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# **HISTORICAL ARCHAEOLOGICAL IMPACT ASSESSMENT**

University of Newcastle, Gosford

Prepared for  
**UNIVERSITY OF NEWCASTLE**  
13<sup>th</sup> December 2022

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# EXECUTIVE SUMMARY

Urbis has been engaged by The University of Newcastle ('the proponent') to conduct a Historical Archaeological Impact Assessment (HAIA) of 307 Mann Street, Gosford, legally referred to as Lot 1 of DP 911163; Lot 1 of DP 911164; Lots 1,4, 29, 30, 31 and 32 of Section 1 in DP 1591; and Lot 2 of Section 2 in DP 1591 ('the subject site'). The subject site falls within the Central Coast Local Government Area (LGA), which falls within the administrative catchment of the Darkinjung Local Aboriginal Land Council (LALC).

The HAIA has assessed the potential impact of the currently proposed works. The proposed works are to be undertaken as a State Significant Development Application (SSDA) (SSD-47749715) and will include the demolition of existing structures, excavation and bulk earthworks for site levelling, and construction of a new educational building on the western portion of the subject site with provision of open public space to the east.

The HAIA has been undertaken as an investigation of historical archaeological potential within the subject site, and to investigate the likelihood that the proposed works would impact potential archaeological resources. The HAIA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the subject site including analysis of historic mapping and imagery (Section 3).
- A physical survey of the subject site (Section 4.3).
- Analysis of relevant archaeological assessments (Section 4.1).
- Assessment of archaeological potential (Section 5).
- Assessment of archaeological significance (Section 6).
- Archaeological impact assessment (Section 7).

This HAIA has concluded the following in relation to the historical archaeological potential of the subject site:

- Generally, there is a **low-moderate potential** for artefactual deposits to occur throughout the site. Artefactual deposits are likely to include intentional and accidental discard items, which could be located within discrete deposits or fills. Due to an absence of mapping, it is not possible to accurately predict the location of such deposits. These remains are also anticipated to be preserved with little spatial and/or physical integrity, owing to the site's long history of ground disturbing works.
- There is a **low potential** for archaeological resources to occur associated with Phase 1. During this phase, there is little evidence for development of the majority of the subject site. Archaeological evidence associated with this phase is anticipated to include structural and/or general discard items; although, these are likely to be significantly disturbed by subsequent development.
- There is generally a **low-moderate potential** for archaeological resources to occur associated with Phase 2. Archaeological resources anticipated to occur in association with Margin's Cordial Factory and Ice Works include structural remains of the factory and deeper subsurface features; although, these are likely disturbed by subsequent developments. Conversely, resources associated with the 1906 cottages are anticipated to include structural remains of the former dwellings and evidence of landscaping. These resources are assessed as having a **moderate-high potential** to occur.
- There is a **low potential** for archaeological resources to occur associated with Phase 3. The Packing House remains extant within the subject site and is considered as an item of Built Heritage under the Heritage Impact Statement prepared by Urbis (2022). No archaeological resources are anticipated to occur associated with the packing house, beyond sporadic discard items which may occur across the site.
- There is a **low potential** for archaeological resources to occur associated with Phase 4. Archaeological resources anticipated to occur include demolition fill and general discard items. However, due to the cursory nature of such resources, these are likely to be preserved with low spatial and physical integrity.
- The archaeological resources anticipated to occur at the subject site are **not** considered to meet the threshold for significance at a State or Local level.

- As the potential resources are not assessed as being of archaeological significance, this assessment concludes that the proposed works are unlikely to impact archaeological relics. As such no further mitigation measures are proposed to prevent impact to historical archaeological relics.

In view of the above conclusions, Urbis makes the following recommendations:

***Recommendation 1 – Unexpected Finds Procedure***

Where substantial intact archaeological relics of State or local significance, not identified in this HAIA are unexpectedly discovered during excavation, work must cease in the affected area and Urbis be immediately notified. Depending on the nature of the discovery, Heritage NSW may be notified in writing in accordance with Section 146 of the *Heritage Act 1977*. Additional assessment may be required prior to the recommencement of excavation in the affected area.

***Recommendation 2–Archaeological Induction***

Prior to the commencement of works, an archaeological induction should be delivered by Urbis to all relevant construction personnel for the purpose of establishing:

- heritage obligations of all project personnel;
- how to identify archaeological relics of State or local significance;
- what to do in the event that potential relics are uncovered; and
- how the Unexpected Finds Procedure works in practice.

***Recommendation 3 – Human Remains Procedure***

In the unlikely event that human remains are uncovered during any site works, the following must be undertaken:

- All works within the vicinity of the find immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact.
- Site supervisor or other nominated manager must notify the NSW Police and DPC.
- The find must be assessed by the NSW Police and may include the assistance of a qualified forensic anthropologist.
- Management recommendations are to be formulated by the Police, DPC and site representatives.
- Works are not to recommence until the find has been appropriately managed.

# 1. INTRODUCTION

Urbis has been engaged by The University of Newcastle ('the proponent') to conduct a Historical Archaeological Impact Assessment (HAIA) of 307 Mann Street, Gosford, legally referred to as Lot 1 of DP 911163; Lot 1 of DP 911164; Lots 1,4, 29, 30, 31 and 32 of Section 1 in DP 1591; and Lot 2 of Section 2 in DP 1591 ('the subject site') (Figure 1-Figure 2). The subject site is located within the Central Coast Local Government Area (LGA), which falls under the administrative catchment of the Darkinjung Local Aboriginal Land Council (LALC).

The purpose of the HAIA is to investigate the historical archaeological potential within the subject site and the likelihood that the proposed works would impact potential archaeological resources.

## 1.1. SUBJECT SITE

The subject site is located at 307 Mann Street, Gosford, legally referred to as Lot 1 of DP 911163; Lot 1 of DP 911164; Lots 1,4, 29, 30, 31 and 32 of Section 1 in DP 1591; and Lot 2 of Section 2 in DP 1591 ('the subject site') (Figure 1-Figure 2). The subject site is located within the Central Coast Local Government Area (LGA), which falls under the administrative catchment of the Darkinjung Local Aboriginal Land Council (LALC). These lots, together, form a large, rectangular-shaped site that measures approximately 4728m<sup>2</sup> in area.

The streetscape surrounding the subject site is generally under-activated and includes multiple vacant buildings. Nonetheless, numerous land uses border the site. The existing buildings within the City North precinct include a mixture of 1-2 storey industrial buildings, auto lots, vacant land, and 5-6 storey apartment buildings. By contrast, the streetscape beyond Hill Street is of residential scale. Many of the buildings along Mann Street are warehouses with under-activated street frontages. Directly opposite the subject site on the western side of Mann Street is a large, low-rise warehouse formerly associated with the former use of the subject site as a fruit distribution warehouse. That warehouse is of similar height, bulk and scale to the subject site and is tenanted by a party supplies store. Two health precincts are also situated within the broader streetscape, including Gosford Hospital and Gosford Private Hospital.

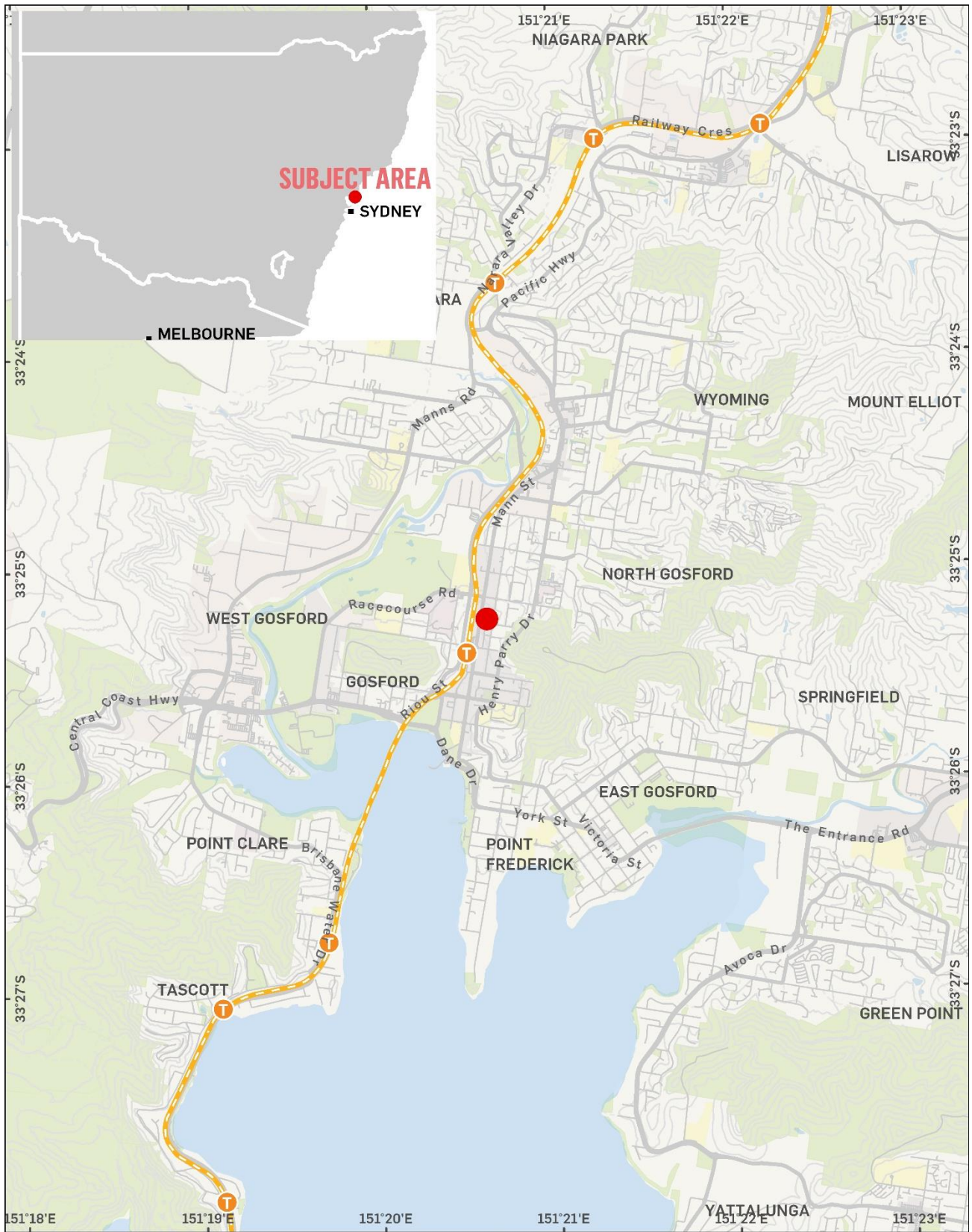
The subject site is currently occupied by a warehouse that is divisible between two sections on a north-south axis: the western portion of the site features a double-storey industrial space, while the eastern portion is only one storey. Built form across the subject site is concentrated adjacent to Mann Street, while the land to the rear of the warehouse remains undeveloped. The warehouse was formerly tenanted by a Mitre 10 franchise. Despite an absence of signage, the blue colour of the façade testifies to this former tenancy. Likewise, a large mural along the Mann Street and Beane Street frontages recognises the site's historic occupation as a citrus packing house. Nonetheless, subject site has been vacant for an extended period of time and stands, therefore, in a poor state of preservation.

The topography of the site is characterized by a sharp change in elevation on a west-east axis: while the Mann Street frontage is relatively level, the elevation rises by 7.5m along Beane Street, between Mann Street and Hills Street.<sup>1</sup>

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<sup>1</sup> Lyons 2022, *University of Newcastle – Central Coast Campus Concept Design Report*, page 14.





GDA 1994 MGA Zone 56

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Project Manager: Meggan Walker

● Subject Area

**REGIONAL LOCATION**  
Central Coast Campus  
The APP Group on behalf of the University of Newcastle

Figure 1 – Regional location of the subject site





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**Project No: P0041532**  
**Project Manager: Meggan Walker**

**SUBJECT AREA**

**Central Coast Campus**

**The APP Group on behalf of the University of Newcastle**

Subject Area    Contours

Figure 2 – Location of the subject site



## 1.2. PROPOSED WORKS

The proposed works are to be undertaken as a staged SSDA (SSD-47749715) (Figure 3). Taken together, the works seek to establish a health, education and innovation precinct associated with the University of Newcastle fronting Mann Street. This will include the demolition of existing structures, excavation and bulk earthworks for site levelling, and construction of a new educational building on the western portion of the subject site with provision of open public space to the east. The subject site does not currently contain a basement level.



Figure 3 – Proposed works concept design.

Source: Lyons and EJE Architecture, 2022.

The proposed works described in the Lyons Concept Design Report have been summarized in Table 1 below. The relevant plans are also included in Figure 4-Figure 10.

Table 1 – Overview of the proposed works to the subject site

Level	Inclusions
Partial basement level benched into the natural site topography	<ul style="list-style-type: none"> <li>▪ Western entryway to the building via the Mann St frontage, allowing clear access into the ground-level foyer, flexible industry engagement space and cafe.</li> <li>▪ A laneway to the north of the site that provides vehicular and truck access to the rear of the building.</li> <li>▪ Two lift shafts located within the foyer that provide access to the building's upper floors.</li> </ul>
Level 1 mixed-use space	<ul style="list-style-type: none"> <li>▪ Two large dual teaching and learning spaces at the north end of the floor.</li> <li>▪ Concierge and student experience spaces.</li> <li>▪ Male and female amenities.</li> <li>▪ Additional street-level entry from Beane Street.</li> </ul>

Level	Inclusions
Level 2 mixed-use space	<ul style="list-style-type: none"> <li>▪ Several teaching and learning spaces.</li> <li>▪ Several student experience spaces.</li> <li>▪ Male and female amenities.</li> </ul>
Level 3 mixed-use space	<ul style="list-style-type: none"> <li>▪ Two teaching and learning spaces.</li> <li>▪ Large seminar space.</li> <li>▪ Large student experience space.</li> <li>▪ Flexible workplace arrangement with adjacent meeting rooms.</li> <li>▪ Male and female amenities.</li> </ul>
Rooftop	<ul style="list-style-type: none"> <li>▪ Solar farm and University gardens.</li> <li>▪ Roof deck.</li> <li>▪ Rooftop lobby.</li> </ul>

The proposed works also include new landscape design accommodating a Community Urban Veranda, Civic Valley Square, Escarpment, Learning & Innovation Interface and eastern Plateau (Figure 11).

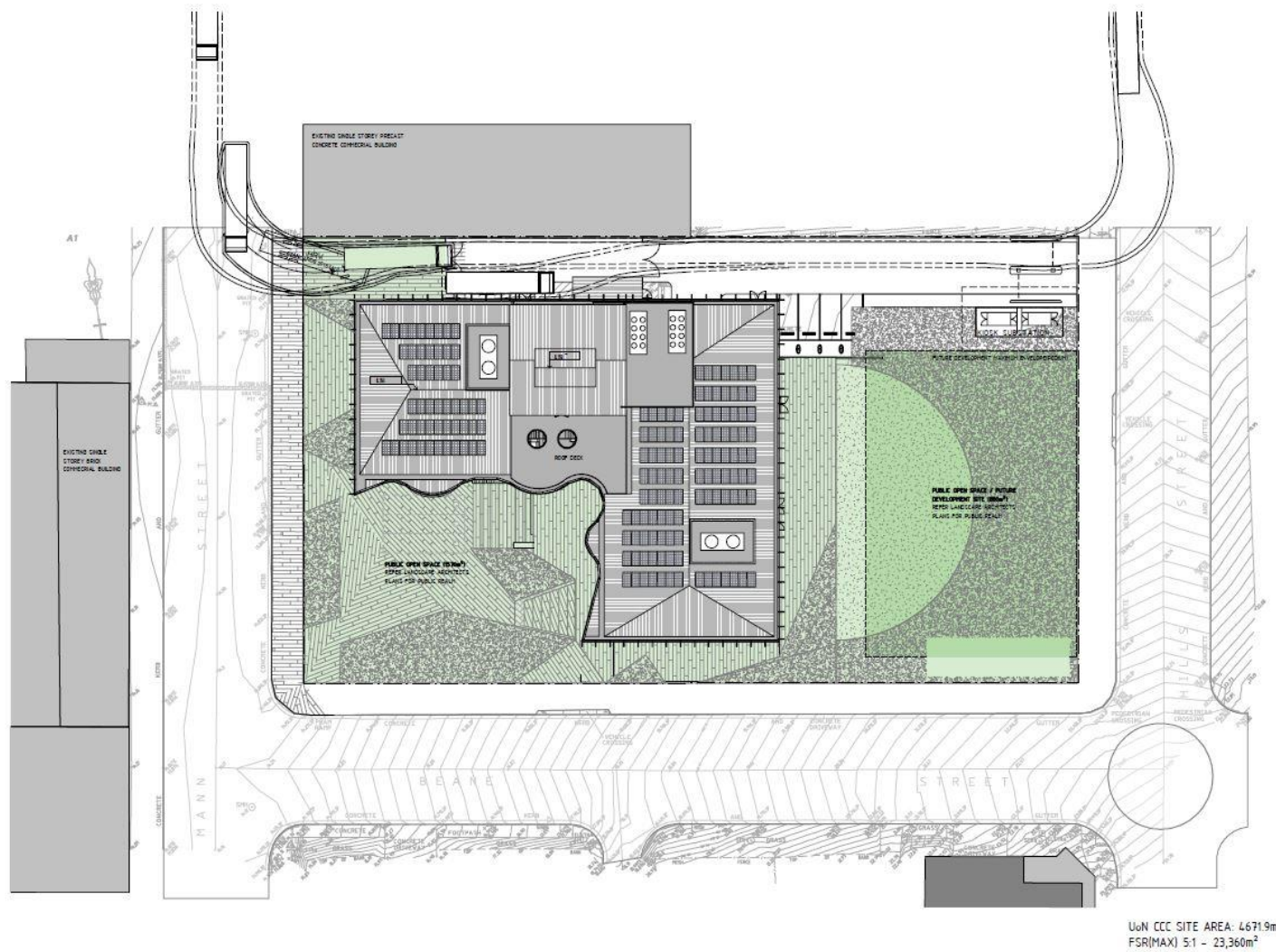


Figure 4 –Existing site plan.

