



Chatswood Dive Site Rezoning Archaeological Assessment and Statement of Heritage Impact

Prepared by AMBS Ecology & Heritage
for Landcom

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Contents

1	Introduction.....	7
1.1	Study area	7
1.2	Methodology.....	9
1.3	Authorship	9
1.4	Limitations	9
1.5	Terms & abbreviations.....	9
2	Statutory context.....	11
2.1	Environment Protection and Biodiversity Conservation Act 1999	11
2.2	Heritage Act 1977	11
2.2.1	Archaeology.....	12
2.2.2	Section 170 Heritage and Conservation Registers.....	12
2.3	Environmental Planning and Assessment Act 1979.....	13
2.3.1	Willoughby Local Environmental Plan 2012.....	13
2.4	Non-statutory heritage registers	13
2.5	Summary of heritage listed items.....	14
3	Historic context.....	15
3.1	Settlement in Chatswood	15
3.2	Development of the new township	16
3.3	Bryson Estate	17
3.3.1	Lane Cove Road from Mowbray Road to Bryson Street	18
3.3.2	South side of Bryson Street.....	21
3.4	The Great Northern Estate (part of)	21
3.4.1	Lane Cove Road from Bryson Street to Nelson Street	21
3.4.2	North side of Bryson Street.....	22
3.4.3	Nelson Street South.....	23
3.5	Mowbray Road & the Mowbray House School.....	24
3.5.1	School of Arts and Council Chambers.....	24
3.5.2	Mowbray House	25
3.5.3	'Penzance'.....	27
3.5.4	'The Lodge'	28
3.5.5	'Tasma'.....	29
3.6	Sydney County Council	29
4	Archaeological assessment.....	31
4.1	Previous archaeological assessments and investigations.....	31
4.1.1	Sydney Metro City & Southwest Chatswood to Sydenham, Historical Archaeological Assessment & Research Design (Artefact, 2016).....	31
4.1.2	Sydney Metro, City & Southwest Archaeological Method Statement for Chatswood Dive (AMBS, 2017) and Sydney Metro City and Southwest Chatswood Site Remediation Works Archaeological Method Statement (AMBS, 2017).....	35
4.1.3	Excavation Directors Report Sydney Metro, City & Southwest Chatswood Dive (AMBS, 2021)	36
4.1.4	2024 Chatswood Remediation Archaeological Investigations	39
4.2	Potential archaeological resource	41
4.2.1	Mowbray House	41
4.2.2	Additional areas of archaeological potential – Council Chambers/School of Arts.....	43
4.3	Research potential	44
4.3.1	Mowbray House	44
4.3.2	Additional areas of archaeological potential – Council Chambers/School of Arts.....	44
4.4	Summary.....	45
5	Assessment of archaeological significance.....	47
5.1	Statement of archaeological significance	52

6	Proposed works	53
7	Heritage impact assessment.....	54
7.1	Matters for consideration.....	54
7.1.1	<i>Fabric and spatial arrangements</i>	<i>54</i>
7.1.2	<i>Setting, views and vistas</i>	<i>54</i>
7.1.3	<i>Landscape.....</i>	<i>54</i>
7.1.4	<i>Use.....</i>	<i>54</i>
7.1.5	<i>Demolition.....</i>	<i>54</i>
7.1.6	<i>Curtilage</i>	<i>54</i>
7.1.7	<i>Moveable heritage</i>	<i>54</i>
7.1.8	<i>Aboriginal cultural heritage</i>	<i>55</i>
7.1.9	<i>Historical archaeology.....</i>	<i>55</i>
7.1.10	<i>Natural heritage.....</i>	<i>55</i>
7.1.11	<i>Conservation areas.....</i>	<i>55</i>
7.1.12	<i>Cumulative impacts.....</i>	<i>55</i>
7.1.13	<i>Conservation Management Plan.....</i>	<i>55</i>
7.1.14	<i>Other heritage items in the vicinity.....</i>	<i>56</i>
7.1.15	<i>Commonwealth/National heritage significance</i>	<i>56</i>
7.1.16	<i>World Heritage significance</i>	<i>56</i>
7.2	Statement of archaeological impact.....	56
8	Conclusion and recommendations.....	58
8.1	Recommendations.....	58
	Bibliography.....	59

Tables

Table 1.1	Terms and abbreviations.....	9
Table 2	Non-statutory heritage listings within the study area	13
Table 2.3	Heritage listings within the study area.....	14
Table 4.1	Summary of archaeological potential (Artefact, 2016, pp. 50-51).....	31
Table 4.2	Summary of archaeological significance (Artefact, 2016, p. 57).	33
Table 4.3	Summary of archaeological impact mitigation for the Chatswood Metro Site (Artefact, 2016, p. 61).....	34
Table 5.1	Criteria for assessing heritage significance in NSW (Department of Planning and Environment, 2023a, p. 21).	47
Table 7.1	Assessment of the proposed works against the Chatswood Dive Site CMP policies (Heritas, 2025, p. 96).....	55

Figures

Figure 1.1	Location of the assessed study area.	8
Figure 1.2	Concept masterplan showing proposed development area (red outline – site boundary) (Landcom, 2025).....	8
Figure 2.1	Heritage items in the study area.....	14
Figure 3.1	Pre-1860s Willoughby parish map, showing Isaac Nichols' 380-acre grant and the approximate location of the study area (Source: NSW Historic Land Records Viewer).....	15
Figure 3.2	Sharland Estate 1925, showing shops along the Pacific Highway and Mowbray School within the study area (Source: State Library of NSW FL10454608).	17
Figure 3.3	Undated plan of <i>Orangeries and Strawberry Gardens, Chatswood</i> (Source: Picture Willoughby, File No: 0010/0010884).....	17
Figure 3.4	'Belrose' cottage, home of the Bryson family, ca. 1870s (Source: Picture Willoughby, File No: 003/003989).	19
Figure 3.5	Auction notice for Bryson's Estate Saturday, 14th October 1882, with Bryson's cottage on the south-west corner of the estate (arrowed) (Source: Picture Willoughby, File No: 0010\0010187).....	19

Figure 3.6 Detail from the 1899 Sydney Water plan showing Bryson's cottage, Sarina on the corner of Gordon Road and Mowbray Road, with the shop immediately adjacent.....	20
Figure 3.7 Detail from the 1917-1930 Sydney Water plan showing terraces on the site of Bryson's cottage.....	20
Figure 3.8 Reid's Stores, Chatswood in 1949 (Source: State Library of NSW FL2044904).....	21
Figure 3.9 Shops along Pacific Highway, between Bryson Street and Mowbray Road, showing Reid's store in foreground, 1949 (Source: State Library of NSW FL2048208).	21
Figure 3.10 The 1917-1930 Blackwattle Plan with the area of the Great Northern Estate outlined..	23
Figure 3.11 Detail from Figure 3.10 of the Great Northern Estate.	24
Figure 3.12 Chatswood Preparatory School, ca.1910. Later it would become the school chapel (Source: Picture Willoughby, File No: 003/003316).	25
Figure 3.13 Mowbray House School Chapel, 1950s, before it was moved to Beaconsfield Road (Source: Picture Willoughby, File No: 003/003320).	25
Figure 3.14 Holy Trinity Anglican Church, Chatswood West, 2003 (Source: Picture Willoughby, File No: 001/001101).	25
Figure 3.15 Undated sketch plan of Mowbray House School (main building arrowed) showing surrounding development including a cottage and tennis courts (Futurepast, 2012, p. 13, Fig. 4).	26
Figure 3.16 Main entry to the Mowbray House School building, n.d. (Source: Picture Willoughby, File No: 6536/6536552).	26
Figure 3.17 Playing fields behind Mowbray House School, c.1900-10 (Source: Picture Willoughby, File No: 6537/6537997).	26
Figure 3.18 Undated photograph of the tennis courts on west side of Mowbray House School (Source: Picture Willoughby, File No: 6537/6537992).	27
Figure 3.19 1950s view of Mowbray House School after purchase by Sydney County Council (Source: Picture Willoughby, File No: 003/003321).	27
Figure 3.20 Detail from the 1899 Sydney Water plan showing Penzance to the south of the Council Chambers. The irregular verandah and wells are indicated.....	28
Figure 3.21 Undated photograph of 'Penzance' (Source: Picture Willoughby, File No: 6536/6536528).	28
Figure 3.22 Detail from Sydney Water Blackwattle Series plan dated 1917-1935 of the study area with a greater density of housing than indicated in the 1899 plan.	30
Figure 3.23 Early building re-used for dormitories identified as the 'Masters cottage' by Picture Willoughby, date unknown (Source: Picture Willoughby, File No: 6536/6536532).....	30
Figure 3.24 1986 view of Mowbray House now owned by Sydney County Council (Source: Picture Willoughby, File No: 6539\6539215).....	30
Figure 4.1 Areas of archaeological potential and significance within the Chatswood Metro Site (Artefact, 2016, p. 60).	34
Figure 4.2 Detail of the 1899 Sydney Water Plan with the areas of moderate archaeological sensitivity shaded blue (2018 Dive site outlined yellow) (AMBS, 2017, p. 36).	36
Figure 4.3 Remains of foundation trench for Penzance, approximate extent outlined in black and location of sandstone footing indicated by black arrow.	37
Figure 4.4 General view of outbuilding footings.....	37
Figure 4.5 Drainage features in the eastern portion of the investigation area.	37
Figure 4.6 Beehive cistern, post excavation.	37
Figure 4.7 Brick piers in south-western portion of the investigation area, post excavation.	38
Figure 4.8 Possible cesspit, post excavation.	38
Figure 4.9 Representative example of the postholes found on site.	38
Figure 4.10 Rubbish pit, post excavation.	38
Figure 4.11 Remnant brick footing, view west.	40
Figure 4.12 Remnant concrete footing to east of brick footing, view north.	40
Figure 4.13 Orthographic photo of twentieth century terrace housing footings.	40
Figure 4.14 Mid-excavation of well with slate lined base, view south.	40
Figure 4.15 Post excavation of well northeast of terrace house footings, view northwest.	40
Figure 4.16 Post excavation of cesspit, view north.....	41

Figure 4.17 Extract of 1917-1930 Sydney Water Blackwattle plan showing additional structures within the school grounds in the heritage curtilage of Mowbray House (boxed).	42
Figure 4.18 1961 aerial, note presence of additional rear structures, Mowbray House arrowed (NSW Historical Imagery, 1051_29_117).	43
Figure 4.19 1965 aerial, note demolition of additional structures, Mowbray House arrowed (NSW Historical Imagery, 1405_18_159).	43
Figure 4.20 Updated archaeological potential of the study area.	46

1 Introduction

AMBS Ecology & Heritage (AMBS) has been engaged by Landcom to complete an Archaeological Assessment and Statement of Heritage Impact for the proposed rezoning of the Chatswood Dive Site. Landcom has acquired the site from Sydney Metro and intend to submit State Significant Development applications (SSD-100360960) to redevelop the site as mixed use precinct with an emphasis on high-density residential build to sell and build to rent dwellings across four towers. The SSDA includes the Concept Plan and Stage 1 works. The Concept Plan is to create a mixed-use precinct including high density residential, commercial ground plane, basement parking, adaptive reuse of Mowbray House and landscaped public open spaces. The Stage 1 works include lot amalgamation and re-subdivision, civil works relating to landfill, servicing and drainage, road layout and infrastructure, initial revitalisation of Mowbray House and public domain works. This report has been prepared in response to the project's Planning Secretary's Environmental Assessment Requirements (SEARs) which require:

22. Environmental Heritage

- *Prepare a Statement of Heritage Impact and Archaeological Assessment prepared by a suitably qualified heritage consultant and in accordance with the relevant guidelines...*

This report assesses the remaining archaeological potential of the site and provides recommendations for the archaeological management of the site to support SSD applications. AMBS was previously engaged as the lead heritage consultants and archaeologists by John Holland Joint Venture for the Sydney Metro City and Southwest Project which included the Chatswood site and by RMA Contracting for the Chatswood Site Remediation Works. During these projects AMBS undertook archaeological investigations of the Chatswood Dive Site in 2018 and the Chatswood Remediation Site in 2024. The archaeological report is pending for the Remediation works.

1.1 Study area

The Chatswood Dive Site (study area) is located at 569 to 607 Pacific Highway and 339 Mowbray Road in the suburb of Chatswood in the Willoughby Local Government Area (LGA) (Figure 1.1-Figure 1.2). It is located within the Parish of Willoughby and the Country of Cumberland. The site is bounded by Nelson Street to the north, the Pacific Highway to the west, Mowbray Road to the south, and by the North Shore railway line to the east.

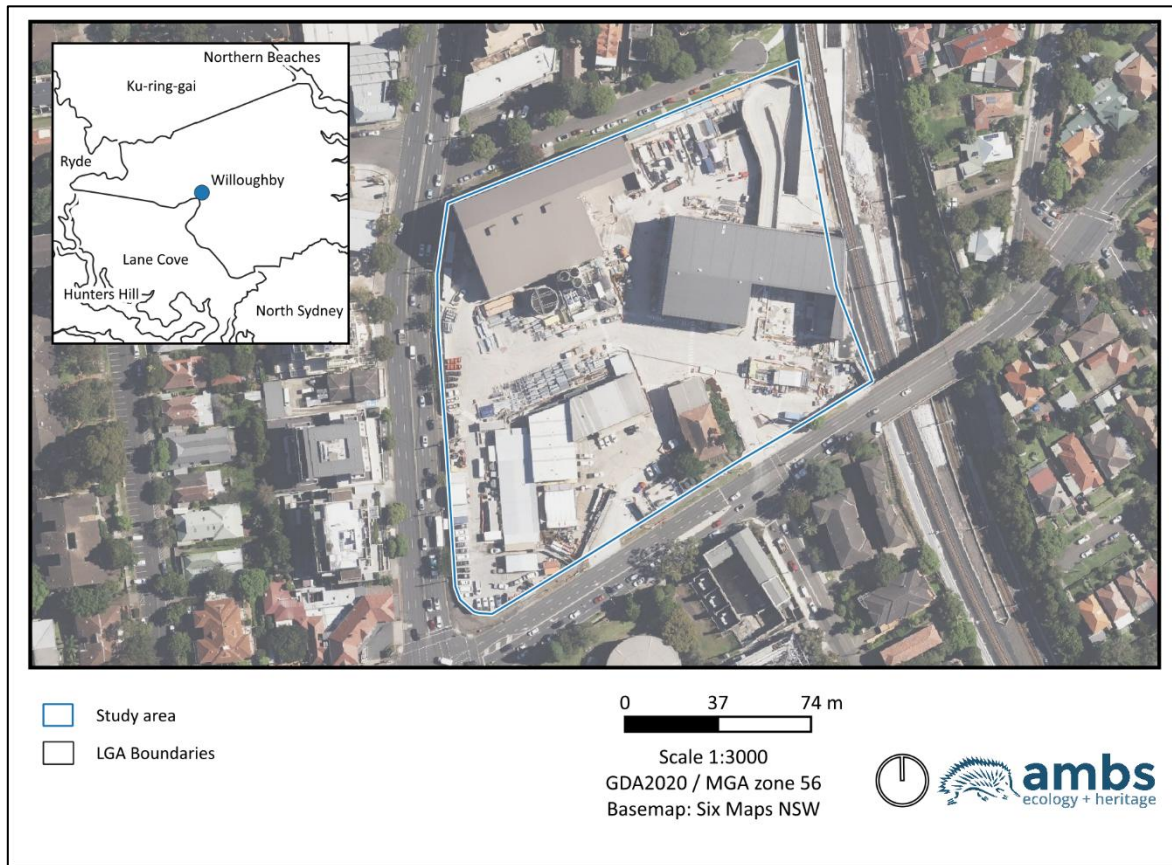


Figure 1.1 Location of the assessed study area.



Figure 1.2 Concept masterplan showing proposed development area (red outline – site boundary) (Landcom, 2025).

1.2 Methodology

This report is consistent with the principles and guidelines of the *Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013* (Burra Charter) (Australia ICOMOS, 2013, p. 38). The report has been prepared in accordance with current best practice guidelines as identified in the *NSW Heritage Manual* (Heritage Office and DUAP, 1996b) and associated publications including:

- *Archaeological Assessments Guidelines* (Heritage Office and DUAP, 1996a).
- *Assessing heritage significance* (Department of Planning and Environment, 2023a).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch, 2009).
- *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment, 2023b).
- *Investigating heritage significance* (Heritage NSW, 2021).
- *Material Threshold Policy* (Heritage NSW, 2020).

This assessment aims to assess the historical archaeological potential and the impacts of proposed works within the study area.

1.3 Authorship

This report has been prepared by Annabelle Thompson, Junior Heritage Consultant and Madeleine Rodwell, Heritage Project Manager. Lian Ramage, Heritage Team Leader, has provided technical input and reviewed this assessment.

1.4 Limitations

This assessment addresses historic (non-Aboriginal) archaeology only and does not address Aboriginal or built heritage. No site visit was undertaken as part of this assessment.

