



URBIS

# PRELIMINARY HISTORICAL ARCHAEOLOGICAL ASSESSMENT

193 Macquarie Street & 77-83  
Moore Street, Liverpool NSW

Prepared for  
**ARCHER & BECKETT PTY LTD**  
12 May 2021

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# EXECUTIVE SUMMARY

Urbis has been engaged by Archer & Beckett Pty Ltd to prepare the following Preliminary Historical Archaeological Assessment (PHAA) to accompany a Planning Proposal (PP) for 193 Macquarie Street and 77-83 Moore Street, Liverpool NSW (hereafter referred to as the subject site) (see Figure 2 and Figure 3).

In 2016 Urbis was engaged to prepare a Heritage Impact Statement (HIS) which formed part of a Planning Proposal submitted by Abacus Funds Management Ltd (the previous landowners) for the subject site. The intent of the Planning Proposal was to amend the floor space ratio (FSR) applicable to the subject site from 3:1 to 6:1 and amend the height control from 18m to 70m (this was further increased to 100m under a modified Planning Proposal submitted in 2015).

In 2017 Liverpool City Council (Council) commissioned Ashley Built Heritage to provide a Peer Review of the HIS prepared by Urbis. The Peer Review established that:

*... the archaeological aspects (both non-Aboriginal and Aboriginal) required by the S117 Directions have not been adequately addressed in the HIS and now need to be addressed by the proponent, potentially as part of the finalisation of the Planning Proposal and certainly before a DA is developed for the subject site .*

In light of these findings, the Heritage Division provided the following recommendations in respect of the Planning Proposal:

*Peer Review has highlighted the inadequate consideration given to the archaeological potential of the subject site in the Heritage Impact Statement (Urbis 2016), the area was 'identified as of High archaeological significance in the Casey & Lowe Liverpool Archaeological Zoning Plan (AZP), prepared for Council in 1996'. Based on this, it is recommended that the proponent carry out an archaeological assessment by a suitably qualified archaeologist, this will provide an understanding of the potential impact of the proposed development on any archaeological resources. Please note that a Section 139 exception or Section 140 Archaeological Permit application must be made to the Heritage Council if excavation works are going to be undertaken in any land in NSW that is likely to contain archaeological remains.*

In addition to the comments from Heritage NSW, the following comments have been provided by Council in respect of the archaeological potential of the subject site:

*"As outlined earlier, the subject proposal was referred to internal departments and as a result, Council officers require additional information.*

*Particularly, the Heritage Impact Assessment (HIA) prepared by Urbis (dated October 2016) indicates that the subject site formerly contained a pair of cottages and a post office building constructed in the late nineteenth century. As a result, the subject site may contain archaeological remains associated with the former post office. While it is noted that an updated addendum has been provided for the HIA, it is requested that a preliminary archaeological assessment is submitted for review, to ascertain that there are no remnants of former land uses on the subject site . The preliminary archaeological assessment is to be undertaken by a suitably qualified archaeologist in accordance with Heritage Division guidelines.*

*As Council will not be able to progress this proposal until additional information is received, you are encouraged to submit the required information as soon as possible."*

Urbis has therefore been engaged to prepare a Preliminary Historical Archaeological Assessment (PHAA) to identify the historical archaeological potential and constraints of the subject site.

The subject site comprises a series of south-facing two-storey brick shopfronts with cantilevered awnings and roller garage doors at 77-83 Moore Street. A large commercial warehouse structure with a skillion roof fronts Macquarie Street to the east.

This Report has been prepared as an investigation of historical archaeological potential within the subject site, and to investigate the likelihood that the indicative built form would impact potential archaeological resources. This assessment has included the following:

- Preliminary, high level historical research on the subject site including analysis of historic mapping and imagery.
- Searches of Statutory and non-statutory heritage listings.
- Preliminary analysis of previously conducted archaeological assessments within and in the vicinity of the subject site.
- Preliminary assessment of archaeological potential.

As a result of the above conclusions, Urbis makes the following recommendations:

#### **Recommendation 1 – Additional Assessment of Archaeological Potential and Significance**

The following documents should be prepared in association with any future proposed development application (DA) and works within the subject site which would disturb the ground surface:

- Detailed Historical Archaeological Assessment (HAA), which complies with the guidelines, as outlined in the document *Assessing Significance for Historical Archaeological Sites and 'Relics'* (OEH 2009).
- Archaeological Research Design (ARD), which complies with the guidelines, as outlined in the document *Guidelines for the preparation of Archaeological Management Plans* (OEH 2009). The ARD would support an application for archaeological excavation under the *Heritage Act 1977*.
- Aboriginal Due Diligence Assessment (ADD), which complies with the guidelines, as outlined in the document *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010)

The above should make recommendations in respect of the requirement for managing identified archaeological resources, including monitoring, archaeological test excavations and salvage excavation.

#### **Recommendation 2 – Section 140 Permit Application**

An application for an Excavation Permit should be made under Section 140 of the *Heritage Act 1977* for any works within the subject site which would disturb the ground surface.

# 1. INTRODUCTION

Urbis has been engaged by Archer & Beckett Pty Ltd to prepare the following Preliminary Historical Archaeological Assessment (PHAA) to accompany a Planning Proposal (PP) for 193 Macquarie Street and 77-83 Moore Street, Liverpool NSW (hereafter referred to as the subject site) (see Figure 2 and Figure 3).

## 1.1. PROJECT BACKGROUND

In 2016 Urbis was engaged to prepare a Heritage Impact Statement (HIS) which formed part of a Planning Proposal submitted by Abacus Funds Management Ltd (the previous landowners) for the subject site. The intent of the Planning Proposal was to amend the floor space ratio (FSR) applicable to the subject site from 3:1 to 6:1 and amend the height control from 18m to 70m (this was further increased to 100m under a modified Planning Proposal submitted in 2015).

In 2017 Liverpool City Council (Council) commissioned Ashley Built Heritage to provide a Peer Review of the HIS prepared by Urbis. The Peer Review established that:

*... the archaeological aspects (both non-Aboriginal and Aboriginal) required by the S117 Directions have not been adequately addressed in the HIS and now need to be addressed by the proponent, potentially as part of the finalisation of the Planning Proposal and certainly before a DA is developed for the subject site.*

In light of these findings, the Heritage Division provided the following recommendations in respect of the Planning Proposal:

*Peer Review has highlighted the inadequate consideration given to the archaeological potential of the subject site in the Heritage Impact Statement (Urbis 2016), the area was 'identified as of High archaeological significance in the Casey & Lowe Liverpool Archaeological Zoning Plan (AZP), prepared for Council in 1996'. Based on this, it is recommended that the proponent carry out an archaeological assessment by a suitably qualified archaeologist, this will provide an understanding of the potential impact of the proposed development on any archaeological resources. Please note that a Section 139 exception or Section 140 Archaeological Permit application must be made to the Heritage Council if excavation works are going to be undertaken in any land in NSW that is likely to contain archaeological remains.*

In addition to the comments from Heritage NSW, the following comments have been provided by Council in respect of the archaeological potential of the subject site:

*"As outlined earlier, the subject proposal was referred to internal departments and as a result, Council officers require additional information.*

*Particularly, the Heritage Impact Assessment (HIA) prepared by Urbis (dated October 2016) indicates that the subject site formerly contained a pair of cottages and a post office building constructed in the late nineteenth century. As a result, the subject site may contain archaeological remains associated with the former post office. While it is noted that an updated addendum has been provided for the HIA, it is requested that a preliminary archaeological assessment is submitted for review, to ascertain that there are no remnants of former land uses on the subject site. The preliminary archaeological assessment is to be undertaken by a suitably qualified archaeologist in accordance with Heritage Division guidelines.*

*As Council will not be able to progress this proposal until additional information is received, you are encouraged to submit the required information as soon as possible."*

Urbis has therefore been engaged to prepare a Preliminary Historical Archaeological Assessment (PHAA) to identify the historical archaeological potential and constraints of the subject site.

