

Historical Archaeological Impact Assessment

1A Lyons Road, Drummoyne
Wangal Country

Prepared for
Scalabrini Village Pty Ltd
August 2024


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CONTENTS

Executive Summary	6
Conclusions	6
Recommendations	7
1. Introduction	9
1.1. Subject site	9
1.2. Proposed Works	9
1.3. Methodology	13
1.4. Authorship	13
1.5. Limitations	13
2. Statutory Context	19
2.1. Heritage Controls	19
2.1.1. Environment Protection and Biodiversity Conservation Act 1999	19
2.1.2. Heritage Act 1977 (NSW)	19
2.1.3. Canada Bay Local Environmental Plan 2013	20
2.1.4. The City of Canada Bay Development Control Plan 2023	20
2.2. Heritage Lists & Registers	21
2.2.1. NSW State Heritage Inventory	21
2.2.2. Australian Heritage Database	21
2.3. Summary	21
3. Archaeological Context	23
3.1. Historical Overview	23
3.1.1. Timeline	23
3.1.2. Phase 1 – Early Land Grants (1788-1806)	25
3.1.3. Phase 2 – Five Dock Farm (1806-1890)	25
3.1.4. Phase 3 – Development of the Subject Curtilage (1890–1958)	31
3.1.5. Phase 4 – Little Sisters of the Poor (1958-1999)	39
3.1.6. Phase 5 – Scalabrini Village (1999–Present)	42
3.1.7. Historical phasing	43
3.2. Site Inspection	45
3.3. Previous Archaeological Investigations	48
3.3.1. Investigations of Subject site	48
3.3.2. Investigations of Surrounding Area	48
3.4. Geotechnical investigations	49
3.5. Historical Disturbance	51
3.6. Summary	54
4. Archaeological Potential	55
4.1. Framework for Assessment	55
4.2. Assessment of Archaeological Potential	55
4.3. Summary	2
5. Significance Assessment	3
5.1. Framework for Assessment	3
5.2. Assessment of Significance	3
5.3. Statement of Significance	6
5.4. Summary	7
6. Impact Assessment	9
7. Conclusions & Recommendations	11
Conclusions	11
Recommendations	11
8. References	13

Disclaimer.....	14
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FIGURES

Figure 1 – Regional location of the subject site.....	11
Figure 2 – Location of the subject site.....	12
Figure 3 – Floor plan of proposed basement level.	14
Figure 4 – Floor plan of proposed lower ground floor.	15
Figure 5 – Ground Floor	16
Figure 6 – Section 01.....	17
Figure 7 – Sections 02.....	18
Figure 8 – Heritage Context	22
Figure 9 – Transfer to John Harris on 1 January 1808 with the approximate location of the subject site in red outline.	27
Figure 10 – Map of Five Dock Farm in 1837 drawn and published by E.D. Barlow. The map pictures the site next to Lyons Road and next to a waterway to the east.....	28
Figure 11 – Extract of an undated parish map likely to date from the late 19 th Century showing a wharf as labelled within the subject site.	29
Figure 12 – Extract of Parish Map ‘Abercrombie’s Land’ dating between 1840 and 1853. Note that the current subject site boundary does not line up with the mid 19 th Century road placement. The placement of King Road may have been re-designed when it became St George’s Crescent.	30
Figure 13 - Transfer to Jessie Isabel Martin on 19 February 1902.	32
Figure 14 – Undated Metropolitan Board of Water Supply and Sewerage (M.W.S & D.B) map of Drummoyne (Sheet 381 subject site (outlined in red).....	33
Figure 15 – Map of the Drummoyne area in 1914 showing the subject site as having been further subdivided.....	34
Figure 16 – Transfer to Joan Hall on 14 September 1942.	35
Figure 17 – Aerial image c.1943 with the subject curtilage outlined in red.	36
Figure 18 – Aerial image c.1955 with the subject curtilage outlined in red.	37
Figure 19 – Transfer to the ‘Little Sisters of the Poor’ on 5 August 1958.....	38
Figure 20 –Aerial image c.1965 with the subject curtilage outlined in red.	39
Figure 21 – Extract of Sydney Water map from 1966 showing the construction of the three central buildings within the subject site.	40
Figure 22 – Aerial image c.1986 with the subject curtilage outlined in red.	41
Figure 23 - Aerial image c.2005 with the subject curtilage outlined in red.	42
Figure 24 – Historical phasing within the subject site.....	44
Figure 25 - View of the subject site from the north end of Lyons Road showing two sets of apartment complexes in the foreground and background (facing south-west).....	46
Figure 26 - Northern portion of the subject site showing gardens, paths and northern apartment complexes (facing south-west).	46
Figure 27 - Northern portion of subject site showing garden and north-eastern boundary which faces onto Parramatta River (facing east).....	46
Figure 28 - Northern corner of subject site showing extant café building (facing north-west).	46
Figure 29 – North-eastern boundary of subject site showing the sea wall for Parramatta River (facing south-east). Note height difference between sea level and ground level.....	46
Figure 30 – Northern portion of the subject site showing the road to the underground car park area (facing south).	46
Figure 31 – View of underground carpark which extends across a midsection of the subject site (facing south).	47
Figure 32 – View of western boundary of the subject site showing corner of the western square roofed apartment block (facing south-west). This is where the team accessed the basement area.....	47
Figure 33 – View of the basement (facing north-west). Note the stone walls appear to be man made rather than natural sandstone.....	47

Figure 34 – View of the basement (facing south-west). Note the stone walls appear to be manmade rather than natural sandstone.....	47
Figure 35 – Borehole locations within the subject site.	50
Figure 36 – Overlay of 1958 land titles map on current aerial photograph indicating location of “former high water mark” and extent of land reclamation.	52
Figure 37 – Map of historical disturbance.....	53
Figure 38 – Historical archaeological potential within the subject site. Please refer Table 4 below for further information.....	1
Figure 39 – Archaeological Significance	8
Figure 40 – Overlay of proposed basement level on footprint on map of archaeological significance.	10

TABLES

Table 1 – SEARs requirement.....	6
Table 2 - Summary of assessed archaeological potential and significance.....	6
Table 3 – SEARs requirement.....	9
Table 4 – Important dates and events	23
Table 5 – Assessment of Archaeological Potential	1
Table 6 – Summary of Historical Archaeological Potential.....	2
Table 7 – Assessment of significance	3
Table 8 - Summary of assessed archaeological potential and significance.....	7
Table 9 - Summary of assessed archaeological potential and significance.....	11

EXECUTIVE SUMMARY

Urbis has been commissioned by Scalabrini Village Ltd (the Proponent) to conduct a Historical Archaeological Impact Assessment (HAIA) for the site at 1A Lyons Road, Drummoyne, NSW, legally referred to as Lots 1-2 DP 3771, Lot 160 DP 5279, Lot A DP 430837 and Lot 1 DP 442282 (the subject site). The subject site is located within the City of Canada Bay Local Government Area (LGA).