1.5 Terms & abbreviations

The definitions of any abbreviations or specific terms used in the body of this report are provided in Table 1.1.

Table 1.1 Terms and abbreviations.

Term / abbreviation	Term
AMBS	AMBS Ecology & Heritage
Burra Charter	<i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013</i>
CHL	Commonwealth Heritage List
Conservation	All the processes of looking after a place so as to retain its cultural significance (Burra Charter Article 1.4).
DA	Development Applications
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
Heritage Act	<i>Heritage Act 1977</i>
Heritage Council	Heritage Council of New South Wales
Heritage NSW	Heritage NSW, Environment and Heritage, Department of Climate Change, Energy, the Environment and Water
ICOMOS	International Council on Monuments and Sites

Term / abbreviation	Term
LEP	Local Environmental Plan
LGA	Local Government Area
Maintenance	The continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction. (Burra Charter Article 1.5).
NHL	National Heritage List
NSW	New South Wales
Preservation	Maintaining a place in its existing state and retarding deterioration (Burra Charter Article 1.6).
Reconstruction	Returning a place to a known earlier state and is distinguished from 'restoration' by the introduction of new material into the fabric (Burra Charter Article 1.8).
Restoration	Returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material (Burra Charter Article 1.7).
S170 Register	Section 170 Heritage and Conservation Register
SEPP	State Environmental Planning Policy
SHR	State Heritage Register
SoHI	Statement of Heritage Impact
SSD	State Significant Development
WHL	World Heritage List

2 Statutory context

The conservation and management of heritage items, places, and archaeological sites takes place within the framework of relevant Commonwealth, State, and local government legislation. Non-statutory heritage lists and registers, ethical charters, conservation policies, and community attitudes and expectations can also have an impact on the management, use, and development of heritage items. To inform this assessment, the following statutory heritage registers have been reviewed:

- World Heritage List (WHL)
- National Heritage List (NHL)
- Commonwealth Heritage List (CHL)
- State Heritage Register (SHR)
- Willoughby Local Environmental Plan 2012 (LEP).

2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework for the protection and management of places of national environmental significance. Several heritage lists are addressed by the EPBC Act, including the WHL, NHL, and CHL:

- The WHL protects places with outstanding universal values.
- The NHL protects places with outstanding value to the nation.
- The CHL protects items and places owned or managed by Commonwealth agencies.

The Australian Government Department of the Environment is responsible for the implementation of national policies and programs to protect and conserve the environment, water and heritage, and promote climate action. The Minister's approval is required for controlled actions which would have a significant impact on items and places included on the WHL, NHL, or CHL.

No items or places within the study area are included on any statutory list.

2.2 Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) provides protection for heritage places, buildings, works, relics, moveable objects, precincts and archaeological sites that are important to the people of NSW. These include items of Aboriginal and non-Aboriginal (historic) heritage significance. Where these items have particular importance to the people of NSW, they are listed on the State Heritage Register (SHR).

Part 4 Sections 57 to 69 of the Heritage Act address the statutory requirements for items and places listed on the SHR. Works which include demolition, damage or alteration of a heritage item or place require the approval of the Heritage Council of NSW or its delegates.

Two items are listed on SHR within the vicinity of the study area:

- Chatswood Reservoirs No 1 and No 2 (SHR 01321)
- Chatswood South Uniting Church and Cemetery (SHR 0069)

2.2.1 Archaeology

The Heritage Act also provides protection for significant archaeological remains or 'relics', which are defined in the Act as:

- any deposit, artefact, object or material evidence that—*
- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
 - (b) is of State or local heritage significance.*

Sections 139 to 146, Divisions 8 and 9 of Part 6 of the Heritage Act refer to the requirement that excavation or disturbance of land that is likely to contain, or is believed may contain, archaeological relics is undertaken in accordance with an excavation permit issued by the Heritage Council (or in accordance with a gazetted exception under Section 139(4) of the Heritage Act). In particular Section 139 refers to the need for a permit in certain circumstances:

- (1) A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*
- (2) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*

2.2.2 Section 170 Heritage and Conservation Registers

Under Section 170 of the Act, government instrumentalities are obliged to establish and keep a 'Heritage and Conservation Register' which contains the details of each item of environmental heritage:

- (a) which is of a class prescribed by the regulations, and*
- (b) which—*
 - (i) in the case of a statutory body, is owned or occupied by the statutory body, or*
 - (ii) in the case of a Department Head, is vested in or owned or occupied by, or subject to the control of, the appropriate Minister or the relevant Department.*

The Heritage Regulation 2012 identifies items prescribed for the purposes of Section 170 (4) (a) of the Act as:

- (a) items that are listed as heritage items under an environmental planning instrument made under the Environmental Planning and Assessment Act 1979,*
- (b) items that are subject to an interim heritage order,*
- (c) items that are listed on the State Heritage Register,*
- (d) items identified by the government instrumentality concerned as having State heritage significance.*

Under Section 170A of the Act, government instrumentalities must:

- ...give the Heritage Council not less than 14 days written notice before the government instrumentality—*
- (a) removes any item from its register under section 170, or*
 - (b) transfers ownership of any item entered in its register, or*
 - (c) ceases to occupy or demolishes any place, building or work entered in its register.*

Each government instrumentality is responsible for ensuring that each item listed on its Section 170 register or listed on the SHR on land it operates is managed in accordance with the *State Agency Heritage Guide* (Heritage Office, 2005).

No items within the vicinity of the study area are listed on a S170 register.

2.3 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the main act regulating land use planning and development in NSW. The EP&A Act also controls the making of environmental planning instruments (EPIs). Two types of EPIs can be made: LEPs covering local government areas; and State Environment Planning Policies (SEPPs), covering areas of State or regional environmental planning significance. LEPs commonly identify, and have provisions for, the protection of local heritage items and heritage conservation areas.

The EP&A Act also requires consideration to be given to environmental impacts as part of the land use planning process. In NSW, environmental impacts include cultural heritage impacts and as such any required Review of Environmental Factors, Environmental Impact Statement, or Environmental Impact Assessment should incorporate an assessment of European heritage. The consent authority is required to consider the impact on all heritage values.

2.3.1 Willoughby Local Environmental Plan 2012

The study area is within the Willoughby LGA and is subject to the Willoughby LEP 2012. Section 5.10 of the LEP sets out provisions for heritage conservation within the LGA. Schedule 5 'Environmental Heritage' identifies the historic objects or places of heritage significance within the study area.

Mowbray House and 10m curtilage (I96) is located within the study area and is listed as an item of local significance.

Additionally, there are several items are listed on the LEP within the vicinity of the study area:

- Chatswood Zone Substation No 80 (building only) (I4)
- Two reservoirs (structures only known as 'Chatswood Reservoirs') (I5)
- House (including original interiors) (I105)
- Great Northern Hotel (including original interiors) (I107)
- Terrace house (including original interiors) (I147).

2.4 Non-statutory heritage registers

In addition to the heritage registers discussed above, a number of government and non-government organisations maintain non-statutory heritage registers. Non-statutory heritage listings do not provide any legal protection but do indicate that an item or place has heritage significance.

The National Trust (NSW) Heritage Register lists several items within close proximity to the study area.

Table 2 Non-statutory heritage listings within the study area

Register	Item
National Trust (NSW) Heritage Register	Chatswood Reservoir Group (ID 6988)
	Chatswood Reservoir No. 239 & Site (No. 3) (ID 6989)
	Chatswood Reservoir No 24 (No. 1) (ID 6990)
	Chatswood Reservoir No. 25 (No. 2) (ID 6991)

2.5 Summary of heritage listed items

A summary of the heritage items in the vicinity of the study area is provided in Table 2.3 and shown in Figure 2.1.

Table 2.3 Heritage listings within the study area.

Item	Listing	Significance	Distance from study area
Mowbray House and 10m curtilage	Willoughby LEP 2012 I96	Local	Within
Chatswood Zone Substation No 80 (building only)	Willoughby LEP 2012 I4	Local	26m
Two reservoirs (structures only known as 'Chatswood Reservoirs')	Willoughby LEP 2012 I5	State	25m
House (including original interiors)	Willoughby LEP 2012 I105	Local	47m
Great Northern Hotel (including original interiors)	Willoughby LEP 2012 I107	Local	27m
Terrace house (including original interiors)	Willoughby LEP 2012 I147	Local	86m
Chatswood Reservoirs No 1 and No 2	SHR 01321	State	25m
Chatswood South Uniting Church and Cemetery	SHR 0069	State	35m

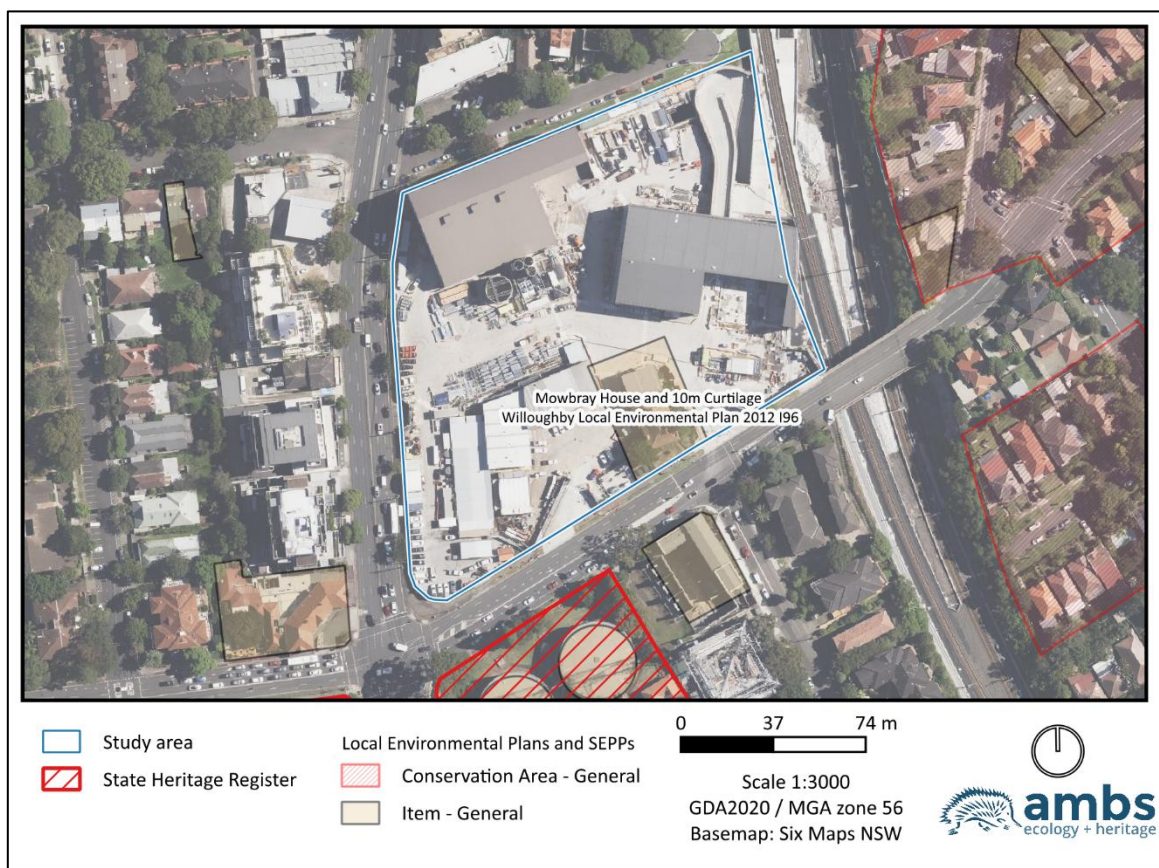


Figure 2.1 Heritage items in the study area.

3 Historic context

The information in this section is reproduced from *Sydney Metro City & Southwest Chatswood Site Remediation Works Archaeological Method Statement* completed by AMBS (2024).

3.1 Settlement in Chatswood

The land to the north of the harbour remained isolated to all but water transport with few roads providing access beyond the coastal areas until around the mid-century. In 1847, George Peat, who owned land on both sides of the Hawkesbury River, marked out a road, Peat's Ferry Road, which extended from the river through to Hornsby at Pearce's corner. In 1845, Lane Cove Road had been proclaimed *in connexion with the road from Billy Blue's point to St Leonards* (Deputy Surveyor-General Samuel Augustus Perry cited in Russell, 1970, p. 84). By 1852, the road, which was 66 feet wide, had been identified as a parish road and was seen as the logical extension of the Great Northern Road with the Government taking responsibility for its upkeep (Russell, 1970, pp. 84-87). In 1890, the Lane Cove Road was renamed Gordon Road and in 1931 it became the Pacific Highway.

In 1809, Isaac Nichols, a convict who would later become the first colonial postmaster, was granted a 380-acre lot of land to the south of his original 200-acre grant called King's Plain (Figure 3.1), (Russell, 1970, p. 22). The grant is bounded in the southwest by a 25-acre lot granted to John Flemming. By 1836, the grant had apparently been purchased by C Webb, later passing to John Bryson (Artefact, 2016, p. 35). Before the 1860s, the land was used mainly for farming and timber-getting (Willoughby City Council, n.d.). The beginnings of a township appear at the intersection of Lane Cove Road and Mowbray Road, where a small commercial centre began to thrive (Futurepast, 2012, p. 9). By 1864, a small chapel was opened by the Bush Mission Society on the south-eastern corner of the intersection on Bryson's land. By the early 1870s, the Great Northern Hotel had been built by Henry Russell, and the Methodist Church along with a number of general stores and John Bryson's timber yard had been established (Artefact, 2016, p. 24; Warne, 1987, p. 6).

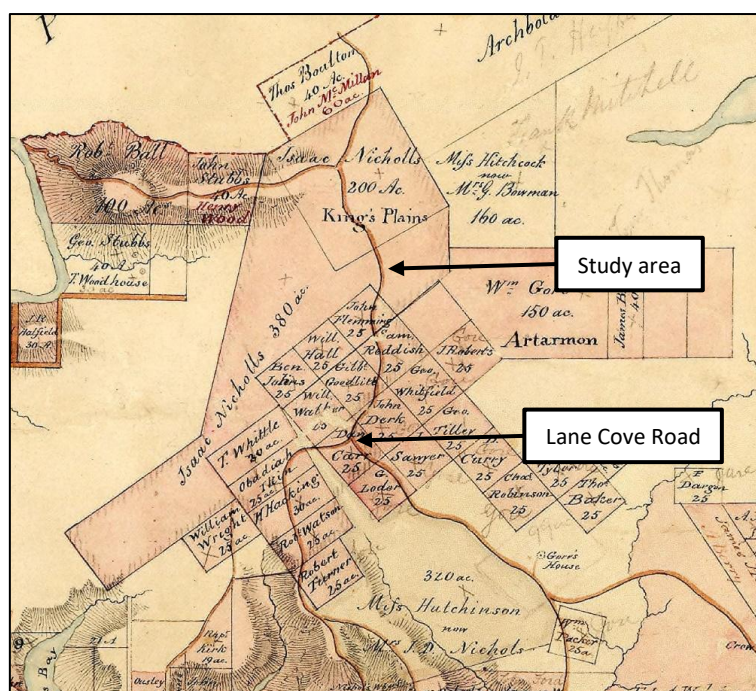


Figure 3.1 Pre-1860s Willoughby parish map, showing Isaac Nichols' 380-acre grant and the approximate location of the study area (Source: NSW Historic Land Records Viewer).

3.2 Development of the new township

The North Shore Line from Hornsby to St Leonards opened in 1890, with the extension to Milson's Point opening in 1893. The new railway station opened on 1 January 1890 on land owned by Richard Hayes Harnett, who had purchased the land from Isaac Nichols (Artefact, 2016, p. 24). Opening the station to the north of the small township centred on the Lane Cove and Mowbray Roads halted development of the townships. A new township of Chatswood focused around the new station at Victoria Avenue. The suburb of Chatswood has a long association with Harnett, who was one of the largest landowners in Willoughby and surrounding areas. He subdivided his 1,200 acres, known as the Railway Station Estate, naming one of these lots after his second wife Charlotte, affectionately called 'Chat' or 'Chattie' (Thorne, 1983, p. 129).

Improvements in transportation providing a focus for development put increased pressure on the provision of essential services. In 1888, the Upper Nepean Scheme was completed and by 1895 a trunk main connected Potts Hill with a balance reservoir near Ryde Railway Station and on to the water tanks on the south side of Mowbray Road, at Chatswood. Water from the Chatswood tanks supplied the areas south of Mowbray Road: Willoughby, North Sydney and Mosman (Aird, 1961, pp. 67-78). It was not until the opening of the railway and the increase in population that there was pressure to supply the areas to the north of Mowbray Road from Chatswood to Hornsby with water. A pumping station was erected in 1895 at the Chatswood reservoir to facilitate reticulation to the north of Mowbray Road, and in 1897 another pump was added (Aird 1961:68). Waste disposal, however, was not provided until later. In 1899 the Willoughby–Chatswood System had been built servicing the areas north of Mowbray Road and east of Lane Cove Road, now Gordon Road, draining into the mains sewerage system. Following completion of the Northern Suburbs Ocean Outfall Sewer (NSOOS; 1916-1933) in 1927, the system was abandoned and the area was served by the NSOOS (Aird, 1961, p. 159). Gas lighting was introduced to the area in 1896, and in 1908 the tramway was extended from Penshurst Street to the railway station.

