

1 July 2026

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Barangaroo NSW 2000

## **Historical Archaeological Advice Letter: 271–273 Alfred Street, North Sydney, New South Wales**

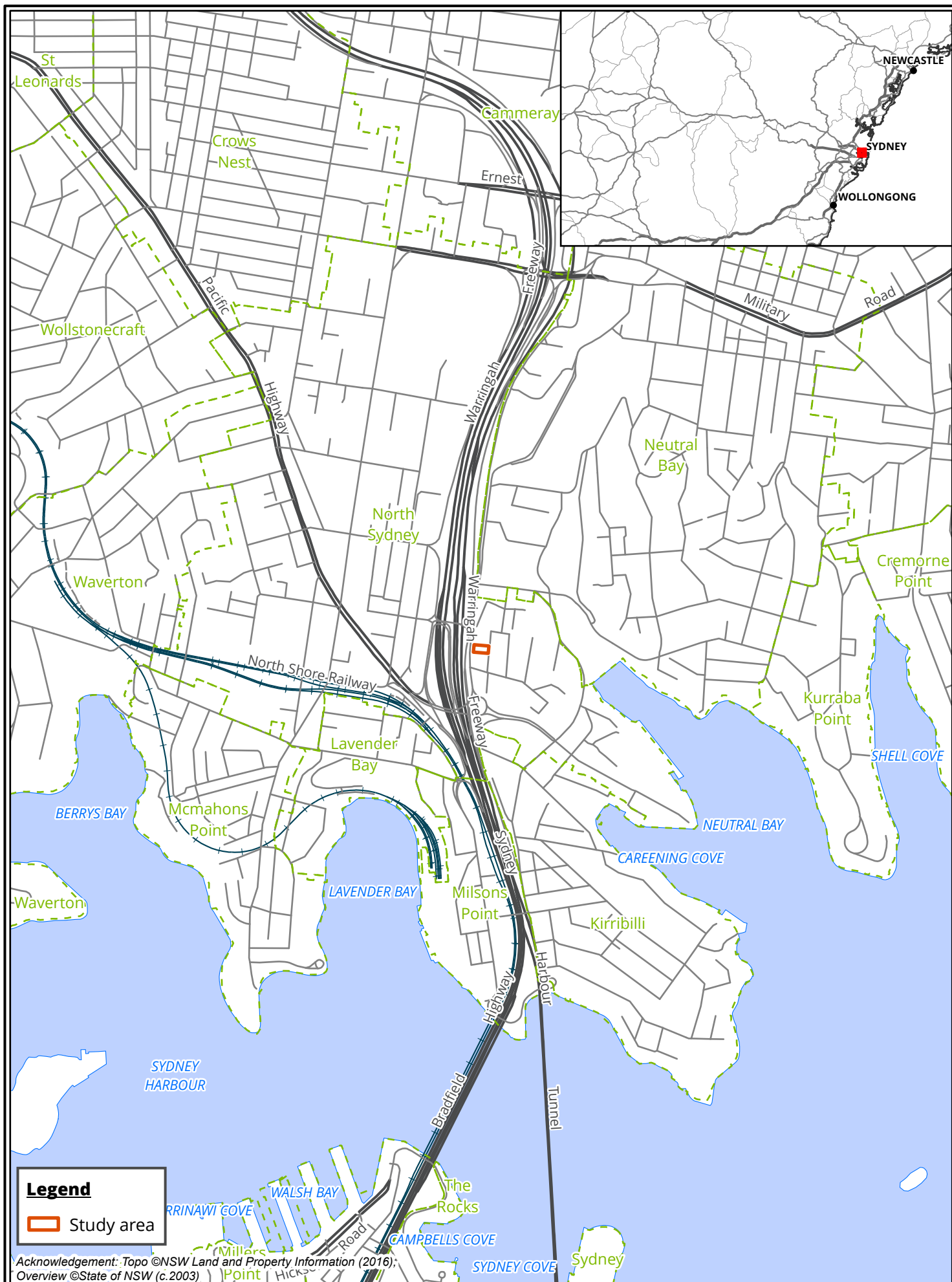
**Project number: 44595**

Biosis Pty Ltd (Biosis) has been commissioned by GenUrban Projects Co on behalf of Tara Shore Pty Ltd ATF John Taylor Family Trust (GenUrban) to provide Historical archaeological advice for the proposed development at 271–273 Alfred Street, North Sydney (Lot 1 DP 532504 and SP 6830), New South Wales (NSW) (Figure 1 and Figure 2). GenUrban are planning a State Significant Development Application (SSDA) for the construction of a high-rise residential building within the study area. The SSDA will be assessed in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this advice is to assist the client in exercising due diligence in determining whether the project will involve activities that may harm archaeological heritage items or relics and to determine the most appropriate management strategy. The report meets the requirements of the *NSW Heritage Manual 1996* (NSW HO & DUAP 1996) and associated guidelines.

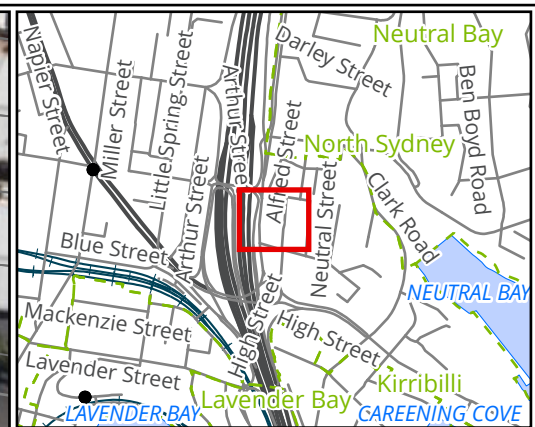
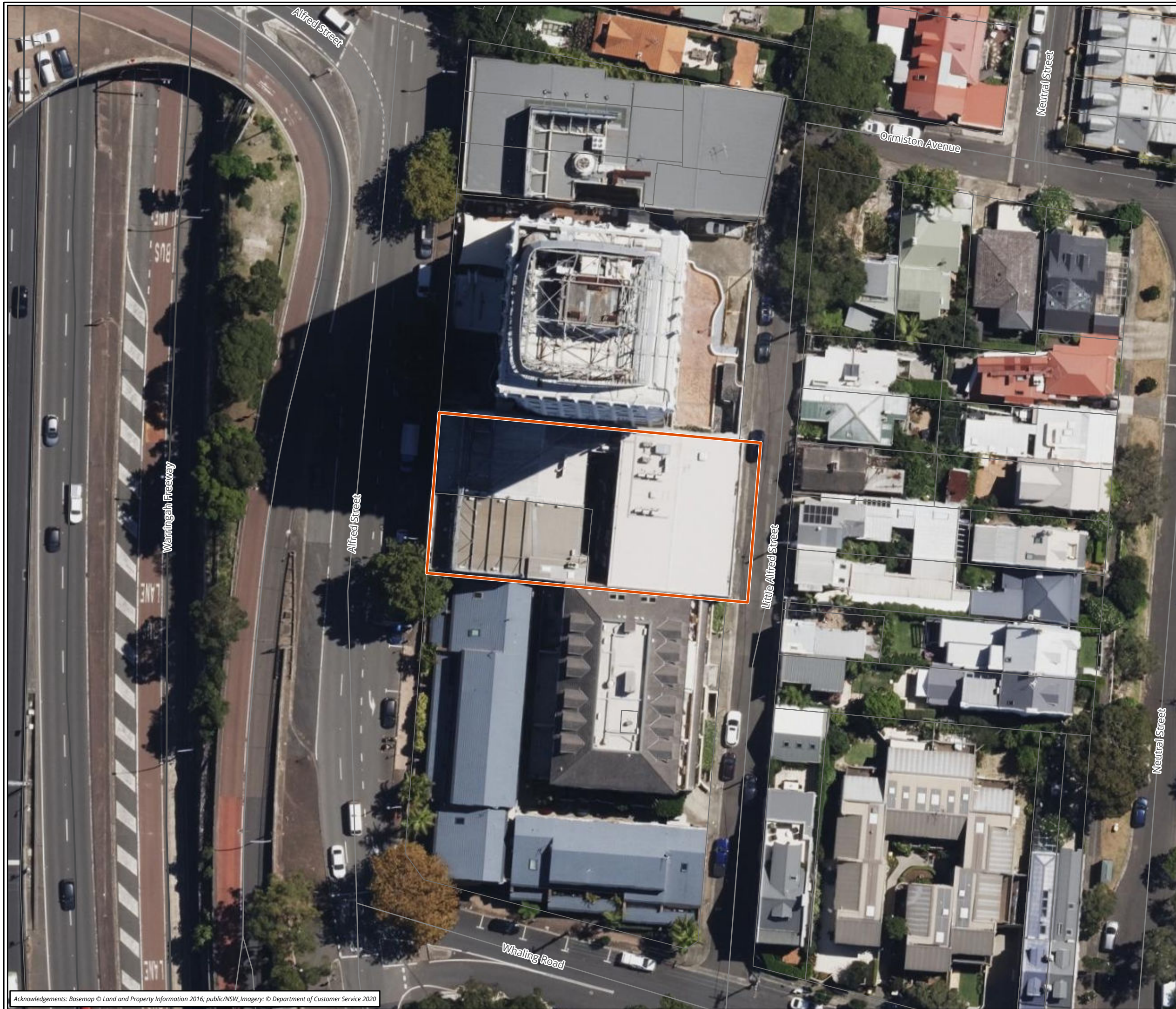
The study area is located within the North Sydney Local Government Area (LGA), in the suburb of North Sydney approximately 2.4 kilometres north of the Sydney Central Business District. The study area is bounded by the Little Alfred Street to the east, Alfred Street to the west, and residential or commercial properties to the north (Lot 1 DP 546856) and south (SP 71563).

This historical archaeological advice letter was prepared by Megan Porter (Biosis, Heritage Consultant), and reviewed by Charlotte Allen (Biosis, Senior Heritage Consultant—Historical Heritage Lead) and Anthea Vella (Biosis, Team Leader – Heritage (NSW)).



**Figure 1 Location of the study area**

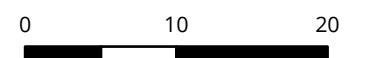
Matter: 44595, Date: 29 April 2026,  
Prepared for: SA, Prepared by: BM, Last edited by: benjamin.mcfadden  
Location: P:\44500s\44595\Mapping\44595\_271\_Alfred\_Street\_North\_Sydney  
Layout: 44595\_ADDA\_F1\_Locality



#### Legend

- Study area
- Lot

**Figure 2 Study area detail**



Metres  
Scale: 1:500@ A3  
Coordinate System:  
GDA2020 MGA Zone 56



Matter: 44595, Date: 29 April 2026,  
Prepared for: SA, Prepared by: BM, Last edited by: benjamin.mcfadden  
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44595\_271\_Alfred\_Street\_North\_Sydney,  
Layout: 44595\_ADDA\_F2\_StudyArea1

## Historical heritage

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### Heritage database searches

In NSW, cultural heritage is managed in a three-tiered system: national, state and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage in the state. One of the purposes of this report is to determine if further assessment is needed to understand and mitigate potential impacts from the proposed works upon known heritage values. This section details the listed heritage items that are near and within the Study area which may be relevant to the proposed works.

### Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting the natural and cultural environment. The EPBC Act is administered by the Department of Climate Change, Energy, the Environment and Water (Cth). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items which have been assessed to be of outstanding significance and define 'critical moments in our development as a nation'.
- The Commonwealth Heritage List (CHL) contains items which are natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing 'significant' heritage value.

A search of the NHL and CHL did not yield any results within the study area. However, the study area is located within the boundaries of the Aboriginal Nominated Place 'Sydney Cultural Crescent Rock Art' (Place ID: 106369) on the NHL. The nomination states that:

*This place could have outstanding heritage value to the nation due the place's significant density of rock art over an area of approximately 2 million hectares of eastern NSW. Rock art is described by Indigenous elders as their history books, with the largest sites being libraries, and provides a tangible record of the Aboriginal peoples' traditions, presence, cultural practices and knowledge systems.<sup>1</sup>*

No rock art is currently recorded within the study area.

### NSW Heritage Act 1977

Heritage in NSW is principally protected by the *Heritage Act 1977* (Heritage Act) (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of:

*those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance.*

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<sup>1</sup> Department of Climate Change, Energy, and the Environment and Water n.d.

The Heritage Act is administered by the Heritage Council, under delegation by the Heritage Division, Heritage NSW, NSW Department of Climate Change, Energy, the Environment and Water (Heritage NSW). The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Heritage Act provides a number of mechanisms by which items and places of heritage significance may be protected.

### State Heritage Register

Protection of items of State significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the Heritage Act. A permit under Section 60 of the Heritage Act is required for works on a site listed on the SHR or subject to an Interim Heritage Order, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit.

Details of which minor works are exempted from the requirements to submit a Section 60 Application can be found in the 'NSW Government Gazette No 461 of 7 November 2025'. These exemptions replace all previous exemptions. However, the exemptions do not allow for the disturbance or removal of relics, and activities/works must not affect archaeological evidence. A Section 60 approval must always be sought to disturb or uncover relics of State significance.

There are no items listed on the SHR within the Study area.

### Section 170 Heritage and Conservation Registers

Section 170 of the Heritage Act requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Registers. Information on these registers has been prepared in accordance with Heritage Division guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There are no items within the Study area that are entered on a publicly available State government instrumentality Section 170 Register.