The HAIA has been prepared to support a State Significant Development Application (SSDA) (SSD-64388218), which seeks approval for a seniors housing development comprising substantial internal alteration and minor additions to the existing building form on the site to provide a new and integrated residential care and accommodation facility at 1A Lyons Road, Drummoyne.

DPHI provided industry specific Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Assessment (EIS) in support of the proposed development on 6 November 2023. The report has been prepared to accompany the EIS. It addresses the relevant requirements of the SEARs for the project. A summary of the relevant SEARs is listed below.

Table 1 – SEARs requirement

SEARs reference	Key Assessment Requirement	Comment
20	Environmental Heritage (Archaeological Assessment)	Urbis will provide a Historical Archaeological Impact Assessment to addresses this requirement.

The HAIA has concluded the following in relation to the historical archaeological potential and significance of the subject site and the impacts of the proposed works:

CONCLUSIONS

The HAIA has concluded the following in relation to the historical archaeological potential and significance of the subject site and the impacts of the proposed works:

Archaeological Potential and Significance

Table 2 - Summary of assessed archaeological potential and significance

Historical Phase	Potential	Potential Significance
Phase 1 Early Land Grants (1788-1806)	South-western portion of the site: Low North-eastern portion of the site: Nil	State
Phase 2 Five Dock Farm (1806-1890)	South-western portion of the site: Low North-eastern portion of the site: Nil	State
Phase 3 Development of the Subject Curtilage (1890-1958)	Structural remains of the former villas: Low (outside of basement footprint) Nil (inside basement footprint) Structural remains of the former tennis court, toilet block and baths: Nil	Nil
Phase 4 Little Sisters of the Poor (1958-1999)	Brick institutional buildings: High (extant). Structural remains of ancillary buildings: Low	Nil

Historical Phase	Potential	Potential Significance
Phase 5 Scalabrini Village (1999-Present)	Nil	Nil

Impact Assessment

This assessment has concluded that the proposal will not impact any historical archaeological remains. In the unlikely event that archaeological remains are identified, it is likely they would be of low integrity and not in situ. On the basis of this assessment, an Unexpected Finds and Human Remains Procedure is recommended to manage any potential archaeological remains that may be identified.

RECOMMENDATIONS

Recommendation 1 – Submission of Report with SSD-64388218

This Historical Archaeological Impact Assessment should be submitted with the EIS for SSD-64388218 as a record of the assessment that has been undertaken to fulfil Item 20 of the SEARs.

Recommendation 2 – Unexpected Finds and Human Remains Procedure

Although the likelihood of the subject site retaining any historical relics is low, it is recommended that unexpected finds and human remains procedures be implemented as harm mitigation measures post SSDA approval and prior to construction.

If any archaeological deposits or features are unexpectedly discovered during any site works, the following steps must be carried out:

1. All works within the vicinity of the find must immediately stop. The find must not be moved 'out of the way' without assessment. The find must be cordoned-off and signage installed to avoid accidental impact.
2. The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist.
3. The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and notification of the discovery of a relic to Heritage NSW in accordance with S.146 of the Heritage Act 1977.
4. Depending on the significance of the find, reassessment of the archaeological potential of the subject site may be required and further archaeological investigation undertaken.
5. Reporting may need to be prepared regarding the find and approved management strategies.
6. Works in the vicinity of the find would only recommence upon receipt of approval from Heritage NSW.

Should clearly identifiable human remains be uncovered anywhere within the subject site, the following procedure should be implemented:

1. All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact.
2. The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555).
3. The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist.
4. Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives.
5. Works are not to recommence until the find has been appropriately managed.

6. In the event that bones are uncovered which may be human but cannot be confirmed by onsite staff, a suitably qualified archaeologist or heritage specialist should be contacted in the first instance to determine how to proceed.

1. INTRODUCTION

Urbis has been commissioned by Scalabrini Village Ltd (the Proponent) to conduct a Historical Archaeological Impact Assessment (HAIA) for the site at 1A Lyons Road, Drummoyne, NSW, legally referred to as Lots 1-2 DP 3771, Lot 160 DP 5279, Lot A DP 430837 and Lot 1 DP 442282 (the subject site) (Figure 1 and Figure 2). The subject site is located within the City of Canada Bay Local Government Area (LGA).

The HAIA has been prepared to support a State Significant Development Application (SSDA) (SSD-64388218), which seeks approval for a seniors housing development comprising substantial internal alteration and minor additions to the existing building form on the site to provide a new and integrated residential care and accommodation facility at 1A Lyons Road, Drummoyne.

DPHI provided industry specific Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Assessment (EIS) in support of the proposed development on 6 November 2023. The report has been prepared to accompany the EIS. It addresses the relevant requirements of the SEARs for the project. A summary of the relevant SEARs is listed below.

Table 3 – SEARs requirement

SEARs reference	Key Assessment Requirement	Comment
20	Environmental Heritage (Archaeological Assessment)	Urbis will provide a Historical Archaeological Impact Assessment to addresses this requirement.

This HAIA has been undertaken as a means of addressing the above stated concerns by investigating historical archaeological potential within the subject site, assessing the significance of potential resources and investigating the potential impact of the proposed works on those archaeological resources. The current report presents the results of the HAIA.

1.1. SUBJECT SITE

The subject site is located at 1A Lyons Road, Drummoyne and is within the Canada Bay LGA. The legal description of the site is Lot A in DP 430837, Lot 1 in DP 442282, Lot 1 and 2 in DP 3771 and Lot 160 in DP 5279. The site is owned by Scalabrini. The site has an approximate area of 7527m², is rectangular in shape and is located on a corner block with a frontage to Lyons Road and St Georges Crescent. The site is located approximately 6.5km to the west of the Sydney Central Business District (CBD).

The site accommodates two primary buildings being 'Piacenza' toward the rear of the site which is four storeys in height sitting over a basement car park with uninterrupted views of the Parramatta River; and 'Como' towards the front of the site which is six storeys in height with a frontage to St Georges Crescent. These existing buildings are currently vacant and have not been in use for the last four years. Pedestrian and vehicular access to the site is from St Georges Crescent and Lyons Road.

The site is located within an established urban area, which is characterised by a variety of building forms, heights, ages and architectural styles. The mixture of surrounding land uses includes predominantly low, medium and high-density residential uses.

1.2. PROPOSED WORKS

The SSDA (SSD-64388218) seeks consent for:

- Site enabling works including demolition works, earthworks, structural upgrades, services upgrades, and landscaping.
- Retention of the majority of the existing major structures on site.
- Demolition of minor external structures and changes to the facades (including the provision of new balconies) and roof design.
- Minor building additions and physical connections between existing buildings within the site.

