

Albury Entertainment Centre Convention Wing



Archaeological Assessment

Sponsor: Albury City Council

ABN: 92 965 474 349

Date of Completion: 23 December 2020

Heritage Advisor and Author: Dr Anna Raudino

Albury Entertainment Centre Convention Wing

Archaeological Assessment

Heritage Advisor and Author:

Anna Raudino

Date of Completion: 23 December 2020



Andrew Long + Associates Pty Ltd
PO Box 2471, Fitzroy BC
Victoria, Australia 3065

ABN: 86 131 713 409
ACN: 131 713 409

Photo caption (Cover plate): AEC Lookout_view north_3December2020_Anna Raudino

Copyright © 2020 by Andrew Long + Associates Pty Ltd

ACKNOWLEDGEMENTS

The author would like to thank the following people for their involvement and assistance in completing the project: Brendan Maher (Venue Manager of the Albury Entertainment Centre) and Jacqui Tumney (GIS; Andrew Long + Associates) and Helen Nguyen-Mallen (GIS; Andrew Long + Associates).

This page is intentionally left blank

EXECUTIVE SUMMARY

In order to comply with the *Heritage Act 1977* (NSW), Andrew Long and Associates Pty Ltd was engaged by the Albury City Council to prepare an archaeological assessment for the property at 525 Swift Street, Albury, New South Wales (Map 1). Works and underground disturbance will only be undertaken in correspondence of the Albury Entertainment Centre Convention (AECC), in Albury, New South Wales.

Under Section 139 of the *Heritage Act 1977* (NSW):

*A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an **excavation permit**.*¹

The report has been prepared to determine the likelihood for archaeological remains to be present within the project area; predict the extent, the nature and significance of potential archaeological remains, and provide recommendations on how to manage the potential impact to any archaeological remains that may be present within the project area (according to the requirements of the NSW Heritage Office).

This report presents an Archaeological Assessment for the re-development of the Albury Entertainment Centre (AEC), in Albury, New South Wales. Albury City Council intends to upgrade the Albury Entertainment Centre (AEC). The required works include the removal of existing shade structure, major rooms, and the garden area for the construction of a plaza and the improvement of the façade of the existing building fronting Swift Street.

This study comprises a desktop study of the historical information, including aerial photographs, used in conjunction with georeferenced historical data and the results of an archaeological survey. The desktop study revealed that the building has layers of history, with earlier buildings and occupation phases relating to the Burnley Private Hospital (c. 1888) and the adjacent home named 'Valetta', both belonging to Dr Woods, and the later hospital built in 1903. These buildings were demolished in 1969 and a new library built in 1972, as shown in the 1990s aerial photographs (see Map 5 and Map 6).

Although the project area has been impacted by recent developments such as the construction and redevelopment of the Albury Entertainment Centre (AEC) and the demolition of the library, it is reasonable to suspect that the project area has the potential to contain significant archaeological remains below ground. These may comprise:

- Architectural elements associated with the two phases of the hospital;
- Accumulated deposits related to the hospital;
- Architectural elements associated with 'Valetta';
- Accumulated deposits related to 'Valetta'; and
- Potential artefacts (i.e medical equipments, residential discards and building materials).

The archaeological assessment found that the site at 525 Swift Street, Albury, New South Wales, has potential to contain archaeological deposits, features and artefacts associated with the construction and use of the Burley Hospital and the private residential building named 'Valetta'.

¹ http://classic.austlii.edu.au/au/legis/nsw/consol_act/ha197786/s139.html - Accessed 15-12-2020

The site was assessed to be of local archaeological and historical significance to the City of Albury. Management recommendations were proposed as follows:

- **Recommendation 1 - Apply for an Excavation Permit from the NSW Heritage Office**
 - Permission must be sought from the NSW Heritage Office prior to undertaking the archaeological excavations and monitoring required in the recommendations below. The NSW Office of Environment and Heritage requires that an Archaeology Assessment and Research Design be prepared to accompany any Permit application. This report fulfils these requirements. An application to act as an Excavation Director must also be completed by the archaeologist nominated to undertake the project and attached to the Permit Application.
 - A copy of the approval Permit should be attached behind the title pages of this report and kept on site at all times.
- **Recommendation 2 – Site Induction**
 - All personnel, contractors and subcontractors involved in the proposed works at 525 Swift Street, Albury, New South Wales should be informed during their site induction about this archaeology assessment, its findings and recommendations.
 - A copy of the assessment must be kept on site at all times and referred to frequently to ensure compliance with the recommendations.
- **Recommendation 3 – Archaeological Monitoring of Ground Disturbing Works**

An archaeologist must monitor ground disturbing works within the project area. An excavator may be used to remove the upper sediments to expose any features or footings that may be present in these areas. If archaeological features are exposed during the works, an archaeologist must inspect and record the archaeological remains prior to proceeding further with machine excavation.
- **Recommendation 4 – Targeted Archaeological Excavations**
 - If archaeological features are exposed during the works, targeted archaeological excavation of significant features and deposits that become exposed may be necessary. An archaeologist must monitor the archaeological excavation.
 - Any significant features/deposits that are uncovered during monitoring and that will be destroyed by the development must be excavated and recorded.
 - The archaeologist must be allowed the time to complete adequate excavation and recording of significant features and deposits exposed by the works.
 - All significant features and deposit will be drawn to scale and photographed.
 - If archaeological excavation is required, ground works may progress elsewhere on the site while the archaeological excavations are being completed. Ground disturbance may be allowed in areas of low archaeological potential with an assisting archaeologist present.
- **Recommendation 5 – Artefact Management**
 - Any significant artefacts uncovered during the works must be collected, cleaned, analysed and catalogued according to the Research Design. The analysed artefact assemblage will be reported on together with the findings of the archaeological monitoring described above and a report provided to NSW Heritage Office. Significant artefacts should be housed, and the most significant items displayed, at the Albury Entertainment Centre.
 - In the event of finding Aboriginal cultural material, all works will cease immediately and the project archaeologist will notify the Office of Heritage NSW.

- All artefacts relating to the 19th and 20th century use of the site that are considered to be of medium to high significance will be retained, including surface finds.
- The only artefacts to be sampled will be building debris such as bricks and bluestone.
- Material which is not significant or of low significance will not be retained but will be noted on context sheets and in the project report.
- Artefacts will be bulk bagged in the field according to type within each context. The NSW Office of Environment and Heritage will be contacted immediately if any artefacts with urgent conservation requirements are identified.
- All artefacts recovered in the field will be processed and catalogued according to the NSW Office of Environment and Heritage guidelines. Artefacts will be analysed and interpreted in terms of the questions in the Research Design.

TABLE OF CONTENTS

Executive Summary	i
Table of Contents	iv
Introduction.....	1
1.1 Introduction.....	1
1.2 Project Area Development	2
Historical Overview	5
2.1 Introduction.....	5
2.2 Project Area History.....	6
2.3 Archaeological Background	14
Archaeological Assessment	18
3.1 Survey and Site Methodology	18
3.2 Assessment of Potential	21
3.3 Assessment of Impact.....	23
3.4 Assessment of Significance and Research Potential	23
3.5 Assessment of Significance against the NSW Heritage Criteria	24
3.6 Statement of Archaeological Significance	25
Management Recommendations	26
4.1 Management Recommendations	26
4.2 Research Design	27
References	28
Appendix 1.....	29

Figures

Figure 1: Existing building to be demolished.....	2
Figure 2: New building.....	3
Figure 3: Albury Panorama in 1882, from Albury history Institute	6
Figure 4: Albury Panorama in 1879, from Albury history Institute	9
Figure 5: Valetta House by Albury & District Historical Society	9
Figure 6: Aerial photograph showing that the southern wing of the AECC was already demolished in 2010, by Near Map	14
Figure 7: archaeological investigation of Woods Lane by TerraCulture 2007.....	17
Figure 8: AECC and the AEC theatre located within the project area	19
Figure 9: Grassed area located to the south of the AECC previously occupied by the northern portion of the hospital.....	19
Figure 10: Interior of the building	20
Figure 11: Interior of the building with the paved pavement.....	20
Figure 12: Building phases within the project area	22

Tables

Table 1: Building phases within the project area 21

INTRODUCTION

1.1 Introduction

Albury City Council propose to upgrade the Albury Entertainment Centre located at 525 Swift Street, Albury, New South Wales.

In order to comply with the *Heritage Act 1977* (NSW), Andrew Long and Associates Pty Ltd was engaged by the Albury City Council to prepare an archaeological assessment for the property at 525 Swift Street, Albury, New South Wales (Map 1).

Under Section 139 of the *Heritage Act 1977* (NSW):

*A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an **excavation permit**.*²

This report has been prepared to determine the likelihood for archaeological remains to be present within the project area; to predict the extent, the nature and significance of potential archaeological remains; and to provide recommendations on how to manage the potential impact to any archaeological remains that may be present within the project area (according to the requirements of the NSW Heritage Office).

To achieve this the following tasks are required:

- Database and literature review to determine the likelihood for archaeological remains to be present within the subject area;
- Predict the extent, nature and significance of potential archaeological remains;
- Site investigation:
 - Inspect the project area noting landform features that are likely to be archaeologically sensitive.
 - Document areas of ground disturbance.
 - Document any information gathered or observed that correlates with the results of the desktop review, including land use history and heritage values potential, based on the outcome of the site investigation.
- Provide a detailed report with concise recommendations on how to manage the potential impact to any archaeology that may be present within the subject area (according to the requirements of the NSW Heritage Office).

² http://classic.austlii.edu.au/au/legis/nsw/consol_act/ha197786/s139.html - Accessed 15-12-2020

1.2 Project Area Development

The project area is located at in Albury, New South Wales, approximately 550 km southwest of Sydney and includes the Albury Entertainment Centre (AEC), a paved area and an open portion of land currently covered in grass and located to the south of both buildings. The project area is bounded to the north by Swift Street, to the south by a garden area and buildings, and to the east and to the west by buildings with enclosed parking area (see Map 1).

Albury City Council intends to upgrade the AEC. Works and underground disturbance will only be undertaken in relation to the Albury Entertainment Centre, in Albury, New South Wales. Based on the current project, the western portion of the AEC building will be demolished and rebuilt in order to expand the Convention Wing (see Figure 1 and Figure 2).

The required works include: the expansion of the Convention Wing; the removal of existing shade structure, major rooms and the garden area for the construction of a plaza; the improvement of the façade of the existing building fronting Swift Street.