Source: Lyons 2022.



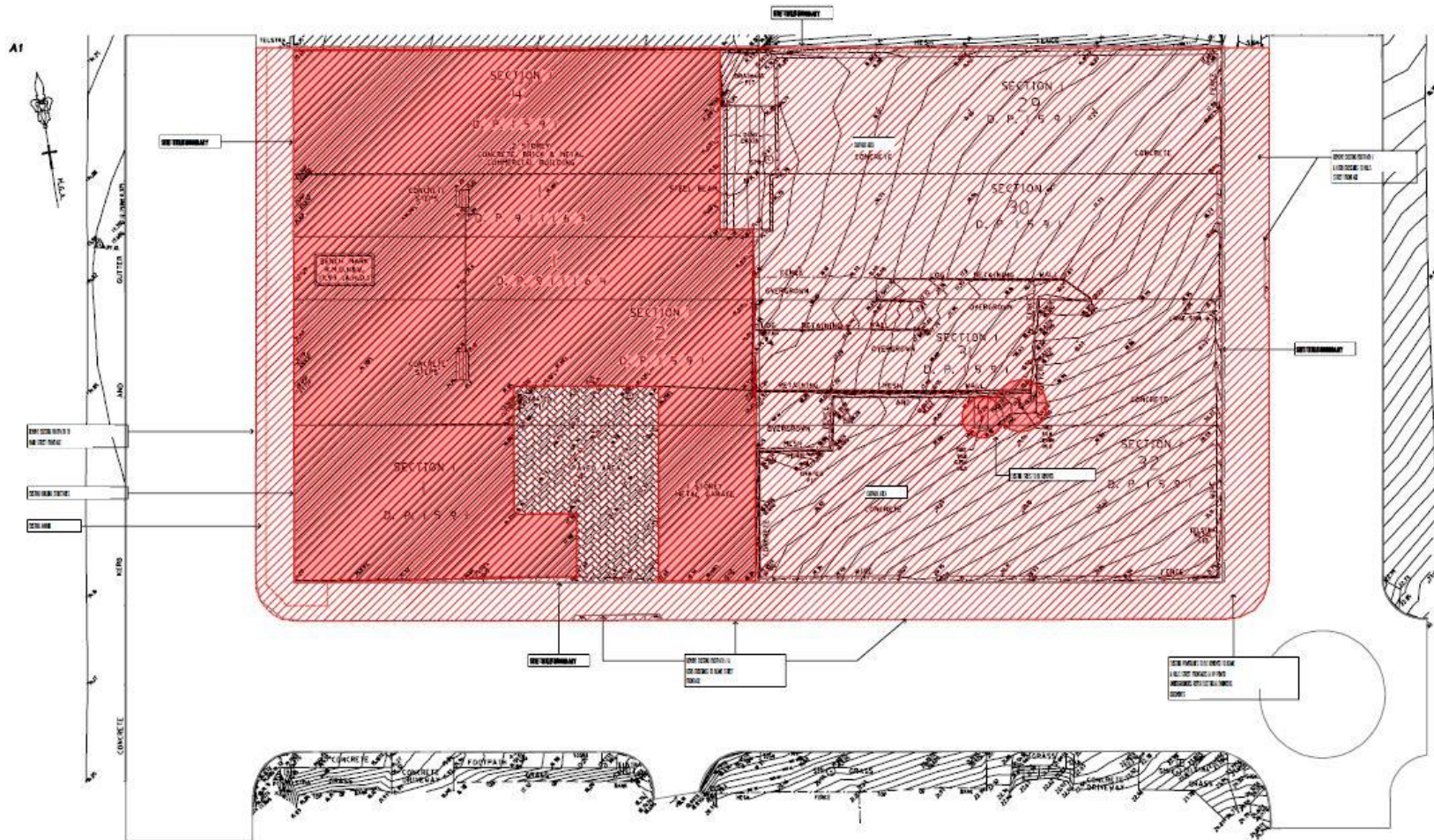


Figure 5 – Demolition plan.

Source: Lyons 2022.

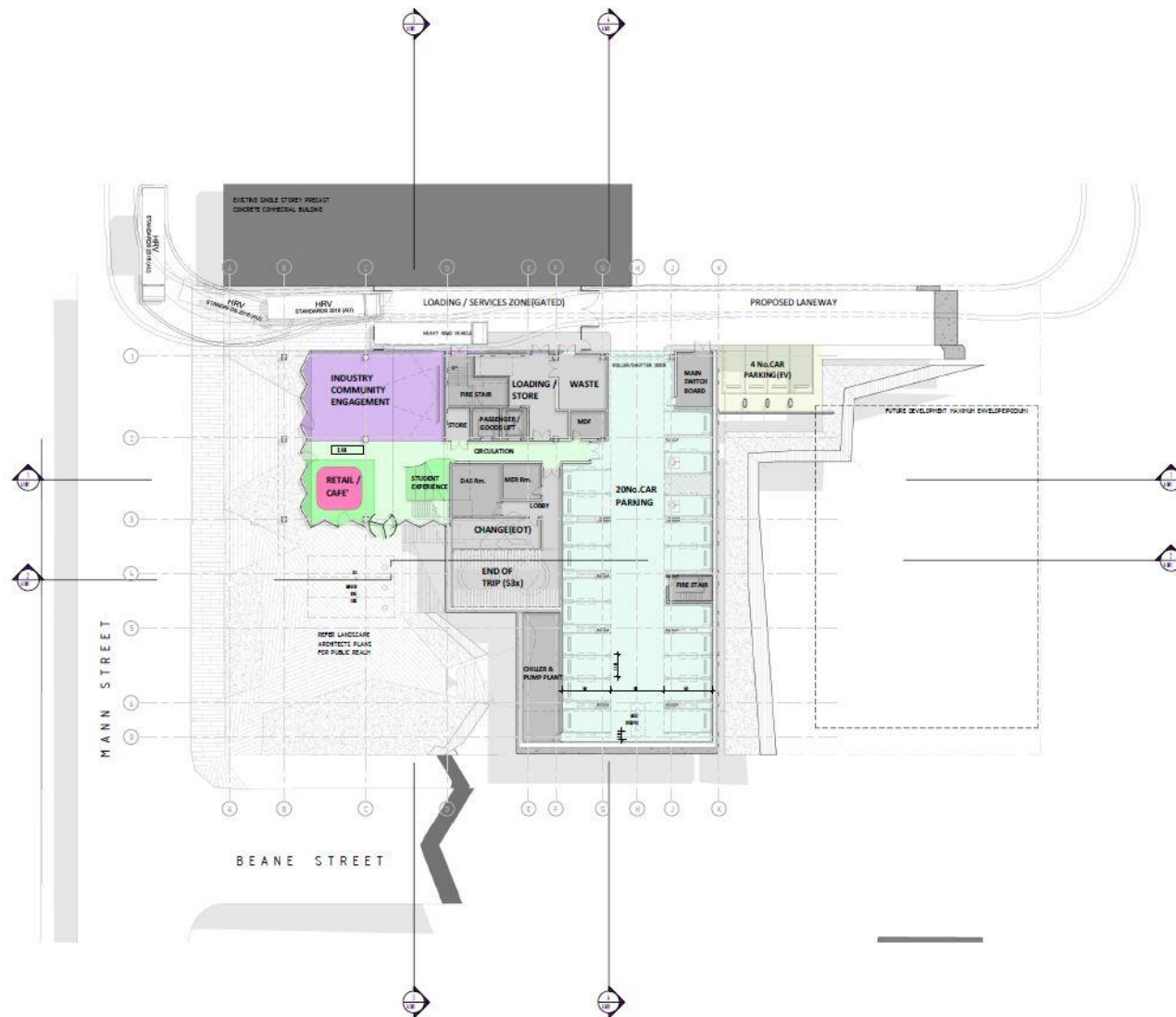


Figure 6 – Proposed plans for ground floor with partial basement.

Source: Lyons 2022.

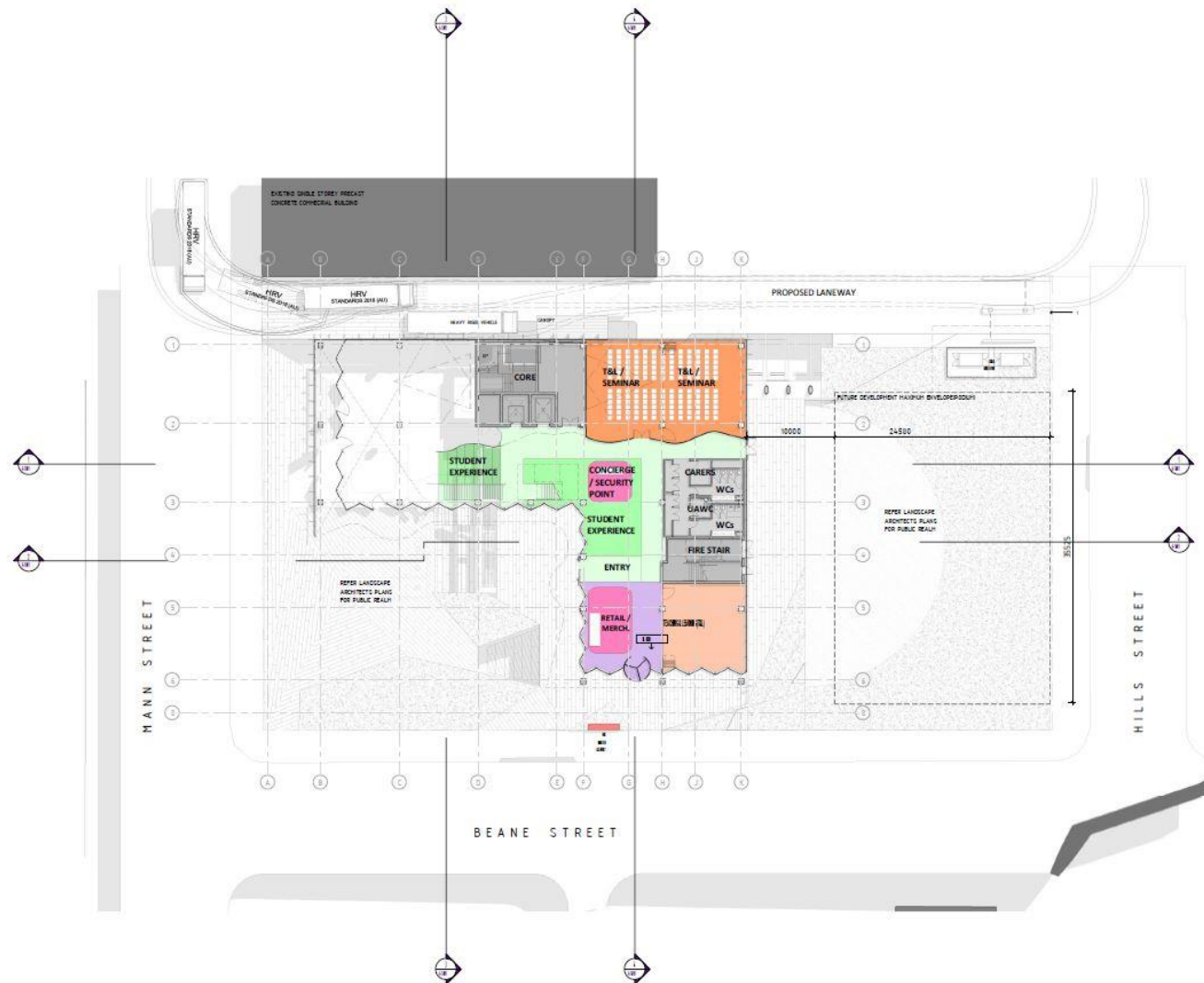


Figure 7 – Proposed plan for level 1.

Source: Lyons 2022.



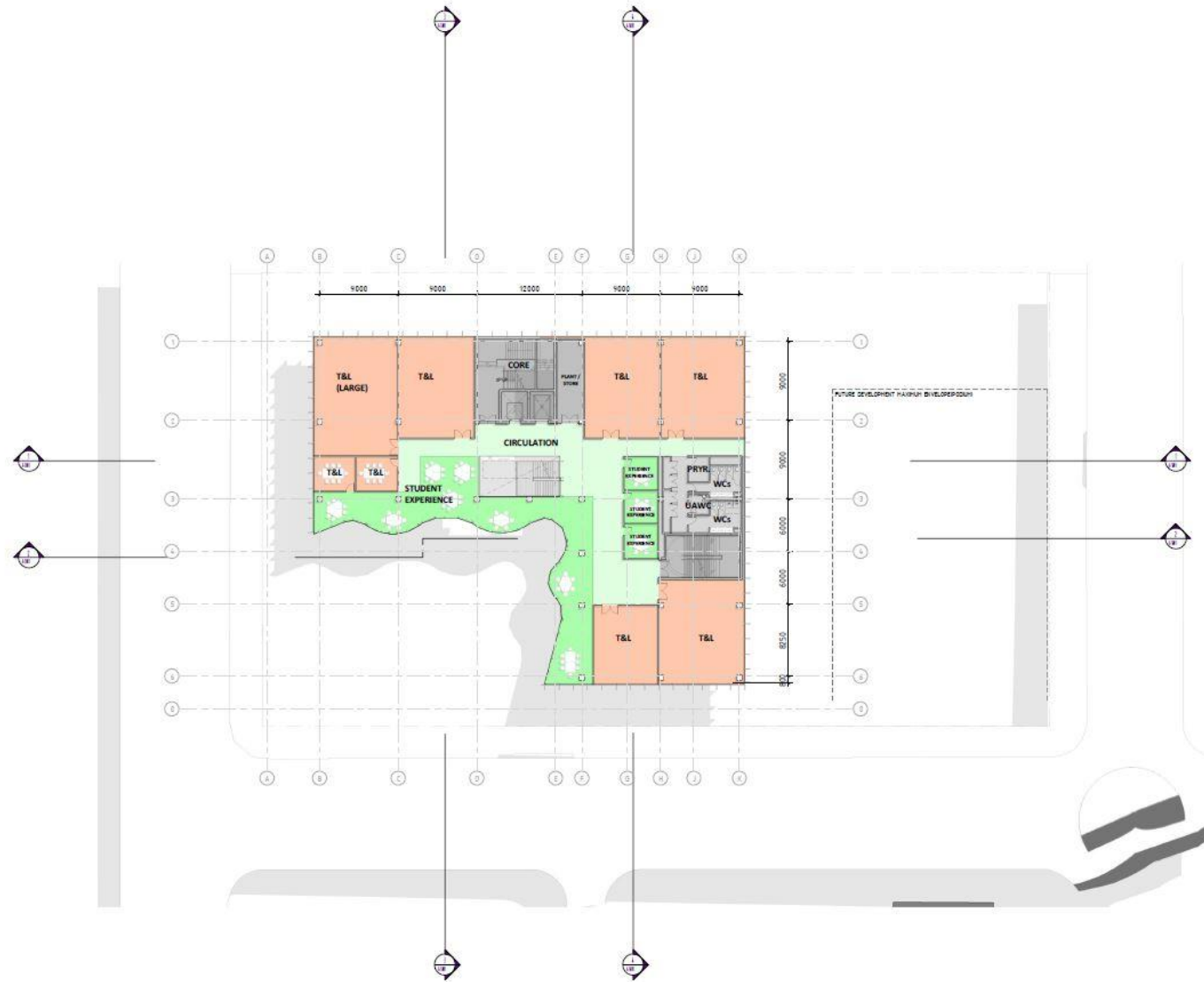


Figure 8 – Proposed plan for level 2.

Source: Lyons 2022.

