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# **HISTORICAL ARCHAEOLOGICAL IMPACT ASSESSMENT**

Telopea Urban Renewal Site,  
Darug Land, NSW

Prepared for  
**FRASERS PROPERTY TELOPEA DEVELOPER PTY LTD**  
5 April 2022

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director Balazs Hansel, MA Archaeology, MA History, M. ICOMOS  
Senior Consultant Meggan Walker, BA Archaeology (Hons) & Ancient History  
Consultant Wade Goldwyer, BA Archaeology (Hons)  
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# EXECUTIVE SUMMARY

Urbis has been engaged by *Frasers Property Telopea Developer Pty Ltd* (Frasers) ('the Proponent') to prepare an Historical Archaeological Impact Assessment (HAIA) to accompany an Environmental Impact Statement for a State Significant Development Application (SSDA), submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the staged redevelopment of the **Telopea 'Concept Plan Area'** (CPA), as well as a detailed proposal for the first stage of development, known as '**Stage 1A**'.

The purpose of this report is to investigate the likelihood for impact to historical archaeological relics of Local or State significance relating to the proposed works. This assessment has been restricted to an investigation at Lots 5-7 DP 128229, Sturt Street, Darug land, Telopea, NSW (hereafter referred to as 'the subject site'), (see Figure 2-Figure 3). This is due to the previous investigation of the whole of the Telopea Precinct as part of the Heritage Impact Statement (HIS), which identified the subject site as the only area with historical archaeological potential for relics.

This HAIA has been produced in accordance with the Secretary's Environmental Assessment Requirements (SEARs) for the State Significant Development (SSD-14378717).

This assessment has identified the following:

- In general, there is **Low potential** for historical archaeological resources to occur in conjunction with the earliest phase of occupation at the site, with **moderate-high** potential associated with subsequent phases.
- Archaeological resources which may occur at the subject site, including ephemeral features associated with agricultural activities and structural remains of the former Adderton House and outbuildings, are anticipated to **meet the threshold for significance on a Local level**, specifically for their historic value, associative significance, research potential, and representativeness. Relics of Local significance will be primarily associated with the Adderton Estate phase, with earlier relics not anticipated to be retained with sufficient integrity.
- The proposed works, including bulk excavation and landscaping, are likely to result in impact to Locally significant relics. As such, mitigation measures should be implemented at demolition and construction phase. This should be in accordance with the below recommendations.

As a result of these conclusions, Urbis recommends the following:

1. An Archaeological Research Design (ARD) and Work Method Statement (WMS) should be prepared by a suitably qualified archaeologist to develop a methodology for the investigation and management of potential Locally significant relics across the subject site, and provide research questions to be answered during the process of investigation. This should include methodologies for monitoring and test excavation, as well as salvage excavation should that be deemed necessary.
2. In the unlikely event that human remains are uncovered during any site works, the following must be undertaken:
  - 2.1. All works within the vicinity of the find immediately stop.
  - 2.2. Site supervisor or other nominated manager must notify the NSW Police and DPC.
  - 2.3. The find must be assessed by the NSW Police, and may include the assistance of a qualified forensic anthropologist.
  - 2.4. Management recommendations are to be formulated by the Police, DPC and site representatives.
  - 2.5. Works are not to recommence until the find has been appropriately managed.

# 1. INTRODUCTION

Urbis has been engaged by *Frasers Property Telopea Developer Pty Ltd* (Frasers) ('the Proponent') to prepare an Historical Archaeological Impact Assessment (HAIA) to accompany an Environmental Impact Statement for a State Significant Development Application (SSDA), submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the staged redevelopment of the **Telopea 'Concept Plan Area'** (CPA), as well as a detailed proposal for the first stage of development, known as '**Stage 1A**'.

The purpose of this report is to investigate the likelihood for impact to historical archaeological relics of Local or State significance relating to the proposed works. This assessment has been restricted to an investigation at Lots 5-7 DP 128229, Sturt Street, Darug land, Telopea, NSW (hereafter referred to as 'the subject site'), (see Figure 2-Figure 3). This is due to the previous investigation of the whole of the Telopea Precinct as part of the Heritage Impact Statement (HIS), which identified the subject site as the only area with historical archaeological potential for relics.

This HAIA has been produced in accordance with the Secretary's Environmental Assessment Requirements (SEARs) for the State Significant Development (SSD-14378717).

## 1.1. BACKGROUND

The Telopea CPA forms part of the **Telopea Precinct Master Plan** (adopted by Council in March 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct gazetted in December 2018. The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC's social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities – and to capitalise on access to the new Parramatta Light Rail network.

The Telopea CPA is the land identified in Figure 1 and is currently owned by LAHC. The proposed redevelopment of the CPA is part of the NSW Government *Communities Plus* program, which seeks to deliver new communities where social housing blends with private and affordable housing with good access to transport, employment, improved community facilities and open space. The program seeks to leverage the expertise and capacity of the private and non-government sectors.

In December 2019, the NSW Government announced that the Affinity consortium, comprising Frasers and Hume Community Housing, were awarded the contract to redevelop the Telopea CPA. The SSDA represents the first step in the delivery of the planned redevelopment of the Telopea CPA and the Stage 1A works will provide the first integrated social and market housing development on the site, as well as a new arrival plaza for the Parramatta Light Rail.

In October 2021 comments were received from Heritage NSW in response to the proposed SSDA. The subject site was determined to contain potential for archaeological resources associated with the Adderton Estate phase, which had not been adequately assessed. In addition, the subject site is located in proximity to a historical item listed on the State Heritage Register (SHR item No. 0179). Heritage NSW concluded their letter by supporting the SEARs requirement for further historical archaeological assessment, as well as supporting the recommendations of the Statement of Heritage Impact Assessment (SoHI) which states that "*Further research is required to ascertain the likelihood for those remains to be retained in situ and to conclusively determine the significance of potential archaeological resources*" (Urbis 2021b, p.58).

## 1.2. SITE LOCATION

Telopea is located in the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 17 km from Sydney CBD.

The Telopea site currently accommodates 486 social housing dwellings, across a mix of single dwelling, townhouse, and 3-9 storey residential flat buildings, as well as Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect Church, and Telopea Christian Centre. The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Telopea Public School, a neighbourhood centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park. The subject site is located at Lots 5-7 DP 128229, Sturt Street, Darug land, Telopea, NSW.

## 1.3. PROPOSED WORKS

The SSSDA seeks Concept Approval for the staged redevelopment of the Telopea CPA, as well as a detailed proposal for the first stage of development. The Concept Proposal sets out the maximum building envelopes and GFA that can be accommodated across the CPA, and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework by which any future development application will be assessed.

The Telopea CPA proposal comprises:

1. A mixed-use development including:
  - 1.1. Approximately 4700 dwellings, including a mix of social, affordable and market dwellings.
  - 1.2. Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail.
  - 1.3. Proposed childcare facility.
  - 1.4. Proposed combined library and community centre.
  - 1.5. Proposed combined church, residential aged care facility and independent living unit facility.
2. Delivery of new public open space, including:
  - 2.1. A new light rail plaza.
  - 2.2. Hill top park.
  - 2.3. Eyles pedestrian link.
  - 2.4. Open space associated with the proposed library.
3. Retention of existing significant trees.
4. Road and intersection upgrades.
5. Cycle way upgrades.
6. Upgrade of utility services.

The Telopea CPA is divided into four precincts known as Core, North, South and East incorporating a total of 29 parcels. The Concept Proposal is further detailed in the Urban Design Report prepared by Bates Smart and Hassell.

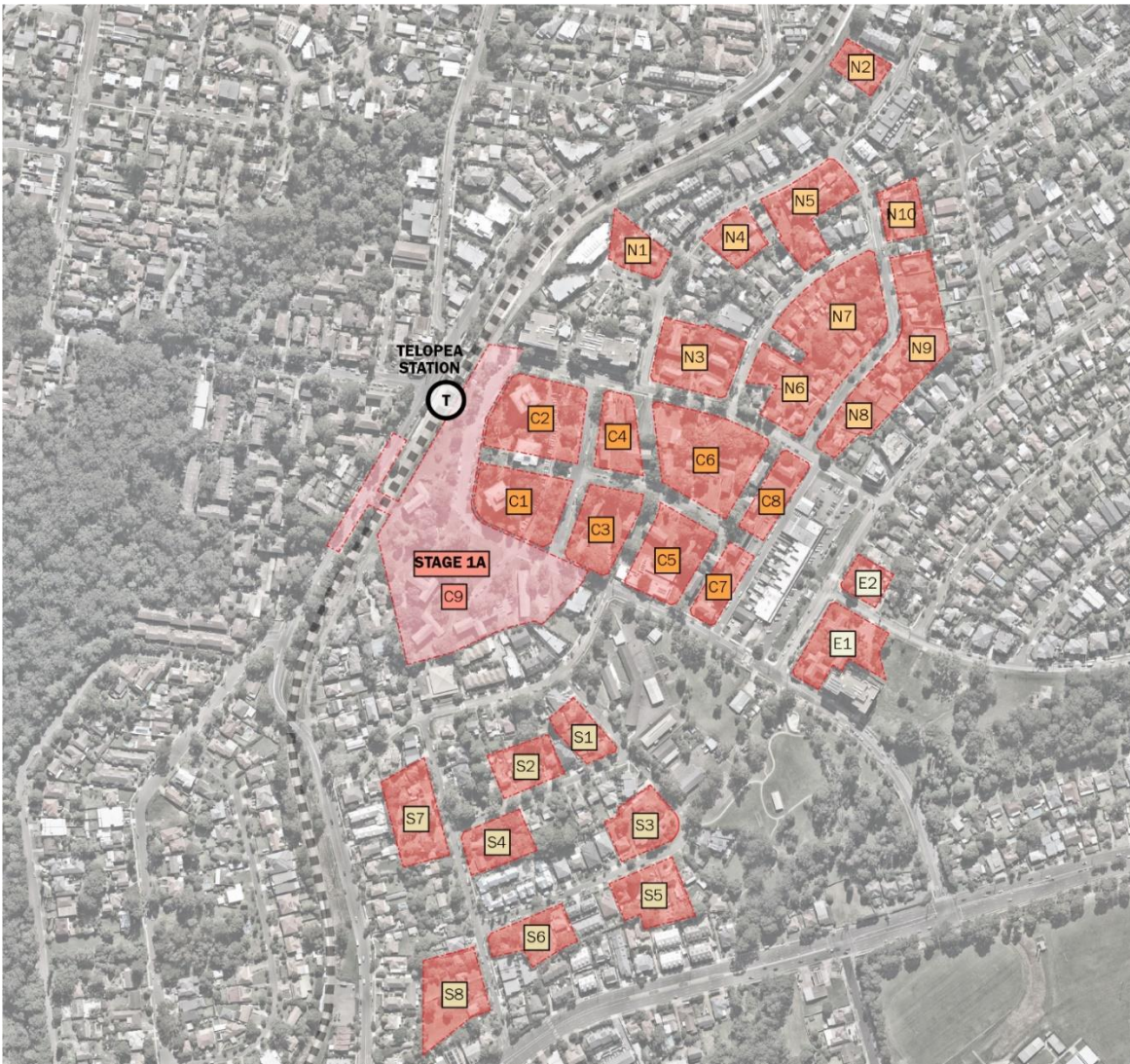


Figure 1 – Telopea Estate Concept Plan  
 Source: Bates Smart and Hassell

The first stage of works to be delivered (known as 'Stage 1A') is located within the Core precinct adjacent to the Parramatta Light Rail station and will include:

1. Site establishment works, including demolition of all existing buildings and structures, tree removal, site preparation, excavation, and services augmentation.
2. Construction of a new arrival plaza for the Parramatta Light Rail, incorporating a Community Pavilion.
3. Construction of the Sturt Street extension, Light Rail crossing including Adderton Road intersection works and cycleway connection.
4. Part demolition and upgrade of Sturt and Shortland Streets including new kerb-realignment, new footpaths and landscaping, new parking bays, bus zones, line marking and crossing to the extent identified in Figure 1.
5. Construction of a new public park surrounding the existing significant trees.
6. Construction of residential flat buildings, up to 10-storeys in height, including studio, one-, two- and three-bedroom apartments.
7. Construction of two basement levels, with access / egress via Sturt Street and Winter Street, including waste and loading facilities.
8. Associated open space and landscaping works, including retention of existing significant trees, ground and rooftop communal open space, and a publicly accessible through site link.