## 1.2. LOCATION AND DESCRIPTION OF THE SUBJECT SITE

The subject site is located at 193 Macquarie Street and 77-83 Moore Street, Liverpool NSW. The subject site is legally described as s Lot 2 in DP 1189772 and Lot 1 in DP 628824 (see Figure 2 and Figure 3).

The subject site comprises a series of south-facing two-storey brick shopfronts with cantilevered awnings and roller garage doors at 77-83 Moore Street. A large commercial warehouse structure with a skillion roof fronts Macquarie street to the east.

### **1.3. CURRENT PLANNING PROPOSAL**

The Planning Proposal seeks to relocate the subject site from 'Area 11' to 'Area 8' on the Floor Space Ratio (FSR) Map in the LLEP 2008 (Figure 1). This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The intended outcome of this Planning Proposal is to amend LLEP 2008 to enable the subject site's redevelopment for a future mixed-use development to support the growth of jobs and homes in the Liverpool city centre – a metropolitan centre.

In conjunction with the broader strategic vision for Liverpool, the proposed amendment to the LLEP 2008 provides the opportunity to enhance employment generating uses within the Liverpool CBD. Beyond the additional commercial floorspace generated by the proposal, there are several public benefits which can be delivered as part of the subject site's potential redevelopment. Subject to detailed design and discussions with Council at the future DA stage, these benefits include:

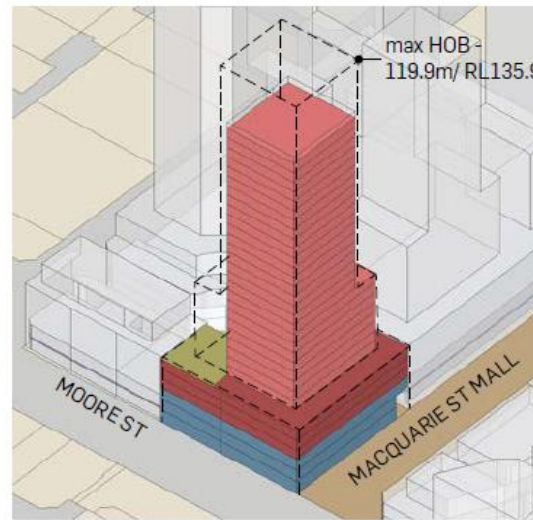
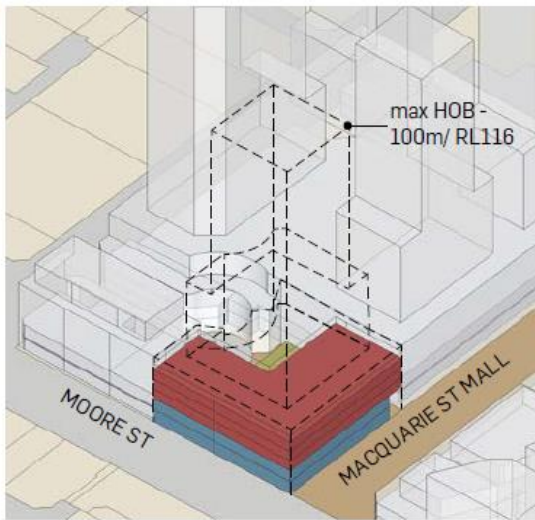
- Ground floor active uses to revitalise the public domain and streetscape;
- The inclusion of residential floor space which will bring people back into the Liverpool city centre and create a sense of community;
- Overall net increase in commercial floor space which will strengthen the town centre by creating jobs;
- Greater access to local businesses to service the day-to-day needs of existing and future residents;
- Excellent amenity and access provided to Liverpool Plaza and nearby public transport; and
- A potential through-site link between Macquarie Street Mall and Davis Serviceway.



## CURRENT AREA 11 CONTROLS

## PROPOSED AREA 8 CONTROLS

Indicative 3D  
massing



|                           | CURRENT AREA 11<br>CONTROLS | AREA 11<br>OUTCOME       | PROPOSED AREA<br>8 CONTROLS | AREA 8 OUTCOME              |
|---------------------------|-----------------------------|--------------------------|-----------------------------|-----------------------------|
| Total Site Area (sqm)     |                             | 1,931.0                  |                             | 1,931.0                     |
| Max Permissible FSR (n:1) | 3.0                         | 3.0                      | 10.0                        | 10.0                        |
| Max Permissible GFA (sqm) | 5,793.0                     | 5,726.9                  | 19,310.0                    | 19,307.4                    |
| Commercial GFA            | 2,172.4 sqm/ min. 37.5%     | 2,603.1 sqm/ 45.5%       | 3,862 sqm/ min. 20.0%       | 4,518.4 sqm/ 23.4%          |
| Residential GFA           | 3,620.6 sqm/ max. 62.5%     | 3,123.8 sqm/ 54.5%       | 15,448 sqm/ max. 80.0%      | 14,789.0 sqm/ 76.6%         |
| Max height of building    | 100.0m/ RL115.9             | 18.9m/ RL34.9/ 5 storeys | 119.9m/ RL135.9             | 103.1m/ RL119.1/ 32 storeys |

Figure 1 – Building Form Testing Summary

Source: Urbis 2021

■

## 1.4. METHODOLOGY AND AUTHORSHIP

This PHAA has been prepared as an investigation of historical archaeological potential within the subject site, and to investigate the likelihood that the approved development would impact potential archaeological resources. This assessment has included the following:

- Preliminary, high level historical research on the subject site including analysis of historic mapping and imagery.
- Searches of Statutory and non-statutory heritage listings.
- Preliminary analysis of previously conducted archaeological assessments within and in the vicinity of the subject site.
- Preliminary assessment of archaeological potential.

This report has been prepared by Alexandra Ribeny (Urbis Consultant Archaeologist) with review and quality control undertaken by Balazs Hansel (Urbis Associate Director Archaeology).

## 1.5. LIMITATIONS

- This PHAA is intended as a preliminary assessment only and does not satisfy the requirements for a full Historical Archaeological Assessment as outlined in the document *Assessing Significance for Historical Archaeological Sites and 'Relics'*, 2009, OEH.
- A site inspection was not undertaken in the preparation of this report.