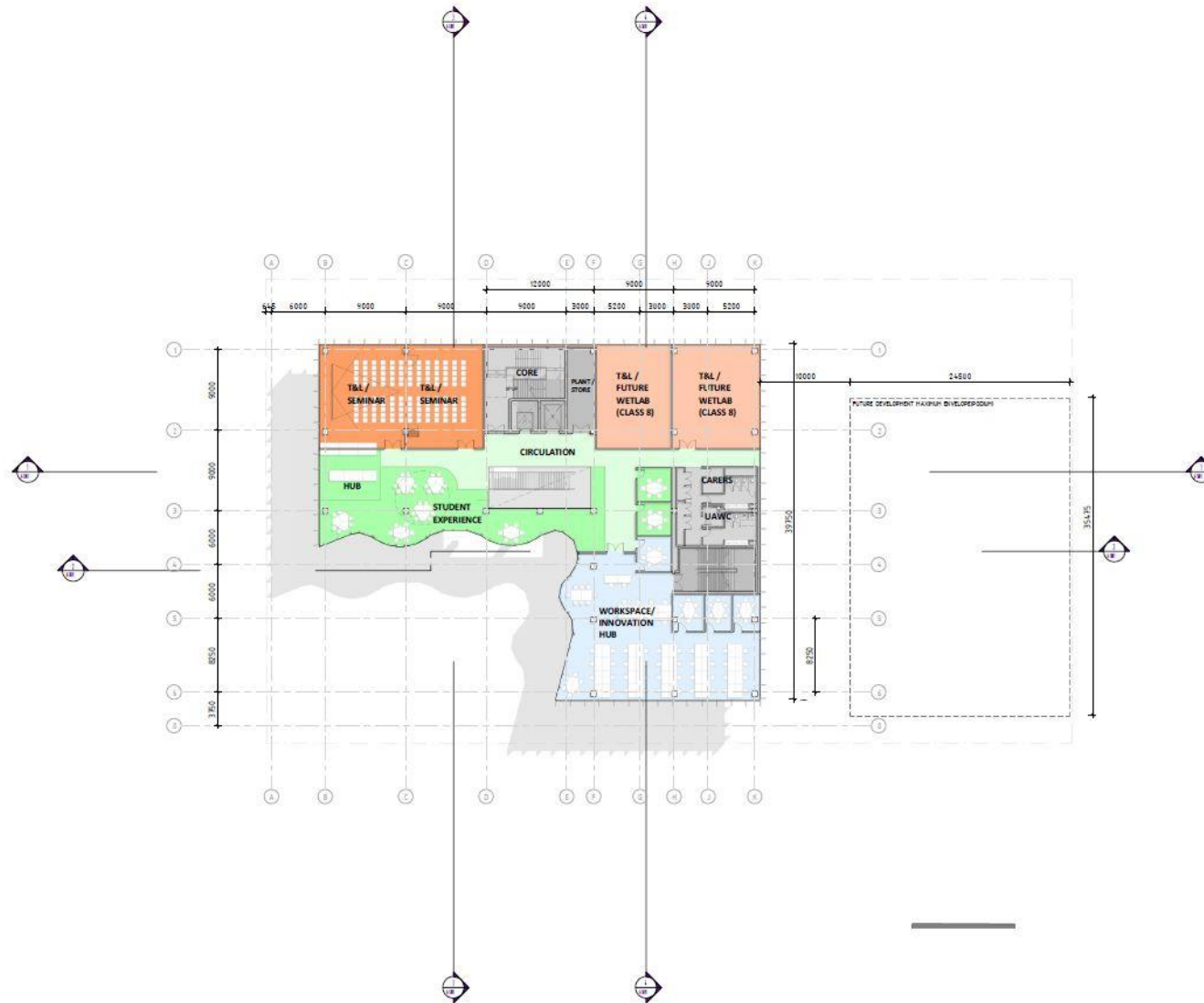


Figure 9 – Proposed plan for level 3.

Source: Lyons 2022.



Figure 10 – Proposed plan for rooftop level.

Source: Lyons 2022.



Figure 11 – Proposed landscaping design.

Source: Lyons 2022.

## 1.3. METHODOLOGY

The HAIA has been undertaken in accordance with the principles and guidelines of *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS Incorporated, 2013) ('Burra Charter') and as described in the following publications:

- *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Archaeological Assessments* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch of the Department of Planning, 2009).
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning, 2006).

The HAIA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the subject site including analysis of historic mapping and imagery (Section 3).
- A physical survey of the subject site (Section 4.3).
- Analysis of relevant archaeological assessments (Section 4.1).
- Assessment of archaeological potential (Section 5).
- Assessment of archaeological significance (Section 6).
- Archaeological impact assessment (Section 7).
- Provision of recommendations for the management of archaeological relics (Section 8).

## 1.4. AUTHORSHIP

The present report has been prepared by Ginger-Rose Harrington (Urbis Consultant Archaeologist) and Meggan Walker (Urbis Senior Archaeologist) with review and quality control undertaken by Balazs Hansel (Urbis Director, Archaeology).

Ginger-Rose Harrington holds a Bachelor of Ancient History (Archaeology) from Macquarie University.

Meggan Walker holds a Bachelor of Arts (Honours - First Class in Archaeology) from the University of Sydney.

Balazs Hansel holds a Masters (History) and Masters (Archaeology and Museum Studies) from the University of Szeged (Hungary) and is currently completing a PhD (Archaeology) at the University of Sydney.

## 1.5. LIMITATIONS

The HAIA was undertaken to investigate historical archaeological heritage within the subject site. It does not consider Aboriginal archaeological remains or built heritage items, which are covered under separate Urbis reports.

Additionally, although a GIPA request was lodged with the Central Coast Council on the 14<sup>th</sup> October 2022, these resources were not received within the timeframe for the project. The present author therefore acknowledges that the historical overview of the subject site provided in this HAIA has been limited in scope, due to the inaccessibility of some documentary sources.

## 2. STATUTORY CONTEXT

### 2.1. NATIONAL LEGISLATION

#### ***Environment Protection and Biodiversity Conservation Act 1999***

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

#### **Commonwealth Heritage List**

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

A search of the CHL was conducted on the 4<sup>th</sup> November 2022. The subject site does not contain, nor is it located within proximity of, any items which are listed on the CHL.

#### **National Heritage List**

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

A search of the NHL was conducted on the 4<sup>th</sup> November 2022. The subject site does not contain, nor is it located within proximity of, any items which are listed on the NHL.

#### **2.1.1. State Legislation**

##### ***New South Wales Heritage Act 1977***

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

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

Section 4 of the Heritage Act defines a 'relic' as:

*Any deposit, object or material evidence*

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

*(b) is of State or local heritage significance.*

Under Section 139(1) of the Heritage Act, an excavation permit is required to disturb or excavate land "knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in



a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit". Under legislative changes in 2022, a Section 139(4) may be sought for certain exempt activities which result in ground disturbance not resulting in the removal of Local or State significant relics. A Section 139(4) requires assessment by a suitably qualified archaeologist but does not require approval from Heritage NSW.

This section of the Heritage Act identifies provisions for items /relics outside of those on the SHR or subject to an Interim Heritage Order (IHO).

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

The current HAIA has been undertaken to determine the likelihood of any local or State archaeological resources being retained within the subject site.

### State Heritage Register

The Heritage Act is administered by the Office of Environment and Heritage. The purpose of the *Heritage Act 1977* is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act.

A search of the NSW Heritage Management System was conducted on the 4<sup>th</sup> November 2022. The subject site does not contain, nor is it located within proximity of, any items which are listed on the State Heritage Register.

### Section 170 Heritage and Conservation Register

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

A search of the NSW Heritage Management System was conducted on the 4<sup>th</sup> November 2022. The subject site does not contain any items which are listed on a S.170 Register. It is, however, in proximity to a number of sites which are listed on a S.170 Register. Proximate items are detailed in Table 2 below:

Table 2 - Heritage items located within proximity of the subject site – S.170 Register

Item Name	Heritage ID	Address
Gosford (Etna Street) Railway Overbridge	4803386	Etna Street, Gosford 2250
Gosford Court House	3080061	Donnison Street, Gosford 2250
Gosford High School - Buildings B00A and B00C	5067630	30 Racecourse Road, Gosford 2250
Gosford Railway Clock, Steam Locomotive Facilities & Signal Box	4800002	Showground Road, Gosford 2250
Henry Kendall High School - Agricultural Plot	5067628	14 Racecourse Road, Gosford 2250

### Environmental Planning and Assessment Act 1979

State Environmental Planning Policies (SEPPs) are made under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

### State Environmental Planning Policy (Gosford City Centre) 2018

The subject site is encompassed by the *State Environmental Planning Policy (Gosford City Centre) 2018*.

The *SEPP (Gosford City Centre) 2018* identifies items and areas of local heritage significance and outlines the relevant development consent requirements.

Under Section 5.10, Clause 2 of the *SEPP (Gosford City Centre) 2018*, development consent is required when:

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

Upon these grounds, Section 5.10, Clause 7 specifies that:

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

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

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

Historical archaeological sites are listed under Part 3 of Schedule 5 of the *SEPP (Gosford City Centre) 2018*.

The subject site contains a local heritage item listed under Part 1 of Schedule 5 of the *SEPP (Gosford City Centre) 2018*, being Mitre 10 Store (SEPP#43) at 299-309 Mann Street, Gosford.

The subject site is also located in proximity to a number of heritage items of local significance. These are identified in Table 3 below:

Table 3 - Heritage items located within proximity of the subject site – *SEPP (Gosford City Centre) 2018*

Item Name	Item No.	Address	Level
Steps of former private hospital	320	297 Mann Street, Gosford 2250	Local
House	322	1 Bent Street, Gosford 2250	Local
Railway turntable	47	Railway land off Showground Road, Gosford 2250	Local
Signal box, water column and tank	48	Railway land off Showground Road, Gosford 2250	Local
Large-faced clock with wooden frame	49	Railway land off Showground Road, Gosford 2250	Local
Burns Place Park, feature eucalypt and stands of mature trees	41	Between Burns Crescent and Mann Street, Gosford 2250	Local
William Street Well	324	21 William Street, Gosford 2250	Local
Union Hotel	28	108 Donnison Street Gosford 2250	Local
Shopfront	319	131 Mann Street, Gosford 2250	Local
Part of Gosford High School	321	30 Racecourse Road Gosford 2250	Local
Building facade, First National Real Estate	42	150 Mann Street, Gosford 2250	Local



Item Name	Item No.	Address	Level
Three art deco shopfronts	325	342A Mann Street, Gosford 2250	Local

## 2.2. NON-STATUTORY IMPLEMENTS

### *Central Coast Development Control Plan (DCP) 2022*

The EP&A Act requires each LGA to produce a Development Control Plan (DCP). Not all LGAs provide specific development controls to protect historical archaeological resources.

The subject site is encompassed by the *Central Coast DCP 2022*. Chapter 3.6 of the *Central Coast DCP 2022* pertains to heritage items. The aim of this chapter is to promote “appropriate development that is sensitive to, and designed in consideration of, the local heritage context”. As such, the chapter provides a “management framework for the development of heritage items, land in the vicinity of heritage items, and land within a Heritage Conservation Area”.<sup>2</sup>

Under 3.6.2. of the *Central Coast DCP 2022* development consent is required for works impacting a Heritage item as required under the Central Coast LEP 2022 and for all proposed works that involve:

*(a) demolition, in whole or in part, of any buildings, works or horticultural features of a heritage item.*

*(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 of Central Coast LEP 2022 in relation to the heritage item.*

*(c) alterations and additions to the exterior of a heritage item.*

*(d) erecting a building or structure on land on which a heritage item is located, or within a Heritage Conservation Area.*

*(e) subdividing land on which a heritage item is located or within a Heritage Conservation Area.*

*(f) disturbing or excavating an archaeological site.*

*(g) altering the use of the heritage item.*

Upon these grounds, the *Central Coast DCP 2022* provides numerous guidelines when applying for consent under such conditions. Section 3.3.6, Clause 1 specifies the following:

*(A) An application for the full or partial demolition of a heritage item, or structure within a Heritage Conservation Area will only be considered when the following documentation supports the application:*

*i. a development application for the development of an appropriate replacement building.*

*ii a Heritage Impact Statement that includes options for adaptive reuse.*

*iii a demolition report that considers the structural stability and future viability of the building in the form of a structural engineer’s report.*

<sup>2</sup> *Central Coast Development Control Plan 2022*, page 2.

## 2.3. SUMMARY OF HERITAGE CONTEXT

The statutory context of the subject site may be summarised as follows (Figure 12):

- In view of the protections afforded to heritage items by the EPBC Act, Heritage Act, *SEPP (Gosford City Centre) 2018* and *Central Coast DCP 2022*, the current HAIA has been undertaken to determine the likelihood of historical archaeological remains being retained within the subject site.
- The subject site does not contain, nor is it located within proximity of, any items which are listed on the CHL, NHL or State Heritage Register.
- The subject site does not contain any items which are listed on a S.170 Register. It is, however, in proximity to a number of sites which are listed on a S.170 Register. Proximate items listed on a S.170 Register include the Gosford (Etna Street) Railway Overbridge (ID#4803386); Gosford Court House (ID#3080061); Gosford High School - Buildings B00A and B00C (ID#5067630); Gosford Railway Clock, Steam Locomotive Facilities & Signal Box (ID#4800002) and Henry Kendall High School - Agricultural Plot (ID#5067628).
- The subject site is encompassed by the *State Environmental Planning Policy (Gosford City Centre) 2018*. It contains one local heritage item listed under Part 1 of Schedule 5 of the *SEPP (Gosford City Centre) 2018*, being Mitre 10 Store (SEPP#43) at 299-309 Mann Street, Gosford.
- The subject site is located in proximity to a number of locally significant heritage items listed under Part 1 of Schedule 5 of the *SEPP (Gosford City Centre) 2018*. Proximate items listed under the *SEPP (Gosford City Centre) 2018* include the Steps of former private hospital (SEPP#320); House (SEPP#322); Railway turntable (SEPP#47); Signal box, water column and tank (SEPP#48); Large-faced clock with wooden frame (SEPP#49); Burns Place Park, feature eucalypt and stands of mature trees (SEPP#41); William Street Well (SEPP#324); Union Hotel (SEPP#28); Shopfront (SEPP#319); Part of Gosford High School (SEPP#321); Building facade, First National Real Estate (SEPP#42) and Three art deco shopfronts (SEPP#325).
- The subject site is encompassed by the *Central Coast DCP 2022*. Section 3.6.2. of the *Central Coast DCP 2022* mandates development consent for works impacting a Heritage item as required under the Central Coast LEP 2022 and any proposed works that involve: demolition, alteration or changing the use of heritage items, construction in the vicinity of heritage items, subdividing land on which a heritage item is located, or disturbing archaeological sites





GDA 1994 MGA Zone 56

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Project No: P0041532  
 Project Manager: Meggan Walker

## Historical Heritage Items

Central Coast Campus  
 The APP Group on behalf of the University of Newcastle

■ Subject Area ■ Item - General

— Contours

Figure 12 – Historical heritage items in proximity to the subject site



### 3. HISTORICAL CONTEXT

The historical context of the subject site provides the basis for assessing what may be retained in the ground as archaeological evidence of past development. The following description is based on archival source material and provides an overview of the phases of site development.

The historical context is discussed according to the following development and use phases:

- Phase 1: **Original Land Grant and Subdivision, 1850-1895** (Section 3.2.1).
- Phase 2: **Margins' Cordial Factory and Ice Works, 1895-1930** (Section 3.2.2)
- Phase 3: **Gosford Packing House, 1930-1967** (Section 3.2.3).
- Phase 3: **Late-20<sup>th</sup> Century, 1967-Present** (Section 3.2.4).

### 3.1. AREA HISTORY

Th town of Gosford is within the County of Northumberland, Parish of Gosford, on the traditional lands of the Darkinjung. Despite early exploration in the region, Gosford was not settled until the 1830s, with the region named the Brisbane Water District in the 1820s.<sup>3</sup> In 1830, Gosford was selected as a suitable place for a Government Township, although was not officially surveyed or named until 1839.<sup>4</sup> A newspaper advertisement from 1839 confirmed that a list of allotments would become available in Gosford following their measuring.<sup>5</sup>

The township of Gosford was largely undeveloped in 1841, although the watchhouse was constructed to the south of the township (see Figure 13).



Figure 13 – 1841 map of Gosford, showing the area as largely undeveloped with allotments primarily fronting Brisbane Water in East Gosford. A Watchhouse is the major development in Gosford at this time. Note that the approximate location of the subject site is indicated in red.