The Stage 1A proposal is further detailed in the Urban Design Report prepared by Plus Architecture and Landscape Report prepared by Hassell. Stage 1A is the subject of this assessment.

## **1.4. AUTHORSHIP**

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

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## **1.5. METHODOLOGY**

This HAIA has been prepared with reference to the following guidelines and documents:

- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (NSW Office of Environment and Heritage (OEH) (2009).
- *Assessing Heritage Significance* (NSW Heritage Manual 2) (NSW Heritage Office 2001).
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning NSW 2006).
- The philosophy and process adopted is that guided by the Australia *ICOMOS Burra Charter 2013*.

## **1.6. LIMITATIONS**

The HAIA was limited to historical archaeological resources and does not consider Aboriginal archaeological remains or built heritage items, which are addressed in separate reports under different covers by Urbis. No site inspection was undertaken for this specific assessment, although previous site inspection was undertaken by Urbis archaeologists for the Aboriginal Cultural Heritage Assessment.

This assessment was limited to a consideration of the archaeological potential and impact of works to the Stage 1A area, where potential archaeological resources were identified during the preparation of the Heritage Impact Statement.



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**Project No:** P0021243  
**Project Manager:** Balazs Hansel

 **Subject Area**

**REGIONAL LOCATION**  
 Telopea Urban Renewal  
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Figure 2 – Regional location.



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Project No: P0021243  
Project Manager: Balazs Hansel

Subject Area    Contours    Hydrology

**LOCATION OF THE SUBJECT AREA**  
Telopea Urban Renewal  
Prepared on behalf of Frasers Group

Figure 3 – subject site location.

## 2. STATUTORY CONTEXT

### 2.1. NATIONAL LEGISLATION

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

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

##### 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.

A search of the Commonwealth Heritage List was undertaken on 11<sup>th</sup> March 2022. The subject site does not contain, nor is it located within proximity of, any sites which are listed on the CHL. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

##### 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.

A search of the National Heritage List was undertaken on 11<sup>th</sup> March 2022. The subject site does not contain, nor is it located within proximity of, any sites which are listed on the NHL. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

### 2.2. STATE LEGISLATION

#### 2.2.1. NSW Heritage Act 1977

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

Under Section 57(1) of the Heritage Act, Heritage Council approval is required to move, damage, or destroy a relic listed in the 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 disturbed.

The Act defines a 'relic' as:

*Any deposit, object or material evidence:*

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

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

Under section 139 of the *Heritage Act*, an excavation permit is required to disturb or excavate land “*knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed*”. This section of the Heritage Act identifies provisions for items /relics outside of those on the State Heritage Register or subject to an Interim Heritage Order (IHO).

This assessment has been prepared to determine the likelihood of impact to relics of Local or State significance from the proposed works. However, should relics of State or Local significance be proposed for impact, no permit will be required due to the approval pathway of the project, being an SSDA.

## 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 SHR was undertaken on 11<sup>th</sup> March 2022. The subject site does not any sites which are listed on the SHR. Approximately 74m to the south-west of the subject site is Redstone, SHR Listing No. 01795.

## 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.

## 2.2.2. Environmental Planning and Assessment Act 1979

Local Environmental Plans (LEPs) are made under the Environmental Planning and Assessment Act 1979 (EP&A Act). The Parramatta LEP 2011 is applicable to the subject site. The Parramatta Local Environmental Plan (LEP) 2012 addresses heritage in Section 5.10, with a list of identified and protected heritage items provided under Schedule 5 of the LEP.

Under Section 5.10, Clause 2 of the LEP, development consent is required when:

*(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—*

*(i) a heritage item,*

*(ii) an Aboriginal object,*

*(iii) a building, work, relic or tree within a heritage conservation area,*

*(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 in relation to the item,*

*(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,*

*(d) disturbing or excavating an Aboriginal place of heritage significance,*

*(e) erecting a building on land—*

*(i) on which a heritage item is located or that is within a heritage conservation area, or*

*(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

As the proposal includes excavation for basement levels across the whole site, under section 5.10.2.c development consent is required for future proposed works which will disturb or excavate the ground surface.

A search of Schedule 5 of the LEP identified that there are no locally listed heritage items within the subject site. However, the subject site is in close proximity to a number of locally listed items, as below:

- *Redstone*, Item No. I01795, which is located approximately 74m south-west from the subject site.
- *Vineyard Creek and vegetated banks (natural area)*, Item No. I613, which is located approximately 370m west from the subject site.
- *Kishnaghur archaeological site*, Item No. IA6, which is located approximately 690m east from the subject site.
- *Rapanea Community Forest*, Item No. I37, which is located approximately 820m east from the subject site.



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Project No: P0021243  
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## ABORIGINAL HERITAGE CONSTRAINTS

Frasers Group  
 Prepared on behalf of Frasers Group

- Subject Area
- Hydrology
- Item - General
- Item - Archaeological
- Contours
- Conservation Area - General

Figure 4 – Heritage constraints.

## 2.3. HERITAGE CONTEXT

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

- The subject site does not contain, nor is it located within proximity of, any sites which are listed on the CHL or NHL.
- The subject site is in the proximity of 1 site as listed on the SHR, being Redstone. This is approximately 74m to the south-west of the subject site.
- The subject site is in the proximity of a number of locally listed items under the Parramatta LEP 2011.
- There are no archaeological listings applicable to the subject site. However, this does not reduce archaeological potential or the significance of potential resources, as archaeological listings are generally rare in a local government context and only occur when there is a site of known archaeological significance gazetted on Schedule 5 of the LEP. Due to the rarity in LEP updates and the frequency of impact to archaeological sites, this does not occur often.
- Under the requirements of *The Heritage Act*, should relics of State significance be proposed for impact, an approval under Section 60 of the Heritage Act will likely be required. Should relics of Local significance be proposed for impact, an approved permit under Section 140 of the Heritage Act will likely be required. This assessment is prepared to assess the likelihood for relics.

### 3. HISTORICAL OVERVIEW

The history of the subject site has been extracted from the Heritage Impact Statement (HIS) for the subject site, which was prepared by Urbis (Urbis, 2021), and supplemented where possible.

#### 3.1. LAND GRANTS, 1792-1800

Teloepa is a suburb within the Paramatta Local Government Area, County Cumberland, Parish of Field of Mars. The suburb is located between Pennant Hills Road and Adderton Road, and the name is derived from the New South Wales *Teloepa Speciosissima* plant (Waratah), once common in the area.<sup>1</sup>

Teloepa was first settled in the late 1700s. It followed the establishment of Paramatta, where fertile land had been identified for expansion of the colony following the failure of crops at Farm Cove in Sydney. By 1791 all agricultural efforts for the colony were centralised around present-day Paramatta.<sup>2</sup> The area became attractive to emancipated convicts who sought to work as farmers and suppliers to the colony.

Land was granted in the area as early as 1792, with land grants to individuals including John Pedrick, William Wade, William Field, Anthony Rope, Edward Varndell, Curtis Brand, John Summers, John Ramsey, William Hubbard and Joseph Bishop.<sup>3</sup> These were then followed up by further land grants in Teloepa in 1794 to John Love, Thomas Tilley, Michael Fitzgerald, John Ramsey, Patrick Campbell, Samuel Wheeler, James Townsend, William Cox, James Bain and Thomas Arndell.<sup>4</sup> While Teloepa was not known by that name at the time (it was considered part of the Dundas Valley), the names of these individuals and their families and estates went on to inspire many of the names for the streets of the suburb of Teloepa (see Figure 5). Other street names were inspired by later land holders, including William Samuel Byrnes and Joseph and Alexander Eyles. During the late 18<sup>th</sup> century and early 19<sup>th</sup> century the subject site is primarily situated on the north-western corner of the William Hubbard land grant, and partially extending over the land grants of William Wade (north-east corner). The boundary of the original land grants is shown in later historical mapping, such as in Figure 6.

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<sup>1</sup> Goodman, M. 2019. *Teloepa – a Brief History*. <http://arc.parracity.nsw.gov.au/blog/2019/12/04/teloepa-a-brief-history/>

<sup>2</sup> Heritage Inventory Sheet, 2010. *Redstone*.

<sup>3</sup> Certificate of Title, volume 7700, folio 205, transition of lands to The Housing Commission of NSW.