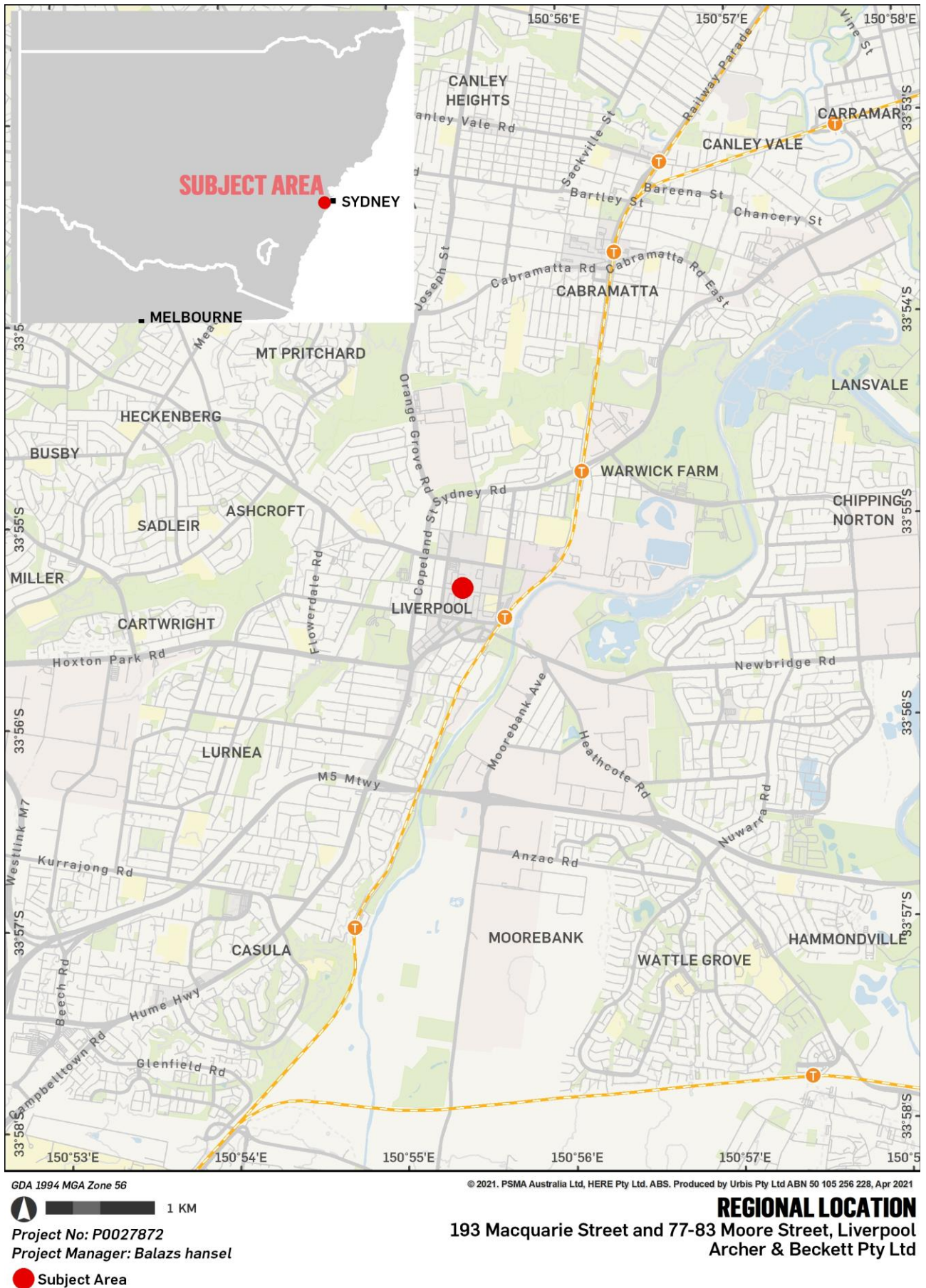


Figure 2 – Regional location of the subject site





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Project No: P0027872

Project Manager: Balazs hansel

Subject Area — Contours

## LOCATION OF THE SUBJECT AREA

193 Macquarie Street and 77-83 Moore Street, Liverpool

Archer & Beckett Pty Ltd

Figure 3 – Location of the subject site

## 2. STATUTORY CONTEXT

### 2.1. NATIONAL LEGISLATION

#### 2.1.1. Environment Protection and Biodiversity Conservation Act 1999

In 2004, a new Commonwealth heritage management system was introduced under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The National Heritage List (NHL) was established to protect places that have outstanding value to the nation. The Commonwealth Heritage List (CHL) was established to protect items and places owned or managed by Commonwealth agencies. The Australian Government Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the NHL or CHL.

The subject site is not included on the NHL or the CHL, and no historic heritage items in or within the vicinity of the subject site are listed on the NHL or the CHL.

##### Commonwealth Heritage List

The (CHL) was established by the EPBC Act to protect Indigenous, historic, and natural heritage places owned or controlled by the Australian Government. The CHL and EPBC Act contain provisions for the management and protection of listed places under Commonwealth ownership or control. There are no items on the Commonwealth Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

A search of the Commonwealth Heritage List was undertaken on 26 April 2021 which did not identify any Commonwealth heritage items within proximity of the subject site.

##### National Heritage List

The National Heritage List (NHL) was established by the EPBC Act to protect places of significant natural or cultural heritage value at a National level. The EPBC Act requires NHL places to be managed in accordance with the National Heritage Management Principles. Under sections 15B and 15C of the EPBC Act, a referral must be made to the Department of the Environment and Energy for actions that are likely to have a significant impact on National Heritage listed properties. There are no items listed on the NHL within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

A search of the National Heritage List was undertaken on 26 April 2021 which did not identify any National heritage items within proximity of the subject site.

### 2.2. STATE LEGISLATION

#### 2.2.1. NSW Heritage Act 1977

*The NSW Heritage Act 1977* (the Heritage Act) provides protection to items of environmental heritage in NSW. This includes places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, social, aesthetic, scientific, archaeological, architectural, cultural or natural values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

Under Section 57(1) of the Heritage Act Heritage Council approval is required to move, damage, or destroy a relic listed in the SHR, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

The Act defines a 'relic' as:

*Any deposit, object or material evidence*

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



- (b) *which is 50 or more years old. A Section 60 application is required to disturb relics on an SHR listed site.*

Under section 139 of the *Heritage Act*, an excavation permit is required to disturb or excavate 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*”. This section of the *Heritage Act* identifies provisions for items /relics outside of those on the State Heritage Register or subject to an Interim Heritage Order (IHO).

### State Heritage Register

The *Heritage Act* is administered by the Office of Environment and Heritage. The purpose of the *Heritage Act* is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW SHR under Section 60 of the *Act*.

The subject site is located within proximity of the following State heritage item:

- ‘St Luke’s Anglican Church’, Elizabeth Drive, Liverpool (SHR no. 00086)

### Section 170 Heritage and Conservation Register

The *Heritage Act* also requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the *Heritage Act*, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the *Heritage Act* all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

A search of the State Heritage Inventory was undertaken on 26 April 2021 which did not identify any S.170 heritage items within proximity of the subject site.

## 2.2.2. Environmental Planning and Assessment Act 1979

Under Section 5.10, Clause 2 of the EPA Act 1979, development consent is required when:

- (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.*

Under Section 5.10, Clause 7 it is specified that:

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

- (a) *notify the Heritage Council of its intention to grant consent, and*

- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

The current planning proposal does not seek development consent, which will be subject to a future process.

Heritage items and historical archaeological sites are listed under Schedule 5 of the relevant Local Environmental Plan (LEP).

The subject site is located within proximity of the following heritage items:

- ‘St Luke’s Anglican Church Group, including landscaping, church, hall, interiors, headstone and memorial gates (former St Luke’s Church of England)’, 127 Macquarie Street (item no. I84)
- ‘Plan of Town of Liverpool (early town centre street layout–Hoddle 1827)’ (item no. I89)
- ‘The Corner Pub (former Liverpool Hotel)’, 214 Macquarie Street (item no. I95)
- ‘Commercial Building’, 261-263 Macquarie Street (item no. I96)





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**HISTORICAL HERITAGE ITEMS**

**193 Macquarie Street and 77-83 Moore Street, Liverpool**  
**Archer & Beckett Pty Ltd**

Project No: P0027872  
 Project Manager: Balazs hanel

Subject Area
  Hydrology
  Conservation Area - General
  Item - Landscape

Contours
  Item - General

Figure 4 – Heritage Context of Subject site



## 2.3. NON-STATUTORY INSTRUMENTS

### 2.3.1. Liverpool Archaeological Zoning and Management Plan

The *Liverpool Archaeological Zoning and Management Plan* (AZMP) was prepared by Casey & Lowe Associates for Liverpool City Council in 1996.