- Internal reconfigurations to provide for an updated seniors' housing typology, involving:
 - Reconfiguration of the existing residential care facility building known as 'Como' to accommodate 34 independent living units (ILU).
 - Minor reconfiguration of the existing ILU building known as 'Piacenza' to accommodate 20 ILU.
 - Provision of a specific care hub including two specialised care rooms with associated registered nurse and care staff room, kitchen, lounge room, treatment room and communal facilities within the lower ground level of the 'Piacenza' building.
- Refurbishment of the existing standalone waterfront café, which will be operated by Scalabrini and service site residents.
- Provision of basement car parking.

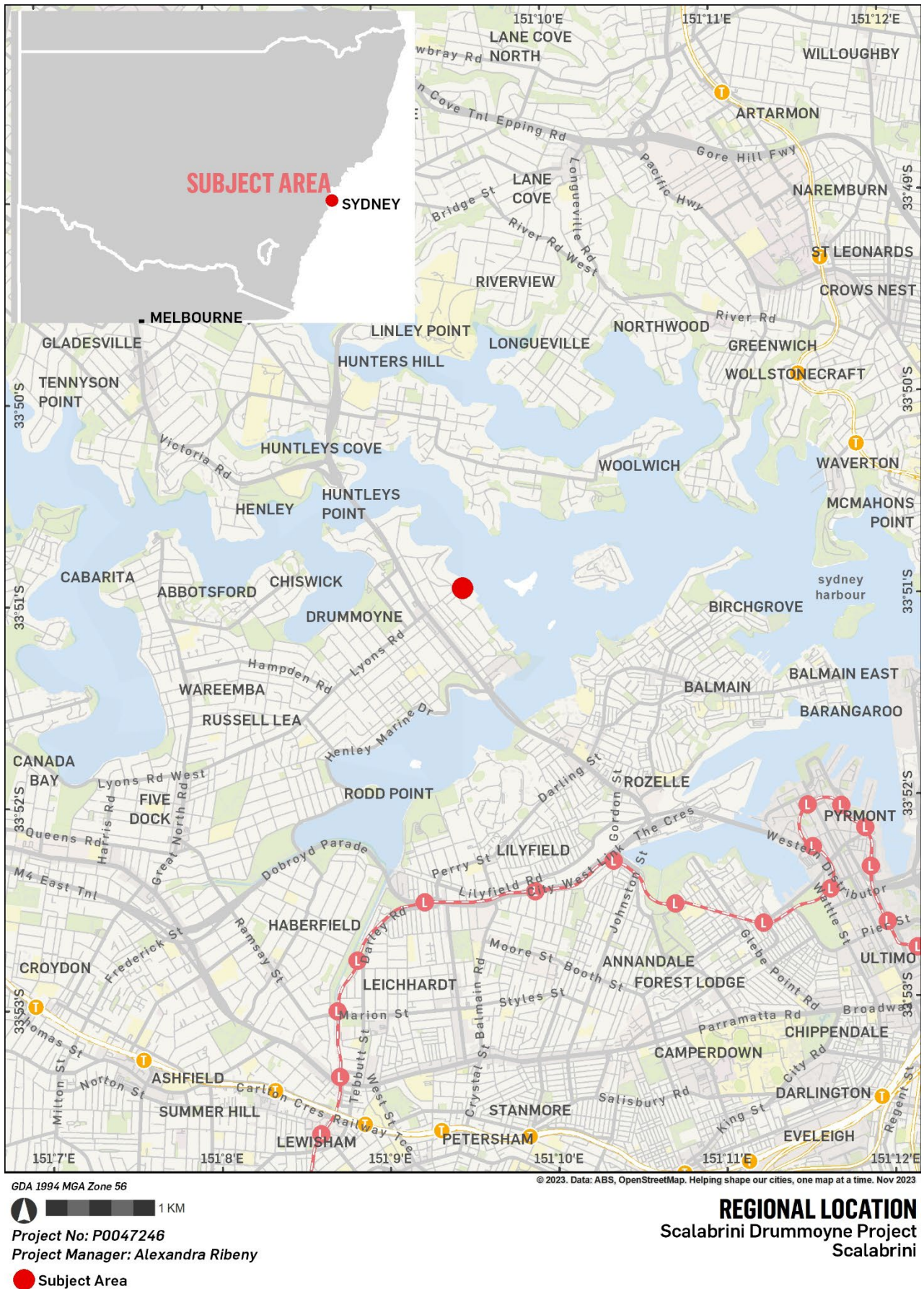


Figure 1 – Regional location of the subject site



GDA 1994 MGA Zone 56

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Project No: P0047246

Project Manager: Alexandra Ribeny

 Subject Area

LOCATION OF THE SUBJECT AREA

Scalabrini Drummoyne Project
Scalabrini

Figure 2 – Location of the subject site

1.3. METHODOLOGY

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

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

The HAIA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2.2).
- Historical research on the subject site including analysis of historic mapping and imagery (Section 3.1).
- Analysis of relevant archaeological assessments (Section 3.3).
- Site Inspection (Section 3.2).
- Assessment of archaeological potential (Section 4.2).
- Assessment of archaeological significance (Section 5).
- Archaeological impact assessment (Section 6).
- Provision of recommendations for the management of archaeological relics (Section 7).

1.4. AUTHORSHIP

The present report has been prepared by Alexandra Ribeny (Urbis Senior Consultant), and Kirsten Downey (Urbis Consultant Archaeologist), with review and quality control undertaken by Ali Byrne (Urbis Associate Director) and Sam Richards (Urbis Associate Director).

Alexandra holds a Bachelor of Arts (Archaeology – Honours) from the University of Sydney and a Masters of Archaeological Science from the Australian National University. Kirsten Downey holds a Bachelor of Arts (Archaeology – Honours) from the University of New England. Ali Byrne holds a Bachelor of Arts (Archaeology) from the University of Sydney. Sam Richards holds a Bachelor of Arts (Archaeology – Honours) from the University of Liverpool, United Kingdom.

1.5. LIMITATIONS

The HAIA was undertaken to investigate historical archaeological heritage within the subject site. Aboriginal cultural heritage is considered in the Aboriginal Cultural Heritage Assessment (ACHA) by Urbis (2024). Built heritage is considered in the accompanying Heritage Impact Statement (HIS) prepared by Urbis (2024).