<sup>4</sup> *Ibid*, also Primary Applications #5249, #8083, #20330

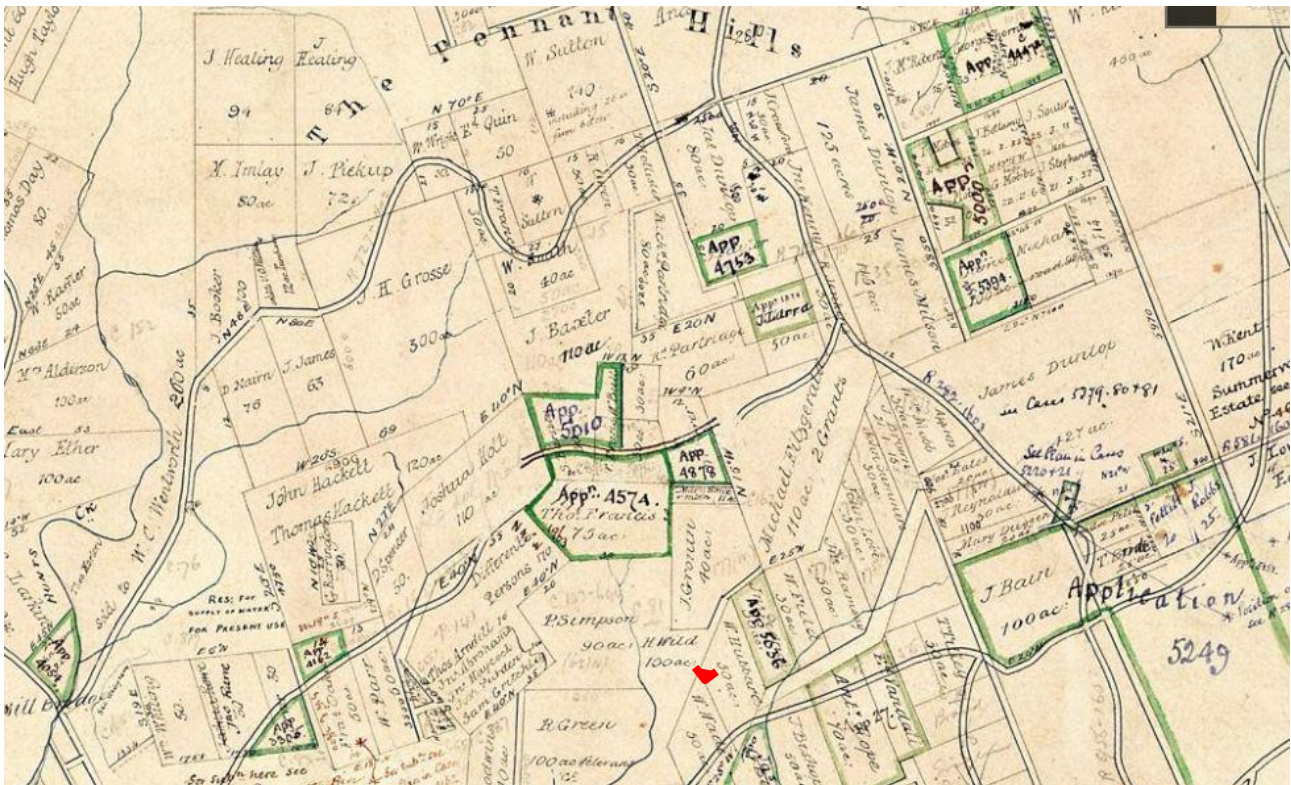


Figure 5 – Early parish map (c. 1800s) with many of the grants across the area identified, including those of James Bain and Michael Fitzgerald, for example. The subject site is shown infilled in red.

Source: Historic Lands Records Viewer (HLRV), Parish of Field of Mars

### 3.2. ADDERTON ESTATE, 1830S-1900S

By the 1800s, the farms in the Dundas Valley were thriving. One of the most successful and extensive farms was Rock Farm, granted in 1838 to Robert Green. Green’s allotments are visible on the 1800s parish map (see Figure 5). This was to the west of the current subject site.

Another was the Adderton Estate, the lands of which forms the majority of the present-day subject site. In 1834, the Adderton Estate was the home of Major Robert Gerald Moffatt, an Irish officer of the Parramatta military detachment, Moffatt occupied the Adderton Estate with his wife, Helen Sarah Moffatt, their family, and servants. The property was likely constructed c.1830. Moffatt arrived in Australia on the “*Nithsdale*” in 1830 and was a magistrate of the Australian Agricultural Company from 1831 until 1834, before becoming a magistrate at Parramatta, a position he held until 1843. His wife Helen died at the Adderton estate in 1839, while Moffatt himself went on to settle in Canning Creek before dying in 1848.<sup>5</sup> Moffatt retained the Adderton Estate until 1845.<sup>6</sup> Advertisements show the property at the Adderton Estate as available for sale in 1841, described as follows:

*“One Hundred and Twenty Acres of Land...upon which is built an excellent residence (at present occupied by Capt. Moffat, P.M) containing two sitting rooms; for bedrooms, two dressing rooms, pantry and laundry, detached kitchen, large coach house, workshop, two three-stall stables, and other outbuildings; a flower garden in front of the house tastefully enclosed; a thirty acre paddock of oats in the highest state of cultivation; five acres of kitchen garden; the orchard contains one thousand five hundred choice vines, two hundred and fifty orange trees, &c &c. The estate is abundantly supplied with water.”<sup>7</sup>*

<sup>5</sup> Murphy, D. 2002. *Captain Robert Gerald Moffatt*, <http://freepages.rootsweb.com/~garter1/history/moffatrg.htm>

<sup>6</sup> State Heritage Inventory Sheet, *Redstone*.

<sup>7</sup> The Sydney Herald, 15<sup>th</sup> July 1941. *Advertising*, Pg.3

Further advertisements from 1843 show the estate for lease, with the description of the estate as follows:

*“This very desirable residence, situated on the Kissing Point Road, two miles from Parramatta, lately occupied by Captain Moffatt, and adjoining the estate of Captain Baylis. The house contains eight good rooms, with very superior out-buildings such as coach-house, stables, store, laundry & it has also an extensive and highly cultivated garden; the orchard is stocked with some of the choicest fruit trees...also, about one hundred acres of superior Land, in cultivation. The whole estate is well supplied with water”.*<sup>8</sup>

Newspaper articles indicate a Mr Thomas Goleby took up the lease, before the estate was sold in May 1854. At the time, the estate was described as containing upwards of 90 acres of land including cultivated orchards and paddocks.<sup>9</sup> The estate was still on the market in the 1860s and sold in 1861, although whether it had been purchased and re-listed during this time is not clear.<sup>10</sup> The estate was purchased by the Honourable Captain Robert Towns. Towns was a British master mariner who settled in Australia and became a prolific businessman and incredibly important to the colony, including through his involvement in the Bank of New South Wales, Sydney Gold Escort Co. and as a magistrate and public official.<sup>11</sup> The property at Adderton, along with the neighbouring property also owned by Towns, was advertised as for lease again in 1864, and at some point, became the property of a Mr Neil Harper, Esq.<sup>12</sup>

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<sup>8</sup> The Sydney Morning Herald, 16<sup>th</sup> May 1843. *Advertising – To Be Let --- Adderton Estate.*

<sup>9</sup> The Sydney Morning Herald, 26<sup>th</sup> April 1854. *Advertising – Adderton Estate – To be Sold.*

<sup>10</sup> The Sydney Morning Herald, 24<sup>th</sup> December 1861, *Mercantile and Money Article.*

<sup>11</sup> Shineberg, D. 1976. *Towns, Robert (1794-1873)*, Australian Dictionary of Biography.

<sup>12</sup> The Sydney Morning Herald, 27<sup>th</sup> August 1864, *Advertising &*

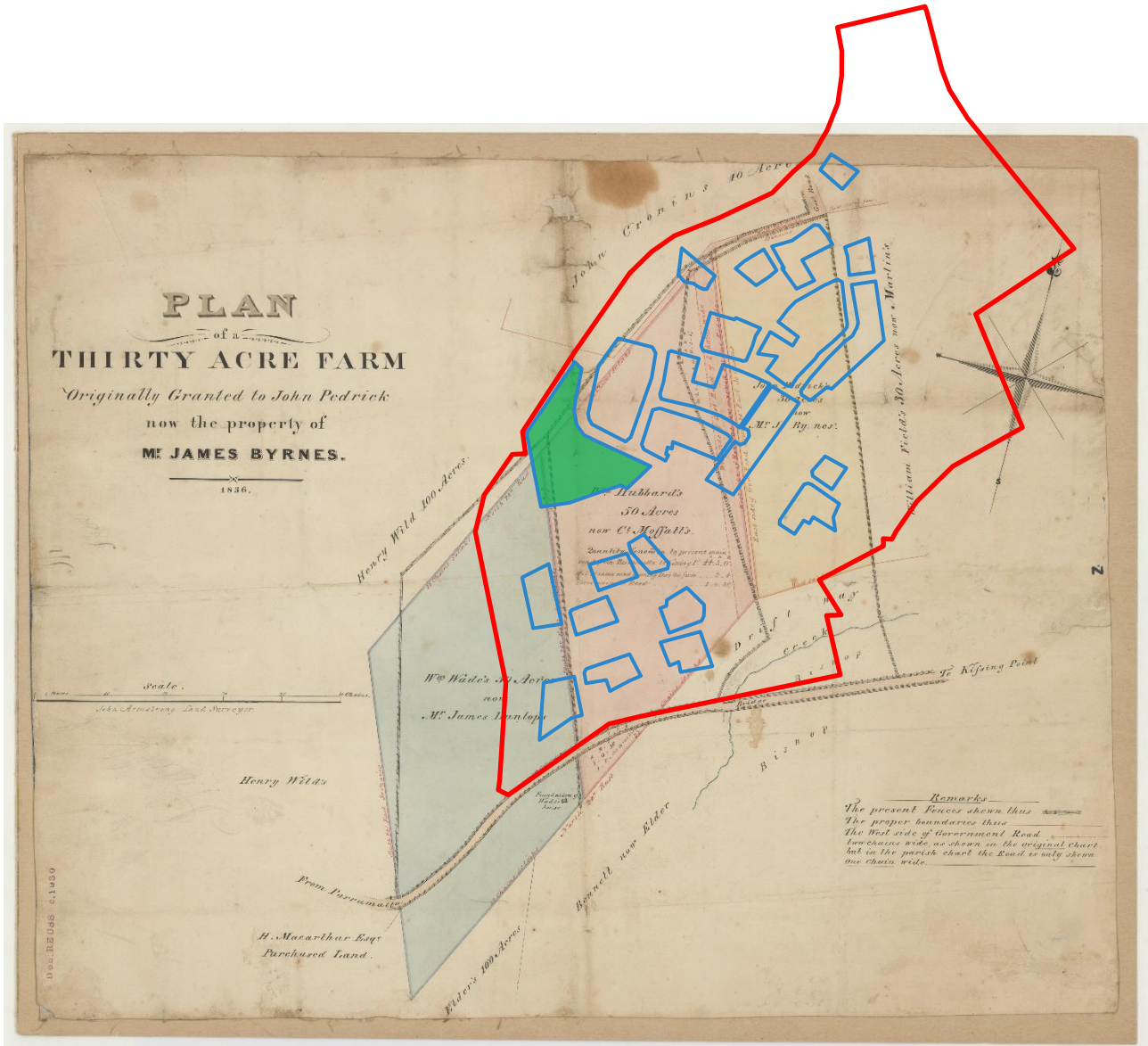


Figure 6 – Plan of a thirty-acre farm originally granted to William Hubbard and now the property of Major Robert Gerald Moffatt (dated to 1836). The Teloepa estate is shown in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: SLNSW, M2 811.1311/1836/1 , Z/M2 811.1311/1836/1

### 3.3. SUBDIVISION AND PRIVATE OWNERSHIP, 1887-1950S

The Adderton Estate was subdivided over the course of the late 1800s, with subdivision plans from 1887 demonstrating the extensive orchard planting within the estate and the surrounding areas (see Figure 10 and Figure 8). Newspaper advertisements for the subdivision state the Adderton Estate was being divided into 15 lots, with the main lot described as follows:

*“Commanding lovely views in the charming and healthy district between Parramatta and Pennant Hills....Adderton Homestead is a comfortable cottage with verandah, hall, 11 apartments in all, besides kitchen, laundry, spacious stabling conveniences, barns, fruit stores, man’s room, milking bails etc, etc. It occupies a lovely site on the hill...the property was known as the country seat of the late Hon Captain Robert Towns, and is now occupied by Neil Harper, Esq, J.P. It is surrounded by a well-grown plantation of border trees, shrubs, etc., and there is about 2 ½ acres of excellent orchard...The total area of land is 19 acres.”<sup>13</sup>*

<sup>13</sup> The Cumberland Mercury, 14<sup>th</sup> May 1887. Advertising – Famous Adderton Estate, comprising Splendid Residence Sties and Homestead.