By the 1920s, the Chatswood district had become a flourishing residential and business hub, easily accessible by public transport (Warne, 1987, p. 70). The area around the Mowbray Road intersection with the Pacific Highway had developed more slowly but was now busy with shops along Lane Cove Road and the Mowbray House School on the north side of Mowbray Road (Figure 3.2). With the opening of the Sydney Harbour Bridge in 1932, the North Shore of Sydney underwent a rapid, albeit short-lived, period of expansion, curtailed by the 1930s Depression followed by World War II (Services, 2013, p. 2).

By 1939 the Chatswood town centre had a thriving population with the construction of cottages, shops, three cinemas, libraries, blacksmiths, and even a café (Warne, 1987, pp. 37, 70). In 1959 the focus was on the eastern side of the railway, away from the original retail centre at the western end of Victoria Avenue. The opening of Waltons and Grace Bros (now Myer) was crucial to changing the direction of the urban centre. Throughout the late 1980s-early 1990s new shopping centres defined the mercantile development of the area, particularly when part of Victoria Avenue was closed for the Chatswood Mall in 1989. With the increase in the population across the overall municipality, Chatswood became a town centre in 1983, with Willoughby declared a city in 1989.

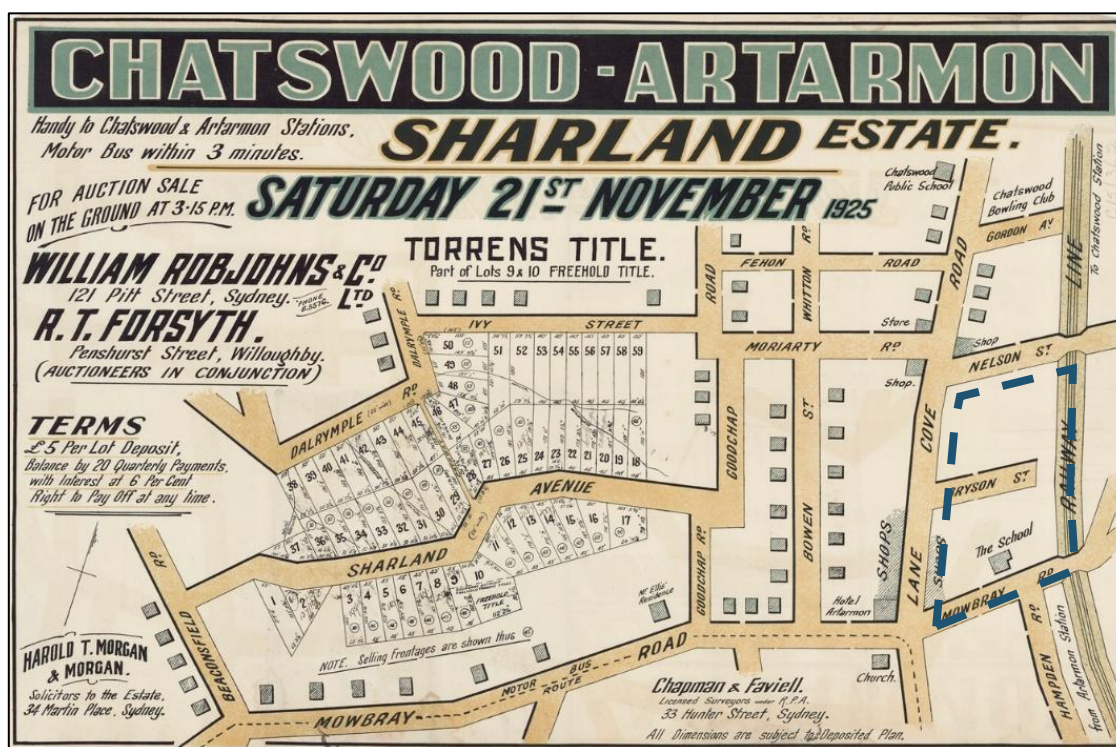


Figure 3.2 Sharland Estate 1925, showing shops along the Pacific Highway and Mowbray School within the study area (Source: State Library of NSW FL10454608).

3.3 Bryson Estate

The earliest uses of the land bounded by the railway, Pacific Highway, Nelson Street and Mowbray Road; the study area, had been agricultural, dominated by orchards and farming (Figure 3.3). The land remained undeveloped until the mid-nineteenth century when John Bryson purchased the land and constructed a number of buildings. Part of the study area was therefore known as Bryson's Estate, while the area along Nelson Street was part of the Great Northern Estate.

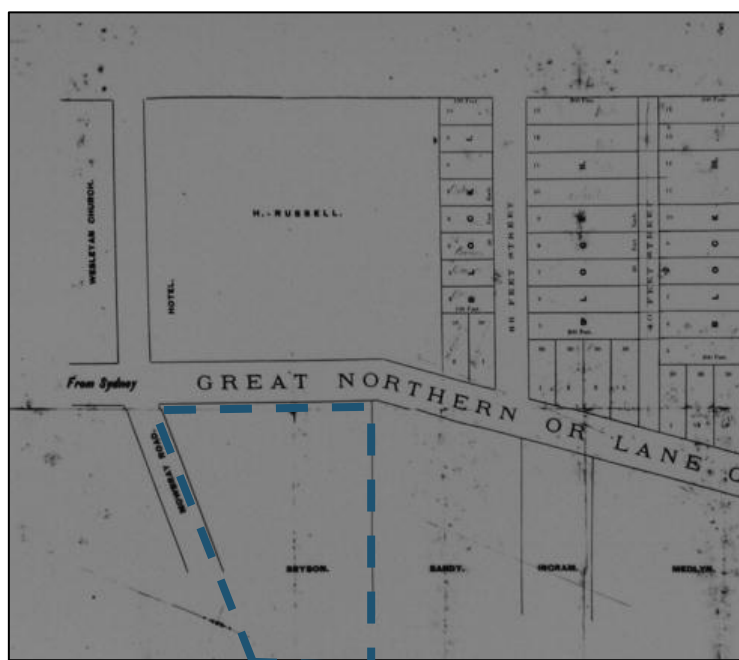


Figure 3.3 Undated plan of Orangeries and Strawberry Gardens, Chatswood (Source: Picture Willoughby, File No: 0010/0010884).

3.3.1 Lane Cove Road from Mowbray Road to Bryson Street

In the 1860s John Bryson bought land encompassing the north-eastern corner block of the Lane Cove Road / Mowbray Road intersection, on which he built his home, and managed a timber yard and store, an orchard was also established on part of the estate (Figure 3.4). Bryson had also owned 30 acres of land nearby on Swaine's Creek, Lane Cove, which was advertised for sale in 1867 (Sydney Morning Herald, 6 March 1867, p. 6). He had established an orchard which included apples, pears, oranges, peaches, Lisbon lemons, it is likely he grew similar produce on his new property. In 1865, council meetings were first held in a room in John Bryson's home, 'Belrose' or 'Bryson' (Fogarty, 2016). A small school was also set up in a cottage on Mrs Bryson's land and operated by Mrs McGilvray, before the establishment in 1869 of the North Sydney Public School (Fogarty, 2016). A room of Bryson's cottage was also used by the first School of Arts in the early 1870s, until the later construction of a permanent home for the School.

The land seems to have remained largely undeveloped until 1882, when the Bryson Estate was subdivided into relatively small Lots for auction. The auction poster shows John Bryson's cottage, as well as a number of land plots to its east, which have been sold (Figure 3.5). Bryson's home appears to be the only structure indicated and all the lots along Mowbray Road had been sold, while the School of Arts and the eastern part of the site are not shown to the east of Lot 13. The sale of the land in 1882, followed Bryson's death. His widow, Mrs Mary A Bryson, however, continued to own and live in the house until her death in 1897, when the land is recorded as being sold in the Rate and Valuation books for Willoughby. Mrs Bryson is also recorded as the owner of more land and a shop next to the cottage, which was also sold after her death in 1897, while the land remained part of an orchard until 1889. The shop was larger than the house and was of weatherboard with a small front verandah and a covered way to the brick kitchen with a small attached structure and a convenient nearby well. The double cesspit was shared with Bryson's cottage. Following Mrs Bryson's death in 1897, the Bryson property was subdivided and sold.

The 1899 Sydney Water plan identifies Bryson's house as 'Sarina', with another house immediately to its east (Figure 3.6). Sarina is a brick building with front and rear verandahs, and a verandah or covered way to a smaller brick building with verandahs along its southern and western sides. It is likely that the smaller building is the kitchen, built separately to protect the main house from fire. That it is the kitchen is also indicated by the well, which is conveniently close. A double cesspit, perhaps housed in a brick structure, is shared with the house immediately adjacent. The appearance of the name Sarina is consistent with the sale of the land and house following Mrs Bryson's death in 1897 (Fogarty, 2016). The shop next to Sarina was acquired from Mrs Bryson by a Jos. A Hammond in 1897 and Abner Hammond owned the shop from the following year onwards.

The Rate and Valuation books record a number of owners and occupants of the Bryson's cottage/land: James Forsyth (1897-1898), Thomas Pugh (1899-1903), Miss Elizabeth Springett (1903 to 1918), and Elizabeth Mary Dew (from 1918). The Assessments and the Sands Directory records Whitehead & Co.'s smithy between 1905 and 1908. William Dew, a carter, is in occupancy from 1911 and in 1914, the name for the house becomes 'Dursley' until 1922 (Sands Directory 1922), though William Dew continues to occupy the property after this date. It is evident in the Sydney Water Blackwattle plan that Bryson's original cottage, but not the shop, was redeveloped with a terrace row of three standing on the site; however, the date of the construction of the terrace row is uncertain (Figure 3.7).

In 1911, Abner Hammond acquired the adjacent property to his shop and a timber cottage known as 'Kia Ora' was constructed, which he owned until at least 1933 when the Sands Directory ends. HM Reid occupied the shop for his grocery business in 1904, with Reid also owning two vacant properties further to the north from 1912, and it is possible that he relocated his business to one

of these buildings, where it continues until at least 1949 (Figure 3.8 and Figure 3.9). The photograph indicates that the shop had been renovated in the Federation Arts and Crafts style in the early twentieth century (Apperley, Irving and Reynolds, 1994, pp. 144-147).

The land along Gordon Road to Bryson Street remained undeveloped, other than the properties noted above, until the early 1910s. These undeveloped properties largely become shop fronts lining Lane Cove Road (Figure 3.2), with the occasional house or dwelling combined with the shops.



Figure 3.4 'Belrose' cottage, home of the Bryson family, ca. 1870s (Source: Picture Willoughby, File No: 003/003989).



Figure 3.5 Auction notice for Bryson's Estate Saturday, 14th October 1882, with Bryson's cottage on the south-west corner of the estate (arrowed) (Source: Picture Willoughby, File No: 0010\0010187).

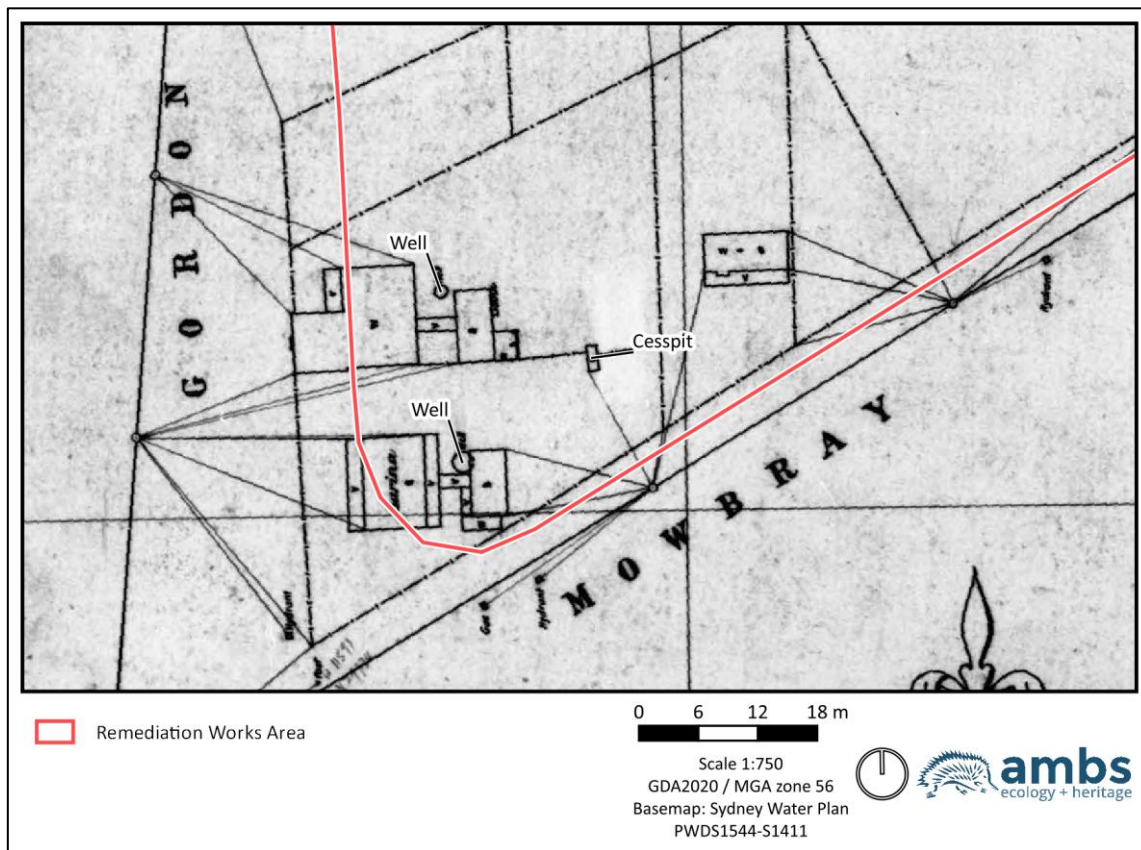


Figure 3.6 Detail from the 1899 Sydney Water plan showing Bryson's cottage, Sarina on the corner of Gordon Road and Mowbray Road, with the shop immediately adjacent.

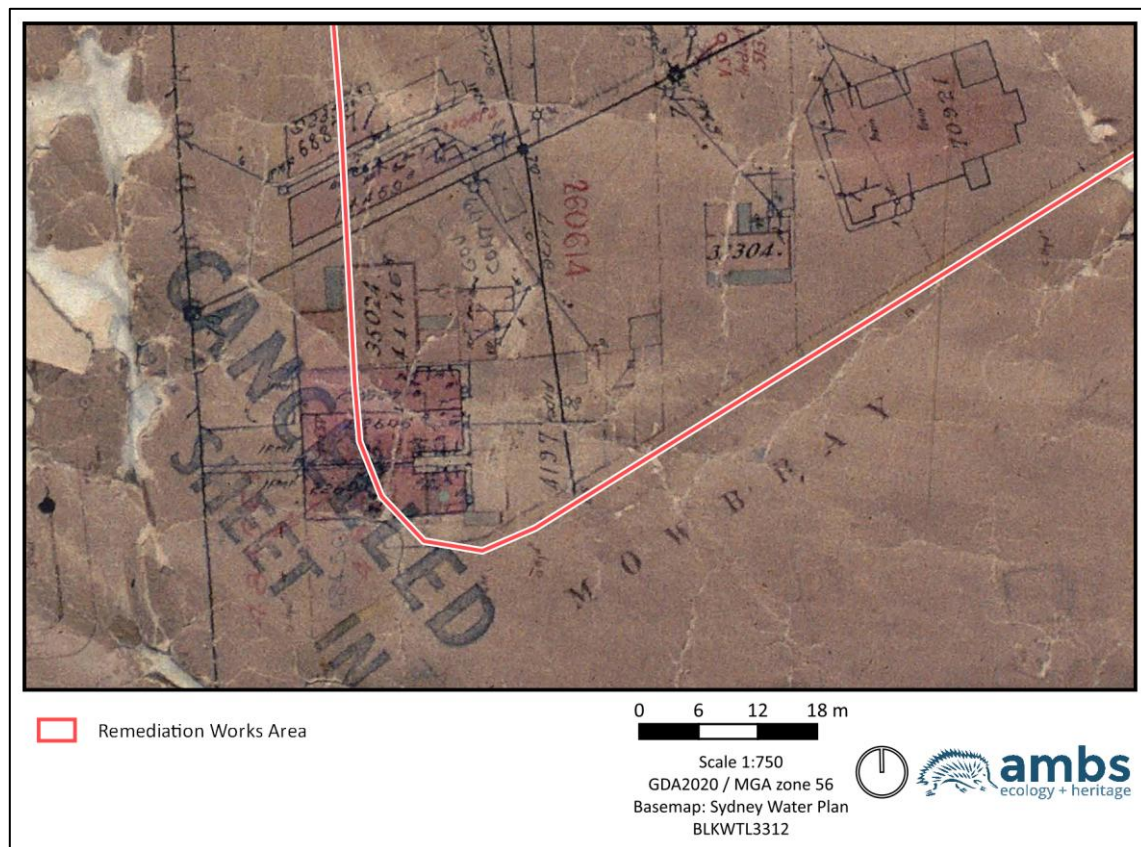


Figure 3.7 Detail from the 1917-1930 Sydney Water plan showing terraces on the site of Bryson's cottage.