PARKING LEGEND
 [Symbol] RESIDENT PARKING
 [Symbol] VISITOR PARKING
 [Symbol] STAFF PARKING

Revisions	Revised By	Notes	Legend	Key Plan	Client Logo	Project	Drawing Title	Project Name	Project Number	Project Date	Project Location	Project Status	Project Manager	Project Engineer	Project Designer	Project Checker	Project Approver	Project Sign-off
Rev. 1	SSDA	15 SEP 2023				HARBOURSIDE BY SCALABRINI 1A LYONS ROAD, DRUMMOYNE	FLOOR PLAN - BASEMENT	SSDA	2023023	15 SEP 2023	1A LYONS ROAD, DRUMMOYNE	DA-108	P17					

Figure 3 – Floor plan of proposed basement level.
 Source: Jackson Teece, Drawing Number: DA-108, Revision P17

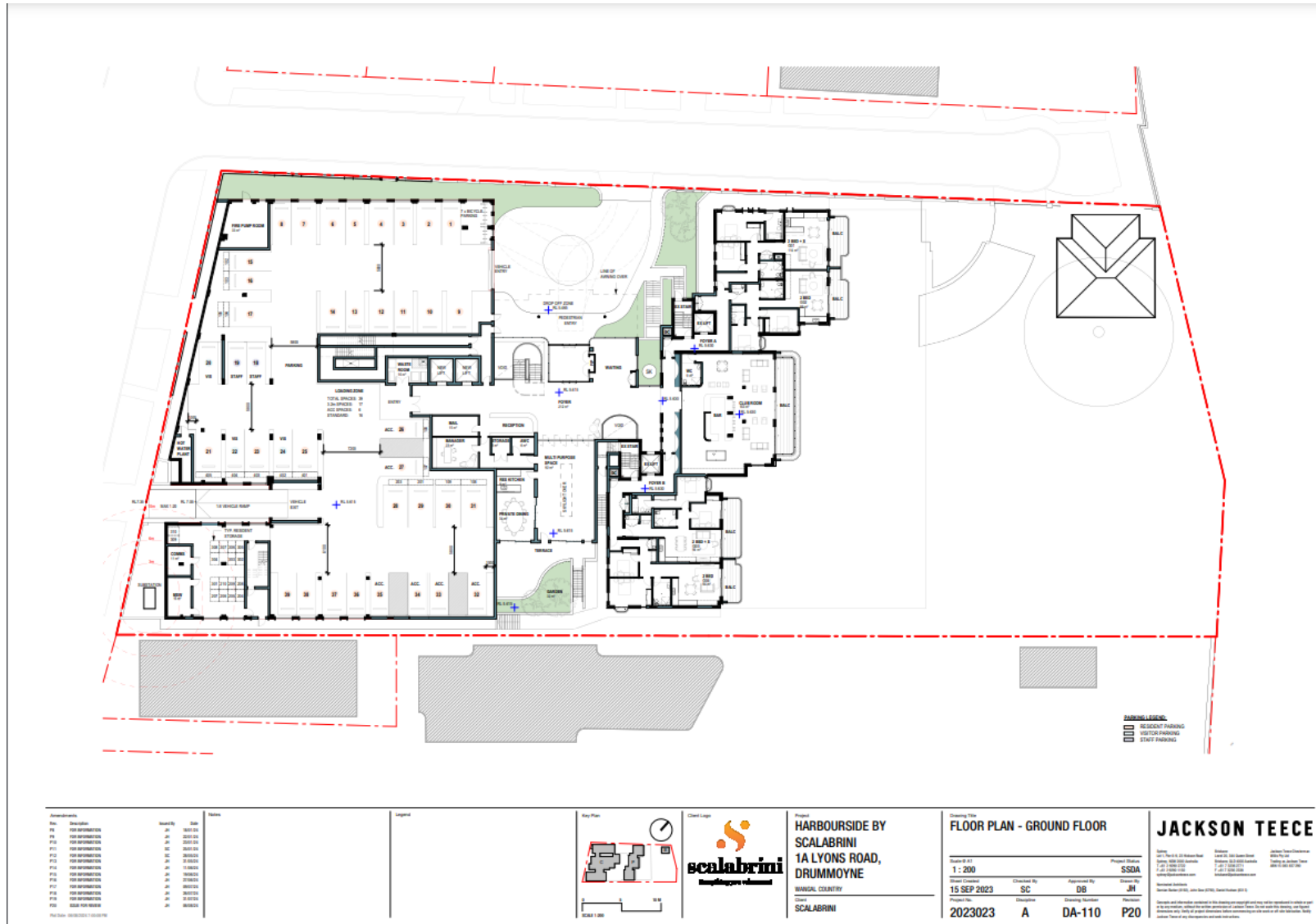
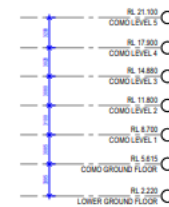
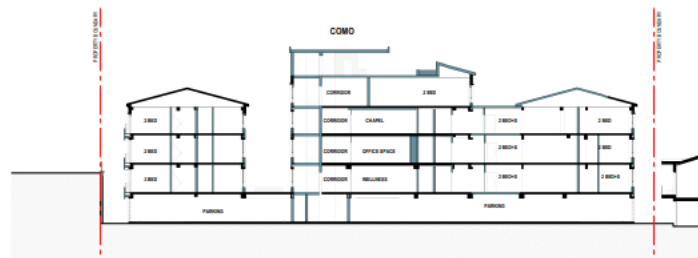


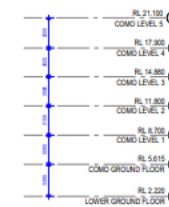
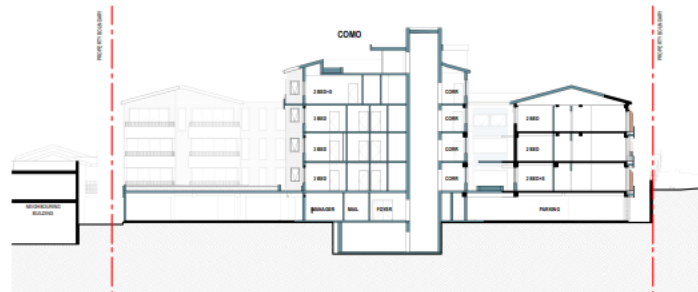
Figure 5 – Ground Floor

Source: Jackson Teece, 2023, Drawing Number: DA-110, Revision P20

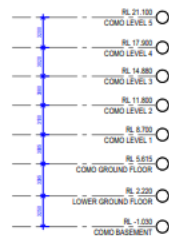
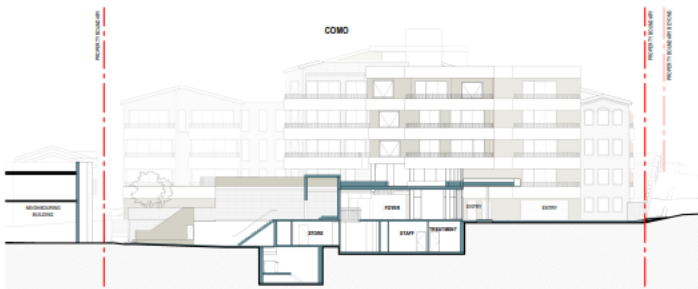
3 SECTION 3
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4 SECTION 4
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5 SECTION 5
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Revisions	Issued By	Date	Notes	Logos	Project	Drawing Title	Project Status	Project
Rev	Issued By	Date	Notes	Logos	Project	Drawing Title	Project Status	Project
P1	SSDA	15/09/2023			HARBOURSIDE BY SCALABRINI	SECTIONS - 02	SSDA	JACKSON TEECE
P2	SSDA	15/09/2023			1A LYONS ROAD, DRUMMOYNE			
P3	SSDA	15/09/2023						
P4	SSDA	15/09/2023						
P5	SSDA	15/09/2023						
P6	SSDA	15/09/2023						
P7	SSDA	15/09/2023						
P8	SSDA	15/09/2023						
P9	SSDA	15/09/2023						

Figure 7 – Sections 02

Source: Jackson Teece, Drawing Number: DA-301, Revision P9

2. STATUTORY CONTEXT

2.1. HERITAGE CONTROLS

The protection and management of heritage items, places and archaeological sites within New South Wales is governed by the relevant Commonwealth, State or local government legislation. These are discussed below in relation to the present subject site.