In the late 19<sup>th</sup> century, the subject site comprises of vineyards to the north, orchards in the centre and forming part of the Adderton House along the southern boundary (see Figure 7 and Figure 8). The Adderton Estate continued to be subdivided through the early 1900s.

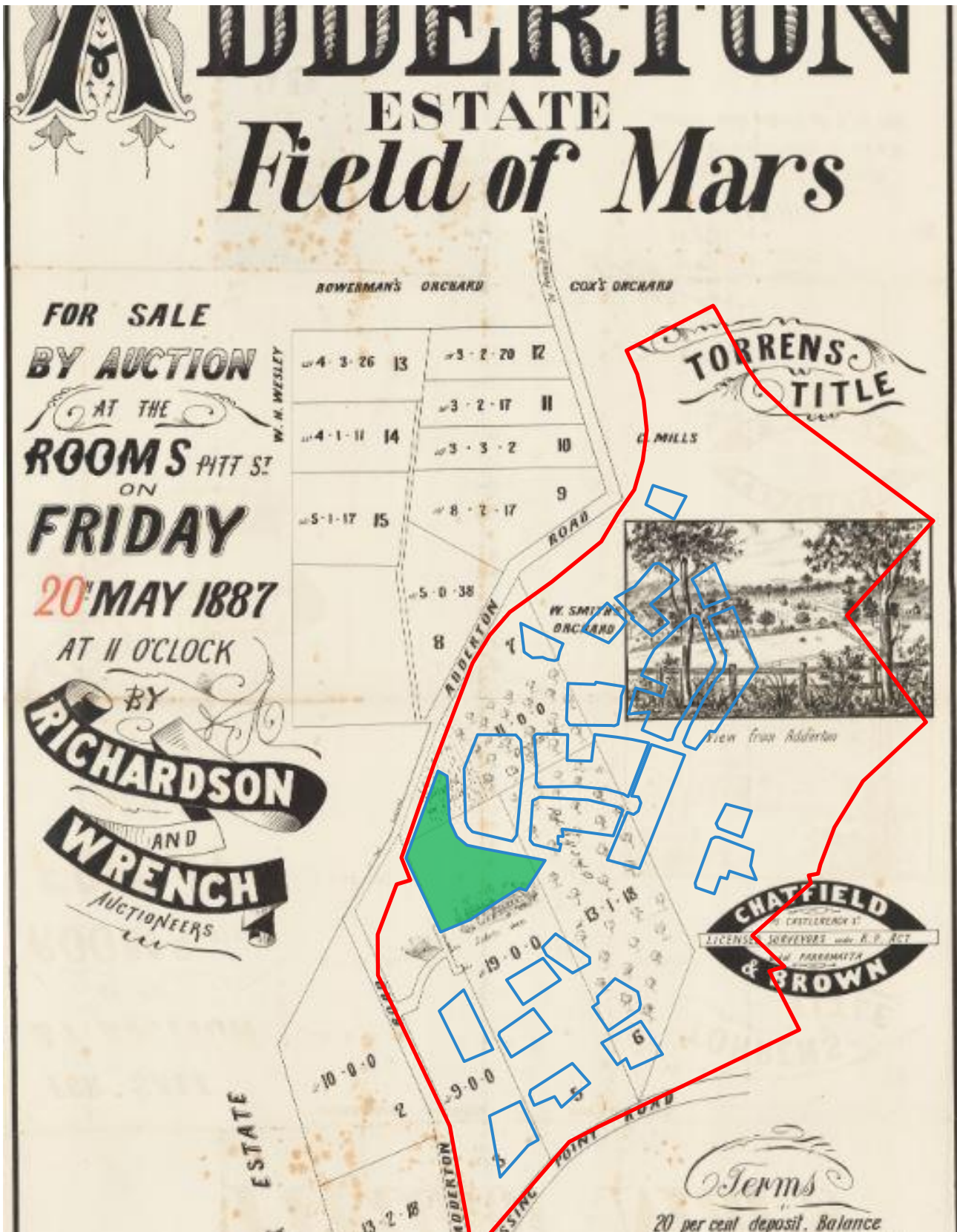


Figure 7 – Subdivision plan dated May 1887, showing the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the site area for Stage 1A shaded in green.

Source: State Library of New South Wales

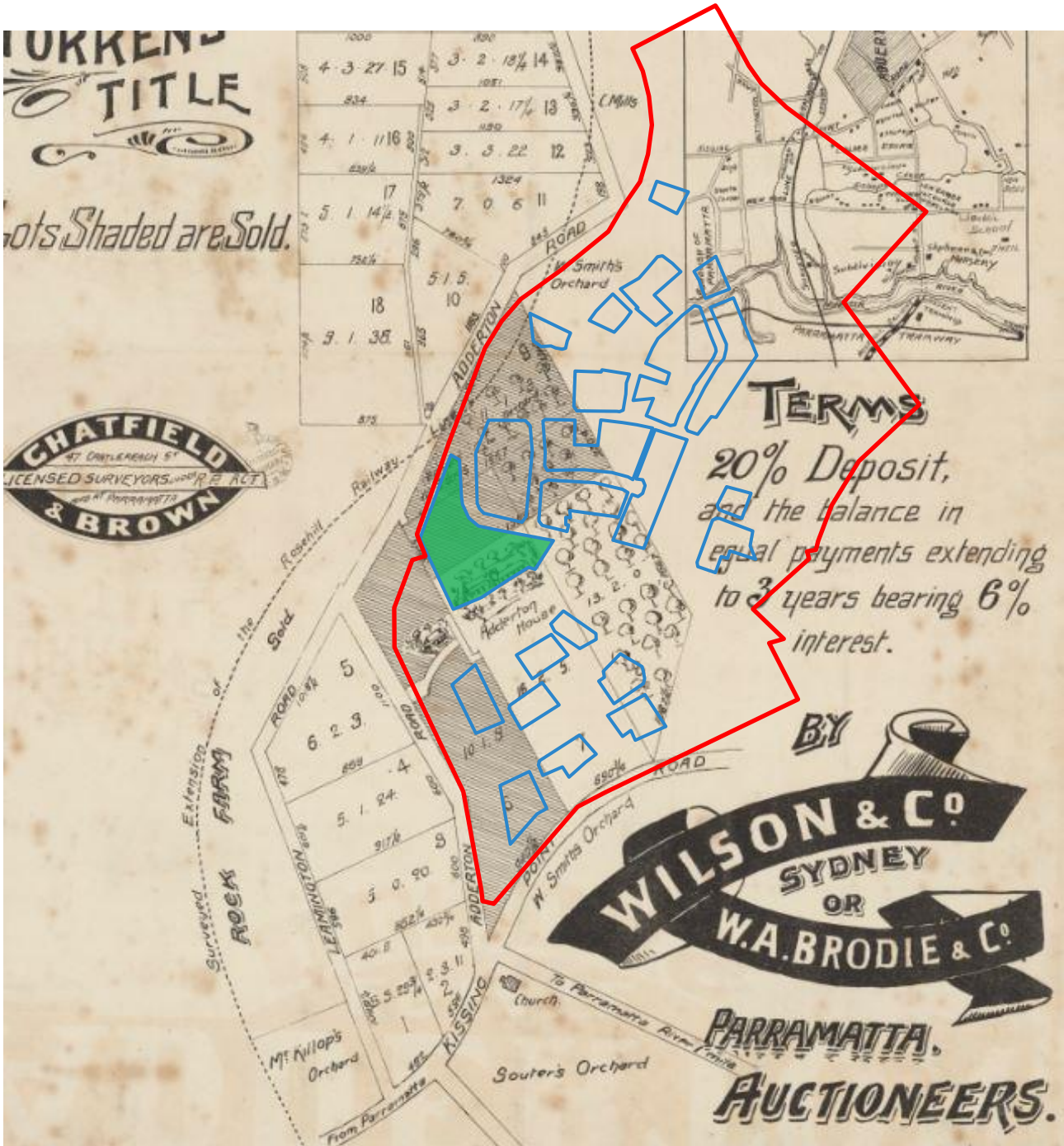


Figure 8 – Undated subdivision plan of the Adderton Estate. This postdates the 1887 plan as some lots are shown as sold. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the subject site is shaded in green. Note Adderton House located within the boundary of the subject site.

Source: State Library of New South Wales

In 1896, the Carlingford Railway line was completed. This line was initially privately owned by the Bank of New Zealand and was designed initially to provide access from the farms in Rosehill across the river to the orchards of Dural. The line was purchased by the NSW government in 1900. Residents in the area now known as Telopea advocated for many years for a train station to be opened between Dundas and Carlingford. Newspaper articles as early as 1902 discussed the need for a stop in the area, and appeals made to the Railway Commissioner for a platform that was purportedly promised from the outset of the

railway.<sup>14</sup> On the 13<sup>th</sup> June 1925, the Telopea train station was opened and with it the suburb of Telopea named. The railway and Telopea train station are located in proximity alongside the northern boundary of the subject site. The following news article detailed its opening:

*“Quite a number of years ago the Government took over a private railway line between Clyde and Carlingford. But it was only recently that the section of the cross-country line between Dundas and Carlingford was granted a platform. Named by the residents, Telopea, it was officially declared open on Saturday. The actual ceremony was performed by Miss Eva Rumsey.”*<sup>15</sup>



Figure 9 – opening of Telopea Train Station in June 1925.

Source: *Telopea – A Brief History*. [http://arc.parracity.nsw.gov.au/blog/2019/12/04/telopea-a-brief-history/#\\_ftn4](http://arc.parracity.nsw.gov.au/blog/2019/12/04/telopea-a-brief-history/#_ftn4)

The introduction of the rail station at Telopea led to further subdivisions within the suburb, as people sought to capitalise on the attraction of improved amenity in the area. Subdivision plans demonstrate the importance of the railway station, advertising land for sale for residential and commercial purposes (see Figure 10). Newspaper articles confirm that following the railway came a housing boom, with a 1926 article stating, “*New houses continue to be built, the latest one being one in Wilkinson street for a Mr. Roy Shipp*”.<sup>16</sup> The railway also led to improved services within the Telopea area, including road upgrades for access to the new station

<sup>14</sup> The Cumberland Argus and Fruitgrowers Advocate, 19<sup>th</sup> July 1902. *Dundas*.

<sup>15</sup> The Daily Telegraph, 15 June 1925. *General News – Telopea Station*.