The intent of the AZMP was to survey and reassess the archaeological potential of the Liverpool area. The AZMP also clearly articulates measures for the protection and further investigation of Liverpool's historical archaeological resources and the responsibilities of proponents.

The AZMP is divided into three volumes, which include:

- Volume 1: The Report
- Volume 2: Inventory Sheets
- Volume 3: Historic Overlay Plans

The AZMP identifies the subject site as an area of moderate-high archaeological potential (Figure 5).

Table 1 below summarises the archaeological potential of the subject site as outlined in the AZMP inventory forms (see appended to this report in Appendix 1). The implications of the AZMP are discussed further in Section 5 of this report.

Table 1 - Summary of AZMP Inventory Forms

| Address              | Degree of Disturbance | Archaeological Potential | Archaeological Significance |
|----------------------|-----------------------|--------------------------|-----------------------------|
| 193 Macquarie Street | Medium                | Medium                   | High                        |
| 77-83 Moore Street   | Low                   | High                     | High                        |



Figure 5 - Map excerpt from AZMP indicating location of subject site (indicated in red) within an area of moderate-high archaeological potential

Source: *Liverpool AZMP* 1996



## 2.4. SUMMARY OF HERITAGE CONTEXT

The heritage context of the subject site is summarised as follows:

- The subject site is located with proximity of the following heritage items which are listed under Part 1 of Schedule 5 of the Liverpool Local Environmental Plan 2008 (Liverpool LEP 2008):
  - 'St Luke's Anglican Church Group, including landscaping, church, hall, interiors, headstone and memorial gates (former St Luke's Church of England)', 127 Macquarie Street (item no. I84)
  - 'Plan of Town of Liverpool (early town centre street layout–Hoddle 1827)' (item no. I89)
  - 'The Corner Pub (former Liverpool Hotel)', 214 Macquarie Street (item no. I95)
  - 'Commercial Building', 261-263 Macquarie Street (item no. I96)
- The subject site is located within proximity of the following State heritage item listed under the Heritage Act:
  - 'St Luke's Anglican Church', Elizabeth Drive, Liverpool (SHR no. 00086)
- The Liverpool Archaeological Zoning and Management Plan (LZMP) identifies the following archaeological potential and significance for the subject site:
  - **193 Macquarie Street:** Medium potential; High significance.
  - **77-83 Moore Street:** High potential; High significance.

## 3. HISTORICAL DEVELOPMENT OF THE SUBJECT SITE

### 3.1. HISTORICAL OVERVIEW

The following historical overview has been adapted from the Heritage Impact Statement (HIS) prepared by Urbis for the subject site.<sup>1</sup> Additional research has been undertaken to investigate archaeological potential where required.

Table 2 – Historical Overview

| Map / Source  | History   |
|---|---|
| <b>Original Land Grants</b><br>Subject site<br>(1837 – Late 1800s)          | The subject site was originally part of the Parish of St Luke and was identified as Allotment 4 of Section 52 (77-83 Moore Street, Liverpool), granted to George Graham in 1837 and Allotment 8 of Section 52 (193 Macquarie Street), granted by Crown Grant in 1837. The AZMP indicates the presence of a number of structures during this period (Figure 7).  |
| <b>Residential development</b><br>77-83 Moore Street<br>(Late 1800s - 1964) | Allotment 4 of Section 52 was purchased by Clara Heartge of Newtown (widow) in 1908, being 23 ¼ perches (approx. 588m <sup>2</sup> ), of land, which already contained two separate cottages fronting the road (see Figure 10 and Figure 11). Josephine Heartge of Enmore then purchased the property from Clara in October 1908, and immediately sold the property to James Ashcroft a Liverpool Butcher. According to council records, the previous cottages on the subject site were demolished in 1964. |
| <b>First Post Office</b><br>193 Macquarie Street<br>(1877 – 1964)           | In 1877, a Mr. W. H. Pearce offered to sell the present site to the Department for 300 pounds. The Liverpool post office building was constructed on this corner site in 1880 and was constructed from the designs of the Colonial Architect, by a firm called Aspinall and Spice (see Figure 8 and Figure 9).  |
| <b>Second Post Office</b><br>193 Macquarie Street<br>(1964)                 | In 1964, the present building on the subject site was constructed as a 'new' post office building to the north of the old post office building. It was designed to be 'ultra-modern', being constructed of framed steel (Figure 12).  |
| <b>Commercial development</b><br>77-83 Moore Street<br>1965                 | In 1965, Cecil George Holdaway and Mary Holdaway became the registered owners of the property. The subject site appears to have been redeveloped at this time and was identified as 'lock up shops on the ground floor'. Thereafter the subject site was tenanted for various commercial uses, such as a hairdresser, real estate agent and as a sports store.  |
| <b>Demolition of First Post Office</b><br>193 Macquarie Street<br>(1968)    | By 1968, to provide space for a further extension to the new post office building, the 'old' post office building on the corner was demolished. However, the extension did not go ahead and the corner site now incorporates soft landscaping and car parking.  |

<sup>1</sup> Urbis, 2016. *Heritage Impact Statement, 193 Macquarie and 77-83 Moore Streets, Liverpool*

**Council Purchase of Post Office**

193 Macquarie Street

(1995)

In 1995, the 'new' post office (which was redundant by this time) was purchased by Council and converted into a shop for council businesses. It presently contains a discount store.



Figure 6 – Undated early 19<sup>th</sup> century parish map indicating the location of the subject site (indicated in red). No structures are present on the subject site at this date.