Source: William Henry Wells, Surveyor, 1841, Accessed at SLNSW, Z/M3 811.25/1841/1

<sup>3</sup> Strom, B. 1982. *Gosford/Wyong History & Heritage*, Central Coast Library

<sup>4</sup> *Ibid*

<sup>5</sup> The Sydney Monitor and Commercial Advertiser, 23 September 1839. *Contents of Last Weeks' Government Gazette*

Through the mid-late 19<sup>th</sup> century, development in the township of Gosford and surrounding areas intensified, spurred by the establishment of the Great Northern Railway in late 1880s. By 1887 the railway line was open and operational from Newcastle to Gosford, and the township of Gosford was well established, with areas of public recreation, as well as commercial and residential development sprawling on a grid pattern (see Figure 14). The development of the railway boosted the region's economy through the creation of jobs in the supply of materials and labour for the rail construction. The railway also served to shorten the distance between Sydney and the Brisbane Waters region, creating a new market for farmers and new opportunities for city folk seeking a weekend away from the bustle of the city.<sup>6</sup> Contemporary newspaper articles advertising land for sale in the region stated:

*... a rare opportunity of combining business with pleasure today in a trip to Gosford, now becoming known by the designation of the Brighton of New South Wales....it is anticipated there will be a very large attendance of holiday-makers, uniting recreation with labour, especially as the scenery and general ensemble of Gosford are so attractive and charming.*<sup>7</sup>

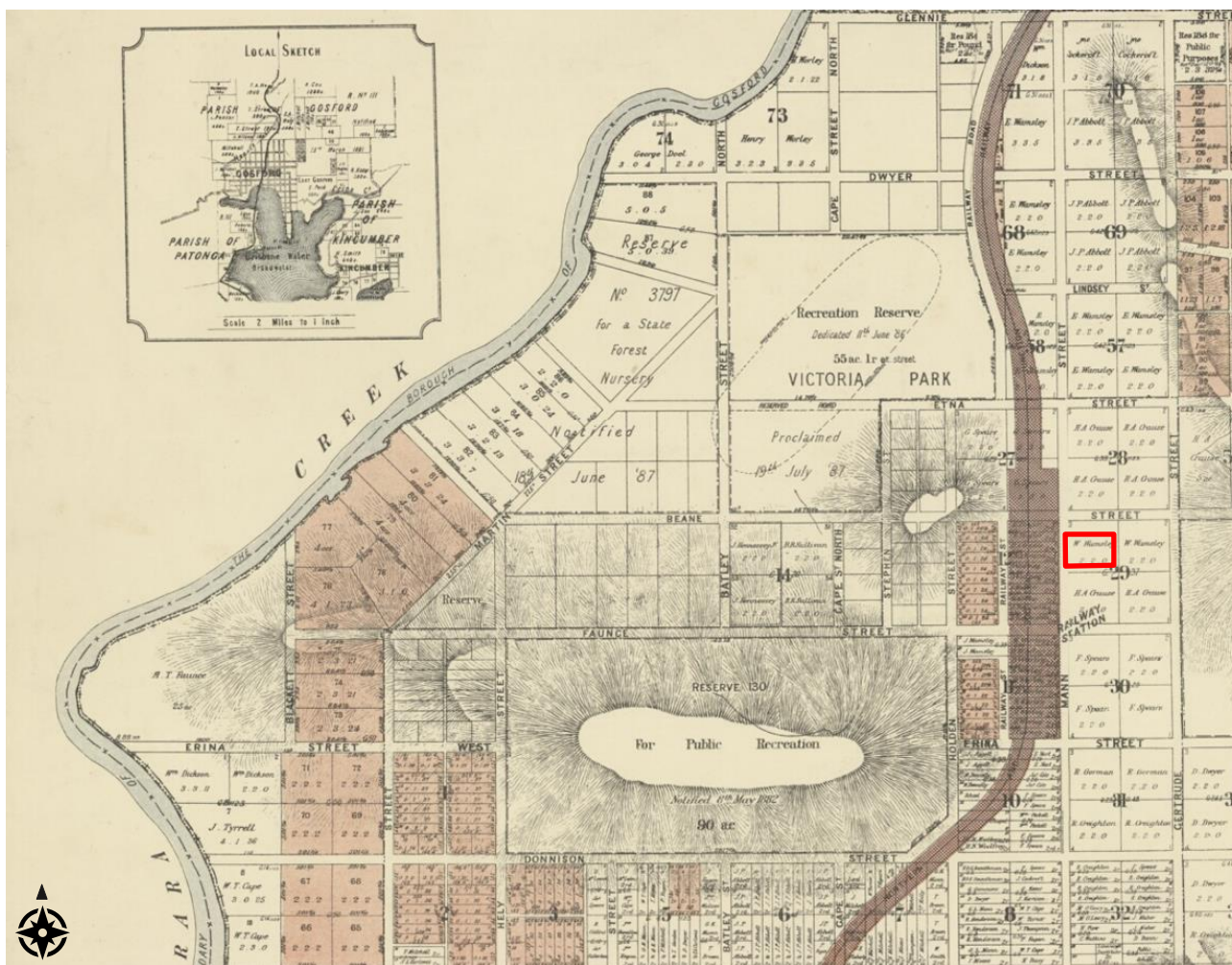


Figure 14 – 1886-1887 plan of the town of Gosford, showing grid pattern and development including train line. Subject site indicated in red, under the ownership of Crause although at this time it had been purchased.

Source: NSW Department of Lands, 1886, accessed SLNSW, Z/M3 811.259/GOSFORD/1887/1

<sup>6</sup> Strom, B. 1982.

<sup>7</sup> Newcastle Morning Herald and Miners' Advocate, 3 September 1887. *Gosford Land Sale*, pg. 15

By the early-mid 20<sup>th</sup> century, Gosford had become urbanised, with a mixture of residential and industrial development across the city.<sup>8</sup>

## 3.2. SITE HISTORY

### 3.2.1. Original Land Grant and Subdivision, 1850-1895

The subject site forms part of suburban allotment 4 of Section 28 originally granted to Henry Augustus Crause by Crown Grant on the 15<sup>th</sup> of October 1858, several years after the proclamation of Gosford township.<sup>9</sup> In 1870, Crause was the postmaster for Gosford.<sup>10</sup> Crause was a significant landholder in the township, owning the 4 allotments bound by Mann, Gertrude, Etna and Beane Streets, as well as two allotments to the south on Faunce Street (see Figure 14). Crause was likely residing in Gosford prior to his official grant, with a daughter born to his wife in Gosford in 1851.<sup>11</sup> It is possible that Crause and his family resided within the subject site at this time. However, no evidence of structures at this time is identified (Figure 15). At the time of his death in 1899, Crause had moved to St Peters; although, the funeral arrangements saw him transferred to Gosford via train.<sup>12</sup>

In 1885, the subject site along with the allotments owned by Edward and William Wamsley were purchased by a joint venture between William Suttor, David Pringle Savage, William Price and Robert Hills. The first three men in the venture were warehousemen, with Hills being described as a 'gentleman'.<sup>13</sup> The land purchased by the venture is shown in Figure 15. In December of the same year, David Pringle Savage died, leaving the remaining three men as joint tenants.

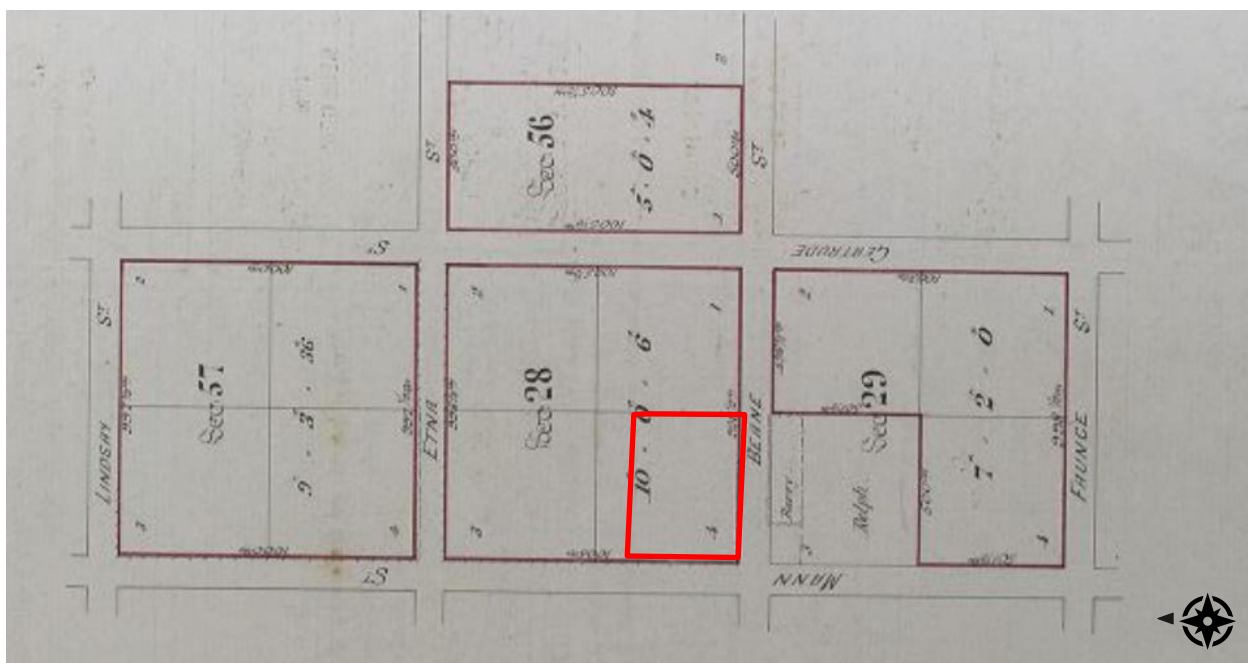


Figure 15 – Land purchased by Suttor, Savage, Price and Hills on 27<sup>th</sup> October 1885. The subject site is indicated in red.

Source: *Certificate of Title*, vol. 764 fol. 128

<sup>8</sup> Strom, B. 1982.

<sup>9</sup> *Certificate of Title*, 1938. *Volume 4944, Folio 198*.

<sup>10</sup> *The Australian Almanac*, 1870, page 186.

<sup>11</sup> *The Sydney Morning Herald*, 15 January 1851, *Family Notices*, pg. 3

<sup>12</sup> *Evening News*, 6 December 1899. *Family Notices*, pg. 8

<sup>13</sup> *Certificate of Title*, 1885, *Volume 764, Folio 128*.



On Monday 15<sup>th</sup> 1887, the official opening of the North Coast Railway was celebrated in Gosford, heralded in local newspapers as “the initiation of an era of prosperity for the district” (Figure 17).<sup>14</sup> The railway comprised the second section of the Homebush-Waratah railway and, therefore, provided Gosford with connections to Sydney and Newcastle. It was also at this time that Hill Street was created. Although public perspective on the railway varied, there seems to have been wide consensus, at least amongst publicists of the time, that “the iron horse” represented the opportunity to significantly expand tourism and commercial activities (especially farming) in the area:

*On the whole, it is difficult to imagine the speedy downfall of so salubrious and well situated a little town, and the iron horse may yet prove its best friend. ... The land, admittedly, is fertile, and there is plenty of it-miles upon miles on all sides for the matter of that-but an obstinate fact is that almost everywhere it is just as nature left it, and is often- times but a stretch of dense and untouched scrub and jungle.<sup>15</sup>*

The Gosford stop included a siding for passing trains and access to the station at the intersection of Mann and Faunce Streets. It was, therefore, located c.232m south of the subject site.<sup>16</sup> Owing to newfound accessibility of Gosford provided by this new offering, it is not difficult to comprehend the forthcoming gentrification movement experienced by the town, which even embraced the subject site.

It was at this time that the subject site was subdivided for redevelopment, comprising lots 1, 2, 3, 31, 32 and 33 of Section 1 of the subdivision. The lots to the west of the site changed hands rapidly and continuously between their original purchase by Else Marie Shead (Lot 1)<sup>17</sup>, John James Mullard (Ice Works Engineer) (Lot 2)<sup>18</sup> and the Reverend James Jefferies (Lot 3),<sup>19</sup> all of which were eventually amalgamated by the Gosford Co-Operative Citrus Packing House. The history of these lots’ ownership has been summarised in Table 4 - Table 6 below. The lots to the east of the site also changed ownership several times following their original purchase by John James Mullard (Lot 30),<sup>20</sup> Thomas Thompson (farmer) (Lot 31)<sup>21</sup> and the Reverend James Jefferies (Lot 32),<sup>22</sup> albeit at a slower rate. The history of these lots’ ownership has been summarised in Table 7 - Table 9 below.

Table 4 Ownership History of Lot 1

<b>Name and Occupation</b>	<b>Date acquired</b>
Else Marie Shead (Gosford Baker)	29 <sup>th</sup> December 1886
John Wearne (Unknown)	15 <sup>th</sup> April 1887
The Union Bank of Australia	19 <sup>th</sup> October 1893
Albert Agett (Woy Woy Boarding House Proprietor)	20 <sup>th</sup> August 1904
William Gosby (Miranda Poultry Farmer)	7 <sup>th</sup> April 1924
Robert Henry Burns (Gosford Baker)	23 <sup>rd</sup> April 1926
Vincent Whelan (Gosford Baker)	26 <sup>th</sup> June 1928

<sup>14</sup> *Evening News*, Monday 15<sup>th</sup> August 1887, page 5.

<sup>15</sup> *The Sydney Morning Herald*, Saturday 13<sup>th</sup> August 1887, page 7.

<sup>16</sup> *Evening News*, Saturday 13<sup>th</sup> August 1887, page 5.

<sup>17</sup> Certificate of Title, 1886, *Volume 820, Folio 115*

<sup>18</sup> Certificate of Title, 1895, *Volume 1074, Folio 243*

<sup>19</sup> Certificate of Title, 1887, *Volume 824, Folio 248.*

<sup>20</sup> Certificate of Title, 1889, *Volume 916, Folio 158* and Certificate of Title.

<sup>21</sup> Certificate of Title, 1888, *Volume 901, Folio 140*

<sup>22</sup> Certificate of Title, 1887, *Volume 828, Folio 152*

<b>Name and Occupation</b>	<b>Date acquired</b>
Gosford Co-Operative Citrus Packing House Ltd	20 <sup>th</sup> October 1944

Source: HLRV, Certificate of Title, Volume 820 Folio 115; HLRV, Certificate of Title, Volume 4944 Folio 198.

Table 5 Ownership History of Lot 2

<b>Name and Occupation</b>	<b>Date acquired</b>
John James Mullard (Sydney Ice Works Engineer)	7 <sup>th</sup> November 1889
Henry John Bourne (Balmain Plumber)	17 <sup>th</sup> March 1906
Candace Sarah Mullard (Widow)	31 <sup>st</sup> August 1915
Gosford Citrus Packing House Ltd	28 <sup>th</sup> September 1943

Source: HLRV, Certificate of Title, Volume 1074 Folio 243

Table 6 Ownership History of Lot 3

<b>Name and Occupation</b>	<b>Date acquired</b>
James Jefferies (Newtown Congregational Minister)	12 <sup>th</sup> February 1887
John James Mullard (Sydney Ice Works Engineer)	18 <sup>th</sup> December 1889
Henry John Bourne (Balmain Plumber)	17 <sup>th</sup> March 1906
Candace Sarah Mullard (Widow)	31 <sup>st</sup> August 1915
Gosford Co-Operative Citrus Packing House Ltd	28 <sup>th</sup> September 1943

Source: HLRV, HLRV, Certificate of Title, Volume 824 Folio 248; HLRV, Certificate of Title, Volume 959 Folio 87.

Table 7 Ownership History of Lot 30

<b>Name and Affiliation</b>	<b>Date acquired</b>
John James Mullard (Sydney Ice Works Engineer)	17 <sup>th</sup> March 1889
Henry John Bourne (Balmain Plumber)	21 <sup>st</sup> February 1906
Candace Sarah Mullard (Widow)	31 <sup>st</sup> August 1915
Horace Sydney Hunt	16 <sup>th</sup> June 1917

Source: HLRV, Certificate of Title, Volume 916 Folio 158.

Table 8 Ownership History of Lot 31



Name and Affiliation	Date acquired
Thomas Thompson (St Mary's Farmer)	5 <sup>th</sup> November 1888
William Hasting Kirkness (Gosford Sawmiller)	23 <sup>rd</sup> August 1920
Florence Mary Kirkness (Gosford Widow)	30 <sup>th</sup> May 1957
Hazel Jean Hunt-Sharman (Gosford Wife)	27 <sup>th</sup> July 1987

Source: HLRV, Certificate of Title, Volume 901 Folio 140.

Table 9 Ownership History of Lot 32

Name and Affiliation	Date acquired
James Jefferies (Newtown Congregational Minister)	15 <sup>th</sup> March 1887
William Hasting Kirkness (Gosford Sawmiller)	25 <sup>th</sup> October 1917
Hazel Jean Hunt-Sharman (Gosford Wife)	22 <sup>nd</sup> October 1951
Florence Mary Kirkness (Gosford Widow)	30 <sup>th</sup> May 1957

Source: HLRV, Certificate of Title, Volume 828 Folio 152.

The historical record is silent on Shead's occupation of the site; although, she is noted on the original Certificate of Title to have been the wife of a baker.<sup>23</sup> Whether she and her husband erected a bakery on the Lot is unknown, although it is noteworthy that, after the couple vacated the site, Lot 1 was continually purchased by bakers, which may indicate its suitability for persons of that profession from an early stage. Indeed, there remains a derelict bakery on this land holding until the present day, which indicates the likelihood of this hypothesis (Figure 16). One article from 1890 does identify the presence of a bakery in the town centre of Gosford;<sup>24</sup> however, there is insufficient documentary evidence to identify at what point in time the extant feature was built – let alone, to whom its construction may be attributed.

<sup>23</sup> Certificate of Title, 1886, Volume 820, Folio 115

<sup>24</sup> *The Daily Mail and New South Wales Advertiser*, Saturday 26<sup>th</sup> Jul 1890, page 219.



