

## **HISTORIC ARCHAEOLOGICAL ASSESSMENT**

Former Empire Hotel Site, Newcastle,  
NSW

**FINAL**

January 2017

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Former Empire Hotel Site, Newcastle, NSW

## FINAL

Prepared by  
**Umwelt (Australia) Pty Limited**  
on behalf of  
the Trustees of the Catholic Church

Project Director: Tim Adams  
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Report No. 3761/R01/V3  
Date: January 2017



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## Document Status

Rev No.	Reviewer		Approved for Issue	
	Name	Date	Name	Date
V1	Tim Adams	18/11/16	Tim Adams	18/11/16
V2	Tim Adams	22/12/16	Tim Adams	22/12/16
V3	Nicola Roche	12/01/17	Nicola Roche	12/01/17

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Appendix 2	Section 140 Research Methodology
Appendix 3	Construction Designs
Appendix 4	Proposed areas of deep sub-surface impact

# 1.0 Introduction

## 1.1 Project Background

The Trustees of the Catholic Church (The Diocese) has commissioned Umwelt (Australia) Pty Limited (Umwelt) to undertake an Historic Archaeological Assessment (HAA) to inform the proposed re-development of the Former Empire Hotel Site (the study area).

This HAA comprises supporting documentation for a Section 140 Excavation Permit application under the *Heritage Act 1977* (NSW) to investigate subsurface areas of the site, as part of the proposed Project, in order to identify and record any archaeological remains that may be present. **Appendices 1 and 2** provide the archaeological research design and excavation methodology for the Project. This HAA is to form part of the Development Application to be submitted to Newcastle City Council.

## 1.2 Study Area

The proposed works location (the study area) is identified as the former Empire Hotel, 643 to 651 Hunter Street. The study area is situated within the Newcastle Local Government Authority (NLGA) and located within the suburb of Newcastle. The study area - Lot 1 DP 1166015 - is situated on the corner of Steel Street and Hunter Street, Newcastle (**Figures 1.1 and 1.2**).

The study area has a Hunter Street frontage of approximately 41 metres and a Steel Street frontage of approximately 51 metres and is approximately 2090m<sup>2</sup>. The study area is currently vacant with concrete and bitumen surfaces.

## 1.3 Project Description

The Diocese is proposing to re-develop the 2090m<sup>2</sup> study area to include a 14 storey mixed commercial and residential high rise building. The proposal would include a ground floor for commercial and retail use, two car park levels above the commercial ground floor and 11 residential stories with a fifteenth level for plant machinery (**Appendix 3**).

Ground disturbance works associated with the proposal would involve subsurface excavations for 61 pylons and caps approximately 1300 millimetres long, 600 millimetres wide with depths currently un-known. Other excavations would include three lift pits up to two metres below the existing ground surface (**Appendix 4**). Construction would also include the stripping of between 1 to 1.5 metres of what the development terms 'uncontrolled' fill (including extant concrete slabs), the introduction of compacted fill and concrete slabs across much of the study area.

## 1.4 Aims

This HAA has been undertaken to form part of the development proposal for the re-development of the study area. The purpose of the HAA is to:

- develop an historical timeline for the study area
- outline the previous sub-surface disturbances across the study area
- determine the extent of the possible archaeological remains across the study area



- assess the significance of the potential archaeological resource and
- determine the impact proposed works would have on the historic archaeological resource.

The concept designs provided by The Diocese have been considered in the preparation of this HAA.

## 1.5 Methodology

This HAA has been prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)* (2013) and the best practice standards set out by the NSW Heritage Division. Best practice guidelines that have been followed in this report include *Assessing Significance* (Heritage Office (former), 2001) and *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Council, 2009). Reference is also made to the Newcastle Archaeological Management Plan Review (NAMP) (2013).

## 1.6 Project Team

This report has been prepared by Joshua Madden, Senior Archaeologist and reviewed by Tim Adams, Principle Archaeologist both of Umwelt. Technical assistance was provided by Micheal Ong Senior Project Draftsperson.

## 1.7 Report Structure

**Table 1.1** below, outlines the structure of this HAA.

**Table 1.1. Report Structure**

Report Section	Section outcomes
Section 1	Is a summary of the project and the aims of the assessment
Section 2	Outlines the statutory context and the heritage significance legislative framework
Section 3	Outlines the historical context for the study area and the Newcastle area
Section 4	Is a summary of the archaeological investigations undertaken across the study area and the surrounding area
Section 5	Results of the visual inspection
Section 6	Outlines the historical archaeological potential of the study area
Section 7	Archaeological significance assessment
Section 8	Is an assessment of the impacts of the proposed works on the potential historical archaeology resources
Section 9	Provides a set of conclusions and a series of recommendations for the mitigation of the proposed works on the historical archaeology remains and relics

Report Section	Section outcomes
Section 10	Is a list of references used for the HAA
Appendix 1	Supporting Section 140 Research Design
Appendix 2	Supporting Section 140 Excavation Methodology
Appendix 3	Construction Designs
Appendix 4	Proposed areas of deep sub-surface impacts



Image Source: Google Earth (2016)

0 250 500 750 m  
1:15 000

FIGURE 1.1  
Study Area Location



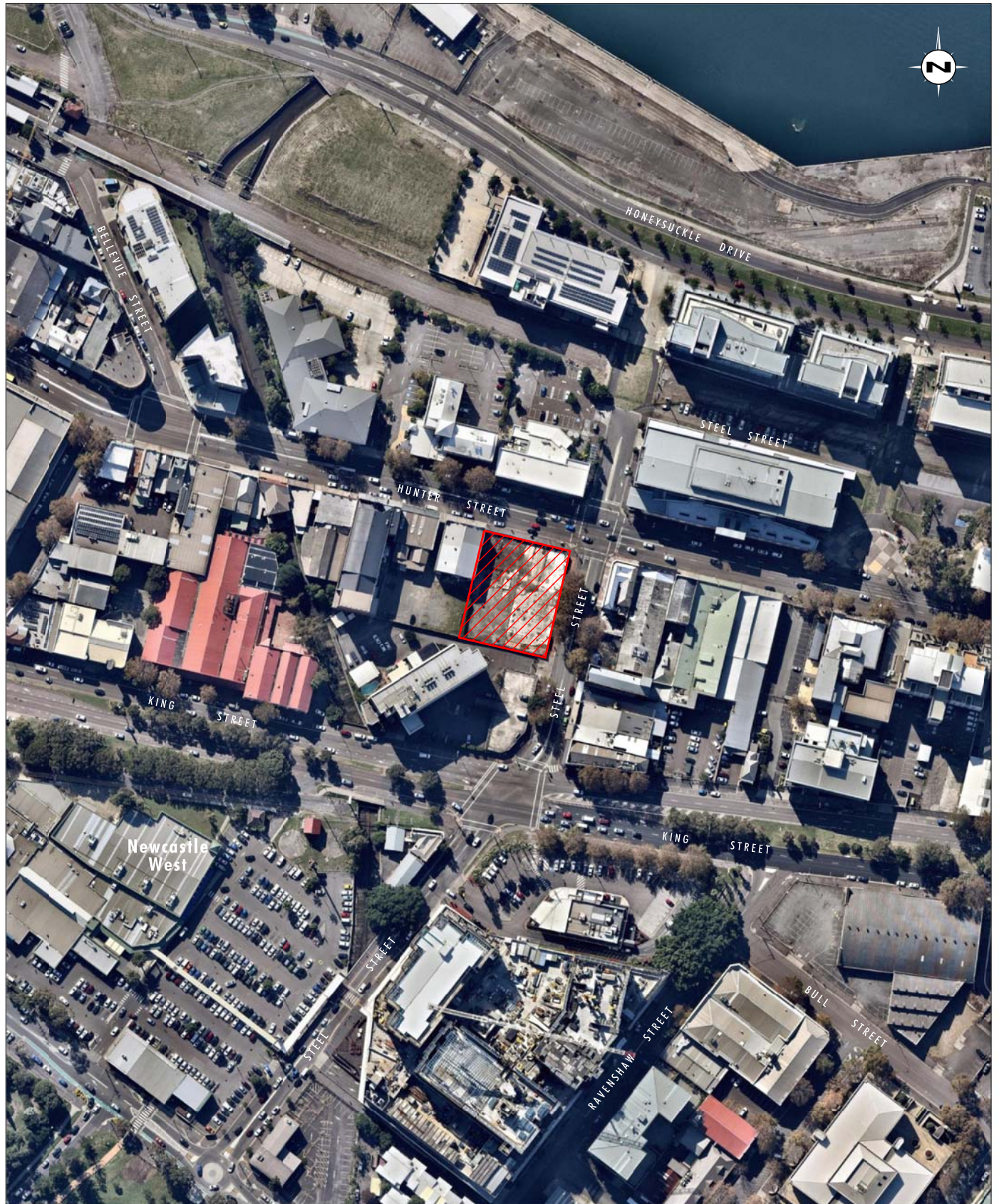


Image Source: NearMap (May 2016)

0 50 100 125 m  
1:2500

#### Legend

Study Area

FIGURE 1.2  
Study Area



## 2.0 Statutory Context

### 2.1 Preamble

The following section provides an overview of the legislative framework relating to the protection and management of historic heritage in NSW. The management and conservation of non-Aboriginal heritage items, relics, archaeological sites and places is subject to a range of statutory provisions in the NSW state government legislation. The relevant statutory and non-statutory heritage listings are discussed and any items affected by these provisions within the study area are identified.

### 2.2 The Heritage Act 1977 (NSW)

The Heritage Act affords automatic statutory protection to items of heritage significance which form part of the heritage record of NSW (except where these provisions are suspended by other prevailing legislation). The Heritage Act defines a heritage item as a place, building, work, 'relic', moveable object or precinct.

The Heritage Act defines a 'relic' as any deposit, object or material evidence that:

- relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement and
- is of State or local heritage significance.

The Heritage Council of NSW, appointed by the Minister, is responsible for heritage in NSW, as constituted under the *Heritage Act 1977*. The Council is a cross-section of heritage experts with the NSW Heritage Division being the operational arm of the Council.

The Heritage Division provides guidelines for conducting assessments of heritage significance. In December 2009 The Heritage Council published the heritage manual for *Assessing Significance for Historical Archaeological Sites and 'Relics'* which outlined specific criteria for addressing the significance of an item. These criteria are addressed in Section 5 of this report.

### 2.3 Environmental Planning and Assessment Act 1979

The EP&A Act requires that consideration be given to environmental impacts – including heritage – as part of the land use planning process, and the provisions of the EP&A Act allow for the implementation of Local Environmental Plans (LEPs).

Part 5 Clause 5.10 of the Newcastle City LEP 2012 provides the statutory framework for heritage conservation including the conservation of:

- the environmental heritage of Newcastle
- heritage significance of heritage items and heritage conservation areas
- archaeological sites and
- Aboriginal objects and Aboriginal places of heritage significance.

### **2.3.1 Newcastle Archaeological Management Plan(s) (AMP)**

The Newcastle AMP 1997 (Suters Architects 1997) and the later 2013 Review (Edward Higginbotham 2013), were prepared to give an indication of the nature and extent of historical archaeological resources in central Newcastle. The AMP provides a framework that ensures the historic archaeological resources are recognised and integrated into the urban planning framework. Although non-statutory, the AMP is a planning tool that provides an overview of areas that require the consideration of archaeological issues as part development applications.

### **2.3.2 Newcastle Archaeological Management Strategy**

The Newcastle Archaeological Management Strategy was adopted by Council in August 2015 and was developed in order to provide a 'framework for managing the non-Aboriginal archaeological resources in the Newcastle inner suburbs'. The strategy was informed by the 1997 AMP and the later 2013 AMP Review. The strategy outlines broad parameters for assessing significance and potential for various phases of historic development across the inner city suburbs of Newcastle. The strategy is supported by the outcomes and conclusions of the 1997 AMP and the 2013 Review.

## **2.4 The Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance (2013)**

The *Burra Charter* is a set of best practice principles and procedures for heritage investigation and conservation. The Charter was developed by the Australian group of the international professional organisation for conservation; International Council for Monuments and Sites (ICOMOS). Although it is not a statutory document, the *Burra Charter* provides a best practice standard for heritage management in NSW and Australia. The policies and legislative guidelines of the Heritage Council of NSW and the Heritage Division are consistent with and guided by the *Burra Charter*.

## 3.0 Historical Context

### 3.1 Preamble

The area forms part of a landscape that was used by the traditional Aboriginal owners, the Awabakal, for many thousands of years prior to European contact and continues to be highly valued by Aboriginal people today.

The historical background, as outlined in the below sections, has been informed by previous archaeological assessments undertaken within close proximity to the study area and within the study area boundary including; *643-651 Hunter Street Newcastle West NSW: Historical Archaeological & Development Impact Assessment, Prepared for Rory F O'Brien Pty Ltd, by Archaeological & Heritage Management Solutions, 2004.*

### 3.2 Early Historical Context of Newcastle

In 1770 Captain James Cook first sailed past what is now known as Stockton Bight; only noting Nobby's Island and Port Stephens. It wasn't until 1791, three years after the initial European settlement in Sydney, that the Hunter region and its rich coal reserves were identified through tales from escaped convicts. While searching for escaped convicts 1797, Lieutenant John Shortland entered the Hunter River estuary and came ashore along Stockton Bight. It was at this time that the coal resources were properly documented and became responsible for much of the later European settlement in the wider Hunter region.

In 1801 Governor Philip King sent an expedition in HMS Lady Nelson to undertake the systematic survey of the Hunter Region. As a result of the initial survey, Governor King established the first permanent settlement in the area. Within six months the initial settlement had failed and the convicts and overseers were evacuated and transported back to Sydney (Turner 1997:7). It wasn't until 1804 that a second penal colony was established with Watt Street forming the settlement's main street.

The penal settlement was under the administration of Lieutenant Charles Menzies with 34 Irish prisoners who were exiled by Governor King for their role in the Battle of Vinegar Hill. Lieutenant Menzies originally founded the settlement as Kingstown; however Governor King renamed the settlement Newcastle. At its peak in 1821 the population of the penal settlement was more than 1100. The penal settlement was closed in 1823 in favour of the penal colony at Port Macquarie (Turner 1997:14).

As a penal outpost, Newcastle's development was limited to lands east of what is now Church Hill with the exception of the Government Farm which was established in 1812. The government farm, often referred to as 'Commandant's Farm', was located approximately a mile west of the settlement along Cottage Creek and was worked by a convict labour force. The current study area is situated within the original boundaries of the farm. It has been identified that the original farm cottage, which may have acted as a guard house (Turner, 1994), was located directly opposite the current study area at the former Palais Royale (AHMS 2004). As such, it is likely that a range of outbuildings, utilised by the convict labour force, were located within close proximity to the study area.

With the relative isolation of the Newcastle penal colony, the strategic importance of the hilltop site of what is now Fort Scratchley, which overlooks the harbour, was recognised. Navigational beacons were being established in 1813 and a signal mast installed 1816. What is now the Fort Scratchley site was the location of the first coal resources identified and mined in Newcastle which was first exported in 1799 (<http://www.nswmining.com.au/industry/nsw-mining-history>).

With the closure of Newcastle's penal settlement assistant surveyor Henry Dangar established the Newcastle town plan, the core of which makes up the current Newcastle central business district. Dangar imposed a regular grid plan over the more disorganised penal settlement. The intention of laying out the town was to prepare establish Newcastle as a port to service the rapidly developing Hunter Valley (Turner 1997:12). However, the initial urban development of Newcastle was slow due to the large tracts of land given over to the Australian Agricultural Company (A.A.Co).

The A.A. Co was chartered by the British Parliament in 1824 and quickly established itself in Newcastle. The company was originally granted 2000 acres on the western edge of the Newcastle settlement for the development of coal mining operations. The mining operations were taken over from the colonial government after the closure of the Newcastle penal station in 1823. In 1831 the company sank their first shaft with the intention of exporting the mined coal to India to supply the steam ships of the East India Company. The AA Co operated ten collieries within the Newcastle area, between Darby Street and Hamilton throughout the nineteenth century and into the twentieth.