## Environmental Planning and Assessment Act 1979

### North Sydney Local Environmental Plan 2013

The *North Sydney Local Environmental Plan 2013* (North Sydney LEP) contains schedules of heritage items that are managed by the controls in the instrument.

The study area does not contain any heritage items listed on the North Sydney LEP.

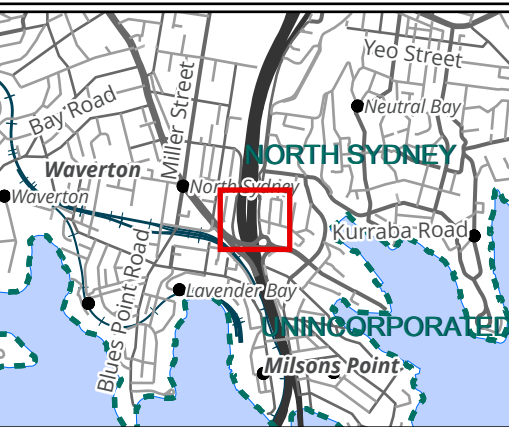
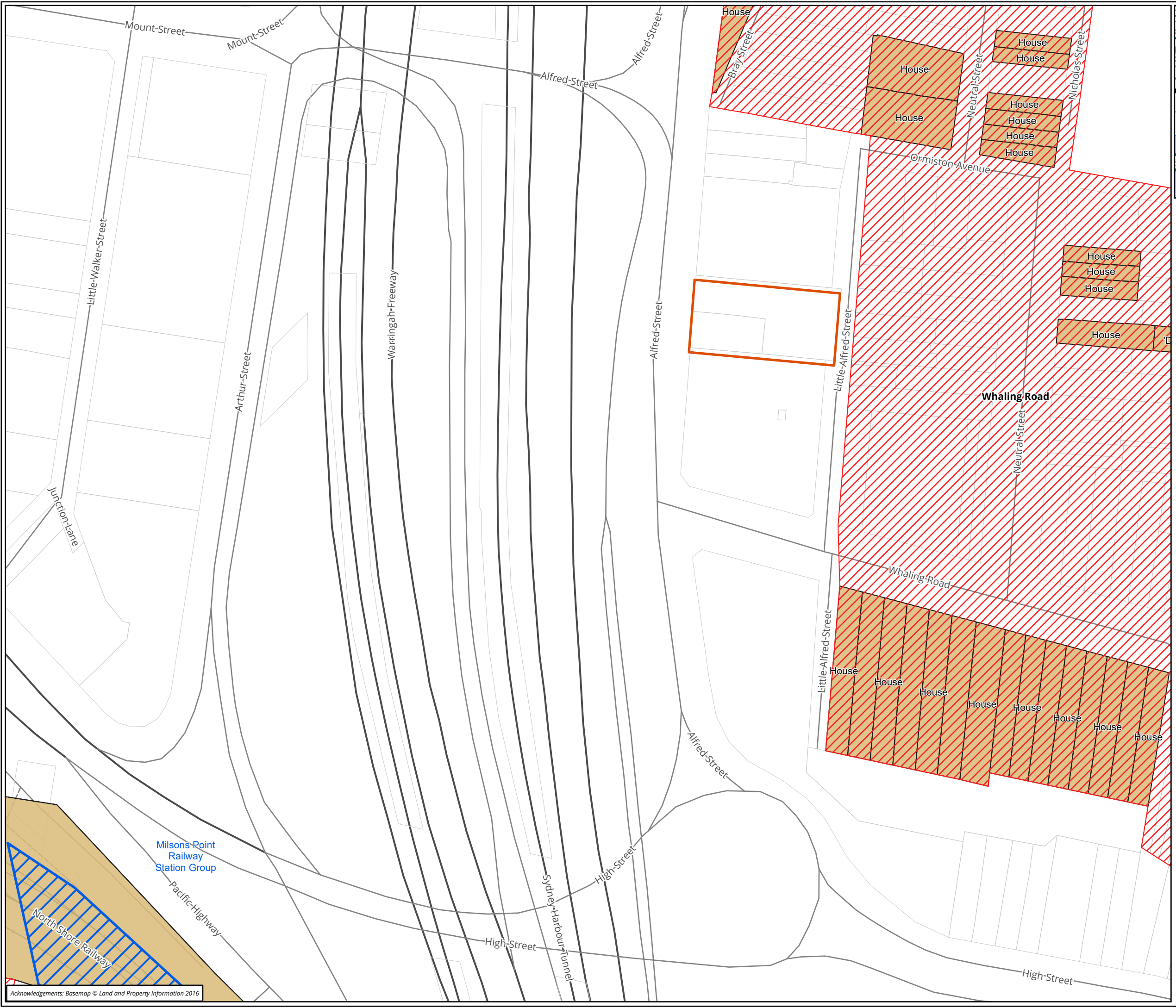
### Secretary's Environmental Assessment Requirements relevant to this report

This report addresses the requirements of condition 21 of the Housing Secretary's Environmental Assessment Requirements (SEARs) which are the SEARS which this project will fall under, as outlined in Table 1 below.

**Table 1      SEARs Compliance Table**

| Relevant Requirements                                                                                                                                                                                                        | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>21. Environmental Heritage</b>                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.</b> | <p>This report was prepared in accordance with heritage guidelines including <i>Historical Archaeology Code of Practice, Assessing Significance for Historical Archaeological Sites and 'Relics'</i>, <i>'Archaeological assessments: Archaeological assessment guidelines'</i> and the <i>Burra Charter</i>.<sup>2</sup> This report provides a heritage assessment to identify if any archaeological heritage items or relics exist within the study area.</p> <ul style="list-style-type: none"> <li>• The 'Historical heritage' and 'Significance assessment' sections identify, describe and assess impacts on the heritage assets that exist across the development site.</li> <li>• An 'Archaeological assessment' includes results of the surface survey and details of the identified heritage assets.</li> <li>• A 'Constraints and recommendations' section outlines recommendations for an unexpected finds protocol.</li> </ul> |

<sup>2</sup> Heritage Office & Department of Planning 2006; Heritage Office 2001; Australia ICOMOS 2013; Heritage Office and Department of Urban Affairs & Planning 1996



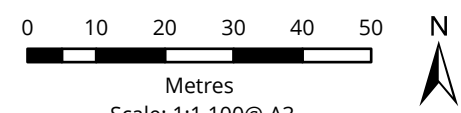
**Legend**

- Study area
- Lot
- State heritage item

**Local Environmental Plan**

- Conservation Area - General
- Item - General

**Figure 3 Heritage items in the vicinity of the study area**



Scale: 1:1,100@ A3  
 Coordinate System:  
 GDA2020 MGA Zone 56

**biosis**  
 APEM Group

Matter: 44595, Date: 16 June 2026,  
 Prepared for: SA, Prepared by: BM, Last edited by: benjamin.mcfadden  
 Location: P:\44500s\44595\Mapping\44595\_271\_Alfred\_Street\_North\_Sydney,  
 Layout: 44595\_HAA\_F3\_HeritageItems

## Historical context

### Aboriginal context

It is generally accepted that Aboriginal people have inhabited the Australian landmass for the last 65,000 years. While this report does not assess Aboriginal heritage or archaeology, it is acknowledged that the Cammeraygal peoples are the traditional owners of the land within the study area. The accompanying Aboriginal Due Diligence Assessment for the study area provides analysis of geology, soils, hydrology, and landscape resources and how these affect the preservation of Aboriginal cultural heritage materials to varying degrees and how local landscape features can contribute to the cultural significance that places can have for people.<sup>3</sup> Their occupation and use of the place as well as cultural traditions have been severely disrupted by colonial settlement, which resulted in violence, dispossession, death and racism over the past 200 years. The study area is situated within Cammeraygal Country, encompassed by the broader title “GuriNgai”, these People continue to hold important cultural connections to the land, water and sky of this area<sup>4</sup>

### European exploration and settlement

The area now known as North Sydney was first identified on a map by Captain John Hunter in 1791.<sup>5</sup> Public farms were established by Governor Arthur Phillip using convict labour, followed by the allocation of 30 acre lots for settled convict farmers along Sydney Cove, and later extending to Parramatta and Toongabbie.<sup>6</sup> Prior to the allocation of land grants in the area of North Sydney, the land was thought to be valueless and only used for cutting timber and collecting shells, most likely from Aboriginal middens, for making lime.<sup>7</sup> One of the first Crown grants on the northern shore was made to Robert Ryan in 1800 and consisting of 120 acres located at Milsons point, south of the study area.<sup>8</sup> Robert Campbell acquired the grant in 1828 and began subdividing the area by 1836.<sup>9</sup>

The town formally named St Leonards was gazetted in 1838. This was quickly overturned by Alderman Clark, who proposed the name North Sydney suspecting it would attract more prestige.<sup>10</sup> However, many sources still refer to the area as St Leonards into the late-19th century. Over the next 30 years the town would attract numerous commercial and skilled people, who constructed houses and businesses along major streets such as Miller, Mount and Walker.<sup>11</sup> Several Crown land sales within the area occurred in the 1840s, particularly to the north and north-east of St Leonards reserve.<sup>12</sup> Continued subdivisions into the late 1850s and 1860s were made in anticipation of a population boom in the area.<sup>13</sup> Utilities including gas, water, roads, sewerage, and sanitation were introduced from 1869.<sup>14</sup>

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<sup>3</sup> Biosis 2026

<sup>4</sup> McDonald 2008, p. 21

<sup>5</sup> Latona Masterman and Associates 1981

<sup>6</sup> Karskens 2009

<sup>7</sup> Godden Mackay Pty Ltd 1993

<sup>8</sup> Thorp 1999, p.8

<sup>9</sup> Latona Masterman and Associates 1981; Thorp 1999, p.8

<sup>10</sup> NBRS+Partners 2012a, p.9

<sup>11</sup> NBRS+Partners 2012a, p.10

<sup>12</sup> NBRS+Partners 2012b

<sup>13</sup> Masson 2010

<sup>14</sup> Masson 2010

Development of a commercial and civic centre focused at the intersection of Miller and Mount streets and Lane Cove Road from the 1880s was significantly boosted by the construction of a cable tramway that traversed Alfred Street from the wharf at Milsons Point.<sup>15</sup> For the next 30 years, the area attracted professional and commercial people, skilled tradesmen and labourers. Grand, middle-class homes were established on high points within North Sydney and St. Leonards Reserve, interspersed by educational facilities and professional fraternities, such as the medical fraternity on Miller Street.<sup>16</sup>

The development boom stalled in the 1930s in the wake of the Depression, but also as transportation access to the area increased, with land values dropping following construction of the Sydney harbour bridge and the Pacific Highway.<sup>17</sup> New residential developments were largely focused around replacing earlier residential structures with new, Art Deco style hotels, garages, and public buildings to service the new highway.<sup>18</sup> Larger established Victorian and Federation houses were converted into boarding houses and flats, thus increasing the density of living in the area.

Nevertheless, the suburb continued to decline after WWII and low land prices made the area appealing to companies looking to build large headquarters, such as AMP in 1957.<sup>19</sup> In the subsequent commercial re-development, North Sydney was marketed as the 'Twin City' to Sydney. \$138 million worth of office and bank building was reportedly constructed between 1968 and 1973.<sup>20</sup> With the construction of the Warringah Expressway in 1968, many well-established residents were forced out of the area and wholesale demolition of the remaining nineteenth-century township was finalised.<sup>21</sup>

## Historical development of the study area

### 19th century developments

The study area is located within the 50-acre grant made to James Milson in 1839, situated directly north of Ryan's grant, which Milson also leased (Photo 1).<sup>22</sup> Nicknamed the 'first pioneer' of North Sydney, Milson is known to have established a reservoir for watering ships and used the land to herd dairy cows, providing milk and beef to properties along Milsons Point and Castle Hill.<sup>23</sup> It is likely that Milson conducted timber-getting on the property so that such pastoral pursuits were possible.<sup>24</sup> The 1839 Crown plan for the grant notes only one structure as extant: a potential dwelling [1], marked under the eastern boundary of the study area (Photo 1).<sup>25</sup>

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<sup>15</sup> Masson 2010

<sup>16</sup> Masson 2010

<sup>17</sup> Masson 2010

<sup>18</sup> Masson 2010

<sup>19</sup> Masson 2010

<sup>20</sup> Masson 2010

<sup>21</sup> Masson 2010

<sup>22</sup> Urbis 2025

<sup>23</sup> Thorp 1999, p.8

<sup>24</sup> Urbis 2025

<sup>25</sup> Per standard geo-referencing practices, topological properties were used to overlay the supplied boundary data for the study area with historical mapping and aerial imagery. Due to changes in geometrical properties and cartographic processes over time, it is expected that discrepancies in shape and position can occur. The maps used in this report proved particularly difficult due to the changing coastline and street layout. Although all efforts have been made to keep these to a minimum and any subsequent interpretations have taken any minor discrepancies into account, the geo-referenced locations of the potential dwelling [1] may not be exact. A cautious approach determined that the feature should be included within this assessment due to its proximity to the study area.



**Photo 1** 1839 Map of James Milson's 50 acre-grant showing the study area outlined in orange with a potential dwelling [1] (Source: Office of the Registrar-General 1839)

A c.1860s Parish Map of Willoughby shows that part of what will likely become Alfred Street has since been constructed (Photo 2).<sup>26</sup> It is possible that construction of this road required the demolition of the potential dwelling [1]. No other streets or subdivisions are yet marked but subdivisions are visible in the surrounding suburb.