Figure 3.8 Reid's Stores, Chatswood in 1949
(Source: State Library of NSW FL2044904).



Figure 3.9 Shops along Pacific Highway, between Bryson Street and Mowbray Road, showing Reid's store in foreground, 1949 (Source: State Library of NSW FL2048208).

3.3.2 South side of Bryson Street

Bryson Street is more heavily occupied into the early twentieth century than other areas within the study area. The Rate and Valuation books record that a fence defined the property boundaries.

The property on the southeast corner of Gordon Road and Bryson Street had a similar history as the amalgamated land owned by the Dawsons and later D. Neely on Gordon Road (Section 3.3.1). However, this land is not subdivided like the corner block and the ownership passed to Joseph Hammond Senior in 1912, with a brick cottage, named 'Dulcie', appearing in the records from 1915.

The four lots to the east of Dulcie remain undeveloped until 1901. According to the Rate and Valuation books, the first property to the east of the Dawson property on the corner was first owned by F.J. Barker (1888-1896). From 1897 the property is owned by the City Bank of Sydney, until 1914 when Lancelot Bavin acquires the property for his school. In 1901 the property was subdivided and bought by R. Vince with a house or wood cottage and laundry built on the new land. Neely also owned the property for a short time, before becoming part of the Estate of H. Hensby until 1918, when it was also purchased by Bavin for the school.

In 1888, J Hawksford is recorded as the owner of the next lot to the east until 1900 when it is purchased by Robert Symes (or Lymes). This property too passes to Bavin in 1914. Mrs Bryson was in possession of some land along Bryson Street as well until her death in 1897, when Abner Hammond acquired the estate. Hammond sold the property to T Gorman in 1903, who later sold the property to Bavin in 1908.

The easternmost property was owned by H Kirby and sold to Loxton & Bullock in 1889 or 1890. The ownership of the land becomes uncertain until 1899 when it is acquired by the Bank of New Zealand, followed by the Willoughby Council in 1900. The land disappears from the records after 1901, suggesting that the land was amalgamated with the Council Chambers property owned by Willoughby Council on Mowbray Road, though it could also have become part of the school as much of the surrounding area had already.

3.4 The Great Northern Estate (part of)

3.4.1 Lane Cove Road from Bryson Street to Nelson Street

The north-western corner of the study area was within the Great Northern Estate, while the remainder of the property was within Bryson's Estate until the land was acquired by Lancelot Bavin

for the Mowbray House School (Figure 3.10, Section 3.5). The records indicate that the Great Northern Estate extends to the north and south on the northern side of Nelson Street.

John Thompson is recorded as owning land on the north-eastern corner of Bryson Street and Gordon Road in 1886, and by 1888 the property comprises a house, shop and land. Thompson acquired more land which he amalgamated with this other property and retained until 1892 when he sold the property to Mrs Hammond. Mrs Hammond is also identified as owning land with a dwelling from 1893. In 1900, the two properties comprising a house and shop were merged, but in 1904, the properties were separated but remained in Mrs Hammond's possession until 1905-6 when Joseph T Hammond owns the property. The property is subdivided again in 1910, when there are two timber shops, one housing a refreshment shop run by Mrs Clune and the other a hairdresser operated by C Currie. The ownership eventually falls to Mrs Hammond Senior.

The Dolan family owned a timber cottage and blacksmith's shop at what is now 593 Pacific Highway from the 1880s. Peter Dolan, a blacksmith, is recorded in the Sands Directory as living on Lane Cove Road from 1883, but it isn't until 1888 that the shop is recorded in the Rate and Valuation books. The Sands Directory also records Patrick Dolan & Sons Veterinary Surgeons in 1881 as a hospital for pets, including dogs and cats, as well as boarding facilities for dogs and horses. The surgery continues into the 1930s at No. 593, perhaps until the death of Patrick Dolan in 1938 (The Sydney Morning Herald 1938:9). In 1898, when the land was subdivided, Patrick Dolan owned a house on part of the land, subsequently acquiring the adjacent house and shop. The house on the newly subdivided property was occupied by J Gillam, perhaps the eponym of Gillam Street, from 1900 to 1903 but remained in the hands of Patrick Dolan throughout the records.

Two allotments to the north of the Dolan family property were owned by Loxton & Bullock, one of which was vacant while the other was occupied by a house and shop leased by DE Eldridge ca.1888–1893 and an adjacent vacant allotment. The land is recorded as being on Nelson Street from 1894. The house and shop remain the property of Loxton and Bullock until 1902, when it is purchased by Joseph Hammond Senior. In 1904, George Hammond is the owner of the property, which remained vacant throughout this time.

3.4.2 North side of Bryson Street

From 1888 the records indicate that a number of Lots along the north side of Bryson Street were privately owned, with one lot also owned by Mrs Bryson; however, the land remained undeveloped other than by an unfinished house owned by John Thompson. Although the house is not recorded in 1889, John Thompson's house is recorded in 1891, remaining in his ownership until the following year when it passes to Mrs Hammond in 1892 and to Joseph Hammond Senior in 1897.

In 1907 the property is subdivided into two blocks with a further subdivision in 1908 when there are three separate properties. The Thompson's brick cottage was known as 'Manila' when Mrs Hammond acquired it. Two semi-detached brick cottages, 'Lakefield' and 'Loubet', were built to the east of Manila, both passing from Joseph Hammond to Mrs J Hammond Senior in 1911. By 1918, when the Rate and Valuation records end, Mrs Hammond owned all the property on the north side of Bryson Street. The Sands records that two more houses appeared after 1918, 'Dorisville' and 'Weeroona'.

3.4.3 Nelson Street South

The south side of Nelson Street, known as Carlotta Street until 1891, is occupied from 1888. The properties from west to east:

- DE Eldridge and his wife owned land on the corner of Nelson Street and Lane Cove Road from 1888, with a new house by 1894. The Sands Directory records that they remained at the property until 1920. It is possible that the Eldridges were in the area as early as 1880, as the Rate and Valuation books locate them on Lane Cove Road from this date, perhaps already at the corner property.
- In 1892/3, G Gerard became the executor of land owned by Sutherland, which in 1902, was owned by LH Gerard, until Joseph Dangerfield Taylor purchased the property in approximately 1908. R Moore acquired the property in 1913, and by 1915 a single brick cottage had been built on the land and occupied by Cummins and Dudfield. In 1917 the property was again subdivided with separate houses on each lot with Cummins and Dudfield each occupying a house.
- JJ Forsyth appeared as an executor for the Seldons Estate, with an NF Giblin acquiring part of the property in 1897. It is possible the land was further subdivided in 1902, with James Green and NF Giblin owning land that had formerly been a single large block. This land appears to be part of Lancelot Bavin's extensive property purchases for his school in 1907.
- A large portion of land along this road was acquired by Lancelot Bavin to become part of the Mowbray House School grounds from 1917 (Section 3.5).
- A portion of the same property appears to be on the east side of the North Shore Line before Orchard Street and occupied by a Joseph Woodvine from 1896/7 until 1920. Woodvine built a cottage, later referred to as Moorlands. The land appears to be a part of the Seldons Estate.



Figure 3.10 The 1917-1930 Blackwattle Plan with the area of the Great Northern Estate outlined.



Figure 3.11 Detail from Figure 3.10 of the Great Northern Estate.

3.5 Mowbray Road & the Mowbray House School

3.5.1 School of Arts and Council Chambers

During the 1870s, Bryson leased a room in his cottage to be used by the School of Arts; however, the Mechanics Institute constructed a new School of Arts building to the east of the cottage, which opened in 1874 or 1875 (Futurepast, 2012, p. 10). The School of Arts building was of stone and was later rented to the Willoughby Council as its Council Chambers from 1879 until 1903 (Futurepast, 2012, p. 10).

By 1906, Lancelot Bavin, a New Zealand-born educator, founded the Chatswood Preparatory School in the former School of Arts building, which he leased and within a year had purchased the land (Futurepast, 2012, p. 10). Following construction of Mowbray House, the former School of Arts building served as the school chapel until 1957 (Figure 3.12 and Figure 3.13). The Victorian Gothic school chapel was dismantled, moved and re-erected on the corner of Beaconsfield Road and Dalrymple Avenue, becoming the Mowbray House Memorial Chapel, and now known as the Holy Trinity Anglican Church, Chatswood West (Figure 3.14) (Futurepast, 2012, p. 10).



Figure 3.12 Chatswood Preparatory School, ca.1910. Later it would become the school chapel (Source: Picture Willoughby, File No: 003/003316).



Figure 3.13 Mowbray House School Chapel, 1950s, before it was moved to Beaconsfield Road (Source: Picture Willoughby, File No: 003/003320).

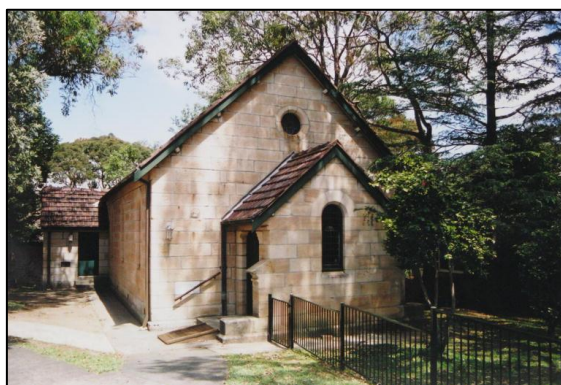


Figure 3.14 Holy Trinity Anglican Church, Chatswood West, 2003 (Source: Picture Willoughby, File No: 001/001101).

3.5.2 Mowbray House

Mowbray House is a two-storey Federation Arts and Crafts school building constructed in 1906 to house the Chatswood Preparatory School, with an initial enrolment of 32 students (Futurepast, 2012, p. 10). A plan of the school shows additional structures around the main school building with a cottage to the northwest, another building to the north and tennis courts to the west (Figure 3.15). As the school grew and expanded, the name of the building was changed to The School in 1914 (Figure 3.16). Changes in the standard of schooling offered followed the school's promotion to Intermediate Certificate, becoming in 1916 the Mowbray House School.

By 1917 the number of boarders at the school had increased exponentially and this required the school to expand its facilities by purchasing several surrounding Lots (Figure 3.17). Modifications were made to the Mowbray House building with the addition of a dining / recreation hall to the rear, and improvements were made to the eastern façade and kitchen (Futurepast, 2012, p. 10). A tennis court was located to the west, and a large field to the rear of the property, which encompassed the greater part of the area to the rear of Nelson Street, bounded to the west by Bryson Street and east by the railway line (Figure 3.18). An entry porch was added to the middle of the east side of the building c.1940s.

The land to the north behind Mowbray House was used as a playing / sporting field for the school (Figure 3.17). One of the most prominent alumni of the school was former Prime Minister Gough Whitlam. The school remained open until 1954 when Lancelot Bavin, the school's founder, fell ill

and the property was acquired by the Sydney County Council (Figure 3.19) (Futurepast, 2012, p. 10). The Sydney Country Council continued to make alterations to the house during their years of occupation.



Figure 3.15 Undated sketch plan of Mowbray House School (main building arrowed) showing surrounding development including a cottage and tennis courts (Futurepast, 2012, p. 13, Fig. 4).



Figure 3.16 Main entry to the Mowbray House School building, n.d. (Source: Picture Willoughby, File No: 6536/6536552).



Figure 3.17 Playing fields behind Mowbray House School, c.1900-10 (Source: Picture Willoughby, File No: 6537/6537997).



Figure 3.18 Undated photograph of the tennis courts on west side of Mowbray House School (Source: Picture Willoughby, File No: 6537/6537992).



Figure 3.19 1950s view of Mowbray House School after purchase by Sydney County Council (Source: Picture Willoughby, File No: 003/003321).

3.5.3 'Penzance'

Although the building later called 'Penzance' is first mentioned in the Sands Directory in 1903 and in the Rate and Valuation books in 1907, a building is present prior to this date. John Alford is identified as owning a house and land which was later known as Penzance, which is built by 1887. There is a change of ownership in 1890 and by 1891 the National Mutual Life Association of Australia owns the property, until 1900. The 1899 Sydney Water plan shows the property 'Penzance' between the Council Chambers and the Main North Shore Line, although little is known about it at this time. The house is identified as brick with bay window and verandah along the front and east side (Figure 3.20 and Figure 3.21). There is a large irregular verandah at the back, separating a north-eastern wing from a small room to the south, which may be the kitchen. There is a rectangular brick building in the north-eastern corner and two clearly identified wells.

In 1900, the property was owned by George Devonshire and in the following year it is acquired by RH Johnson and occupied by Charles Stanley Allen until it is amalgamated as part of Lancelot Bavin's school in 1911, when it serves as Bavin's mother's residence (Fogarty, 2016). When the school becomes the Mowbray House School, the house is modified to a residence for the expanding number of boarders (Artefact, 2016). The existence of the building once merged with the school grounds is unknown but it was likely demolished to make way for the electricity depot.

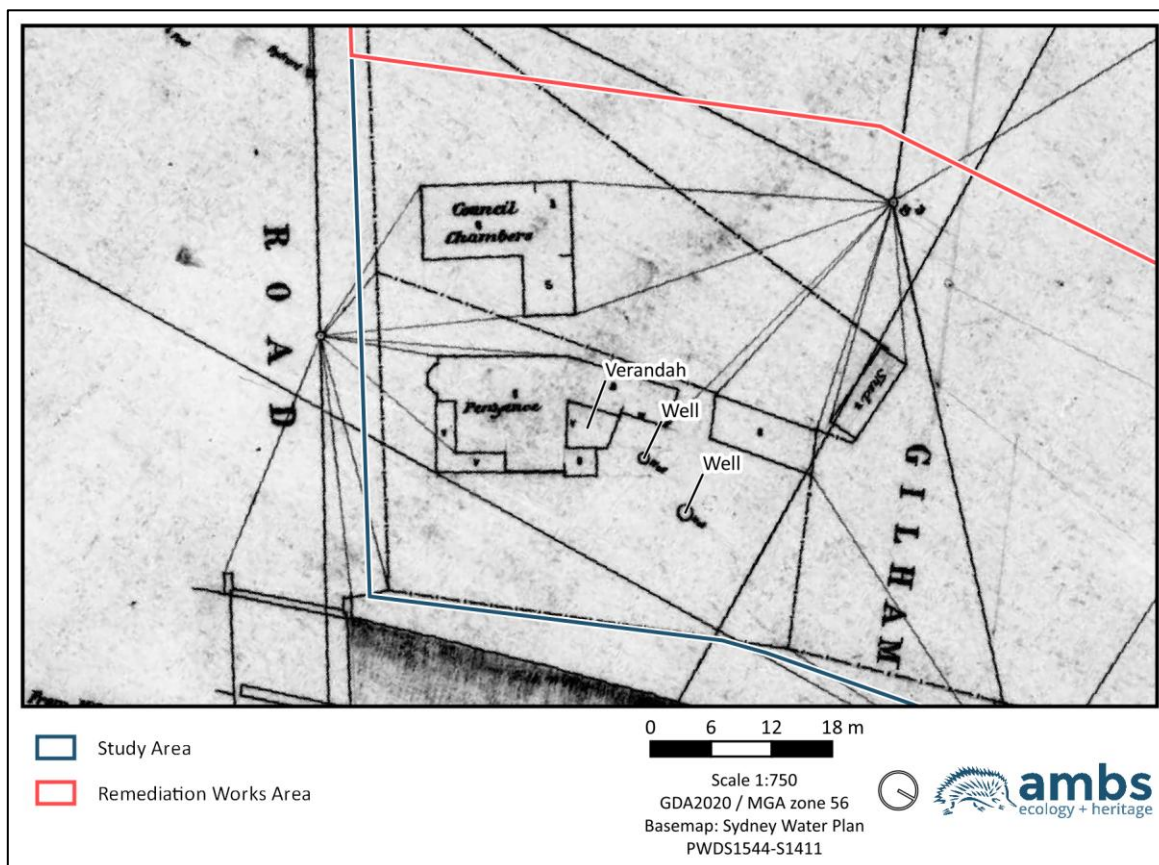


Figure 3.20 Detail from the 1899 Sydney Water plan showing Penzance to the south of the Council Chambers. The irregular verandah and wells are indicated.



Figure 3.21 Undated photograph of 'Penzance' (Source: Picture Willoughby, File No: 6536/6536528).