The lack of efficient transport coupled with the AA. Co's monopoly over land and the coal industry hindered population growth, which remained low, until the 1850's. The monopoly of the coal industry in Newcastle was guaranteed until 1847 which left much of the land owned by the company undeveloped for any commercial or residential use. This limited the western growth of Newcastle and hindered the overall population expansion.

However with the lifting of the monopoly, some of the A.A. Co's surplus land was made available for subdivision for development. The first subdivision in the early 1850s included the extension of Hunter Street, then known as Blane Street and named after the deputy governor of the A.A. Co. New coal mines and their associated villages began to appear soon after. The mines began to ship their coal through the Port of Newcastle, contributing to its development and fostering commerce in Newcastle itself. The study area is located within the 1850s subdivision.

### **3.3 Mid Nineteenth Century Historical Context of Newcastle**

During the early and mid 1840's the government dedicated one acre of land along Cottage Creek, near the former Government Farm, for use as a Roman Catholic cemetery with an adjoining acre dedicated as a Presbyterian Burial ground in 1845. The former cemetery's, located at what is now 700 Hunter Street diagonally opposite the current study area, were in operation when the study area was first occupied.

The Newcastle Meat Preserving Company, established in 1848 by the Dangar Brothers at Honey Suckle Point, was one of the early successful local businesses in West Newcastle. The company flourished until approximately 1853 producing canned beef and mutton for export to the United Kingdom and for provision aboard Royal Navy Ships.

After the A.A. Co started selling off their land on the south side of Blane Street in 1853, development and urban expansion of western Newcastle began. The wharf construction program, the dredging of the harbour and the reclamation of the foreshore hastened the development of the area during the mid nineteenth century.

The early transport routes throughout the lower hunter between Newcastle and Maitland was essentially a dirt track. By 1853 the decision was made to construct a railway between the two towns. In 1854 construction on the Great North Railway (GNR) began with the first stage between Honeysuckle Point Station (now the location of the former Civic Station), Newcastle and East Maitland opened by Governor Sir William Denison on 30 May 1857. By 1858 the Newcastle line was expanded east to Watt Street reflecting the urban expansion with the town's population growing from 1,534 in 1856 to 7,810 in 1861.



Over the nineteenth century greater Newcastle developed as a series of outlying colliery and manufacturing villages encircling the town centre, which functioned as the port for the export of coal. This facilitated further urban expansion throughout the nineteenth century.

### 3.4 Service Utilities

The establishment of water reticulation in Newcastle followed the completion of the Walka Water Works, located near Maitland, in 1887. In 1877 William Clark, an English hydraulic engineer had been commissioned to design the Walka water supply scheme. In 1879 the government resumed land at Oakhampton, West Maitland and authorised the construction of the scheme. In 1885 water was first supplied to Newcastle from a temporary pumping station on the Hunter River at Oakhampton. However, in 1887 the Walka Waterworks were in operation and pipelines were extended to the Maitland and Newcastle municipalities. In 1888 Morpeth and East Maitland were also connected to the supply. Water could now be reticulated from reservoirs in Tyrell Street and near the Obelisk on the corner of Wolfe and Ordnance Streets. In 1888 Newcastle City Council began construction of stormwater drain pipes. Sewerage was also disposed of via this system until 1907 when the Newcastle Sewerage Scheme commenced and parts of Newcastle, Merewether and Hamilton were the first suburbs to be connected. In 1910 the first sewerage pumping station was constructed near the intersection of Hunter and Brown Streets (Hunter Water and Suters 1997:22)

In 1865 the Newcastle Gas and Coke Company was formed. In 1869 the company purchased its site in Parry Street from the AA Co. The electric telegraph reached Newcastle in 1861 and was run from the newly constructed Electric Telegraph Office in Hunter Street. The telegraph contributed a major role to the running of the coal trade from Newcastle. In approximately 1890, when telephones were introduced, the switchboard was also located in the Telegraph Office (Suters 1997:23). Electricity generation for street lighting was introduced by the Newcastle City Council in 1892 when a small electricity plant was installed in Tyrrell Street.

Note that as the development of study area occurs prior to the installation of water (in 1887) and sewerage services (in 1888 via stormwater system and 1907 via Newcastle Sewerage Scheme) to Newcastle there is potential for wells/cisterns and cesspits/privies to be present with deposits of accumulated material associated with the mid-late nineteenth century occupation and use of the study area.

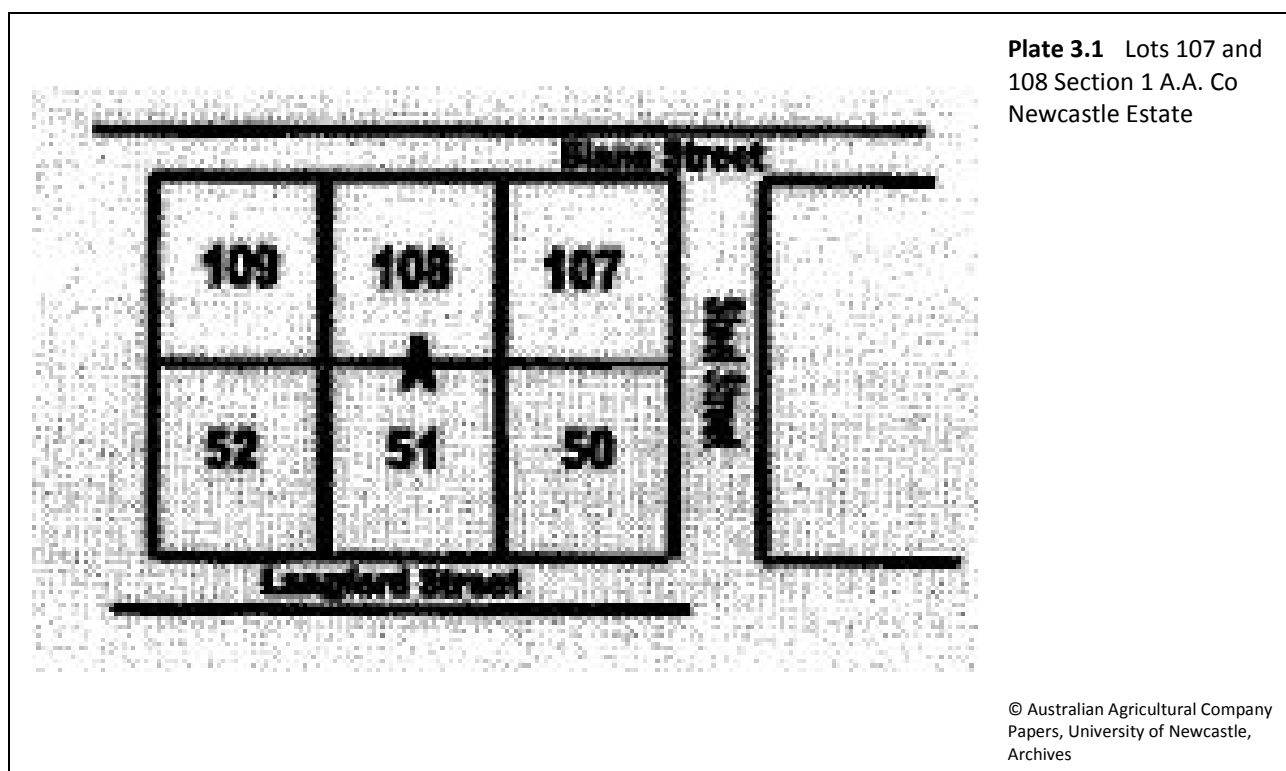
### 3.5 Hotels

Entertainment has always had an important role in the commercial and residential development of Newcastle. There have been numerous hotels, theatres, public halls and cinemas throughout the city. The traditional centres of entertainment were the licensed hotels, with over 100 being established in the region by the end of the nineteenth century, 57 of which were located in the city centre (Turner 1997:48). Most of the hotels in the area of Newcastle's port catered for itinerant seamen, present in the Newcastle CBD as a result of the ships brought to Newcastle as part of the foreign coal trade.

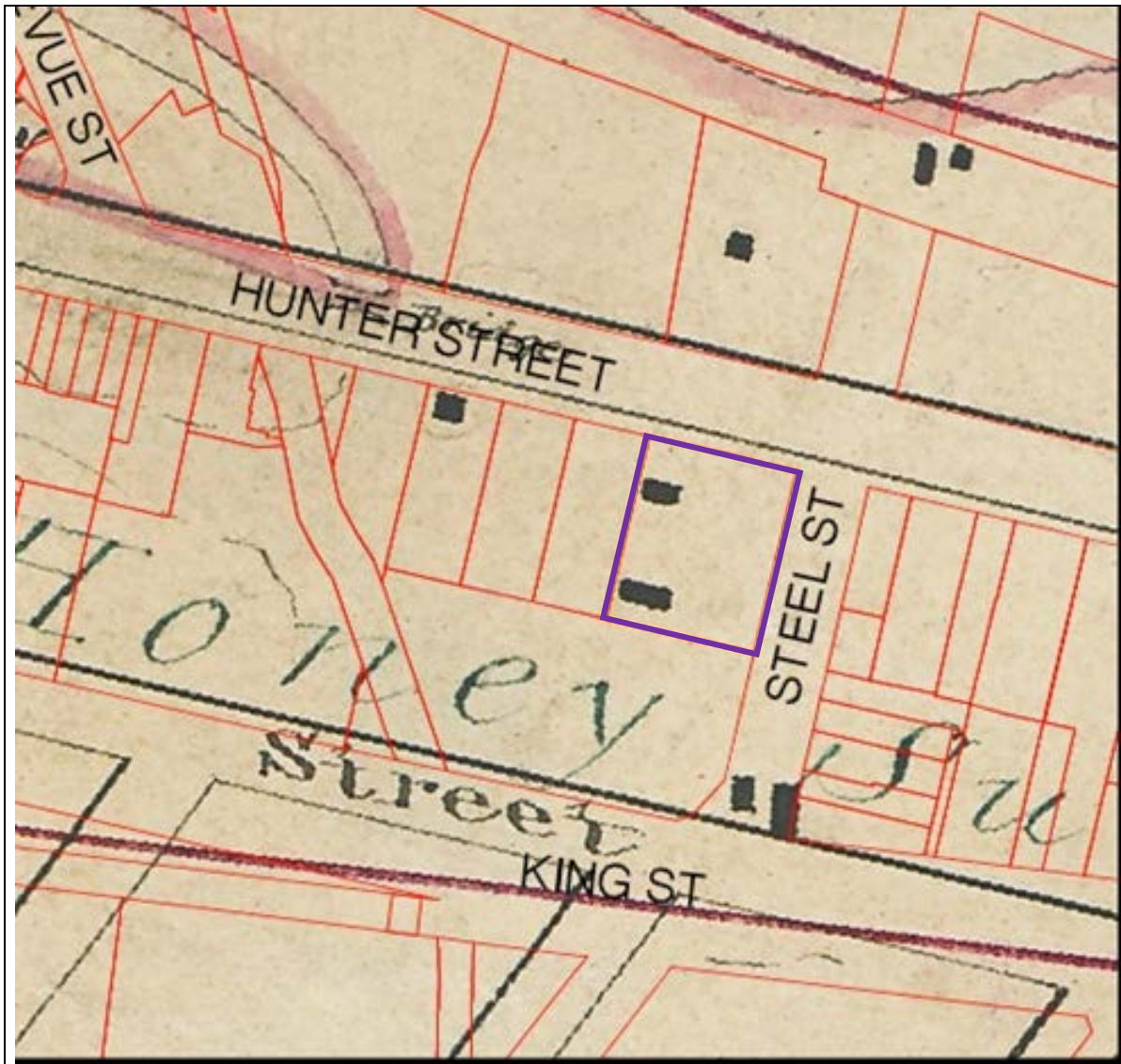
## 3.6 Historical Context of the Former Empire Hotel Site – Lot 108A

### 3.6.1 The Early Railway Hotel

The current study area was originally owned by the A.A. Co and was later identified as Lot 108 Section A following subdivision in the early 1850s (**Plate 3.1**). By the time John Devonald purchased the lot in the mid 1850's the construction of the GNR in Honeysuckle had already begun. In anticipation of the completion of rail line, Devonald built the Railway Inn which was likely the first hotel built within the western end of Newcastle. During the late 1850's the Railway Hotel was located on the western outskirts of the town proper with the only other buildings of note east of A.A. Co Bridge across Hunter Street including; the Railway Station, the residence of Mr Fleming at Honeysuckle Point and the Black diamond Hotel (375 Hunter Street) (**Plate 3.2** and **Plate 3.3**).



Devonald received his publican's license for the Railway Hotel in 1855 however; his conveyance for Lot 108A was not dated until March 1856. It is likely that the hotel was opened prior to the finalisation of the conveyance documentation. Prior to the opening of the rail line, Devonald passed away in 1856 with the Railway Hotel passing to his widow Sarah who married James Laughton in 1857. The pair managed the Hotel for a few years before leasing the premises to a number of publicans.



**Plate 3.2** 1857 plan showing the development within the study area

© Plan of the City of Newcastle, County of Northumberland, Kirby, July 1857



**Plate 3.3** 1958 plan showing three possible structures on Lot 108 (the western portion of the study area)

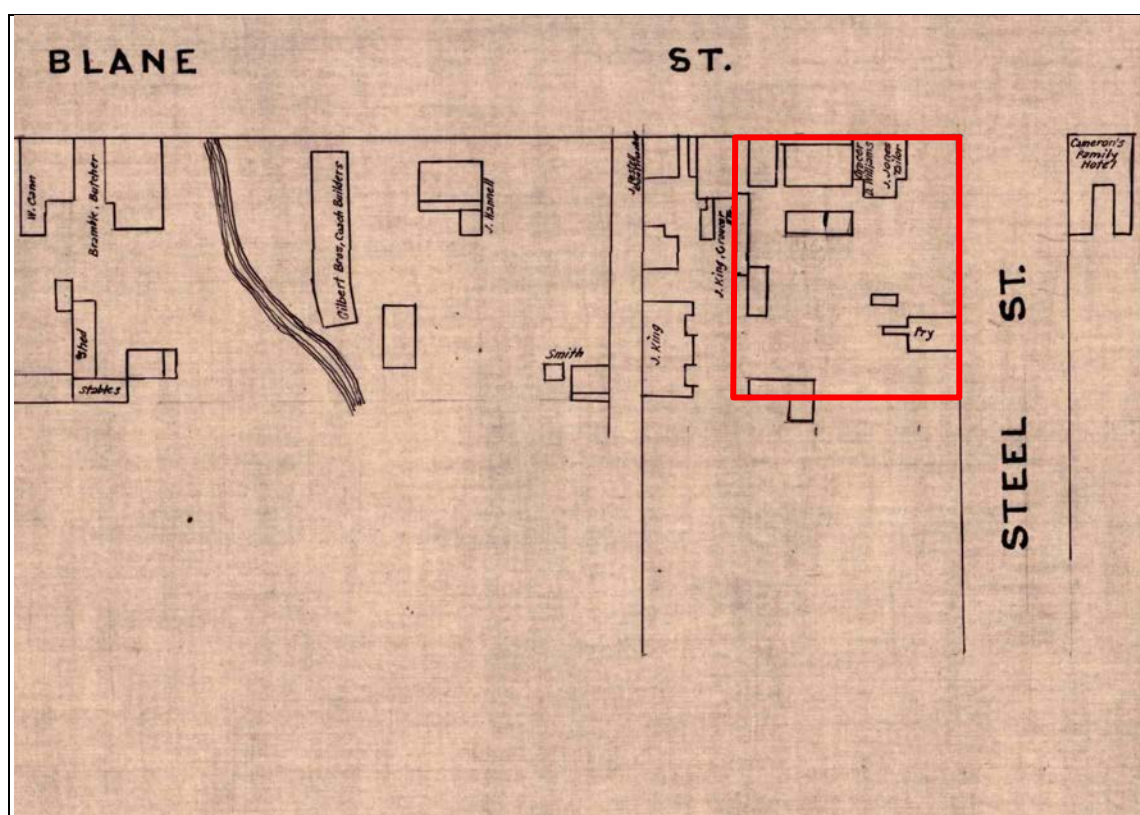
© National Library of Australia Map F831

The Laughton's sold the Railway Hotel for £1,326 in 1876 to Atkinson Alfred Patrick Tighe. Tighe was a successful local businessman and a Newcastle City Council alderman who represented the district in the NSW legislative assembly between 1862 and 1882. Tighe also purchased Lot 5 of the 1878 subdivision of Lot 107A giving him Steel Street access at the rear of the hotel. Tighe and his descendants never managed the hotel despite owning the premises for just over 100 years.