<sup>26</sup> Similarly to the 1839 Crown plan, the c. 1860s parish map was difficult to geo-reference due to limitations in the cartographic representations of the street layout and shoreline. An 1899 parish map (Department of Lands Sydney NSW 1899) was used to assist with geo-referencing.

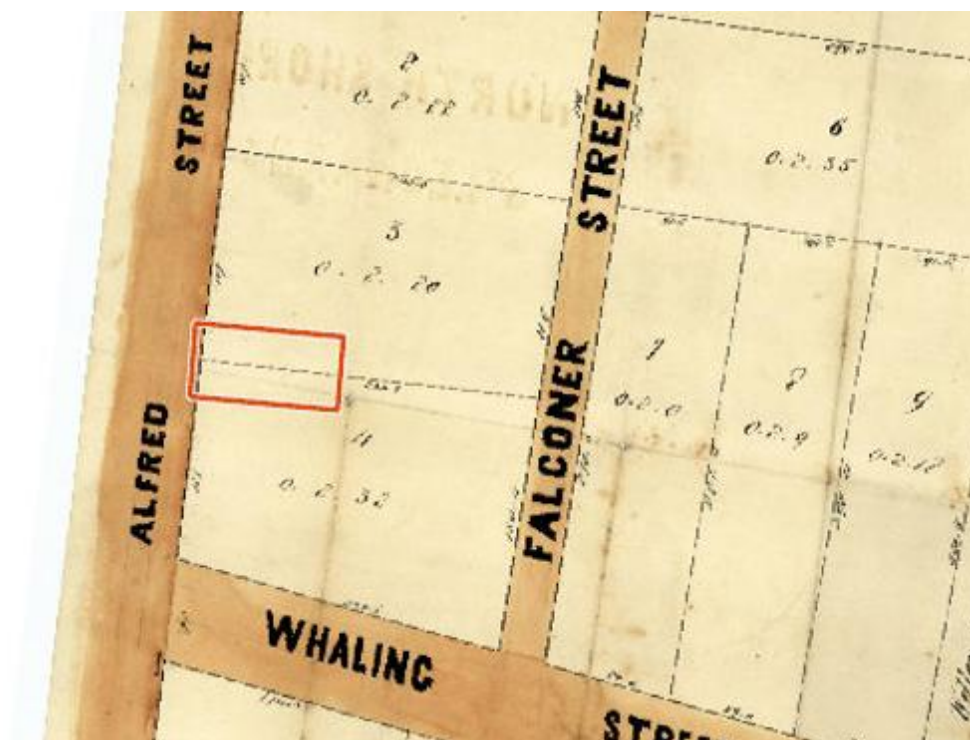


**Photo 2** c. 1860s Parish Map of Willoughby showing the study area outlined in orange with the possible demolition of the potential dwelling [1] (Source: Gibbs, Shallard & Co. Litho 1860s)

Although not marked on the c. 1860s Parish map, a subdivision plan for the North Shore indicates that the Milson grant was planned for sale in the same decade, no earlier than 1859 (Photo 3). On this plan, Little Alfred Street is marked, and the study area is contained within three lots that stretch between Alfred and Little Alfred Streets. Although too low resolution to confirm, it is likely that these are numbered 7, 8, and 9 if starting at 1 with the northern-most lot. A later 1874 subdivision plan excludes Little Alfred Street and instead indicates that the study area intersects with two lots—Lot 3 and 4 (Photo 3). No structures are recorded in either of these plans.

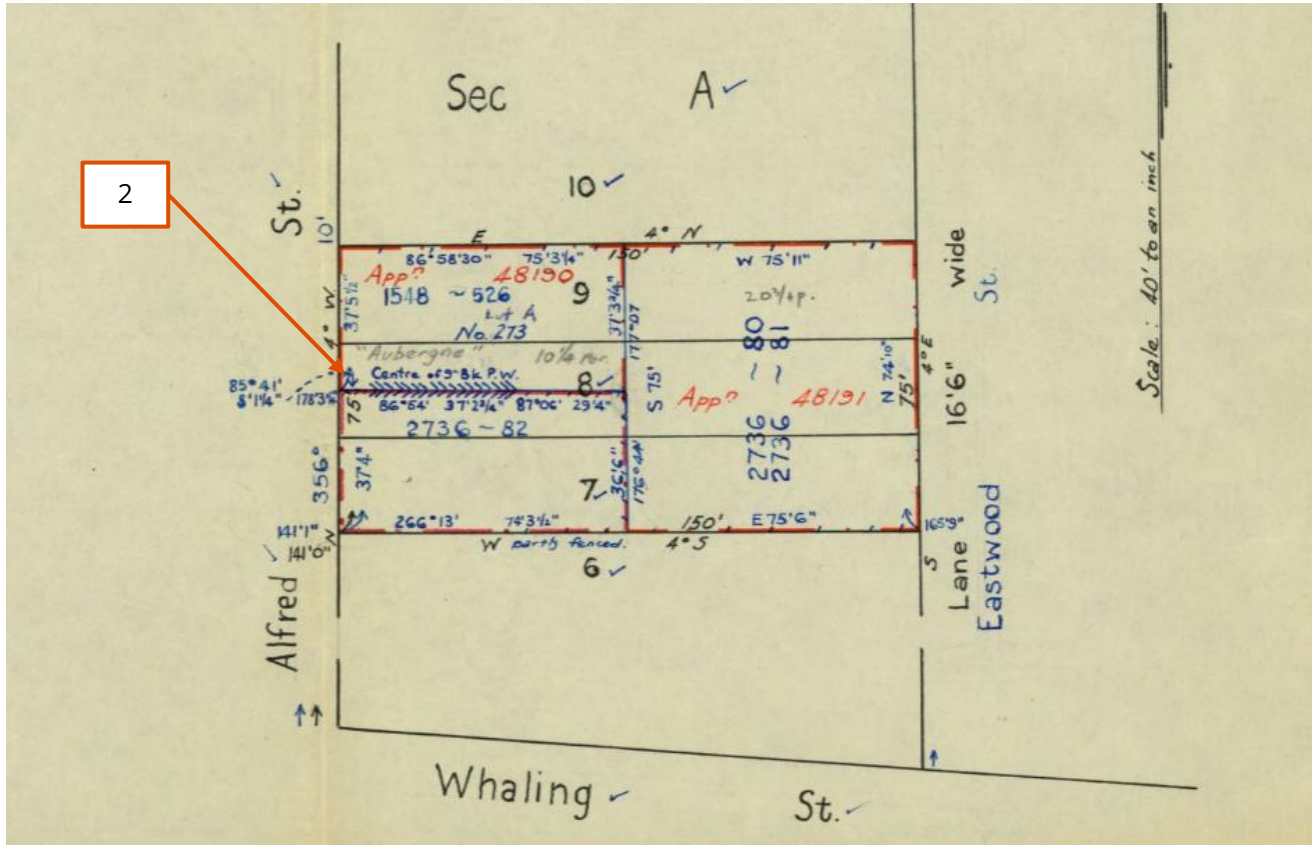


**Photo 3** c. 1860s subdivision plan of the North Shore showing the study area outlined in orange with four new subdivided lots contained within the study area (Source: Publisher not identified c. 1860s)



**Photo 4** 1874 subdivision map showing an alternative lot plan to the c. 1860s plan above (Source: Publisher not identified 1874)

Primary Application (PA) 46546 for DP 532504 indicates that the subdivision of Milson's grant was eventually finalised by 1876.<sup>27</sup> The study area was contained within Lots 7, 8, and 9 of the subdivision (Photo 5) that appears to be aligned with the 1860s plan (Photo 3), suggesting that the 1874 plan to consolidate the lots did not eventuate. Little Alfred Street is marked as Eastwood Lane. Research into the pencil notation "Aubergne" did not yield any results.



**Photo 5** 1970 map of PA 46546 showing the 1876 subdivision of the study area into three lots 7, 8, and 9 (Source: NSW Land Registry Services 1970)

An 1891 Sydney Water plan (Photo 6) notes that one dwelling [3] and four outbuildings [4] [5] [6] [7] were extant within the study area by this time, with a fence line indicating a property boundary down the centre. This boundary is likely the 'Centre of 9 Bk P.W.'—likely a brick property wall [2]—noted in PA 46546 (Photo 5).

<sup>27</sup> NSW Land Registry Services 1970



**Photo 6** 1891 Sydney Water Board Map showing the study area outline in orange with a dwelling [3] and four outbuildings [4] [5] [6] [7] extant (Source: Sydney Water Board Maps 1891)

No structures were noted as extant north of the brick property wall within the 1971 PA 48190 plan for Lot 8/9, and no map was provided for those specific lots.<sup>28</sup> Nor were any structures noted as extant within the 1971 PA 48191 for the eastern halves of Lot 7, 8, and 9, also with no map provided.<sup>29</sup> As these annotations (in red) were likely not added until the 1970s, the history of land tenure within both PAs refer the reader back to PA 46546. This PA indicates that between 1876 and 1897 the entire study area (all of Lots 7, 8, and 9) passed between several related Walfords, Walford-Smiths, and Smiths.<sup>30</sup> No information about the landowners was established using publicly accessible repositories at the time of writing.

No further documentary evidence that residential construction occurred within the study area between the earliest c. 1860s subdivision plan and 1876 were identified. However, as the property boundary noted in the Sydney Water plan does not align with the 1876 subdivision, it is therefore possible that the dwelling [3] and four outbuildings [4] [5] [6] [7] pre-date this subdivision. For the purposes of this report, the date range for the construction of dwelling [3] and four outbuildings [4] [5] [6] [7] begins c.1860s-1870s.

## 20th century developments

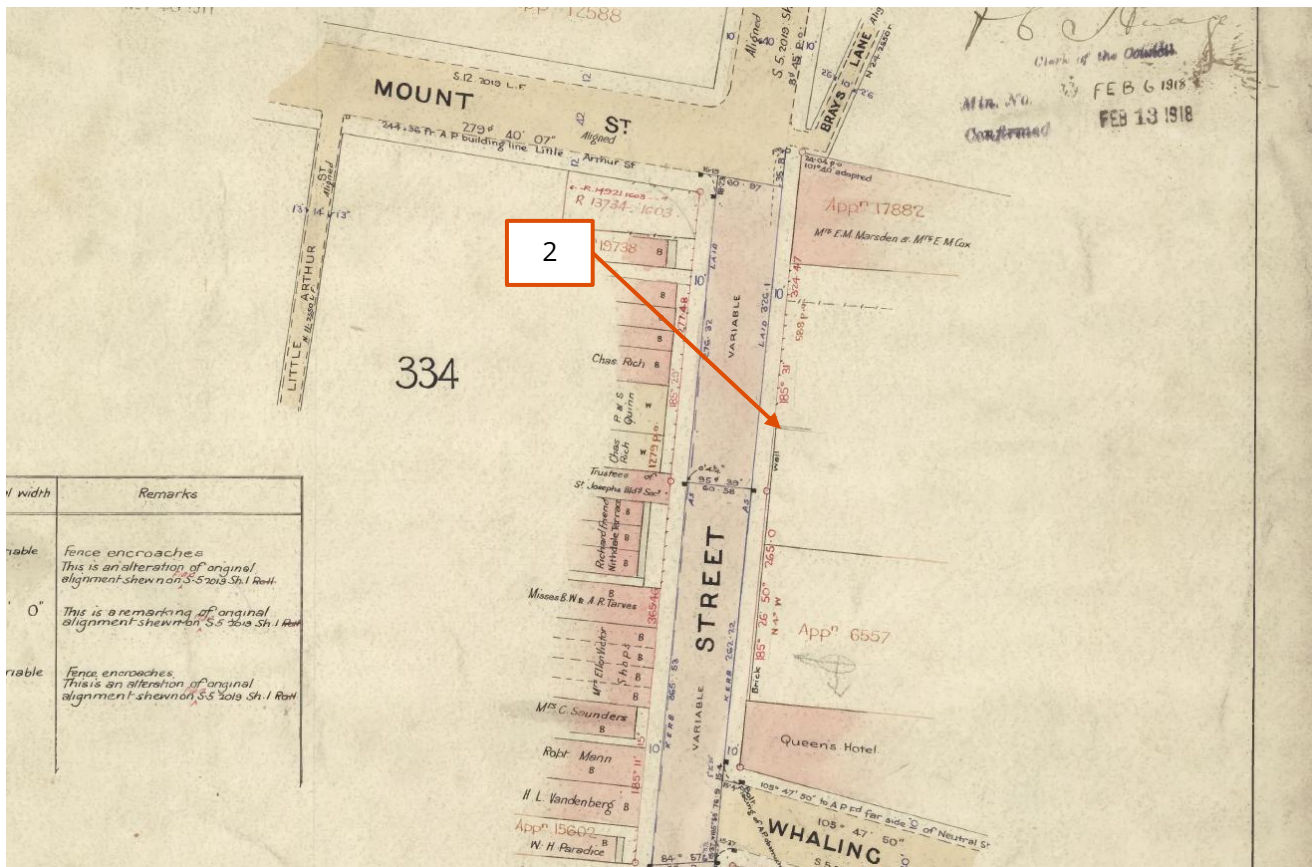
A 1918 Crown Plan for Alfred Street indicates that no new structures have been introduced to the study area facing Alfred Street by this time (Photo 7), with the brick property wall [2] is shown as extant. PA 46546

