement in NSW or the local area. The potential archaeological remains do not satisfy this criterion at a local or state level.

### **5.2.3 Ability to demonstrate the past through archaeological remains (Criteria A, C, F & G)**

The historical research and inspection have indicated that the types of archaeological remains potentially present across the study area would be important in demonstrating the principal characteristics of a class of NSW's cultural places or environments, in particular, the first municipal abattoirs in Albury. While archaeological remains that may be present within the study area are not uncommon for a site which has been used for as a stockyard and abattoirs, they are rare and potentially endangered as the only example of the first abattoirs and offal site within Albury. Archaeological resources could provide a more detailed record of abattoir and offal site itself, in addition to potentially demonstrate meat processing technologies used and its alterations into the

The potential archaeological remains therefore satisfies this criterion at a local level.

## **5.3 Summary statement of significance**

Archaeological remains that may be present within the study area have been identified to contain research potential that may contribute to the understanding of the functioning and layout of the abattoir and offal complex within the study area, in addition to the collective knowledge of local services within Albury during the early 20th century. These archaeological remains are likely to include post holes, features or deposits such as paved floor surfaces, gravel and tar deposits, building foundations and/or footings in stone and/or brick, structural post holes, cut and fill deposits, equipment associated with abattoirs, faunal remains, and rubbish deposits. As the first municipal abattoirs and offal plant to be established in Albury, these archaeological remains are a rare and potentially endangered historical resource. Therefore the study area has been assessed to meet Criterion E, F and G at a local level.

This assessment has not revealed any evidence of activities, or events occurring within the study area which are historically significant, either to the local area or NSW. The potential archaeological resources are not associated with a significant figure or community group within the local area and possesses low aesthetic value. Therefore the study area does not meet Criteria A, B, C or D at a state or local level.



## 6 Conclusions and recommendations

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These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.<sup>64</sup>

The HAA has identified an area of moderate archaeological potential associated with the first municipal abattoir and offal site [9] and [11] within the study area. Archaeological resources associated with these structures and phases of occupation have been identified to meet Criterion E, F and G at a local level. This was due to their potential to contribute to the knowledge of the structural layout and functioning of the complex, in addition to information on the individuals who were employed at the site. The site has also been identified to be rare and potentially endangered as a one of a kind example of the first municipal abattoirs and offal site in Albury.

### 6.1 Recommendations

These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.<sup>65</sup>

#### **Recommendation 1      Development of an Archaeological Research Design and Excavation Methodology**

As areas of moderate and high potential have been identified within the study area, an Archaeological Research Design and Excavation Methodology (ARD&EM) should be developed to establish how to properly manage the potential archaeological remains, which may include testing, monitoring and/or salvage. The ARD&EM should outline specific research questions to guide the excavations.

#### **Recommendation 2 Heritage induction**

Due to the potential for unexpected archaeological finds of potentially local heritage significance, all site workers must undertake a heritage induction as part of a Construction Heritage Management Plan to ensure that they are aware of the heritage significance of items and potential archaeological resources within the study, their statutory obligations under the Heritage Act and the penalties for breaching the provisions of the Heritage Act. The heritage induction will also provide information to site workers on potential archaeological items that they may encounter during works, and the steps to take should they be encountered.

#### **Recommendation 3      Discovery of unanticipated historical relics**

Relics are historical archaeological resources of local or State significance and are protected in NSW under the Heritage Act. Should unanticipated historical archaeology be discovered during the course of the project, an unexpected finds process should be followed. Works in the vicinity should cease and an archaeologist contacted to make a preliminary assessment of the find.

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<sup>64</sup> Australia ICOMOS 2013

<sup>65</sup> Australia ICOMOS 2013

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