The 1857 plan of area indicates that there were at least two structures within the Lot at this time. The 1858 plan shows one structure (the Hotel) fronting what is now Hunter Street, one structure within the middle of the Lot and one structure (likely the stables) at the rear of the property. In 1877 the hotel is reported as comprising nine rooms, large close stables and a yard (Newcastle Herald, 23 June, 1877). In 1880 the Newcastle city rate book notes that the Railway Hotel had 12 rooms which could also refer to a series of outbuildings and laundries. The 1886 Mahlstedt and Gee Survey map shows the Railway Hotel as a rectangular two storey building with a 43 foot street frontage on Hunter Street.

In the mid 1880's Frederick Graham took the publican's licence at the Hotel and quickly advertised that 'the hotel is now undergoing a complete renovation, and excellent accommodation for visitors and boarders is guaranteed.' (Railway Hotel, Hotels in the Hunter valley, Cuttings and note books, Newcastle Region Library). However the assessed rate value of the premises remained consistent throughout the 1870's and 1880's. Later additions, which may be the renovations advertised by Graham, included the addition of a two storey wing adjoining the western rear of the building. However, it is likely that this renovation and extension did not occurred after the mid 1890's as no further additions to the building were recorded in the 1896 survey map (Survey Map of Newcastle Suburbs, 1896, NSW Department of Lands) (**Plate 3.4** and **Plate 3.5**). Improvements to the hotel included gas lighting for the balcony rooms and running water which were provided to both the lower and upper stories.

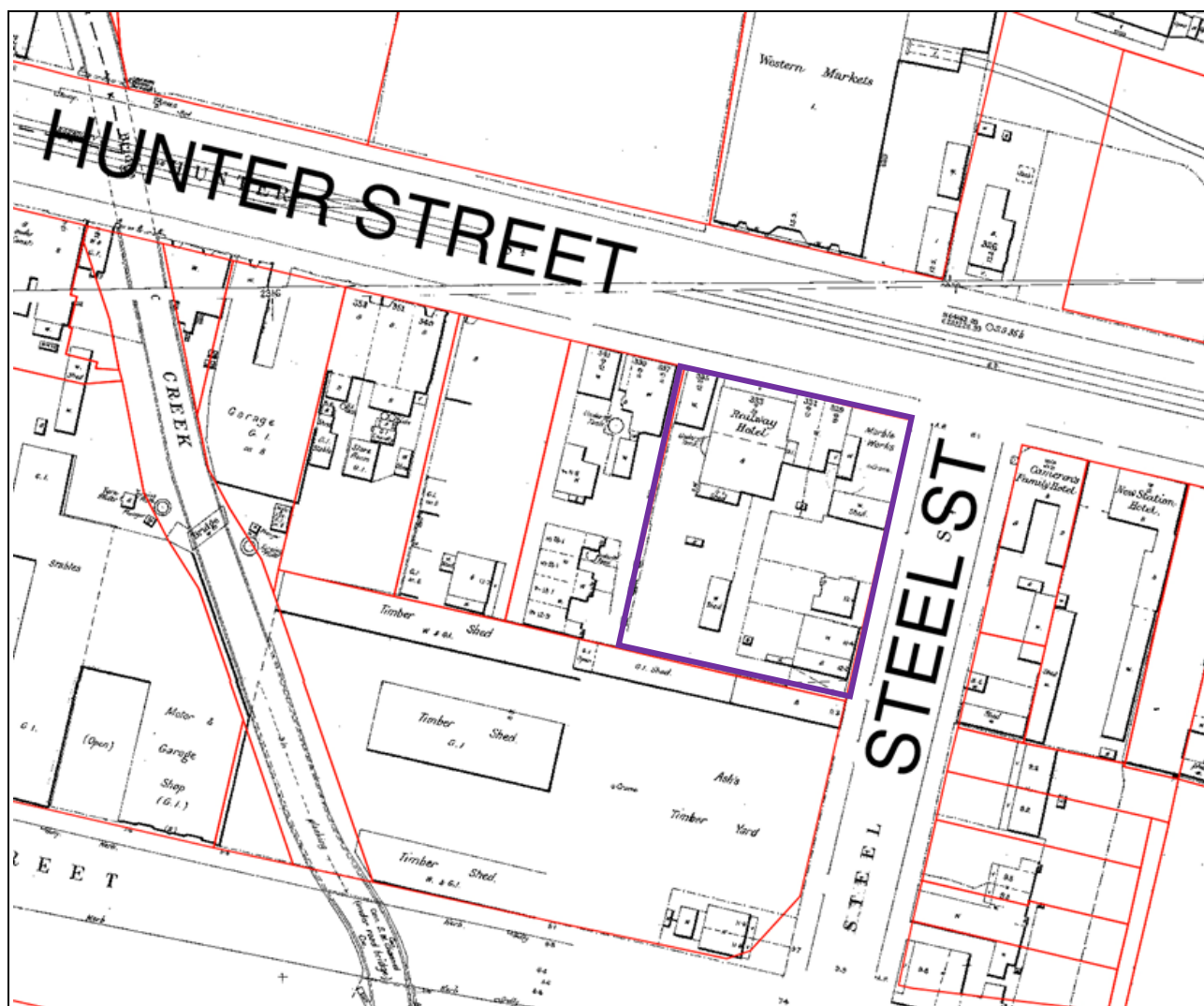
Graham held the publican's licence between 1886 and 1903 (Index to Liquor Licence in the Hunter Region 1865-1921, Newcastle Region Library) and was responsible for the name change from Railway Hotel to Empire Hotel. In 1894 the Empire Music Hall opened opposite the hotel and it is believed that Graham changed the name to entice the Empire Music Hall goers (Goold, Inns and Taverns).



**Plate 3.4** 1886 plan showing the development across the study area

© Mahlsheid and Gee 1886 plan of Newcastle





**Plate 3.5** 1895-1897 plan showing the development across the local area

© Newcastle Detail Series, 1895-1896 Newcastle City Council

### 3.6.2 The Empire Hotel Brewery Leases

In 1876 Jon and Joseph Wood established a local brewery and became agents for the Castlemaine Brewery Company. In 1896 Tighe leased the hotel to Castlemaine Brewery Company and Wood Brothers & Co. The Castlemaine Brewery Company and Wood Brothers & Co then sublet the hotel to publicans, firstly Frederick Graham and then others (Goold Inns and Taverns).

In 1898 Tighe transferred the premises along with the use of the reserved 10 foot wide lane which led to Steel Street along the southern boundary of Lot 107A to his 30 year old daughter Mabel (Conveyance Registration No. 326, Book No. 624). Mabel and her husband Arthur Warren Cornish, a Civil Servant resided in Sydney, continued to lease the hotel. In 1906 the Cornish's negotiated a 24 year lease of the hotel with the Tooth & Co Ltd brewery (General manager, Tooth & Co. Ltd to Newcastle Branch Manager, 8 September, 1926). A further 20 year lease was negotiated in 1926 with Tooth & Co. Ltd agreeing to undertake all remodelling and addition works (Inspector's report, 5 November, 1926, 2 December, 1926 Tooth & Co. Ltd, Hotel Reports, Newcastle Region Library).

Local Newcastle architects, Pitt and Merewether were commissioned to undertake the improvements and prepared an architect's report which found:

That the ground floor contained a public bar, two parlours, a dining room, a kitchen, laundry, an entrance hall and a stair case while the first floor housed nine bedrooms, two bathrooms and W.C's and a balcony. The outside of the hotel included brick lavatories and various sheds and stables in varying states of disrepair. It was noted that the building, at this stage, was in a fair state of repair however damp and signs of roof decay were recorded (AHMS 2004).

Pitt and Merewether designed a series of additions and alterations which included; the extension of the hotel utilising the entire Hunter Street frontage, the construction of a cellar, the partitioning off of the existing parlours to be used as a separate lock-up shop front, the 'modernising' of the facade, the replacement of the existing awning and the upgrade of all electrical and sanitary services and the internal alterations in accordance with modernising the premises (Pitt and Merewether 1926).

The application for the internal (which included the removal of internal walls amongst other alterations) and external alterations were approved in January 1927. The external lock up shop, which was erected on the vacant land between the Empire Hotel and the land owned by the Union Theatres Ltd, was extended by 20 feet on the original design. The alterations and extensions were completed for a total cost of £3,218 in July 1928.

By 1931 the front balcony and verandah were demolished, due to council legislations, and were replaced with a cantilever awning. In 1932 the stables, located at the rear of the property, were moved as they encroached onto the neighbouring property. In 1934 an insurance evaluation listed the buildings on the site as (Woodcock, Beveridge & Co Ltd to Manager Newcastle Branch. 10 November 1932, valuation of property for insurance purposes completed by Lang Wood & Co Ltd to Cornish, 19 October, 1934):

Empire Hotel premises with lock-up store	£5,550
Brick lavatory and urinal	£20
Weatherboard store room	£15
Range of old weatherboard stabling	£80
Weatherboard and galvanised iron garage	£25
	<hr/>
	£5,690

Numerous alterations were subsequently undertaken at the Empire Hotel however, the primary structure of the hotel remained consistent with that of the late 1920s remodel.

### 3.6.3 Later Historical Context

After the death of Mabel Cornish in 1947, the property remained in the Cornish family until 1982 when it was sold to Mansin Pty Ltd. The ownership of the hotel changed a number of times during the 1980s and 1990s when it was purchased by Mok's Investments (Australia) Pty Ltd. After a number of ownership transfers, the premise is currently owned by The Diocese.

The Empire Hotel licence was sold in 2003 for \$1.6 million.

## 3.7 Lot 107A Historical Context

Originally part of the A.A. Co estate Lot 107 Section A was purchased by William Carby Thompson in 1877. Thompson quickly subdivided the land into five 33 foot wide and 66 foot long subdivisions (**Plate 3.6**).

By the 1880s a ten foot wide lane connecting the Empire Hotel to Steel Street along with a structure had been constructed on Lot 5 while Lot 3 was utilised as a stone yard. By the 1890s two structures associated with the Marble works were located on the corner block of Lot 1. A further residence and a number of outbuildings were also located on Lots 4 and 5. However, by 1910 four residences replaced the structures on Lots 3, 4 and 5. By the 1920s the two structures associated with the Marble Works on Lot 1 were replaced by a new two storey brick building.

### 3.7.1 Consolidation of Lots 1, 3, 4 and 5

In 1953 Reginald Joseph Parker sold Lots 1, 3, 4 and 5 to A.G. Healing Limited. At this time Booths Furniture was still operating in the approximately 1920 constructed premises on the corner of Hunter Street and Steel Streets and the adjacent showrooms that fronted Steel Street. The only other building on these lots was a small Chinese merchants store on Lot 5. This premises remained and continued to trade fruit and vegetables until 1972. By 1910 the four structures located on Lot 107 subdivisions 3, 4 and 5 were occupied by Chinese residents working on the market gardens south of the study area from the 1890s until the 1940s. However by the end of the 1950's council rate books had the A.G. Healing Ltd premises as a single entry, 643 Hunter Street. No evidence of demolition of the existing building exists and it has been assumed that the buildings were remodelled and linked (AHMS, 2004).

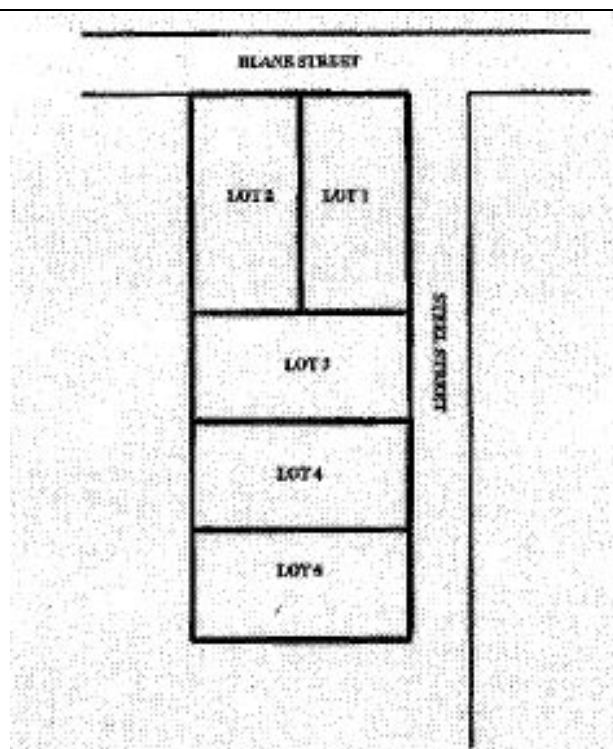
After A.G. Healing Ltd collapsed in the 1970's the building underwent another facade remodel in the 1980's after passing through the hands of two separate organisations. During the late 1980's the building was again sold and by the mid 1990's was purchased by Mok's Investments (Australia) Pty Ltd. The building was eventually demolished in 2011 and is currently The Diocese.

### 3.7.2 Lot 2 historical context

After Tighe purchased Lot 2 from Thompson in 1877 the subject land was vacant until the mid 1880's when a weatherboard double terrace shop front was built. Alexander Shedden and Sons began leasing the property in 1884 on a 20 year lease (Conveyance Registration No. 820, Book No. 182, Conveyance Registration No. 326, Book No. 624, PLI; Mahlstedt and Gee Survey Map, January 1886, Newcastle Region Library).

After being transferred to Tighe's daughter Mabel in 1898 the shop fronts were occupied by various tenants until they were demolished between 1916 and 1920. The new two storey brick building was likely erected at the time of the construction of the new premises on Lot 1 (Site Plan of WC Thompson's Subdivision of Lot 107A, April 1920, LPI). The lower floor was initially set out to allow for the operation of two separate businesses whilst the second floor operated as a billiard room until the 1950's. The Cornish family eventually sold the buildings in 1982 and after a series of ownerships was purchased by Mok's Investments (Australia) Pty Ltd. The building was eventually demolished in 2011 and is currently The Diocese.





**Plate 3.6** Lot 107A  
1878 subdivision

© AHMS 2004

## 3.8 Ownership Summary

**Table 3.1** below indicates the owners and tenants of the study area following subdivision in the 1850s.

**Table 3.1 Summary: Tenure of the Site**

Owner	Lot 108A			Lot 107A		
	Empire	Lot 2	Lot 1	Lot 3	Lot 4	Lot 5
John Devonald	1855-1856					
Sarah Laughton	1856/1876					
WC Thompson		1877-1878	1877-1878	1877-1879	1877-1879	1877-1878
Tom & Alfred Ingall				1879-1881	1879-1881	
John Fry						1878-1885
Frederick Rodgers			1879-1915	1881-1915	1881-1915	1885-1915
AAP Tighe	1876-1898	1878-1898				1878-1878
Mabel Cornish	1898-1947	1898-1947				
Cornish Family	1947-1982	1947-1982				

Owner	Lot 108A			Lot 107A		
	Empire	Lot 2	Lot 1	Lot 3	Lot 4	Lot 5
Rodgers Estate			1915-1953	1915-1953	1915-1953	1915-1953
AG Healing Ltd			1953-1976	1953-1976	1953-1976	1953-1976
Newcastle Land Ltd			1976-1978	1976-1978	1976-1978	1976-1978
Mark Pears Invest P/L			1978-1982	1978-1982	1978-1982	1978-1982
Mansin P/L	1982-1989	1982-1989	1982-1989	1982-1989	1982-1989	1982-1989
Michael Yip, George Lam & Ricky Ng	1989-1995	1989-1995	1989-1995	1989-1995	1989-1995	1989-1995
Mok's Investment	1995-	1995-	1995-	1995-	1995-	1995-

## 4.0 Historical Archaeology Summary

The following section contains an assessment of the historical archaeological resources located within the study area. This assessment has been informed by the available survey data, the various heritage registers including the Newcastle Archaeological Management Plan (AMP), current study area conditions and examination of the available historical information.