<sup>28</sup> NSW Land Registry Services 1971a

<sup>29</sup> NSW Land Registry Services 1971b

<sup>30</sup> NSW Land Registry Services 1970

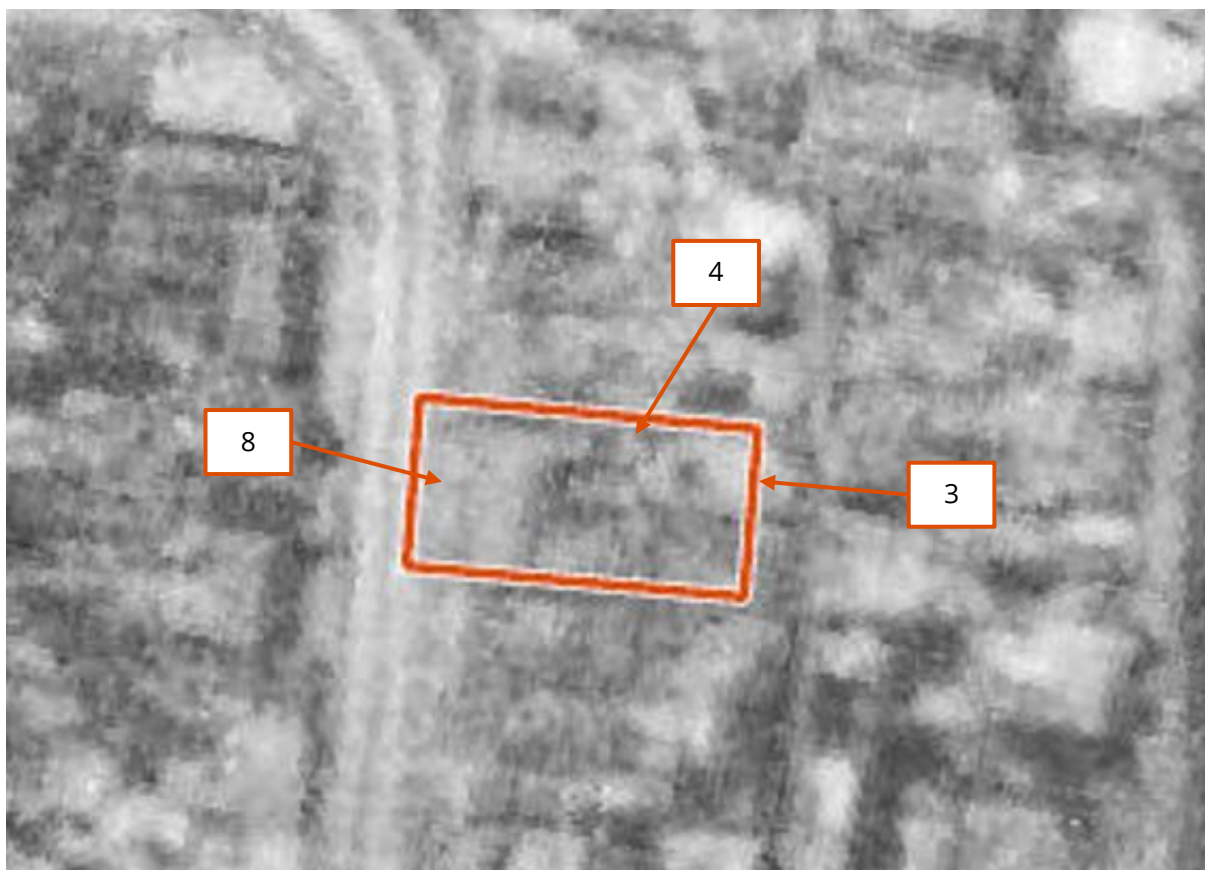
indicates that the study area remained under the ownership of a Walford or Smith descendant (or their trustee) between 1903 and 1965.<sup>31</sup>



**Photo 7** 1918 Crown plan N85.2550 showing no new structures facing Alfred Street with the brick property wall [2] extant (Source: Office of the Registrar-General 1918)

Although the 1930 imagery is too low quality to clearly define the structures extant within the study area (Photo 8), it appears that dwelling [3] and outbuilding [4] are extant at this time. Another larger dwelling [8] has also been constructed on the Alfred Street side.

<sup>31</sup> NSW Land Registry Services 1970



**Photo 8** 1930 aerial image showing the study area outline in orange with the addition of a dwelling [8] (Source: NSW Spatial Services 1930)

However, by 1943 (Photo 9) all structures defined by the 1891 Sydney Water plan—dwelling [3] and all four outbuildings [4] [5] [6] [7]—appear to have been demolished. In their place, a large garden [9] associated with the large, two to three storey dwelling facing Albert Street [8] is visible. Both [8] and [9] are extant by 1955 (Photo 10).

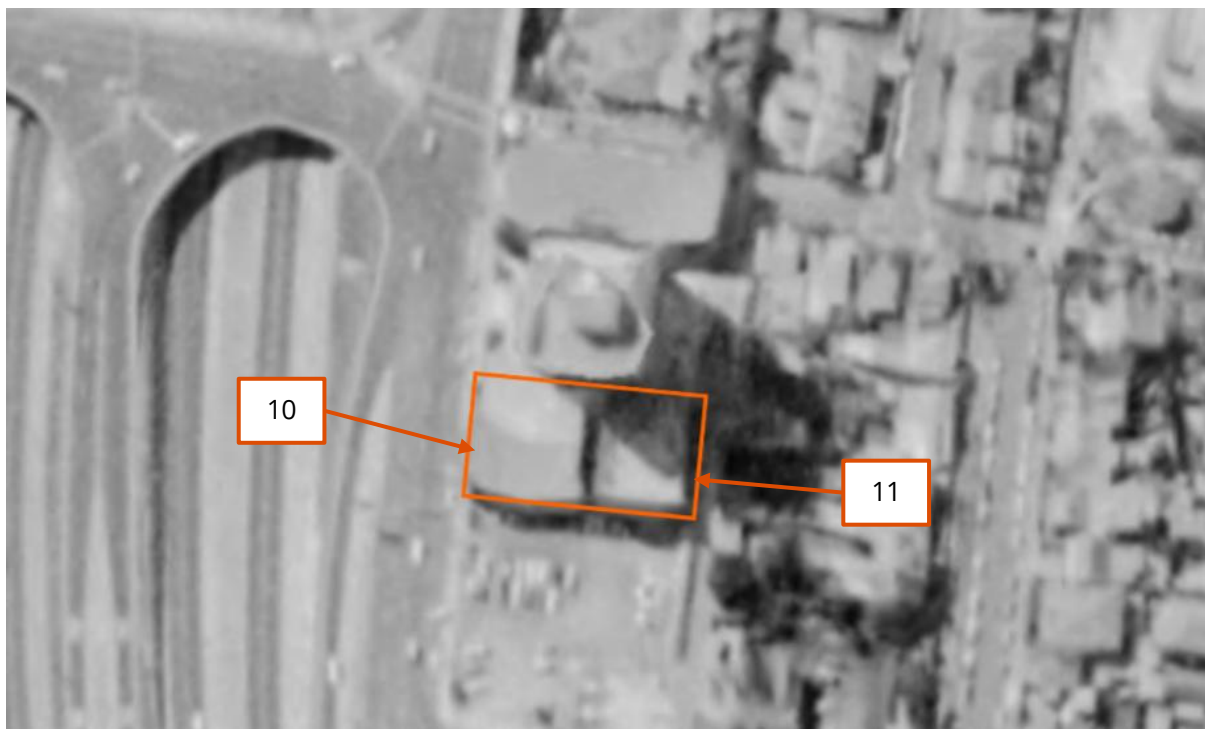


**Photo 9** 1943 aerial showing the study area outline in orange with multiple features [3] [4] [5] [6] [7] demolished and a new garden [9] introduced (Source: NSW Spatial Services 1943)



**Photo 10** 1955 aerial image showing the study area outline in orange with few changes visible (Source: NSW Spatial Services 1955)

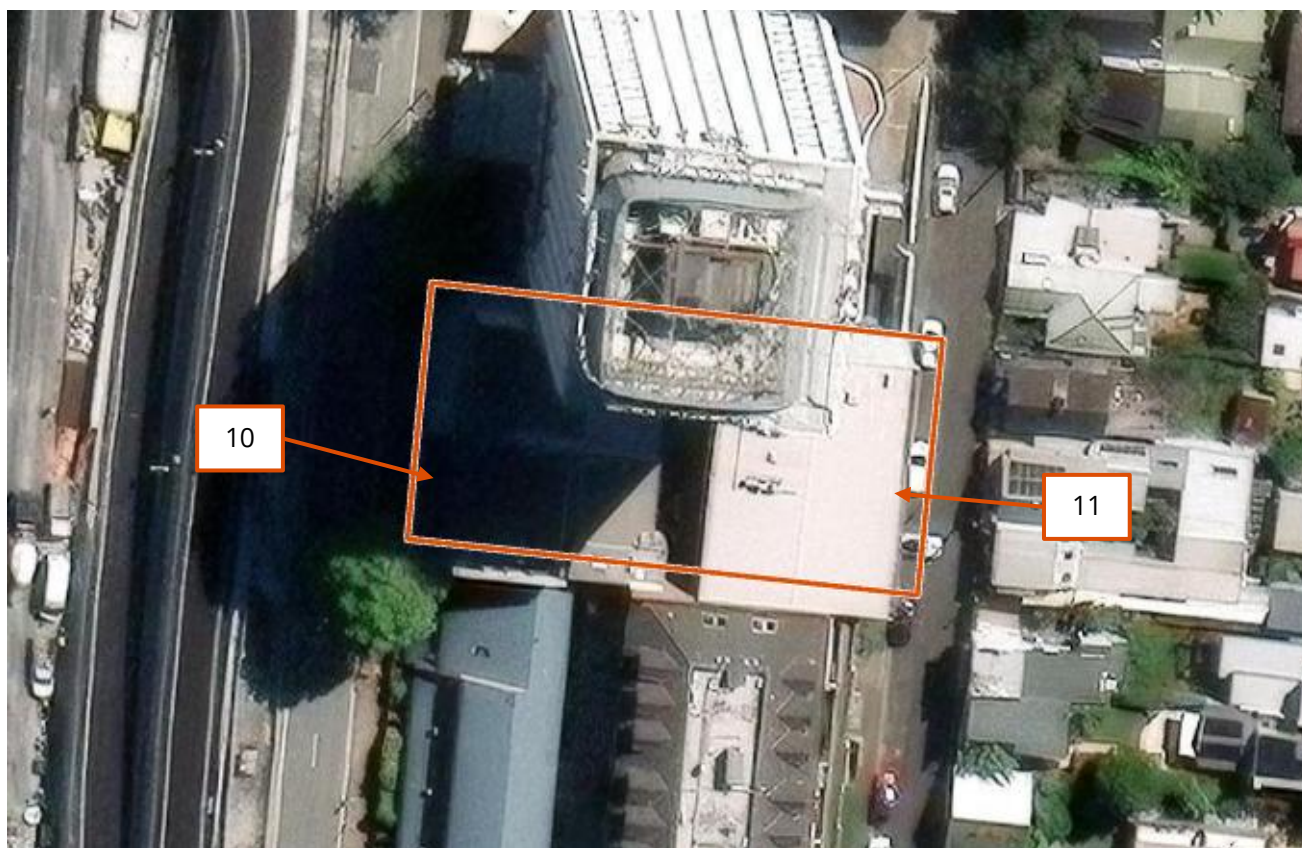
PA 46546 records that the study area changed ownership from the Walford-Smiths to James Ernest White in 1968.<sup>32</sup> The 1970 imagery (Photo 11) indicates that the dwelling [8] and garden [9] were demolished not long after, and two multi-storey structures [10] [11] were constructed in their place. Both remain extant in current aerial imagery (Photo 12), with the footprints covering all of the study area and the demolished structures [3] [4] [5] [6] [7] [8] and [9].



**Photo 11** 1971 aerial image showing the study area outline in orange with two new multi-storey buildings [10] [11] extant (Source: NSW Spatial Services 1971)

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<sup>32</sup> NSW Land Registry Services 1970



**Photo 12** Current aerial image showing the study area outline in orange showing the extensive footprint of [10] and [11] (Source: NSW Spatial Services 2025)

### Chronology of the study area

Based upon the historical research presented, it is possible to summarise the chronology of the Study area, this is presented in Table 2.

**Table 2** Chronological development of the Study area

| No.                                                    | Description                                                              | Construction date | Demolition date |
|--------------------------------------------------------|--------------------------------------------------------------------------|-------------------|-----------------|
| <b>Phase 1—Milson's grant</b>                          |                                                                          |                   |                 |
| –                                                      | Landscape features to support pastoral land-use—cattle and dairy farming | 1839–1860s        | c. 1860s        |
| 1                                                      | Potential dwelling on Milson's grant                                     | 1839–1860s        | c. 1860s        |
| <b>Phase 2—Subdivision and residential development</b> |                                                                          |                   |                 |
| 2                                                      | Brick property wall                                                      | c. 1860s–1870s    | 1930–1943       |
| 3                                                      | Dwelling facing Little Alfred Street                                     | c. 1860s–1870s    | 1930–1943       |
| 4                                                      | Outbuilding 1 associated with [3]                                        | c. 1860s–1870s    | 1930–1943       |
| 5                                                      | Outbuilding 2 associated with [3]                                        | c. 1860s–1870s    | 1930–1943       |
| 6                                                      | Outbuilding 3 associated with [3]                                        | c. 1860s–1870s    | 1930–1943       |
| 7                                                      | Outbuilding 4 associated with [3]                                        | c. 1860s–1870s    | 1930–1943       |

| No.                                      | Description                                       | Construction date | Demolition date |
|------------------------------------------|---------------------------------------------------|-------------------|-----------------|
| 8                                        | Dwelling facing Alfred Street                     | 1918–1930         | 1955–1970       |
| 9                                        | Large garden associated with [8]                  | 1930–1943         | 1955–1970       |
| <b>Phase 3—Commercial re-development</b> |                                                   |                   |                 |
| 10                                       | Multi-storey building facing Alfred Street        | 1955–1970         | Extant          |
| 11                                       | Multi-storey building facing Little Alfred Street | 1955–1970         | Extant          |

## Archaeological assessment

### Physical inspection

A physical inspection of the study area was undertaken on 23 April 2026, attended by Charlotte Allen (Senior Heritage Consultant—Historical Heritage Lead) and Sakia Ahmed (Built Heritage Consultant). The principal aims of the survey were to identify areas of potential historical archaeology within the study area and areas of disturbance which would have impacted the potential archaeological resources identified in the background research.