Source: HLRV, Parish of St Luke, County of Cumberland, File no. 14061401.jp2

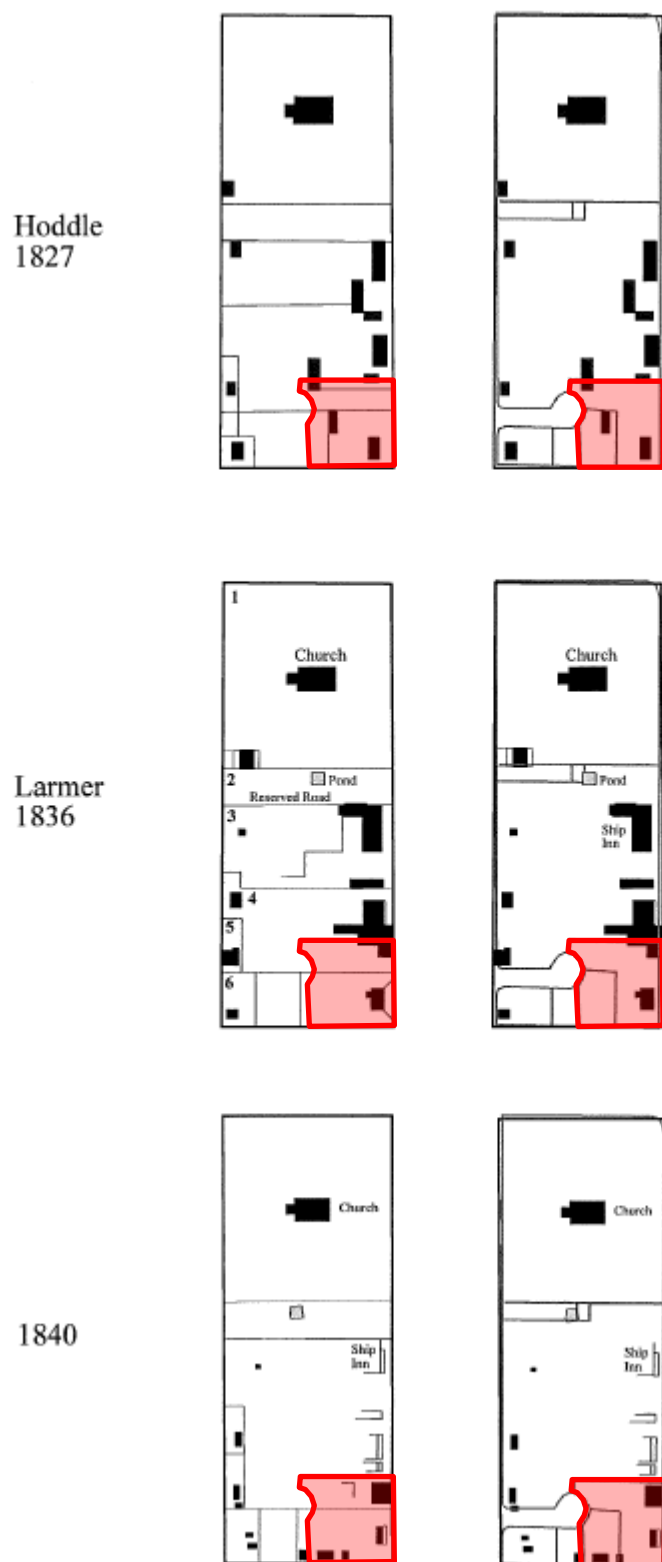


Figure 7 – Historical development within the subject site (indicated in red) throughout the early 19<sup>th</sup> century

Source: AZMP 1996, Volume 3



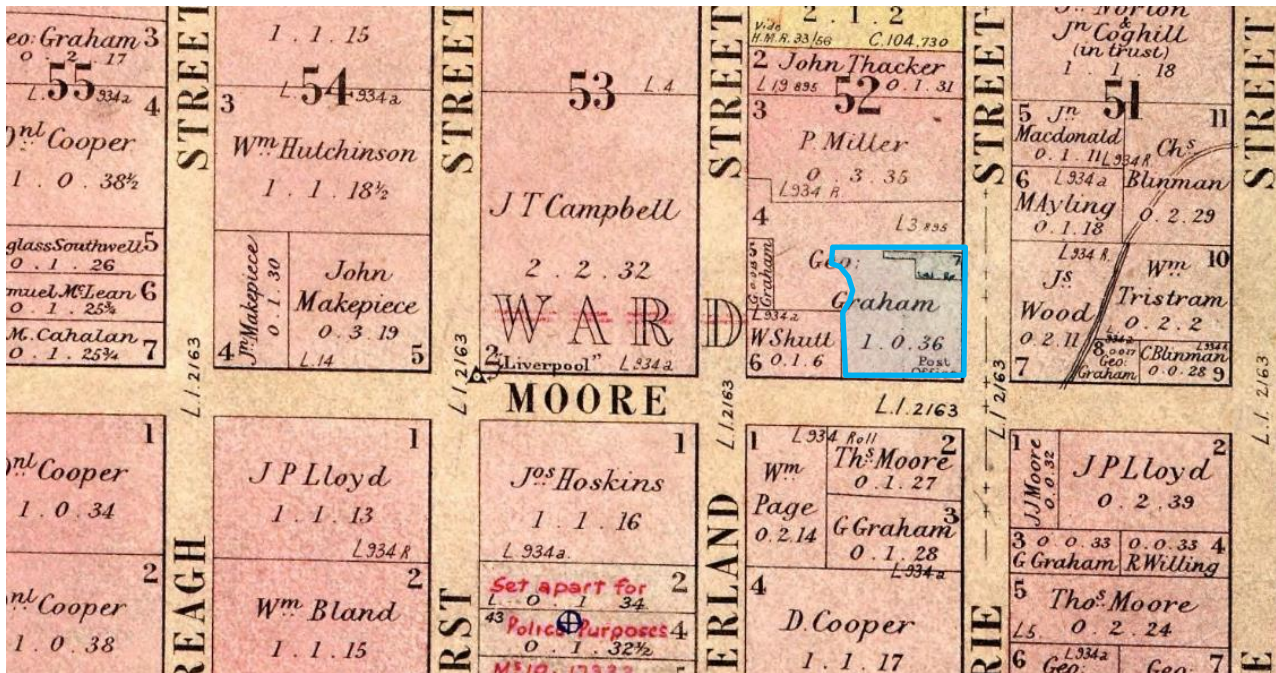


Figure 8 - Late 19<sup>th</sup> century parish map showing the presence of the post office on the corner of Macquarie and Moore Streets. Note also the presence of a building within the north-eastern corner of the subject site (indicated in blue)

Source: HLRV, Town of Liverpool, File no. 14033401.jp2

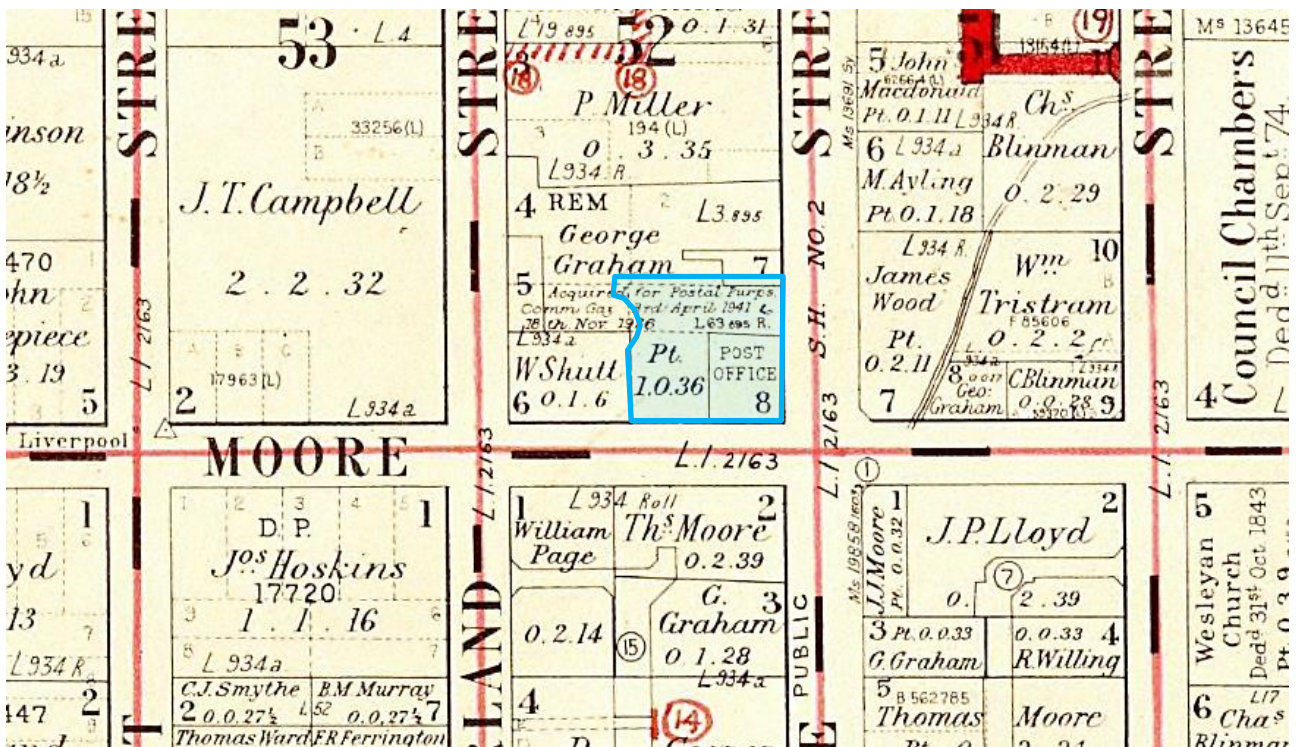


Figure 9 – Undated parish map with subject site indicated in blue. Note that the land to the north of the post office had been gazetted for postal purposes by 1926.