### 4.1 Newcastle Archaeological Management Plan

#### Newcastle AMP 1997

The AMP identified 9 archaeological precincts within Newcastle that define areas ‘in which a common pattern of development has occurred, and may be expected to contain an archaeological resource of some cohesive characteristic’ (Suters 1997:40). The current study area is located within Precinct 9: The Expanded Town Centre (Suters 1997:40-41). This precinct was described as ‘including the east-west strip of land that forms the main commercial area of the city’ (Suters 1997:40).

The current study area was not listed on the original and current 1997 Newcastle Archaeological Management Plan (NAMP). However, three archaeological items lie adjacent to the study area (**Table 4.1**).

**Table 4.1 Archaeological sites adjacent to the study area**

AMP item number	Item Name	Name and Street Address	Occupation History	AMP archaeological potential	AMP Review number
0136	GNR Railway, Causeway and Bridges	Great North Railway	From 1854	Moderate Disturbance/Potential Site	281, 286
0137	Honeysuckle Point Station	Great North Railway	1872–1952	High Disturbance/Site	273
0138	Former cemeteries	684–730 hunter Street	1840–c.1914	Varied Disturbance/Potential Site	274

#### Draft Newcastle AMP Review 2013

The Newcastle AMP is currently being reviewed. At present the AMP Review (Higginbotham 2013) is a draft working document and as such, the 1997 AMP is still the current operative document. However, the draft AMP Review has been reviewed during the preparation of this report.

The current study area was identified on the AMP Review document (**Figure 4.1** and **Table 4.2**).



Image Source: NearMap (May 2016)  
Data Source:

0 10 25 50m  
1:1 000

### Legend

- ▨ Study Area
- Areas of State Significance
- Areas of Local Significance

FIGURE 4.1

Newcastle Archaeological Management  
Plan Review Sensitivity Map



**Table 4.2 Archaeological site within the study area**

AMP review number	Item Name	Name and Street Address	Occupation History	AMP archaeological potential	AMP item number
274	Inventory Number 2176274	Block bounded by Hunter, Steel, King and National Park Streets, including parts of adjacent streets	Urban development from 1853	Local significance / little disturbance / Potential for sub-surface sites	N/A

The draft AMP Review identified two buildings within the study area by 1857 (refer to **Section 5** and **Figure 5.1**) with a tailor, two grocers and the Railway Hotel (likely one of the buildings on the 1957 map) noted on the 1886 Mahlshedt and Gee plan (refer to **Section 5** and **Figure 5.1**).

## 4.2 643-651 Hunter Street, Newcastle Previous Heritage and Archaeological Assessment

A number of heritage and archaeological reports have previously been prepared for the former Empire Hotel site including:

- EJE Architecture 2004 Conservation Management Plan The Empire Hotel Hunter Street Newcastle NSW 2300
- AHMS, 2004 643-651 Hunter Street Newcastle West NSW: Historical Archaeological & Development Impact Assessment
- AHMS, 2004 643-651 Hunter Street Newcastle West NSW: Aboriginal Heritage Impact Assessment
- AMAC *Archaeological* 2011 Archival Photographic Volume 643-651 Hunter Street Newcastle NSW
- Insite Heritage 2016 Statement of Heritage Impact 643-651 Hunter Street Newcastle
- Insite Heritage 2016 Archaeological Report 643-651 Hunter Street Newcastle.

Where available and relevant to this report these studies are discussed further below.

### 4.2.1 643-651 Hunter Street Newcastle West NSW: Aboriginal Heritage Impact Assessment (AHMS 2004)

The 2004 Aboriginal Heritage Impact Assessment found that the project area was located within a former resource zone in proximity to the Hunter estuary. The assessment predicted that the project area had the potential to contain midden material, artefact scatters, isolated artefacts and/or prehistoric burials.

AHMS concluded that the current study area had high potential to contain subsurface Aboriginal cultural material. As such, an AHIMS site card was submitted and the study area was registered as a Potential Archaeological Deposit.

#### **4.2.2 Hunter Street Newcastle West NSW: Historical Archaeological & Development Impact Assessment (AHMS, 2004)**

In 2004 AHMS undertook an archaeological assessment of the current study area. The results of the 2004 investigation (AHMS 2004) have informed the current assessment. The previous investigations found that the study area had been subject to low levels of disturbances. It was further identified that much of the current modern surface, due to the limited sub-surface footprint, has acted as a capping for earlier historical phases. As such the 2004 assessment concluded that the historical phases of the study area are likely to be identified sub-surface.

When assessing the potential archaeological resource against the Burra Charter (ICOMOS Australia) cultural significance criteria, the AHMS 2004 archaeological investigation found that the site had historical, associative, rarity and research values. As such, it was identified that the potential sub-surface historical archaeology resources would be of high local significance.

#### **4.2.3 Statement of Heritage Impact (John Carr Heritage Design 2010)**

In terms of the archaeological potential of the site the 2010 Statement of Heritage Impact, prepared in support of the demolition of the then extant structures located within the study area, recommended that

*...a section 140 will be required for future works below ground floor level and all concrete slabs and timber ground floor elements must remain in place to protect this area (Carr 2010).*

It is noted that the concrete slabs were left in place and comprise the current ground surface of the study area.

#### **4.2.4 Archival Photographic Volume 643-651 Hunter Street Newcastle NSW (AMAC Archaeological 2011)**

In 2011 AMAC Archaeological recorded discrete portions of the former Empire Hotel prior to its demolition that had been identified as comprising evidence of the original approximately 1855 sandstone constructed Railway Inn (AMAC Archaeological 2011:6). The report concluded that the site has potential for an archaeological resource associated with the former Railway Inn that would likely be of local significance.

#### **4.2.5 Insite Heritage 2016 Archaeological Report 643-651 Hunter Street Newcastle**

The 2016 report noted the following in relation to the potential archaeological resource of the study area:

- There is likely to be domestic and hotel related items under the flooring areas of the building (excluding the cellar), the paved floor area and the rear concrete slab. These items are likely to result from discard activities and shall vary over the site according to the contemporary foot print of development at the time.
- Remnant footings of stables and outbuildings may remain under the slab at the rear of the site. Three outbuildings in this area are noted in 1886.
- The outbuildings had been removed and replaced by 1896 resulting in further potential footings. These buildings may have been removed by approximately 1910 (Insite 2016:6).

## 4.3 Previous Local Historical Archaeology Investigations

The purpose of this section is to synthesize available information from previous historical archaeology investigations and excavations within the vicinity of the study area. A review of the most relevant previous historical archaeology reports was undertaken to inform this assessment.

### **Palais Royale: Final Excavation Report. Report Prepared for SBA Architects (AHMS August 2011)**

In 2007 AHMS undertook an initial series of archaeological test excavations across the former Palais Royal site to meet condition 16 of the Excavation Permit. A later series of test excavations was also undertaken in 2009. In total, a series of four test excavation trenches were opened up across the site.

Prior to the excavations, AHMS identified a series of broad occupation phases for the project area. The phases incorporated pre-European Aboriginal settlement up to the demolition of the structures in 2008. The identified phases are identified below:

1. Aboriginal and Early European Occupation;
2. Government Farm/Cottage;
3. Weller and Scott occupation;
4. Henry Dangar and the Newcastle Meatworks;
5. Railway Period;
6. Elite Skating Rick and Western Markets;
7. 20<sup>th</sup> Century and Palais Royale.

AHMS found that all phases and time periods were evident in the excavations; many of them were identified as relics and found in the artefact record. It was determined that much of the archaeological evidence across the project area was related to phases 5 onward. However, historical archaeological evidence was identified relating to the Commandment's Cottage which dated back to the early nineteenth century from the earliest European settlement. Evidence relating to all phases of European occupation of the project area were evident in various densities.

The excavations also identified evidence of pre-European Aboriginal occupation across the site.

### **Archaeological Test and Salvage Excavations: Accor Ibis Hotel Site 700 Hunter Street, Newcastle - Interim Report. (AHMS September 2001). Prepared for ACCOR (Asia Pacific).**

In 2001 AHMS completed a series of historical and Aboriginal heritage excavations at 700 Hunter Street, approximately 50 metres northwest of the current study area, for the re-development of the area as an ACCOR/IBIS hotel. The excavations were initially undertaken as one metre by one metre excavation units spread across the area at five metre intervals. A total of 51 units were excavated with a number of larger excavation trenches also excavated.

The excavations identified 55 intact burial cuts, five back-filled burials, one burial vault and the scattered osteological remains of between seven and eight persons. The excavations also identified a significant amount of Aboriginal cultural material/objects and some evidence of post cemetery habitation of the area. The interim report states that once the existing surfaces were removed, evidence of post 1920s occupation and development was scarce. Further, the historical excavations primarily identified features relating to the use of the area as a cemetery (1841–1881) and the immediate disuse occupation phases (1881-1916) of the area. The report concluded that the later uses of the project area had little physical impact upon the earlier historical phases.

## **Interim Test Excavation Report, Revised Mitigation Strategy, Excavation Methodology and Heritage Impact Statement: Bellvue Hotel 738 Hunter Street (AMAC 2006).**

As part of the redevelopment of the former Bellvue Hotel on 738 Hunter Street, Newcastle, AMAC undertook a series of historical archaeological test excavations in accordance with an approved Section 140 excavation permit. The AMAC project area is located approximately 125 metres northwest of the existing study area. As part of the series of archaeological excavations, 11 archaeological trenches were excavated. Of the trenches excavated, seven were found to have relics and structural remains relating to the historical development of the project area.

The test excavation assessment found that the identified structural remains and subfloor deposits were found in the areas of the known historical buildings on the site. The excavations also identified yard deposits and surfaces, fills, and possible natural soils in the other excavated trenches. An underground brick cistern was found within the rear part of the shop buildings. Despite the level of modern upgrades and alterations to the site, AMAC found that the archaeological relics recovered relate to the construction and occupation of the Bellevue Hotel and neighbouring shops.

## **Notification of Discovery of Relics: 666 Hunter Street, Newcastle NSW (including the former Honeysuckle Railway Station Precinct) (AMAC 2008).**

In January 2008, while undertaking floodway zone remediation works for the creation of a park, the Honeysuckle Development Corporation uncovered bone material and historical artefacts at 666 Hunter Street. The 666 Hunter Street site is located approximately 120 metres northeast of the current study area.

The AMAC found that prior to the 1850s this site was a prehistoric creekline. By the 1900s total reclamation and partial urban development had occurred in the area. The project area was the location of the approaches, staging, carriageway and/or entrance area to the rail station from Hunter Street. After the narrowing of the rail curtilage the project area was subject to the construction of several structures for commercial development. These structures were eventually demolished in the 1990s.

The investigations identified three clear horizons with a fourth located along the eastern boundary of the site. The first horizon, identified as along the northern half of the site, included four refuse pits and two parallel lines of exposed sandstone brick on a north-south axis approximately 300 millimetres apart. The pits were primarily filled with stone and glasswares of various ages and in various conditions. It was identified that the earliest artefacts were dated to between 1833 and 1871.

The second horizon consisted of fill deposits with glassware manufacture markings identifying the earliest possible date for the fill deposit no earlier than 1915. AMAC determined that horizon two was likely to be a single fill event for the preparation of this part of the site for building construction.

The third horizon was identified as a structural development of either four buildings or two developments of one building and three buildings. The remains were identified as dry press bricks with foundations consisting of cemented brick and concrete. Two rectilinear concrete tanks and/or sumps were identified under structure 2 while an exterior concrete slab was uncovered at the rear of structure 3. Structure 1 was identified as having a similar footing type but it was unclear if it was part of the construction of structures 2, 3 and 4. Regularly spaced sandstone blocks were also uncovered which were analysed as suggestive of a timber floor with a paved re-used sandstock and dry pressed brick yard. These structures were dated post 1900 after the commercial development of the area began.

The fourth horizon was identified as a brick building with footings on reinforced concrete foundations. This later structure replaced the earlier Structure 1 on the eastern portion of the site. Later fill deposit was identified along the eastern end of this later building and was identified as fill associated with the development of the adjacent park.



Although subject to various levels of disturbance, the investigations identified historical archaeology remains from all identified phases of occupation from the 1870s until the 1990s. It was also identified that, the early refuse pit deposits on the northern end of the site may have been associated with a wooden structure dating from the 1850s/1860s.

### **Archaeological Monitoring: Honeysuckle Temporary Car Park Worth Place, Honeysuckle, Newcastle (AMAC 2011).**

In 2011 the Hunter Development Corporation engaged AMAC to undertake the monitoring of works adjoining Honeysuckle Drive at Worth Place, for the development of a new car park. The works were undertaken to record and investigate the unexpected discovery of sub-surface historical archaeology remains. The AMAC project area is located approximately 250 metres north east of the current study area.

Between 2005 and 2010 AMAC undertook a series of assessments and investigations as part of various wharf projects and investigations along Honeysuckle. The results of these investigations identified a range of industrial structures associated with the wharf, road and rail complex in the locality which were all constructed on land reclaimed post 1916. The AMAC site was largely identified as land reclaimed by 1916. The investigations also confirmed that the sea wall at this location is made of pile driven sheet iron which was installed in three phases between the period of 1927 and 1941.

The remains uncovered by the car park works were confined to the eastern end of the site. The investigations found that the in-situ remains included a large approximately 3.5 metres by 5.3 metres concrete slab structure and five concrete pier locations of various sizes, all smaller than one metre by one metre.

The investigations found that the multiple concrete piers with metallic vertical reinforcements that would have functioned as footings for various industrial buildings constructed in the twentieth century. The concrete pier structures are representative of the western extensions of the Lee Wharf area in the early part of the twentieth century. It was determined that, the sub-surface features were of a later date than the existing buildings in the precinct; such as Shed C, as the site was positioned to the west of those buildings.

The investigations did not identify evidence of the early railway line. As such, it was suggested that the railway line was located further inland from the wharf and the excavated site, possibly under the existing road.

### **Lee Wharf Project Stage 3 (a) Honeysuckle Precinct: Volume 1 and 2: Historical Research and Archaeological Monitoring (AMAC June 2012)**

In 2007 AMAC were engaged to undertake monitoring works, test excavations and salvage excavations for the excavation of Lee Wharf Project Stage 3. The documents also reported on the test and full excavation of the unexpected find of the vessel, Leo. The works were undertaken under two permits 2006/S140/015 and once the Leo was identified the excavation and monitoring works were completed permit 2006/S144/002. The Lee Wharf Project Stage 3 project area was located approximately 350 metres to the northeast of the current study area.

The assessment found that reclamation of Honeysuckle Point had been undertaken by the mid 1890s. By 1910 the construction of Lee Wharf began with later extensions undertaken in the late 1920s and the late 1930s and early 1940s. It was found that the wharf and the adjacent land were utilised for shipping, stevedoring and associated activities. Some of the buildings were leased to private companies, while others were used by official bodies, such as the Water Police and the Fisheries Department. A series of major works were undertaken to the wharf after WWII which included the replacement of the sea wall, the stabilisation of the structure and the re-decking of the wharf itself.

The investigations found a considerable variety of archaeological features albeit few in number. AMAC found that all features excavated related to the site's function as a late nineteenth century central wharf and transport hub and the early twentieth century land reclamation. The nineteenth century features included the remains of a pre-land reclamation seawall and a timber 'pontoon' type structure that may have also related to two mooring bollards found attached to the sea wall. The twentieth century features, which post dated the land reclamation phase, consisted of large concrete footings, a span of rail way track, water, gas and stormwater service pipes, and a zigzag trench that was found to be a WWII air raid shelter. This trench was found to cut through the unexpected find of the vessel The Leo.