3.5.4 'The Lodge'

A building occupied by Lancelot Bavin from 1925 and known as the 'The Lodge' is clearly a part of the extensive school grounds; however, its location is uncertain. It may have been the cottage named 'Penzance'. An undated Sydney Water plan shows an increase in the building density on the site since 1899 (Figure 3.22). The Lodge may be any of the more recently constructed buildings indicated on a pre-1916 plan of the Mowbray House School. This shows Penzance and the Chamber

of Commerce and a smaller building behind the tennis courts identified as 'Cottage' and two buildings to its west. One may be identified as Master's Cottage and the other as a residence, though this is by no means certain as the image resolution is poor (Futurepast, 2012, p. 13). The form and location of 'The Lodge' is uncertain and the name does not appear in the Rate and Valuation books; however, a photograph of a weatherboard cottage, identified as the Master's Residence, may be the Lodge (Figure 3.23). Although only a view of the verandah, it displays hallmarks of the Federation-era bungalow of the late nineteenth / early twentieth century with timber decorative detailing of the verandah posts (Apperley, Irving and Reynolds, 1994, pp. 144-147).

3.5.5 'Tasma'

To the east of Bryson's cottage stood a wood and brick cottage named 'Tasma', owned by Richard Russell, whose occupancy is first noted in the Rate and Valuation books in 1898. It is possible that the cottage pre-dates this time, as its assessment number notes a previous number for the year before. Russell owned and occupied the house until 1906, after which the occupant's name frequently changed. Most notable was H Neilson, a coal lamper, who occupies the cottage between 1908 and 1913. In 1914 ownership transfers to John Russell, and a Miss Parker becomes the main tenant of Tasma. The Sands Directory identifies Robert Parker as the occupant from 1915 until 1920, after which it is occupied by Peter White. The name Tasma disappears from the Sands Directory after 1922, though Peter White remains at 355 Mowbray Road until 1927. From 1927, Harry Fullagar is noted as the occupant until the end of the Sands Directory in 1932/33.

The record is ambiguous and the cottage is likely to have been subsumed into the school in 1917 when Lancelot Bavin expanded the school grounds by purchasing the land east of Bryson's property.

Two lots located close to the house identified as 'Tasma' between the Council Chambers and Bryson's Cottage, to the east of Bryson's cottage on the corner of Mowbray Road and Pacific Highway, were owned by a Mrs Mary Johnson and a Mrs Emma McMahon (nee Kelsey), until their amalgamation by Lancelot Bavin into the school. This was potentially the land where 'The Lodge' was located, as it seems to fit with the history of the site.

3.6 Sydney County Council

Following closure of the Mowbray House School, the property was purchased in 1957 by the Sydney County Council. Mowbray House also underwent modifications at this time with the addition of a first floor to the dining hall and a carport. The site became an administration centre and electricity depot for the Sydney County Council, which gradually extended its property by acquiring surrounding properties (Futurepast, 2012, p. 10). The acquisition of properties included the Bryson's cottage site and shops and businesses, including Nick Scali along the Pacific Highway. In 1965 and 1977, the property and house were altered again in major renovation projects by the Sydney County Council (Futurepast, 2012, p. 10) (Figure 3.24).

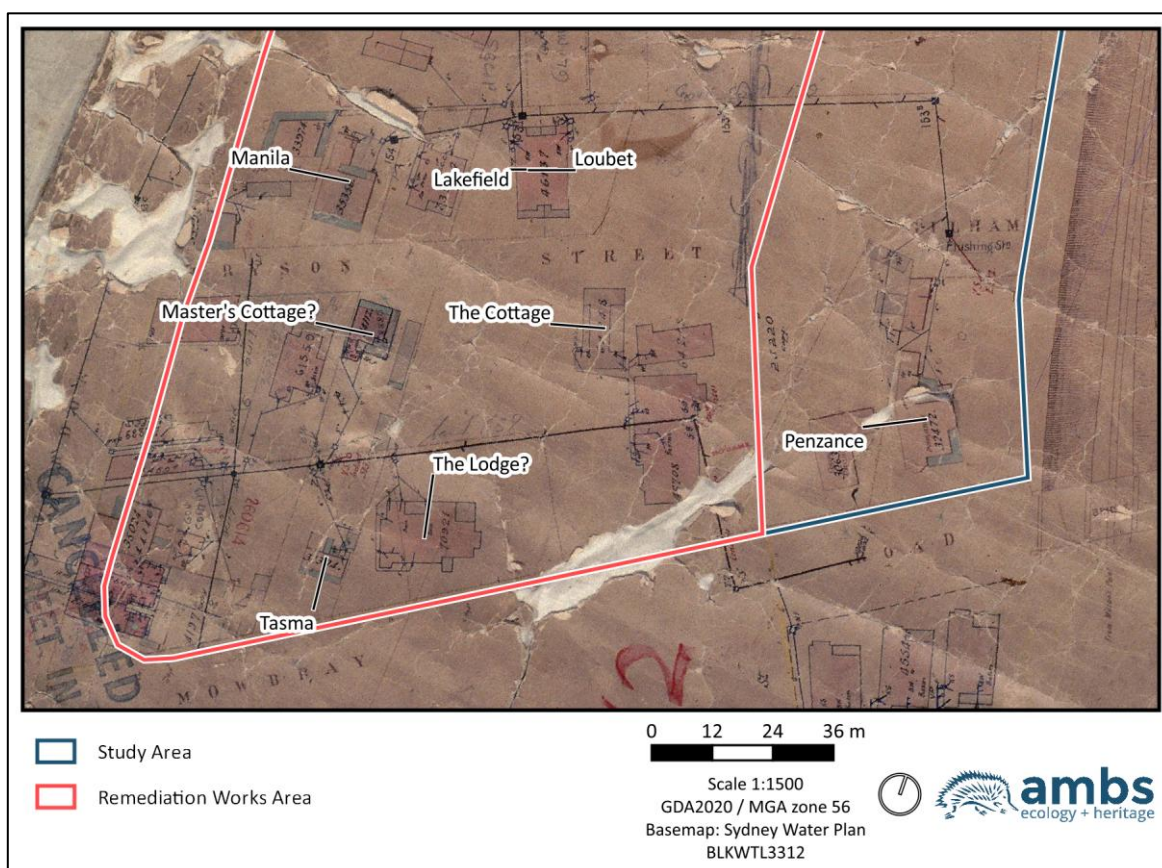


Figure 3.22 Detail from Sydney Water Blackwattle Series plan dated 1917-1935 of the study area with a greater density of housing than indicated in the 1899 plan.



Figure 3.23 Early building re-used for dormitories identified as the 'Masters cottage' by Picture Willoughby, date unknown (Source: Picture Willoughby, File No: 6536/6536532).



Figure 3.24 1986 view of Mowbray House now owned by Sydney County Council (Source: Picture Willoughby, File No: 6539\6539215).

4 Archaeological assessment

The archaeological resources of any site are finite but have the potential to provide insights into everyday life that are not available from any other resource. Archaeological resources may provide evidence that will enhance the historical record and, as such, make a contribution to an understanding of the history and settlement of a local region. In view of the substantial costs involved in archaeological excavation of a site, a clear justification for any assessment of archaeological potential needs to include the following considerations:

- What is the likely integrity of the archaeological resource? Is it likely that largely intact physical evidence would be exposed during excavations such as structural features, artefacts from underfloor deposits, rubbish- or cesspits, wells, or other features with an ability to contribute meaningfully to an understanding of the development of the site as part of the wider development of the study area?
- What is the research potential of the archaeological resource? Is it likely that the results of the excavation make a significant or important contribution to an understanding of wider research issues regarding the early settlement and development of the study area?

4.1 Previous archaeological assessments and investigations

The Chatswood site has been subject to a number of previous archaeological assessments and investigations as a part of the Sydney Metro City & Southwest project as outlined below.

4.1.1 Sydney Metro City & Southwest Chatswood to Sydenham, Historical Archaeological Assessment & Research Design (Artefact, 2016)

The analysis of the archaeological potential within the footprint of the Chatswood Metro Site included in the Archaeological Assessment and Research Design (AARD) prepared by Artefact Heritage for the Sydney Metro City & Southwest Environmental Impact Statement (EIS) included historical research, which focused on the early use of the site for farming by William Nichol and C Webb and the later occupation of the site by Bryson, the cottages along Mowbray, Lane Cove Road and Bryson Street, and the construction of the railway.

The AARD noted that no archaeological excavations had been undertaken on sites within the local area. It was noted, however, that Wendy Thorp prepared a heritage study for the Sydney Electricity Headquarters in 1996. The study provides a brief archaeological assessment of the site, stating that although it is likely that archaeological remains would be located at the site, their significance may not meet the threshold of local significance. Thorp proposed that *'due to the continuity of use of the adjacent Mowbray House as a school, archaeological remains from the School of Arts are not likely to add significant information'* (Artefact, 2016, p. 44).

The archaeological potential of the Chatswood Metro Site is summarised in the AARD (Table 4.1 and Figure 4.1).

Table 4.1 Summary of archaeological potential (Artefact, 2016, pp. 50-51).

Site code	Phase	Likely archaeological remains	Potential
NC 1	1 (1788 – 1860)	Archaeological deposits associated with William Nicholl's and Webb's early farming land grants could include fence postholes, tree boles, field drains and isolated artefact deposits.	Nil – Low
	2 (1860 – 1905)	Construction of North Shore Railway Line throughout the majority of the land parcel. Excavation of rail corridor for grade changes through study area. Potential archaeological remains of former rail infrastructure.	Low

Site code	Phase	Likely archaeological remains	Potential
	3 (1905 – 1960)	Duplication and electrification of railway line. Potential archaeological remains of former rail infrastructure.	Low
NC 2	1 (1788 – 1860)	Archaeological deposits associated with William Nicholl's and Webb's early farming land grants could include fence postholes, tree boles, field drains and isolated artefact deposits.	Nil – Low
	2 (1860 – 1905)	Construction of North Shore Railway Line throughout the majority of the land parcel. Excavation of rail corridor for grade changes through study area. Potential archaeological remains of former rail infrastructure.	Low
	3 (1905 – 1960)	Duplication and electrification of railway line. Potential archaeological remains of former rail infrastructure.	Low
NC 3	1 (1788 – 1860)	Archaeological deposits associated with William Nicholl's and Webb's early farming land grants could include fence postholes, tree boles, field drains and isolated artefact deposits.	Nil – Low
	2 (1860 – 1905)	Archaeological remains associated with the brick cottage and shed, and wooden cottage and shed on the corner of Gordon Road and Nelson Street. Brick and stone footings, chimney base, timber base plates, postholes, yard and path surfaces, cesspits and wells, artefact bearing deposits and outbuildings. Archaeological remains associated with the complex of buildings at the corner of Bryson Street and Gordon Roads, and the brick cottage facing Bryson Street. Brick and stone footings, chimney base, timber base plates, postholes, yard and path surfaces, cesspits and wells, artefact bearing deposits and outbuildings.	Moderate
	3 (1905 – 1960)	Potential archaeological remains relating to former 20th century bakery on site: brick and concrete footings, ash and fire waste fills, isolated artefact deposits. Potential archaeological remains relating to Hammond cottages and Federation and Inter-War residential houses, with timber postholes, brick and concrete footings, terra cotta and copper pipes and drains, outbuildings and isolated artefact deposits.	Low – Moderate
	4 (1960 – Present)	Remains of post-war commercial buildings: brick and concrete footings, terra cotta services and drains, isolated artefact deposits.	Moderate – High
NC 4	1 (1788 – 1860)	Archaeological deposits associated with William Nicholl's and Webb's early farming land grants could deposits (sic) fence postholes, tree boles, field drains and isolated artefact deposits.	Nil – Low
	2 (1860 – 1905)	Archaeological potential for structures related to former timber yard: postholes, isolated artefact deposits.	Low
	3 (1905 – 1960)	Potential for archaeological deposits associated with use of land as cricket pitch and sports ground for Chatswood Preparatory School: isolated artefact scatters, field drains, postholes.	Nil – Low
NC 5	1 (1788 – 1860)	Archaeological deposits associated with William Nicholl's and Webb's early farming land grants could include fence postholes, tree boles, field drains and isolated artefact deposits.	Nil – Low
	2 (1860 – 1905)	Archaeological remains relating to c1860s Bryson's cottage, Bryson's store and commercial livery stables. By late 19th century another house and outbuildings to the north. Brick and stone footings, chimney base, timber base plates, postholes, yard and path surfaces, cesspits and wells, artefact bearing deposits.	Moderate
	3 (1905 – 1960)	Potential archaeological remains relating to Federation and Inter- War residential / commercial buildings, with brick and concrete footings, terra cotta and copper pipes and drains, outbuildings and isolated artefact scatters.	Moderate
NC 6	1 (1788 – 1860)	Archaeological deposits associated with William Nicholl's and Webb's early farming land grants could include fence postholes, tree boles, field drains and isolated artefact deposits.	Nil - Low

Site code	Phase	Likely archaeological remains	Potential
	2 (1860 – 1905)	School of Arts (also Council Chambers) building present on this site 1874-1957. Archaeological remains could include: brick and stone footings, yard surfaces, cesspits and well, artefact bearing deposits. Archaeological remains associated with two cottage sites (including Penzance to the east of the School of Arts building) including brick and stone footings, chimney base, timber base plates, postholes, yard and path surfaces, cesspits and wells, artefact bearing deposits.	Low – Moderate
	3 (1905 – 1960)	Potential archaeological remains relating to school buildings associated with the Chatswood Preparatory School (former School of Arts building and Penzance cottage complex). Potential for brick and concrete footings, services and drains, outbuildings and artefact scatters.	Moderate

The AARD assessed the heritage significance of the potential archaeological remains within the six identified archaeological areas (NC1 – NC6) of the Chatswood Metro Site (Table 4.2). The Statement of Archaeological Significance contained in the AARD was:

The majority of the Chatswood Dive Site is unlikely to contain significant archaeological remains. However, Sites NC 3, NC 5 and NC 6 have potential for locally significant archaeology (Table 2-3 [Table 4.2]).

A complex of outbuildings, including a shop and cottage, were constructed on the corner of Bryson Street and Gordon Road in the late nineteenth-century (NC 3). Archaeological remains would be associated with the development and increasing commercialisation of Chatswood, at a time when the area was dominated by small-scale agricultural development. The archaeological remains have the potential to inform knowledge of the daily domestic and working life of residents and employees, and provide insight into commercial trade in a semi-rural outpost. The archaeological remains would be representative of a pattern of rural to suburban development.

Bryson's Cottage (NC 5) was built in the mid nineteenth-century at a time when the surrounding area was relatively undeveloped. The archaeological remains are associated with the development of Chatswood from a rural to suburban area of Sydney. The remains could provide evidence concerning John Bryson, a local pioneer and influential early Chatswood resident. Investigation of the site would inform knowledge regarding daily life and trade in a semi-rural outpost and how this changed with the arrival of the railway. The potential remains could also contribute to knowledge about construction techniques and availability of resources. The archaeological remains would be representative of a pattern of suburban development in the area.

Archaeological resources related to the School of Arts site (NC 6) are associated with the development and provision of education in Chatswood. The remains are also associated with the first local government council in the area as the former School of Arts building served as a chambers in the late nineteenth to early twentieth century. They have the potential to provide information about the original construction of the building and the use and adaptation of the structure for Willoughby Council's first council chamber, and then the preparatory school (Artefact, 2016, pp. 56-57).

Table 4.2 Summary of archaeological significance (Artefact, 2016, p. 57).

Site code	Phase	Potential	Archaeological resource	Significance
NC 3	2 (1860 – 1905)	Moderate	Archaeological remains relating to the store, outbuildings and cottages. Including brick and stone footings, timber base plates and postholes, cess pits and wells, path and yard surfaces, artefact bearing deposits.	Local

Site code	Phase	Potential	Archaeological resource	Significance
NC 5	2 (1860 – 1905)	Moderate	Archaeological remains relating to Bryson's cottage, Bryson's store and commercial livery stables, and another late nineteenth-century residential/commercial development. Brick and stone footings, timber base plates and postholes, cess pits and wells, path and yard surfaces, artefact bearing deposits.	Local
NC 6	2 (1860 – 1905) 3 (1905 – 1960)	Low - Moderate	Archaeological remains associated with the former School of Arts site, sub-surface features such as brick or stone footings, wells, cesspits containing artefacts. Likely truncated.	Local

The AARD identified that there was generally low-moderate archaeological potential within the station footprint, as tabulated in Table 4.3.

Table 4.3 Summary of archaeological impact mitigation for the Chatswood Metro Site (Artefact, 2016, p. 61).