The two 19th century dwellings [1] [3] and outbuildings [4] [5] [6] [7] have been demolished and now lay within the footprint of the multi-storey building [11] facing Little Alfred Street (Photo 13 and Photo 14). The 20th [8] century dwelling has also been demolished and lays within the footprint of the multi-storey building [10] facing Alfred Street (Photo 15 and Photo 16). The associated garden [9] has also been impacted by the multi-storey building [11] facing Little Alfred Street (Photo 13 and Photo 14).



**Photo 13** Street view showing the multi-storey building facing Little Alfred Street [11] extant where dwelling [3], outbuildings [4] [5] [6] [7], and garden [9] were located, facing north-west



**Photo 14** Street view showing the multi-storey building facing Little Alfred Street [11] extant where dwelling [3], outbuildings [4] [5] [6] [7], and garden [9] were located, facing south



**Photo 15** Street view showing the multi-storey building facing Alfred Street [10] extant where dwelling [8] was located, facing south-east

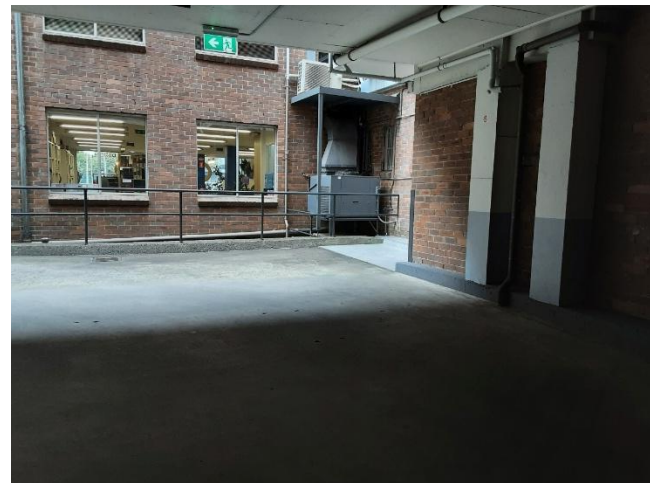


**Photo 16** Street view showing the multi-storey building facing Alfred Street [10] extant where dwelling [8] was located, facing north

The ground level of the Alfred Street building [10] is set above street level, as indicated by the entry stairs (Photo 15 and Photo 16). The basement level of the building facing Little Alfred Street [11] corresponds to the ground level of the Alfred Street building [10]. Ground level of the Little Alfred Street building [11] therefore corresponds to level 1 of the Alfred Street building [10]. The orange arrow in Photo 17 indicates approximate street level of Little Alfred Street.



**Photo 17** View indicating the street level (orange arrow) above the floor level of the building facing Little Alfred Street [11], facing south



**Photo 18** View indicating the basement level on the Little Alfred Street [11] side corresponds with the ground level of Alfred Street [10] side, facing west

Two basements used for parking are extant (Photo 19 and Photo 20). Due to the natural gradient of the topography, it appears that there is shallower disturbance on the western side of the basement associated with [10]. The bottom of the windows on the northern side of the basement sits at street level height on western side of lot, indicating an approximate minimum excavation depth of 140 centimetres (Photo 19). The

second basement associated with [11] sits further below street level, with the top of the scale rod indicating the approximate street level (Photo 20).



**Photo 19** View of the basement associated with [10] showing the windows at street level, facing west



**Photo 20** View of the basement associated with [11] with a scale rod indicating approximate street level, facing north

The natural slope of the landform is steep, with the houses on the eastern side of Little Alfred Street suggesting that either the road has been constructed on a modified terrace or the houses have been cut into the natural slope (Photo 21). A brick pier was observed sitting atop a natural stone outcropping (Photo 22).



**Photo 21** View of Little Alfred Street showing the modifications made to the natural topography, facing south



**Photo 22** View of house on eastern site of Little Alfred Street with a brick pier built atop a natural stone outcropping, facing east

## Archaeological resources, integrity and potential

This section discusses the archaeological resources within the study area and their level of integrity and potential. Definitions of the designations used to assess the integrity of subsurface deposits and archaeological potential are provided in Appendix 1.

Background research undertaken for the project identified that the study area was originally granted to James Milson in 1839. The study area was subdivided and developed no earlier than c. 1860s. Between 1874 and 1891, a single dwelling [3] and four outbuildings [4] [5] [6] [7] were constructed within the northern part of the study area. By 1943, these features were subsequently demolished and replaced with a large dwelling facing Alfred Street [8] and associated garden [9]. Both the dwelling [8] and garden [9] were demolished by 1970 to make way for two multi-storey buildings with associated basements, one facing Alfred Street [10] and the other facing Little Alfred Street [11]. Features [10] and [11] are extant and so have not been assessed for archaeological potential.

The potential archaeological resources within the study area are thus summarised in Table 3. Assumptions relating to the archaeological potential of the study area are also presented in Figure 4.

**Table 3 Archaeological resources, integrity and archaeological potential of features identified within the study area**

| Feature No.                                            | Description                                                              | Potential archaeological resources                                                                                                                                                                                                                                                                                                 | Possible construction date | Latest demolition date | Disturbance                                                                                                                                                                                                       | Integrity | Archaeological potential |
|--------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|
| <b>Phase 1—Milson's grant</b>                          |                                                                          |                                                                                                                                                                                                                                                                                                                                    |                            |                        |                                                                                                                                                                                                                   |           |                          |
| –                                                      | Landscape features to support pastoral land-use—cattle and dairy farming | <ul style="list-style-type: none"> <li>Fencing postholes</li> </ul>                                                                                                                                                                                                                                                                | 1839–1860s                 | c. 1860s               | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad-scale deep excavation for basement of 1960s multi storey apartment buildings [10] and [11]</li> <li>Underground services</li> </ul> | Poor      | Low                      |
| 1                                                      | Potential dwelling on Milson's grant                                     | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill / or structural timber posts and wall plates, with associated cuts and fill</li> <li>Underfloor occupation deposits surfaces</li> <li>Rubbish pits in vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul> | 1839–1860s                 | c. 1860s               | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad-scale deep excavation for basement of 1960s multi storey apartment buildings [10] and [11]</li> <li>Underground services</li> </ul> | Poor      | Low                      |
| <b>Phase 2—Subdivision and residential development</b> |                                                                          |                                                                                                                                                                                                                                                                                                                                    |                            |                        |                                                                                                                                                                                                                   |           |                          |
| 2                                                      | Brick property wall                                                      | <ul style="list-style-type: none"> <li>Stone or brick footings, associated cut and backfill deposit</li> </ul>                                                                                                                                                                                                                     | c. 1860s–1870s             | 1930–1943              | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad scale deep excavation for basement of 1960s multi storey apartment building [10]</li> </ul>                                         | Poor      | Low                      |
| 3                                                      | Dwelling facing Little Alfred Street                                     | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill</li> </ul>                                                                                                                                                                                                                  | c. 1860s–1870s             | 1930–1943              | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad scale deep excavation for basement of 1960s multi storey apartment building [11]</li> </ul>                                         | Poor      | Low                      |

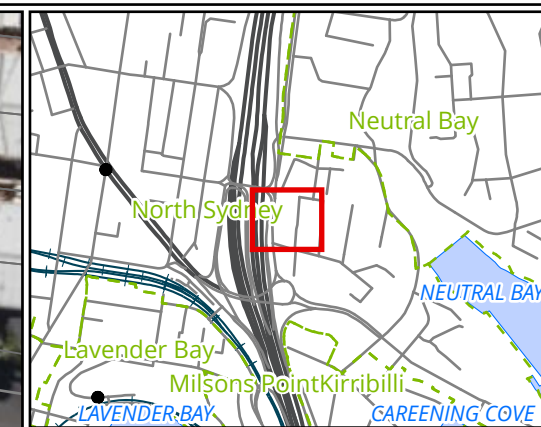
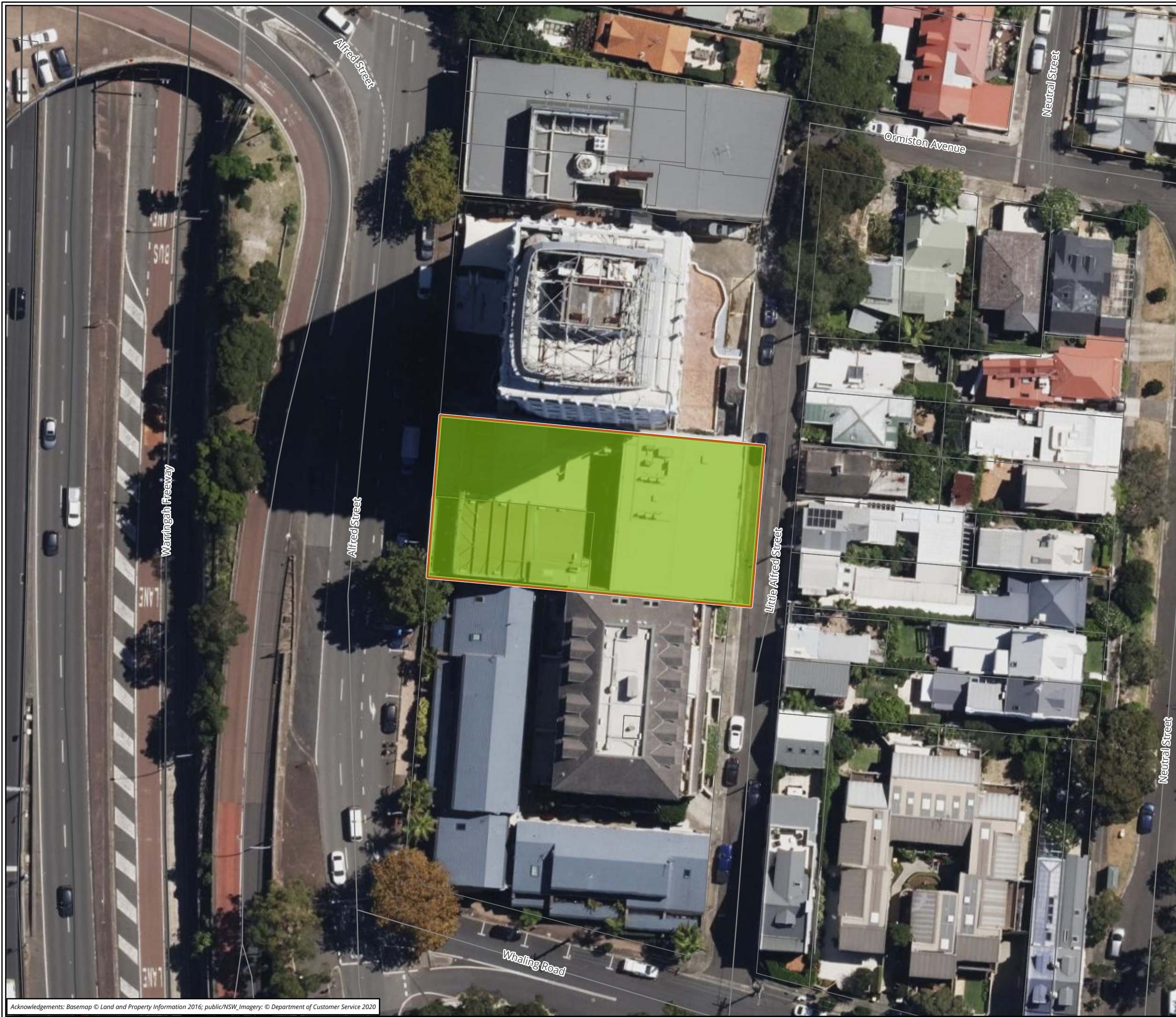
| Feature No. | Description                       | Potential archaeological resources                                                                                                                                                                                                                                                                                                                      | Possible construction date | Latest demolition date | Disturbance                                                                                                                                                                                             | Integrity | Archaeological potential |
|-------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|
|             |                                   | <ul style="list-style-type: none"> <li>Underfloor occupation deposits surfaces<sup>33</sup></li> <li>Rubbish pits in vicinity</li> <li>Wells, cisterns or cesspits in the vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul>                                                                                                         |                            |                        | <ul style="list-style-type: none"> <li>Underground services</li> </ul>                                                                                                                                  |           |                          |
| 4           | Outbuilding 1 associated with [3] | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill and / or structural timber posts and wall plates, with associated cuts and fill</li> <li>Brick or stone floor surface or compacted floor surfaces</li> <li>Rubbish pits in vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul> | c. 1860s–1870s             | 1930–1943              | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad scale deep excavation for basement of 1960s multi storey apartment building [11]</li> <li>Underground services</li> </ul> | Poor      | Low                      |
| 5           | Outbuilding 2 associated with [3] | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill and / or structural timber posts and wall plates, with associated cuts and fill</li> <li>Brick or stone floor surface or compacted floor surfaces</li> </ul>                                                                                     | c. 1860s–1870s             | 1930–1943              | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad scale deep excavation for basement of 1960s multi storey apartment building [11]</li> <li>Underground services</li> </ul> | Poor      | Low                      |