The Leo was found to be largely intact which allowed for the vessel to be identified and comprehensively recorded. AMAC concluded that the Leo was stripped of all reusable materials and abandoned to be used as fill.

AMAC found that features, including the Leo, were relatively intact and it was suggested that this related to the level of reclamation and lack of later disturbances.

## **4.4 Summary of archaeological investigations**

The current assessment has found that, the results of published excavation reports have found that later twentieth century uses of the project areas have had limited impact upon the earlier historic phases of occupation. Further, where earlier historic phases have been truncated, structures, features, remains and artefacts are still evident. The earliest phases of European occupation, although limited in nature, are evident across the wider area and within close proximity to the current study area.

Many of the archaeological excavations undertaken within the vicinity of the current study area have also identified Aboriginal cultural material below the earliest historic phases of occupation, in deeper, more intact soil profiles. As such, the surrounding archaeological excavations indicate that the earliest historic phases of occupation across the existing study area are likely to be present, intact and/or truncated by later uses. Further, evidence of Aboriginal occupation is likely to be present in more intact soil profiles below the historic phases of occupation.

## 5.0 Visual Inspection

A visual inspection of the study area was undertaken by Joshua Madden, Senior Archaeologist (Umwelt) on 28 September 2016. A visual inspection is undertaken to determine the integrity of an item or site and understand the setting. The following section is a discussion of the general physical context of the study area.

### 5.1 Results

Until 2011 the study area was the location of the former Empire Hotel, a commercial building, a car park and a vehicle access way/alley way. The demolition of the hotel and the commercial building was undertaken with minimal subsurface disturbance. The site inspection confirmed that the study area is primarily covered by brick paving, concrete, bitumen and rubble of the demolished hotel building (**Plates 5.1 – 5.3**) (Umwelt 2016).

The inspection also identified a subsurface brick structure within the north western portion of the study area. The subsurface structure, likely to be the later 1920s cellar addition, appeared to be of brick and was covered by wooden planks (**Plates 5.4 – 5.5**).



**Plate 5.1** View north overlooking the concrete slab covering the study area

© Umwelt, 2016





**Plate 5.2 View south west overlooking the study area**

© Umwelt, 2016



**Plate 5.3 View east overlooking the area of visibility and exposure – the former Empire Hotel location**

© Umwelt, 2016





**Plate 5.4** View north west toward the sub-surface brick structure – structure fenced by orange webbing

© Umwelt, 2016



**Plate 5.5** View of sub-surface structure covered by wooden planks

© Umwelt, 2016

## 6.0 The Archaeological Resource

The following significance assessment is informed by the 1997 AMP, the 2013 AMP Review, the 2015 Newcastle Archaeological Management Strategy and the 643-651 Hunter Street Newcastle West NSW: Historical Archaeological & Development Impact Assessment (AHMS, 2004).

### 6.1 Archaeological Potential

#### 6.1.1 Study Area Potential Archaeological Resource

The buildings across the study area were demolished in 2011 for the redevelopment of the site. The study area is primarily covered by concrete slabbing, which is attributed to the former surface of the buildings and associated car parking. A modern brick base is also identifiable along the southern edge of the study area.

Historical accounts identify that the study area was located within a former swamp therefore, a degree of historic fill to raise and stabilise the surface would have been required (AHMS, 2004). Aboriginal archaeological excavations undertaken directly opposite, at the Palais, found that historic fills were identified across the project area. The fill depth was generally identified as 300 millimetres which overlay soil profiles that had been subject to infrequent flooding events (AHMS, 2011). The excavations of the Palais also found that the historic fill layers ‘...demonstrated that they retained significant late nineteenth and early twentieth century debris (AHMS 2011; AHMS 2016).’

- The potential archaeological sites within the study area, their location and likely condition are outlined below. **Aboriginal use and habitation of the area:** Evidence of Aboriginal occupation of the area is likely to be present within soil profiles below the historic phases of occupation. Aboriginal cultural material may include shell midden material and/or stone tools/artefacts.
- **Early European use of the site (c.1800–1855):** Cultural material and features, attributed to this phase of occupation may include structural evidence of out buildings associated with the former Government Farm cottage. Other such remnants may include early historic refuse pits, paths, the stables, fences and remnant garden beds.
- **The Empire Hotel – 649-651 Hunter Street:** Located in the north western portion of the study area, remains associated with the mid to late use of the area are highly likely to remain in relatively intact condition sub-surface. An archaeological resource associated with the original hotel (and its later extensions) may be present including the cellar and associated outbuildings including stables, cess pits, WCs, well(s), sub-surface water and sewage services and hardstands/courtyards.
- **Lot 7A Subdivision Lot 2 – 645-647 Hunter Street:** Located within the central north portion of the study area. In the mid 1880s construction of a double front shop front was complete; these shopfronts were later replaced in the 1920s. There is no evidence of substantial sub-surface excavation during the construction of these later buildings. The previous assessment found that there is potential for relics associated with the buildings constructed in the mid 1880s to survive subsurface.
- **Lot 7A Subdivisions 1, 3, 4 & 5 – 643 Hunter Street:** These lots, which form part of the original subdivision of the A.A. Co lands, are located along the eastern and southern portion of the study area. In the 1880s a structure and lane had been constructed on Lot 5 with Lot 3 utilised as a stone yard. By the 1890s two structures associated with the Marble works were located on Lot 1 with further residences and outbuildings on Lot 4 and 5. However, by 1910 four buildings fronting Steel Street have

replaced the former buildings on Lots 3–5. Evidence of sub-surface deposits relating to the Chinese occupation across the study may be present across the eastern portions of the study area. By the 1920s a new building was constructed on Lot 1.

Previous assessments of the study area found that archaeological remains associated with phases of occupation between the 1880s and the 1920s have potential to be located sub-surface across the study area. The potential remains are likely to consist of domestic outbuildings, small scale industrial buildings, outbuildings and remains and potentially refuse pits.

### **6.1.2 Potential of Sub-Surface Archaeological Survival**

The non-statutory AMP Review (2013) found that the study area had been subject to little, more modern, land use disturbance. As such, the review identified that there was potential for sub-surface archaeological sites within the current study area boundary.

Previous archaeological investigations within and within close proximity to the study area have found that, although subject to modern disturbances, sub-surface stratigraphy is found to be relatively intact. Further, where earlier historic phases have been truncated, structures, features and remains are still evident. As such, features and relics identified in these layers are often intact and have high archaeological and research potential.

**Figures 6.1, 6.2 and 6.3** below, highlight the potential early historical phases of occupation likely to remain, either intact and/or truncated, below the existing modern surfaces.





Image Source: National Library of Australia Map F831

0 20 40 80m  
1:1 500

#### Legend

Study Area

FIGURE 6.1

Detail of the Plan of Suburban Allotments and Allotments on Blane and Macquarie Streets c1858







Image Source: Higginbotham (2013)

#### Legend

Study Area

FIGURE 6.3

Newcastle Detail Series, 1895-1897 Newcastle City Council

## 7.0 Archaeological Significance

### 7.1 Introduction

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

The Australian ICOMOS *Burra Charter* 2013 (the *Burra Charter*) defines cultural significance as meaning ‘aesthetic, historic, scientific or social value for past, present or future generations’ (Article 1.2). The *Burra Charter* was written to explain the basic principles and procedures that should be followed in looking after important places. Cultural significance is defined as being present in the ‘fabric, setting, use, associations, meanings, records, related places and related objects’. The fabric of a place refers to its physical material and can include built elements, sub surface remains and natural material (Australian ICOMOS *Burra Charter* 1999).

Archaeological deposits and features provide important evidence of the history and settlement of New South Wales. The features and artefacts extracted and recorded can provide primary evidence about the way of life of the past including past economic and social conditions. It is through the potential for revealing information during archaeological excavation that is not available from other sources, that archaeological significance is derived (Heritage Office, 1996).

The proposed mixed-use re-development of the study area has the potential to contain intact and truncated subsurface archaeological remains. These site elements are analysed here primarily in terms of their archaeological significance and the ability to contribute to archaeological research. Archaeological significance has been described as a measure by which a site may contribute knowledge, not available from other sources, to current research themes in historical archaeology and related disciplines (Bickford & Sullivan, 1984 19-26; Sullivan & Bowdler 1984). Archaeology is concerned with material remains and how this evidence may provide information not available from other sources. An archaeological study focuses on the identification and interpretation of material evidence to explain how and where people lived, what they did and the events that influenced their lives.

### 7.2 Assessment of the Study Area

The *NSW Heritage Manual*, sets out a detailed process for conducting assessments of heritage significance. The manual provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion. This assessment uses the seven heritage significance criteria defined by the Heritage Division, OEH, and used by the NSW Heritage Council to assess the significance of the potential archaeological resources across the study area.

Historical Significance (SHR Criteria A) – An item is important in the course, or pattern, of NSW’s cultural history (or the cultural history of the local area).

The potential archaeological resources reflect the early utilisation of the areas west of the early convict Newcastle and later township through to the mid to late twentieth century. The early use of the study area is related to the early convict government farm with mid-nineteenth century development established in the 1850s when the initial hotel was constructed. Much of the western side of the study area is related to the establishment of a hotel on the site and later additions of the former Empire Hotel. The existing above surface fabric on the eastern and southern sides of the study area is related to the later twentieth century development of the site and primarily consists of concrete slabs.

The mid nineteenth century development of the study area was the result of the expansion of Newcastle and the construction of a railway north of the study area. By the early twentieth century this area of Newcastle was established as an integral retail and entertainment centre.

The former Empire Hotel is significant as one of, if not the first, hotel established west of the central Newcastle Township. The hotel provided accommodation and a meeting place for the local community and visitors to Newcastle. The hotel was a significant landmark during its years of licensing between 1857 and 2003. The gradual decline in commercial success in the early twentieth century was the result of nearby and competing hotels and reflects the pressures of a shifting economy (AHMS 2004).

This assessment has found that the study area meets this criterion at a local level as an early hotel and an area of commerce. Considering evidence of the Government Cottage itself was exposed within the Palais site directly opposite the study area on the north side of Hunter Street any archaeological remains associated with the use of the study area as the early government farm and the early development across the study area, prior to significant changes in the 1920s, would be of local significance.

Associative Significance (SHR Criteria B) – An item has strong or special association with the life or works of a person, or a group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

The study area is linked to the early government farm, the later business ventures by the A.A. Co. and later prominent local figures including A.A.P Tighe, Tom and Alfred Ingall and brothers Jon and Joseph Wood.

This assessment has found that the study area meets this criterion at a local level.

Aesthetic Significance (SHR Criteria C) – An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement.

EJE Architects developed a Conservation Plan and Heritage Impact Assessment (2004) for the former Empire Hotel with AHMS (2004) and EJE (2016) undertaking archaeological assessment for the study area. The former assessments identified that the built heritage values were of aesthetic significance. However, the structures assessed in the 2004 assessments have previously been demolished and as such, the aesthetic significance of the study area has been removed.

At this time, when the archaeological evidence within the study area is obscured, it is impossible to determine with any certainty whether, and if so how, the archaeological features at this site would meet this criterion.

Social Significance (SHR Criteria D) – An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The study area has historic associations with the Chinese community of Newcastle. The Chinese market gardens were located directly south of the study area and were leased from the Gasworks for more than 50 years from the early 1890s. The produce of these market gardens were sold from Lot 107 subdivision 5 with later fruit and vegetables traded from the same premises until 1972. By 1910 the four structures located on Lot 107 subdivisions 3, 4 and 5 were occupied by Chinese residents working on the market gardens south of the study area.

This assessment has found that the study area meets this criterion at a local level and is of significance to the local Chinese community for its historic associations.

Research Potential (SHR Criteria E) – An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural and natural history of the local area).

The assessment has found that the demolition of the former buildings had a limited sub-surface impact across the study area. Further, the assessment has found that the existing concrete slab surface (which covers much of the study area) has likely not reduced in level and has likely had limited impact upon early historic development. Therefore, it is likely that archaeological features and remains from the earliest construction phases of the former Empire Hotel remain subsurface. Features and relics may include intact and/or truncated, early hotel foundations and associated sub-floor deposits, early stable and outbuildings, cess pits, early water and plumbing services, wells and/or cisterns, yards, later hotel additions and the cellar.

Sub-surface features and/or relics associated with early uses of Lot 107 may also be present. Such archaeological remains may include the early use of the site as a Monumental mason’s yard, the early and later construction of residential and commercial buildings and the brick paving access to lot 108A. Sub-surface deposits relating to the Chinese occupation may also be present across the eastern portion of the study area.

Any remnant sub-surface archaeological features and relics related to the early hotel, commercial and residential development of the study area would be significant at a local level.

Any sub-surface deposits relating to the early Chinese occupation of the study may provide information on the regional occupation models of minority Chinese citizens of Newcastle. Any evidence relating to Chinese occupation of the study may provide evidence of the response of Chinese ethnicity in regional NSW and the local Newcastle area.

This assessment has found that the study area meets this criterion at a local level.

Rarity (SHR Criteria F) – An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The former Empire Hotel was likely the first hotel constructed on the western area of Newcastle. However, recent archaeological evidence within the immediate surrounds has provided significant information on early hotels and the later alterations and developments. As such this assessment has found that the potential sub-surface archaeological remains of the hotel do not meet this criterion.

The potential archaeological deposits relating to the Chinese occupation phases of the study area have been found to be significant at a local level. Therefore, the study area meets this criterion at a local level.

Representativeness (SHR Criteria G) – An item is important in demonstrating the principal characteristics of a class of NSW’s (or the local area’s) cultural or natural places; or cultural or natural environments.

As previously mentioned, recent archaeological evidence within the immediate surrounds has provided significant information on early hotels and the later alterations and developments. As such, this assessment has found that the study area would not provide information on the early development of hotels in the area.

However, the assessment has found that archaeological remains related to the use of the study area as a marble works and deposits relating to the Chinese occupation phases would meet this criterion at a local level.



## 7.2.1 Integrity

Previous archaeological excavations within the immediate vicinity have found that much of the early historic development and phases are evident subsurface, much of which have been found intact.

The current assessment has found that modern development and alterations across the study area are likely to have had limited impact upon earlier phases of occupation. Where historic and modern alterations have impacted upon earlier archaeological resources, it is likely that evidence of these earlier deposits remain, albeit in disturbed and truncated contexts.

This assessment has found that much of the historic phases of occupation may have high levels of integrity with some areas of disturbances and truncation evident.

## 7.2.2 Statement of Heritage Significance

The initial development of the site was undertaken as Newcastle expanded and the original A.A Co land grant was sold off. The hotel is likely to have been the first hotel constructed in this area of Newcastle and was established in the mid 1850s and continued to operate until 2003. The study area also has significant historic associations with the Chinese community in Newcastle. Chinese residential and commercial interests were established within the eastern portion of the study area between the late 1890s until the 1970s. The assessment has also found that the early Monumental Masons yard are of local significance.

This assessment has found that there is high potential for sub-surface archaeological remains below the paved car park at the rear of the former Empire Hotel. It is also likely that remains of the hotel itself are evident sub-surface. As such, it is likely that all phases of occupation, re-modelling, expansion and demolition from the mid 1850s would be present within the western portion of the study area. Further, deposits and remains associated with Chinese occupation and the Monumental Mason's yard are likely to exist sub-surface within the central and eastern portions of the study area.

The study area has been identified as having local archaeological significance. The archaeological significance, although of a local level, is considered moderate to high in terms of the historical, associative, rarity and research values. As such, further detailed historical archaeology investigations would be required.