Extent of Works

EXISTING + DEMOLISHED

-  Existing to be retained
-  Existing to be demolished

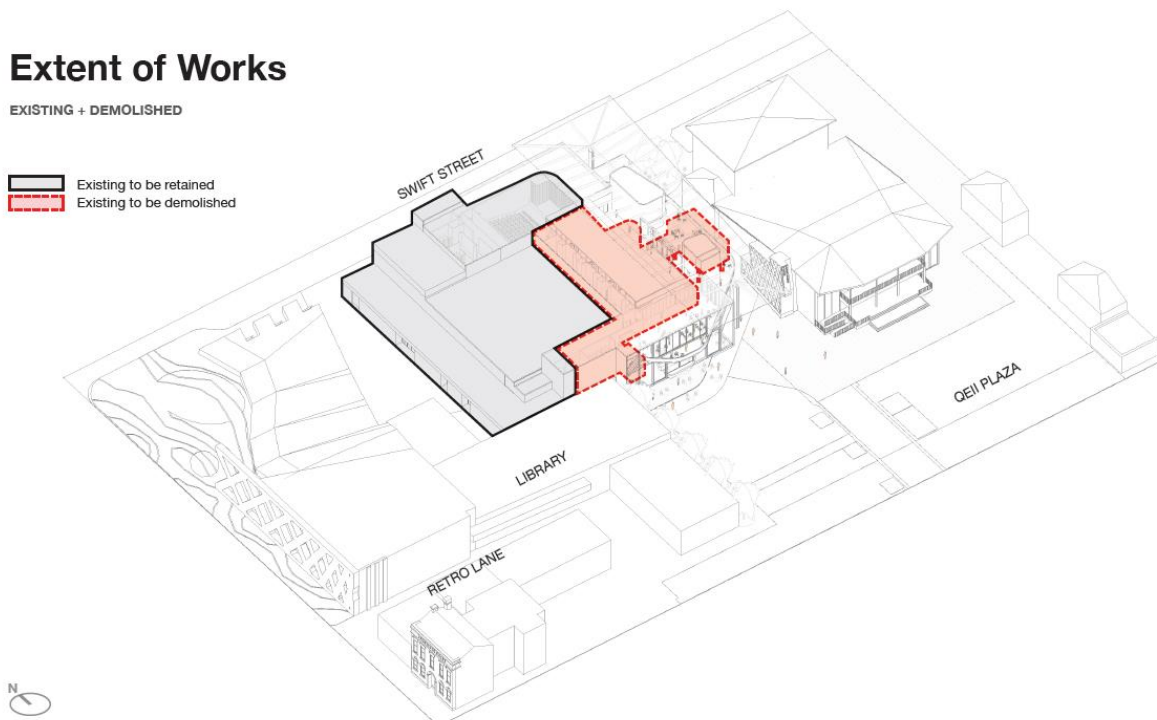


Figure 1: Existing building to be demolished

Extent of Works

REFURBISHMENT + NEW BUILD

- Existing to be refurbished
- New Build

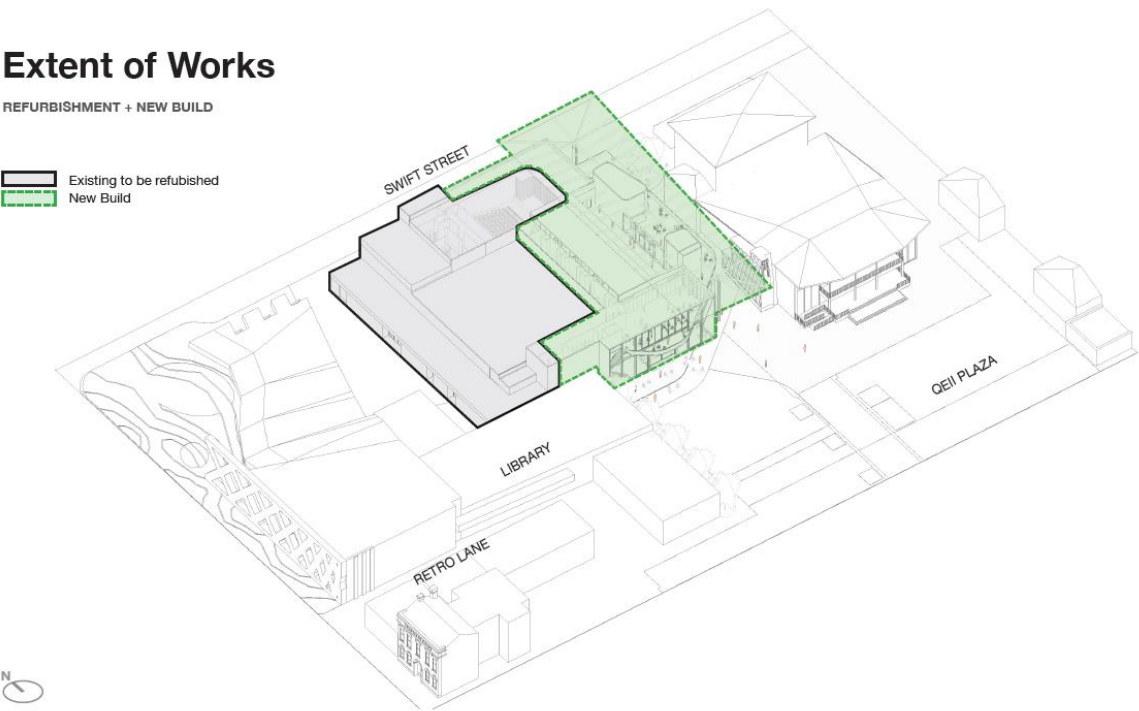
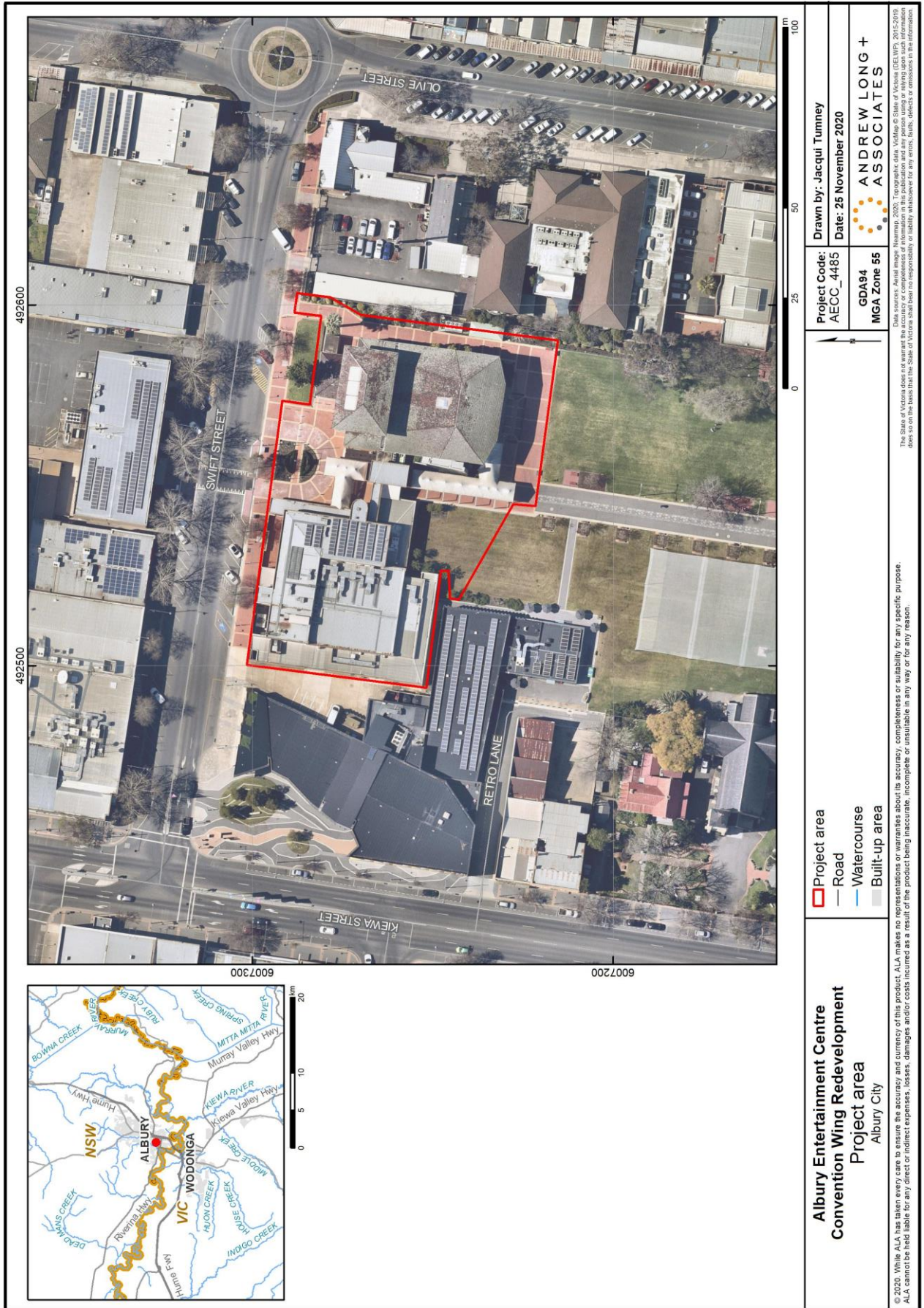


Figure 2: New building



Map 1: Project area location

HISTORICAL OVERVIEW

2.1 Introduction – History of the Broader Region

In preparation of this assessment a database and literature review has been undertaken with regard to historic heritage values.

The project area is in Albury, a town on the banks of the Murray River in NSW, originally known as Bungambrawatha and located in the country of the Wiradjuri Nation. The Aboriginal name for the Murray River was Millewa, a place of spiritual significance for the Wiradjuri people.

The lives of Aboriginal groups in the Albury region were severely disrupted by the establishment and expansion of European occupation. The local Aborigines came into conflict with the early squatters over hunting the squatters' stock.

In 1824 the European explorers Hume and Hovell discovered the Murray River, which they named Hume River. In 1829 the explorer Captain Charles Sturt re-named the Hume River as the Murray River and explored its downstream reaches. In 1836, the area attracted pastoralists and squatters with large numbers of stock, mainly sheep and cattle, while the first permanent dwellings were built in the mid 1830s and characterised by small huts, and provisions stores.

The township of Albury was a crossing place on the Murray River where goods were transported and later became a stopping point on the route from NSW to Adelaide.

In 1850s, at the beginning of the gold rush, Albury was described as the “third township between Melbourne and Sydney” (*Sydney Morning Herald*, 18th December 1850) and gold-seekers from Victoria, New South Wales and Victoria travelled through Albury *en route* to the goldfields. There were still Wiradjuri people living along the Murray into the 1850s, with William Howitt describing “native camps” and Aborigines swimming across the river to Albury “like fish” (Howitt 1855).

In 1859 Albury became a municipality and, in the 1860s, various industries including a flour mill, a brewery and a butter factory (Figure 3) were established. The first railroad from Melbourne arrived in 1873, and in 1881 from Sydney. During this period the parish of Albury was c. 200 miles long and 70 miles wide and with a population of c. 3000 persons. The town contained eight hotels, two schools, one bank, a Church of England, a Catholic Church and a Presbyterian Church.³

³ <https://trove.nla.gov.au/newspaper/article/99834915/10817981> - Accessed 2 December 2020

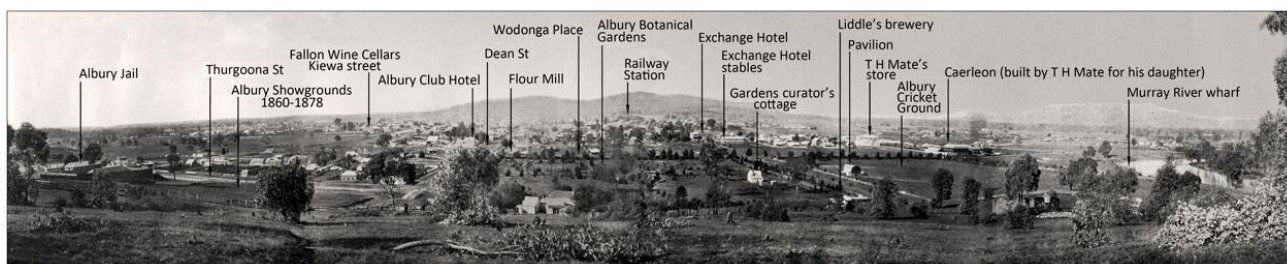


Figure 3: Albury Panorama in 1882, from Albury history Institute

2.2 Project Area History

The project area, occupied by the AEC Theatre constructed in 1964 and the AEC Convention Wing built in 1972, is currently bounded to the north by Swift Street, to the south by a grassed area, to the west by the Albury Library/Museum and to the east by buildings with enclosed parking area (see Figure 1). It was part of Section 12, a ten-acre block (Map 1, Map 2).

As shown in the parish plan from 1827 (Map 2), the northern half of the block, where the project area is located, was divided into ten half-acre building allotments. To the south of the current project area were a Church of England School that, according to Howard Jones was built in 1871 (Jones 1991), and a manse (Allotments 11, 12 and 13). Allotments 16 and 17 were empty while Allotment 18 was reserved for a school that based on local newspapers was mainly used for religious purpose.⁴ A courthouse and a watch house were located in the southwestern portion of Section 12. During the 1850s a number of buildings were constructed within Allotment 18, including a two-rooms brick courthouse, a police office, police barracks and stables (ArchLink 2013, iv).

In the 1870s, Allotments 16 and 17 were occupied by the Albury Mechanic Institute, which was demolished in 1965/1966, and the Market reserve. The Albury Mechanic Institute was constructed in 1862 and in 1883 a Civic Theatre (hall) was added to the rear hall. The foundations of the hall were uncovered during works for the Murray Art Museum Albury (MAMA) and remain beneath the pavement of the access road.

To the southwest of the project area was the St Matthews Church of England (Allotments 11, 12 and 13) which is still extant (see Figure 4), and to the southwest was located a school.

During the late 1860s/early 1870s, the lots 8, 9 and 10 within Section 12 were re-subdivided to make a series of lots facing Kiewa Street. What was to become Woods Lane (no longer extant) was created through the centre of Lot 8. Part of Lot 8 was combined with Lot 7 (TerraCulture 2007, 11).

The Albury Telegraph Office (1868) was located beside the courthouse. It was demolished in 1906 and a town hall was constructed, which later became the Albury Regional Art Gallery and is now the Murray Art Museum Albury (MAMA).

In 1888/1889, Dr William Cleaver Wood, a pioneer in the use of the X-Ray, purchased allotments at 522 Kiewa Street and 538-540 Kiewa Street. Dr Wood constructed shops and a motor garage in these allotments (Spennemann 2003, 29, 31). He also bought Lot 7, where he constructed his house, named 'Valetta', and the adjacent Burnley Private hospital.

The *Melbourne Punch* described 'Valetta' as one of Albury's finest residences, constructed of brick in the ornate Queen Anne Style (Figure 5). 'Valetta' was built on just over one acre in Swift Street (Map 3). The Albury Entertainment Centre now stands in its place. The original house had 20 rooms, 13 for the residence, the rest for surgery, consultation and dispensary.

⁴ <https://trove.nla.gov.au/newspaper/article/99834915/10817981> - Accessed 2 December 2020

The Burnley Hospital, owned by Dr Wood, was demolished in 1903 when a new hospital was built. The new hospital, located c. 30m to the south of Swift Street, included a dining room, six bedrooms with a total of fifteen beds, bathrooms, quarters used by nurses and covered walkway.

An aerial photograph from 1949 shows that 'Valetta' was located the in the western portion of the current project area and the northern section of the hospital was located in the southern portion (Map 3).

The house 'Valetta' was acquired by Albury City Council when Woods' son, Dr Leslie Woods, died in 1968. In spite of strong opposition, the house and the hospital were demolished in 1969. A Civic Centre was constructed in the place of 'Valetta', while in 1972 the library was built where the hospital had been located (see Map 4).⁵

As shown in the aerial photographs (see Map 5 and Map 6), in 1990 the library was still located to the south of the AEC and later demolished. Nowadays the space is occupied by a grassed area (see Figure 6).

⁵ <https://alburyhistory.org.au/wp-content/uploads/2018/01/Albury-Houses-demolished.pdf> - Accessed 1 December 2020