<sup>16</sup> The Cumberland Argus and Fruitgrowers Advocate, 13<sup>th</sup> April 1926. *News In Brief, Telopea and Dundas West*.

and other matters, with arrangements made by Mr H. J. Rumsey. Rumsey was the president of the Dundas West Progress Association who had advocated for years for the railway station.<sup>17</sup>

**TELOPEA STATION ESTATE**

*SHOP & RESIDENTIAL SITES OPPOSITE THE RAILWAY STATION*

**TORRENS TITLE**

**TERMS**

£5 per Block Deposit - Balance in 60 equal monthly payments - Interest 6 per cent on quarterly balances - 5% discount for cash within 30 days of Auction Sale - Right to pay off at any time with interest to date.

**AUCTION SALE ON THE GROUND SAT. 18<sup>TH</sup> MAY 1929 AT 3 P.M.**

By **Peach Bros.**

PHONE-B 7445 76-78 PITT ST. SYDNEY - PHONE B7446

**AUCTIONEERS & PEACH CHAMBERS** **STATION STEPS** 443 FOREST RD. **MANAGING AGENTS**  
**KOCHARAH** **ROCKDALE** **BEXLEY**  
 L.V. 1921 L.V. 1922 L.V. 1923 L.V. 1924 L.V. 1925 L.V. 1926 L.V. 1927 L.V. 1928 L.V. 1929 L.V. 1930 L.V. 1931 L.V. 1932 L.V. 1933 L.V. 1934 L.V. 1935 L.V. 1936 L.V. 1937 L.V. 1938 L.V. 1939 L.V. 1940 L.V. 1941 L.V. 1942 L.V. 1943 L.V. 1944 L.V. 1945 L.V. 1946 L.V. 1947 L.V. 1948 L.V. 1949 L.V. 1950 L.V. 1951 L.V. 1952 L.V. 1953 L.V. 1954 L.V. 1955 L.V. 1956 L.V. 1957 L.V. 1958 L.V. 1959 L.V. 1960 L.V. 1961 L.V. 1962 L.V. 1963 L.V. 1964 L.V. 1965 L.V. 1966 L.V. 1967 L.V. 1968 L.V. 1969 L.V. 1970 L.V. 1971 L.V. 1972 L.V. 1973 L.V. 1974 L.V. 1975 L.V. 1976 L.V. 1977 L.V. 1978 L.V. 1979 L.V. 1980 L.V. 1981 L.V. 1982 L.V. 1983 L.V. 1984 L.V. 1985 L.V. 1986 L.V. 1987 L.V. 1988 L.V. 1989 L.V. 1990 L.V. 1991 L.V. 1992 L.V. 1993 L.V. 1994 L.V. 1995 L.V. 1996 L.V. 1997 L.V. 1998 L.V. 1999 L.V. 2000

**SHADED LOTS ARE SOLD**

**SELLING FRONTAGES SHOWN THIS WAY**

**ALEXANDER & BUSBY**  
 Licensed Surveyors R.P.A.  
 Parramatta

**LOCAL SKETCH**

**BOWDEN & BOWDEN**  
 Solicitors to the Estate  
 George St. Parramatta

F. Cunningham & Co. Ltd., Litho, Sydney

Figure 10 – Telopea Station Estate subdivision plan, May 1929, demonstrating the significance of the train station in advertising lots (plan located to the opposite western side of the railway line compared with the subject site).  
 Source: State Library of New South Wales

Following the construction of the railway station and the subsequent subdivisions, the character of Telopea changed. The suburb moved away from a rural farming town primarily comprised of orchards to a suburban residential town. A 1929 news article identified that “since the new station has been built land in its vicinity has become more valuable and the population considerably increased”.<sup>18</sup>

In 1930 the subject site comprises of a rural landscape with a concentration of vegetation to the north and some structures to the south, see Figure 11. At this point in time Adderton House has been demolished. The surrounding landscape consists of open farmland with small clusters of homes and structures scattered throughout.

By September 1938 the proposal had the support of the Housing Council and was expanded to include 145 acres bounded by the railway, Kissing Point Road, Quarry Road and other properties (including the site of the subject properties). A design competition was proposed, with provisions for between 700-800 residential lots and recommendations for 10% of the area to be reserved for services and parks. The proposal was

<sup>17</sup> The Cumberland Argus and Fruitgrowers Advocate, 3<sup>rd</sup> July 1925. Dundas

<sup>18</sup> The Cumberland Argus and Fruitgrowers Advocate, 9<sup>th</sup> May 1929. Telopea

estimated to cost £25,000.<sup>19</sup> No further mentions of the model village were identified throughout the early 1940s, with the assumption being that the outbreak of war put the proposal on hold.

By 1943 the subject site and surrounding area was still primarily a rural landscape. Figure 12 shows a combination of large and small structures which are likely associated with agricultural activities of the Adderton Estate, such as houses, sheds and other outbuildings. The majority of the vineyards and orcharding trees have since been cleared with a small cluster of large trees in the norther section of the subject site. The larger trees are likely the last remaining remnants of the previous orcharding activities.

In November 1945, a proposal for 2000 homes across 750 acres in the Telopea area was discussed between the local council and the New South Wales Housing Commission, who had been formed in 1941 to overcome housing shortages in the post war period.<sup>20</sup>

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<sup>19</sup> The Cumberland Argus and Fruitgrowers Advocate 28<sup>th</sup> September 1938. *700 Homes – Telopea Scheme*.

<sup>20</sup> The Cumberland Argus and Fruitgrowers Advocate, 28<sup>th</sup> November 1945. *2000 Homes in the Dundas Valley?*



Figure 11 – Extract of 1930 historical aerial. The subject site is shown in the red outline although no structures or outbuildings are present across the majority of the site, with some structures to the south. Adderton House has been demolished by this point.  
*Source: Historical Aerial Imagery Viewer*

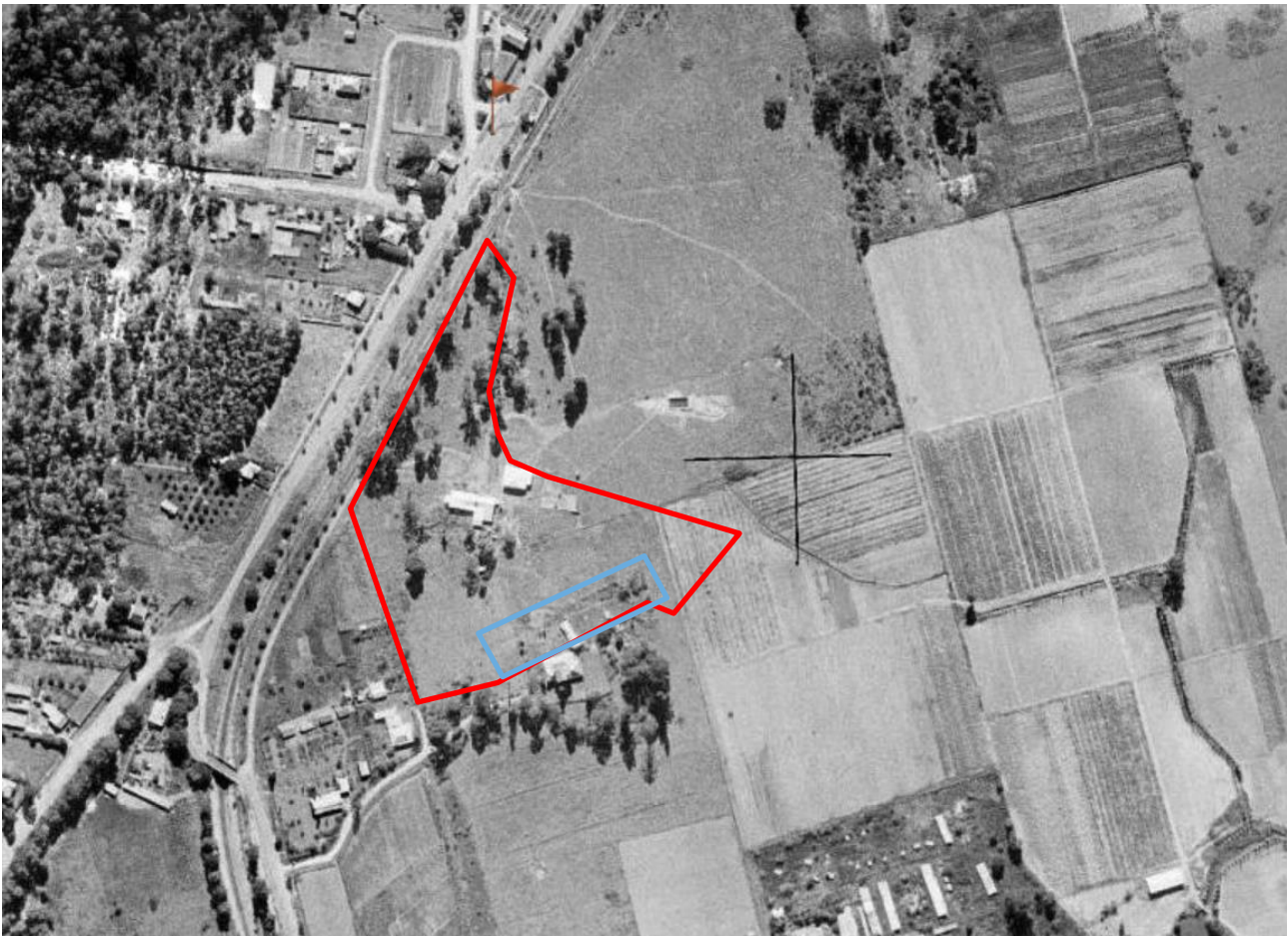


Figure 12 – Extract of 1943 historical aerial. The subject site is shown in the red outline and contains visible structures and outbuildings. Visible feature identified in blue outline could be associated with the foundations of Adderton House, being in the same location.

Source: SIX Maps 2020.

### 3.4. RESUMPTION & THE HOUSING COMMISSION, 1950S-PRESENT

In the 1950s, a large majority of the suburb of Telopea was resumed by the state government and, on the 29<sup>th</sup> May 1959, was granted to the Housing Commission of New South Wales.<sup>21</sup> It is likely that this was the result of the development of proposals since the model village was first suggested for Telopea in the 1930s. Newspaper articles from the late 1950s allude to the construction of Housing Commission properties in Telopea prior to this land grant, with the full project identified as including home for 1,900-2000 families.<sup>22</sup> The majority of the subject site was acquired by the Housing Commission of NSW, with the exception of the southern portion, which consist of the extant Adderton House (Figure 13).

The Housing Commission sought to improve the amenity of the area, with land given to Parramatta Council in 1962 for the construction of a library in Telopea to service the expanding population.<sup>23</sup> Throughout the 1960s, further improved services were introduced to Telopea. This involved upgrades to telephone and postal services in the area, with the installation of a twin cabinet public telephone and a night clearance mail service for the post office. This followed recommendations from the Postmaster General, with approval granted by Federal Attorney General and M.H.R for Parramatta, Sir Garfield Barwick.<sup>24</sup>

<sup>21</sup> Certificate of Title, volume 7700, folio 205.

<sup>22</sup> The Cumberland Argus, 12<sup>th</sup> December 1956.