**Table 7.1 Significance assessment**

Potential Remains	Component	Likely Integrity of Fabric	Assessed level of Significance/Contribution of Significance to Place
Government farm, pre-1850s	Farm outbuildings	Low	Local
	Agricultural works	Low	Local
The former Empire Hotel building	Original structure	Moderate to High	Local
	Later Hotel additions	High	Local
	Cellar	High	Local
	Outbuildings	Moderate to High	Local



Potential Remains	Component	Likely Integrity of Fabric	Assessed level of Significance/Contribution of Significance to Place
	Yards, wells and cesspits	Moderate to High	Local
Utilities and services	Water and sewage	Moderate to High	-
Monumental Masons	Yard	Moderate	Local
	Structure	Moderate	Local
Residential and commercial buildings in Lot 107	Early structures	Low to moderate	Local
	Chinese occupation deposits	Moderate to high	Local
	Late nineteenth/early twentieth century structures	High	-
	Brick paving/alley way	Moderate to high	-

## 8.0 Impact Assessment

The purpose of undertaking an HAA is to determine if historic archaeological items and/or relics are present, or likely to be present within the study area. Further, the assessment is undertaken to determine whether the proposed activity would result in harm to the archaeological resources and to determine if further archaeological works are required.

### 8.1 Proposed Activity

The Diocese is proposing to redevelop the study area as a new mixed residential and commercial building. The proposed works would include a ground floor commercial level, two above ground car park levels, 10 residential levels, a plant level and a rooftop level. No basement levels will be constructed as part of the proposed building.

The proposed building would cover a total of 2,078.5 square metres and encompass the entire study area. The proposed works would involve the removal of the existing ground surface, services and the grading of up to 1.5 metres of fill deposit across the study area. Sub-surface works, below the existing levels of fill would include excavations for 61 pylons and caps approximately 1300 millimetres long, 600 millimetres wide with depths currently un-known. Other excavations would include three lift pits up to two metres below the existing ground surface (**Figure 8.1**).

### 8.2 Impacts to the Historic Archaeological Resource

The proposed works include the removal of up to 1.5 metres of ‘uncontrolled’ fill deposit. This assessment has found that any potential surviving early historic features and remains are likely to be located within and/or beneath these fill layers. As such, the proposed stripping and removal of fill works are likely to destroy and remove all historical archaeological remains located within the fill layers.

In the event that there are early features and/or remains within natural soil profiles, it is likely that the proposed stripping and fill removal works would expose these. Proposed works would require the movement of large machinery across the study as such; it is likely that any features and/or remains on the surface of the natural profiles would be negatively impacted upon.

The proposed works would require the excavation of 61 pile caps and three lift shafts (**Figure 8.1**). Many of these constrained excavations would be located within areas of previous historical structures, surfaces, sub-surface structures and services (**Figure 8.2**, **Figure 8.3** and **Figure 8.4**). As previously identified, this assessment has found that it is likely that much of the evidence of historical development across the study area would be within what the proposed development terms ‘uncontrolled’ fill deposits. However, where the pile cap excavations and trenches are proposed, any historical archaeological features and/or remains would be negatively impacted upon and removed.



#### Legend

- ▬ Study Area
- ▬ Proposed Column foundations

FIGURE 8.1

Proposed Locations of  
Deep Foundations and Trenches



Image Source: National Library of Australia Map F831  
Data Source: Department of Lands (2009), ROM (2016)

0 5 10 20m  
1:500

#### Legend

- ▭ Study Area
- ▭ Proposed Column foundations

FIGURE 8.2

Proposed Locations of  
Deep Foundations and Trenches with  
1858 Potential Archaeological Resources

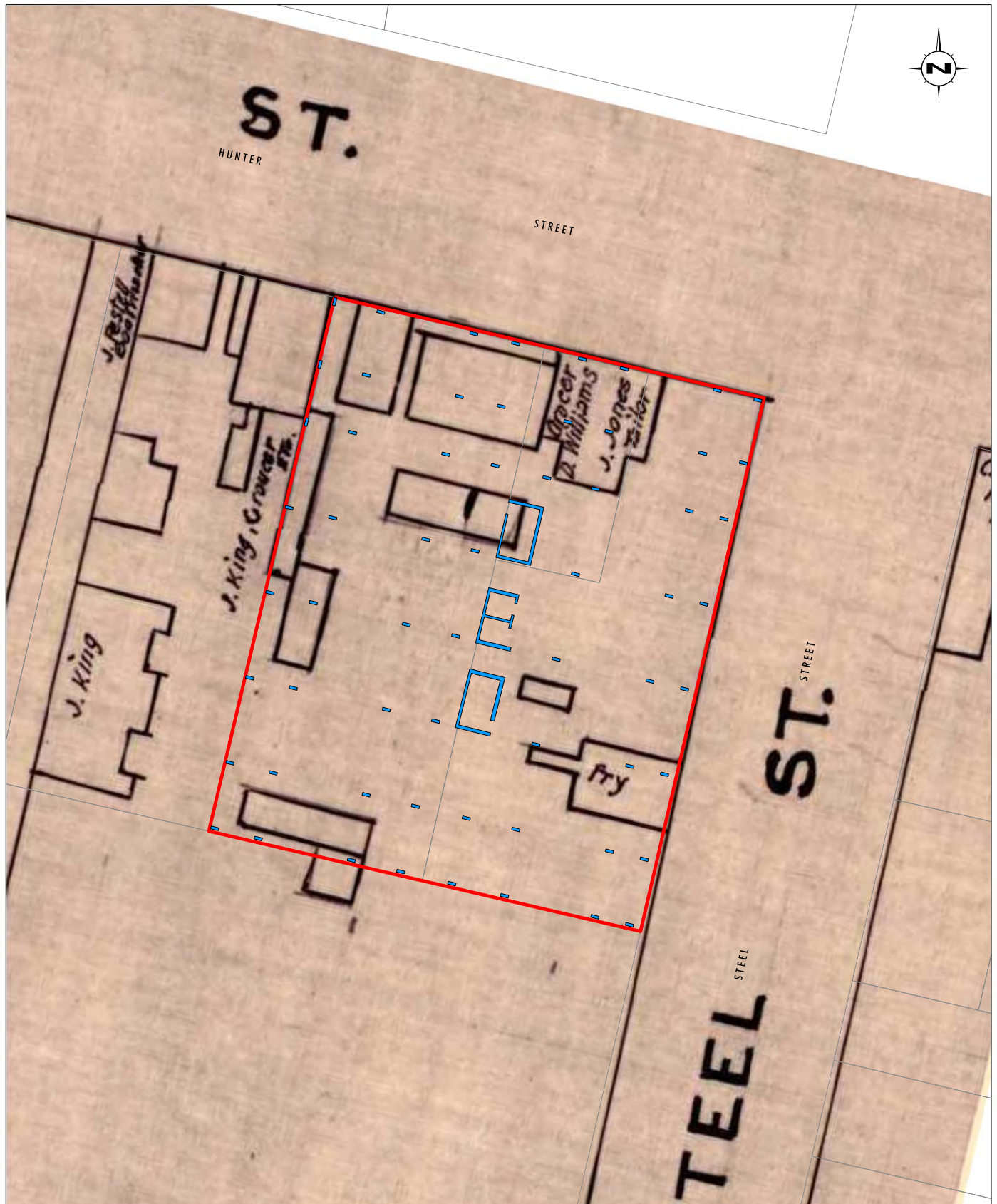


Image Source: University of Newcastle Cultural Collections (2016)  
Data Source: Department of Lands (2009), ROM (2016)

0 5 10 20m  
1:500

#### Legend

- ▭ Study Area
- ▭ Proposed Column foundations

FIGURE 8.3

Proposed Locations of  
Deep Foundations and Trenches with  
1886 Potential Archaeological Resources





Image Source: Higginbotham (2013)  
Data Source: Department of Lands (2009), ROM (2016)

0 5 10 20m  
1:500

#### Legend

- Study Area
- Proposed Column foundations

FIGURE 8.4

Proposed Locations of  
Deep Foundations and Trenches with  
1897 Potential Archaeological Resources



## 9.0 Conclusions and Recommendations

### 9.1 Conclusions

This HAA has considered; the historical and archaeological context of the study area, the significance of the Former Empire Hotel, the significance of the potential archaeological resources, the proposed upgrade works and the potential heritage impacts.

#### 9.1.1 Historical Context

By the mid 1850s, and after the use of the early use as a Government Farm and the later use by the A.A. Co, the original Railway Inn was erected within the northern portion of the existing study area on Lot 108. By 1877 the hotel contained nine rooms, large close stables and a yard. By 1926 the Hotel contained a public bar, two parlours, a dining room, a kitchen, laundry, an entrance hall and a stair case while the first floor housed nine bedrooms, two bathrooms and W.C's and a balcony. The rear of the property included brick lavatories and various sheds and stables and maintained the alley across the 107 lot which provided Steel Street access.

During the 1920s the Hotel underwent a series of internal and external alterations and upgrades (which included the construction of a cellar) and the portioning of the parlours which created a separate lockup (directly north of the Hotel) which was later extended. By the early 1930s the stables at the rear of the Lot were removed.

The adjacent 107 Lot (the southern portion of the study area) was subdivided into five lots with a structure erected on western subdivision (5) and subdivision 3 utilised as a stone yard. By the mid 1890s two structures were erected on Lot 1 as part of a marble works with a residence and outbuildings also erected on subdivisions 4 and 5. By the 1920s four residences were on subdivisions 3, 4 and 5 with the structures on subdivision 1 replaced by a two storey brick building. Subdivision 2 was vacant until the 1880s when a weatherboard double terrace shop front was erected and by the 1920s a new brick two storey building replaced the earlier weatherboard structure.

By the mid 1950s subdivisions 1 and 3-5 were operating as one combined retail premises which linked all existing buildings. By the mid 1970s the property was again re-modelled with the earlier buildings remaining.

#### 9.1.2 Archaeological Context

The AMP Review (2013) assessed the study area as having been subject to little modern land use disturbances. The AMP Review found that there was potential for early historical sub-surface archaeological features and remains within the current study area boundary. Further to this, previous archaeological excavations within the immediate surrounds found that modern disturbances have had, in most cases, little impact upon the earlier sub-surface historical remains and features. Concurrently, Aboriginal cultural heritage excavations have also identified relatively intact soil profiles, below the historic periods of occupation, that retain evidence of past Aboriginal land use.

This assessment has found that modern development of the study area - which has included the construction of concrete slabs over much of the area – has likely capped the earlier historic occupation phases. The assessment has also found that the original Hotel, although repeatedly upgraded, remained until the demolition of the buildings in 2011. As such, this assessment has found that there is a high likelihood for sub-surface historical phases of development across the study area.

### 9.1.3 Proposed Works and Impact

The proposed works would remove up to 1.5 metres of fill deposit down to a natural soil profile. This assessment has found that any potential surviving early historic features and remains are likely to be located within and/or beneath these fill layers. As such, the proposed stripping and removal of fill works are likely to destroy and remove all historical archaeological remains. The assessment has also found that any historical archaeological remains on the natural soil profiles may be negatively impact upon.

Where the sub-natural soil profile excavations for the proposed 61 pile cap and three trenches locations, any historical and Aboriginal cultural remains would be destroyed and removed.

## 9.2 Recommendations

In order to mitigate against the historical archaeological impacts of the proposed redevelopment of the study area, it is recommended that a Section 140 Application for an Excavation Permit (s.140) be applied for. The Section 140 permit would allow for the archaeological mitigation works including; monitoring, excavation and recording of the study area.

The historical archaeological s.140 permit works would be undertaken to:

- monitor the removal of all surface and fill deposits, to a maximum depth of up to 1.5 metres across the study area; and
- archaeologically excavate and record any historic archaeological remains of local significance that require removal for the proposed development.

An historical archaeological excavation research design (**Appendix 1**) and an archaeological excavation methodology (**Appendix 2**) have been prepared to support the application of a section 140 Application for an Excavation Permit.

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## Plans

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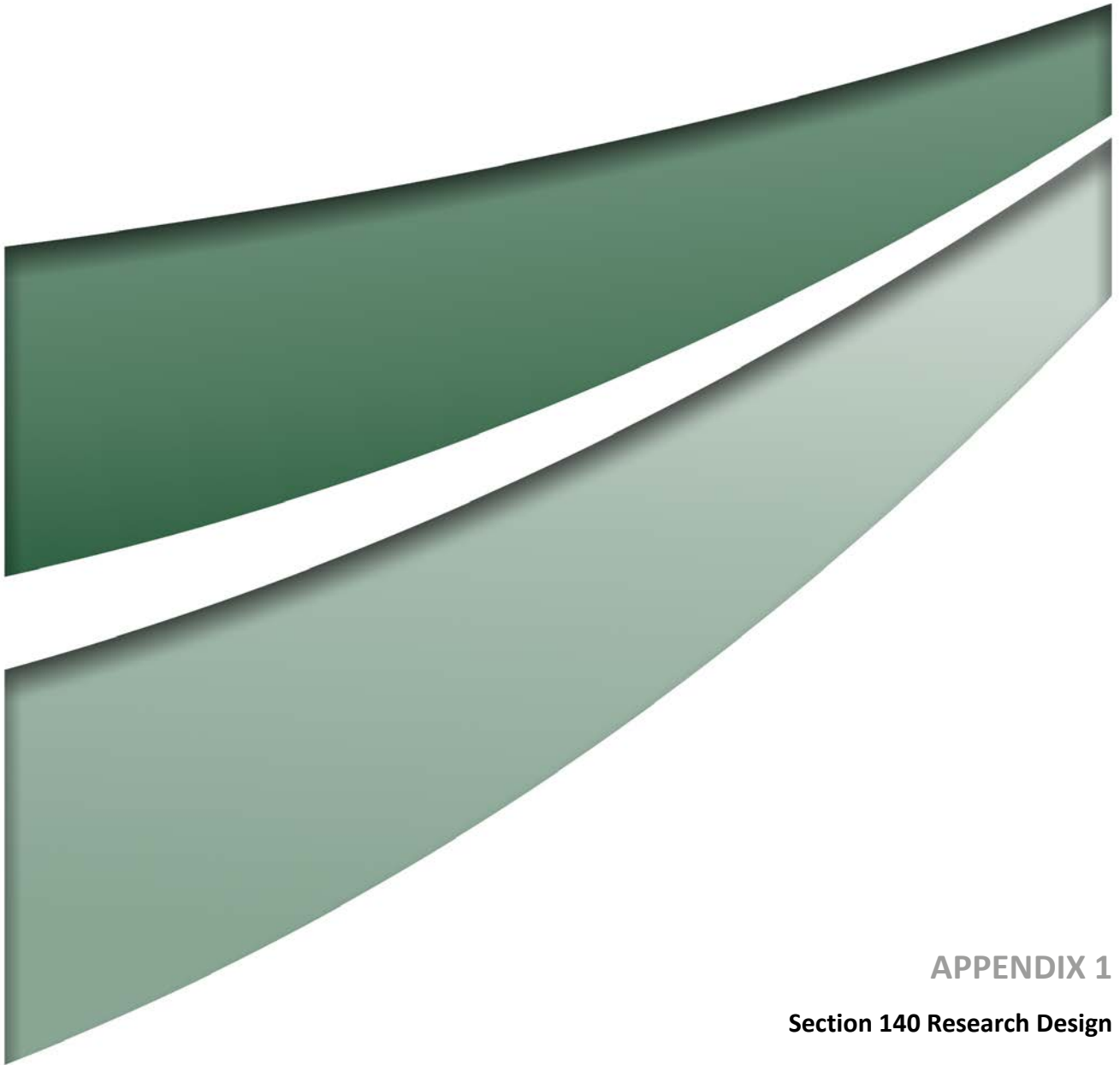
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## APPENDIX 1

### Section 140 Research Design

# Research Design

## Introduction

A research design is an important prerequisite for an archaeological investigation. In NSW all applications for an Excavation Permit must be accompanied by a research design. This research design has been prepared to be part of the supporting documentation for an Excavation Permit application made under Section 140 of the *Heritage Act 1977* (NSW).

A research design is a set of research questions developed specifically for a site within a wider research framework to ensure that when the archaeological resources of the site are destroyed by excavation, their information content is preserved and can contribute to current and relevant knowledge about the past. An archaeological research design aims to ensure that the excavation of an archaeological site is managed in a way to recover information available through no other technique.