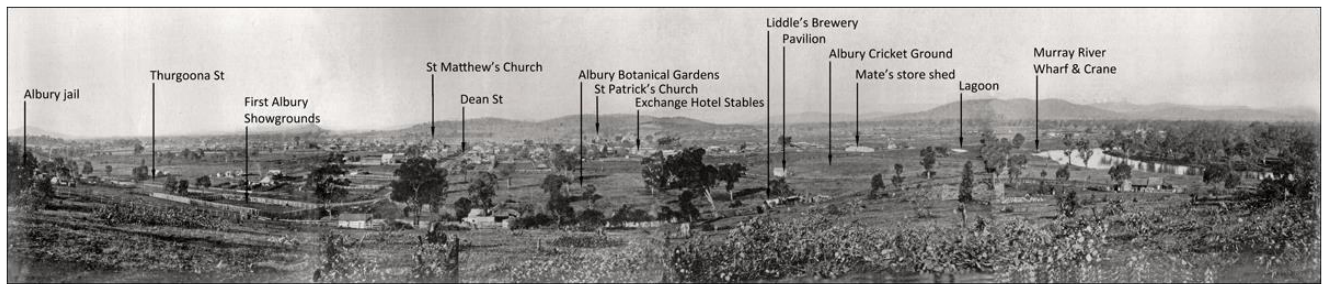


Figure 4: Albury Panorama in 1879, from Albury History Institute

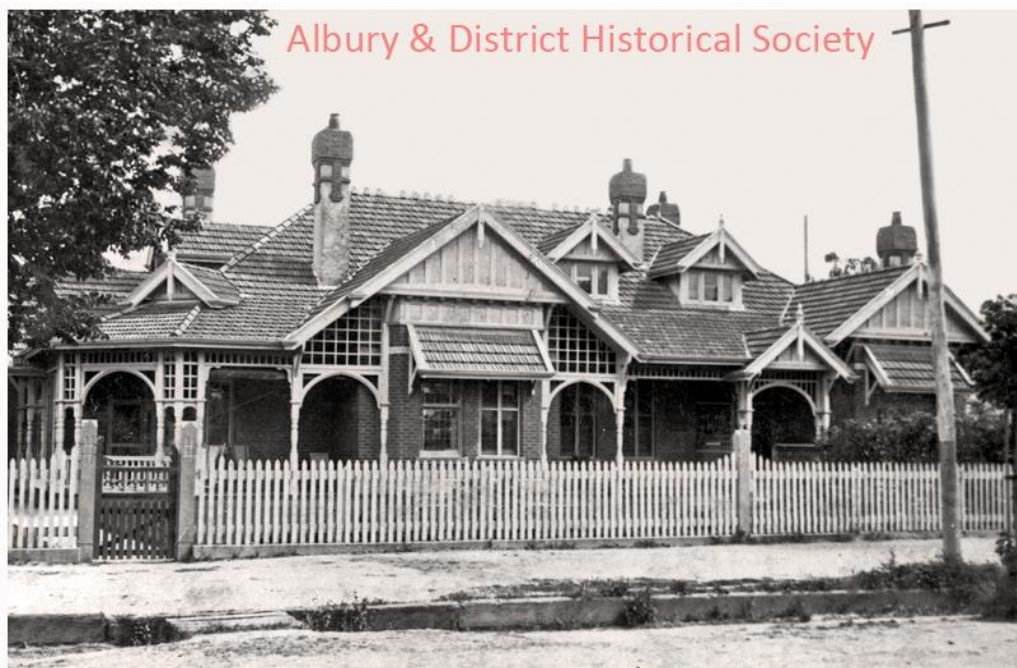
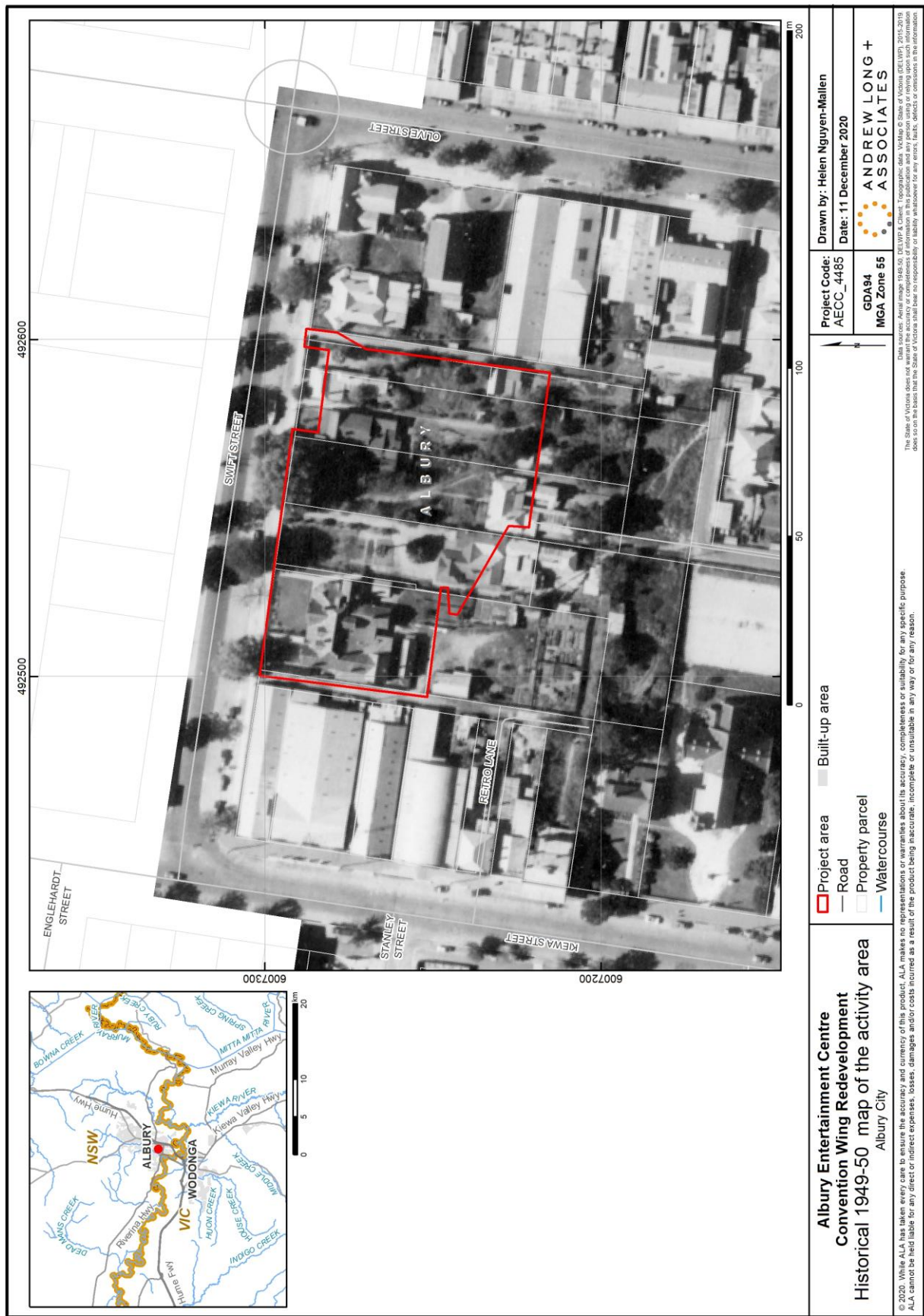
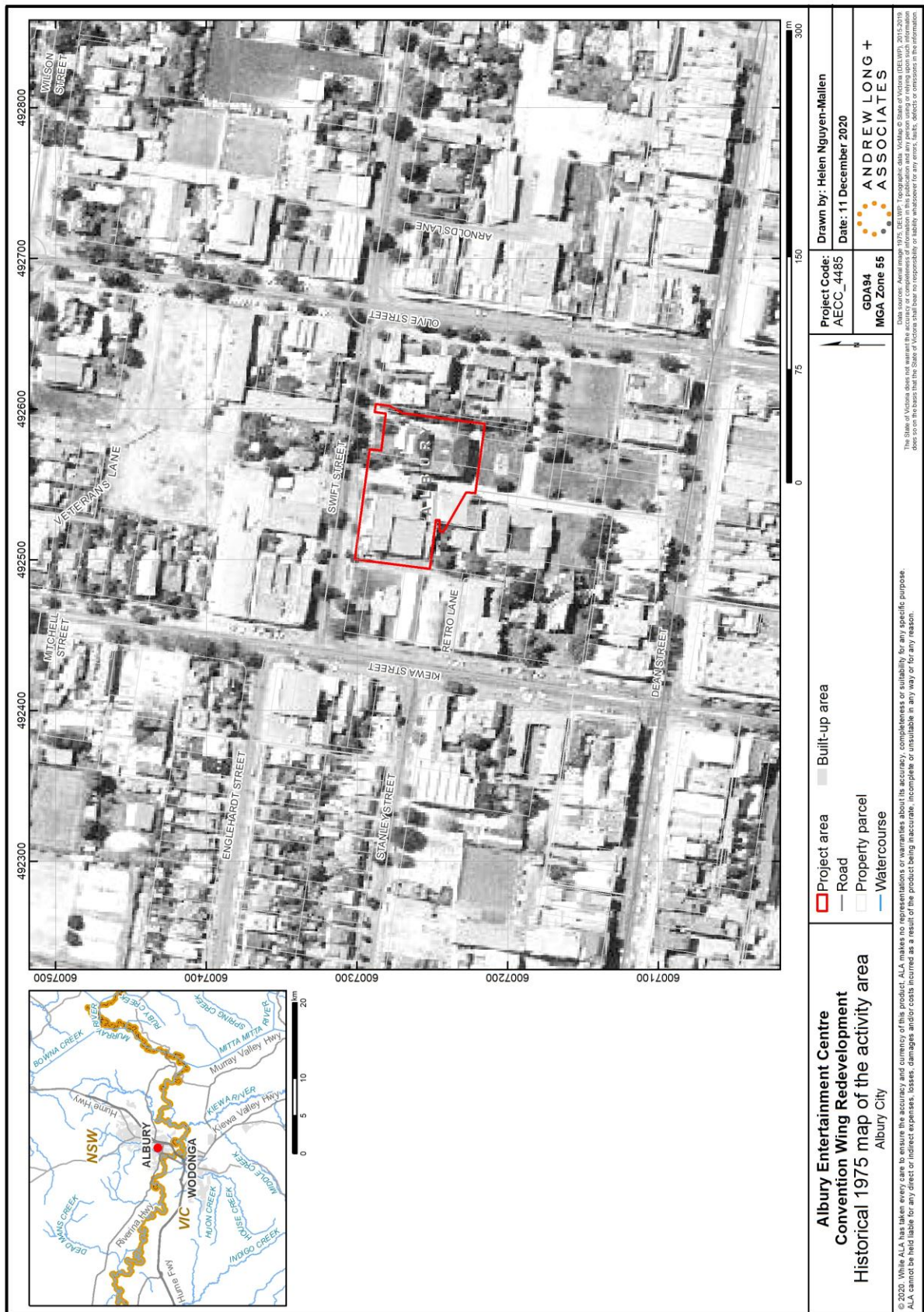


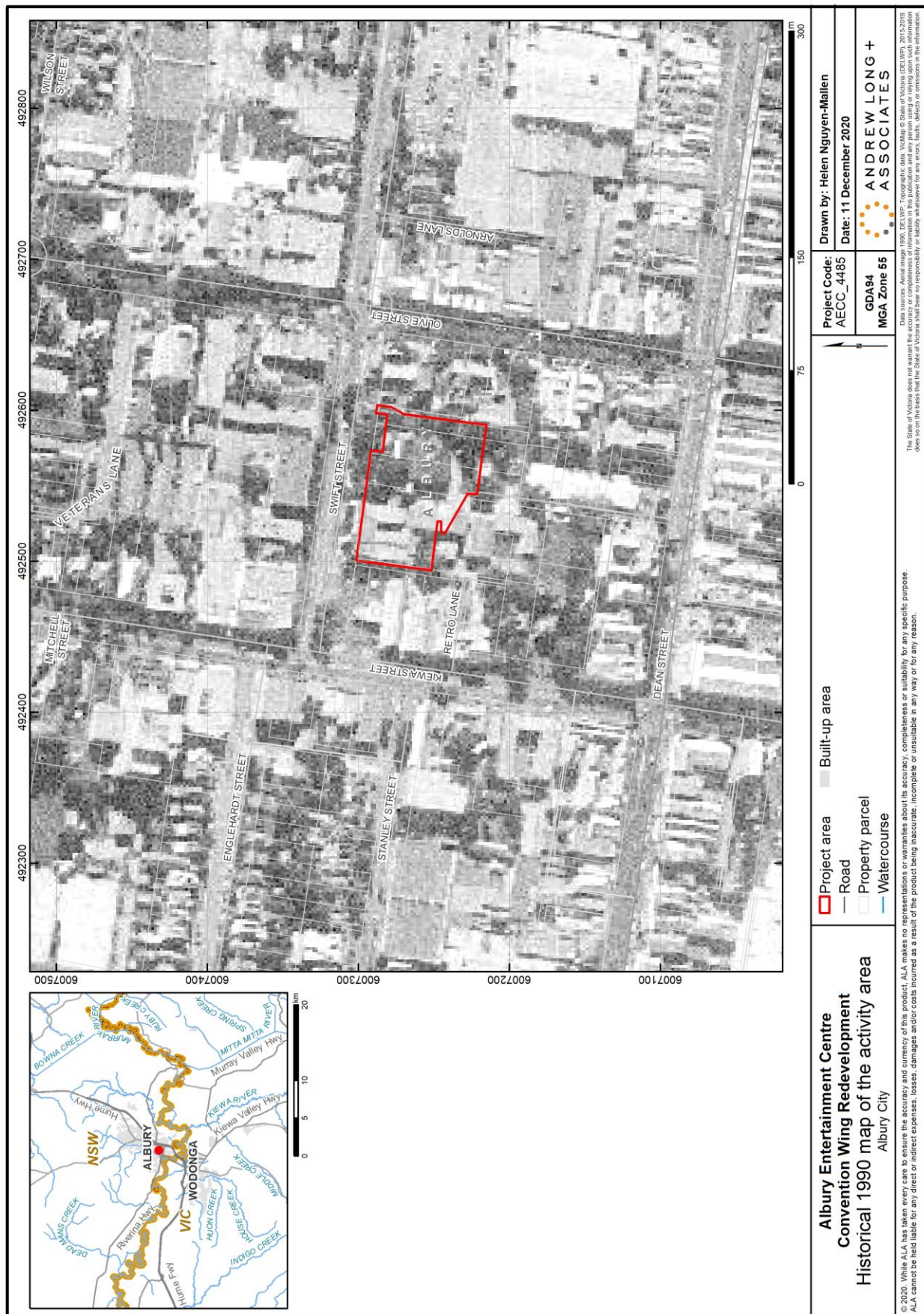
Figure 5: Valetta House by Albury & District Historical Society



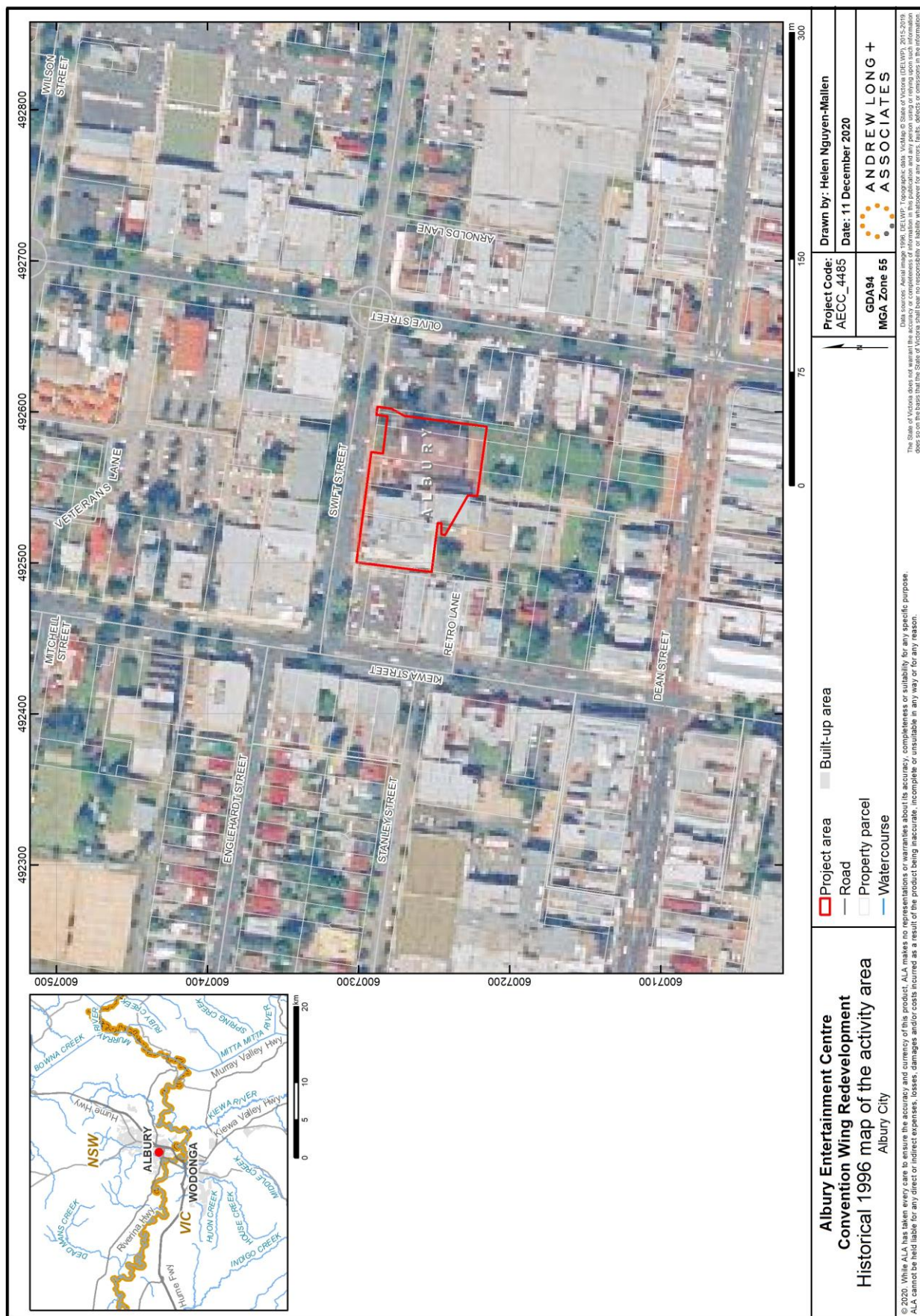
Map 3: Aerial photograph of the City of Albury in 1949 showing the Section 12 subdivision area, by Adastra Airways



Map 4: Aerial photograph of the City of Albury in 1975, by portal spatial NWS



Map 5: Aerial photograph of the City of Albury in 1990, by portal spatial NWS



Map 6: Aerial photograph of the City of Albury in 1996, by portal spatial NWS



Figure 6: Aerial photograph showing that the southern wing of the AEC was already demolished in 2010, by NearMap

2.3 Archaeological Background

Several archaeological investigations were undertaken within or in the vicinity of the project area.

In 2003, an archaeological assessment was undertaken by Dr Spennemann for the Albury Cultural Precinct (526-540 Kiewa Street, Albury). A desktop study revealed that the study area was alienated in 1851 and subdivided in the late 1860s. During the archaeological investigation it was discovered that cottages dated to the 1880s were within the allotments. As a result of the investigation, Dr Spennemann determined that the majority of the study area was likely to contain remains, due to the limited number of ground disturbing works carried out previously. Dr Spennemann predicted that the foundations of the Crawford & Co stables were probably still intact. The archaeological assessment identified the potential for relics with low local significance, and suggested monitoring of mechanical excavation and the recording of any features identified.