<sup>33</sup> Tongue and groove floorboards, which reduce the likelihood for accumulation of underfloor occupation deposits, were introduced to Australia in the late 1820s and began to be locally produced in about 1840. However, both types of boards continued to be used throughout the 19th century (Long 2005). For example, underfloor deposits have been found associated with 1870s terraces at the New Children's Court site at 66–78 Albion Street, Surry Hills (Austral Archaeology Pty Ltd 2017)

| Feature No. | Description                       | Potential archaeological resources                                                                                                                                                                                                                                                                                                                      | Possible construction date | Latest demolition date | Disturbance                                                                                                                                                                                             | Integrity | Archaeological potential |
|-------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|
|             |                                   | <ul style="list-style-type: none"> <li>Rubbish pits in vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul>                                                                                                                                                                                                                            |                            |                        |                                                                                                                                                                                                         |           |                          |
| 6           | Outbuilding 3 associated with [3] | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill and / or structural timber posts and wall plates, with associated cuts and fill</li> <li>Brick or stone floor surface or compacted floor surfaces</li> <li>Rubbish pits in vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul> | c. 1860s–1870s             | 1930–1943              | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad scale deep excavation for basement of 1960s multi storey apartment building [11]</li> <li>Underground services</li> </ul> | Poor      | Low                      |
| 7           | Outbuilding 4 associated with [3] | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill and / or structural timber posts and wall plates, with associated cuts and fill</li> <li>Brick or stone floor surface or compacted floor surfaces</li> <li>Rubbish pits in vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul> | c. 1860s–1870s             | 1930–1943              | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad scale deep excavation for basement of 1960s multi storey apartment building [11]</li> <li>Underground services</li> </ul> | Poor      | Low                      |

| Feature No.                              | Description                                       | Potential archaeological resources                                                                                                                                                                                                                                   | Possible construction date | Latest demolition date | Disturbance                                                                                                                                                                                             | Integrity               | Archaeological potential |
|------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|
| 8                                        | Dwelling facing Alfred Street                     | <ul style="list-style-type: none"> <li>Foundations or strip footings, likely concrete and / or brick</li> <li>Cut and fill deposits and demolition fill deposits</li> <li>Subsurface services likely ceramic or metal pipes</li> <li>Cellars or basements</li> </ul> | 1918–1930                  | 1955–1970              | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad scale deep excavation for basement of 1960s multi storey apartment building [10]</li> <li>Underground services</li> </ul> | Poor–Fair <sup>34</sup> | Low                      |
| 9                                        | Large garden associated with [8]                  | <ul style="list-style-type: none"> <li>Cut and fill deposits</li> <li>Brick wall foundations</li> <li>Brick or stone pavers, path surface deposits (such as gravels)</li> </ul>                                                                                      | 1930–1943                  | 1955–1970              | <ul style="list-style-type: none"> <li>Subsequent developments</li> <li>Broad scale deep excavation for basement of 1960s multi storey apartment building [11]</li> <li>Underground services</li> </ul> | Poor                    | Low                      |
| <b>Phase 3—Commercial re-development</b> |                                                   |                                                                                                                                                                                                                                                                      |                            |                        |                                                                                                                                                                                                         |                         |                          |
| 10                                       | Multi-storey building facing Alfred Street        | <ul style="list-style-type: none"> <li>Feature extant. No archaeological resources.</li> </ul>                                                                                                                                                                       | 1955–1970                  | Extant                 | N/A                                                                                                                                                                                                     | N/A                     | N/A                      |
| 11                                       | Multi-storey building facing Little Alfred Street | <ul style="list-style-type: none"> <li>Feature extant. No archaeological resources.</li> </ul>                                                                                                                                                                       | 1955–1970                  | Extant                 | N/A                                                                                                                                                                                                     | N/A                     | N/A                      |

<sup>34</sup> Although deep, excavations for a one-level basement may not have impacted the full depth of existing cellars or basements and so there is a ‘fair’ degree of integrity likely for these specific features.



**Legend**

Study area

Lot

**Archaeological potential**

Low

**Figure 4 Assessment of archaeological potential**

0 5 10 15 20

Metres

Scale: 1:500@ A3

Coordinate System: GDA2020 MGA Zone 56

**biosis**  
APEM Group

Matter: 44595, Date: 29 April 2026,  
Prepared for: SA, Prepared by: BM, Last edited by: benjamin.mcfadden  
Location: P:\44500s\44595\Mapping\44595\_271\_Alfred\_Street\_North\_Sydney,  
Layout: 44595\_ADDA\_F8\_SurveyResults2

## Significance statement

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Despite there being low archaeological potential for the majority of archaeological resources to be present within the study area, should any resources have survived it is important to understand their potential heritage significance. A review of archaeological excavations in the vicinity (North Sydney and Kirribilli) has been undertaken in order to establish whether the potential archaeological resources within the study area may hold heritage significance. This review is presented in Appendix 2.

A significance statement for potential historical archaeological resources within the study area is presented below. Classifications of the designations used to assess the significance of the study area are defined in Appendix 3. A detailed significance assessment of each archaeological resource identified is presented in Appendix 4.

The study area contains a range of archaeological resources associated with its occupation and use since 1839 (Figure 5). Of these there are a number which have the potential to hold heritage significance at a local level, including:

- [1]: 1839 potential dwelling on Milson's grant
- [3]: c.1860s-1870s to 1891 dwelling facing Little Alfred Street
- [4] [5] [6] and [7]: c.1860s-1870s to 1891 outbuildings associated with the dwelling facing Little Alfred Street [3]

The archaeological resources associated with [1] [3] [4] [5] [6] have the potential to hold heritage value for their ability to contribute to our understanding of domestic life and accommodation in the context of both the early settlement of North Sydney ([1]) and its initial subdivision and residential development ([3] [4] [5] [6]). This is particularly relevant due to a lack of publicly available excavation data and reports on sites that have been subject to archaeological excavation within North Sydney, as well as the rarity of archaeological resources being identified where excavations have been conducted (see Appendix 2).

Depending on their integrity, the archaeological resources could comprise artefacts and remnant structures which could be considered to hold aesthetic or technical value due to their mid- to late-19th century dates. The resources could also demonstrate how the study area was used during the periods of initial settlement, growth, and development in North Sydney across the 19th century. However, due to high-level disturbances, all of the archaeological resources identified within the study area are considered to hold poor archaeological integrity and therefore low archaeological potential.

The remaining demolished features were introduced at later dates [8] [9] and are unlikely to provide any further information regarding land tenure, accommodation, domestic life, or persons and therefore would not expand or enrich our current understanding of these historic themes, nor do they meet the remaining heritage criteria of historical importance, technical/aesthetic value or ability to demonstrate the past. As such, they are therefore not significant at a local or State level.

The remaining features are extant [10] [11] and have not been assessed for archaeological significance as they remain extant.



- Legend**
- Study area
  - Lot
- Archaeological potential**
- Low
  - Structures with potential local heritage significance

**Figure 5 Archaeological resources with potential heritage significance**

0 5 10  
Metres

Scale: 1:250@ A3  
Coordinate System:  
GDA2020 MGA Zone 56

**biosis**  
APEM Group

Matter: 44595, Date: 30 April 2026,  
Prepared for: SA, Prepared by: BM, Last edited by: benjamin.mcfadden  
Location: P:\44500s\44595\Mapping\  
44595\_271\_Alfred\_Street\_North\_Sydney,  
Layout: 44595\_HAA\_F5\_Her\_Sig

## Impact assessment

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### Proposal details

The proposal involves two components: the SSD application and the concurrent rezoning of the site.

The SSD application component seeks consent for:

- Demolition of the existing building on the site;
- Construction of a 38-storey mixed-use development, comprising:
  - 9 levels of basement car parking, comprising plant and bicycle storage area;
  - Commercial tenancies on Level 2;
  - Residential uses on levels 3 and above, comprising 95 apartments.
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.
- Lot amalgamation and stratum subdivision of the site.

The rezoning component seeks consent to amend the *North Sydney Local Environment Plan 2013* (NLEP 2013), comprising

- Rezone the land use zone of the site from E2 Commercial Centre to MU1 Mixed Use.
- Amend the maximum building height from 13 metres to RL 166 metres.
- Amend the maximum floor space ratio from 3.5:1 to 13.9:1.
- Introduce a site-specific clause requiring 15% of residential Gross Floor Area (GFA) to be used as affordable housing, and managed by a CHP for a period of at least 15 years.

For a detailed project description refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

### Impact to historical archaeology

This historical archaeological advice letter has been prepared to address impacts resulting from the proposed development on any archaeological items of significance within the study area. The study area was assessed as containing archaeological resources of significance at a local level (potential dwelling on Milson's grant [1], dwelling facing Little Alfred Street [3], and associated outbuildings [4] [5] [6] [7]) but these are considered to have low archaeological potential due to past disturbances (Figure 5). However, should any of these potentially significant archaeological resources have survived, the proposed works will have a direct impact upon these in the form of deep excavation for 9 levels of basements parking and amenities. A summary of impacts to these archaeological resources is presented in Table 4 and Figure 6.

As there is low potential for these features to remain due to high-level historical disturbances, no mitigation measures to avoid impacts to historically significant archaeology are required for the project (see following section).

**Table 4**      **Impact assessment of the proposed works on potentially significant archaeological resources**

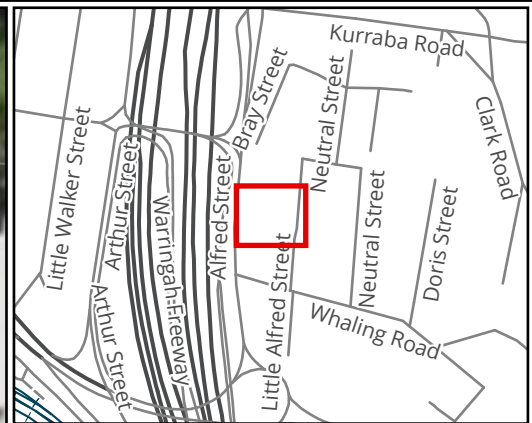
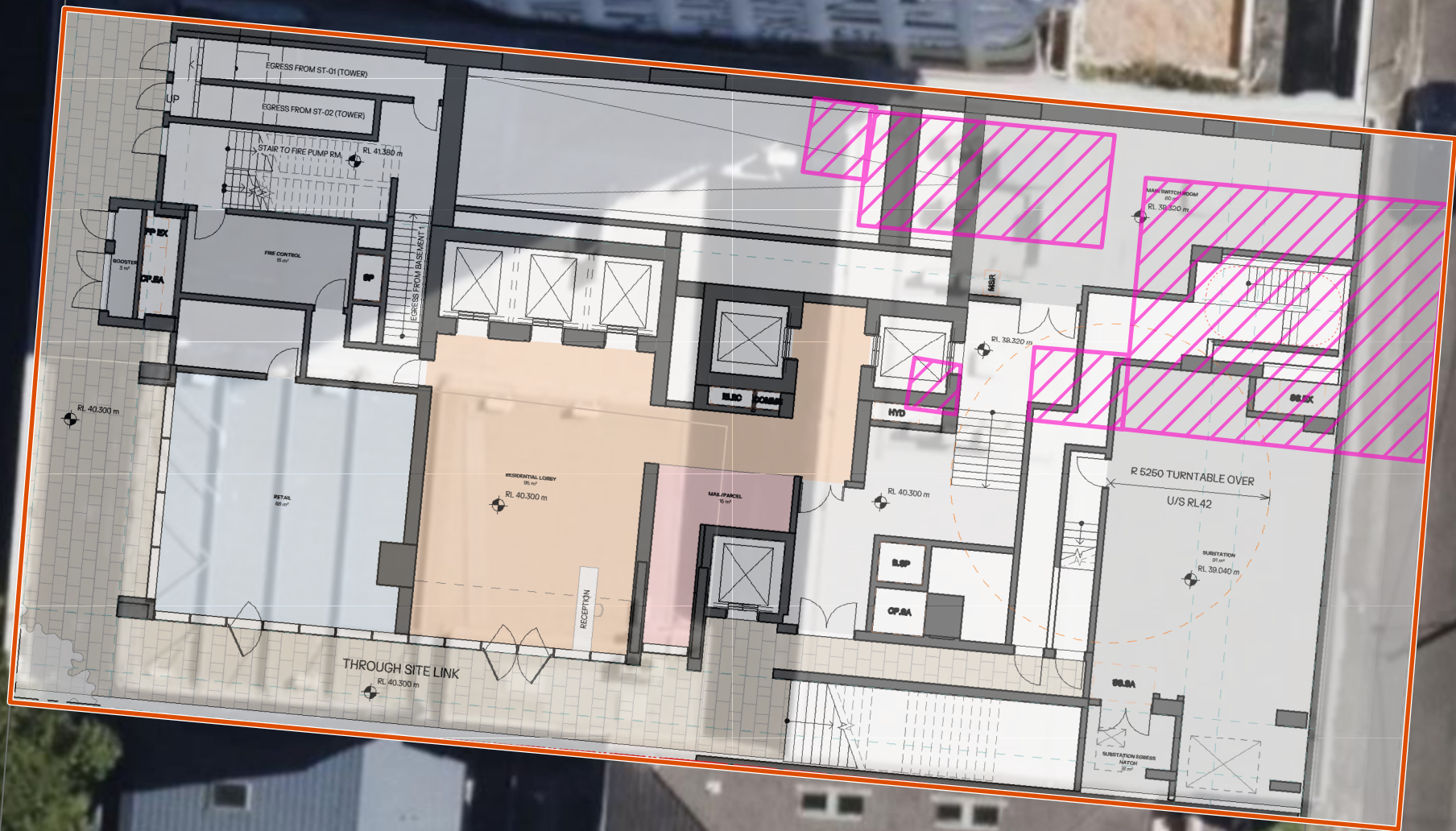
| Feature no.    | Description                                                               | Type of impact | Degree of impact |
|----------------|---------------------------------------------------------------------------|----------------|------------------|
| <b>1</b>       | Potential dwelling on Milson's grant                                      | Direct         | Total            |
| <b>3</b>       | Dwelling facing Little Alfred Street                                      | Direct         | Total            |
| <b>4 5 6 7</b> | Outbuildings associated with the dwelling facing Little Alfred Street [3] | Direct         | Total            |

### Cumulative impacts

There have been extensive impacts to archaeological resources within the study area already. The proposed extensive basement works will impact the entirety of the study area which was subject to medium levels of disturbance in the 1930s, as well as high levels of disturbance in the 1960s–1970s. No known archaeological excavation has occurred.