Figure 16 – 2022 Aerial of the subject site, showing the remains of a bakery constructed on Lot 1.

Source: Nearmaps, 2022.

Lots 2 was originally purchased by John James Mullard, who is documented to have been a prominent member of the Gosford community, acting in numerous local leadership roles – such as, Alderman,<sup>25</sup> Auditor<sup>26</sup> and even Mayor.<sup>27</sup> Mullard was an aerated water manufacturer, residing in Gosford and working at an Ice Works in Ultimo, Sydney.<sup>28</sup> At the time of his purchase, Mullard was also transferred the Certificate of Title for Lot 3, which had been the property of a Reverend James Jeffries,<sup>29</sup> and Lot 30.<sup>30</sup> The nature of Jeffries' occupation of the lot is not documented; although, it is noteworthy that, at that time, the land formed part of a larger holding including Lots 3-7. Jeffries appears to have held numerous suburban land holdings at this time, including the Certificate of Title for Lot 32 amongst numerous other properties in Bathurst.<sup>31</sup> It is highly likely that, at this time, Lots 3, 30 and 32 were purchased for agricultural and/or residential purposes, although unsubstantiated by historical sources. By the time of Mullard's occupation of Lot 3, this lack of documentary evidence persists and, as such, it is difficult to note whether or not the holding was developed for residential or industrial purposes; however, Mullard is recognised as having been awarded a commendation at the Third Annual Show of Gosford, Brisbane Water District Agricultural Society for his cordial collection by 1891.<sup>32</sup> It is also noteworthy that the site is known to have opened as a cordial factory under the management of a George Margin by 1906 (Section 3.2.2). It is, therefore, possible for the site to have included some industrial features at this time; although, this hypothesis is unsubstantiated by historical documents.

### 3.2.2. Margins' Cordial Factory and Ice Works, 1895-c.1930

During the early 20<sup>th</sup> century, the township of Gosford prospered with commercial endeavours, and the subject site was no exception. In c.1906, the western lots of the subject site opened as the Margins' Cordial

<sup>25</sup> *New South Wales Government Gazette*, Tuesday 30<sup>th</sup> September 1890, page 7573.

<sup>26</sup> *New South Wales Government Gazette*, Friday 10<sup>th</sup> February 1899, page 1223.

<sup>27</sup> *New South Wales Government Gazette*, Friday 16<sup>th</sup> February 1894, page 1075.

<sup>28</sup> *The Daily Telegraph*, Friday 1<sup>st</sup> November 1889, page 6.

<sup>29</sup> Certificate of Title, 1887, *Volume 824, Folio 248*.

<sup>30</sup> Certificate of Title, 1889, *Volume 916, Folio 158* and Certificate of Title.

<sup>31</sup> Certificate of Title, 1887, *Volume 828, Folio 152*; *New South Wales Gazette*, Friday 20<sup>th</sup> March 1885, page 1937.

<sup>32</sup> *Australian Town and Country Journal*, Saturday 11<sup>th</sup> April 1891, page 41.

Factory and Ice Works. By 1923, the factory is described as having been “one which reflects the consistent and sound progress of the district it serves”, developing over 16 years into “one of the best equipped factories in the country centres of the State”.<sup>33</sup> The dwelling shown in likely represent residential dwellings or shop fronts associated with the factory, operating to the east of the site. These appear stylistically to be the same structures as present on the site until the 1990s, when they were demolished for the extant carpark.

The Margins’ Cordial Factory and Ice Works was established in 1906 by a Mr. G. Margin from Muswellbrook, NSW (Figure 18). By 1914, his brother, a Mr. H.C. Margin, came into the partnership, managing a branch of the business stationed in Woy Woy. In reflection, by 1916, Mr G Margin appears to have purchased land in Woy Woy,<sup>34</sup> which occurred again in 1918;<sup>35</sup> although, the latter case appears to have been a joint venture with his brother. This partnership is reported to have dissolved in 1927, when the brothers assumed independent liability for each branch of the business.<sup>36</sup>

After conducting a cordial-making business in Muswellbrook for one year, Mr. G Margin had relocated to Gosford, seeking to capitalise on the economic ‘boom’ experienced by the town during this time. The factory he erected was located directly across from the North Coast Railway line (Figure 17). In its earliest stages, the factory is described as having been 50x20 feet in area, expanding in size to be almost “more than three times that size” by 1923.<sup>37</sup> By this time, the factory comprised the plant, several outbuildings, a covered-in vehicle dock and an unspecified area intended to house “ice-cream making machinery”.<sup>38</sup> The factory is described as having been revolutionary for the town, including the first stationary oil engine in Gosford, which, by 1923, was replaced with another cutting-edge suction gas engine that fuelled the main items of the plant. These items included, in addition to the ice-cream making machinery, an ammonia compressor for an on-site ice-machine, a carbonating machine for producing soda, two bottle-fillers, bottle-washing equipment, crowning and corking machines.<sup>39</sup> By 1927, further additions to the factory included a large coil-condenser house that took the form of a tower.<sup>40</sup> In short, by the 1920s, the subject site was occupied by a technically forward-thinking factory, considered by the town to be a local industry of competitive calibre, often earning the attention of local newspapers.

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<sup>33</sup> *The Gosford Times and Wyong District Advocate*, Thursday 8<sup>th</sup> Feb 1923, page 4.

<sup>34</sup> HLRV, ID/2664-109; HLRV, ID/ 2783-187.

<sup>35</sup> HLRV, ID/2861-167.

<sup>36</sup> *Dun’s Gazette for New South Wales*, Vol. 38 (1) 1927, page 4.

<sup>37</sup> *The Gosford Times and Wyong District Advocate*, Thursday 8<sup>th</sup> Feb 1923, page 4.

<sup>38</sup> *The Gosford Times and Wyong District Advocate*, Thursday 8<sup>th</sup> Feb 1923, page 4.

<sup>39</sup> *The Gosford Times and Wyong District Advocate*, Thursday 8<sup>th</sup> Feb 1923, page 4.

<sup>40</sup> *The Gosford Times and Wyong District Advocate*, Thursday 10<sup>th</sup> November, page 4.



Figure 17 – Historic image of the Gosford railway yard in 1920, looking south. The approximate location of the subject site is indicated in red.

Source: Central Coast Council, 1920, ID 000\000055.

It is difficult to identify with much precision the date by which the Margins' Cordial Factory and Ice Works vacated the subject site. However, by 1928, Mr G. Margin appears to have purchased land elsewhere in Gosford with clerk, Arthur Renwick.<sup>41</sup> Renwick is reported to have been a secretary of H.S.K. Ward Pty Ltd<sup>42</sup> - an active member of the Gosford community who frequently acted on society boards<sup>43</sup> and participated in local elections.<sup>44</sup> This potential relocation is reflected by numerous documentary sources that identify the factory on the site of a former cricket pitch near William Street.<sup>45</sup> In one report, this new location for the factory had consisted of a "paddock ...fronting Mann Street, between William and Erina Streets, and running back to Gertrude Street."<sup>46</sup> This new location is south of the subject site and, therefore, it is highly likely for the Margins' Cordial Factory and Ice Works to have vacated 307 Mann Street by the c.1930s.

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<sup>41</sup> HLRV, ID/ 4110-219.

<sup>42</sup> The Argus, Thursday 18<sup>th</sup> September 1924, page 8.

<sup>43</sup> For example, *The Sydney Morning Herald*, Thursday 26<sup>th</sup> February 1920, page 6.

<sup>44</sup> For example, *The Gosford Times and Wyong District Advocate*, Thursday 24<sup>th</sup> January 1924, page 12.

<sup>45</sup> *The Gosford Times and Wyong District Advocate*, Thursday 19<sup>th</sup> August 1926, page 11; *The Gosford Times and Wyong District Advocate*, Thursday 13<sup>th</sup> August 1931, page 14.

<sup>46</sup> *The Gosford Times and Wyong District Advocate*, Thursday 16<sup>th</sup> August 1934, page 13.





Figure 18 – Historic image of the subject site in 1906, showing the Margins' Cordial Factory and Ice Works. This image shows the cottages which front Hill Street, and remained present at the site until the late 1990s.

Source: Central Coast Council 1906, ID 000\000858

After Jeffries' occupation of Lot 32, the holding was transferred to a William Hasting Kirkness, a known sawmiller from Gosford.<sup>47</sup> Kirkness is documented to have been a leading figure of the Gosford community, who owned and operated a sawmilling and case-making service at Lisarow for three years, before opening another premises on the subject site in 1917. By 1925, operations had concentrated at the Gosford plant, developing to also include the manufacture of mouldings and joinery.<sup>48</sup> This expansion presumably entailed the premises' expansion as Kirkness is documented to have purchased the neighbouring lot, Lot 31, in 1920.<sup>49</sup> The business appears to have continued until at least 1951, when Kirkness was fined £7 and £2/9 for failing to fence dangerous machinery at his sawmill on the premises.<sup>50</sup> At this time, Lot 32 temporarily was acquired by a Hazel Jean Hunt-Sharman, before being officially inherited, alongside Lot 3, by Kirkness' daughter, Florence Mary Kirkness, in 1957.<sup>51</sup> It is uncertain whether Ms Kirkness continued sawmill operations at this time; however, historical aerials from 1964 show a warehouse development on the lot at this time, which may indicate minimal redevelopment to the site during her ownership (Figure 23).

### 3.2.3. Gosford Packing House, c.1930-1967

On the 11<sup>th</sup> October 1921, organising efforts by the Terrigal and Wamberal Branches of the Fruit Growers' Association culminated with the establishment of the Citrus Fruitgrowers' Co-operative Association of NSW Ltd.<sup>52</sup> This movement affected the establishment of a temporary packing premises elsewhere on Mann Street that sought to "pool" oranges and lemons from local growers to be weighed, graded, packed and sent to market. After operating for 13 weeks, the shed reportedly handled approximately 7000 citrus cases and amassed, by the end of the season, 23 stakeholders, garnering the attention of local investors and citrus growers alike.<sup>53</sup> As such, by December of that year, the Executive of the Fruitgrowers' Association recommended the expansion of the premises.<sup>54</sup> By 1922, the Co-operative obtained a lease from the

<sup>47</sup> Certificate of Title, 1887, *Volume 901, Folio 140*.

<sup>48</sup> *The Gosford Times and Wyong District Advocate*, Tuesday 4<sup>th</sup> August 1953, page 1.

<sup>49</sup> Certificate of Title, 1920, *Volume 828, Folio 152*.

<sup>50</sup> *The Gosford Times and Wyong District Advocate*, Tuesday 19<sup>th</sup> June 1951, page 1.

<sup>51</sup> *The Gosford Times and Wyong District Advocate*, Tuesday 17<sup>th</sup> November 1953, page 4.

<sup>52</sup> *The Gosford Times and Wyong District Advocate*, Thursday 16<sup>th</sup> July 1925, page 15.

<sup>53</sup> *The Gosford Times and Wyong District Advocate*, Thursday 16<sup>th</sup> July 1925, page 15.

<sup>54</sup> *The Gosford Times and Wyong District Advocate*, Thursday 1<sup>st</sup> December 1921, page 13.

Railway Commissioners for an existing shed in the railway yard, where the Packing House then erected its own packing facility (Figure 19).<sup>55</sup> This plant is reported to have measured 40ft by 52ft and is described to have been:

*Splendidly situated, with a frontage to the main road for the delivery of fruit and a siding to be put in, connecting with the main railway line, so that fruit for market can be placed direct into the trucks, thus facilitating the work and cheapening the cost.*<sup>56</sup>



Figure 19 – Historic image of the first Gosford Packing House constructed in 1922 on the premises of the Gosford railway yard. Note, this is not the subject site.

Source: Sydney Mail 1922, page 28.

By 1928 “a Mann Street corner lot, opposite [the] railway station” was listed for auction in August of 1928.<sup>57</sup> It is likely that this represents the subject site. By 1932, local newspapers report efforts to open a “new washing and polishing plant...at the Gosford Packing House”.<sup>58</sup> In a report on the annual meeting of the plant’s shareholders from July of that year, the following comments were made:

*Negotiations were commenced at the beginning of the year for the installation of the latest washing and preservative plant. These negotiations were successful, and a plant constructed by Messrs. Richard Wildridge & Co. was installed. To date, the machine has not been purchased, and it is optional for the Society to either purchase the machine or retain it on a rental basis.*

The Society’s plans for this new plant were largely determined by a fire that, on June 4<sup>th</sup> 1934, almost totally destroyed the original Gosford Packing House located within the railway yard (Figure 20).<sup>59</sup> In the aftermath of the disaster, business activities appear to have transferred from the railway yard to the new premises located at the subject site, only returning to the former plant in September of that year.<sup>60</sup> By July 20, the new

<sup>55</sup> Sydney Mail, Wednesday 1<sup>st</sup> November 1922, page 28.

<sup>56</sup> Sydney Mail, Wednesday 1<sup>st</sup> November 1922, page 28.

<sup>57</sup> The Gosford Times and Wyong District Advocate, Thursday 9<sup>th</sup> August 1928, page 1.

<sup>58</sup> The Gosford Times and Wyong District Advocate, Thursday 21<sup>st</sup> July 1932, page 6.

The Gosford Times and Wyong District Advocate, Thursday 20<sup>th</sup> October 1932, page 2.

<sup>59</sup> Newcastle Morning Herald and Miners’ Advocate, Monday 4<sup>th</sup> June 1934, page 7.

<sup>60</sup> The Gosford Times and Wyong District Advocate, Thursday 23<sup>rd</sup> August 1934, page 1.

premises opened, earning considerable attention from local newspaper on account of its “modern methods”.<sup>61</sup> One report from July 14<sup>th</sup> of that year reports:

*On July 20 a modern fire-proof Packing Shed, partly two-storied, with machinery including some of the finest in [t]he Commonwealth, will again handle [produce]... the plant to be installed will comprise modern machinery of advanced type. The new washing and processing equipment will be of greater capacity and will embody improvements not hitherto introduced into Australia.<sup>62</sup>*

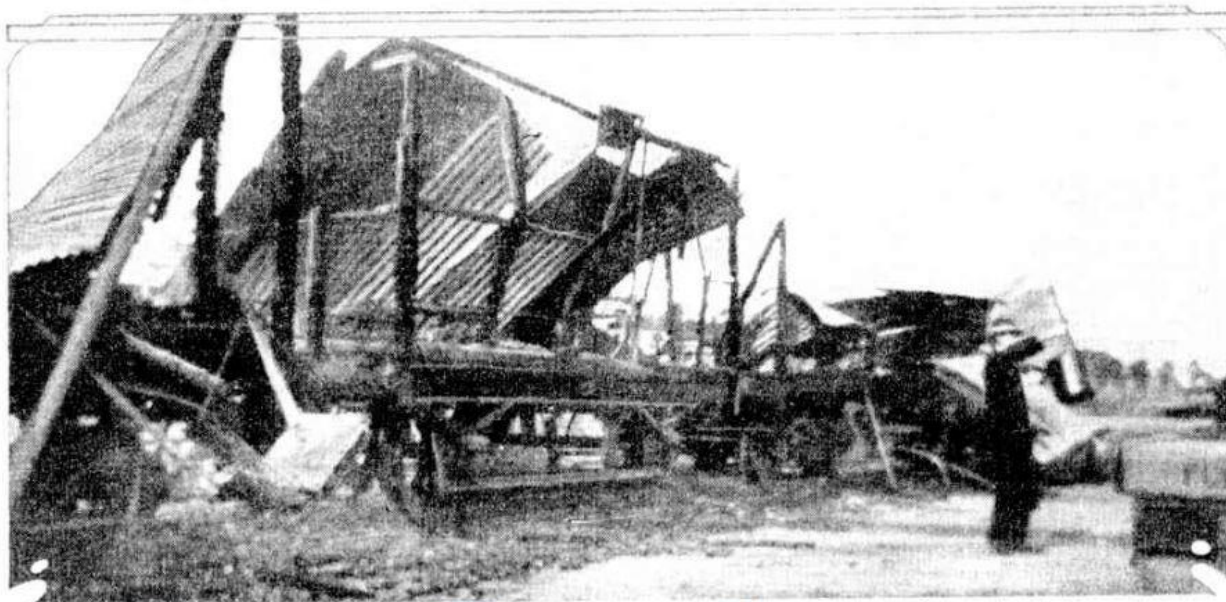


Figure 20 – Historic image of the original Gosford Packing House within the railway yard after its destruction in a fire.

Source: *The Sydney Morning Herald*, 1934, page 12.

Despite returning the main premises to the original rail yard location later that year, the Gosford Packing House continued to occupy the subject site until 1967 (Figure 20). According to the Heritage Strategy and Impact Statement for the site as prepared by John Oultram Heritage and Design (2010), the citrus Packing House dedicated considerable efforts to expanding operations during this time, purchasing several sites around the plant and even constructing an office space to the south of the warehouse.

By the late-1960s, the majority of the business had transferred to Mangrove Mountain after several years spent exploring the possibility of establishing a rural, “co-operative packing shed”.<sup>63</sup>

<sup>61</sup> *The Gosford Times and Wyong District Advocate*, Thursday 18<sup>th</sup> October 1934, page 4.