In 2005, Terraculture (Tucker and Hyett 2005) was commissioned to undertake an archaeological assessment for the proposed development of the museum and library. The study area was located to the east of the former Woods Lane at the site of 'Valetta'. Historic research and a site inspection were undertaken to assess the potential of the site. The desktop study revealed that there was potential for subsurface remains. The inspection did not identify any visible archaeological features. Based on the historic research and site inspection, Terraculture recommended archaeological monitoring during the works and the archaeological investigation of any features or deposits uncovered during construction. No archaeological investigation was required at areas that would not be disturbed during construction.

In 2006, Australian Archaeological Survey Consultants undertook archaeological monitoring for the demolition and construction works at 526-540 Kiewa Street, Albury. During archaeological excavation, brick-lined rubbish pits containing burnt materials such as rubber and wire were discovered at 526 and 528-530 Kiewa St, while a small cellar dating to 1891 and the remains of a 1950s building were also exposed at 526 Kiewa St. Postholes containing remnants of red gum posts were discovered at 538-540 Kiewa St and probably related to an 1880s cottage. Artefacts recovered from the site reveal that there was both domestic occupancy at the site and industrial activity, such as blacksmithing and farriery. The study site was assessed as having high significance at a local level.

In 2007, Tucker conducted an archaeological investigation of the former Woods Lane (Lot 1 DP8498897), Albury, for the development of the museum and library. Woods Lane, previously located to the west of the Albury Entertainment Centre (current project area), was removed to accommodate the library/museum. The archaeological assessment identified that the study area was part of the rear portion of the allotment named 'Valetta'. During the archaeological investigation, a feature related to a building dated prior to 1970 was uncovered and identified as a possible garage. To the south and southwest of the current project area, small sections of stone cobbling and path were identified (see Figure 7), however this specific portion of the study area was identified as largely disturbed. A small number of artefacts were recovered from the cobbling and brick paving. Pit features were identified during the excavation that had been generally used as disposal for rubbish. About 500 artefacts, primarily glass and ceramic and mostly recovered from ashy deposit in rubbish pits, were uncovered within rear yard. The large quantity of glass and ceramic artefacts suggested a domestic assemblage. None of the artefacts were recovered from within structural buildings. No direct evidence for features or deposit related to the pre-Civic Centre phase of occupation or the demolition of 'Valetta' were recorded. The archaeological investigation only provided a limited glimpse into the occupational history of the study area, as original structures were previously removed or highly disturbed. The archaeological material recorded during the excavation contributed in a minor way to understanding the site and it was not identified as highly significant to the local community or to the State of New South Wales.

In 2012, NBRS + Partners was commissioned by the Albury City Council to conduct a heritage impact assessment report for the former Albury Town Hall building and Burrows House on Dean Street, now the site of the Albury Art Gallery. An historic research and a site inspection were conducted. NBRS identified several building phases within the subject area. Based on the historic study and site inspection, NBRS recommended archaeological monitoring for the area where the three-metre-deep basement would be excavated.

An archaeological assessment was undertaken in 2013 by ArchLink Archaeologists for the Albury City Council that proposed a major redevelopment of the Albury Regional Art Gallery at 546-556 Dean Street, Albury. The Albury Town Hall (1907) and Burrows House (1878), both listed on the Albury City Heritage Overlay, were part of the subject area. A desktop study revealed that earlier buildings preceded the extant historical buildings. In order to mitigate the impact on potential archaeology, archaeological excavations in areas of high potential were recommended along with archaeological monitoring in all areas where ground disturbance works was proposed.

In 2014 an archaeological investigation was undertaken at the Art Gallery site by ArchLink Archaeologists, followed by site monitoring through 2015. Extensive remains pertinent to the earlier Telegraph Station building were recorded.

In 2015 Myers completed an archaeological assessment for the installation of an electrical substation at QEII Square in Albury. During the monitoring, granite footings related to the police barracks (1874-1875) building and an associated building were uncovered and recorded.

In 2016, ArchLink undertook an archaeological assessment for the upgrade of the lighting in QEII Square. Historical and archaeological studies revealed that the study area was occupied by the Mechanics Institute (1862), by buildings reserved for police purposes and erected in 1874/1875, by St Matthews church and presbytery (c. 1857) and the private residence named 'Valetta' and the Burnley Hospital (c. 1880). The area was assessed as having archaeological and historical significance and it was recommended to design the

works in order to avoid disturbing the areas of potential and, if avoidance was not possible, monitor ground disturbing works in the subject area where archaeology is expected to be uncovered.

Summary

Archaeological assessment undertaken in close proximity to the project area and within the QEII Square Cultural Precinct predicted that there would be potential archaeological features and artefacts within the respective subject areas. Furthermore, archaeological investigation uncovered archaeological features and deposits within the QEII Square Cultural Precinct. In particular, the archaeological investigation of Woods Lane (TerraCulture 2007) uncovered buildings dated prior to 1970 and identified small sections of stone cobbling and path to the south and southwest of the current project area (see Figure 7). A number of artefacts were recovered from the cobbling and brick paving, with a total of 503 artefacts identified and collected. The archaeological excavation also determined that the area to the south of the current project area was highly disturbed.

Based on the fact that archaeological features and artefacts were uncovered to the south of the current project area, even if in an area largely disturbed, it seems reasonable to assume that this will also be the case within the subject area.

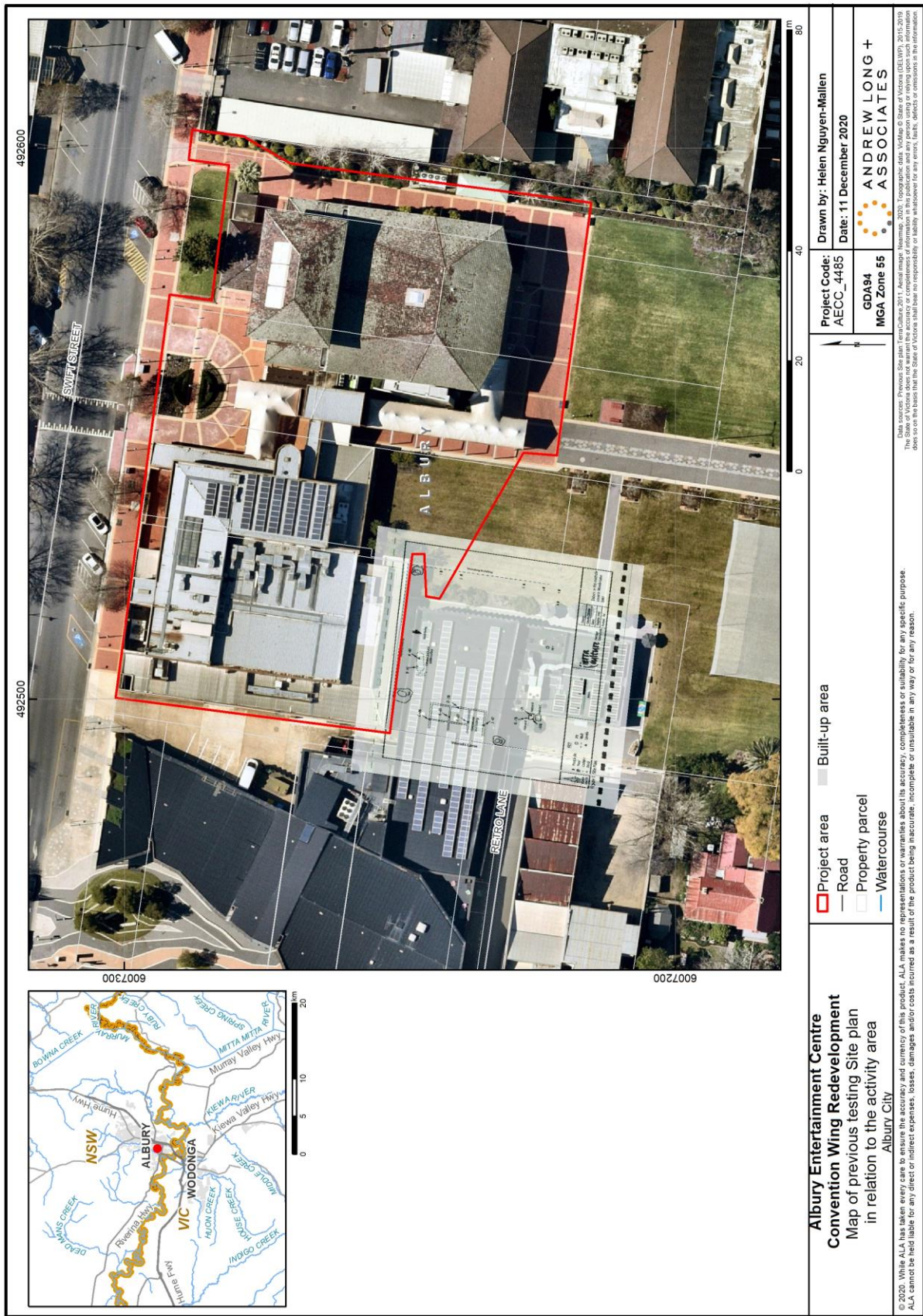


Figure 7: Location of the archaeological investigation of Woods Lane by TerraCulture 2007

ARCHAEOLOGICAL ASSESSMENT

3.1 Survey and Site Methodology

In order to verify the information collected during the desktop study and to assess the current conditions of the current project area a site visit was conducted on the 3rd of December 2020. During the site visit the main building, the Albury Entertainment Centre (AEC), was viewed from the outside from Swift Street and from within the QEII Square Cultural Precinct.

During the inspection of the AEC, it was noted that Woods Lane, created in the late 1860s/early 1870s and originally located to the west of the AEC, was dismantled and a car park overlooking Swift Street now occupies the norther portion overlooking Swift Street. The exterior of the building was in good conditions. At the time of the site visit the AEC building was bounded to the north by Swift Street, to the west by the library museum and a coffee place, to the south by a grass area where the library was previously located (see Map 5 and Map 6) and to the east by the AEC QEII Theatre (Figure 8 and Figure 9).

The building was also inspected on the inside with Brendan Maher (Venue Manager of the Albury Entertainment Centre). During the interior inspection, it was noted that the original external walls, prior to the re-development in 1993, had not been demolished and were incorporated within the buildings (Figure 10 and Figure 11).⁶ The ground level floors were generally concrete slabs and the rooms constructed during the redevelopment in 1993 were built on the top of the previous carpark.

⁶ https://alburycity.docassembler.com.au/FileDownload/ViewReportFromResolution?reportItem=9P-LPCyJNkQCF1qVjbZFGyTlaPWOx_CJn3vJ6zNHoS3AG85BgR48Sy2eO_q_LXMW - Accessed 1 December 2020



Figure 8: AEC and the AEC QEII Theatre located within the project area



Figure 9: Grassed area located to the south of the AEC, previously occupied by the northern portion of the hospital



Figure 10: Interior of the building

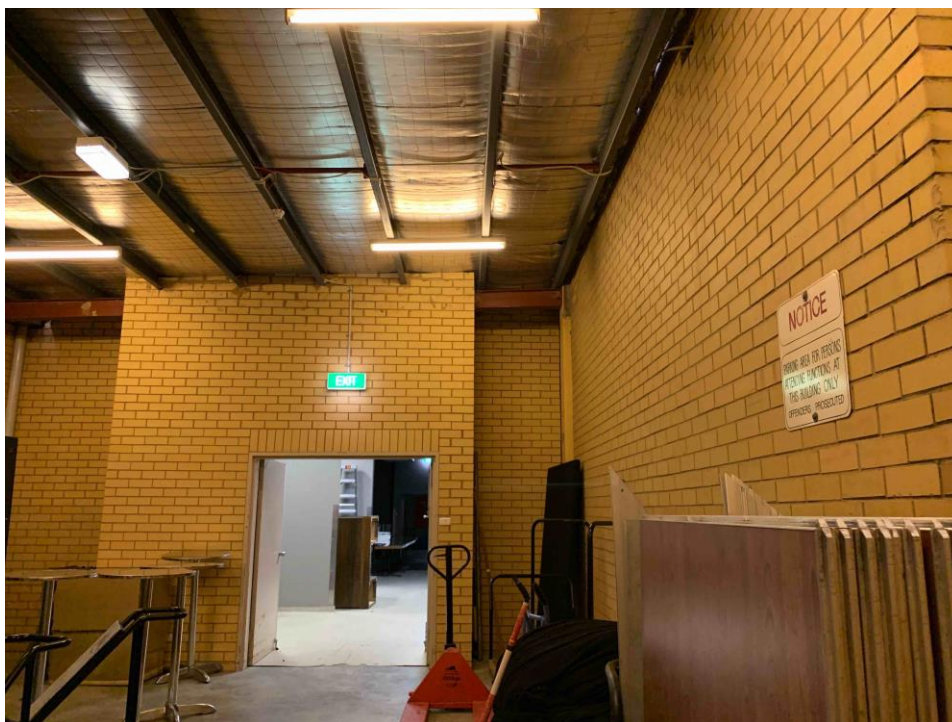


Figure 11: Interior of the building with the paved pavement

3.2 Assessment of Potential

Based on the desktop study and the site visit, several phases of building and occupation can be identified within the Project area, as shown in Table 1:⁷