2.1.1. Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (Cth) ('the EPBC Act') provides protection for properties and places listed on the World Heritage List ('WHL'), the National Heritage List ('NHL') and the Commonwealth Heritage List ('CHL').

The WHL is a list of properties around the world considered to be of outstanding value to humanity, the NHL is a list of places of outstanding significance to the nation and the CHL is a list heritage places owned or controlled by the Australian Government. The WHL, NHL and CHL may include properties and places of Aboriginal heritage significance, in addition to places of natural and historical significance.

It is an offence under sections 15A, 15C, 27A and 27C of the EPBC Act to take any action that is likely to have a significant impact of the relevant heritage values of a place listed on the WHL, NHL or CHL. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the WHL, NHL or CHL.

Properties and places listed on the WHL, NHL or CHL, are included in the Australian Heritage Database ('AHD'). The AHD also includes places under consideration, or that may have been considered, for any one of these lists. A search of the AHD was undertaken on 22 November 2023. The search did not identify any heritage items within the curtilage of the subject site that are protected under the EPBC Act.

2.1.2. Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) ('the Heritage Act') provides protection to items of environmental heritage in NSW. Heritage items protected under the Heritage Act include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, social, aesthetic, scientific, archaeological, architectural, cultural or natural values.

Historical archaeological items that are listed on the State Heritage Register ('SHR') or that are subject to an Interim Heritage Order ('IHO') are protected under Part 4 of the Heritage Act. All listings on the SHR and IHOs are included in the State Heritage Inventory ('SHI'). A search of the SHI was undertaken on 22 February 2024. The search did not identify any heritage items within the curtilage of the subject site. Heritage items located near the subject site are mapped in Figure 8.

The Heritage Act also provides protection to 'relics' that are not listed on the SHR and not the subject of an IHO. Section 4 of the Heritage Act defines a 'relic' as:

Any deposit, object or material evidence

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

(b) is of State or local heritage significance.

Under Section 139 of the Heritage Act, a person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

Known relics may be listed on Local Environment Plans (LEPs) and State Environmental Planning Policies (SEPPs). All listings on LEPs and SEPPs are also included in the SHI. The search of the SHI undertaken on 16 February 2024 did not identify any known relics within the curtilage of the subject site.

As there are no known relics within the subject site, the HAA has been undertaken to determine if there is 'reasonable cause to suspect' that there any relics within the subject site that would be impacted by the proposed works.

2.1.3. Canada Bay Local Environmental Plan 2013

The *Environmental Planning and Assessment Act 1979* (EP&A Act) requires each LGA to produce a Local Environment Plan (LEP). The LEP identifies items and areas of local heritage significance and outlines development consent requirements.

The subject site is located within the Canada Bay Local Government Area (Canada Bay LGA) and is subject to the Canada Bay Local Environmental Plan 2013 (Canada Bay LEP 2013). The LEP identifies items and areas of local significance and outlines development consent requirements. Under Section 5.10, Clause of the Canada Bay LEP, development consent is required when:

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

(i) a heritage item,

(ii) an Aboriginal object,

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

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

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

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

(e) erecting a building on land—

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

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

(f) subdividing land—

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

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

No historical archaeological sites are listed in the LEP. The Drummoyne Conservation Area is located 20 metres to the southwest of the present subject site.

2.1.4. The City of Canada Bay Development Control Plan 2023

The EP&A Act requires each LGA to produce a Development Control Plan (DCP). The subject site is presently encompassed by the Canada Bay Development Control Plan 2023 (Canada Bay DCP), which was adopted on 28 March 2023 and came into effect on 25 August 2023.

Part C3.5 of the Canada Bay DCP refers to development controls around landscaping and is shown below:

C4. Landscape elements that have a significant historical or aesthetic relationship to the heritage item or heritage conservation area must be retained and protected.

The HAIA aims to identify any potential relics within the subject site.

Under Division 4.7 of the EP&A Act, some legislation “does not apply” to development that is State significant development. This development requires approval from the Minister for Planning or Independent Planning Commission. Approval may be granted for SSDs even if they do not comply with elements of a local planning

instrument. As such, LEP clauses regarding heritage protections may be superseded for an SSD. With regards to historical archaeology, this includes “*an approval under Part 4 or an excavation permit under Section 139, of the Heritage Act 1977.*” However, SSD approvals still require that relevant environmental regulations be considered as part of the assessment process, including those related to historical archaeology.

2.2. HERITAGE LISTS & REGISTERS

A review of relevant heritage lists and registers was undertaken to determine whether any historical archaeological heritage items are located within the curtilage of the subject site.

2.2.1. NSW State Heritage Inventory

The State Heritage Inventory (SHI) is a database of heritage items in NSW which includes declared Aboriginal Places, items listed on the SHR, listed Interim Heritage Orders (IHOs) and items listed of local heritage significance on a local council's LEP.

A search of the SHI was undertaken on 22nd November 2023. The search did not identify any heritage items within the curtilage of the subject site.

2.2.2. Australian Heritage Database

The Australian Heritage Database is a database of heritage items included in the World Heritage List, the National Heritage List (NHL), the Commonwealth Heritage list (CHL) and places in the Register of the National Estate. The list also includes places under consideration, or that may have been considered, for any one of these lists.

A search of the Australian Heritage Database was undertaken on 22 November 2023. The search did not identify any heritage items within the curtilage of the subject site.

2.3. SUMMARY

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

- In view of the protections afforded to heritage items by the EPBC Act, Heritage Act, and the Canada Bay LEP 2013, the current HAIA has been undertaken to determine the likelihood of historical archaeological remains being retained within the subject site.
- The subject site does not contain any heritage items or historical sites listed under Part 1 or 3 of Schedule 5 of the Canada Bay LEP 2013.
- No items of local or State heritage were identified within or near to the proximity of the subject site.
- No heritage items were identified on the State Heritage Inventory or the Australian Heritage Database.