Site code	Potential archaeology	Mitigation
NC 3	Moderate potential for locally significant remains of mid-late nineteenth-century residences, stores and outbuildings including wells and WCs.	- AMS - Monitoring or Test/Salvage
NC 5	Moderate potential for locally significant remains of Bryson's cottage and store (1860s) and residential/commercial buildings (late 19th).	- AMS - Monitoring or Test/Salvage
NC 6	Low-Moderate potential for locally significant remains of the former School of Arts (1870s), residential and school-related remains (late 19th and early 20th).	- AMS - Test/Salvage
NC 1 NC 2 NC 4	Nil-Low potential for archaeological remains, unlikely to meet the significance threshold.	Unexpected Finds Procedure

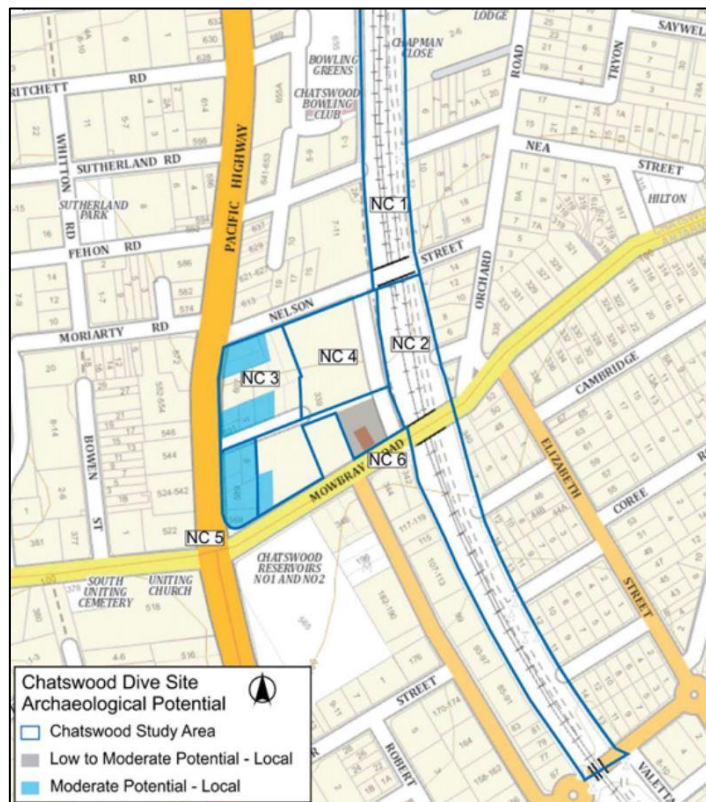


Figure 4.1 Areas of archaeological potential and significance within the Chatswood Metro Site (Artefact, 2016, p. 60).

4.1.2 Sydney Metro, City & Southwest Archaeological Method Statement for Chatswood Dive (AMBS, 2017) and Sydney Metro City and Southwest Chatswood Site Remediation Works Archaeological Method Statement (AMBS, 2017)

Following the completion of the AARD, AMBS completed post-approval works for the project, including a final AMS for the proposed works at the Chatswood site. The works were largely confined to the eastern portion of the site, around the location of the Chatswood Dive. The AMS included methodologies to manage the historical archaeology and ensure compliance with relevant Heritage Council guidelines and their submission on the EIS. AMBS also prepared an AMS for the proposed remediation works at the Chatswood site which were undertaken within the western portion of the site. As archaeological investigations hadn't been undertaken within that area of the site, the 2024 AMS concluded the same archaeological potential as the 2017 AMS.

The integrity of the archaeological evidence of the Dive location (NC6), which encompasses a part of the Mowbray House School; Penzance and the School of Arts / Council Chambers, were identified in the AMS as having moderate research potential. Similarly, the areas along Pacific Highway and Bryson Street (NC5 and NC3), were also identified as having moderate research potential (AMBS, 2017, p. 32).

The AMS identified that where the archaeological resource is found to be present with good integrity within the Chatswood Metro Site, it would have moderate research potential (Figure 4.2). The Statement of Archaeological Significance for the Chatswood Metro Site was:

The archaeological resource associated with the Chatswood Dive site, if present with good integrity, has the potential to provide information regarding the later nineteenth-century development of housing and industry within a semi-rural community.

Physical evidence of houses, outbuildings, wells, cesspits and underfloor deposits, if present with good integrity, have historic, archaeological and representative values. It has the potential provide information regarding the later nineteenth-century development of housing, services and industry within the local area. Physical evidence of houses, outbuildings, wells, cesspits, underfloor deposits and pollen has the potential to make a contribution to an understanding of the area's initial rural settlement and the subsequent changing nature of its land-use as it became more urbanised. Information gained from the archaeological resource of the Chatswood Dive site, such as personal and domestic artefacts, and refuse associated with semi-rural life, has the potential to be compared with artefact assemblages from similar sites within and beyond the primary urban environments and assist with addressing research questions relating to suburban and urbanisation, material culture, consumerism, and the lives of women and children.

The archaeological resource associated with the Chatswood Dive site, if present with good integrity, would have local significance (AMBS, 2017, p. 38).

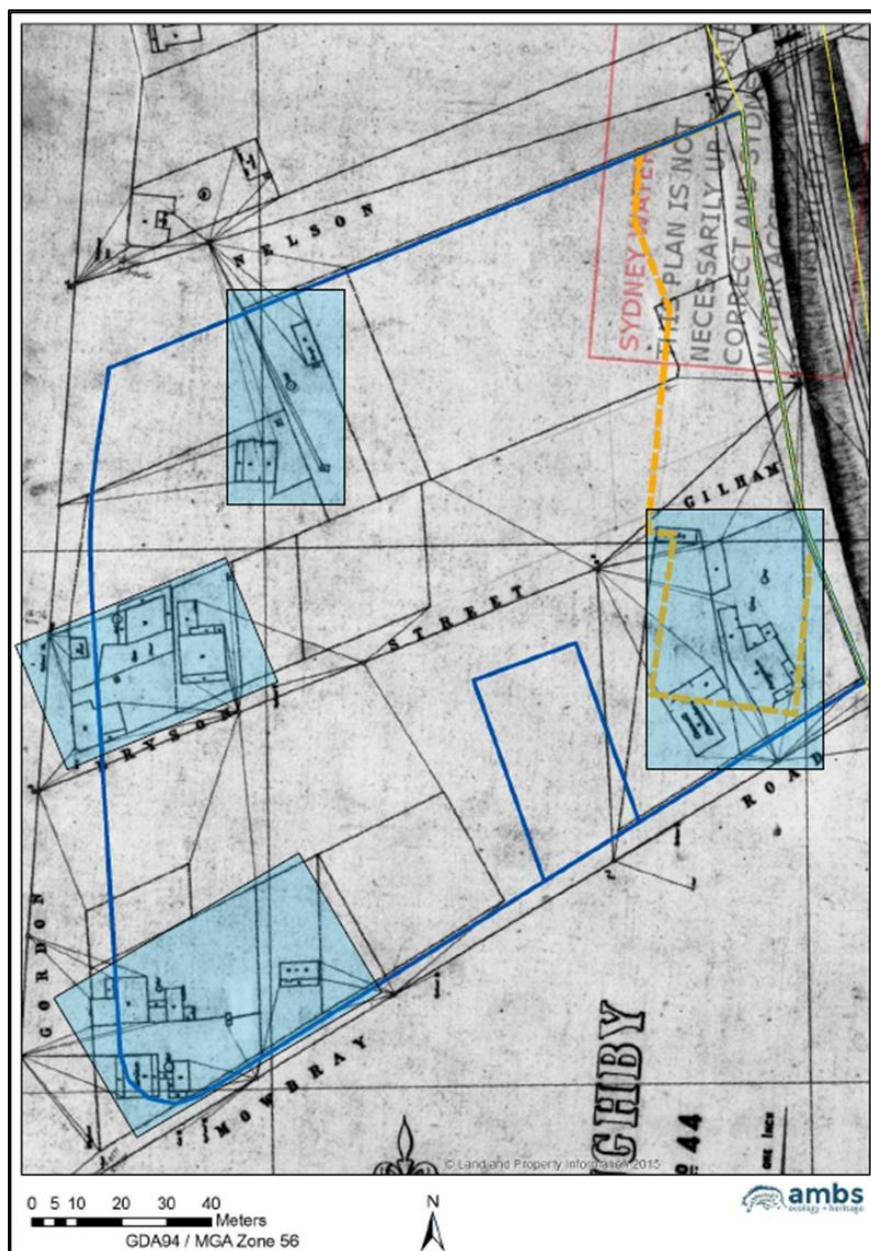


Figure 4.2 Detail of the 1899 Sydney Water Plan with the areas of moderate archaeological sensitivity shaded blue (2018 Dive site outlined yellow) (AMBS, 2017, p. 36).

4.1.3 Excavation Directors Report Sydney Metro, City & Southwest Chatswood Dive (AMBS, 2021)

AMBS undertook archaeological excavations at the Chatswood Dive site in 2017 and 2018 in advance of works on site. Investigations were targeted at the area to be occupied by the dive in the eastern portion of the site.

Archaeological excavations at the Chatswood Dive site revealed archaeological evidence relating primarily to Penzance (built c1887) (Figure 4.3), its outbuilding (built c1887-1899) (Figure 4.4), and related drainage features including ceramic pipes and a brick cistern (Figure 4.5-Figure 4.6), as well as the remnants of a well. An intact rubbish pit was also identified to the east of the outbuilding. Remnant features of the bay window at the front of 'Penzance' were also identified; however, any other archaeological deposits which may have been associated with the house were removed by later twentieth century development.

In relation to the School of the Arts, archaeological remains were insubstantial in nature, consisting primarily of two brick piers which probably relate to an extension that was built c1917-1943 during its time as a school chapel (Figure 4.7). A small sandstone feature, recorded on site as a possible cesspit was also identified in the vicinity of the School of Arts building, however there was not enough evidence available to confirm this (Figure 4.8).

Across the remainder of the site, the only other substantial archaeological evidence consisted of a number of post holes in yard areas and a small rubbish pit (Figure 4.9-Figure 4.10). These post holes do not align well with known structures or property boundaries and are not located consistently enough to allow their function to be determined.

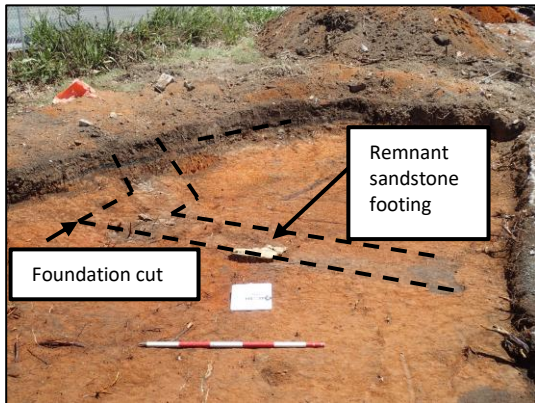


Figure 4.3 Remains of foundation trench for Penzance, approximate extent outlined in black and location of sandstone footing indicated by black arrow.



Figure 4.4 General view of outbuilding footings.



Figure 4.5 Drainage features in the eastern portion of the investigation area.



Figure 4.6 Beehive cistern, post excavation.



Figure 4.7 Brick piers in south-western portion of the investigation area, post excavation.



Figure 4.8 Possible cesspit, post excavation.



Figure 4.9 Representative example of the postholes found on site.



Figure 4.10 Rubbish pit, post excavation.

Based on the results of the archaeological investigations, the significance of the identified archaeological resource at the Chatswood Dive site was reassessed and the following statement of significance given:

The archaeological remains identified in the Chatswood Dive site are representative of late-nineteenth and early-twentieth century use of the study area, with any previous remains (including deposits associated with the School of Arts and Penzance) having been removed by later development. The artefact assemblage consists of a mix of artefacts dating loosely from the 1880s to the 1930s. While this site is not considered to be particularly rare, it may provide a useful comparison to other sites locally to better understand the development of Chatswood over time from a relatively isolated, semi-rural community to one better serviced and connected with Sydney. The Chatswood Dive artefact assemblage would be more representative of the latter part of this process, with artefact deposits showing continued use of items manufactured in the nineteenth century well into the twentieth century.

The remains at the Chatswood Dive site do provide an insight into the provision of water in a semi-rural context in the nineteenth century. A large cistern and extensive drainage system was identified on site, demonstrating that the most effective method of supplying water on site prior to the introduction of municipal water from 1895 onwards was the capture and storage of rainwater. Only one rubbish pit was identified on site containing a significant number of artefacts and appears to have been filled at a similar time to the cistern, in the 1930s. No archaeological remains were identified on site as predating the construction of Penzance in the 1880s.

The remains present within the Chatswood Dive site are representative of domestic and school usage of the study area in the late-nineteenth and early-twentieth centuries, with structural remains dating from the 1880s associated archaeological deposits dating up to the 1930s. While not rare in the context of the Sydney region, limited archaeological works has previously been undertaken in the Chatswood area, and the assemblage identified would have the potential to be compared with other similar sites to form a more complete area of how Chatswood developed over time.

The archaeological remains identified at the Chatswood Dive site have historical, research, and representative significance at a local level (AMBS, 2021, pp. 68-69).

4.1.4 2024 Chatswood Remediation Archaeological Investigations

Archaeological investigations during the Chatswood Site Remediation Works were undertaken by AMBS in 2024 with reporting currently underway. Based on the assessed area of archaeological potential, three areas were identified as having moderate potential and were archaeologically monitored. The areas were designated from north to south: Heritage Zone (HZ) 1, HZ2 and HZ3. The remainder of the study area was managed under the Unexpected Heritage Finds Procedure. Monitoring revealed archaeological remains associated with the earlier occupation of the site had largely been removed during later development, the area primarily consisted of a demolition fill overlying the natural soil profile. No archaeological remains were identified in HZ2. The archaeological remains identified during the monitoring program relate to the mid-nineteenth and twentieth century development of the site.

Two footings were identified within HZ1, one constructed from machine-made brick (Figure 4.11), one from cyclopean concrete (Figure 4.12). The footings were likely associated with the property set back from Nelson Street visible on the Sydney Water Blackwattle plan. In HZ3 footings, two wells and a cesspit were uncovered. Cyclopean concrete and brick footings belonging to a row of three terrace houses made up the rear rooms of each house which was identified on the Sydney Water Blackwattle plan (Figure 4.13). A well, associated with 'Sarina' cottage, was identified within the passageway between the rear rooms of House 2 and House 3 and had been truncated by later development (Figure 4.13-Figure 4.14). The second well was located to the northeast of the concrete footings; it was truncated by an additional brick footing extending from House 1 on an east-west alignment (Figure 4.15). The well roughly aligns with the cesspit noted on the 1899 Sydney Water Plan. It is possible the well was misdrawn on the plan or the well may have been converted into a cesspit at a later date to replace the cesspit identified closer to the residences. West approximately 6m of the well was a sandstock cesspit (Figure 4.16), the cesspit was an additional 5m east from the rear footings of House 1. Given the cesspit's location and subsequent closure, it is possible the well to the east was converted into a shared cesspit during the late nineteenth century which would rationalise the location of the cesspit on the 1899 Sydney Water plan.

Two unexpected finds were identified in areas of low potential. The first unexpected find consisted of two rubbish pits and eight postholes. The postholes did not align with any known features nor does their alignment form an outline of a distinct structure or outbuilding. The two rubbish pits have no direct correlation with any known structures; however, they are in the vicinity what may have been known as the Master's Cottage and likely indicate early twentieth century rubbish disposal on the site. The second unexpected find was a single rubbish pit. While the rubbish pit was an isolated find and cannot be directly associated with any known structures, the location is within the vicinity of two semi-detached brick cottages, 'Lakefield' and 'Loubet', which were likely constructed after the subdivision of the property in 1907/1908.



Figure 4.11 Remnant brick footing, view west.



Figure 4.12 Remnant concrete footing to east of brick footing, view north.

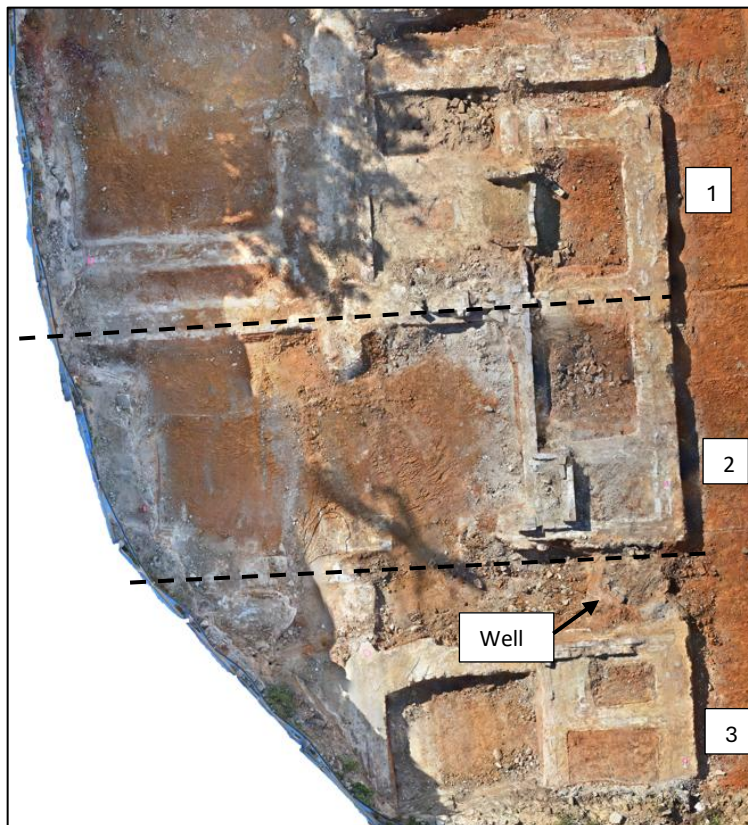


Figure 4.13 Orthographic photo of twentieth century terrace housing footings.