Table 1: Building phases within the project area

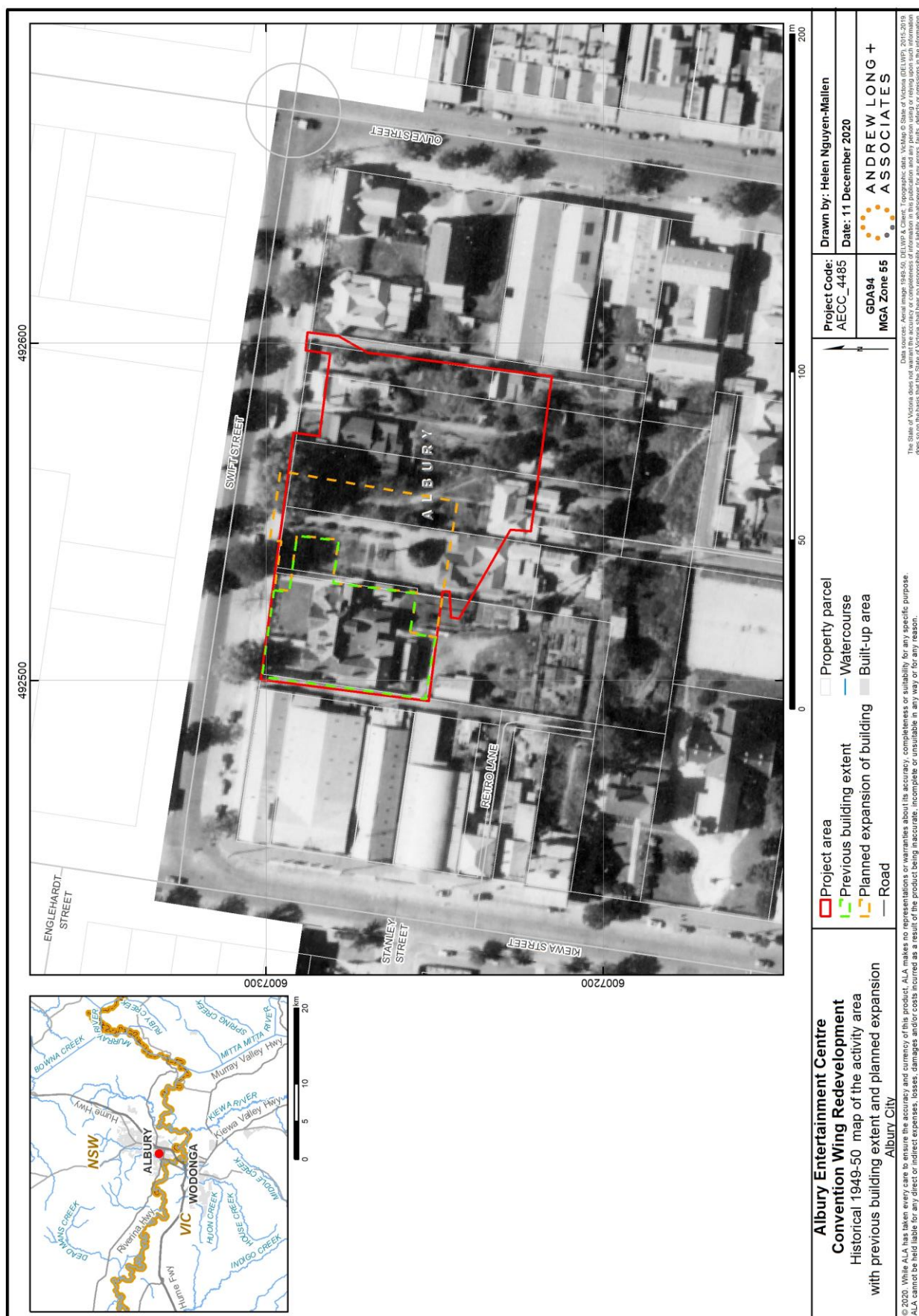
Building/Lots	Year
Dr Wood bought allotments 7 and 8	1888
Dr Wood constructed shops and a motor garage within allotment 8	1888
Dr Wood constructed 'Valetta' and the adjacent Burnley Private hospital	1888
Burnley Hospital demolished and a new modern hospital was built within the same area	1903
'Valetta' and the hospital demolished	1969
A Civic Centre, later known as Civic Hall/Convention Centre and then Entertainment Centre, was constructed in the place of 'Valetta'	1972
Albury Library built up where the hospital was located	1972
Entertainment Centre re-development	1993
Albury Library demolished and the current Library/Museum opened in July 2007	2007

Based on the fact that works and underground disturbance to upgrade the AEC will only be undertaken in relation to the Albury Entertainment Centre (AEC) (see also Figure 1 and Figure 2, and Appendix 1).

As shown in Figure 12, the current AEC lies where 'Valetta' was originally located, while the current works will be undertaken in correspondence of the northern portion of the hospital and the tree-lined driveway that from Swift Street led towards the main entrance of the hospital.

Therefore, there is the possibility that structural remains associated with the earlier buildings such as the Burnley Hospital (1888 and 1903) might be uncovered even if the area is likely to be highly disturbed due to the demolition of previous buildings (i.e 'Valetta' and the hospital), the construction of the library and the Civic Centre in 1972 and the re-development of the Entertainment Centre in 1993.

⁷ <https://alburyhistory.org.au/wp-content/uploads/2020/08/ADHS-Extended-Albury-Timeline-.pdf> - Accessed 1 December 2020



3.3 Assessment of Impact

The desktop study has found that there is potential for remains within the project area associated with the two phases of the Burnley Hospital and 'Valetta'. Based on the historical maps and historical research it appears that the northern portion of the hospital was located in the south of the current project area, while 'Valetta' was located to the west in correspondence with the AEC building.

Currently, the majority of the works associated with the re-development of the AEC are focused around the eastern and southern sides of the existing AEC building.

Although the area is likely to be highly disturbed, as the archaeological excavation to the south of the current project area has shown (TerraCulture 2007), the remains of structural features and accumulated deposits related to both phases of the hospital and the tree-lined driveway from Swift Street that led towards the main entrance of the hospital have potential to be preserved.

As such, a program of archaeological monitoring is proposed to mitigate against the impact of removing any known or potential archaeological resources.

An excavation permit is required from the NSW Heritage Office prior to proceeding with the work.

3.4 Assessment of Significance and Research Potential

Cultural significance is defined in the Australia ICOMOS Burra Charter as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

The cultural heritage significance for the subject area has been assessed with reference to the guide 'Assessing Significance for Historical Archaeological Sites and Relics, 2009' (the Guide) produced by the NSW Heritage Council NSW.

The NSW Heritage Council has adopted specific criteria for heritage assessment, related to the NSW *Heritage Act 1977* (as amended). The criteria upon which current significance assessment is based are as follows:

- Criterion (a): an item is important in the course, or pattern, of NSW's cultural or natural history (or 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 local area);
- Criterion (c): an item is important in demonstrating 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 for social, cultural or spiritual reasons (or the local area);
- Criterion (e): an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area);
- Criterion (f): an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area); and
- 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 the local area).

The Guide for assessing significance for archaeological sites states that:

‘Terms such as High, Medium or Low significance should not be used. Correct assessment should identify State or local significance for an item’

Two levels of significance exist in the NSW heritage management system: **Local** and **State**.

‘State heritage significance’, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item’ (Section 4A).

‘Local heritage significance’, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item’ (Section 4A).

The Act goes on to note that if an item is primarily of State heritage significance it can also be of local heritage significance; an item that is primarily of local heritage significance however, may not necessarily be of State heritage significance.

Furthermore, in reference to assessing the scientific or research potential criterion of significance assessment, the Guide states that:

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential:

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 (Bickford and Sullivan, 1984 pp 23–24).

Can the site contribute knowledge that no other resource can?

The project area, located at 525 Swift Street, Albury, New South Wales, has the potential to contribute knowledge that no other resource can. Historical research has been undertaken, however there are still gaps in our knowledge particularly around the structures related to both phases of the Burnley Hospital. Through archaeological monitoring, if the remains of these features are to be exposed, it would be possible to confirm the location of the building and construction methodology adopted in both phases and learn about the lifestyle of the people who worked in these buildings and activities carried out within the hospital.

Can the site contribute knowledge that no other site can?

The site located at 525 Swift Street, Albury, New South Wales has the potential to contribute knowledge that no other site can. The buildings within the project area were part of the civic precinct since 1888 and were unique buildings in Albury. No other sites in Albury would have a similar history development.

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?

The sites within the project area have the potential to contribute knowledge that is relevant to general questions about Australian history, but is not likely to be relevant to general questions about human history more generally.

3.5 Assessment of Significance against the NSW Heritage Criteria

Archaeological Research Potential (current NSW Heritage Criterion E)

It is expected the potential archaeology within the project area could yield important information about the historical and archaeological context of the area.

The site is likely to contain the remains of the ‘Valetta’ house and the adjacent Burnley Private Hospital constructed by Dr Wood in 1888 and the redeveloped hospital built in 1903.

The extent, integrity and preservation of the deposits is not yet known, but is expected to be determined following physical archaeological investigations at the site.

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

The 'Valetta' house and the Burnley Hospital have association with people of importance to Albury such as Dr Wood, a pioneer in the use of the X-Ray and well-known person in Albury.

The possible remains within the project area have association with the NSW health and medical practices which is of importance to Albury's social and cultural development and governance.

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

It has been demonstrated that archaeological features might be present within the project area that may demonstrate the past use of the site.

'Valetta' is remembered as one of the finest residences in Albury, constructed of brick in the ornate Queen Anne style. If there are intact footings related to 'Valetta' and the hospital, these will have aesthetic value.

The site has the potential to contain remains even if they might have been highly disturbed by the general development within the project area and the QEII Precinct.

3.6 Statement of Archaeological Significance

The potential archaeological site at 525 Swift Street, Albury, New South Wales, has the potential to contain archaeological remains of the hospital and the house of Dr Wood named 'Valetta'.

The current AEC lies where 'Valetta' was originally located, while the current works will be undertaken in correspondence with the northern portion of the hospital and the tree-lined driveway that led from Swift Street towards the main entrance of the hospital (Figure 12). Therefore, there is the possibility that structural remains associated with the earlier buildings such as the Burnley Hospital (1988 and 1903) might be uncovered, even if the area is likely to be highly disturbed due to the demolition of previous buildings (i.e 'Valetta' and the hospital), the construction of the library and the Civic Centre in 1972, and the re-development of the Entertainment Centre in 1993.

Although there are extant buildings on the site, a concrete drive and brick paving, there is potential for deposits such as building footings, accumulated discard, water tanks, cesspits, stables, rubbish pits and old paving stones to remain buried beneath the buildings and hard surfaces.

The extant buildings and those that stood earlier are associated with the civic development and public services provided to the citizens of Albury.

Therefore, the potential archaeological site at 525 Swift Street, Albury, New South Wales is **of local historical and archaeological significance to the people of Albury, NSW.**

MANAGEMENT RECOMMENDATIONS

4.1 Management Recommendations

This archaeological assessment for the property at 525 Swift Street, Albury, New South Wales, is likely to contain the remains of the 'Valetta' house and the adjacent Burnley Private Hospital constructed by Dr Wood in 1888 and the redeveloped hospital built in 1903. Therefore, under the *Heritage Act 1977* (NSW), management recommendations are proposed as follows:

- **Recommendation 1 - Apply for an Excavation Permit from the NSW Heritage Office**
 - Permission must be sought from the NSW Heritage Office prior to undertaking the archaeological excavations and monitoring required in the recommendations below. The NSW Office of Environment and Heritage requires that an Archaeology Assessment and Research Design be prepared to accompany any Permit Application. This report fulfils these requirements. An application to act as an Excavation Director must also be completed by the archaeologist nominated to undertake the project and attached to the Permit Application.
 - A copy of the approval Permit should be attached behind the title pages of this report and kept on site at all times.
- **Recommendation 2 – Site Induction**
 - All personnel, contractors and subcontractors involved in the proposed works at 525 Swift Street, Albury, New South Wales, should be informed during their site induction about this archaeology assessment, its findings and recommendations.
 - A copy of the assessment must be kept on site at all times and referred to frequently to ensure compliance with the recommendations.
- **Recommendation 3 – Archaeological Monitoring of Ground Disturbing Works**

An archaeologist must monitor ground disturbing works within the project area. An excavator may be used to remove the upper sediments to expose any features or footings that may be present in these areas. If archaeological features are exposed during the works, an archaeologist must inspect and record the archaeological remains prior to proceeding further with machine excavation.
- **Recommendation 4 – Targeted Archaeological Excavations**
 - If archaeological features are exposed during the works, targeted archaeological excavation of significant features and deposits that become exposed may be necessary. An archaeologist must monitor the archaeological excavation.
 - Any significant features/deposits that are uncovered during monitoring and that will be destroyed by the development must be excavated and recorded.
 - The archaeologist must be allowed the time to complete adequate excavation and

recording of significant features and deposits exposed by the works.

- All significant features and deposit will be drawn to scale and photographed.
- If archaeological excavation is required, ground disturbing works may progress elsewhere on the site while the archaeological excavations are being completed. Ground disturbance may be allowed in areas of low archaeological potential with an assisting archaeologist present.

- **Recommendation 5 – Artefact Management**

- Any significant artefacts uncovered during the works must be collected, cleaned, analysed and catalogued according to the Research Design, below. The analysed artefact assemblage together with the findings of the archaeological monitoring described above will be the subject of a report provided to NSW Heritage Office. Significant artefacts should be housed, and the most significant items displayed, at the Albury Entertainment Centre.
- In the event of finding Aboriginal cultural material, all works will cease immediately and the project archaeologist will notify the Office of Heritage NSW.
- All artefacts relating to the 19th and 20th century use of the site that are considered to be of medium to high significance will be retained, including surface finds.
- The only artefacts to be sampled will be building debris such as bricks and bluestone.
- Material which is not significant or of low significance will not be retained but will be noted on context sheets and in the project report.
- Artefacts will be bulk bagged in the field according to type within each context. The NSW Office of Environment and Heritage will be contacted immediately if any artefacts with urgent conservation requirements are identified.
- All artefacts recovered in the field will be processed and catalogued according to the NSW Office of Environment and Heritage guidelines. Artefacts will be analysed and interpreted in terms of the questions in the Research Design.

- **Project Report**

A report containing the results of the monitoring, artefact catalogue, analysis and interpretation will be presented to the NSW Office of Environment and Heritage within 12 months of the completion of the fieldwork, in accordance with the conditions on the Permit.

4.2 Research Design

The Research Design for this project area will mainly focus on:

- Use and work practices undertaken on site
- Use of the properties
- Extent of possible buildings
- Will the profiles provide sufficient evidence to establish dates or specific associations for archaeological evidence revealed?
- What is the nature of the archaeological deposits at the site?
- What stratigraphic sequences are represented at the site?
- Are the phases of building and land use identified in the desktop correspond to the excavation findings?
- How many and what type of artefact fragments were recovered from the excavation of the site?
- Is it possible to associate artefacts with the various uses of the site (i.e. medicine)?

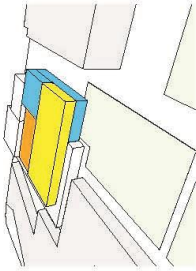
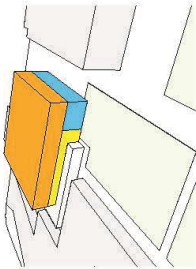
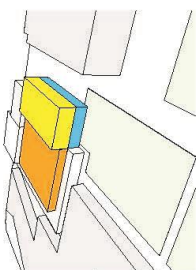
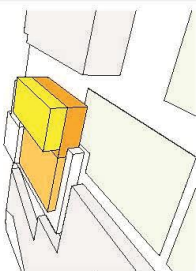
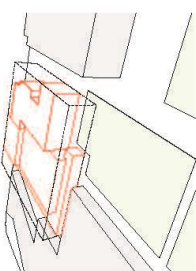
REFERENCES

- Australian Archaeology Survey Consultants, 2006: 526-546 Kiewa Street Albury NSW; Excavation Report. Prepared for Albury City Council.
- Howitt, W., 1855: Land Labour and Gold: Or two years in Victoria, Longman, London.
- Jones H.C., 1991: Albury Heritage. Albury City Council
- Myers, S. and Coleman F., 2013: Albury Regional Art Gallery, 546-556 Dean Street, Albury, NSW, Archaeological Assessment. Prepared for Albury City Council.
- Myers, S., 2015: Art Gallery Kiosk Substation QE11 Square Albury; Archaeology Assessment. Technical report. Prepared for Albury City Council.
- Myers, S. and Mirams, S., 2016: QEII Aquare Lighting Upgrade. QEII Square, Albury, NSW, Archaeological Assessment. Prepared for Albury City Council.
- NBRS + Partners. 2012: Statement of Heritage Impact: Additions and Alterations. Albury Regional Art Gallery, 546-556 Dean Street, Albury NSW 2640. Prepared for Albury City Council
- Spennerman, D.H.R., 2003: Archaeological Assessment of European Cultural Heritage Potential, Albury Cultural Precinct Stage 1. Prepared for Albury City Council
- Tucker, C and J Hyett, 2005: Albury Museum Site: Archaeological Assessment. Prepared for Albury City Council.
- Tucker, C., 2007: Albury Museum Site Archaeological Excavation Report. Prepared for Albury City Council.