Figure 8 – Heritage Context

3. ARCHAEOLOGICAL CONTEXT

3.1. HISTORICAL OVERVIEW

The historical context of the subject site provides the basis for assessing what may be retained in the ground as archaeological evidence of past development. The following description is based on archival source material and provides an overview of the phases of site development, which includes the nature, character and distribution of historical land use and associated ground disturbance.

The historical context is discussed in detail below in relation to the following development and use phases:

- Phase 1 – Early Land Grants and Subdivision (1788-1806)
- Phase 2 – Five Dock Farm (1806-1890)
- Phase 3 – Development of the Subject Curtilage (1890-1958)
- Phase 4 – Little Sisters of the Poor (1958-1999)
- Phase 5 – Scalabrini Village (1999-Present)

3.1.1. Timeline

A timeline of important dates and events of relevance to the subject site is provided in Table 4 below.

Table 4 – Important dates and events

Date	Event
Phase 1 – Early Land Grants (1788-1806)	
1788	The shoreline of Drummoyne was surveyed by Captain John Hunter of the HMS Sirius.
1790's	The Drummoyne area was known as the Eastern section of the District of Concord.
Phase 2 – Five Dock Farm, 1806-1890	
1806	Governor King granted 600 hectares of land including the present subject site to John Harris. The property was known as Five Dock Farm.
1828	Harris leased the Farm to Joseph Nettleton.
1836	Harris sold the farm to Samuel Lyons.
1884	Applications were submitted for reclamation works to be carried out on the banks of the Parramatta River near Lyon's Road.
1890	Part of the Five Dock area secedes to become the Borough of Drummoyne
Phase 3 – Development of the Subject Curtilage, 1890-1958	
1902	The north-western portion of the estate had been subdivided into two lots
1943	There are two large waterside villas within the south-western portion of the site, a tennis court, bathroom block and baths at the water's edge.
Phase 4 – Little Sisters of the Poor, 1958-1999	

Date	Event
1958	The ownership of the site transferred to 'Little Sisters of the Poor', a Roman Catholic religious institute for women and children, founded by Jeanne Jugan.
1965	The prior dwellings within the subject site were demolished and replaced with buildings fronting St Georges Crescent comprising one third of the site with two thirds of the site comprising a large, garden area to the rear.
Phase 5 – Scalabrini Village, 1999-Present	
1999	The ownership of the subject site was transferred to 'Scalabrini Village', a religious based aged care facility, founded around Italian heritage and the Christian faith, particularly dealing with patients with dementia.
2005	A third building was expanded and redeveloped, with a larger new building centrally located within the subject site, replacing a smaller wing.

3.1.2. Phase 1 – Early Land Grants (1788-1806)

The Drummoyne area was surveyed early in the colonial settlement of Sydney. The foreshore area was initially surveyed by Captain John Hunter in 1788. He described the country as, 'having a more favourable aspect toward the head or upper part, than it did immediately about the settlement'.¹ This area was later known as the Eastern section of the District of Concord.

The District of Concord was an established agricultural district from the 1790s, consisting of land parcels which had been allocated by Acting Governor Major Francis Grose to low-ranking men in the New South Wales Corps.² The land was likely comprised of bush and scrubland which was variously cleared for agricultural pursuits. However, little is known about the use of the land prior to 1806.³

The earliest known reference to the suburb of Drummoyne was from the Sydney Gazette on the 3 February 1805.⁴ The name was said to have been derived from the 'five natural indentations along the Parramatta River that looked like docks'⁵.

3.1.3. Phase 2 – Five Dock Farm (1806-1890)

In 1806, Governor King granted 1500 acres of land including the subject site to John Harris, a prominent military surgeon and colonial officer.⁶ In 1789 Harris was appointed Surgeon's Mate for the New South Wales Corps and was later made acting Surgeon in Parramatta. By the early 19th century Harris had become a wealthy landowner, farmer and officer, with large landholdings in Parramatta and Ultimo.⁷

Harris' estate, known as "Five Dock Farm", incorporated some of the smaller lots formerly granted to lower-ranked men of the New South Wales Corps. The estate was described as bounded on the east by Iron Cove Creek, commencing at the North of Townson's Farm, by the Main River on the west by Hen and Chicken Bay, and to the South by Parramatta Road.⁸ The land of Five Dock Farm had been utilised for growing timber, though was also said to be deemed fit for Naval purposes. A description of the land grant also made mention of a road 'one chain wide' which was to be 'reserved round the shores of the harbour surrounding the said farm in case his Majesty's Government should hereafter find it necessary to erect fortifications or barracks on any of the included points of land'.⁹

Harris may have leased parts of the land as his main property was in Ultimo. The farm was listed by Harris among his holdings in 1826. The holdings consisted of; one dwelling house, and fencing. No maps identified show the location of the mentioned house. Harris leased the land in 1828 to Joseph Nettleton who was an innkeeper with premises on Parramatta Road.¹⁰

The Five Dock Farm Estate in which the subject site was part of was advertised for auction in the 1830s.¹¹ Harris sold the Five Dock Farm estate to Samuel Lyons in 1836.¹² Lyons had previously worked for Harris as a land agent. Lyons subdivided the farmland into 30 and 60 acre lots. The land was described as 'extensive and valuable estate' on the Parramatta River.¹³ The portion of the estate was described as containing 515 acres, 2 roads, and 19 perches.¹⁴ The advertisement in 'The Australian' described the land as 'in 133 lots, varying in size from 2 to 69 acres, so as to suit the means of all classes of buyers. stating that, 'Sixty-six of

¹ Allars, The Five Dock Farm: The story of the Sydney suburbs of Abbotsford, Chiswick, Five Dock and Drummoyne is that of the subdivision and conversion of Dr John Harris' Five Dock farm into one of the most popular residential areas of Sydney, p.89

² Paul Ashton, 1988, *Drummoyne Heritage Study: Thematic History*, p.9

³ Ashton, 1988, *Drummoyne Heritage Study*, p.11

⁴ NSW Government Gazette No.42, 18 January 1890, p.525-6.

⁵ Ibid, p.525-526

⁶ Allars, The Five Dock Farm, p.89

⁷ Paul Ashton, 1988, *Drummoyne Heritage Study: Thematic History*, p.8

⁸ Allars, The Five Dock Farm, p.91

⁹ Ibid, p.92

¹⁰ Ashton, 1988, *Drummoyne Heritage Study*, p.13

¹¹ 'No title', (1837, February 10). The Australian (Sydney, NSW : 1824 - 1848), p. 2. , Retrieved 23 Nov 2023, <http://nla.gov.au/nla.news-article36854962>

¹² Ibid, p.15

¹³ Advertising (1841, April 28). The Sydney Monitor and Commercial Advertiser (NSW : 1838 - 1841), p. 4 (MORNING). Retrieved 1 July, 2024, from <http://nla.gov.au/nla.news-article32189043>

¹⁴ FIVE DOCK FARM. (1837, January 27). The Sydney Monitor (NSW : 1828 - 1838), p. 2 (EVENING). Retrieved 23 November 2023, from <http://nla.gov.au/nla.news-article32154687>

these possess water frontage, thirty-two a frontage on the Great North Road, and twenty-three a frontage on the road to Parramatta'.¹⁵

An 1837 map of the Five Dock farm estate shows the subject site as part of a larger allotment of land that has been subdivided (Figure 10). The allotment was not allocated an allotment number in the map and no structures are shown in the vicinity. The 'L' is annotated on the original copy of the map as representing the Kings Road.