<sup>23</sup> The Cumberland Argus, 7<sup>th</sup> February 1962. *Land Donation for Library.*

<sup>24</sup> The Cumberland Argus, 14<sup>th</sup> Jun 1961. *Better Telopea Service*



The following sequence of historical aerials from the 1950s to the 2000s (Figure 14 to Figure 19) shows the progressive development of the subject sites for public housing, and can be summarised as follows:

- The overall subdivision and lot configuration within the Telopea CPA boundary was laid out during the 1950s, with base building works including site preparation and construction of an internal road network. A small number of dwellings were constructed along the south-western corner of the CPA during this period, but the majority of the Telopea estate was undeveloped. The subject site was not yet redeveloped, and improvements associated with the former Adderton House estate were extant.
- By the 1960s, the majority of the estate had been developed. Developments included lower scale individual dwellings only, with higher density towers and housing developments not yet constructed. The improvements associated with Adderton House were demolished by this time.
- The 1970s saw the completion of construction of the Telopea estate with the construction of higher density public housing buildings and towers, including those towers currently located on the subject site and to the immediate north.
- No discernible change occurred to the development within the Telopea estate from the 1980s onward.



Figure 14 – Historical 1950s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the subject site is shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 15 – Historical 1960s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the subject site is shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 16 – Historical 1970s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the subject site is shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 17 – Historical 1980s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the subject site is 1A shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 18 – Historical 1990s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the subject site is shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>



Figure 19 – Historical 2000s aerial of the subject site. The plan shows the overall outline of the Telopea estate in red, the allotments which form the site area for the Concept proposal outlined in blue, and the allotment which forms the subject site is shaded in green.

Source: Department of Finance, Services & Innovation, Historical Imagery accessed at <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6/>

### 3.5. HISTORICAL THEMES

Known or potential archaeological resources which may occur across the site have the potential to be of local or state significance for their ability to demonstrate the past through archaeological remains. This includes through connection to a number of the Historic Themes identified by the Heritage Council of New South Wales, as included in the table below.

Table 1 – Historical Themes

<b>Australian Theme</b>	<b>NSW Theme</b>	<b>Notes</b>	<b>Potential Resource</b>
3 Developing local, regional and national economies	Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture.	Post holes, plough-marks and other evidence of agricultural practice associated with the Adderton Estate and later farms.
4 Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles.	Structural remains of previous buildings and outbuildings.
7 Governing	Welfare	Activities and process associated with the provision of social services by the state or philanthropic organisations.	Archaeological resources associated with the Housing Commission estate at the subject site.

## 4. ARCHAEOLOGICAL CONTEXT

There are few archaeological assessments which have been undertaken for the subject site and areas surrounding, or for sites of similar and comparable use. This section considers these assessments with a view to understanding the archaeological context of the site, which can inform understandings of significance including research potential.

### **JK Geotechnics Pty Ltd, 2020. Stage 1A - Geotechnical Investigation for Proposed Housing Development at Polding Place, Telopea, NSW. Report to Frasers Property Telopea Developer Limited**

A geotechnical analysis was undertaken in the subject site by JK Geotechnics in 2020. JK Geotechnics provided geotechnical information on the subsurface conditions as a basis for comments and recommendations on excavation, groundwater, retention and footings.

The geotechnical investigation included drilling boreholes, installation of groundwater monitoring wells and laboratory and in situ testing of selected soil and rock samples. Boreholes BH1 to BH8 (Figure 14) were drilled to total depths ranging from 6.90m to 10.65m below the existing ground surface.

The results of the borehole tests are provided in Table 2 below. The boreholes encountered surface fill at approximate depths of 0.2m to 1.2 m covering residual silty clay that graded into weathered siltstone and then sandstone bedrock at shallow to moderate depths. These findings are consistent with Urbis' assessment that the subject site is located in the Glenorie Soil Landscape and has been subjected to ground disturbance. The fill layer is likely to contain potential for archaeological resources, such as structural remains, general discard items, construction debris. These archaeological resources are likely to be found in disturbed contexts.

Table 2 – Subsurface conditions encountered in the boreholes.

<b>Material</b>	<b>Description</b>
Fill	Silty clay with inclusions of ash and sandstone/ironstone gravel encountered in all boreholes ranging from 0.2m to 1.2m depths.
Residual Silty Clay	Hard residual silty clay, of medium to high plasticity, encountered below the fill in all boreholes apart from BH3.
Weathered Bedrock	Weathered sandstone and siltstone bedrock were encountered at depths ranging from 1.7m to 4.2m, with the level of the surface of the rock falling towards the south and west from about RL58.5m in BH3 to about RL52.6m in BH7. The siltstone was initially assessed from auger drilling to be extremely weathered to distinctly weathered and of hard (soil strength) to very low strength, increasing from low to medium strength and then generally medium to high strength shortly thereafter. The upper rock core within In BH1, BH3, BH5, and BH6, was assessed to be moderately weathered to slightly weathered and of at least medium strength. In BH7 the cored siltstone was initially extremely weathered to moderately weathered and of very low strength, improving to fresh and high strength sandstone at a depth of 7.8m. Medium to high strength bedrock was encountered in all boreholes at depths ranging from 4.1m (~RL54.4m) to 7.8m (~RL47.3m). Some bands of extremely weathered siltstone were also present within the core. Defects within the core comprised sub-horizontal bedding partings, crushed seams, joints inclined predominantly between 30° to 90° and extremely weathered and clay seams of up to 200mm thickness.

Material	Description
Groundwater	Groundwater seepage was encountered within BH1 and BH7 at depths of 1.2m and 4.4m during auger drilling, the remaining boreholes measured as dry on completion of auger drilling. Thereafter, the use of water for core drilling limited further meaningful measurements of groundwater levels. The groundwater levels were measured within the monitoring wells installed within BH1 and BH4 on the 29 April 2020 and showed groundwater at depths of 2.6m and 3m, respectively.

Source: JK Geotechnics 2020, p.3

## **Eco Logical Australia, 2020. Acacia Park Upgrades – Historical Archaeological Impact Assessment. Report to City of Parramatta Council.**

This Historical Archaeological Assessment (HAA) was prepared for the upgrades at Acacia Park, Telopea, which is located approximately 687m east from the subject site.

The site is in proximity to the subject site and has a similar history regarding land use and disturbance associated with the late 18<sup>th</sup> century up until the 20<sup>th</sup> century. Acacia Park comprises of part of the original 50-acre land grant to John Ramsay in 1791. The land was used for agricultural and pastoral activities until the start of the 20<sup>th</sup> century. In addition, Acacia Park contains a locally listed heritage item on the Parramatta Local Environmental Plan 2011, namely Kishnaghur Archaeological Site. As a result of past archaeological assessment, the site was determined to have high archaeological potential.

The proposed upgrades to Acacia Park did not include any high disturbance subsurface impacts with the extent of the disturbance including the installation of a pathway over the surface of the park. The proposed works were subsequently allowed to proceed with caution and were subject to strict conditions. Although Acacia Park has not undergone archaeological excavations, the anticipated archaeological relics have the potential to have Local and State significance. The assessment concluded that excavation permits will be required for all future excavation works.

## **Dominic Steele Consulting Archaeology, 2013. Brush Farm Park and Lambert Park Archaeological Management Plan. Report to City of Ryde Council.**

This Archaeological Management Plan was made to provide additional levels of detail to existing heritage management provisions at Brush Farm Park. Brush Farm Park is in Eastwood, which is located approximately 2 km east from the subject site. Brush Farm Park was utilised historically for the purpose of public recreation in 1914. Lambert Park, which adjoins to Brush Farm Park, was later gazetted for the same use in 1957.

The parklands have a similar site history of land use compared to the subject site, as it was also used for agricultural purposes starting since the 1790s. These parklands comprise the 12 hectares of open space still in public ownership that originally formed part of the former Brush Farm Estate which dates to the 1790s. The larger land has strong historical associations with early European history, such as the Brush Farm House, which is located outside of the recreational parkland boundary. Due to the past land use and minimal disturbance the study site is determined to have high archaeological potential for historical . These relics include evidence of vineyard terraces, former road surfaces and structural remains of outbuildings/sheds associated with farming activities.

## **Casey & Lowe Pty Ltd, 2007. Brush Farm House, 19 Lawson Street, Eastwood: Results of Archaeological Monitoring and Testing. Report to Tanner Architects.**

This historical archaeological monitoring assessment was carried out in response to conservation and adaption works to Brush Farm House and grounds, which is located 2 km east from the subject site. The proposed works included ground disturbances and therefore were likely to impact archaeological relics associated with early European settlement. The original estate was connected to Gregory Blaxland who purchased property in 1807 from D'Arcy Wentworth and Simeon Lord. The house and outbuildings were surrounded by vineyards and hop plantations which continued until mid-19<sup>th</sup> century.

The areas of high archaeological potential were determined to be the Brush Farm House and surrounding grounds. It was recommended that this area be conserved *in situ* however, if ground disturbance work is required, then the ground disturbance works will need to be accompanied by further archaeological works, such as test trenching and area excavations. This study site is determined to have high archaeological potential as it had not been the subject of major disturbances. Based on previous archaeological assessments the anticipated potential was determined to be cellars, wells, cisterns, features associated with vineyard and orcharding activities and garden features (such as paths, pond/fountain) as well as subfloor archaeological deposits. During the archaeological excavations there were several artefacts found in underfloor deposits within the house and in the area surrounding the house there were no structures found. Although there was no evidence of past structures in the excavated areas, it was determined that there is still potential for relics to be located around surrounding property, particularly in the northern section of the property.

### **4.1. SUMMARY OF ARCHAEOLOGICAL CONTEXT**

The archaeological context can be summarised as follows:

- Previous geotechnical investigations show that the subject site contains surface fill (silty clay with inclusions of ash and sandstone/ironstone gravel) at depths of approximately 0.2m to 1.2m. This layer is likely to contain potential for archaeological resources. Due to the shallow soils and historical disturbances, the potential archaeological resources are likely to be partially disturbed.
- Previous archaeological assessments of nearby sites have been determined to have high potential for archaeological resources in areas of minimal disturbance, with the need for further archaeological assessment, such as excavations. These anticipated archaeological resources have potential for Local and State significance. The subject site has been disturbed by subsequent phases of occupation. The areas that have undergone minimal disturbance will have higher archaeological potential compared to the areas of greater disturbances, such as the location of the modern housing development.
- Previous archaeological excavations at Brush Farm House found a high number of artefacts, such as cached relics underneath the floorboards. Although structural remains were not found during the excavations, they are still anticipated to occur at other portions of the property (the northern portion of the site).

## 5. ARCHAEOLOGICAL POTENTIAL

Historical archaeological potential is defined as:

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

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

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

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

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

The below table presents a summary of potential archaeological resource and condition of remains within the subject site.

Table 3 — Assessment of Archaeological Potential.