Source: HLRV, Town of Liverpool, File no. 14022201.jp2



Figure 10 – Certificate of title for allotment 4 of Section 52 (77-83 Moore Street, Liverpool), 1908, with the late 19<sup>th</sup> century timber cottages depicted

Source: Certificate of title, Vol. 1848 Fol. 47





Figure 11 – Post Office Liverpool NSW c.1928 with two cottages located immediately to the west in what is today 77-83 Moore Street (indicated with arrow)

Source: State Library of NSW, A1470061



Figure 12 – Pre-1968 photograph of former post office with new post office to north

Source: State Library of NSW

## 3.2. HISTORICAL AERIAL ANALYSIS

Historic aerial images from 1943, 1965, 1986 and 2005 were analysed to develop an understanding of the development history of the subject site (see Figure 13). A summary of this analysis is included in Table 3 below:

Table 3 - Historic aerial analysis

|             | Summary of Observations   |
|-------------|---|
| <b>1943</b> | The two timber weatherboard cottages can be seen occupying 77-83 Moore Street at this time. The original post office building can also be observed at 193 Macquarie Street. A number of ancillary structures are located within the northern component of the subject site, including a small rectangular structure within the northernmost component of the subject site.                  |
| <b>1965</b> | By 1965 the timber weatherboard cottages at 77-83 Moore Street had been demolished and replaced with a row of brick shopfronts. The new post office had been constructed to the north of the original post office at 193 Macquarie Street, resulting in the removal of earlier ancillary structures. The original post office remained extant at the corner of Moore and Macquarie Streets. |
| <b>1986</b> | By 1968 the original post office had been demolished at the corner of Moore and Macquarie Streets and a carpark established. The small rectangular ancillary structure within the northern component of the subject site had been removed by this date. The shopfronts at 77-83 Moore Street and new post office at 193 Macquarie Street remained extant.                                   |
| <b>2005</b> | No significant alterations to the subject site since the late 20 <sup>th</sup> century.   |





GDA 1994 MGA Zone 56



50 M

Project No: P0027872

Project Manager: Balazs hansen

Subject Area

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**HISTORICAL AERIAL PHOTOGRAPHS**  
193 Macquarie Street and 77-83 Moore Street, Liverpool  
Archer & Beckett Pty Ltd

Figure 13 – Historical aerial photographs

## 4. PREVIOUS ARCHAEOLOGICAL ASSESSMENTS

Although no historical archaeological assessments have been undertaken to date within the subject site, a number have been undertaken within Redfern and the City of Sydney LGA. The following section summarises these publications as a means of establishing their implications for the archaeological potential of the subject site.

### 4.1. ASSESSMENTS WITHIN PROXIMITY OF THE SUBJECT SITE

The following provides a detailed summary of those publication which have greatest relevance for the purpose of assessing the archaeological potential of the subject site.

**Heritage Concepts, 2003, *Research Design: Historical Archaeological Test Excavations & Monitoring Programme, Lot 7-49 Lachlan Street & Lot 5-50 Macquarie Street, Liverpool NSW***

Heritage Concepts was engaged by Lizwick Pty Ltd and Conceal Pty to prepare an archaeological research design for Lot 7-49 Lachlan Street and 5-50 Macquarie Street, Liverpool NSW.

The research design was based on a previous archaeological assessment which was prepared for the subject site by Casey & Lowe in April 2001. The assessment established that the subject site had archaeological potential based on historical research. Lot 7 was identified as having greater potential to contain archaeological resources, including structural remains such as postholes, cesspits, drains, wells, occupation deposits such as subfloor deposits and refuse dumps. It was determined that the construction of a fibro house in the late 19<sup>th</sup> century on this site (which was later demolished) was unlikely to have removed earlier archaeological deposits. Lot 5 was identified as having had earlier structures also, however, the archaeological potential was reduced on the basis of historical disturbance such as the resumption of a portion of the Lot for road widening.

The subject site was assessed as having technical/ research potential in its ability to contribute to an understanding of the development of Liverpool, the later convict phase and early post transportation history of Liverpool.

Like the subject site, historical research had revealed that this side had been developed in association with the earliest phase of the Liverpool township. The conclusions of this report are also relevant in the sense that they demonstrate the potential for the retention of historical archaeological resources even where there have been later phases of development.

### 4.2. OTHER RELEVANT PUBLICATIONS

Table 4 below summarises a number of historical archaeological publications which are of relevance to the subject site.

Table 4 – Relevant historical archaeological publications

| Author, Date, Title  | Summary  | Relevance to Subject site   |
|--|--|---|
| <p><i>Austral Archaeology Pty Ltd, 2005, 37 Terminus Street, Liverpool NSW: Archaeological Excavation</i></p>                    | <p>Austral Archaeology Pty Ltd was engaged to undertake a programme of archaeological investigations at 37 Terminus Street, Liverpool. The excavation programme was developed in response to a DA for the demolition of the existing cottage on the property and installation of a single level carpark.</p> <p>An Archaeological Assessment of the subject site had been undertaken by Casey and Lowe Associates in 2000, which concluded that there was a <i>moderate to high degree of archaeological potential for structural fabric and cultural deposits</i>.</p> <p>During the course of initial excavations it was revealed that there was insufficient evidence to support the high archaeological potential that had been determined by the archaeological assessment. As a result, it was deemed that the proposed full salvage of the underfloor deposit and rear yard was no longer required.</p> | <ul style="list-style-type: none"> <li>• Similar history of residential development to subject site.</li> <li>• Indicates potential for complete removal of foundations of earlier structures.</li> </ul>   |
| <p>Dominic Steele Consulting Archaeology, 2000, <i>Archaeological Monitoring Report: 28-32 George Street, Liverpool, NSW</i></p> | <p>Dominic Steele Consulting Pty Ltd was engaged by Sacco Builders Pty Ltd to undertake archaeological monitoring at 28-32 George Street, Liverpool NSW. Monitoring was undertaken as a consent condition of Liverpool City Council, which had identified archaeological potential in association with an earlier weatherboard cottage and associated outbuildings.</p> <p>No evidence for the use of the subject site prior to the construction of the existing weatherboard house had been documented. It was therefore not anticipated that additional archaeological resources would be located.</p> <p>The monitoring process confirmed that the date (c1890-1910s) and nature of construction of certain domestic residences (with tongue-in-groove flooring and shallow piers) will:</p>  | <ul style="list-style-type: none"> <li>• Similar history of residential development to subject site.</li> <li>• Demonstrates that there is increased archaeological potential where later buildings have consisted of tongue-in-groove flooring and shallow piers.</li> </ul> |