A parish map from an unknown date indicates a wharf is present in the proximity of the subject site on the shoreline (Figure 11). The map does not show the precise location of the wharf. However, from the location of the label, it can be inferred the wharf was on the eastern side of Lyons Road on the shoreline.

Another parish map from a period between 1840 and 1853 is labelled as 'Abercrombie's Land' (Figure 12). The map pictures the subject site as located to the north of a 'freshwater creek' and is labelled as 'good ground'. A hut is located further south of the subject site outside of the subject site boundary and a brick makers hut is located at the end of the creek line. The map survey indicates there was a fence line adjacent to the subject site boundary running north along Lyons Road and east along Kings Road.

In 1890, part of the Five Dock area secedes to become the Borough of Drummoyne.¹⁶ The Drummoyne area as divided into three wards being, the Bourke ward, the Birkenhead ward, and Drummoyne ward.¹⁷ The subject site was located within the curtilage of the Drummoyne ward.

¹⁵ FIVE DOCK FARM. (1837, January 27). The Sydney Monitor (NSW : 1828 - 1838), p. 2 (EVENING). Retrieved 23 November 2023, from <http://nla.gov.au/nla.news-article32154687>

¹⁶ NSW Government Gazette No.42, 18 January 1890, pp.525-6.

¹⁷ NSW Government Gazette No.42, 18 January 1890, pp.525-6.

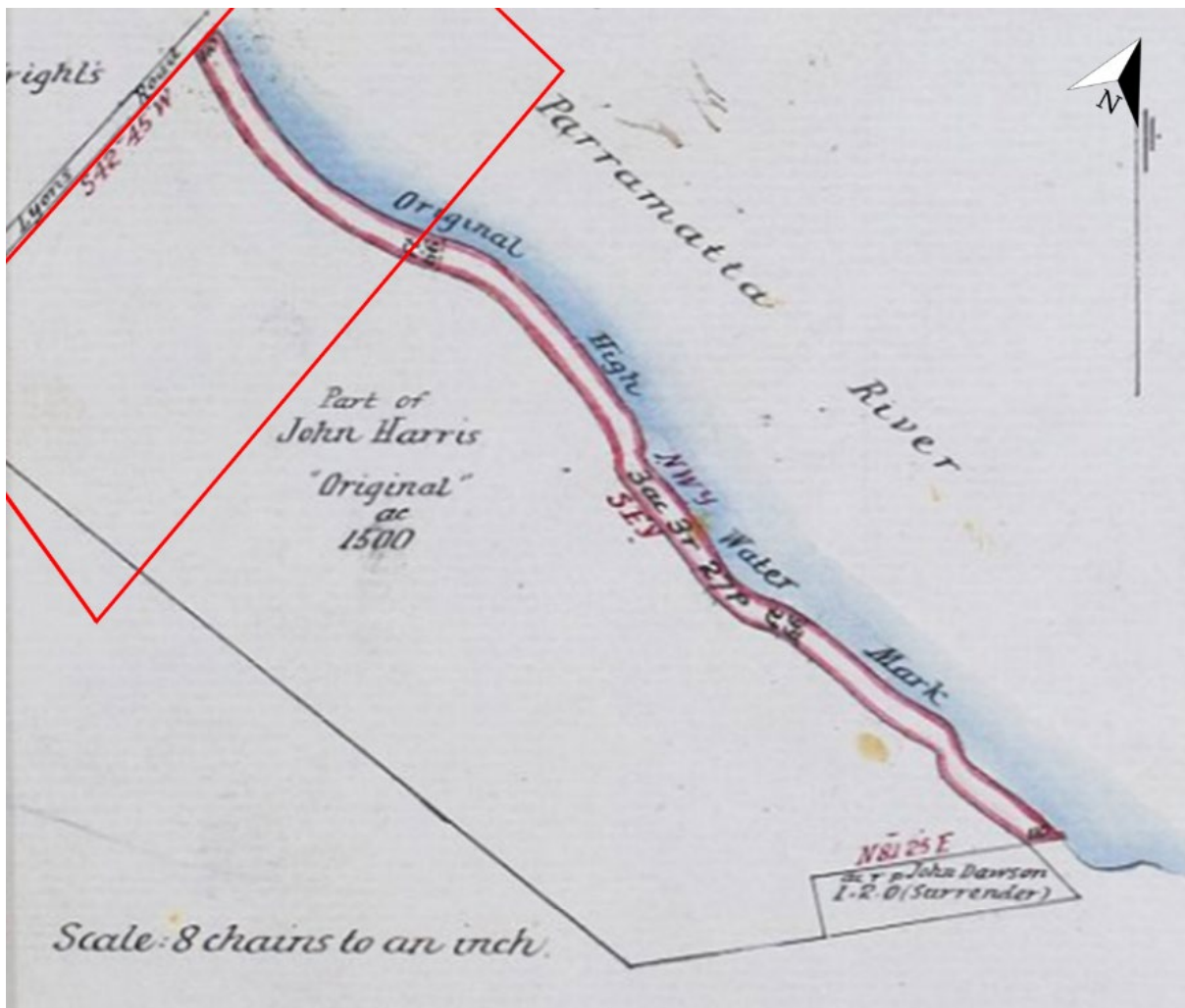


Figure 9 – Transfer to John Harris on 1 January 1808 with the approximate location of the subject site in red outline.

Source: HLRV, Vol. 551 Fol. 185



Figure 10 – Map of Five Dock Farm in 1837 drawn and published by E.D. Barlow. The map pictures the site next to Lyons Road and next to a waterway to the east.

Source: State Library, Call Number: Z/M2 811.1831/1837/1 , M2 811.1831/1837/1



Figure 11 – Extract of an undated parish map likely to date from the late 19th Century showing a wharf as labelled within the subject site.