A fundamental requirement of an archaeological research design is that the questions posed must be responsive to the nature of the archaeological evidence that is likely to be encountered. However, the nature of an archaeological resource cannot be accurately determined until excavation commences. It is essential that the research design is adaptable and can be revised as the nature and extent of the resources within the site become better understood. With the better understanding of an archaeological resource, more informed management of the remains can be undertaken.

## Research Framework

Archaeological investigation of the proposed study area should consider physical evidence associated with the historical development and use of the study area within a broad thematic context as well as within a local and site specific context (Heritage Council NSW 2001).

### NSW Historical Themes

A historical theme is a research tool, which can be used at the national, state or local level to aid in the identification, assessment, interpretation and management of heritage places (AHC 2001:1). The development of the study area can be assessed in the context of the broader historic themes defined by the Heritage Division, OEH and AHC. In accordance with the Heritage Division, OEH and AHC framework of historic themes, the themes in **Table 1** are relevant to the study area and locality.

**Table 1 Historic Themes**

Australian Theme	New South Wales Theme
Peopling Australia	Aboriginal cultures and interactions with other cultures
	Ethnic Influences
	Migration
Developing local, regional and national economies	Agriculture
	Commerce
	Environment – cultural landscape

Australian Theme	New South Wales Theme
	Industry
	Transport
Building settlements, towns and cities	Accommodation
Working	Labour
Developing Australia's cultural life	Domestic Life
	Creative endeavour

### Newcastle Archaeological Management Plan Research Themes

The Newcastle AMP (1997) developed a series of archaeological research themes for central Newcastle. The aim of the research themes is to ensure the collection of relevant data from any archaeological investigation in Newcastle. The research themes relevant to the study area are outlined below (Suturs 1997).

- **Environmental Modification and Disturbance** – Fill levels and extent of altered ground, water supplies (public wells/private wells/cisterns/reticulated supply); vegetation (disturbance/loss and introductions).
- **Aboriginal Occupation/Contact** – Location/extent; pre-contact environment, resources, material culture, continuity and change. Acculturation.
- **Government Town** – Community and change; physical/spatial layout (including street pattern and subdivision, town allotments); sites/buildings (including building materials and technology); occupants/life ways (including residential/domestic sites); land uses; public utilities and services.
- **Australian Agricultural Company** – Influence on settlement pattern and development; mines and railways (sites).
- **Urbanisation and the Nineteenth Century City** – Development of the CBD and specialised land uses; land values; population (increase/demographics); occupations and residents of the CBD; town services/urban amenity; health/welfare; transport; nature of development/expansion of the city (increased structural/spatial/functional complexity); social repercussions; consumerism and access to imported goods.
- **Industry and Manufacturing** – Industry locations and industrial production; labour relations/class struggle (working class neighborhoods); economic organisation and control of production vs. social differentiation; labour requirements and the composition of families. Major industries and sites (for example those related to mining, transport, commerce).
- **Cultural Life** – Social/entertainment.
- **Gender and Ethnicity** – Roles/status (social and economic) including occupations. Historic, social, spatial and physical environment. Locations and/or concentration of specific groups. Lifestyle.

- **Archaeological Management Issues** – Site preservation; integration and comparison of results. Assessment of management plan predictions both overall and in relation to specific sites.

## Objectives

The proposed objectives and research questions for the Former Empire Hotel study area have been developed with consideration of the historic development and associated archaeological potential, the proposed upgrade and development works and the results of previous assessments (AHMS 2004; EJE 2004; AHMS 2015).

The standard mitigation strategy for impacts to archaeological relics and features for the proposed works includes the following:

- monitor and record the removal of all fill deposits across the study area;
- survey the location of all identified relics, features and remains that are associated with the hotel periods;
- locate the extent of the relics and/or features within the proposed works areas; and
- use recording forms, context numbers and photographic records to record all archaeological and stratigraphic information.

All potential archaeological remains of local heritage significance would be comprehensively recorded prior to removal.

## Research Questions

An archaeological research design is developed in order to establish a series of general and site specific questions for the archaeological investigation of a site. This research design is developed with regard to the HAA assessment process which identifies the historic development of the study area, the heritage values and significance of potential archaeological resources and research potential of the likely archaeological resource.

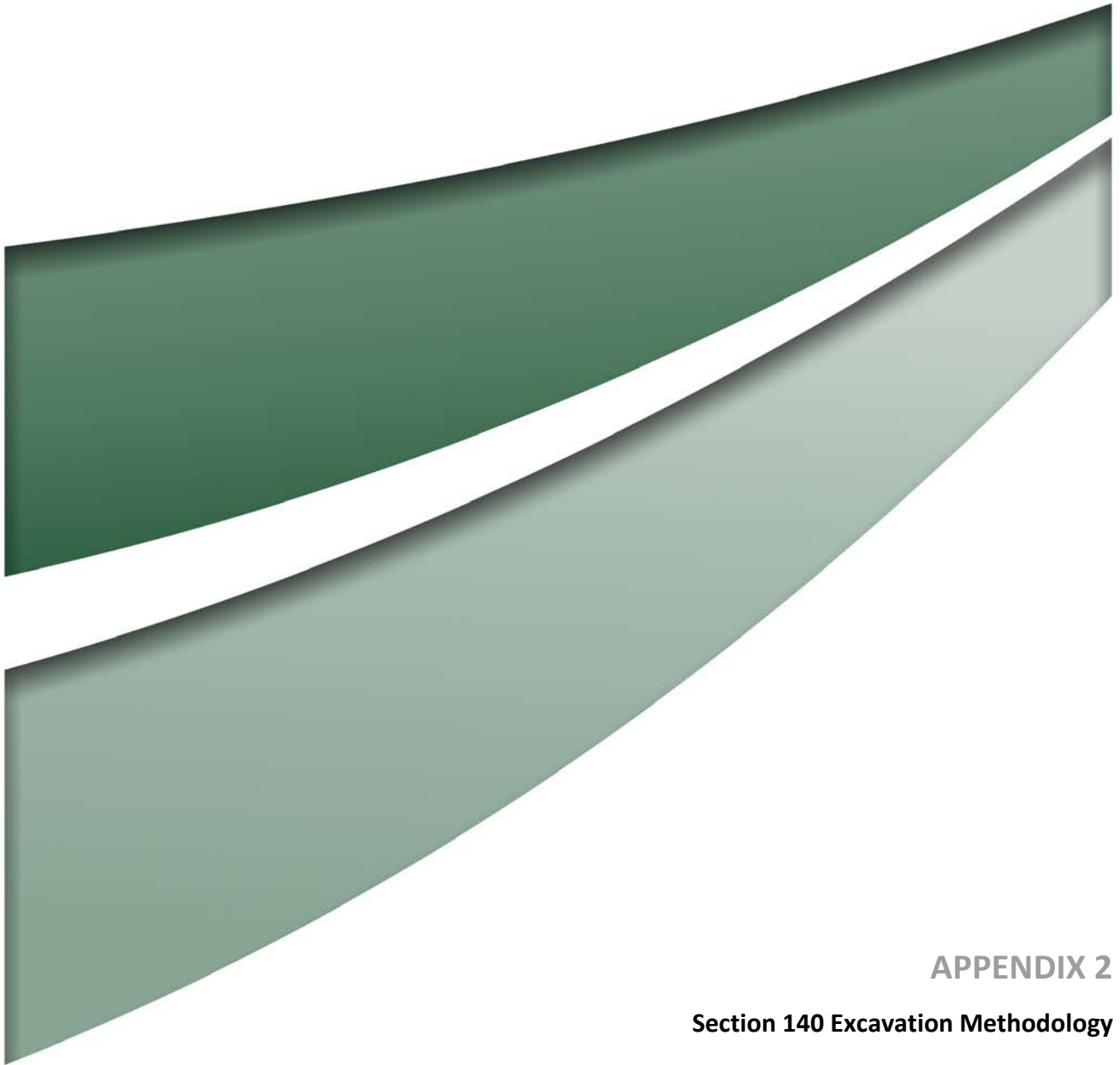
The following research design develops a series of questions aimed to confirm historic datasets and most importantly, identify and record the physical information to supplement and provide information that may not be recorded in the historic datasets, prior to partial and/or complete removal of the archaeological resource.

In order to achieve the above and the aforementioned identified objectives, the following research questions have been established in order to guide the archaeological investigations. Relevant research questions identified are:

- Is there evidence of pre-contact Aboriginal land use across the study area?
- Is there evidence of early land use in relation to the Government Farm, including evidence of structures and/or farming/ploughing practices?
- What physical evidence of the former Empire Hotel is evident across the study area?
  - Is there archaeological evidence associated with the use of the earliest 1850s hotel structure?

- What evidence is there for the various hotel additions and are the various phases of Hotel development discernible (including the cellar)?
- Is there evidence of associated outbuildings, stables and yards?
- What evidence is there for former wells/cisterns and cess pits within Lot 108A.
- Is there evidence of historic sub-surface utilities across the study area?
- What evidence is there for other types of early historic use and development across the eastern portion (Lot 107) of the study area?
  - Is there archaeological evidence of the Monumental Masons yard and associated structures?
  - Is there evidence for the mid nineteenth century structures that fronted Steel Street and can the archaeological evidence indicate the types of structures present and the activities undertaken?
  - Is there evidence of the residential buildings constructed in the late nineteenth and early twentieth centuries that fronted Steel Street and are these discernible from the earlier phases of occupation?
  - Are cultural deposits relating to the Chinese occupation phases evident along Steel Street?
- Are the various phases of occupation and development identifiable across the study area and are the features and/or relics able to be dated?
- What is the level of sub-surface integrity across the study area and what are the impacts of later twentieth century development on the nineteenth and early twentieth century historical phases.
- Is the archaeological evidence able to contribute to the understanding of the historical development of Newcastle?
- How do the archaeological features and remains and sub-surface integrity compare to historic archaeological sites within the vicinity of the study area.





## APPENDIX 2

### Section 140 Excavation Methodology

# Excavation Methodology

## Introduction

The following excavation methodology supports the application for a Section 140 Application for an Excavation Permit and has been developed based on the results of the HAA to which this methodology is appended. The HAA has outlined the historical occupation and associated archaeological potential of the study area and the proposed development program. This methodology has been developed in relation to the Research Design (Appendix 1 of the HAA [Umwelt 2016]).

It is noted that the study area is located within the registered Aboriginal Cultural Heritage site (AHIMS Number) 38-4-0832. As part of the proposed redevelopment works, an Aboriginal Heritage Impact Permit (AHIP) is also currently being sought. It has been assessed that, any evidence of past Aboriginal land use would likely be an expression of a wider site that has previously been recorded as two separate sites on adjacent properties. These archaeological remains would not only be protected under the *Heritage Act 1977* but also the *National Parks and Wildlife Act 1974*.

## Excavation Program and Methodology

One of the goals of the archaeological program is to identify the location and fabric of the early 1850s Empire Hotel structure, its associated outbuildings (including stables) and any associated deposits and cut features. Historical accounts and the continued use of the building - until it was demolished in 2011 - have provided a comprehensive historic development for the study area and the historic activities undertaken across the site. As such, the excavation program has been developed to allow for the specific and constrained excavations of proposed impact areas in order to determine the presence/absence of sub-surface archaeological remains.

The historical archaeological program would be undertaken in two stages, followed by the Aboriginal archaeological component of works.

### Stage 1: Removal of existing slab and sub-grade

Stage 1 would involve the removal of the existing ground surfaces which include the concrete slab, the brick paving and the concrete slab sub-grade. The removal of the existing surfaces and sub-grade would be monitored by the approved Excavation Director and/or the Secondary Excavation Director. If archaeological features and or relics are identified during the Stage 1 works, the remains would be recorded in accordance with best practice standards as outlined below.

The recording of any identified historical features and/or relics would be undertaken in accordance with the methodology outlined below in Stage 2.

### Stage 2: Historical Archaeological Investigations

Stage 2 investigations would involve archaeological monitored mechanical removal of what the proposed development terms 'uncontrolled' fill deposits across the study area - between one metre and 1.5 metres below the existing surface or as required by the proposed development. This material would be removed by a mechanical excavator (with a flat edged bucket) under the supervision of an historic archaeologist.

If any archaeological relics and/or features relating to the former Empire Hotel and/or any early historic development of the study area are identified mechanical excavation would cease in the area and detailed archaeological investigation be undertaken.

The manual identification and excavations would be undertaken and overseen by the approved Excavation Director and/or the approved Secondary Excavation Director. The Stage 2 investigations would be completed either; once the levels of proposed fill removal for the proposed works has been reached and/or if the historical archaeological features have been appropriately investigated and/or culturally sterile deposits have been encountered.

All historical excavations would be recorded as follows:

- each stratigraphic unit would be given a context number for the appropriate recording of the study area;
- scale photographs would be taken;
- each context would be recorded on individual recording sheets with associated contexts identified;
- the recordings would also include a mud map and a harris matrix of each context; and
- all archaeological remains (whether a cut, fills, feature or relics etc) would be defined, manually excavated, recorded and given either an appropriate feature or context number as outlined below:
  - all archaeological remains would be recorded on individual recording sheets;
  - all archaeological remains would be drawn to scale with scaled plan and section drawings also produced across each Stage 2 excavation area and across the study area;
  - a photographic record would be undertaken across the study area with a focus on all archaeological relics and features identified. All photographs associated with each context, cut, feature and/or relic would also be recorded on the corresponding record sheet ;
  - a harris matrix would be developed incorporating all context, cut, fill, feature, relic and surfaces identified and recorded;
  - all surfaces contexts, cuts, fills, features and relics would be recorded by a surveyor providing accurate spatial and temporal data across the study area;
  - all recovered artefacts would be cleaned, bagged and archived according to the contexts from which they were recovered; and
  - as part of the potential public interpretation of the archaeological excavation information can be made available within the proposed building redevelopment and/or the Newcastle and Hunter District Historical Society Inc.

Depending on the nature and integrity of the deposits and features revealed, the scope of excavation may range from exposure and recording of extant structural elements such as walls, piers, cisterns and wells to more details investigations of ephemeral elements such as yard surfaces, rubbish deposits or post holes.

In the unlikely event potential state significant relics are exposed discussions will be held with the Heritage Division with regards to the appropriate management of the relics.

Once the depth of the proposed 'uncontrolled' fill removal for the proposed works has been reached and all historical archaeological features have been appropriately investigated, the Aboriginal archaeological component of the project would be undertaken.

### Aboriginal Archaeological Works

Following the completion of the historical archaeological investigations, the proposed Aboriginal cultural heritage archaeological test excavations would commence. These investigations would aim to identify the location and depth of any Aboriginal cultural heritage material.

The Aboriginal archaeological test excavations would be undertaken by an archaeologist experienced in both Aboriginal and historical archaeology (the nominated Excavation Director or Secondary Excavation Director) and members of the RAPs. The test excavations would be comprehensively recorded in accordance with both historic and Aboriginal cultural heritage best practice standards (methodology below and in accordance with the AHIP).