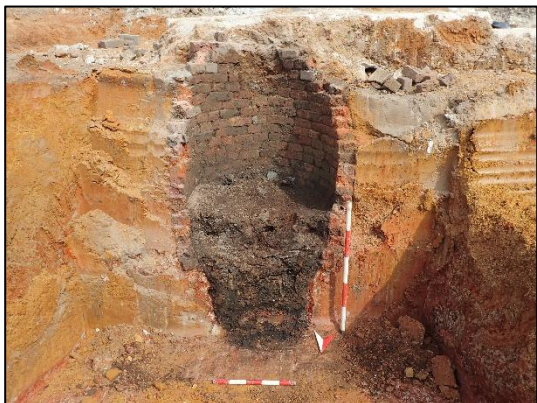


Figure 4.14 Mid-excavation of well with slate lined base, view south.



Figure 4.15 Post excavation of well northeast of terrace house footings, view northwest.



Figure 4.16 Post excavation of cesspit, view north.

4.2 Potential archaeological resource

The majority of the 2024 remediation works area was assessed as low archaeological potential and was managed under an unexpected finds protocol, as such the remediation works in these areas was not archaeologically monitored. However, as remediation works have taken place, the remaining areas which were not archaeologically monitored are considered to have nil-low archaeological potential and unlikely to retain substantial intact archaeological resources. The following archaeological assessment focuses on the archaeological potential of Mowbray House which was excluded from previous assessments and areas which may retain moderate archaeological potential.

4.2.1 Mowbray House

Based on the historic research undertaken, the area within the heritage curtilage of Mowbray House remained largely undeveloped during the initial development of the area in the 1860s. The curtilage of Mowbray House formed part of Bryson's Estate and an orchard up until at least 1882 when the estate was subdivided and possibly extending until c.1906 when the school was constructed. Potential archaeological features associated with this early phase would likely take the form of discrete features associated with the use of the land as an orchard. Archaeological resources would consist of discrete features such as postholes or farrows associated with demarcation and planting. Remnant natural topsoil may contain pollen samples which could indicate products grown in the orchard; however, this would have likely been removed or largely disturbed with the construction of additional school buildings. As such, it is considered there is nil potential for archaeological resources associated with the early use of the site to be present within the heritage curtilage of Mowbray House.

The main building for Mowbray House School was constructed in 1906 shortly after which the school site expanded to include an additional cottage and building (likely recreation hall) to the north of the main school building and tennis courts to the west (Figure 3.15, Figure 4.17). There were two additional structures constructed further to the west (outside of the current heritage curtilage) which were likely the master's cottage and another residence. Mowbray House was purchased by the Sydney County Council in 1957 after which the main building was converted into an electricity depot. The cottage, recreation hall and tennis courts were demolished between 1961 and 1965 after which it was largely converted into a hardstand area for use as a carpark with occasional trees (Figure 4.18-Figure 4.19). Given the date of construction, the main school building, cottage and recreation hall (within the heritage curtilage) would have likely been constructed with tongue-and-groove floorboards which would not allow for underfloor deposits to accumulate within the structures. Additionally, the water was reticulated in the area in 1895 and the Willoughby-Chatswood System was provided in 1899 to facilitate waste disposal, as such, it is

unlikely wells and cesspits would have been constructed to service the school. Archaeological resources associated with the use of the school would take the form of footings of the former additional structures (cottage and recreational hall) and discrete features associated with the demarcation of the tennis courts. Archaeological resources such as structural features are unlikely to have been completely removed when the area was converted into a carpark; however, discrete evidence of the tennis courts was likely substantially disturbed. As such, the rear of Mowbray House is considered to have moderate archaeological potential while the area to the west and east is considered to have nil potential. Within the main building, potential archaeological resources are likely to be limited and may take the form of footings or piers which may indicate the original internal layout of the school. Alterations made to the school building during its use as a depot is unlikely to have removed the original footings or piers, as such, there is moderate potential for these to be present under the current flooring.



Figure 4.17 Extract of 1917-1930 Sydney Water Blackwattle plan showing additional structures within the school grounds in the heritage curtilage of Mowbray House (boxed).



Figure 4.18 1961 aerial, note presence of additional rear structures, Mowbray House arrowed (NSW Historical Imagery, 1051_29_117).



Figure 4.19 1965 aerial, note demolition of additional structures, Mowbray House arrowed (NSW Historical Imagery, 1405_18_159).

4.2.2 Additional areas of archaeological potential – Council Chambers/School of Arts

The remaining area of identified moderate archaeological potential from the 2017 AMS is located to the south of the original Dive site and is associated with the original School of Arts building. It was not subject to the original archaeological investigations undertaken by AMBS in 2018 as it was outside of the impact area. (Figure 4.2). The archaeological excavation did include the rear yard and twentieth century extension of the building with the only archaeological evidence of the School of Arts being two brick piers and a possible cesspit. The 2017 AMS provides the following in relation to this portion of the study area:

... Although Penzance and the School of Arts / Council Chambers are relatively late constructions, and while it is rare that housing constructed after c.1870 provide significance archaeological evidence, this is not always the case. This was demonstrated by archaeological excavations of a terrace row of three houses at 20-24 Ultimo Road, Ultimo, built in 1874 after the introduction of tongue-and-groove floorboards, which usually preclude deposition of occupation material beneath floors; however, this proved not to be the case. A surprising quantity of artefacts were recovered, particularly from the rear room where discrete activity areas within the rooms could be identified (AMBS, 2017, p. 31).

The original School of Arts building was constructed in 1874 and served as Council Chambers between 1879 and 1903. The building was then later converted for use as the Mowbray House school chapel, then dismantled in 1957 and reconstructed on the corner of Beaconsfield Road and Dalrymple Avenue. A depot building was constructed on the site of the former chapel by 1961 after Sydney County Council acquired the Mowbray House site (seen in Figure 4.18 to the left of Mowbray House). Archaeological resources associated with the School of Arts building within the remaining area of potential would likely take the form of piers or remnant foundations and drainage features which have shown to survive on the site based on the results of the 2018 excavations; however, the excavations also demonstrated later twentieth century development had largely disturbed or removed archaeological resources. Based on the results of the 2018 excavations, it is also unlikely for underfloor deposits to be present within the former boundary of School of Arts as no underfloor deposits were present near the brick piers associated with the School of Arts, within the remnant remains of Penzance or within the foundations of the outbuilding. As the original School of Arts building was dismantled and reconstructed outside the study area and archaeological investigations identified insubstantial evidence of the building's

extension, AMBS has reassessed this portion of the study area as low potential for substantial, intact archaeological resources to be present.

4.3 Research potential

4.3.1 Mowbray House

Archaeological resources within the heritage curtilage of Mowbray House are likely to be limited to structural features such as footings or piers associated with former additional structures at the rear of the main building or associated with the original layout within the main building. While structural resources can typically provide information regarding form, layout and building techniques of the former structures, the school grounds' layout is well understood in the written record. Additionally, as the school was constructed in the twentieth century there are unlikely to be underfloor deposits which could provide information regarding the use of the additional structures or the use of individual rooms within the main building. As such, potential archaeological resources associated with Mowbray House have limited research potential to provide further information which is not already available and unlikely to answer substantial research questions.

4.3.2 Additional areas of archaeological potential – Council Chambers/School of Arts

The 2017 AMS provides the following in relation to this portion of the study area:

Information concerning early settlement patterns, the layout and form of residential housing, outbuildings and yards, the survival mechanisms of semi-rural communities and the availability of goods beyond urban centres are research questions relating to the archaeology and history of the local and wider communities. Information gained from the archaeological remains of the houses in the Chatswood Dive site may make a contribution to an understanding of later nineteenth-century settlement patterns in the local area. Personal items, trade goods and tools associated with semi-rural living have the potential to contribute to an understanding of domestic practices and the distribution patterns of artefacts of small communities, which could be evaluated and compared with artefact assemblages from similar early suburban sites.

The research potential of late nineteenth-century housing rarely reaches the threshold for local or State significance. However, the distance of Chatswood from the major urban centres of Sydney, North Sydney and Parramatta, combined with the dearth of archaeological excavations in the area, means that this site has some potential to provide good comparative archaeological evidence for the local area (AMBS, 2017, p. 32).

Based on the results of the 2018 excavations, archaeological resources associated with the School of Arts would likely be limited to remnant structural or drainage features. As the School of Arts building was reconstructed outside of the study area, remnant structural features would not provide any new information, such as form and layout, which could not be gained from the extant structure. The results of the excavations also demonstrate it is unlikely for underfloor deposits to be present which may have provided information regarding the building's earliest use as a school prior to becoming council chambers and then later as a school chapel. The 2018 excavations provided insight into the provision of water during the late nineteenth and early twentieth centuries. As the rear yard of the site has already been excavated it is unlikely for further wells or cisterns to be uncovered. Additional cut and fill drainage features would not provide any further insight into the provision of water which has not already been gained from the previous excavations. As such, potential archaeological resources associated with the School of Arts have limited research potential to provide further information which is not already available and unlikely to answer substantial research questions.

4.4 Summary

The AMS (AMBS, 2017) prepared for the Chatswood Dive site identified four areas of moderate archaeological potential with no assessment for Mowbray House undertaken. Archaeological investigations undertaken in 2018 for the construction of the Dive and 2024 during remediation works archaeologically cleared the majority of these areas. As shown in Figure 4.2 a portion of the School of Arts/Council Chambers was outside of the 2018 excavation area and was not within the remediation works area. The majority of the remediation works area was considered to have low archaeological potential and was managed under an unexpected finds protocol, and as such not archaeologically monitored. However, as remediation works have taken place, the remaining areas which were not archaeologically monitored are considered to have nil-low archaeological potential and unlikely to retain substantial intact archaeological resources.

Archaeological resources associated with the School of Arts building within the remaining area of potential would likely take the form of piers or remnant foundations and drainage features which have shown to survive on the site based on the results of the 2018 excavations; however, the excavations also demonstrated later twentieth century development had largely disturbed or removed archaeological resources. Based on the results of the 2018 excavations, it is also unlikely for underfloor deposits to be present within the former boundary of School of Arts. As the original School of Arts building was dismantled and reconstructed outside and the study area and archaeological investigations identified insubstantial evidence of the building's extension, AMBS has reassessed this portion of the study area as low potential for substantial, intact archaeological resources to be present. Remnant structural features would not provide any new information, such as form and layout, which could not be gained from the extant reconstructed structure. Additional cut and fill drainage features would not provide any further insight into the management of water which has not already been gained from the previous excavations. As such, potential archaeological resources associated with the School of Arts have limited research potential to provide further information which is not already available.

The archaeological potential of Mowbray House was not originally assessed as no works for Sydney Metro would be occurring within the heritage curtilage. Archaeological resources associated with the use of the school would take the form of footings of the former additional structures (cottage and recreational hall) and discrete features associated with the demarcation of the tennis courts. Archaeological resources such as structural features are unlikely to have been completely removed when the area was converted into a carpark; however, discrete evidence of the tennis courts was likely substantially disturbed. As such, the rear of Mowbray House is considered to have moderate archaeological potential while the area to the west and east is considered to have nil potential. Within the main building, potential archaeological resources are likely to be limited and may take the form of footings or piers which may indicate the original internal layout of the school. Alterations made to the school building during its use as a depot is unlikely to have removed the original footings or piers, as such, there is moderate potential these are present under the current flooring. While there is moderate potential for structural features to be present within the main building and associated with the rear structures, it is considered that such features would have limited research potential. While structural features can provide insight into the form and layout of a site, the layout and use of the school is well recorded in the written record. Additionally, as it is unlikely for underfloor deposits to be present, it is unlikely archaeological resources would provide information regarding the use of individual rooms.

Overall, there is low to moderate archaeological potential for resources to be present associated with Mowbray House and the School of Arts. However, potential archaeological resources are likely to have limited research potential and unlikely to be able to answer substantive research questions. The updated archaeological potential of the study area is shown in Figure 4.20.



Figure 4.20 Updated archaeological potential of the study area.

5 Assessment of archaeological significance

The physical evidence of past activities is a valuable resource that is embodied in the fabric, setting, history and broader environment of an item, place or archaeological site. The value of this resource to a community can be evaluated by assessing its cultural and natural heritage values. *Cultural significance* and *heritage value* are terms used to express the intangible and tangible values of an item, place or archaeological site, and the response that it evokes in the community. Assessment of significance provides the framework for the development of management strategies to protect an item or place for future generations.

An item, place or archaeological site is considered to be of State or local heritage significance if it meets one or more of the seven criteria for assessing heritage significance in NSW provided in the guideline *Assessing heritage significance* (Table 5.1).

Table 5.1 Criteria for assessing heritage significance in NSW (Department of Planning and Environment, 2023a, p. 21).

Criterion	Significance	Definition
(a)	Historic significance	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
(b)	Historical association	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
(c)	Aesthetic/creative/technical achievement	An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).
(d)	Social, cultural, and spiritual	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
(e)	Research potential	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
(f)	Rare	An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
(g)	Representative	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The portions of the study area with archaeological potential have been assessed according to these criteria below, with a statement of archaeological significance provided in Section 5.1.

a) *Historic significance*

Mowbray House

The heritage listing for Mowbray House provides:

The site formerly housed a School of Arts and Mechanics Institute and has historical associations with the late nineteenth century social movement towards universal education. Mowbray House was an important school facility to the local community for over 50 years. The site, near the intersection of Mowbray Road and Lane Cove Road, was the commercial and administrative centre of the suburb before the railway line was built in 1890s and local focus shifted to Chatswood Station (Heritage NSW, n.d.).

The archaeological resources associated with Mowbray House would likely take the form of structural features which could provide insight into the original form and layout of the main school building and additional structures. As it is unlikely for underfloor deposits to be present, it is improbable archaeological resources would provide an indication of the use and function of individual rooms. While archaeological resources associated with Mowbray House School providing information on its original layout would contribute to the site's local significance as an important school facility in the local area, the site's historic use is well understood in the written record. As such, substantial, intact archaeological resources could be considered to contribute to the site's overall historical significance but would unlikely meet the threshold of significance at a local or State level on their own.

School of Arts/Council Chambers

The Excavation Directors Report provides for this portion of the study area:

Archaeological remains associated with Penzance and the School of Arts were heavily truncated by later development within the study area, although the archaeology present did provide some information on how the study area developed over time, particularly in relation to the provision of water, with a large cistern and well, as well as an extensive drainage system discovered on site, demonstrating that the most effective method of supplying water on site prior to the introduction of municipal water from 1895 onwards was the capture and storage of rainwater. Only one rubbish pit was identified on site containing a significant number of artefacts and appears to have been filled at a similar time to the surviving cistern, in the 1930s. No archaeological remains were identified on site as predating the construction of Penzance in the 1880s.

The archaeological remains identified at the Chatswood Dive site meet this criterion at a local level (AMBS, 2021, p. 67).

The potential archaeological resources associated with the remaining portion of the School of Arts/Council Chambers would likely take the form of remnant structural features or discrete drainage features. As the original building was reconstructed away from the study area, remnant structural features would not provide additional information which couldn't be gained from the extant building. Additionally, previous archaeological excavations within this portion of the study area demonstrate that it is unlikely any potential underfloor deposits would be present which could provide additional information on the original uses of the building. Previous archaeological excavations also provided evidence of the management of water within this portion of the study area, additional discrete drainage features are unlikely to provide further understanding of the provision of water. As such, potential archaeological resources associated with the School of Arts/Council Chambers are unlikely to contribute to the historic significance of the study area and would not meet the threshold of significance at a local or State level under this criterion.

b) Historical association

Mowbray House

The heritage listing for Mowbray House provides:

The former school has associations with former pupils who have later gained prominence, such as Edward Gough Whitlam, Prime Minister 1972-1975 (Heritage NSW, n.d.).

The potential archaeological resources associated with Mowbray House, likely limited to structural features, would have no association to a particular historically important person or group of

people. The archaeological resources associated with Mowbray House would not meet the threshold for significance at a local or State level under this criterion.

School of Arts/Council Chambers

The Excavation Directors Report provides for this portion of the study area:

No archaeological remains were identified which could be directly linked with the life or works of an historically important person or group of people.

The threshold for significance against this criterion has not been met (AMBS, 2021, p. 67).