Alfred Street

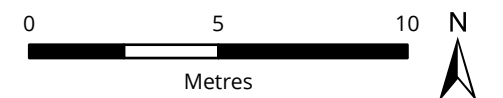
Little Alfred Street



### Legend

- Study area
- Lot
- Structures with potential local heritage significance

Figure 6 Impact assessment



Scale: 1:200@ A3  
Coordinate System:  
GDA2020 MGA Zone 56



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Prepared for: SA, Prepared by: BM, Last edited by: benjamin.mcfadden  
Location: P:\44500s\44595\Mapping\  
44595\_271\_Alfred\_Street\_North\_Sydney,  
Layout: 44595\_HAA\_F6\_ImpactAssessment

## Constraints and recommendations

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The results of background research undertaken in this assessment have indicated the following constraints to the project:

- No registered heritage items are recorded in the study area (Figure 3).
- Plans dated between 1839 and 1891 indicate that at least two dwellings were extant within the study area but have since been demolished.
- Aerial imagery from 1970 shows commercial re-development of the site, with the subsequent construction of two multi-storey buildings with basements and associated infrastructure within in the study area.

### Recommendations

#### Recommendation 1: No further works are required

Potential archaeological resources associated with the study area have been assessed as containing local level. However, due to high-level disturbances, all of the archaeological resources identified within the study area are considered to hold poor archaeological integrity and therefore low archaeological potential. Therefore, there are no further works required to investigate historical archaeology within the study area.

Should unexpected archaeology be uncovered during works that isn't included in this report, Recommendation 2 must be followed.

#### Recommendation 2: Unexpected finds protocol

Relics are historical archaeological resources of local or State significance and are protected in NSW under the =Heritage Act. Should unanticipated relics be discovered during the course of the project, the following steps should be taken:

1. If a find is identified, works should stop immediately around the find and the area should be protected.
2. The find should be reported to the project manager or supervisor.
3. A historical archaeologist should be contacted to identify the find.
4. If the find is a relic, a mitigation strategy must be developed and implemented. This could include avoidance of the find, test excavation or other mitigation measures.
5. If the find is a relic, notification to Heritage Council under Section 146 of the Heritage Act will be required.

Please contact me if you have any enquiries.

Yours sincerely



Megan Porter  
Heritage Consultant

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## Appendix 1 Archaeological assessment criteria

### Integrity of sub surface deposits

Classifications of the designations used to assess integrity of subsurface deposits are defined in Table 5 below.

**Table 5 Definitions of designations of subsurface deposit integrity**

| Integrity designation | Definition                                                                                                                                                                                                           |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | Potential archaeological resources would have been not at all affected by disturbances. They are likely to still be <i>in situ</i> and in very good condition.                                                       |
| <b>Good</b>           | Potential archaeological resources would have been minimally affected by disturbances. They are likely to still be <i>in situ</i> and in a good condition.                                                           |
| <b>Fair</b>           | Potential archaeological resources would have likely been impacted by disturbances but are still partially in place and not wholly destroyed.                                                                        |
| <b>Poor</b>           | Potential archaeological resources have been impacted by disturbances to a degree that has likely entirely destroyed or disrupted them. Little to none of the potential archaeological resource is likely to remain. |

### Summary of archaeological potential

The assessment of archaeological potential has been divided into the three categories outlined below in Table 6

**Table 6 Definitions of designations of archaeological potential**

| Potential designation | Definition                                                                                                                                                     |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>           | Based upon the documentary evidence and field investigation there is a high degree of certainty that archaeological features will occur within the study area. |
| <b>Moderate</b>       | Based upon the documentary evidence and field investigation it is probable that archaeological features could be present within the study area.                |
| <b>Low</b>            | Based upon the documentary evidence and field investigation it is unlikely that archaeological features could be present within the study area.                |

## Appendix 2 Comparative analysis

The study area has archaeological potential for mid- to late-19th century domestic deposits which may hold research potential value for their ability to shed light on the lives of North Sydney residents from the 1860s-1870s onwards. The potential archaeological resources may demonstrate the past use of the study area and the ways in which the site was occupied.

A review of archaeological excavations in the vicinity (North Sydney and Kirribilli) has been undertaken in order help establish whether the potential archaeological resources within the study area may hold heritage significance.

The review aimed to consider the findings of excavations and determine if sufficient examples of domestic deposits within the local area had been analysed and whether more information can be gained from the potential archaeological resources at 271–273 Alfred Street, North Sydney. However, while there were many assessments of sites prior to excavation for approval applications (for example, archaeological assessments, impact assessments, research designs and Section 140 excavation permit applications), limited examples of excavation reports could be located through publicly available repositories such as the Heritage NSW online library or NSW Archaeology Online.

A summary of available reports is presented in Table 7. Only two reports were identified within North Sydney, with two others sought from nearby Kirribilli. Without access to other excavation reports from the North Sydney area, it is difficult to confirm if sufficient information on the historical themes identified in Appendix 3 has been collected from past archaeological works.

**Table 7 Similar sites in the vicinity of the study area**

| Period                                                                                | Finds                                                                                                                                                                                                                                                                                                                                                                                                 | Heritage status                                                                                                                         |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Australian Catholic University Annexe, Mount Street, North Sydney<sup>35</sup></b> |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                         |
| <b>Pre-1880s</b>                                                                      | <ul style="list-style-type: none"> <li>Brickyard and associated residence.</li> <li>Limited brick footings related to brickyard.</li> <li>Demolition deposits.</li> </ul>                                                                                                                                                                                                                             | Not specifically addressed but there was limited, highly disturbed evidence of domestic occupation recovered archaeological testing.    |
| <b>34-40 Union Street<sup>36</sup></b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                         |
| <b>1850s</b>                                                                          | <ul style="list-style-type: none"> <li>Domestic site.</li> <li>Evidence of a double cess pit. two wells. a possible laundry, stables, and paved courtyards related to semi-detached residences.</li> <li>Evidence of adaption likely during the Great Drought of 1895-1903.</li> <li>Concluded that the recovered data provided little insight into the residents and their lives within a</li> </ul> | Concluded that the historical archaeological excavations 'affirmed the attribution of local archaeological significance'. <sup>38</sup> |

<sup>35</sup> (Archaeological Management & Consulting Group Pty Ltd 2001)

<sup>36</sup> (Australian Museum Consulting 2015)

<sup>38</sup> (Australian Museum Consulting 2015, p. 83)

| Period                                                                | Finds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Heritage status                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                       | <p>'relatively remote location in the mid-nineteenth century'.<sup>37</sup></p> <ul style="list-style-type: none"> <li>However, considered sufficient integrity to provide information regarding construction and later adaptation that was not available from another source of information.</li> </ul>                                                                                                                                                                                  |                                                                                                                                                                                                                                             |
| <b>63-65 Kirribilli Ave, Kirribilli<sup>39</sup></b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                             |
| <b>1860s</b>                                                          | <ul style="list-style-type: none"> <li>Domestic site, including boat shed bathing enclosure.</li> <li>Noted near absence of archaeological deposits and artefacts in the underfloor areas of the house despite limited disturbances.</li> </ul>                                                                                                                                                                                                                                           | Not directly addressed but concluded that the 'research agenda as set out in the excavation permit application was not achieved' due to lack of archaeological resources. <sup>40</sup>                                                     |
| <b>'Greencliffe' 51-53 Kirribilli Avenue, Kirribilli<sup>41</sup></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                             |
| <b>1860s</b>                                                          | <ul style="list-style-type: none"> <li>Domestic site.</li> <li>1880s–1920s structure extant but suspected earlier building phases within sub-surface deposits.</li> <li>Few deposits dated to the 19th century.</li> <li>Found that the south-west corner of the house could be dated to the initial building stage.</li> <li>Poorly preserved deposits at site of small weatherboard cottage, not possible to distinguish either the exact position of the house or deposits.</li> </ul> | Not directly addressed but concluded that 'the near absence of nineteenth-century deposits inside the house and the limited interpretative value of the remains... meant that [the research] questions could not be pursued'. <sup>42</sup> |

<sup>37</sup> (Australian Museum Consulting 2015, p. iii)

<sup>39</sup> (Casey & Lowe 2000)

<sup>40</sup> (Casey & Lowe 2000, p. 3)

<sup>41</sup> (Casey & Lowe 1995)

<sup>42</sup> (Casey & Lowe 1995, p. 4)

## Appendix 3 Significance assessment criteria

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An assessment of heritage significance encompasses a range of heritage criteria and values. The heritage values of a site or place are broadly defined as the 'aesthetic, historic, scientific or social values for past, present or future generations'.<sup>43</sup> This means a place can have different levels of heritage value and significance to different groups of people.

A detailed set of criteria for assessing the State's cultural heritage was published by the (then) NSW Heritage Office. These criteria are divided into two categories: nature of significance, and comparative significance.

Heritage assessment criteria in NSW fall broadly within the four significance values outlined in the Burra Charter. The Burra Charter has been adopted by state and Commonwealth heritage agencies as the recognised document for guiding best practice for heritage practitioners in Australia. The four significance values are:

- Historical significance (evolution and association).
- Aesthetic significance (scenic/architectural qualities and creative accomplishment).
- Scientific significance (archaeological, industrial, educational, research potential and scientific significance values).
- Social significance (contemporary community esteem).

The NSW Heritage Office issued a more detailed set of assessment criteria to provide consistency with heritage agencies in other States and to avoid ambiguity and misinterpretation. These criteria are based on the Burra Charter. The following SHR criteria were gazetted following amendments to the Heritage Act that came into effect in April 1999:

- **Criterion (a):** 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).
- **Criterion (b):** 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).
- **Criterion (c):** an item is important in demonstrating the aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
- **Criterion (d):** an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
- **Criterion (e):** 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).
- **Criterion (f):** an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

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<sup>43</sup> (Heritage Office 2001)

- **Criterion (g):** 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.

## Levels of heritage significance

Items, places, buildings, works, relics, movable objects or precincts can be of either local or state heritage significance, or have both local and state heritage significance. Places can have different values to different people or groups.

### Local heritage items

Local heritage items are those of significance to the local government area. In other words, they contribute to the individuality and streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage. They may have greater value to members of the local community, who regularly engage with these places and/or consider them to be an important part of their day-to-day life and their identity. Collectively, such items reflect the socio-economic and natural history of a local area. Items of local heritage significance form an integral part of the State's environmental heritage.

### State heritage items

State heritage items, places, buildings, works, relics, movable objects or precincts of state heritage significance include those items of special interest in the state context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection or association with the state in its broadest sense.

## NSW Heritage Criteria for Assessing Significance related to Archaeological Sites and Relics

Whilst the 'research potential' of an archaeological site and its component 'relics' is clearly a key assessment criterion for archaeological significance, a research only approach may limit the consideration of an archaeological site's other heritage values. Archaeological significance may be linked to other significance categories especially where sites were created as a result of a specific historic event or decision, or when sites have been the actual location of particular incidents, events or occupancies.<sup>44</sup> The following criteria has been developed by the Heritage Council of NSW in order to properly assess the significance of archaeological sites and relics.

### Archaeological Research Potential (NSW Heritage Criterion E)

Archaeological research potential refers to the ability of archaeological evidence to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site.

The research potential of a site is also affected by the integrity of the archaeological resource within a study area. If a site is disturbed, then vital contextual information that links material evidence to a stratigraphic sequence may be missing and it may be impossible to relate material evidence to activities on a site. This is generally held to reduce the ability of an archaeological site to answer research questions.

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<sup>44</sup> (NSW Heritage Branch, Department of Planning 2009)

Assessment of the research potential of a site also relates to the level of existing documentation of a site and of the nature of the research done so far (the research framework), to produce a 'knowledge' pool to which research into archaeological remains can add.

Background research identified four national historical themes relevant to the study area that correlated to four state themes. Table 8 identifies the NSW historical themes that are relevant to the study area. No local thematic history was identified.