Phase	Evidence	Discussion	Potential
<p><b>Land grants, 1792-1800s</b></p>	<p>General discard items, agricultural evidence including post holes, plough marks, disused equipment etc.</p>	<p>The earliest use of the subject site was as farmland, with the Dundas Valley one of the major agricultural areas in the colony. Archaeological evidence of this early activity could include post holes, plough marks or discarded equipment and other items. This archaeological evidence may be found anywhere across the subject site with lower potential in areas of significant disturbance from modern developments, which is shown as the yellow areas in <b>Figure 21</b>.</p> <p>Given the nature of this evidence, and the historic use of the site, it may be difficult to definitively attribute such resources to this phase of the site’s history. Furthermore, subsequent disturbance associated with the construction of the extant housing may have resulted in the removal of these resources or loss of integrity due to their ephemeral nature.</p>	<p>Low</p>
<p><b>Adderton Estate, 1830s-1900s</b></p>	<p>Structural remains, General discard items, agricultural evidence including post holes, plough marks, disused equipment etc.</p>	<p>The Adderton Estate occupied the subject site from the 1830s onwards. This comprised the main house, outbuildings, orchards, vineyards, formal garden and oat fields as described by advertisements from the period. Subdivision maps show the orchards to the east of the main house, with oat fields to the west, vineyards to the north, and the main house potentially located in the southern portion of the subject site.</p> <p>Remains from this period of occupation could include structural remains of outbuildings including sheds, stables and coach house, likely constructed of a combination of timber and stone, as well as ephemeral features such as plough marks and post holes, and general discard items. While timber will likely be degraded, stone may remain and ephemeral evidence of buildings of timber construction may also be retained. It is unlikely that deep features such as wells or cesspits will occur at the site, as it was known to be connected to the water supply from at least the 1840s and likely concurrent with the construction of the Adderton Estate. While the house site remained into the 1900s, the estate was subdivided over the course of the late 1880s onwards. Adderton House was no longer present by the 1940s. The structural remains of Adderton House are likely to be present along the southern boundary of the subject site (<b>Figure 20</b>). The archaeological evidence relating to ephemeral features and general discard items may be found anywhere across the subject site with lower potential in areas of significant disturbance from modern developments, which is shown as the yellow areas in <b>Figure 21</b>.</p>	<p>Moderate-high</p>

Phase	Evidence	Discussion	Potential
		Archaeological resources from this period may be disturbed by subsequent phases of development. However, there is the potential that remains associated with the estate could occur in a partially disturbed context.	
<b>Subdivision and private ownership, 1887-1950s</b>	Structural remains associated with private dwellings, agricultural evidence including post holes, plough marks, disused equipment etc.	Resulting from the subdivision of the Adderton Estate, the site was divided and sold as individual lots, largely used for agriculture with some lots likely containing dwellings. It is evident from historic aerials that a number of dwellings occupied the subdivided lots, along with farm outbuildings and agricultural crops. Archaeological evidence of this may occur in the form of structural remains of former buildings in the middle and southern section of the subject site (Figure 20). Additional archaeological evidence consists of general discard items or ephemeral features such as plough marks and post holes. This evidence may be disturbed by subsequent phases of occupation.	Moderate
<b>Resumption &amp; The Housing Commission, 1950s-present</b>	Demolition and construction debris, general discard items.	In the 1950s, the NSW Government resumed the suburb of Telopea, which was granted to the Housing Commission in 1959, although construction of the properties may have commenced earlier. Archaeological remains associated with this phase are likely to include evidence of the demolition of previous structures and the construction of those existing today, as well as general discard items which may have accumulated over time. Archaeological resources which may occur in association with this phase of occupation are likely to occur in areas without current dwellings such as gardens and park areas and are likely to be the result of discard events, intentional or accidental.	Moderate

## 5.1. STATEMENT OF ARCHAEOLOGICAL POTENTIAL

In general, there is **Low potential** for historical archaeological resources to occur in conjunction with the earliest phase of occupation at the site, with **moderate-high** potential associated with subsequent phases. Archaeological resources would be likely to reflect the agricultural history of the subject site and include ephemeral evidence in the form of plough marks or post holes. Such ephemeral resources would likely be partially disturbed and unable to be easily attributable to any particular phase given that this agricultural use extended across most of the subject site history. More substantial archaeological resources, including structural remains of previous stone and brick buildings which occupied the site, have the potential to be retained with higher integrity and intactness and would likely be associated with the Adderton Estate, which occupied the site from the 1830s to the 1900s when the site was subdivided and sold off into private ownership. The location of outbuildings associated with the Adderton Estate are not known, however the house itself was located to the south of the subject site where current dwellings are located and have potentially removed resources. Evidence associated with timber outhouses from this period would likely not survive with a high degree of integrity due to subsequent disturbance. Evidence associated with the 1930s and 1940s subdivision phase, particularly 1940s, are located in areas of lower disturbance and therefore may be retained with higher integrity. Archaeological resources associated with the most current phase of occupation at the site, being the Housing Commission estate, may be identified in garden or park areas and represent building debris or domestic discard, either intentional or accidental.



Figure 20 – Overlay of potential archaeological resources, including Adderton House, and 1930s-1940s subdivision era development.



Figure 21 – Archaeological zoning plan. Purple indicates high potential for relics associated with Adderton House Estate including Adderton House and also 1940s dwellings and sheds. Green indicates low potential for relics associated with 1930s sheds and portions of Adderton House in highly disturbed context, orange indicates low potential for evidence of agricultural practices

# 6. ARCHAEOLOGICAL SIGNIFICANCE

## 6.1. TERMS AND DEFINITIONS

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 ‘high (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 4 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

## 6.2. ASSESSMENT OF ARCHAEOLOGICAL SIGNIFICANCE

The following table assesses the significance of potential archaeological resources across the site in accordance with the definitions in Table 3 above.

Table 5 Assessment of Archaeological Significance

Criterion	Discussion
Historical Significance (A)	<p>The subject site and wider Dundas Valley were historically significant to the colony of NSW as the major food provider, being one of the more fertile settlement areas. While little is known about the subject site during the ownership of originally land grantees, it is likely that the site functioned as a farm fulfilling this need of the colony. This was definitely the case during the Adderton Estate phase of the site, from the 1830s-1900s. As such, the subject site is historically significant for its role in the food supply of the colony. However, it is anticipated that archaeological resources associated with the agricultural activities at the site would be ephemeral and impacted to a high degree by subsequent disturbance rendering these resources unlikely to provide substantial connection to the history of the site or agricultural use.</p> <p>Archaeological resources associated with Adderton House, including structural remains of the house itself, as well as landscaping (such as driveway or road surface in unknown locations) may occur, and may be of a high degree of integrity in areas where disturbance is reduced, for example where no structures were erected in the 1950s period. The Adderton Estate was historically significant in the region as a large Estate responsible for the propagation of crops such as oats, grapes and oranges.</p> <p>Archaeological resources including ephemeral evidence of agricultural practices should it survive with a high degree of integrity, as well as structural remains associated with the Adderton Estate, would likely be of significance under this criterion on a Local level.</p>
Associative Significance (B)	<p>Archaeological resources associated with the Adderton Estate are anticipated to include a mix of ephemeral evidence, such as post holes and agricultural evidence, and structural remains of outbuildings and Adderton House. These resources have the potential to be significant for their association with the Adderton Estate and its owners – being Major Moffatt and the Captain Towns. However, it is anticipated that archaeological resources would be highly disturbed and not easily attributable to this period of ownership, with the exception of structural remains of the house itself, built for Major Moffatt.</p>

Criterion	Discussion
	<p>Archaeological resources across the site generally are not likely to retain sufficient spatial and physical integrity to be definitively attributable to a single phase of use. However, structural remains of Adderton House, although likely to be disturbed, would be significant on a Local level under this criterion, for their association with Major Moffatt.</p>
<p>Aesthetic or Technical Significance (C)</p>	<p>There are no resources anticipated to occur at the subject site which would satisfy this criterion. While structural remains of former buildings and outhouses may occur, they are likely to be highly disturbed from subsequent phases of development, and therefore not retained with a high degree of spatial or physical integrity.</p>
<p>Social Significance (D)</p>	<p>There are no archaeological resources anticipated to occur at the subject site which would satisfy this criterion on a Local or State level.</p>
<p>Research Potential (E)</p>	<p>The subject site may include archaeological resources associated with the agricultural phases of the history of the subject site, including early land grants and the Adderton Estate. Information regarding the role of the Dundas Valley in the cultivation of produce is well known from both the historical record and excavations at sites such as Brush Farm nearby. However, there is little documentary evidence available for the subject site itself, with few maps to show the locations of outbuildings and agricultural areas including orchards known to exist across the site. Evidence of the distribution of spaces across the Adderton Estate would contribute to the body of knowledge available on the daily functioning of these farm estates. Furthermore, archaeological investigation may provide a comparable assemblage to contrast to the Brush Farm, and investigate differences between the agricultural techniques employed, with the Brush Farm operational at an earlier date to the Adderton Estate.</p> <p>As such, the archaeological resources anticipated have the ability to supplement the historical record and provide additional information regarding the site and the broader Dundas Valley farming, and as such satisfies this criterion on a Local level.</p>
<p>Rarity (F)</p>	<p>The Adderton Estate was not rare in the local context, with a number of similar large farming estates present across Telopea and the Dundas Valley, supplying produce to the colony. The Brush House Farm provides an interesting contrast to the subject site, being a similar estate with the house remaining extant. At this site, archaeological deposits were identified including features associated with vineyard and orcharding activities. As such, the archaeological resources which are anticipated to occur are not considered rare in the local context, with similar resources having been identified at nearby sites with a higher degree of integrity.</p> <p>The archaeological resources are therefore not anticipated to satisfy this criterion on a Local or State level.</p>
<p>Representativeness (G)</p>	<p>The Dundas Valley was an important area of agriculture in the establishment of the settlement of Sydney, and the subject site played an important role in this agricultural production. Archaeological resources which provide evidence for the undertaking of agricultural activities at the site may be considered representative</p>

Criterion	Discussion
	<p>for their ability to this agricultural activity and provide a connection to the important agricultural history of the site and broader area.</p> <p>Archaeological resources including features associated with agricultural activities are likely to satisfy this criterion on a Local level, for their ability to represent the agricultural history of the site and surrounding area.</p>

## 6.3. STATEMENT OF ARCHAEOLOGICAL SIGNIFICANCE

### 6.3.1. Statement of Archaeological Significance

Archaeological resources which may occur at the subject site, including ephemeral features associated with agricultural activities and structural remains of the former Adderton House and outbuildings, are anticipated to **meet the threshold for significance on a Local level** in accordance with the above criteria, specifically for their historic value, associative significance, research potential, and representativeness. Relics of Local significance will be primarily associated with the Adderton Estate phase, with earlier relics not anticipated to be retained with sufficient integrity.