| Author, Date, Title  | Summary  | Relevance to Subject site  |
|--|--|--|
|  | <p>preclude the creation of archaeological deposits (related to occupation); and</p> <p>limit impact upon any pre-existing archaeological deposits and/or soil profiles.</p>   |  |
| <p>Dominic Steele Consulting Archaeology, 2000, <i>Baseline Archaeological Assessment: 30 George Street, Liverpool NSW</i></p> | <p>Dominic Steele Consulting Pty Ltd (DSCA) was engaged by Sacco Builders Pty Ltd to prepare a baseline archaeological assessment for a site located at 30 George Street, Liverpool in advance of a proposed redevelopment.</p> <p>Physical inspection and historical research found no evidence for the use of the subject site before the construction of the extant cottage.</p> <p>The archaeological assessment established that the archaeological resource associated with the extant cottage had moderate to high local significance. It was noted also that the potential was likely to be low on the grounds that in houses of this construction (tongue-in-groove construction) it is often non-existent.</p>           | <ul style="list-style-type: none"> <li>• Demonstrates that there is increased archaeological potential where later buildings have consisted of tongue-in-groove flooring and shallow piers.</li> </ul> |
| <p>Thorp, W. 1993, <i>Archaeological Assessment: "Moore Hall" Site, Liverpool District Hospital</i></p>                        | <p>Wendy Thorp was engaged by Capworks Management Pty Ltd to prepare an Archaeological Assessment for the "Moore Hall" site at Liverpool District Hospital, which contained a carpark at the time of preparation.</p> <p>There was a paucity of available documentary evidence in the preparation of this report, which increased the importance of archaeological evidence.</p> <p>The archaeological assessment established that the carpark was an area of high archaeological sensitivity and was likely to contain archaeological evidence dating from the early 19<sup>th</sup> century. The overall archaeological significance of the subject site was deemed to be high on historical, social and scientific grounds.</p> | <ul style="list-style-type: none"> <li>• Suggests potential for high integrity historical archaeological resources where there have been subsequent phases of development.</li> </ul>                  |

## 4.3. SUMMARY

The above assessment of historical archaeological publications within proximity of the subject site has established that there is potential for historical archaeological resources, even where there have been subsequent phases of development.

A number of studies (DSCA 2000, Heritage Concepts 2003, Thorp 1993) have revealed the potential for high integrity archaeological resources where there have been later structures which consisted of tongue-in-groove flooring and shallow piers. These studies have similarly demonstrated the reduced potential for archaeological evidence of these structures, due to their ephemeral composition.

The Austral Archaeology 2005 report has alternatively provided an example where high potential for archaeological resources was identified on the basis of desktop research, whereas archaeological investigations revealed that undocumented disturbance had reduced this potential. Due to the lengthy and complex history of development within the Liverpool township, and subject site more specifically, it may be reasonable to infer that historical resources have limitations in terms of predicting the presence of archaeological resources.

## 5. HISTORICAL ARCHAEOLOGICAL POTENTIAL

### 5.1. TERMS & DEFINITIONS

Historical archaeological potential is defined as:

*The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research (Heritage Office and Department of Urban Affairs and Planning 1996).*

Archaeological research potential of a site is the extent to which further study of relics likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites, archaeological resources or available historical evidence. The potential for archaeological relics to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the subject site (for example, phases of building construction) and the activities that occurred there. The archaeological potential of the subject site is assessed based on the background information presented in Section 3, and graded as per:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have completely destroyed any archaeological remains. Alternatively, archaeological excavation has already occurred, and removed any potential resource;
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas, however deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive;
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or that there are impacts in the area. A variety of archaeological remains is likely to survive, including building footings and shallower remains, as well as deeper sub-surface features;
- **High Potential:** substantially intact archaeological deposits could survive in these areas.
- The potential for archaeological remains or 'relics' to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the subject site (for example, phases of building construction) and the activities that occurred there. The following definitions are used to consider the levels of disturbance:
- **Low Disturbance:** the area or feature has been subject to activities that may have had a minor effect on the integrity and survival of archaeological remains;
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. Archaeological evidence may be present; however it may be disturbed;
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence may be greatly disturbed or destroyed.

### 5.2. PRELIMINARY ASSESSMENT OF HISTORICAL ARCHAEOLOGICAL POTENTIAL

The following table provides a preliminary assessment of archaeological potential in association with each phase of development across the subject site.

Table 5 - Archaeological Potential

| Map / Source  | History   | Potential Resource  | Potential       |
|---|---|---|-----------------|
| <b>Original Land Grants</b><br><br>Subject site<br><br>(1837 – Late 1800s)          | The subject site was originally part of the Parish of St Luke and was identified as Allotment 4 of Section 52 (77-83 Moore Street, Liverpool), granted to George Graham in 1837 and Allotment 8 of Section 52 (193 Macquarie Street), granted by Crown Grant in 1837. The AZMP indicates the presence of a number of structures during this period (Figure 7).  | Fencelines, tracklines, post holes, cesspits, privies, rubbish pits, foundations and footings of early structures which are identified in Figure 7.   | Low             |
| <b>Residential development</b><br><br>77-83 Moore Street<br><br>(Late 1800s - 1964) | Allotment 4 of Section 52 was purchased by Clara Heartge of Newtown (widow) in 1908, being 23 ¼ perches (approx. 588m <sup>2</sup> ), of land, which already contained two separate cottages fronting the road (see Figure 10 and Figure 11). Josephine Heartge of Enmore then purchased the property from Clara in October 1908, and immediately sold the property to James Ashcroft a Liverpool Butcher. According to council records, the previous cottages on the subject site were demolished in 1964. | Privies, cesspits, rubbish pits, casual finds, evidence of grading and evidence of landscaping associated with residential development. Foundations and footings of early structures which are identified in Figure 11. | Moderate        |
| <b>First Post Office</b><br><br>193 Macquarie Street<br><br>(1877 – 1964)           | In 1877, a Mr. W. H. Pearce offered to sell the present site to the Department for 300 pounds. The Liverpool post office building was constructed on this corner site in 1880 and was constructed from the designs of the Colonial Architect, by a firm called Aspinall and Spice (see Figure 8 and Figure 9).  | Footings and foundations, services, casual finds.   | Moderate - High |
| <b>Second Post Office</b><br><br>193 Macquarie Street<br><br>(1964)                 | In 1964, the present building on the subject site was constructed as a 'new' post office building to the north of the old post office building. It was designed to be   | Extant steel framed structure.  | High            |

| Map / Source   | History  | Potential Resource  | Potential     |
|--|--|---|---------------|
|  | 'ultra-modern', being constructed of framed steel (Figure 12).   |   |               |
| <b>Commercial development</b><br>77-83 Moore Street<br>1965              | In 1965, Cecil George Holdaway and Mary Holdaway became the registered owners of the property. The subject site appears to have been redeveloped at this time and was identified as 'lock up shops on the ground floor'. Thereafter the subject site was tenanted for various commercial uses, such as a hairdresser, real estate agent and as a sports store. | Extant row of brick commercial tenancies.   | High (extant) |
| <b>Demolition of First Post Office</b><br>193 Macquarie Street<br>(1968) | By 1968, to provide space for a further extension to the new post office building, the 'old' post office building on the corner was demolished. However, the extension did not go ahead and the corner site now incorporates soft landscaping and car parking.   | No potential historical archaeological resources identified in association with this phase. | None          |
| <b>Council Purchase of Post Office</b><br>193 Macquarie Street<br>(1995) | In 1995, the 'new' post office (which was redundant by this time) was purchased by Council and converted into a shop for council businesses. It presently contains a discount store.   | No potential historical archaeological resources identified in association with this phase. | None          |



### 5.2.1. Summary of Archaeological Potential

It should be noted that the above assessment of archaeological potential is preliminary in nature and is not based on an exhaustive assessment of historical documentary resources. The purpose of this assessment is to develop a broad understanding of the historical archaeological potential of the subject site for the purpose of guiding the approvals process in association with any future proposed works at the subject site.

The above assessment has indicated that the development of the subject site dates back to the earliest phase of European occupation (1837 – late 1800s) as part of George Graham's 1837 land grant. The AZMP has identified a number of structures which were erected on the subject site between the early-late 19<sup>th</sup> century (Figure 7). 193 Macquarie Street was identified as having medium potential and 77-83 Moore Street as having high potential in association with this phase.