**Table 8 Identified historical themes for the study area**

| National theme               | NSW theme     | Description                                                                                                                                  |
|------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building a Nation</b>     | Land tenure   | Includes places associated with the forced dispossession of First Nations people as a result of colonial and post-colonial conflict/contact. |
|                              | Accommodation | Activities associated with the provision of accommodation, and particular types of accommodation.                                            |
| <b>Living as Australians</b> | Domestic life | Activities associated with creating, maintaining, living in and working around houses and institutions.                                      |

#### Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B & D).

Archaeological remains may have particular associations with individuals, groups and events which may transform mundane places or objects into significant items through the association with important historical occurrences.

#### Aesthetic or technical significance (NSW Heritage Criterion C)

Whilst the technical value of archaeology is usually considered as 'research potential' aesthetic values are not usually considered to be relevant to archaeological sites. This is often because until a site has been excavated, its actual features and attributes may remain unknown. It is also because aesthetic is often interpreted to mean attractive, as opposed to the broader sense of sensory perception or 'feeling' as expressed in the Burra Charter.

Nevertheless, archaeological excavations which reveal highly intact and legible remains in the form of aesthetically attractive artefacts, aged and worn fabric and remnant structures, may allow both professionals and the community to connect with the past through tangible physical evidence

#### Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G).

Archaeological remains have an ability to demonstrate how a site was used, what processes occurred, how work was undertaken and the scale of an industrial practice or other historic occupation. They can demonstrate the principal characteristics of a place or process that may be rare or common.

A site may best demonstrate these aspects at the time of excavation. It may also be possible to explain the nature of the site and demonstrate past practices via public interpretation either before, during, or after excavation.

## Appendix 4 Detailed assessment of significance

**Table 9** Significance assessment for historical archaeological features within the study area

| No.                    | Description                                | Potential archaeological resource                         | NSW Heritage Criteria |          |    |             | Conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|--------------------------------------------|-----------------------------------------------------------|-----------------------|----------|----|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |                                            |                                                           | E                     | A, B & D | C  | A, C, F & G |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Phase 1—Milson’s grant |                                            |                                                           |                       |          |    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| –                      | Pastoral land-use—cattle and dairy farming | <ul style="list-style-type: none"><li>Postholes</li></ul> | No                    | No       | No | No          | <p>Pastoral use of the land occurred within the study area between 1839 and c 1860s with the establishment of Milson’s dairy and cattle farm. The archaeological resources associated with the farm are considered to have low archaeological potential due to high disturbances.</p> <p>On their own, the archaeological traces of postholes are unlikely to provide any further information regarding land tenure, accommodation, domestic life, or persons and therefore would not expand or enrich our current understanding of these thematic histories. Only together with a dwelling or any associated outbuildings located outside of the study area would the archaeological traces provide additional information on site formation processes that could complete our picture of the site as a whole.</p> <p>If present, the limited archaeological traces of the pastoral land-use are unlikely to provide any further information regarding land tenure, accommodation, domestic life, or persons, and therefore would not expand or enrich our current understanding of these thematic histories. That is, the feature contains no archaeological resources that could be associated with important individuals, groups or events, and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used beyond the aerial imagery available, or further our knowledge of the study area or wider regions’ historic occupation.</p> <p>Therefore, the archaeological resources associated with Milson’s pastoral use of the study area do not have the potential to hold heritage significance at a local level.</p> |

| No.                                                    | Description                          | Potential archaeological resource                                                                                                                                                                                                                      | NSW Heritage Criteria |          |     |             | Conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|-----|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        |                                      |                                                                                                                                                                                                                                                        | E                     | A, B & D | C   | A, C, F & G |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1                                                      | Potential dwelling on Milson's grant | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill</li> <li>Underfloor occupation deposits surfaces</li> <li>Rubbish pits in vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul> | Yes                   | Yes      | Yes | Yes         | <p>The potential dwelling on Milson's grant [1] was introduced to the study area from 1839. The study area was owned by the James Milson who was a significant early-19th century settler nicknamed the 'first pioneer' of North Sydney.</p> <p>The potential dwelling and associated features were likely demolished by the 1860s during the subdivision of Milson's grant. Later development in the 1970s following the commercial re-development of the site (multi-storey building [11]) involved deep excavations for a basement well below street level. Therefore, the archaeological resources associated with the dwelling are considered to have low archaeological potential due to high disturbances.</p> <p>However, if present, these resources could contribute rare insight into our understanding of settlement, land-use, and domestic life in the context of early- to mid-19th century North Sydney. Structural remains and artefact deposits could provide information on construction dates and site formation processes that may be of value to understanding development and domestic life in this period. Depending on their integrity, the remnant structures and potential artefactual deposits could be considered to hold aesthetic or technical value due to their date.</p> <p>The limited available excavation reports reviewed for this assessment contained evaluations of local significance for archaeological resources associated with dwellings later than this period. Due to their earlier date, the archaeological resources associated with potential dwelling on Milson's grant [1] therefore have the potential to hold heritage significance at a local level.</p> |
| <b>Phase 2—Subdivision and residential development</b> |                                      |                                                                                                                                                                                                                                                        |                       |          |     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2                                                      | Brick property wall                  | <ul style="list-style-type: none"> <li>Stone or brick footings, associated cut and backfill deposit</li> </ul>                                                                                                                                         | No                    | No       | No  | No          | <p>The brick property wall was introduced to the study area from at least c. 1860s-1970s to 1891. The archaeological resources associated with the farm are considered to have low archaeological potential due to high disturbances.</p> <p>The study area was owned by the Walford-Smiths who are not associated with any significant events or groups. On their own, the archaeological traces of a brick wall are unlikely to provide any further information regarding land tenure, accommodation, domestic life, or persons and therefore would not expand or enrich our current understanding of these thematic histories. Only together with a dwelling or any associated outbuildings located outside of the study area would the archaeological</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| No. | Description                          | Potential archaeological resource                                                                                                                                                                                                                      | NSW Heritage Criteria |          |     |             | Conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|-----|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                      |                                                                                                                                                                                                                                                        | E                     | A, B & D | C   | A, C, F & G |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     |                                      |                                                                                                                                                                                                                                                        |                       |          |     |             | <p>traces provide additional information on site formation processes that could complete our picture of the site as a whole.</p> <p>If present, the archaeological traces of the brick wall are unlikely to provide any further information regarding land tenure, accommodation, domestic life, or persons, and therefore would not expand or enrich our current understanding of these thematic histories. That is, the feature contains no archaeological resources that could be associated with important individuals, groups or events, and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used beyond the aerial imagery available, or further our knowledge of the study area or wider regions' historic occupation.</p> <p>Therefore, the archaeological resources associated with the brick property wall do not have the potential to hold heritage significance at a local level.</p>                                                                                                                                                                                                                                                                                                                                                                                                |
| 3   | Dwelling facing Little Alfred Street | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill</li> <li>Underfloor occupation deposits surfaces</li> <li>Rubbish pits in vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul> | Yes                   | No       | Yes | Yes         | <p>The dwelling facing Little Alfred Street [3] was introduced to the study area from at least c. 1860s-1870s to 1891.</p> <p>The dwelling and associated features were demolished between 1930–1943 to make way for the construction of a garden associated with another dwelling facing Alfred Street [8] The garden likely impacted any archaeological resources to a limited degree. However, subsequent development in the 1970s following the commercial re-development of the site (multi-storey building [11]) involved deep excavations for a basement well below street level. Therefore, the archaeological resources associated with the dwelling are considered to have low archaeological potential due to high disturbances.</p> <p>The study area was owned by the Walford-Smiths who are not associated with any significant events or groups. However, if present, these resources could contribute rare insight into our understanding of domestic life and accommodation in the context of mid- to late-19th century North Sydney. Structural remains and artefact deposits could provide information on construction dates and site formation processes that may be of value to understanding development and domestic life in this period within the local area. Depending on their integrity, the remnant structures and potential artefactual deposits could be considered to hold aesthetic or technical value due to their date.</p> |

| No.               | Description                      | Potential archaeological resource                                                                                                                                                                                                                                                                                                                       | NSW Heritage Criteria |          |     |             | Conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|-----|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   |                                  |                                                                                                                                                                                                                                                                                                                                                         | E                     | A, B & D | C   | A, C, F & G |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                   |                                  |                                                                                                                                                                                                                                                                                                                                                         |                       |          |     |             | The limited available excavation reports reviewed for this assessment contained evaluations of local significance for archaeological resources associated with dwellings of this period. Therefore, the archaeological resources associated with dwelling facing Little Alfred Street [3] have the potential to hold heritage significance at a local level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>4, 5, 6, 7</b> | Outbuildings associated with [3] | <ul style="list-style-type: none"> <li>Stone or brick footings and piers with associated cuts and fill and / or structural timber posts and wall plates, with associated cuts and fill</li> <li>Brick or stone floor surface or compacted floor surfaces</li> <li>Rubbish pits in vicinity</li> <li>Timber or brick lined drains in vicinity</li> </ul> | Yes                   | No       | Yes | Yes         | <p>The four outbuildings [4] [5] [6] [7] associated with the dwelling facing Little Alfred Street [3] were introduced to the study area from at least c. 1860s-1870s to 1891. The dwelling and associated features were demolished between 1930–1943 to make way for the construction of a garden associated with another dwelling facing Alfred Street [8] The garden likely impacted any archaeological resources to a limited degree. However, subsequent development in the 1970s following the commercial re-development of the site (multi-storey building [11]) involved deep excavations for a basement well below street level. Therefore, the archaeological resources associated with the dwelling are considered to have low archaeological potential due to high disturbances.</p> <p>The study area was owned by the Walford-Smiths who are not associated with any significant events or groups. However, if present, these resources could contribute rare insight into our understanding of domestic life and accommodation in the context of mid- to late-19th century North Sydney. Structural remains and artefact deposits could provide information on construction dates and site formation processes that may be of value to understanding development and domestic life in this period. Archaeological resources associated with kitchens and laundries have provided insights on themes such as socioeconomics, gender and household dynamics, as well as consumerism and diet. Depending on their integrity, the remnant structures and potential artefactual deposits could be considered to hold aesthetic or technical value due to their date.</p> <p>The limited available excavation reports reviewed for this assessment contained evaluations of local significance for archaeological resources associated with dwellings of this period. Therefore, the archaeological resources associated with four outbuildings [4] [5] [6] [7] associated with the dwelling facing Little Alfred Street [3] have the potential to hold heritage significance at a local level.</p> |

| No. | Description                      | Potential archaeological resource                                                                                                                                                                                                                                                                                   | NSW Heritage Criteria |          |    |             | Conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|----|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                  |                                                                                                                                                                                                                                                                                                                     | E                     | A, B & D | C  | A, C, F & G |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 8   | Dwelling facing Alfred Street    | <ul style="list-style-type: none"> <li>Foundations or strip footings, likely concrete or brick</li> <li>Cut and fill deposits and demolition fill deposits</li> <li>Subsurface services likely ceramic or metal pipes</li> <li>Cellars or basements</li> <li>Wells, cisterns or cesspits in the vicinity</li> </ul> | No                    | No       | No | No          | <p>The dwelling facing Alfred Street [8] was introduced to the study area between 1918 and 1930 by descendants of the Walford-Smiths who are not associated with any significant events or groups.</p> <p>Subsequent development in the 1970s following the commercial re-development of the site (multi-storey building [10]) involved deep excavations for a basement well below street level. Therefore, the archaeological resources associated with the dwelling are considered to have low archaeological potential due to high disturbances.</p> <p>The archaeological traces of the dwelling are unlikely to provide any further information regarding land tenure, accommodation, domestic life, or persons that cannot be ascertained from other resources, and therefore would not expand or enrich our current understanding of these thematic histories. That is, the feature contains no archaeological resources that could be associated with important individuals, groups or events, and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used beyond the aerial imagery available, or further our knowledge of the study area or wider regions' historic occupation.</p> <p>Any potential archaeological resources associated with the dwelling facing Alfred Street [8] are therefore not significant at a local or State level.</p> |
| 9   | Large garden associated with [8] | <ul style="list-style-type: none"> <li>Cut and fill deposits</li> <li>Brick wall foundations</li> <li>Brick or stone pavers, path surface deposits (such as gravels)</li> </ul>                                                                                                                                     | No                    | No       | No | No          | <p>The large garden [9] associated with the dwelling facing Alfred Street [8] was introduced to the study area between 1930 and 1943 by descendants of the Walford-Smiths who are not associated with any significant events or groups.</p> <p>Subsequent development in the 1970s following the commercial re-development of the site (multi-storey building [11]) involved deep excavations for a basement well below street level. Therefore, the archaeological resources associated with the dwelling are considered to have low archaeological potential due to high disturbances.</p> <p>The archaeological traces of the large garden are unlikely to provide any further information regarding land tenure, accommodation, domestic life, or persons that cannot be ascertained from other resources, and therefore would not expand or enrich our current understanding of these thematic histories. That is, the feature contains no archaeological resources that could be associated with important</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| No. | Description | Potential archaeological resource | NSW Heritage Criteria |          |   |             | Conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|-------------|-----------------------------------|-----------------------|----------|---|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |             |                                   | E                     | A, B & D | C | A, C, F & G |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|     |             |                                   |                       |          |   |             | <p>individuals, groups or events, and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used beyond the aerial imagery available, or further our knowledge of the study area or wider regions' historic occupation.</p> <p>Any potential archaeological resources associated with the large garden [9] associated with the dwelling facing Alfred Street [8] are therefore not significant at a local or State level.</p> |