<sup>62</sup> *The Gosford Times and Wyong District Advocate*, Thursday 14<sup>th</sup> June 1934, page 6.

<sup>63</sup> *Windsor and Richmond Gazette*, Wednesday 6<sup>th</sup> February 1963, page 4.



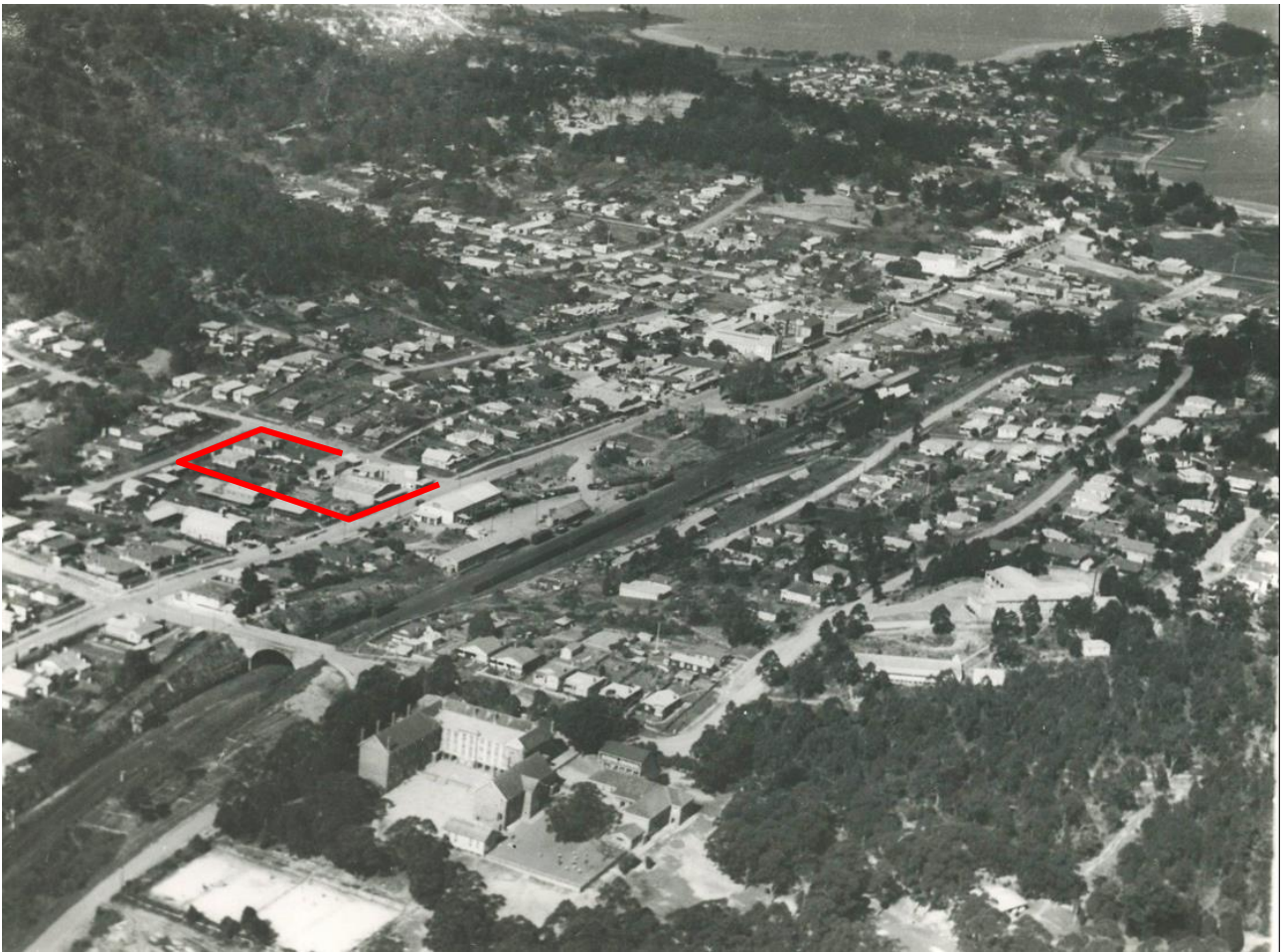


Figure 21 – 1953 aerial imagery of Gosford, subject site indicated.

Source: Central Coast Library



Figure 22 – 1954 aerial imagery of Gosford, subject site indicated.

Source: Central Coast Library





Figure 23 – Historical aerial of Gosford from 1964, showing the subject site and the levelling of the proposed office area for the Gosford Packing House prior to its construction. Note the presence of the neighbouring cottages fronting Hill Street to the east of the subject site at this time.

### 3.2.4. Late-20<sup>th</sup> Century, 1967-Present

Significant works affecting the built environment across Lots 30-32 were undertaken during the late-20<sup>th</sup> Century. Historic aerials show three structures to the east of these land holdings remaining during the 1960s and 70s (Figure 23, Figure 24). These structures appear as residential dwellings and are likely associated with the historic development of the subject site. While the cottages themselves have been demolished, remains of the landscaping for the middle cottage are still present.

In this time, despite expanding operations to include a hardware and machinery showroom, the Gosford Packing House maintained ownership of the subject site (Figure 25).



Figure 24 – Historical aerial of Gosford from 1976, showing the subject site including the three built features to the east of Lots 30-32 by this time.



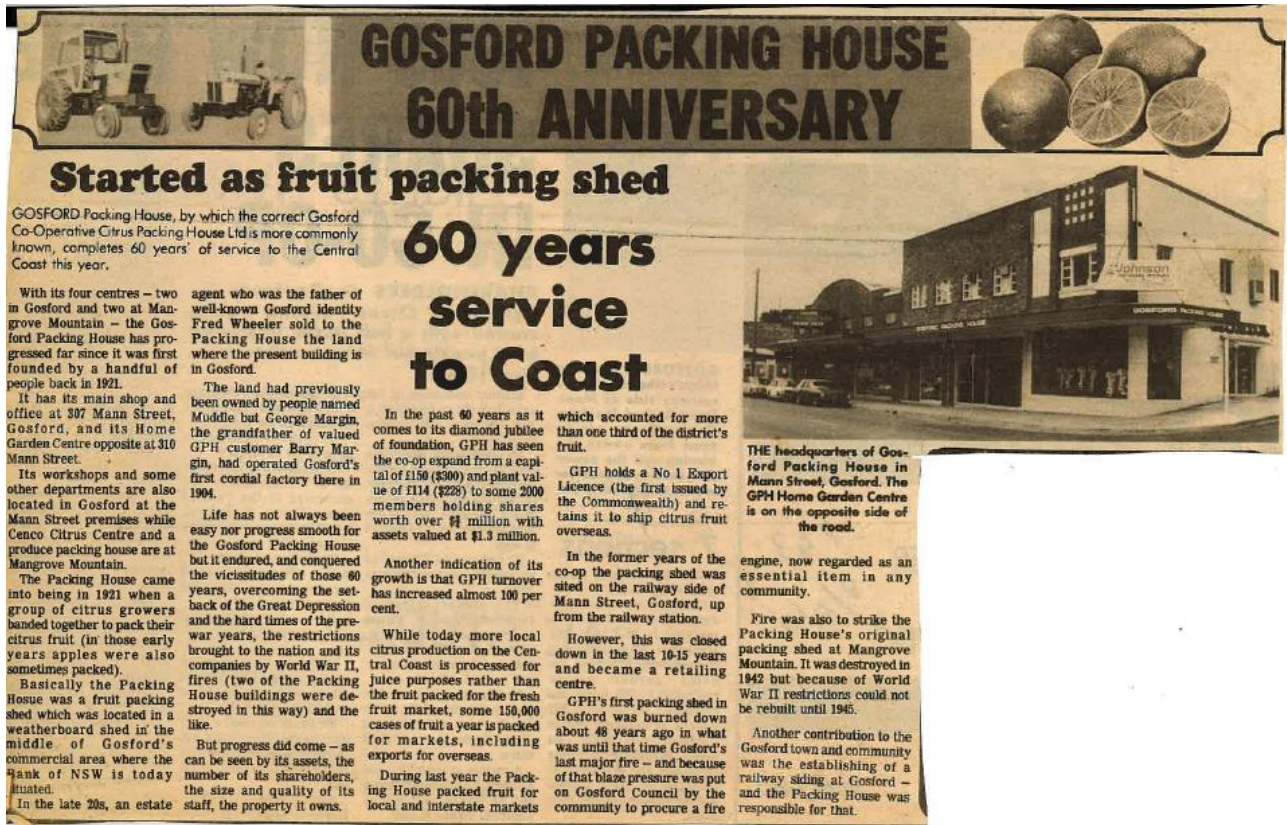


Figure 25 – Gosford Packing House Anniversary article featured in Central Coast Express, 1981.

Source: Central Coast Library

By 1989, the subject site had been identified as a future location of a Mitre-10 Store. One newspaper article from that year writes on the event:

*Gosford's historic Packing House building has moved with the times to become a modern Mitre 10.*

*The man at the head of the new modernised Mitre 10 store, Don Sullens, became general manager of the GPH (Gosford Packing House) in 1966 and later became managing director. Store manager Greg Humphries has been with the Packing House for three years and prior to that spent 13 years with GJ Coles.*

*The bright new exterior is an attractive front to the merchandise inside. The range of items includes every conceivable hardware product and a menswear section, specialising in work clothes. There's also a section covering all irrigation needs including pumps and diesel engines.<sup>64</sup>*

In recent history, a mural has been painted on the exterior of the warehouse buildings by three local artists, which interprets the former use of the buildings and site and the broader citrus industry in Gosford (Figure 26-Figure 27).

<sup>64</sup> Article featured in *Central Coast Express* 1989, accessed via the courtesy of the Central Coast Library.





Figure 26 – Murals along lower façade of Mann Street elevation.



Figure 27 – Murals along lower façade of Mann Street elevation.

By 1990, the cottages appear to have been demolished and the area covered in hardstand (Figure 28). Thereafter, the eastern portion of the subject site appears to have functioned as a carpark, which remains extant until the present. Throughout this period, the landscaping associated with the central cottage has remained in place, despite the demolition of the structure, itself (Figure 28-Figure 30).



Figure 28 – Historical aerial of Gosford from 1991, showing the subject site including the large warehouse-like structure constructed across Lots 30-32.



Figure 29 – Historical aerial of Gosford from 1994, showing the subject site including a large carpark spanning Lots 30-32.



Figure 30 – Historical aerial of Gosford from 2002, showing the subject site including a large carpark spanning Lots 30-32.



## 4. ARCHAEOLOGICAL CONTEXT

### 4.1. PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in a given area. A summary of relevant assessments is provided below.

#### 4.1.1. Archaeological Investigations of the Subject site

*John Oultram Heritage & Design, 2010. Proposed Redevelopment of Mitre 10 Store 307 Mann Street, Gosford: Heritage Strategy & Impact Statement*

In March 2010, John Oultram Heritage & Design was engaged to prepare a Heritage Strategy & Impact Statement for the NSW Department of Housing. At this time, the subject site was identified as a potential redevelopment area under the Gosford Challenge development strategy, which was undertaken by the Department of Lands and Gosford City Council to gentrify central Gosford. As such, the report provides a schematic overview of the site's history and heritage significance, upon which grounds John Oultram Heritage & Design provided a statement on the potential impacts of carrying out a mixed-use development of the site including low-cost housing.

Although the report makes little-no comment on the archaeological potential of the site, several statements are made regarding archaeology. In the first place, John Oultram Heritage & Design note that, although the site has been continually altered over time, much of the built form is constituted of "a collection of buildings dating from the 1880s".<sup>65</sup> One excellent example of is the bakery that, although built in the late-19<sup>th</sup> Century, was integrated into the south-east corner of the warehouse, where it remains extant. This building likely relates to the early occupation of Lot 1 (cf. Section 3.2.1). As the report is silent on recent modifications to this structure, it is likely to have been largely unaffected by significant ground-disturbing works associated with the recent occupation of the site. If this is the case, the area is likely to be more archaeologically sensitive – for instance, there is higher probability for underfloor deposits to be preserved in this area (Figure 31). John Oultram Heritage & Design also provide some commentary on the Gosford Packing House's tenancy of the warehouse, which hold implications for the archaeology. Firstly, the report emphasises the length of Packing House's tenancy, which spanned from 1920-1989. The continual use of the space throughout this time decreases the likelihood that the warehouse portion of the subject site retain artefactual deposits. This is made worse by the warehouse's flooring, which, on the first level, integrates a mixture of concrete and linoleum floors. Unless the floors were replaced at some point during the Packing House's occupation of the site, it is unlikely for underfloor deposits to be retained.

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<sup>65</sup> John Oultram Heritage & Design 2010. *Proposed Redevelopment of Mitre 10 Store 307 Mann Street, Gosford: Heritage Strategy & Impact Statement*, page 10.

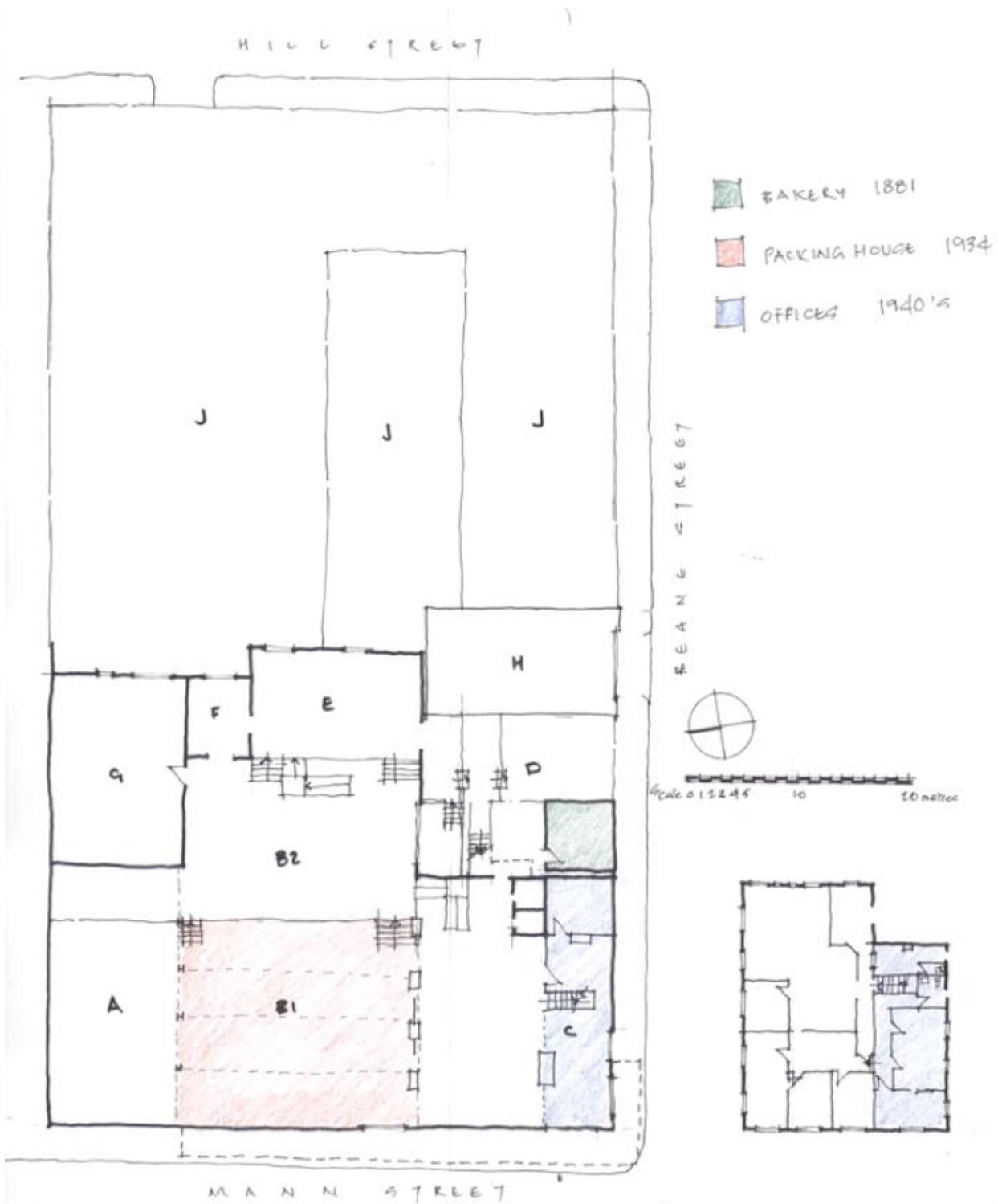


Figure 31 – Historical zoning of the subject site as prepared by John Oultram Heritage & Design 2010. Note that the bakery is marked in green, the Gosford Packing House’s main warehouse is marked in red, and later office facilities are marked in blue.

Source: John Oultram Heritage & Design 2010, page 10.

#### 4.1.2. Comparative Archaeological Reports

Previous archaeological investigations of similar archaeological sites relative to the subject site may provide information on the potential nature and distribution of archaeological resources. A summary of relevant assessments is provided below.