APPENDIX 1 – CONCEPT DESIGN

Design Matrix

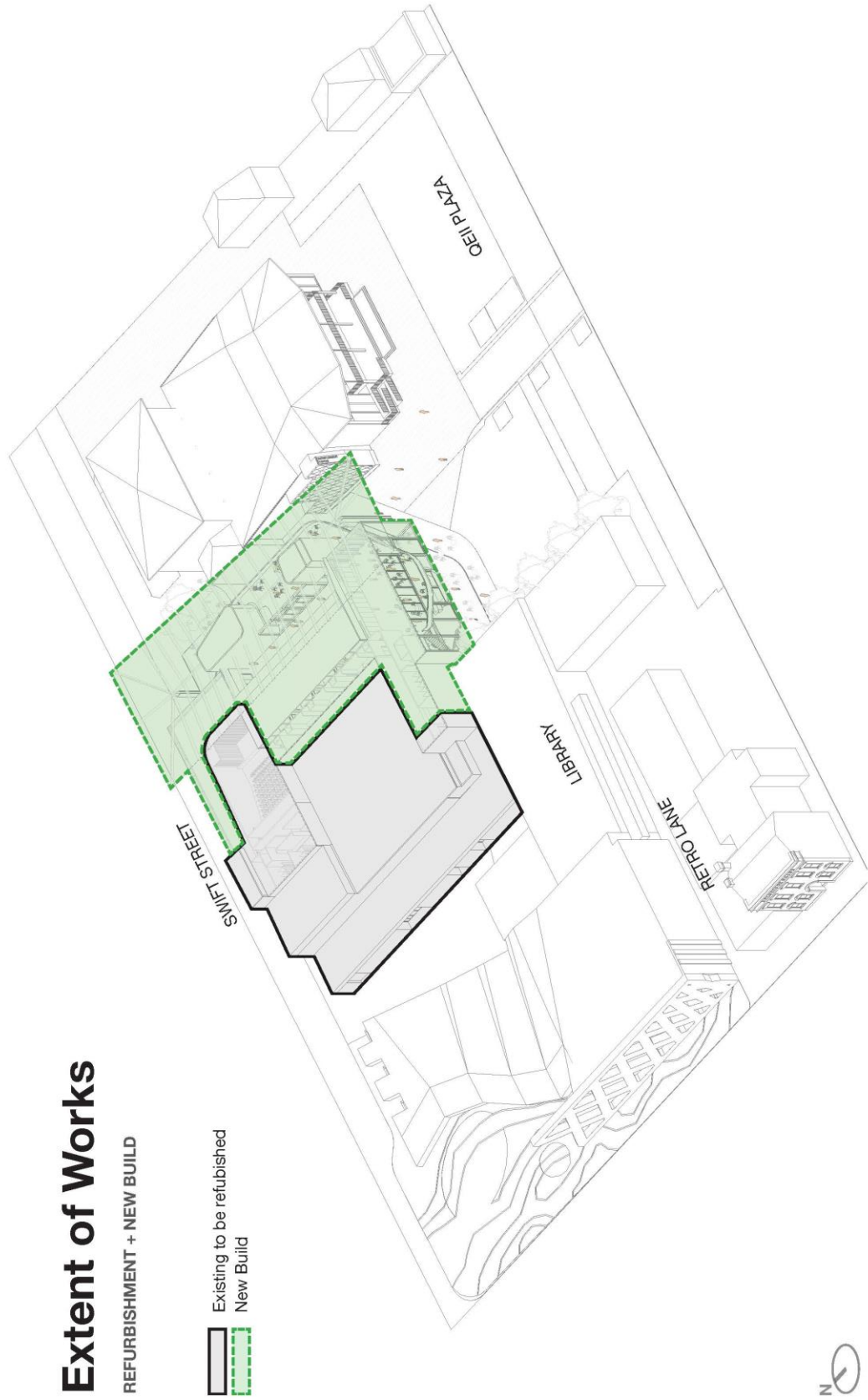
But let's return to the key principles of **value for money**, **flexibility and adaptability** and **civic-minded**

DESIGN CRITERIA	REFERENCE DESIGN	DESIGN APPROACH 01	DESIGN APPROACH 02	DESIGN APPROACH 03	DESIGN APPROACH 04
Massing					
Description	Build over existing Banquet Hall creating lowered ceiling to lower Banquet Hall	Build upper 800 seat Banquet Hall over existing Banquet Hall but with suitable ceiling levels	Build smaller upper level Banquet/Meeting Hall outside existing lower level Hall footprint	Extend capacity of lower level Banquet Hall to accommodate 600-800 delegates & build Upper Banquet & Meeting Rooms	Knock down and rebuild
Cost Effective	•	•	✓	✓	?
Ease of Construction	•	•	✓	✓	✓
Meets Functional Brief Requirements	•	✓	•	✓	✓
Equitable User Experience	•	✓	✓	✓	✓
Flexibility + Adaptability	•	✓	•	✓	✓
Urban Interface	?	✓	✓	✓	✓
Ease of Access and Egress/Building Code Requirements	•	•	✓	✓	✓
PEDDLE THORP furlong and kain					