The potential archaeological resources associated with the remaining portion of the School of Arts/Council Chambers, likely limited to structural features or discrete drainage features, would have no association to a particular historically important person or group of people. The archaeological resources associated with the remaining portion of the School of Arts/Council Chambers would not meet the threshold for significance at a local or State level under this criterion.

c) Aesthetic/creative/technical achievement

Mowbray House

The heritage listing for Mowbray House provides:

Mowbray House is a good representative example of a Federation Arts and Crafts building including rough-cast plaster, brick quoins, decorative plaster ornamentation, bracketed eaves and interesting chimney details. The other Federation cottages on the site provide a residential scale to what is now an industrial site and relate the site to the surrounding residential streets. The site contains stands of mature native and exotic trees (Heritage NSW, n.d.).

Potential archaeological resources associated with Mowbray House in the form of footings or piers for additional rear structures and interior footings/piers of the main building are unlikely to demonstrate particular qualities of an Arts and Crafts style building. Historic imagery provides representation of the style of buildings on the Mowbray House School grounds, as such, structural archaeological resources are unlikely to provide further understanding of the style of buildings and would not be the threshold of significance at a local or State level under this criterion.

School of Arts/Council Chambers

The Excavation Directors Report provides for this portion of the study area:

The archaeological remains identified associated with Penzance were heavily truncated, with only the outbuilding to its north remaining substantially intact and remains associated with the School of Arts were completely removed by later development.

The threshold for significance against this criterion has not been met (AMBS, 2021, p. 67).

The potential archaeological resources associated with the remaining portion of the School of Arts/Council Chambers would likely be limited to remnant structural features such as footings or piers. Such features are unlikely to demonstrate techniques which would show particular technical, creative or aesthetic achievements which could not be understood from the reconstructed

building. As such archaeological resources would not meet the threshold of significance at a local or State level under this criterion.

d) Social, cultural, and spiritual

Mowbray House

The heritage listing for Mowbray House provides:

The site has social significance for former pupils and staff of the school. The site has social significance as a former local council chambers (Heritage NSW, n.d.).

While no further consultation has been undertaken in relation to potential archaeological resources, it is possible that substantial, intact archaeology may have value to the local community or family or former pupils and staff as evidence of the former school use. Archaeological resources would not meet the threshold of significance at a State level. The threshold for local significance under this criterion has not been met at this time.

School of Arts/Council Chambers

The Excavation Directors Report provides for this portion of the study area:

While no consultation has been undertaken with the local community in relation to the values of the archaeology, it is acknowledged that local communities are interested in the archaeology of their community and its development. Although it may be unlikely that the archaeological remains identified would have importance to the local community, the Willoughby District Historical Society were interested in the limited archaeological remains associated with Penzance.

The threshold for significance against this criterion has not been met (AMBS, 2021, p. 67).

The assessment above remains relevant for the purposes of this assessment.

e) Research potential

Mowbray House

The heritage listing for Mowbray House provides:

Mowbray House has the ability to demonstrate Edwardian building techniques and contains unusual footings (Heritage NSW, n.d.).

Archaeological resources within the footprint of the main building would be limited to piers or footings associated with the original layout of the structure. Interior piers/footings are unlikely to demonstrate unique Edwardian building techniques and are unlikely to be unusual in comparison to other twentieth century structures. Structural features of additional buildings to the rear of the main building would indicate the original layout of the school grounds; however, would unlikely provide additional information which is not already available in the written record. Additionally, it is unlikely for underfloor deposits to be present which would provide an indication of the use and function of individual rooms either in the main building or the additional structures. While it is possible for structural archaeological features to be present, these would not meet the threshold for significance at a local or State level under this criterion.

School of Arts/Council Chambers

The Excavation Directors Report provides for this portion of the study area:

The archaeological remains identified in the Chatswood Dive site are representative of early-twentieth century use of the study area, with any previous remains (including deposits associated with the School of Arts and Penzance) having been removed by later development. The artefact deposits identified consist of a mix of artefacts dating loosely from the 1880s to the 1930s. While this site is not considered to be particularly rare, it may provide a useful comparison to other sites locally to better understand the development of Chatswood over time from a relatively isolated, semi-rural community to one better serviced and connected with Sydney. The Chatswood Dive artefact assemblage would be more representative of the latter part of this process, with artefact deposits showing continued use of items manufactured in the nineteenth century well into the twentieth century.

The archaeological remains identified at the Chatswood Dive site meet this criterion at a local level (AMBS, 2021, pp. 67-68).

Archaeological investigations within this portion of the study area demonstrated later development removed potential evidence of the early mid-nineteenth century agricultural use of the site within this portion of the study area. The remaining area of assessed archaeological potential within this portion of the study area would be associated with the main School of Arts building and would likely take the form of footings or piers or discrete drainage features. There is no remaining potential for archaeological resources to be present associated with the rear use of the building, additionally, previous archaeological investigations demonstrate it is unlikely for underfloor deposits to be present which would have the potential to provide insight into the original uses of the School of Arts. As the building was dismantled and reconstructed, it is unlikely potential structural archaeological resources would provide any additional research potential which couldn't be gained from the extant structure. Potential archaeological resources would not meet the threshold of significance at a local or State level under this criterion.

f) Rare

Mowbray House

The heritage listing for Mowbray House does not provide an assessment of rarity.

Twentieth century structural archaeological features associated with rear additional structures and the interior of Mowbray House would not be rare examples of structural features across the broader Sydney region. As such, potential archaeological resources associated with Mowbray House would not meet the threshold of significance at a local or State level under this criterion.

School of Arts/Council Chambers

The Excavation Directors Report provides for this portion of the study area:

The remains present within the Chatswood Dive date to the late-nineteenth and early-twentieth centuries and are not considered to be uncommon or rare example of domestic assemblages in the context of the Sydney region or NSW.

The threshold for significance against this criterion has not been met (AMBS, 2021, p. 68).

The assessment above remains relevant for the purposes of this assessment.

g) Representative

Mowbray House

The heritage listing for Mowbray House provides:

Mowbray House is a good representative example of a Federation Arts and Crafts style school building... (Heritage NSW, n.d.)

Structural features associated with Mowbray House are unlikely to further an understanding of the layout of the school grounds during its development which cannot be understood from the written record. Additionally, it is unlikely to be additional archaeological resources such as underfloor deposits which would provide an understanding of the individual uses of within the main building which would provide a representative example of the development of schooling in the area. As such, potential archaeological resources associated with Mowbray House would not meet the threshold of significance at a local or State level under this criterion.

School of Arts/Council Chambers

The Excavation Directors Report provides for this portion of the study area:

The remains present within the Chatswood Dive site are representative of domestic usage of the study area in the late-nineteenth and early-twentieth centuries, with structural remains dating to from the 1880s associated archaeological deposits from the 1930s. While not rare in the context of the Sydney region, limited archaeological works has previously been undertaken in the Chatswood area, and the assemblage identified would have the potential to be compared with other similar sites to form a more complete area of how Chatswood developed over time.

The archaeological remains identified at the Chatswood Dive site meet this criterion at a local level (AMBS, 2021, p. 68).

As the original School of Arts building was reconstructed outside the study area, remnant structural features would not provide a good representation of the form and layout of the building which can be understood from the extant structure. There is unlikely to be additional archaeological resources which would provide an understanding of the earlier uses of the building such as underfloor deposits which would provide a representative example of the development of schooling in the area. As such, potential archaeological resources associated with the School of Arts are unlikely to meet the threshold of significance at a local or State level under this criterion.

5.1 Statement of archaeological significance

Potential archaeological resources within the study area would likely consist of footings or piers associated with the School of Arts/Council Chambers (built 1874), the interior of Mowbray House (built 1906) and rear additional buildings (built between 1906-1917) as well as discrete drainage features associated with the School of Arts. While there is low to moderate potential for archaeological resources to be present, this assessment has determined they would have limited research potential and unlikely to answer substantial research questions. Potential archaeological resources associated with the School of Arts and Mowbray House are unlikely to meet the threshold of significance at a local or State level as assessed against the Heritage NSW criteria. Structural archaeological features associated with Mowbray House may contribute to the site's overall heritage significance; however, it is likely this would be negligible as potential resources would have limited research potential and would not further an understanding of the site's development.

6 Proposed works

The project area comprises 18,854sqm including 8,200sqm of public open space. There are four proposed development lots which range in height and will comprise Lot A (188m), Lot B (172m), Lot C (150m) and Lots D and E (85m).

The current development application (SSD-100360960) includes the Concept and Stage 1 works. The Concept Plan is to create a vibrant mixed-use precinct including:

- Approximately 1,500 mixed tenure (build to rent and build to sell) residential dwellings across four towers,
- An activated and accessible commercial ground plane,
- Basement parking for approximately 800 vehicles,
- Adaptive reuse of Mowbray House, and
- Well-designed and landscaped public open spaces integrated with a carefully considered Connecting with Country framework and public art strategy.

The Stage 1 works include:

- Lot amalgamation and re-subdivision,
- Civil works relating to land fill, servicing and drainage, road layout and associated infrastructure,
- Initial revitalisation of Mowbray House including the removal of unsympathetic rear additions,
- Delivery of public domain works incorporating landscaping, pedestrian and vehicle road network and the embellishment of Frank Chanon Walk.

It is anticipated that the future development of the site would remove or disturb any potential archaeological resources within the study area through either construction works or landscaping.

7 Heritage impact assessment

7.1 Matters for consideration

The *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment, 2023b) provide a series of matters for consideration when assessing the impact of a proposed work to the heritage values of an item or place. These matters are assessed in the sections below, and include:

- Fabric and spatial arrangements
- Setting, views and vistas
- Landscape
- Use
- Demolition
- Curtilage
- Moveable heritage
- Aboriginal cultural heritage
- Historical archaeology
- Natural heritage
- Conservation areas
- Cumulative impacts
- Conservation Management Plan
- Other heritage items in the vicinity
- Commonwealth/National heritage significance
- World Heritage significance.

7.1.1 *Fabric and spatial arrangements*

Not applicable to the archaeological resources of the site.

7.1.2 *Setting, views and vistas*

Not applicable to the archaeological resources of the site.

7.1.3 *Landscape*

Not applicable to the archaeological resources of the site.

7.1.4 *Use*

Not applicable to the archaeological resources of the site.

7.1.5 *Demolition*

Not applicable to the archaeological resources of the site.

7.1.6 *Curtilage*

Not applicable to the archaeological resources of the site.

7.1.7 *Moveable heritage*

Not applicable to the archaeological resources of the site.

7.1.8 Aboriginal cultural heritage

This SoHI does not include an assessment of Aboriginal cultural heritage.

7.1.9 Historical archaeology

The proposed development would potentially disturb or remove all remaining potential archaeological resources within the study area, particularly around Mowbray House, through landscaping or construction works. Potential archaeological resources within the study area would likely consist of footings or piers associated with the School of Arts/Council Chambers (built 1874), the interior of Mowbray House (built 1906) and rear additional buildings (built between 1906-1917) as well as discrete drainage features associated with the School of Arts. While this assessment determined there is low to moderate potential for archaeological resources to be present within the study area, these have been assessed to have limited research potential and unlikely to meet the threshold of significance at a local or State level. While the proposed development may have a major physical impact on archaeological resources, it is considered the proposed development would have no impact on the archaeological significance of the site or Mowbray House.

7.1.10 Natural heritage

Not applicable to the archaeological resources of the site.

7.1.11 Conservation areas

The study area is not part of any conservation area.

7.1.12 Cumulative impacts

Archaeological investigations undertaken for the Chatswood Dive (2018) and remediation works (2024) largely removed archaeological resources from the four areas of moderate archaeological potential with only a small portion of one area remaining within the eastern portion of the site, south of the Dive site. The proposed development would potentially disturb or remove all remaining potential archaeological resources within the study area, particularly around Mowbray House, through landscaping or construction works. It is considered the development would have a major physical impact on potential archaeological resources within the study area; however, this assessment has determined archaeological resources would have limited research potential and unlikely to meet the threshold of significance at a local or State level. As such, the proposed development would have no cumulative impact on the archaeological significance of the site or Mowbray House.

7.1.13 Conservation Management Plan

AMBS has reviewed the draft *Chatswood Dive Site Conservation Management Plan*, prepared by Heritas (2025) for the study area. In relation to historic archaeology, the following is relevant:

Table 7.1 Assessment of the proposed works against the Chatswood Dive Site CMP policies (Heritas, 2025, p. 96).

Policy no.	CMP Policy	Assessment
Policy 18	Conserve the archaeology of the place a) Any planned excavation likely to uncover historic, non-Aboriginal relics requires an excavation permit under section 139 of the NSW Heritage Act.	It is intended that the project is assessed as a SSD, as such, approval under the Heritage Act is not required. However, Heritage NSW and Willoughby Council would be able to review the proposed development and provide comment in relation to the archaeological

c) Discussion with Willoughby Council and Heritage NSW should be inclusive in all future planning.	assessment during the exhibition of the application. If the project does not proceed as an SSD, AMBS would be able to provide heritage advice in relation to the appropriate approval pathway.
e) If development, including demolition, is proposed on the site that could disturb any possible archaeological relics, the proponent is to first seek the advice of an archaeologist and supply them with a copy of this CMP. An archaeologist can assist with any required approvals. Development impacts must not proceed in the absence of receipt of the appropriate approvals.	This Archaeological Assessment and Statement of Heritage Impact has assessed the archaeological potential of the study area and has identified isolated areas of low and moderate potential with limited research potential. Detailed plans of the proposed works were not available at the time of writing the assessment; however, it is anticipated future development would disturb or remove archaeological resources. As potential resources have been identified as having limited research potential, the proposed development would have no impact on the archaeological significance of the site.
d) Any relic uncovered is to be conserved in accordance with the guidelines stipulated by NSW National Parks and Wildlife Act 1974 (Aboriginal archaeology) and/or the NSW Heritage Act 1977 (European archaeology). The definition of relic is that given in the NSW National Parks and Wildlife Act and NSW Heritage Act.	As per recommendations provided in Section 8.1, a heritage induction and unexpected heritage finds procedure should be developed by an appropriately qualified heritage consultant to guide the development.
f) In the event that any substantial intact archaeological deposits or State significant relics are discovered, work must cease in the affected area and the NSW Heritage Council must be notified in writing in accordance with s.146 of the Act.	
g) All employees and contractors associated with site must be made aware of the nature of potential heritage evidence; the definition of a relic; the provisions of the Heritage Act 1977; and when to request the assistance of a qualified archaeologist. This information is to form part of the induction noted under Policy 1(c).	

7.1.14 Other heritage items in the vicinity

There are number of other heritage items within the vicinity of the site; however, the proposed development will have no impact on the archaeological resources of these sites.

7.1.15 Commonwealth/National heritage significance

The study area is not located within or in the vicinity of any places on the CHL or NHL. There are no known impacts to commonwealth of national heritage values through the proposed works.

7.1.16 World Heritage significance

The study area is not located within or in the vicinity of any places on the WHL. There are no known impacts to world heritage values through the proposed works.

7.2 Statement of archaeological impact

The proposed development would potentially disturb or remove all remaining potential archaeological resources within the study area, particularly around Mowbray House, through landscaping or construction works. Potential archaeological resources within the study area would likely consist of footings or piers associated with the School of Arts/Council Chambers (built 1874), the interior of Mowbray House (built 1906) and rear additional buildings (built between 1906-

1917) as well as discrete drainage features associated with the School of Arts. This assessment has determined archaeological resources would have limited research potential and unlikely to meet the threshold of significance at a local or State level. While the proposed development may have a major physical impact on archaeological resources, it is considered the proposed development would have no impact on the archaeological significance of the site or Mowbray House.

8 Conclusion and recommendations

Heritage places contribute to an understanding and character of a community by providing tangible evidence of its history and identity. At times of change, they help to preserve a connection to the past, and can provide a point of reference for interpreting the past to future generations. Article 15 of the Burra Charter (Australia ICOMOS, 2013) refers to managing *change*, which should be guided by the *cultural significance of the place* and its appropriate *interpretation*. The Burra Charter process also recognises that the development of preferred conservation options requires consideration of a range of other factors which could affect the future of a place. These include:

- the requirements of the owner, in this instance Landcom.
- the physical condition of the place.
- statutory obligations or issues related to heritage and safety requirements.

This archaeological assessment identified areas of low and moderate archaeological potential; however, the identified potential resources would have limited research potential and unlikely to meet the threshold of significance at a local or State level.

8.1 Recommendations

Based on the results of our assessment, the following recommendations are made in relation to the proposed works. These recommendations are guided by the provisions of the Burra Charter (Australia ICOMOS, 2013) and heritage best practice.

Recommendation 1

A Heritage Induction should be prepared prior to working being undertaken which outlines the heritage significance of the site and the archaeological potential. The Heritage Induction should be presented to all workers on site prior to works commencing.

Recommendation 2

An Unexpected Heritage Finds Procedure should be developed by an appropriately qualified heritage consultant prior to works taking place. The procedure would outline the steps to be undertaken in the event unexpected heritage finds are uncovered during the works and would be applicable for the lifetime of the project. If unexpected heritage finds are uncovered, works must cease in that area and the procedure be implemented.

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