The Adderton Estate was an historically important site which contributed to the supply of produce to the colony of Sydney in the early to late 19<sup>th</sup> century. The Estate and house were constructed under the ownership of Major Moffatt, a notable figure in the history of Sydney as the magistrate of the Australian Agricultural Society. Furthermore, while there is sufficient documentary evidence to confirm that the subject site formed part of the Adderton Estate, there is little available information regarding the layout of the estate and the location and division of agricultural zones, landscaping such as roadways and outbuildings known to exist such as stables. Archaeological relics have the potential to provide information regarding the layout of the Adderton Estate, and the development of agricultural techniques through contrasting any archaeological assemblage of the site to that of Brush Farm, an earlier farming estate in the district. Due to the limited availability of maps and plans for the Adderton Estate, the location of potential Locally significant relics is not currently knowable and will be required to be identified through excavation.

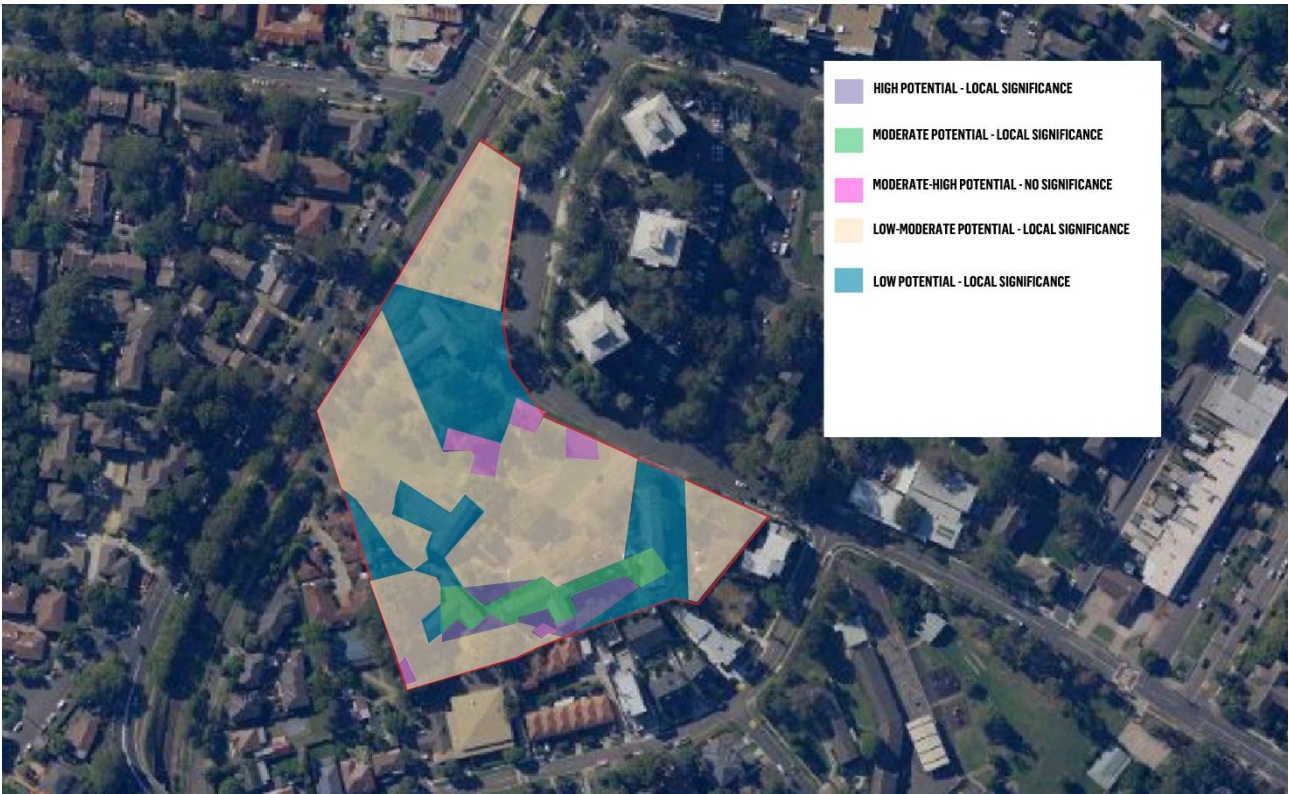


Figure 22 – Indicative significance zoning plan

# 7. IMPACT ASSESSMENT

This assessment has identified **moderate-high** potential for archaeological relics of **Local significance** including structural remains of the Adderton Estate house and outbuildings, landscape elements, and features associated with agricultural activities on the site. The archaeological evidence has the ability to provide information regarding the historic layout of the site, as well as a comparison between the current subject site and the archaeological record of nearby Brush Farm House.

The proposed works involve the redevelopment of the subject site, including the demolition of existing structures and construction of new multistorey dwellings and landscaping. Much of the subject site is proposed for landscape works, although there are buildings proposed across the south of the site. These buildings are proposed to have basement levels and as such will result in the complete removal of archaeological resources across these areas. This includes locations where relics of Local significance associated with Adderton House are anticipated to be retained, including structural remains, which would therefore be impacted in the proposed redevelopment.

The landscaping works and proposed demolition and construction of new multi-storey buildings is therefore likely to result in an impact to relics of Local significance. The risk of impact and loss of relics should be mitigated by the implementation of a test excavation program in areas of identified high potential for Locally significant relics to verify the location and integrity of relics and record them, before removal of portions of low integrity that are required to be removed is commenced. Where relics are not required to be removed for the works they are to be recorded and preserved *in situ* where possible. Excavation works during demolition and construction over the whole of the subject site should be monitored and any relics identified should be sufficiently recorded, with details of the excavation and monitoring program to be reported in a final excavation report. This should be carried out under the guidance of a suitably qualified archaeological in accordance with an Archaeological Research Design and Work Method Statement. Relics should be interpreted in the new development in a manner appropriate to the use of the site.

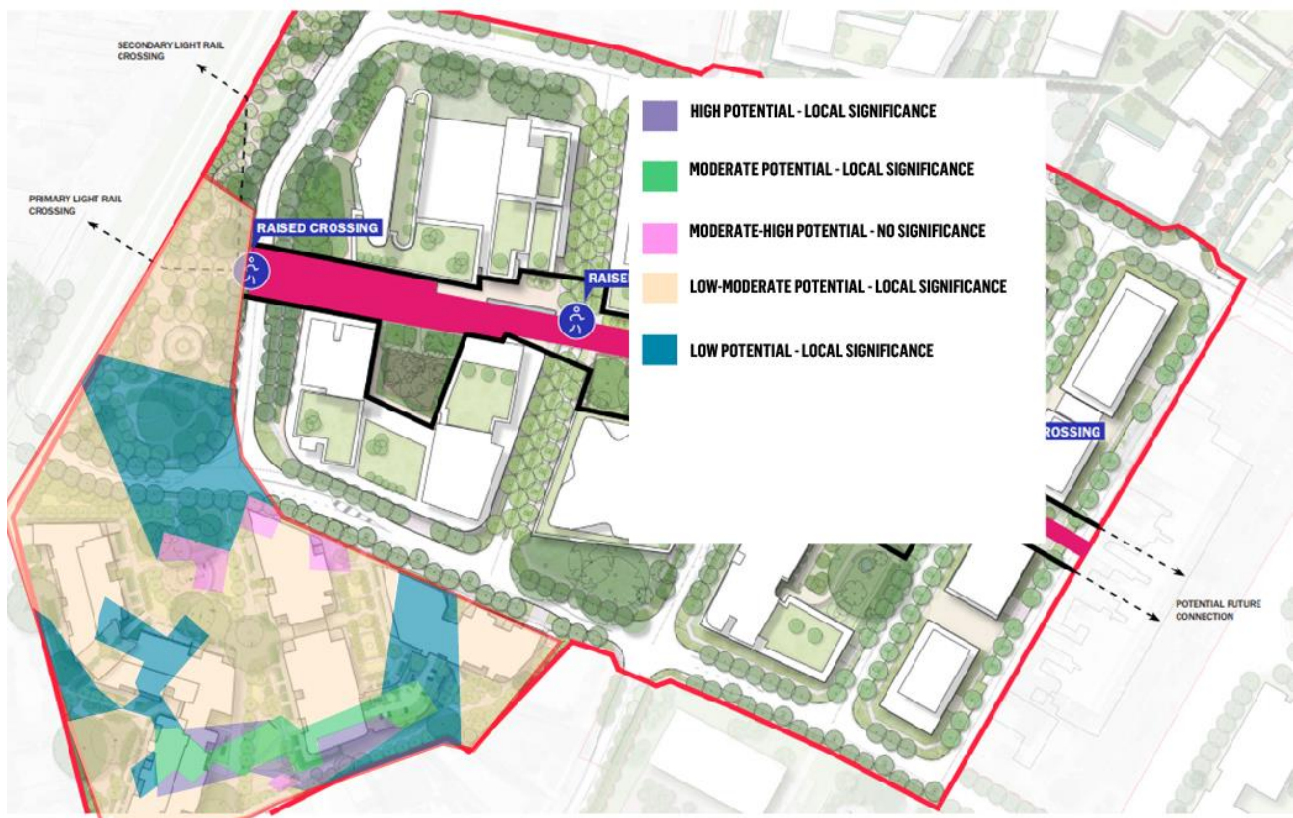


Figure 23 – Overlay of archaeological potential and indicative significance zoning plan on indicative layout plan. Note much of the subject site is proposed to be open greenspace, particularly to the north, with some proposed structures to the south within areas of identified archaeological potential.

## 8. CONCLUSIONS AND RECOMMENDATIONS

This assessment has identified the following:

- In general, there is **Low potential** for historical archaeological resources to occur in conjunction with the earliest phase of occupation at the site, with **moderate-high** potential associated with subsequent phases.
- Archaeological resources which may occur at the subject site, including ephemeral features associated with agricultural activities and structural remains of the former Adderton House and outbuildings, are anticipated to **meet the threshold for significance on a Local level**, specifically for their historic value, associative significance, research potential, and representativeness. Relics of Local significance will be primarily associated with the Adderton Estate phase, with earlier relics not anticipated to be retained with sufficient integrity.
- The proposed works, including bulk excavation and landscaping, are likely to result in impact to Locally significant relics. As such, mitigation measures should be implemented at demolition and construction phase. This should be in accordance with the below recommendations.

As a result of these conclusions, Urbis recommends the following:

1. An Archaeological Research Design (ARD) and Work Method Statement (WMS) should be prepared by a suitably qualified archaeologist to develop a methodology for the investigation and management of potential Locally significant relics across the subject site, and provide research questions to be answered during the process of investigation. This should include methodologies for monitoring and test excavation, as well as salvage excavation should that be deemed necessary.
2. In the unlikely event that human remains are uncovered during any site works, the following must be undertaken:
  - 2.1. All works within the vicinity of the find immediately stop.
  - 2.2. Site supervisor or other nominated manager must notify the NSW Police and DPC.
  - 2.3. The find must be assessed by the NSW Police, and may include the assistance of a qualified forensic anthropologist.
  - 2.4. Management recommendations are to be formulated by the Police, DPC and site representatives.
  - 2.5. Works are not to recommence until the find has been appropriately managed.

# REFERENCES

Casey & Lowe Pty Ltd, 2007. *Brush Farm House, 19 Lawson Street, Eastwood: Results of Archaeological Monitoring and Testing*. Report to Tanner Architects.

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