Extent of Works

REFURBISHMENT + NEW BUILD

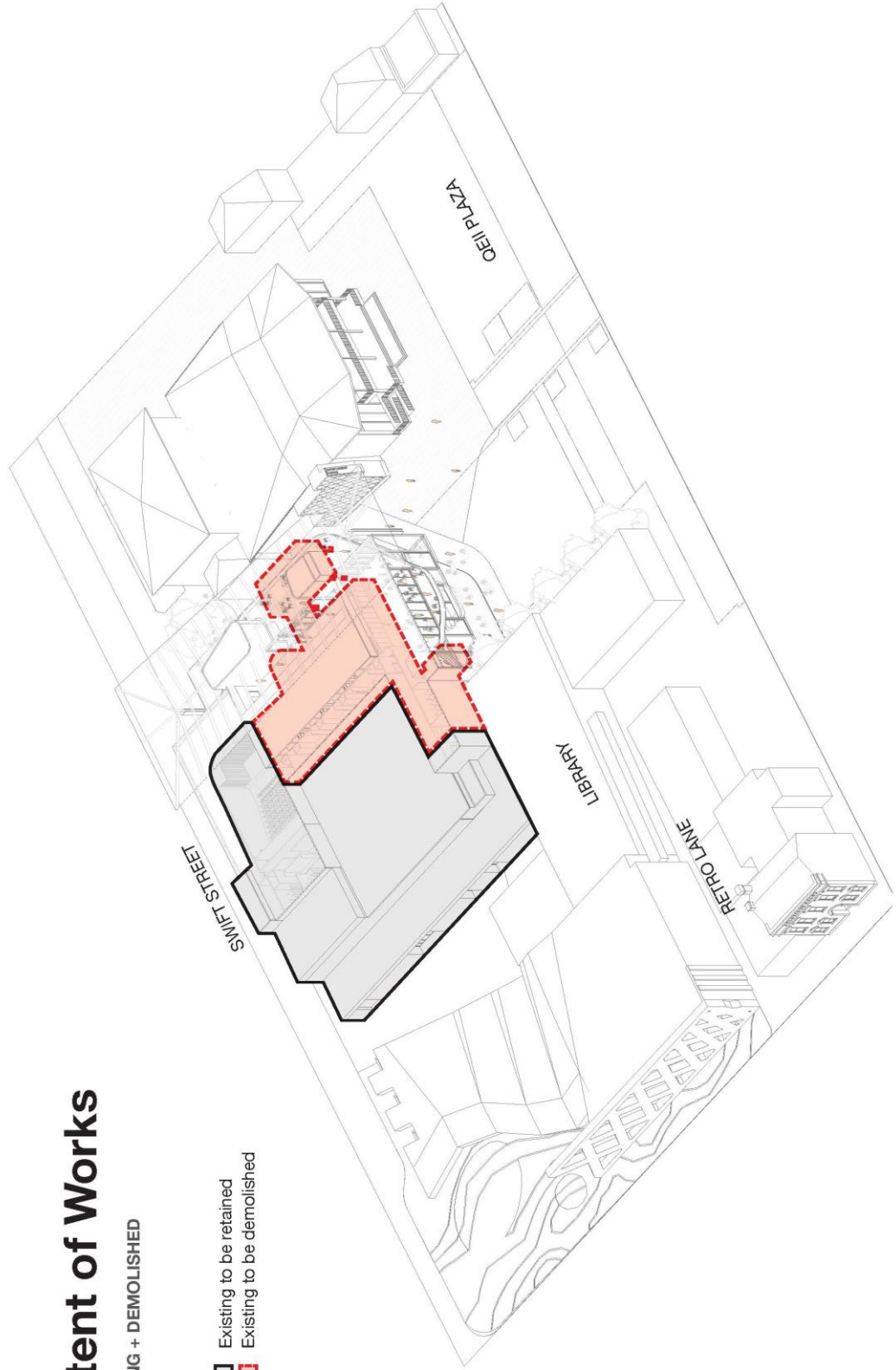
Existing to be refurbished
New Build



Extent of Works

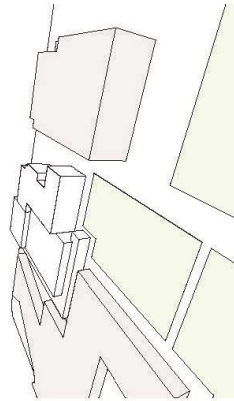
EXISTING + DEMOLISHED

-  Existing to be retained
-  Existing to be demolished

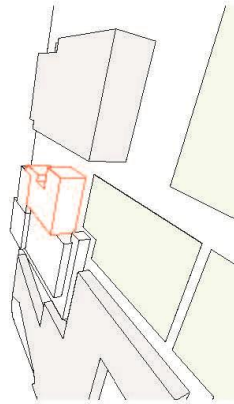


Design Approach 03

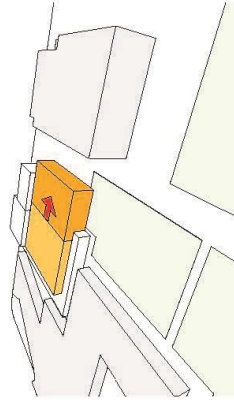
PROGRAM MASSING RATIONALE



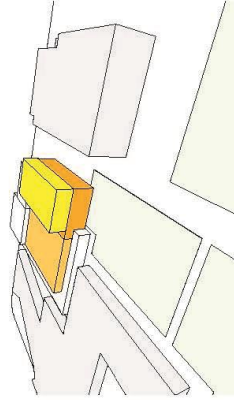
1 EXISTING CONDITION



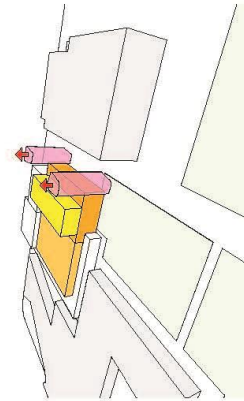
2 DEMOLISH



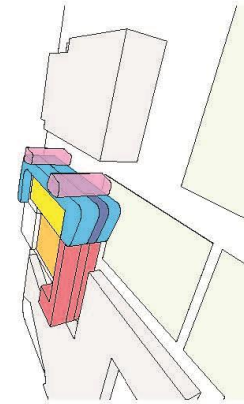
3 EXTEND EXISTING BANQUET HALL



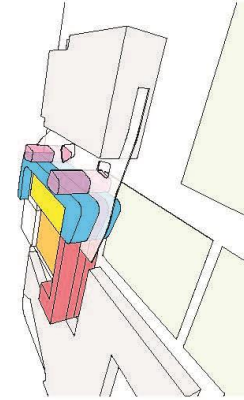
4 UPPER BANQUET & MEETING ROOMS



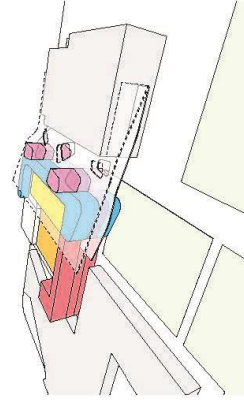
5 CORES



6 PRE-FUNCTION, OFFICES & ADDITIONAL SERVICE AREAS



7 VERANDAH CONNECTION TO QEII

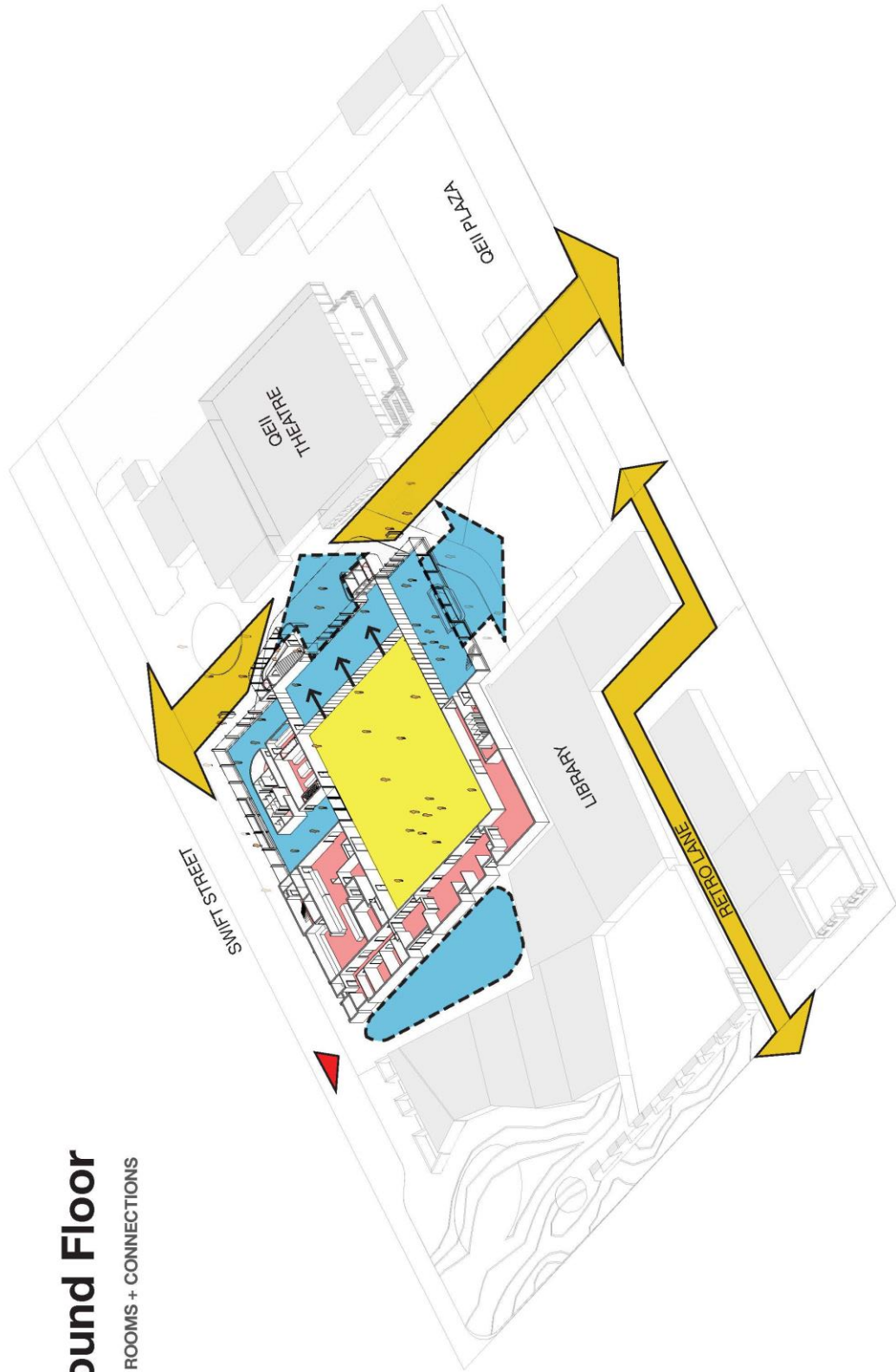


8 CANOPY CONNECTION TO QEII

PEDDLE THORP furlong and kain

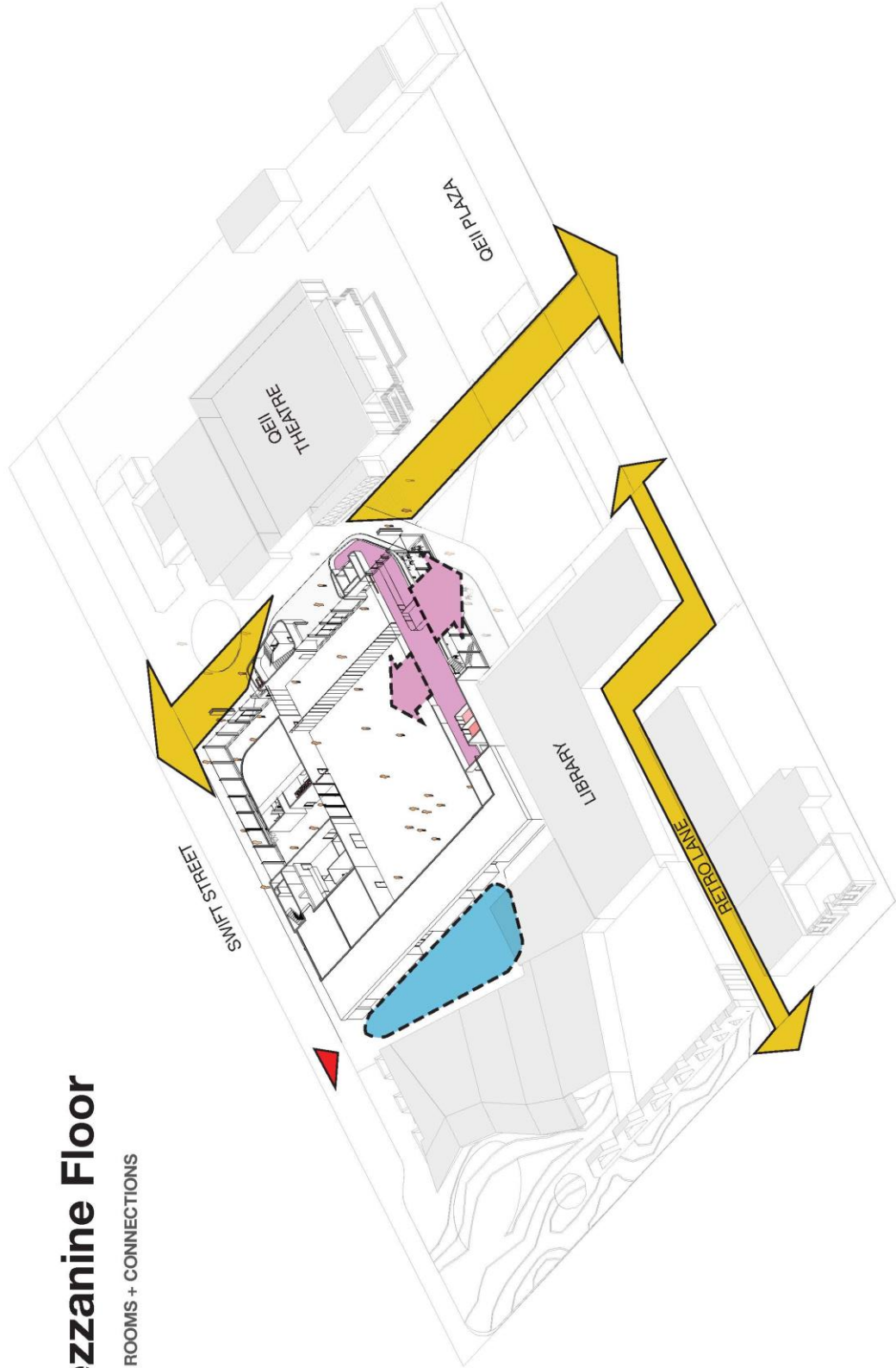
Ground Floor

URBAN ROOMS + CONNECTIONS

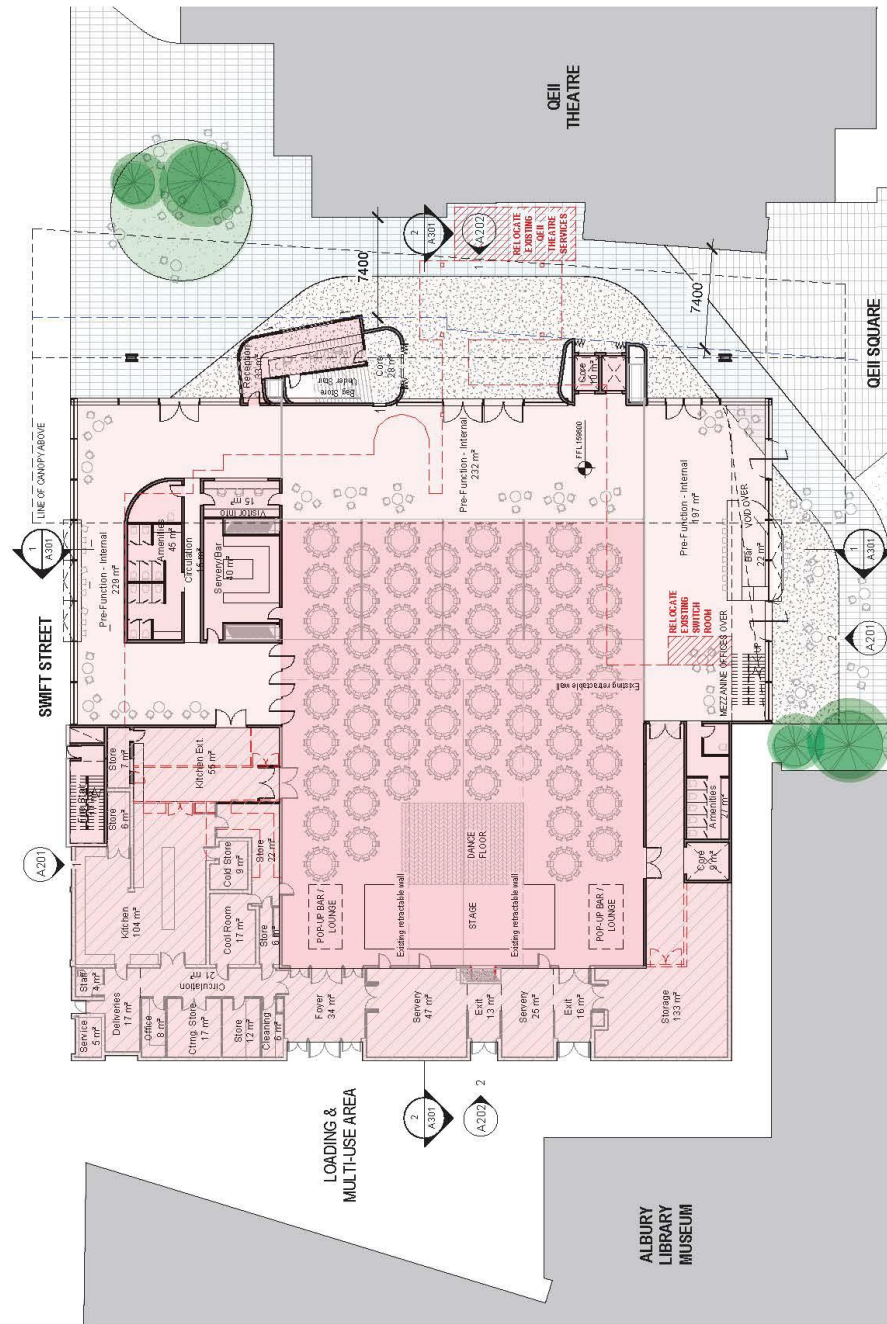


Mezzanine Floor

URBAN ROOMS + CONNECTIONS

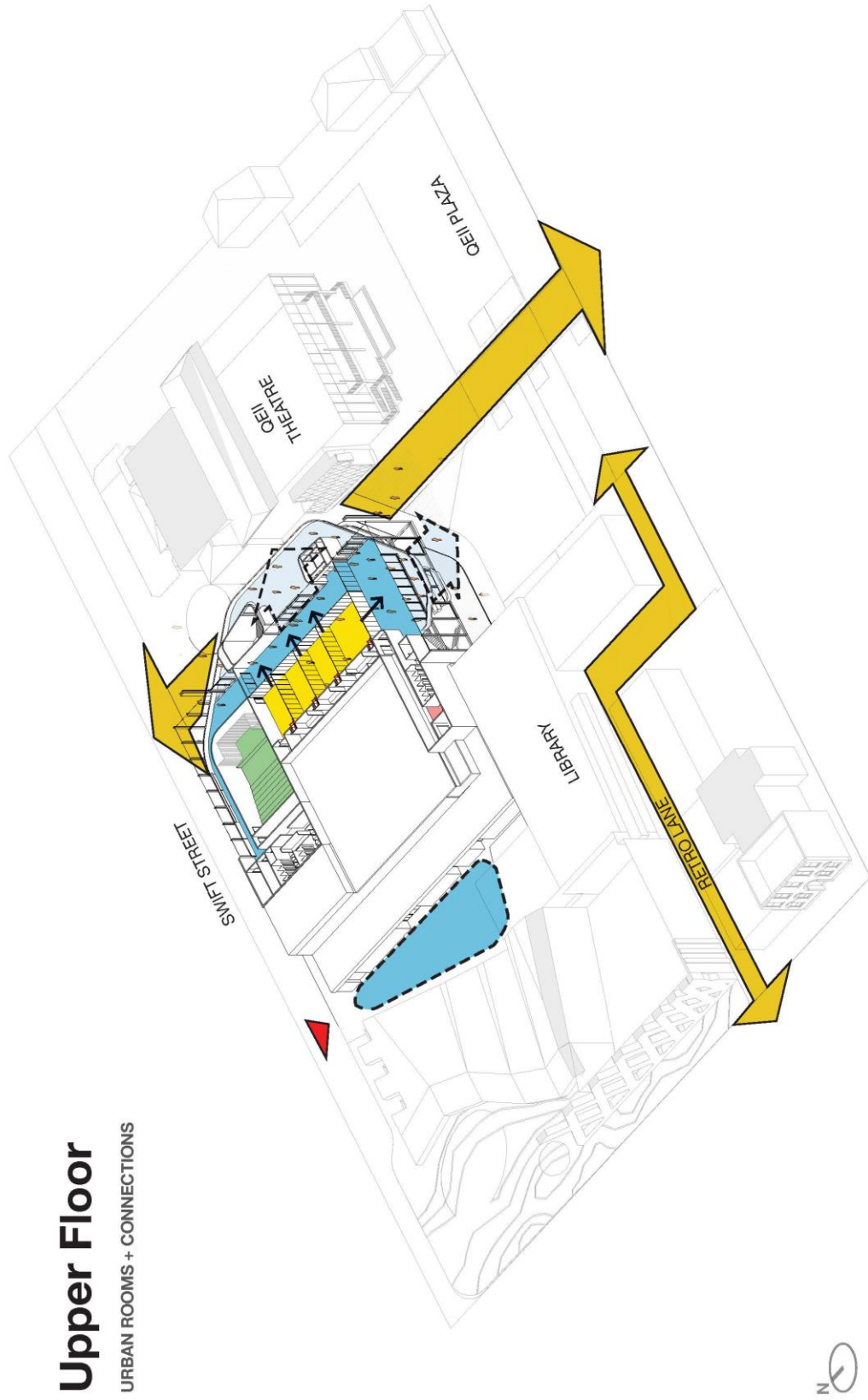


Ground Floor

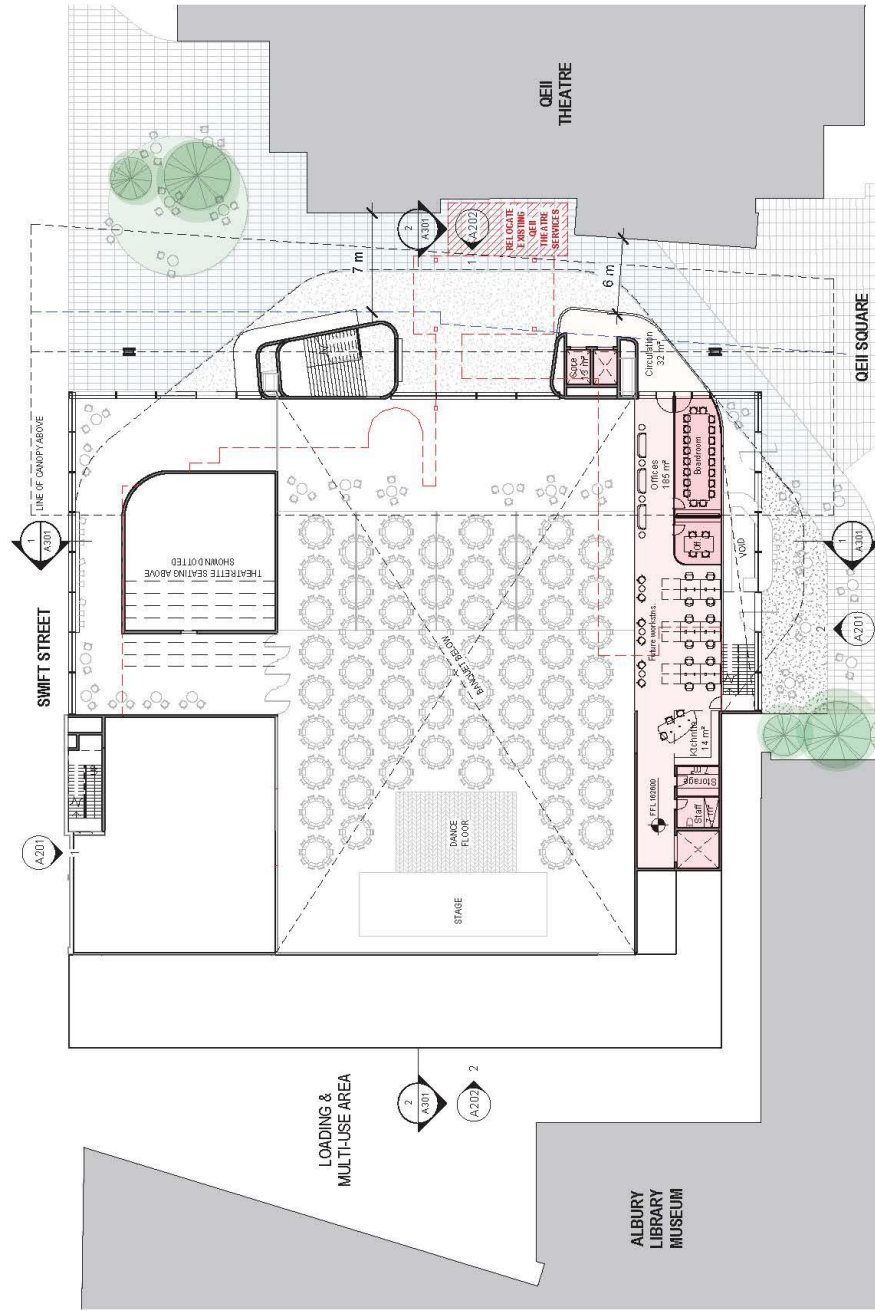


Upper Floor

URBAN ROOMS + CONNECTIONS



Mezzanine Floor

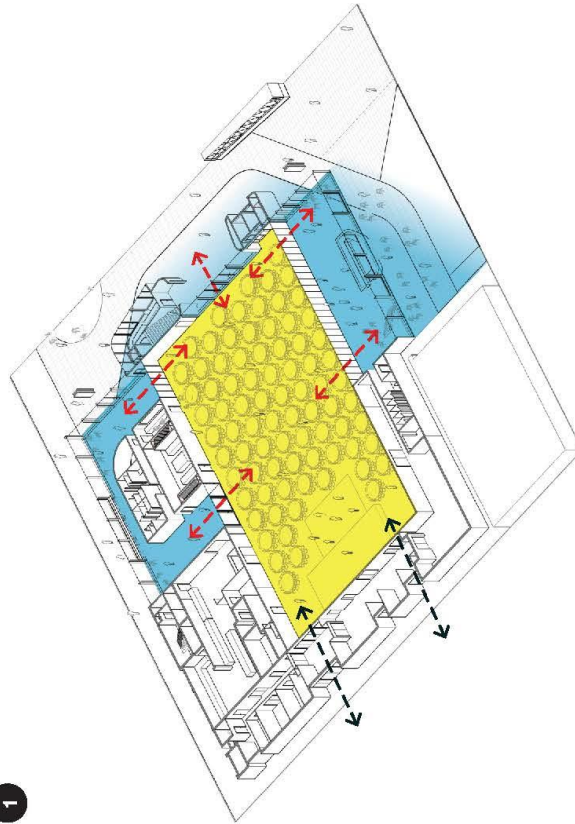




Ground Floor Modes

←--→ BOH Access
←--→ FOH Access

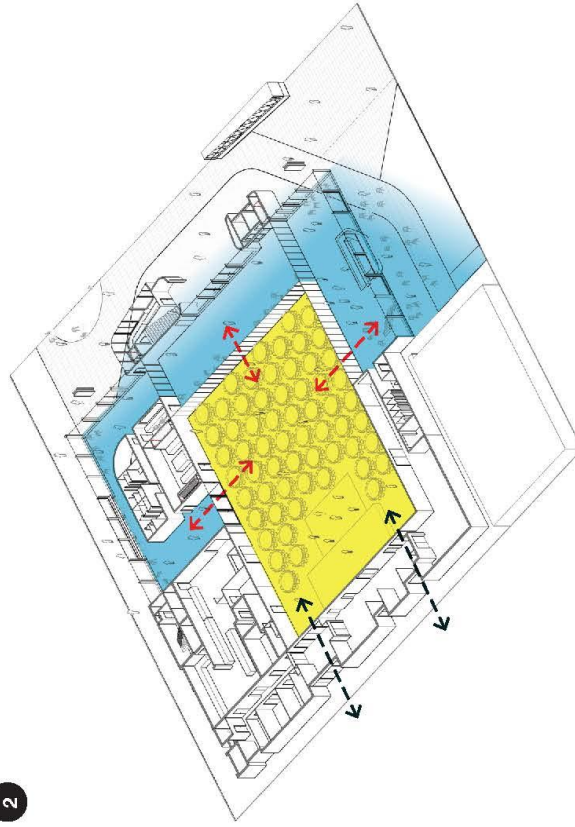
1



MODE | 800 BANQUET

80 x 10pax Tables = 800 people