**Archaeological Management & Consulting Group (AMAC), 2020. Final Archaeological Report: ATO Development, 38 Mann Street Gosford NSW**

In March 2009, AMAC prepared a report on excavations undertaken at 38 Mann Street, Gosford, which is located approximately 920m north of the subject site. The report responds to Condition 16 of the S140 excavation permit approved by Heritage NSW, endorsing archaeological testing, monitoring and excavation works. The report has been identified as relevant to the subject site, due to its proximity to the subject site and association with the early development of Gosford town.

Prior to commencing archaeological works, the soil profile of the study area was assessed by means of a desktop assessment of available reports on the Gosford foreshore. The soils were identified by AMAC as being “removed, buried or greatly disturbed”.<sup>66</sup> This assessment was due to the late-1930s reclamation work along the Gosford foreshore. Nonetheless, it was acknowledged that the soil profile of the study area – especially, to the north – may not have sustained such detrimental disturbance, due to its considerable depth.

Upon these grounds, a program of archaeological monitoring was devised for the subject site, including salvage excavation where Locally significant relics were anticipated to be impacted by the proposed development. An additional program of historical test excavation was recommended by NSW Heritage, which sought to confirm the presence and condition of an 1880s Sergeant’s Quarters, identified by historical documents as being located within the study area. Due to remediation works in this location, archaeological works eventually included the full exposure and recording of the Sergeant’s Quarters.

Numerous archaeological features were identified in association with various phases of the site’s occupation. Notably, such remains included:

- Structural remains of the basement level of an 1880s Sergeant’s Quarters; although, no occupational deposits were associated with this feature.
- Partial sandstone foundations for the original c.1888 School of Arts, as well as dry press brick foundations, a dry press brick fireplace, large cement step, brick piers and a semi-plastic brick paving associated with 1908 extensions to the building.
- Remains of the mid-late 20<sup>th</sup> Century occupation of the site including brick piers and a brick retaining wall with an associated footpath.

Identified relics were considered to be partially truncated or completely removed due to the site’s successive development. As such, these resources, although often recovered in a fair state of preservation, were assessed as representing only a small portion of the site’s history. Nonetheless, archaeological resources identified within the study area were considered to be of Local significance, due to their (a) association with the Gosford Police station and (b) potential to yield information about the historical development of the site. Although considered to be of Local significance, all structural remains of the 1880s Sergeant’s Quarters were preserved in situ, as per the conditions of the excavation permit.

**AMAC, 2016. Research Design, Excavation Methodology & Heritage Impact Statement: Corner Mann Street & Georgiana Terrace, Gosford NSW.**

In February 2016, AMAC were engaged by DOMA Group to prepare a Research Design and Excavation Methodology for a S140 permit application for a proposed development at 20 Mann Street, Gosford. The study area is located 1km north of the subject site and has been identified as relevant to the present HAIA, due to its proximity to the subject site. The proposed development comprised the construction of a six-storey building, inclusive of two basement levels. Proposed bulk excavation for basement levels ranged from 1.5-6m below the ground surface and were, therefore, assessed as being likely to cause detrimental impact to archaeological relics.

Previous assessment of the site considered the topography of the site to be highly original with minor disturbance. Site inspection and desktop research regarding recent developments within the study area confirmed this, finding there to be minimal ground surface impact. This was demonstrated by the known structural remains of an c.1880s Police Station and Sergeant’s Quarters within the south-eastern corner of the site. Upon these grounds, the report assumes that archaeological evidence in the form of deep features and structural remains were likely to occur with a high degree of physical and spatial integrity. Due to the

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<sup>66</sup> Archaeological Management & Consulting Group, 2020, *Final Archaeological Report: ATO Development, 38 Mann Street Gosford NSW*, page 39.

presence of hardstand in one portion of the site, more ephemeral remains associated with the site's later occupation (such as postholes or slot trenches) were also anticipated to occur.

Previous assessments of the site identified potential relics as being Locally significant, due to: (a) their rarity within the local context and (b) their potential to yield information about the former Police Station and Sergeant's Quarters. The latter was considered to contribute to several historic themes, including the organisation of public buildings in towns regional to New South Wales. Anticipated remains of this nature were also identified as holding potential to demonstrate living and working condition of public servants and their families. Therefore, the report recommends that archaeological monitoring be undertaken at the proposed development area. It also proposes that any relics associated with the Police Station and Sergeant's Quarters be preserved in situ.

### 4.1.3. Conclusions from Previous Investigations

The following conclusions are drawn from previous archaeological investigations relevant to the subject site:

- No previous assessments of the subject site have commented on the potential for relics to be identified at the location. Instead, all previous assessments have focused on the built heritage significance of the Packing House, almost completely at the exclusion of the rear carpark and extant 1880s bakery.
- Previous archaeological assessments carried out at similar sites identified that archaeological resources have a moderate-high potential to occur in areas of moderate disturbance (such as below extant buildings). Resources previously identified in such areas of disturbance have included deep features, archaeological features and occupational refuse. However, in areas of high disturbance (especially under buildings with basement levels), archaeological resources have a low-moderate potential to occur. In this environment, previous studies have indicated that archaeological resources are largely restricted to deep features with artefact-enriched fills.
- Previous archaeological assessments carried out at similar sites confirm that the spatial and physical integrity of archaeological resources are generally negatively affected by ground-disturbing works. Areas that have minimal disturbance are more likely to retain archaeological resources with higher spatial and physical integrity – and, by extension, often retain potentially more significant relics.
- Previous archaeological assessments carried out at proximate sites confirm that, despite subsequent disturbance works, archaeological remains retained at proximate sites encompass numerous phases of occupation.

## 4.2. GEOTECHNICAL INVESTIGATIONS

The following description of the geotechnical investigation undertaken by SMEC Testing Services for NSW Land & Housing Corporation has been extracted from the Aboriginal Cultural Heritage Assessment for the site prepared by Urbis in November 2022.

A geotechnical assessment was conducted by SMEC Testing Services for NSW Land & Housing Corporation in 2016 consisting of seven boreholes excavated within the carpark forming the eastern portion of the subject site. The geotechnical investigation report states that fill was observed to depths of 0.5 to 1.1 metres consisting primarily of a dark grey sandy clay/clayey sand with some gravel overlying stiff silty clays. While classified as fill from a geotechnical perspective, the above description suggests that the soil encountered may consist of truncated and disturbed natural soils.

The borehole logs are summarised in Table 10 below, and the location of boreholes included in Table 10. Note, no historic materials including brick, glass or sandstone was identified in the geotechnical boreholes.

Table 10 – Geotechnical Investigation results

Borehole	Depth	Description
1	0.0-0.12m	Concrete
	0.12-0.80m	Sandy Clay/Clayey Sand: dark grey, some fine to medium grained sand, trace of fine gravel



Borehole	Depth	Description
	0.8-2.0m	Silty Clay: Orange brown, medium plasticity
	2.0-3.0m	Silty Clay: light grey, medium plasticity
2	0.0-0.1m	Concrete
	0.1-0.5m	Sandy clay/clayey sand: grey/dark grey, trace of fine to medium grained sand
	0.5-1.4m	Silty clay: orange brown, medium to high plasticity
	1.4-3.0m	Silty clay: grey with orange brown, medium plasticity
3	0.0-0.1m	Concrete
	0.1-0.7m	Sandy clay/clayey sand: grey/dark grey, trace of fine to medium grained sand
	0.7-1.1m	Silty clay: orange brown, medium plasticity, trace of fine to medium grained sand
	1.1-3.0m	Silty Clay: orange brown, medium plasticity
4	0.0-0.1m	Concrete
	0.1-0.7m	Sandy clay: grey/dark grey, fine to medium grained sand
	0.7-1.3m	Clayey sand: grey, fine to medium grained
	1.3-3.0m	Silty clay/sandy clay: orange brown with grey, fine to medium grained sand
5	0.0-0.1m	Concrete
	0.1-1.1m	Sandy gravelly clay: dark grey, fine to medium grained sand, fine gravel.
	1.1-3.0m	Sandy clay: orange brown, fine to medium grained
6	0.0-0.2m	Gravel/sand: red brown, fine grained, fine to medium grained sand
	0.2-0.7m	Sandy gravelly clay: dark grey
	0.7-3.0m	Silty clay: orange brown, medium to high plasticity
7	0.0-0.12m	Concrete
	0.12-0.8m	Sandy clay/clayey sand: dark grey, some fine to medium grained sand, trace of fine gravel
	0.8-2.0m	Silty clay: orange brown, medium plasticity
	2.0-3.0m	Silty Clay: orange brown, medium plasticity

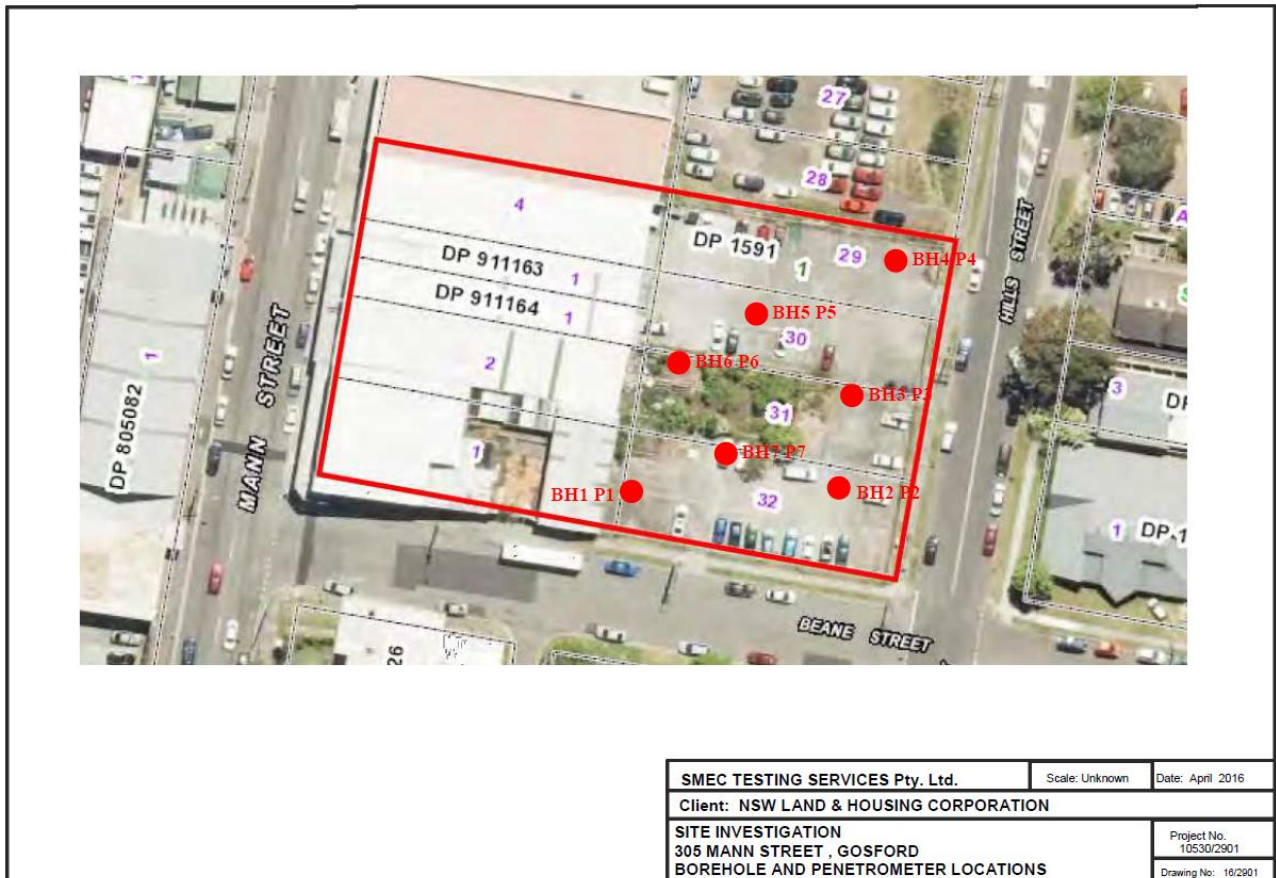


Figure 32 – Geotechnical borehole locations

Source: SMEC Testing Services 2016.

### 4.3. VISUAL INSPECTION

A separate communication was sent on 26 October 2022 to invite RAPs to attend a site visit.

The site survey and meeting were conducted by Meggan Walker (Senior Archaeologist) and Owen Barrett (Archaeologist) on the 2 November 2022. The site inspection focused on assessing the level of ground disturbance across the subject site.

Prior to conducting a visual inspection, several predictions were made about ground disturbance, based on a desktop assessment of the site. In the first place, the current structures within the subject site were identified as largely conforming with the natural topography of the area. One exception is the buildings fronting Mann Street, which appear to have required bulk excavation towards the rear of the structures. The construction and demolition of buildings were, therefore, considered likely to have had a moderate degree of impact on the upper layers of the natural soil profile; however, deeper soils profiles if present were assessed as likely to remain relatively intact. Visual inspection of the site largely confirmed these assumptions.

The following observations pertaining to ground disturbance were made in the course of this visual inspection:

- The western portion of the study area which contains the Mitre 10 building is determined to have required bulk earthworks towards the rear of the structures (Figure 33), however, internal floor levels are staggered which may have mitigated this disturbance (Figure 34).
- The garage on the southern boundary displays a cut and fill levelling method which will have caused minimal disturbance to deeper soil profiles (Figure 35).
- The eastern portion of the subject site which currently consists of concrete hardstand generally conforms to the topography of the surrounding area and therefore appears to have not been subjected to a high level of ground disturbance (Figure 36).

- Varying ground levels adjacent to the subject site appear to indicate more recent approaches to levelling of the surrounding area. For example, Figure 37 suggests the importation of fill to create a level surface for Beane Street and the pedestrian footpath. Another case is Figure 38, which shows the change in level in the Lot to the north of the subject site in which bulk earth removal has created a surface approximately level to the Mann Street frontage.

Although ground visibility in this area was low due to the presence of hardstand, the rear of the warehouse yielded no areas of exposure relevant to the early occupation of Lots 30-32 (cf. Section 3.2.1), with the exception of the landscaping associated with the middle dwelling.



Figure 33 – Variation in levels indicating ground disturbance. View north east.

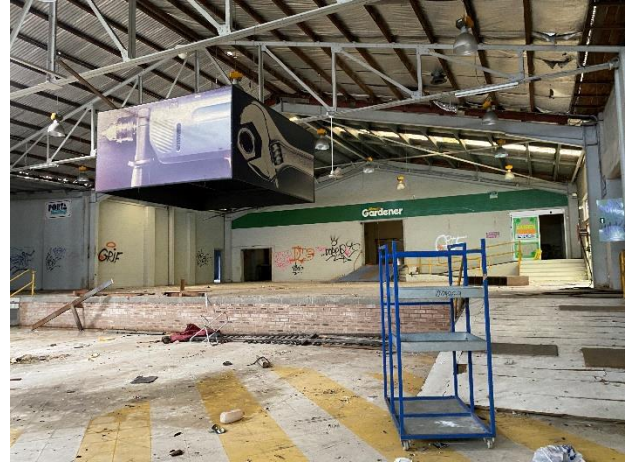


Figure 34 – Internal variation in levels.



Figure 35 – Cut and fill levelling. Southern boundary.



Figure 36 – Hardstand conforms to landscape topography.





Figure 37 – Beane Street raised to create level surface.



Figure 38 – Adjacent property cut down to create a level surface.



Figure 39 – Central landscaping within the carpark, associated with one of the former cottages.



Figure 40 – Central landscaping within the carpark, associated with one of the former cottages.

# 5. ARCHAEOLOGICAL POTENTIAL

## 5.1. FRAMEWORK FOR ASSESSMENT

The *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996) defines historical archaeological potential as:

*The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.*

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

The archaeological potential of the subject site is assessed based on the background information presented in Section 3 and graded according to the following scheme:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or archaeological excavation has already occurred and removed any potential resource.
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas; however, deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to deeper sub-surface features.
- **High Potential:** substantially intact archaeological deposits could survive in these areas.

The potential for archaeological remains or 'relics' to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (e.g. phases of building construction) and the activities that occurred there. The following definitions are used to consider the levels of disturbance:

- **Low Disturbance:** the area or feature has been subject to activities that are likely to have had a minor effect on the integrity and survival of archaeological remains.
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. While archaeological evidence may be present, they are likely to have been disturbed.
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence are likely to be significantly disturbed or destroyed.

The following assessment of archaeological potential of the present subject site has been undertaken based on the above framework.

## **5.2. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL**

An assessment of archaeological potential associated with each phase of development of the subject site is provide in Table 11 below. The assessment of archaeological potential within the subject site is mapped in Figure 41 below.