In the late 1800s two timber weatherboard cottages were erected at 77-83 Moore Street. These were demolished in 1964 when the existing shopfronts were constructed. The cottages are likely to have consisted of tongue-in-groove flooring and shallow piers and would therefore have had a reduced impact on any historical archaeological resources which were associated with earlier phases of development. As discussed in Section 4.3, there may also be reduced physical evidence of these structures due to their ephemeral construction.

The Liverpool post office was constructed at 193 Macquarie Street in 1880. This was a substantial structure, which would likely have resulted in the full or partial removal of evidence of earlier structures. In 1964 the new post office was constructed to the north of the earlier post office. The original post office was demolished in 1968 and remained vacant. The subject site is in use today as a carpark. The grading works and installation of a bitumen surface associated with the carpark is a relatively low impact activity and the potential for sub-surface foundations and footings associated with the former post office is consider high.

The overall historical archaeological potential of the subject site is identified as moderate-high, with particular importance attributed to the following phases of development:

- Original land grants (1837 – late 1800s)
- Weatherboard cottages, 77-83 Moore Street (Late 1800s – 1964)
- First Post Office, 193 Macquarie Street (1880-1968)

## 6. CONCLUSIONS AND RECOMMENDATIONS

### 6.1. CONCLUSIONS

This Preliminary Historical Archaeological Assessment (PHAA) assessment has established that the overall historical archaeological potential of the subject site is moderate-high, with particular importance attributed to the following phases of development:

- Original land grants, 193 Macquarie Street & 77-83 Moore Street (1837 – late 1800s)
- Weatherboard cottages, 77-83 Moore Street (Late 1800s – 1964)
- First Post Office, 193 Macquarie Street (1880-1968)

### 6.2. RECOMMENDATIONS

As noted previously, the purpose of this preliminary assessment is to develop a broad understanding of the historical archaeological potential of the subject site for the purpose of guiding the approvals process in association with any future proposed works at the subject site.

As a result of the above conclusions, Urbis makes the following recommendations:

#### **Recommendation 1 – Additional Assessment of Archaeological Potential and Significance**

The following documents should be prepared in association with any future proposed development application and works within the subject site which would disturb the ground surface:

- Detailed Historical Archaeological Assessment (HAA), which complies with the guidelines, as outlined in the document *Assessing Significance for Historical Archaeological Sites and 'Relics'* (OEH 2009).
- Archaeological Research Design (ARD), which complies with the guidelines, as outlined in the document *Guidelines for the preparation of Archaeological Management Plans* (OEH 2009). The ARD would support an application for archaeological excavation under the *Heritage Act 1977*.
- Aboriginal Due Diligence Assessment (ADD), which complies with the guidelines, as outlined in the document *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010)

The above should make recommendations in respect of the requirement for managing identified archaeological resources, including monitoring, archaeological test excavations and salvage excavation.

#### **Recommendation 2 – Section 140 Permit Application**

An application for an Excavation Permit should be made under Section 140 of the *Heritage Act 1977* for any works within the subject site which would disturb the ground surface.

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# APPENDIX A – AZMP INVENTORY FORMS

# LIVERPOOL ARCHAEOLOGICAL ZONING AND MANAGEMENT PLAN

|                           |                            |                   |                           |
|---------------------------|----------------------------|-------------------|---------------------------|
| <b>LOCATION</b>           |                            |                   | <b>Inventory No: 52.4</b> |
| <b>Street No:</b> 77 - 83 | <b>Street</b> Moore Street | <b>DP:</b> 628824 | <b>Lot #:</b> 1           |

|  |                      |
|--|----------------------|
| <b>EXISTING BUILDING</b>   | <i>Present Name:</i> |
| <i>Description of Existing Structure:</i> 2 storey brick building. |                      |

|   |   |
|---|---|
| <b>HISTORIC PHASES</b> <b>Grantee:</b> W. Shute?<br><i>Phase 1:</i> 1827 - structure at rear; 1840 - building on frontage.<br><i>Phase 2:</i> 1875 - structure on frontage.<br><i>Phase 3:</i> 1928 - shops.<br><br><b>Notes:</b> <b>Section:</b> 52 <b>Allotment:</b> 6<br><br><b>Heritage Study Themes:</b><br>Convict Settlement; Growth and Changing Role; A Place to Live;<br>Industrialisation & Deindustrialisation. | <b>ARCHAEOLOGICAL THEMES</b><br>Convict Period, Post-convict, Transition.<br><br><b>REFERENCES</b><br><br><b>Maps:</b> Hoddle 1827; Larmer 1836; Liverpool 1840; Handcock 1875; MWSDB 1928, updated 1939; AONSW Reel 2779 (SB4.1).<br><br><b>Previous Investigations:</b><br><br><b>Informants:</b> |
|---|---|

|  |  |
|--|--|
| <b>NATURE OF ARCHAEOLOGICAL REMAINS</b><br><i>Type of Remains:</i> 3 phases: pre-1827, pre-1840, pre-1928 shops.<br><br><i>Degree of Disturbance:</i> Low<br><br><i>Degree of Archaeological Potential:</i> High | <b>ABOVE GROUND REMAINS</b><br><i>Type of Site:</i><br><br><i>Description:</i><br><br><i>Degree of Intactness:</i> |
|--|--|

|  |   |
|--|---|
| <b>PRELIMINARY SIGNIFICANCE</b><br>3 phases of occupation including pre-1827 building, later pre-1840 structure probably extant in 1875 and later rebuild pre-1928.<br><br><br><br><b>Degree of Significance:</b> High | <b>RECOMMENDATIONS</b><br>Archaeological Assessment required before submission of DA.<br><br><br><br>AA: <input type="checkbox"/> Exc. Permit: <input type="checkbox"/> Exc. Rpt: <input type="checkbox"/> Feedback: <input type="checkbox"/> |
|--|---|

# LIVERPOOL ARCHAEOLOGICAL ZONING AND MANAGEMENT PLAN

## LOCATION

Street No: 193 Street

Macquarie Street

DP:

547162

Inventory No: 52.3

Lot #: 1

## EXISTING BUILDING

*Present Name:* Liverpool City Council.

*Description of Existing Structure:* 2 storey building with bitumen covered carparking.

## HISTORIC PHASES

**Grantee:** W. Shute?

*Phase 1:* 1827 - structures; 1836, 1840 - newer structures.

*Phase 2:* 1875 - structures.

*Phase 3:* 1928 - Post Office.

### Notes:

**Section:** 52 **Allotment:** 4, 6.

The Post Office was completed in August 1880 and prior to that date it was located in a number of different shops. Post Office was demolished c1970s.

### Heritage Study Themes:

Convict Settlement; Growth and Changing Role; A Place to Live; Industrialisation & Deindustrialisation.

## ARCHAEOLOGICAL THEMES

Convict Period, Post-convict, Transition.

## REFERENCES

Keating 1996:100.

**Maps:** Hoddle 1827; Larmer 1836; Liverpool 1840; Handcock 1875; MWSDB 1928, updated 1939; AONSW Reel 2779 (SB4.1).

### Previous Investigations:

**Informants:** John Poulton.

## NATURE OF ARCHAEOLOGICAL REMAINS

*Type of Remains:* Pre-1827 structures replaced by Post Office.

*Degree of Disturbance:* Medium

*Degree of Archaeological Potential:* Medium

## ABOVE GROUND REMAINS

*Type of Site:*

*Description:*

*Degree of Intactness:*

## PRELIMINARY SIGNIFICANCE

Number of pre-1827 buildings used into the late 1870s that were replaced by the Post Office.

**Degree of Significance:** High

## RECOMMENDATIONS

Archaeological Assessment required before submission of DA.

AA: ☐

Exc. Permit: ☐

Exc. Rpt: ☐

Feedback: ☐

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