2



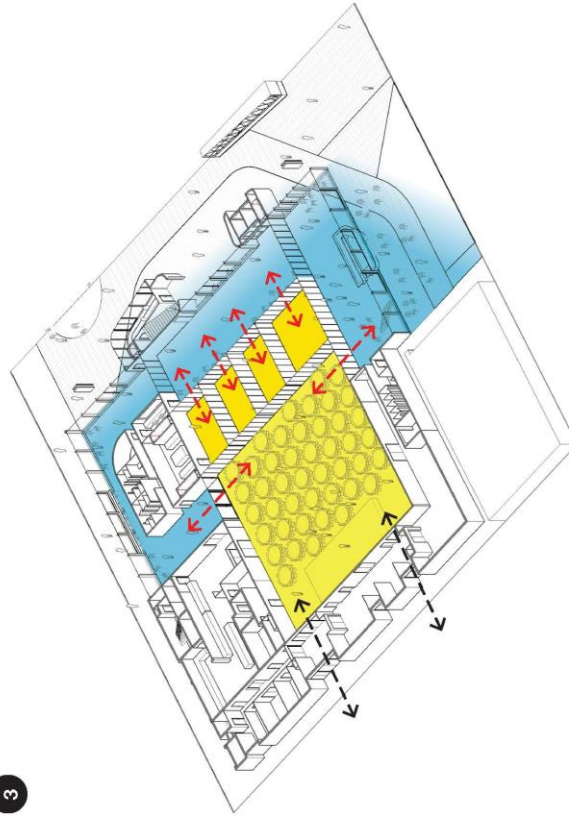
MODE | 600 BANQUET WITH PRE-FUNCTION

60 x 10pax Tables = 600 people

Ground Floor Modes

← - - - → BOH Access
← - - - → FOH Access

3

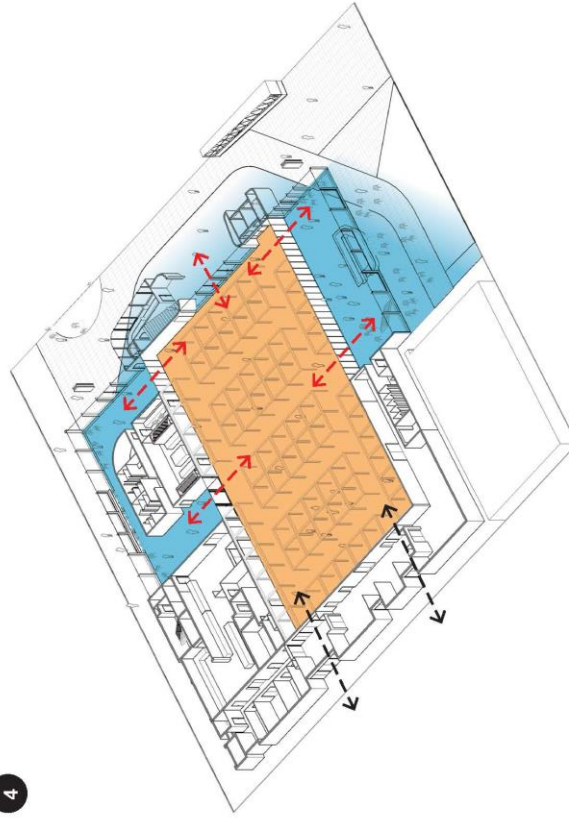


MODE | BANQUET WITH MEETING ROOMS

44 x 10pax Tables = 440 people
4 x Meeting Rooms



4



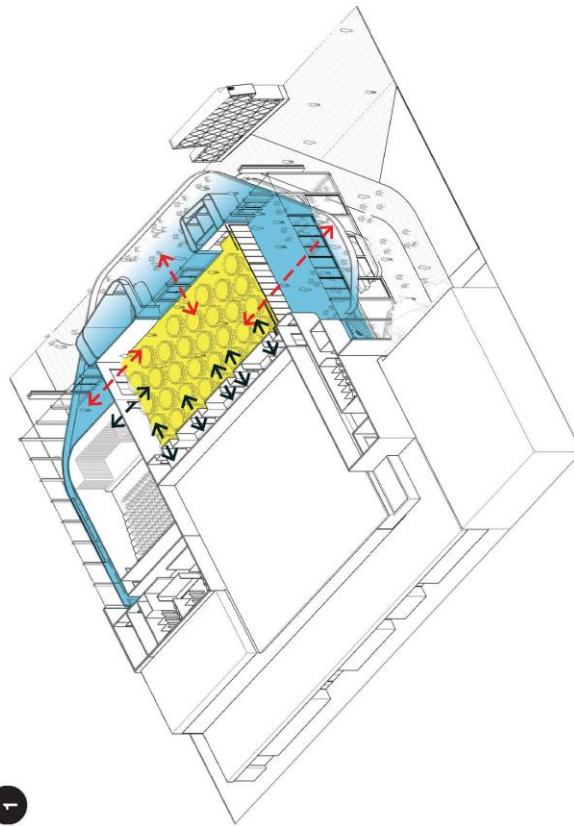
MODE | EXHIBITION

65 x Stalls
With the ability to extend into Internal & External Pre-Function

Upper Floor Modes

← - - - → BOH Access
← - - - → FOH Access

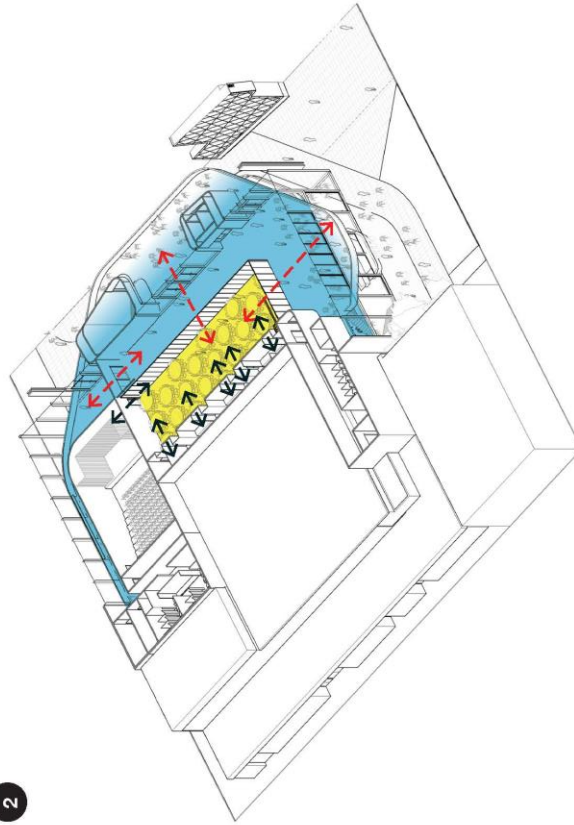
1



MODE | 350 BANQUET

35 x 10pax Tables = 350 people

2



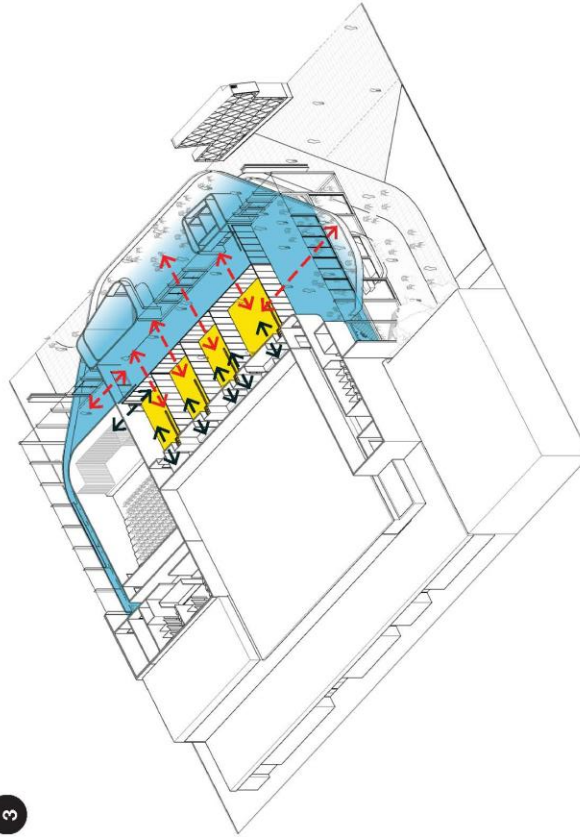
MODE | 230 BANQUET WITH PRE-FUNCTION

23 x 10pax Tables = 230 people

Upper Floor Modes

← - - - → BOH Access
← - - - → FOH Access

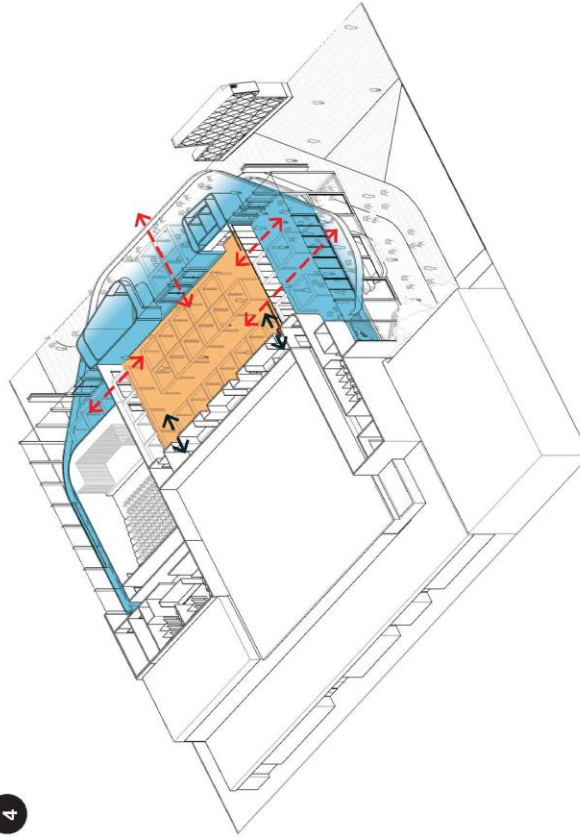
3



MODE | MEETING ROOMS

4 x Meeting Rooms

4



MODE | EXHIBITION

32 x Stalls
Utilising Internal & External Pre-Function



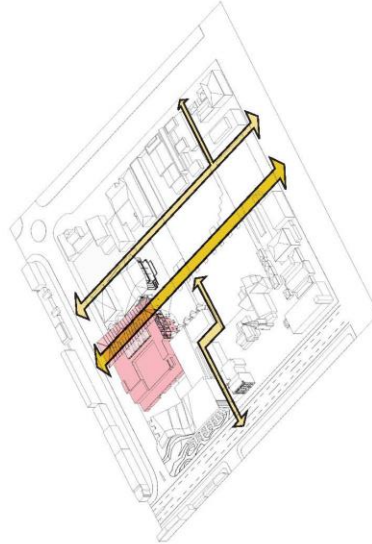


Civic Opportunities

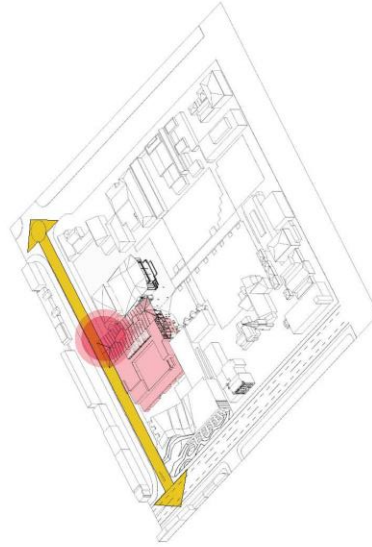
IDENTIFYING KEY INTERFACES & CONNECTIONS



RESPOND TO QUEI SQUARE



EXISTING CONNECTIVITY



SWIFT STREET IDENTITY + ADDRESS



Civic Opportunities

IDENTIFYING KEY INTERFACES

- 1 Swift Street Interface
- 2 Swift Street Plaza
- 3 QEII Theatre Interface
- 4 QEII Square Interface
- 5 QEII Square Event Space
- 6 Loading Dock Area