Table 11 – Assessment of Archaeological Potential

Phase	Potential Archaeological Resource	Integrity	Archaeological Potential
<p><b>1. Original Land Grant and Subdivision (1850 – 1895)</b></p>	<p>Structural remains, general discard items,</p>	<p>During this phase, there is little evidence for development of the majority of the subject site. A bakery is known to have operated from Lot 1, later being absorbed into the Gosford Packing House. A bakery remains extant on the site which could be a renovated form of the original Shead’s Bakery. There is no evidence for development to the east of the site during this phase. Subsequent disturbance in the form of the construction of the eastern cottages as well as the Gosford Packing House is likely to have removed or significantly disturbed archaeological resources which could have occurred associated with this phase.</p>	<p><b>Low</b></p>
<p><b>2. Margins’ Cordial Factory and Ice Works (1895 – c.1930)</b></p>	<p>General discard items, structural remains, evidence of landscaping</p>	<p>During this phase, the cottages to the east of the subject site were constructed to support the Margin Cordial Factory and Ice Works. These cottages were constructed c.1906 and remained extant on the site through to the late 20<sup>th</sup> century. Following this, the location of the cottages has been covered by hardstand. The low subsequent activity at this portion of the site increases the potential that structural remains could occur below hardstand. However, the demolition date reduces the potential that structural remains of the cottages would be left <i>in-situ</i>. It is unlikely that deeper subsurface features would occur on the site associated with these cottages due to the date of construction and connection to the town water supply. The rear of the cottages appears to contain some minor landscaping, evidence of which was identified as remnant on site during the site visit associated with the middle cottage.</p> <p>The Margin Cordial Factory and Ice Works also occupied the western portion of the site during this time. It is likely that, should structural remains of the factory occur, they would be heavily truncated by the</p>	<p><b>Low:</b> deeper subsurface features, remains of the factory.</p> <p><b>Moderate:</b> structural remains, general discard items.</p> <p><b>High:</b> Evidence of landscaping.</p>

Phase	Potential Archaeological Resource	Integrity	Archaeological Potential
		<p>extant Packing House. There is higher potential that general discard items could occur at the site associated with the Cordial Factory, however these will likely take the form of sporadic deposits due to the regular rubbish collection established in Gosford by this period.</p>	
<p><b>3. Gosford Packing House</b> <b>(c.1930 – 1967)</b></p>	<p>Extant structural remains, general discard items</p>	<p>During this phase, the Gosford Packing Factory was established in the western portion of the subject site. The construction of the factory likely disturbed the remains of earlier structures within this area. The Packing House remains extant within the subject site and is considered as an item of Built Heritage under the Heritage Impact Statement prepared by Urbis (2022). No archaeological resources are anticipated to occur associated with the packing house, beyond sporadic discard items which may occur across the site.</p> <p>The eastern portion of the subject site remains unchanged during this period, and as such the potential for archaeological resources is similarly low.</p>	<p><b>Low</b></p>
<p><b>1. Late-20<sup>th</sup> Century</b> <b>(1967 – Present)</b></p>	<p>general discard items, demolition fill</p>	<p>During this phase, the cottages along the eastern portion of the subject site fronting Hill Street were demolished. There is some potential that fill containing material remains of the demolished cottages could be present across the site as part of levelling for the extant carpark, however items within fill would likely have low spatial and physical integrity/</p>	<p><b>Low</b></p>

### 5.3. STATEMENT OF ARCHAEOLOGICAL POTENTIAL

This assessment has identified varied archaeological potential across the subject site.

Generally, there is a **low-moderate potential** for artefactual deposits to occur throughout the site. Artefactual deposits are likely to include intentional and accidental discard items, which could be located within discrete deposits or fills. Due to an absence of mapping, it is not possible to accurately predict the location of such deposits. These remains are also anticipated to be preserved with little spatial and/or physical integrity, owing to the site's long history of ground disturbing works.

There is a **low potential** for archaeological resources to occur associated with Phase 1. During this phase, there is little evidence for development of the majority of the subject site. Although one bakery is known to have operated from Lot 1, there is no evidence for development to the east of the site during this phase. As such, archaeological evidence associated with this phase is anticipated to include structural and/or general discard items. Subsequent disturbance in the form of the construction of the eastern cottages as well as the Gosford Packing House is likely to have removed or significantly disturbed archaeological resources which could have occurred associated with this phase.

There is generally a **low-moderate potential** for archaeological resources to occur associated with Phase 2. The Margin Cordial Factory and Ice Works occupied the western portion of the site during this time. Archaeological resources anticipated to occur include structural remains of the factory and deeper subsurface features; although, these are likely disturbed by subsequent developments. These resources are, therefore, considered to have a **low potential** to occur. During this phase, the east of the site was occupied by several cottages built in 1906 to support the factory. Archaeological resources anticipated to occur include structural remains of the former dwellings and evidence of landscaping. As the latter is partially retained at the site, such resources are considered to have a **high potential** to occur; whereas, there is a **moderate potential** for the structural remains to occur due to their date of demolition.

There is a **low potential** for archaeological resources to occur associated with Phase 3. During this phase, the Gosford Packing Factory was established in the western portion of the subject site. The Packing House remains extant within the subject site and is considered as an item of Built Heritage under the Heritage Impact Statement prepared by Urbis (2022). No archaeological resources are anticipated to occur associated with the packing house, beyond sporadic discard items which may occur across the site.

There is a **low potential** for archaeological resources to occur associated with Phase 4. During this phase, the cottages along the eastern portion of the subject site fronting Hill Street were demolished. Archaeological resources anticipated to occur include demolition fill and general discard items. However, due to the cursory nature of such resources, these are likely to be preserved with low spatial and physical integrity.



Figure 41 – Map of historical archaeological potential within the subject site. Note high potential for landscaping associated with former cottages, moderate potential for c.1906 cottages and low potential for structural remains of former industrial properties and general discard to the west of the subject site.



# 6. SIGNIFICANCE ASSESSMENT

## 6.1. FRAMEWORK FOR ASSESSMENT

The concept of archaeological significance is independent of archaeological potential. For example, there may be ‘low potential’ for certain relics to survive, but if they do, they may be assessed as being of (State) significance.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential: a site or resource is said to be scientifically significant when its further study may be expected to help answer questions. Whilst the research potential of an archaeological site is an essential consideration, it is one of a number of potential heritage values which a site or ‘relic’ may possess. Recent changes to the *Heritage Act 1977* (Section 33(3) (a)) reflect this broader understanding of what constitutes archaeological significance by making it imperative that more than one criterion be considered.

The below assessment of archaeological significance considers the criteria, as outlined in the NSW Heritage Branch publication *Assessing Significance for Historical Archaeological Sites and ‘Relics’*. Sections which are extracted verbatim from this document are italicized.

For the purposes of this assessment, significance is ranked as follows:

- **No Significance** – it is unlikely that any archaeological resources recovered will be attributed significance in accordance with the assessment criteria on a state or local level.
- **Local Significance** – it is likely that archaeological resources recovered will be significant on a local level in accordance with one or more of the assessment criteria.
- **State Significance** – it is likely that archaeological resources recovered will be significant on a state level in accordance with one or more of the assessment criteria.

The following Criteria are used to assess archaeological significance (from *Assessing Significance for Historical Archaeological Sites and Relics*, Heritage Branch NSW).

Table 12 Significance Criteria

Criterion Letter	Criterion	Definition
A	Historical Significance	An item is important in the course or pattern of the local area’s cultural or natural history.
B	Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.
C	Aesthetic or technical significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D	Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E	Research Potential	An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.
F	Rarity	An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.

Criterion Letter	Criterion	Definition
G	Representativeness	An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's) ▪ cultural or natural places; or ▪ cultural or natural environments

## 1.1. ASSESSMENT OF SIGNIFICANCE

An assessment of archaeological significance associated with each phase of development of the subject site is provided in Table 13 below.

Table 13 Assessment of Significance

Criterion	Discussion
A - Historical Significance	<p>There is little potential for archaeological resources to occur at the subject site associated with the earliest phase of use, being the original land grants and subdivision of the site in the 1850-1890s.</p> <p>The subject site has historically been utilised for a combination of residential and commercial uses throughout its history, culminating in its use as the Gosford Packing House in the 1930s. The subject site was subdivided in the 1850s following the growth of the Gosford area. In the early 20th century, a series of cottages were developed to the eastern portion of the subject site fronting Hill Street and associated with the Margin Cordial Factory. Archaeologically, there is little potential for resources associated with the historic development of the subject site to occur. There is high potential for evidence of landscaping associated with the former cottages to occur, as witnessed during the site visit, however this is not considered to be of historical significance. The cottages were constructed in C.1906 to support the Margin Cordial Factory. They are typical examples of this period, and archaeological resources associated with the cottages are unlikely to provide further insight into the historic use of the site.</p> <p>On the basis of the above assessment, it is unlikely that archaeological resources would occur which satisfy this criterion on a Local or State level.</p>
B – Associative Significance	<p>Archaeological resources which have the potential to occur at the subject site include structural remains and evidence of landscaping associated with c.1906 cottages which fronted Hill Street to the east of the subject site, and general discard items and truncated structural remains associated with the Margin Cordial Factory and Ice Works to the west of the subject site. It is not considered likely that such features would hold associative significance. While associated with the Margin Cordial Factory &amp; Ice Works, this is not considered to be of considerable significance in the local area.</p> <p>As such, it is not anticipated that archaeological resources would occur which satisfy this criterion on a Local or State level.</p>
C – Aesthetic Significance	<p>Archaeological resources which may occur at the subject site include structural remains of former dwellings, associated evidence of landscaping, and general discard items or structural remains of former Margin Cordial Factory to the west of the site. It is anticipated that such resources would generally be highly disturbed</p>

Criterion	Discussion
	<p>resulting from subsequent development. It is not anticipated that such resources would demonstrate aesthetic characteristics or a high degree of creative or technical achievement, being instead typical remains of early 20<sup>th</sup> century dwellings in the Gosford area.</p> <p>Based on the above assessment, it is unlikely that archaeological resources would occur which satisfy this criterion on a Local or State level.</p>
D – Social Significance	<p>Archaeological resources which may occur at the subject site include structural remains of former dwellings, associated evidence of landscaping, and general discard items or structural remains of former Margin Cordial Factory to the west of the site. It is not anticipated that such resources would hold social significance.</p> <p>Based on the above assessment, it is unlikely that archaeological resources would occur which satisfy this criterion on a Local or State level.</p>
E – Research potential	<p>There is generally low archaeological potential at the subject site, with the exception of moderate potential for structural remains to the east of the subject site associated with former dwellings, and high potential for (extant) landscaping associated with these dwellings. While structural remains of the former cottages could occur, they are not likely to hold research value. The location and materiality of these dwellings is known through historical documentation. Further, it is not considered likely that these Remains would provide further information regarding the occupants of the dwellings historically, due to the regular rubbish collection during their period of use. It is also unlikely that resources such as deep features with artefact rich fill would occur due to the date of construction of the dwellings (c.1906). Similarly, landscaping associated with the dwellings would not hold research value, remaining extant on the subject site to the present day. As such, there are no anticipated archaeological resources which would be likely to provide further insights into the subject site unknowable from other sources of information.</p> <p>Based on this assessment, it is unlikely that archaeological resources would occur which satisfy this criterion on a Local or State level.</p>
F - Rarity	<p>Archaeological resources which may occur at the subject site include structural remains of former dwellings, associated evidence of landscaping, and general discard items or structural remains of former Margin Cordial Factory to the west of the site. Such resources are not rare generally, with numerous extant early 20<sup>th</sup> century dwellings present across the region and State more broadly. The potential archaeological resources at the subject site represent a mundane assemblage of typical archaeological resources, unlikely to provide insights into the use and occupation of the subject site unknowable through other sources.</p> <p>On the basis of the above assessment, it is unlikely that archaeological resources would occur which satisfy this criterion on a Local or State level.</p>
G - Representativeness	<p>Archaeological resources which may occur at the subject site include structural remains of former dwellings, associated evidence of landscaping, and general discard items or structural remains of former Margin Cordial Factory to the west of the site. Such resources would not demonstrate the principal characteristics of a class of NSWs or the local areas cultural or natural places. As such, they could not</p>



Criterion	Discussion
	<p>be considered representative beyond their general ability to represent the historic development of the subject site.</p> <p>On the basis of the above assessment, it is unlikely that archaeological resources would occur which satisfy this criterion on a Local or State level.</p>

## 1.2. STATEMENT OF SIGNIFICANCE

The archaeological resources anticipated to occur at the subject site are generally **not** considered to meet the threshold for significance at a State or Local level. The resources identified in Section 5 above as most likely to occur (moderate-high potential) include structural remains and general discard items associated with Margins' Cordial Factory and Ice Works, as well as evidence of landscaping and potential footings associated with the 1906 cottages to the east of the factory (Phase 2). In accordance with this assessment such resources are **not considered to meet the threshold for significance at a Local or State level**, with no associated research value.

In general, it is considered unlikely that relics of State or Local significance would occur at the site on the basis of this assessment.



Figure 42 – Map of historical archaeological potential and significance within the subject site

## 7. IMPACT ASSESSMENT

The following is an assessment of the likely impact of the proposed works on potential archaeological resources within the subject site.

The proposed works consist of the demolition of existing structures, bulk earthworks to level the site, and construction of a new building to the east with public space located to the west of the subject site.

This assessment has identified moderate-high potential for archaeological resources associated with the eastern cottages which occupied the subject site from c.1906-1994. However, this assessment has concluded that such resources would **not** constitute relics of heritage significance at a Local or State level. As such, no further mitigation measures for harm are required.

Separately, Urbis have undertaken an Aboriginal Cultural Heritage Assessment (ACHA) for the subject site. This has identified potential for Aboriginal objects to occur in a subsurface capacity, harm to which is proposed to be mitigated through test and salvage excavation at the site prior to ground works. This will have the dual benefit of ensuring that, should subsurface remains of the former dwellings be located at the site, they will be identified during archaeological testing by suitably qualified specialists. Should subsurface remains be identified, they should be inspected by the on-site archaeologist, and management discussed with the on-site archaeologist. If it is identified that unexpected relics occur at the site which do satisfy the threshold for significance at a Local or State level, further management measures will be required.

## 8. CONCLUSIONS & RECOMMENDATIONS

This HAIA has concluded the following in relation to the historical archaeological potential of the subject site:

- Generally, there is a **low-moderate potential** for artefactual deposits to occur throughout the site. Artefactual deposits are likely to include intentional and accidental discard items, which could be located within discrete deposits or fills. Due to an absence of mapping, it is not possible to accurately predict the location of such deposits. These remains are also anticipated to be preserved with little spatial and/or physical integrity, owing to the site's long history of ground disturbing works.
- There is a **low potential** for archaeological resources to occur associated with Phase 1. During this phase, there is little evidence for development of the majority of the subject site. Archaeological evidence associated with this phase is anticipated to include structural and/or general discard items; although, these are likely to be significantly disturbed by subsequent development.
- There is generally a **low-moderate potential** for archaeological resources to occur associated with Phase 2. Archaeological resources anticipated to occur in association with Margin's Cordial Factory and Ice Works include structural remains of the factory and deeper subsurface features; although, these are likely disturbed by subsequent developments. Conversely, resources associated with the 1906 cottages are anticipated to include structural remains of the former dwellings and evidence of landscaping. These resources are assessed as having a **moderate-high potential** to occur.
- There is a **low potential** for archaeological resources to occur associated with Phase 3. The Packing House remains extant within the subject site and is considered as an item of Built Heritage under the Heritage Impact Statement prepared by Urbis (2022). No archaeological resources are anticipated to occur associated with the packing house, beyond sporadic discard items which may occur across the site.
- There is a **low potential** for archaeological resources to occur associated with Phase 4. Archaeological resources anticipated to occur include demolition fill and general discard items. However, due to the cursory nature of such resources, these are likely to be preserved with low spatial and physical integrity.
- The archaeological resources anticipated to occur at the subject site are **not** considered to meet the threshold for significance at a State or Local level.
- As the potential resources are not assessed as being of archaeological significance, this assessment concludes that the proposed works are unlikely to impact archaeological relics. As such no further mitigation measures are proposed to prevent impact to historical archaeological relics.

### 8.1. RECOMMENDATIONS

In view of the above conclusions, Urbis makes the following recommendations:

#### ***Recommendation 1 – Unexpected Finds Procedure***

Where substantial intact archaeological relics of State or local significance, not identified in this HAIA are unexpectedly discovered during excavation, work must cease in the affected area and Urbis be immediately notified. Depending on the nature of the discovery, Heritage NSW may be notified in writing in accordance with Section 146 of the *Heritage Act 1977*. Additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

#### ***Recommendation 2–Archaeological Induction***

Prior to the commencement of works, an archaeological induction should be delivered by Urbis to all relevant construction personnel for the purpose of establishing:

- heritage obligations of all project personnel;
- how to identify archaeological relics of State or local significance;
- what to do in the event that potential relics are uncovered; and
- how the Unexpected Finds Procedure works in practice.

#### ***Recommendation 3 – Human Remains Procedure***



In the unlikely event that human remains are uncovered during any site works, the following must be undertaken:

- All works within the vicinity of the find immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact.
- Site supervisor or other nominated manager must notify the NSW Police and DPC.
- The find must be assessed by the NSW Police and may include the assistance of a qualified forensic anthropologist.
- Management recommendations are to be formulated by the Police, DPC and site representatives.
- Works are not to recommence until the find has been appropriately managed

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