### **Post Archaeological Excavation Recording**

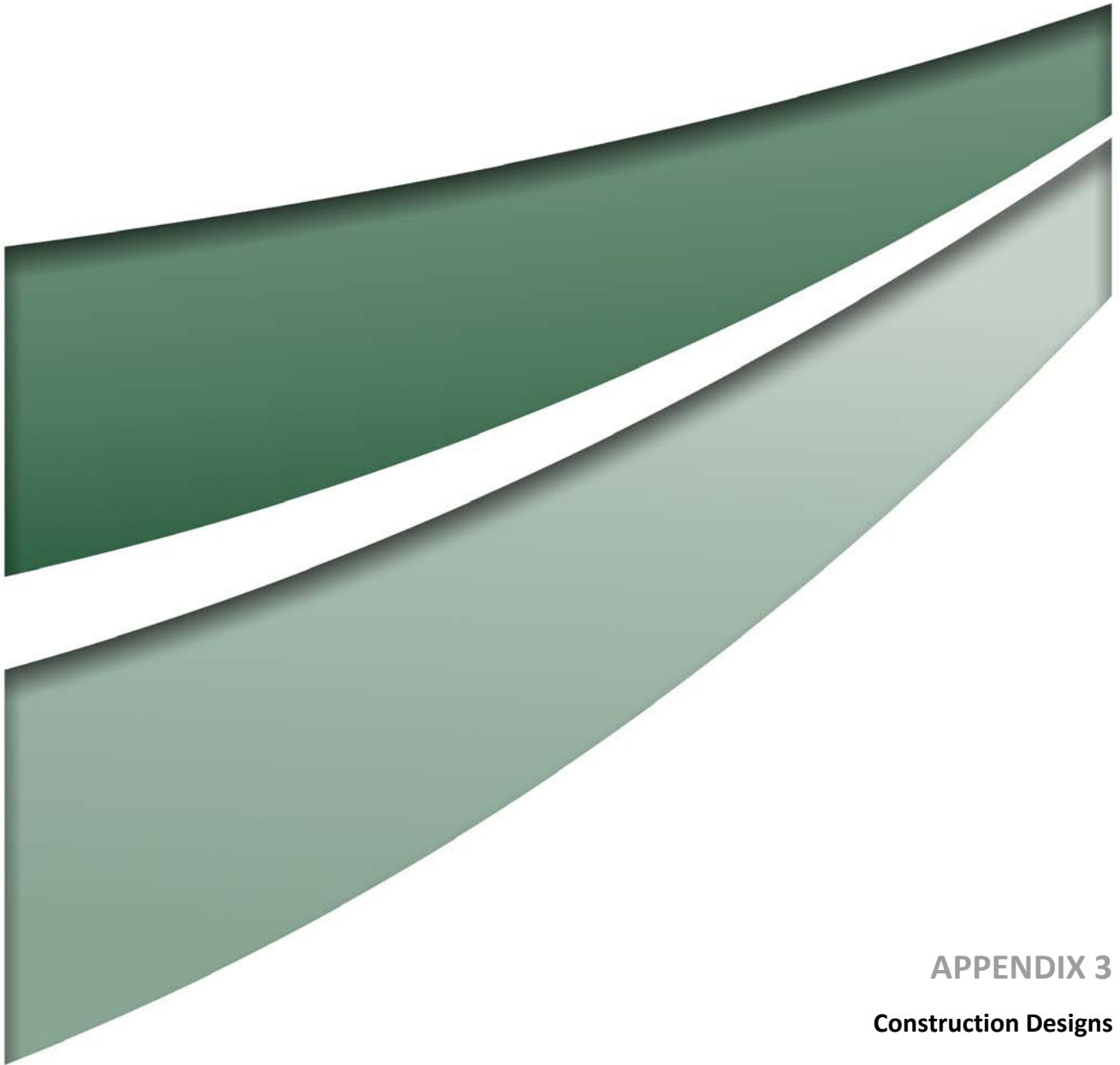
Within four weeks of the finalisation of the historic archaeological investigations, a summary report that details the initial investigation results would be forwarded to the Heritage Division in accordance with standard excavation permit conditions.

As part of the post field work analysis, all artefacts would be subject to comprehensive analysis undertaken at the Umwelt Teralba offices.

The results of all historical archaeological investigations would be collated into one over-arching historical excavation report. The final excavation report would discuss the results of the investigations and the site formation and post depositional processes. Using the data gathered in conjunction with the data collated as part of the HAA (Umwelt 2016), the report would discuss the results and determine if the objectives of the investigations have been met and answer the research questions (as outlined in the Research Design (Appendix 1 of the HAA)).

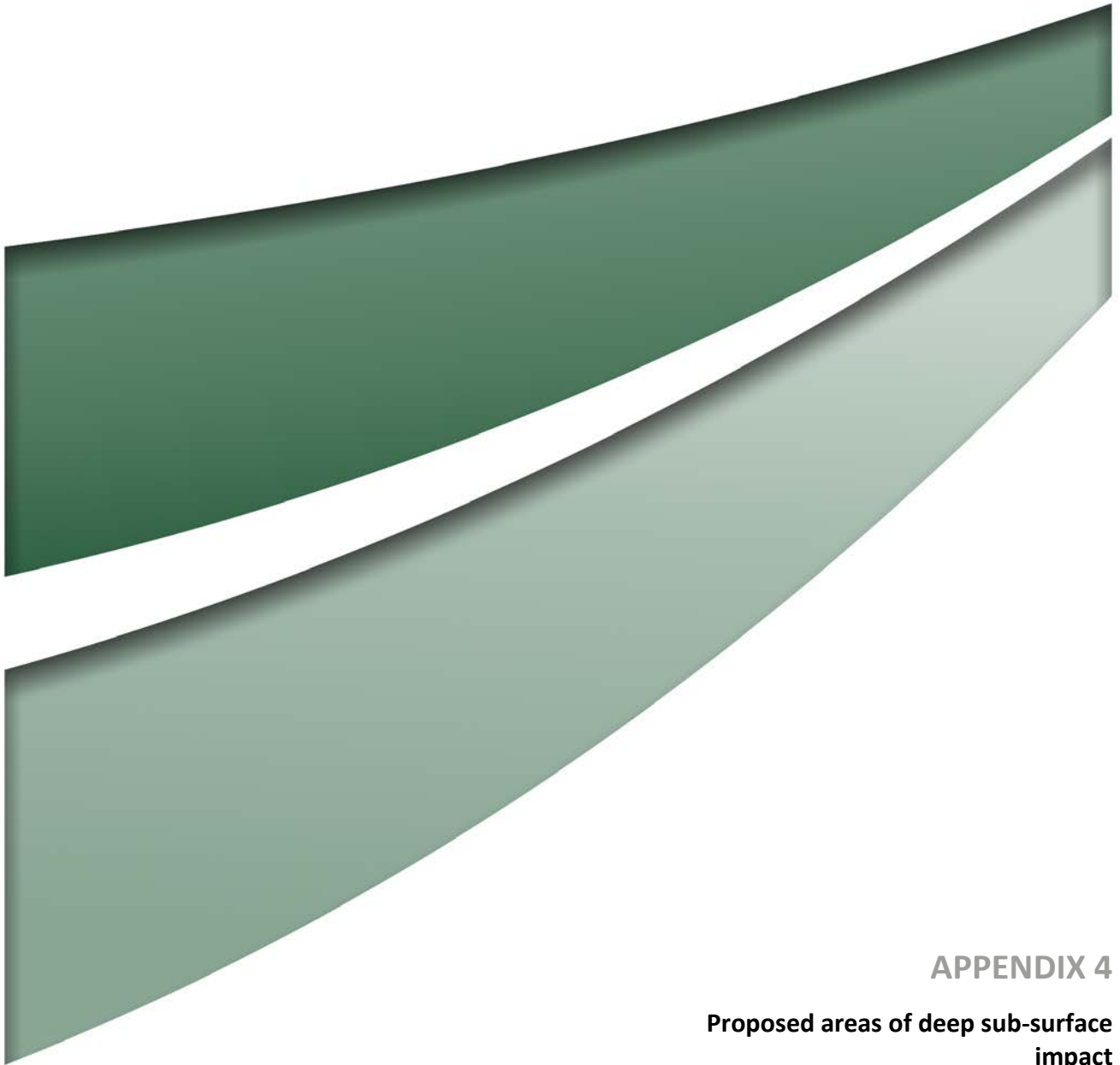
The report would also include digitised photographic, recording sheet, context and harris matrix data. The report would also reassess the heritage significance of the identified archaeological resources and the archaeological potential of the study area.

The report would be submitted to the Heritage Division and the Newcastle City Council.



**APPENDIX 3**  
**Construction Designs**

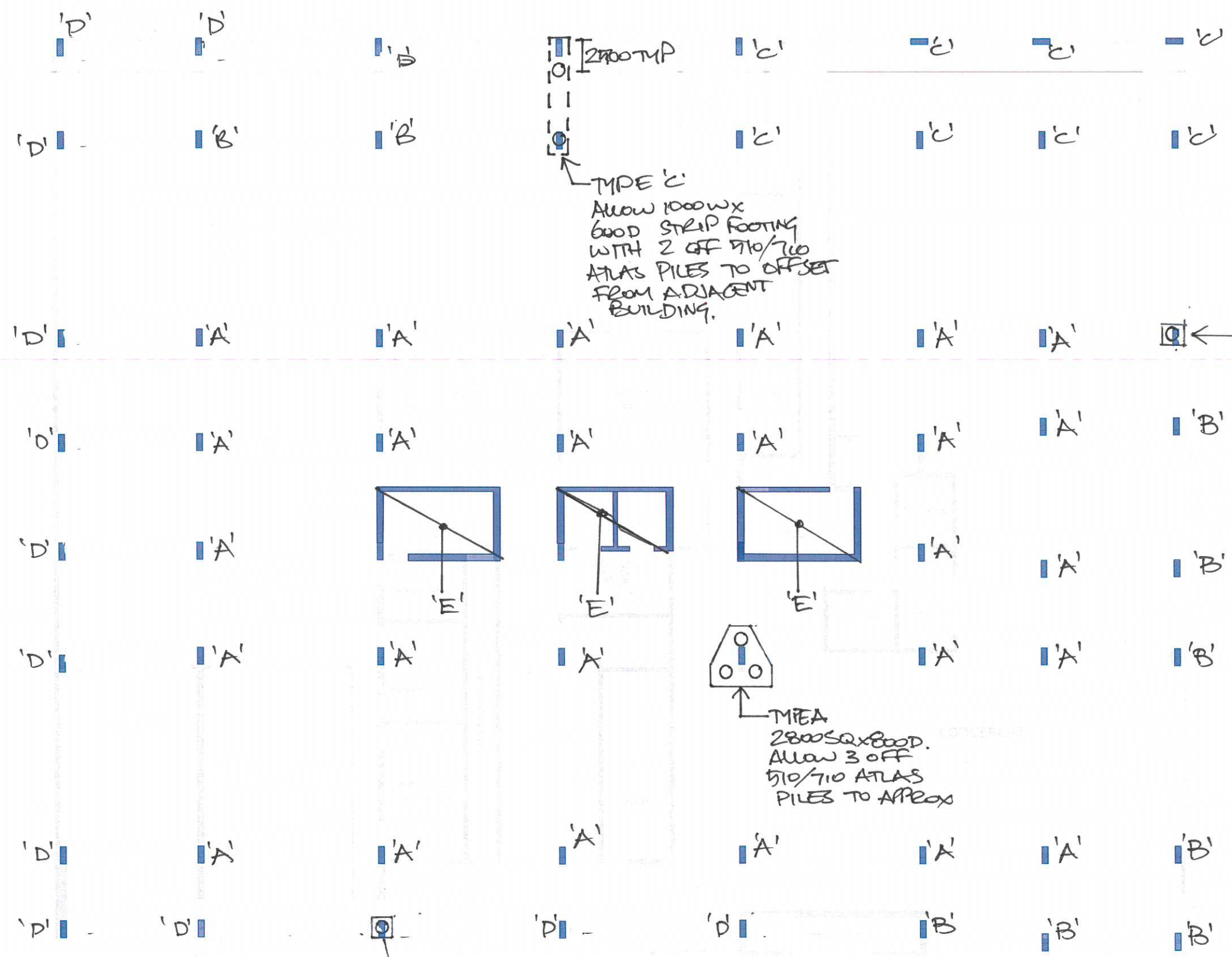




## APPENDIX 4

Proposed areas of deep sub-surface  
impact

NL140263  
20.09.16  
FOUNDATION PLAN.  
REFER GROUND  
FLOOR PLAN FOR  
NOTES ON ASSUMPTIONS.



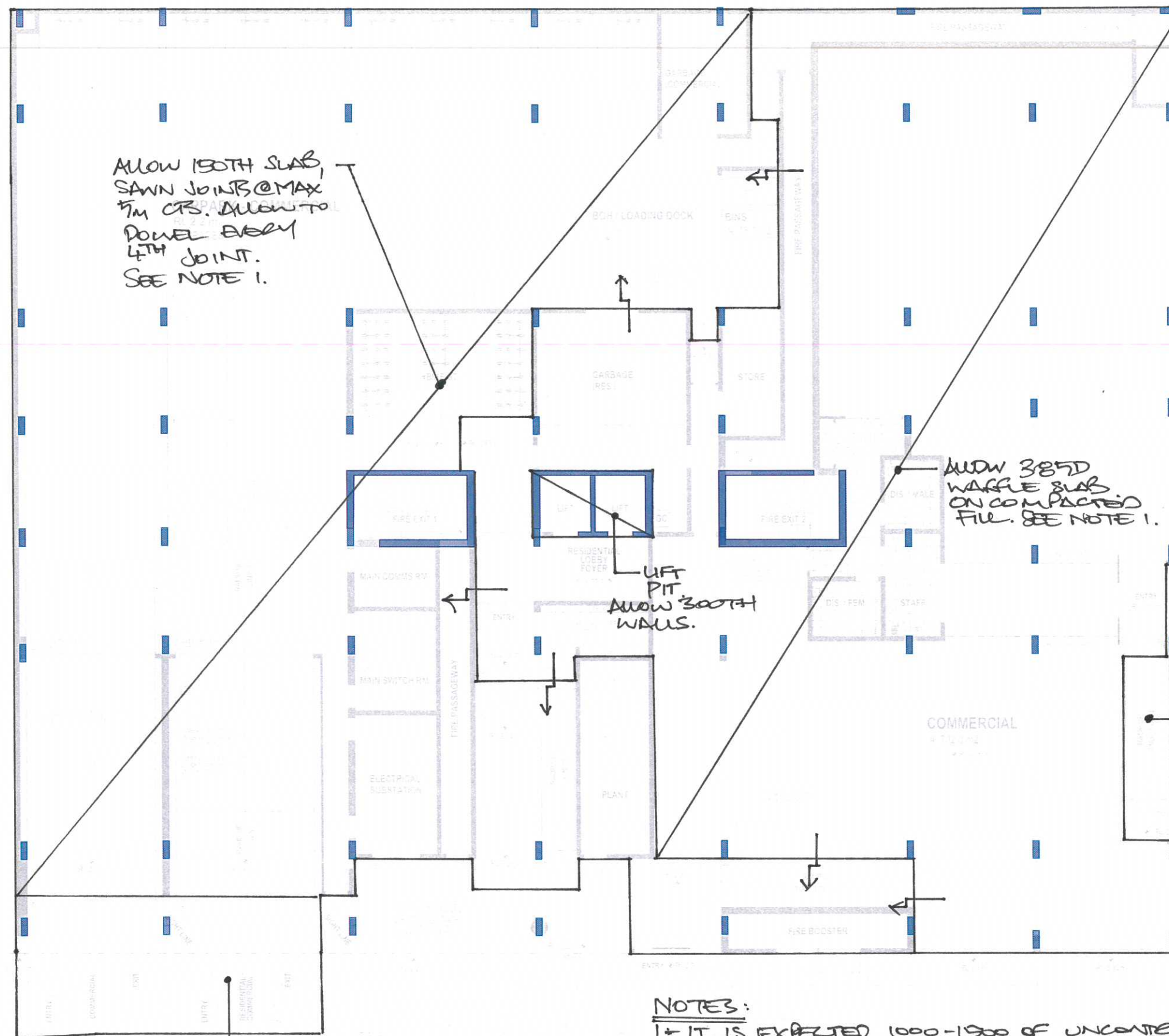
'E' - ALLOW 600 BASE TO  
SHAFTS. ALLOW 8 OFF  
710/710 ATLAS PILES  
TO ALL SHAFTS.

TYPE 'D' ALLOW  
410/610 ATLAS  
PILE WITH 1200Wx800Lx600D  
PILE CAP.

NOTE: FOR PRICING ALLOW ALL PILES TO  
BE 1300 LONG. LENGTH TO BE CONFIRMED  
WHEN SITE SPECIFIC GEOTECHNICAL WORKS  
RECEIVED.

NOT FOR CONSTRUCTION

NL140263  
20.09.16  
GF SLAB PLAN.



BUILDING & APARTMENT KEY

ST	1 BED	2 BED	3 BED
1	3	7	-
2	1	7	-
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100	3	7	-

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