Source: HLRV, Country of Cumberland, Parish of Concord

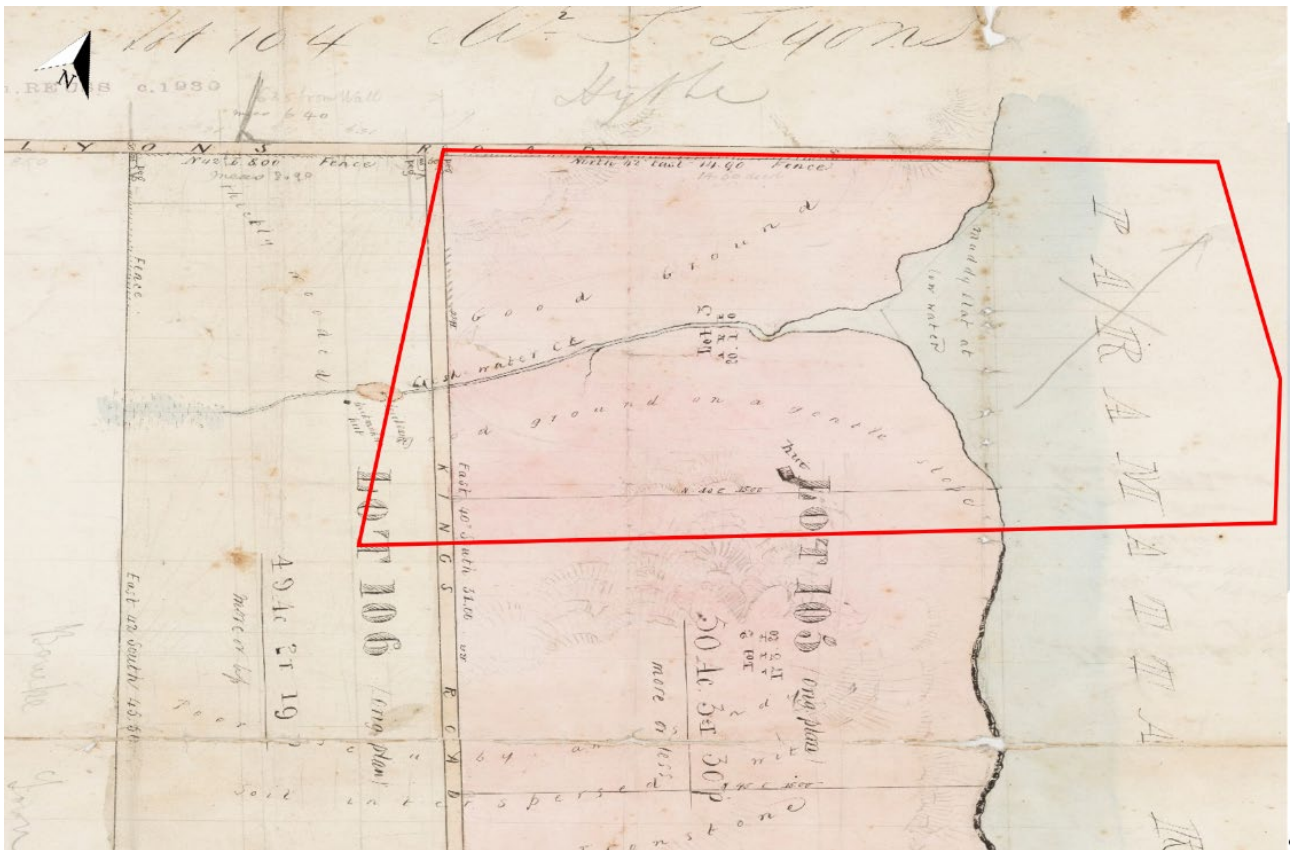


Figure 12 – Extract of Parish Map 'Abercrombie's Land' dating between 1840 and 1853. Note that the current subject site boundary does not line up with the mid 19th Century road placement. The placement of King Road may have been re-designed when it became St George's Crescent.

Source: SLNSW, Call Number: Maps/0371

3.1.4. Phase 3 – Development of the Subject Curtilage (1890–1958)

Following the initial subdivision of the Five Dock Farm Estate, the subject site was sold at auction as part of the Dawson Estate. Part of the Estate was recommended for purchase by the Government for a public park, whereas the other half was recommended for residential purposes.¹⁸ The first of the auctions were noted to occur on 16 March 1901 by Messers Richardson and Wrench.¹⁹

By 1902, the north-western portion of the subject site, had been subdivided into two lots (Figure 13) and purchased by Jessie Isabel Martin, wife of Francis Leslie Martin a Merchant from Sydney. Both parcels were subsequently transferred to Emma Fox Dawson on 19 February 1902. Records show that the Martin family was living at a residence named 'Yengarie' located within the subject site in 1904.²⁰ The location of the building within the subject site is shown in the later map of the area in Figure 14.

The northern portion of the subject site underwent resumption works between 1902 and 1914. In Figure 13, the high water mark is indicated on the eastern side of the subject site. By 1914, an additional stretch of resumed land is shown in Figure 15 along the shoreline. Then by 1942, a map shows the boundary line labelled 'former high water mark' to mark the start of the resumed area (Figure 16).

Following the subdivision, Lot 160 of the subject site was transferred to timber merchant John Buckenridge on 3 July 1913. Known as 'John Buckenridge and Sons Ltd', the timber company was based in Cary Street, Drummoyne.²¹ There is no evidence showing the Buckenridge utilised the subject site for timber production. Records show the Martin family as still residing within 'Yengarie'. Mrs Martin posted an ad in 1913 looking for a house and parlour maid indicating the manor house was still present.²² Undated Sydney Water maps indicate the presence of two large waterside villas within the south-western portion of the site, a tennis court, bathroom block and baths at the water's edge (Figure 14).

A map of the Drummoyne area from 1914 shows the subject site had been subdivided into two allotments (1 and 2) (Figure 15). The map does not show any structures within the subject site. By 1942 of this year, the villas are recorded as being owned by Joan Hall, wife of Civil Engineer George Edward Hall of Drummoyne.

The north-eastern portion of the subject site was subject to land reclamation during this period, with a sea wall built along the waters' edge. The original shoreline is annotated as 'high water mark' in land titles maps dating to 1942 (Figure 16) and 1958 (Figure 19). These maps depict a far more regular boundary/ shoreline than that depicted in earlier maps (Figure 16), which protrudes north of the original coastline.

The villa structures including the 'Yengarie' house can be observed in aerial photographs from 1943 (Figure 17) and are still present in 1955 (Figure 18).

¹⁸ VOICE OF TILE PEOPLE. (1895, August 4). Sunday Times (Sydney, NSW : 1895 - 1930), p. 3. Retrieved July 1, 2024, from <http://nla.gov.au/nla.news-article130410953>

¹⁹ The Dawson Estate, Drummoyne. (1901, March 2). The Sydney Mail and New South Wales Advertiser (NSW : 1871 - 1912), p. 541. Retrieved July 1, 2024, from <http://nla.gov.au/nla.news-article165292144>

²⁰ Family Notices (1904, June 28). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 6. Retrieved July 1, 2024, from <http://nla.gov.au/nla.news-article14631837>

²¹ Advertising (1920, July 9). Daily Commercial News and Shipping List (Sydney, NSW : 1891 - 1954), p. 1. Retrieved June 28, 2024, from <http://nla.gov.au/nla.news-article159901299>

²² Advertising (1913, April 3). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 15. Retrieved 1 July 2024, from <http://nla.gov.au/nla.news-article15409879>

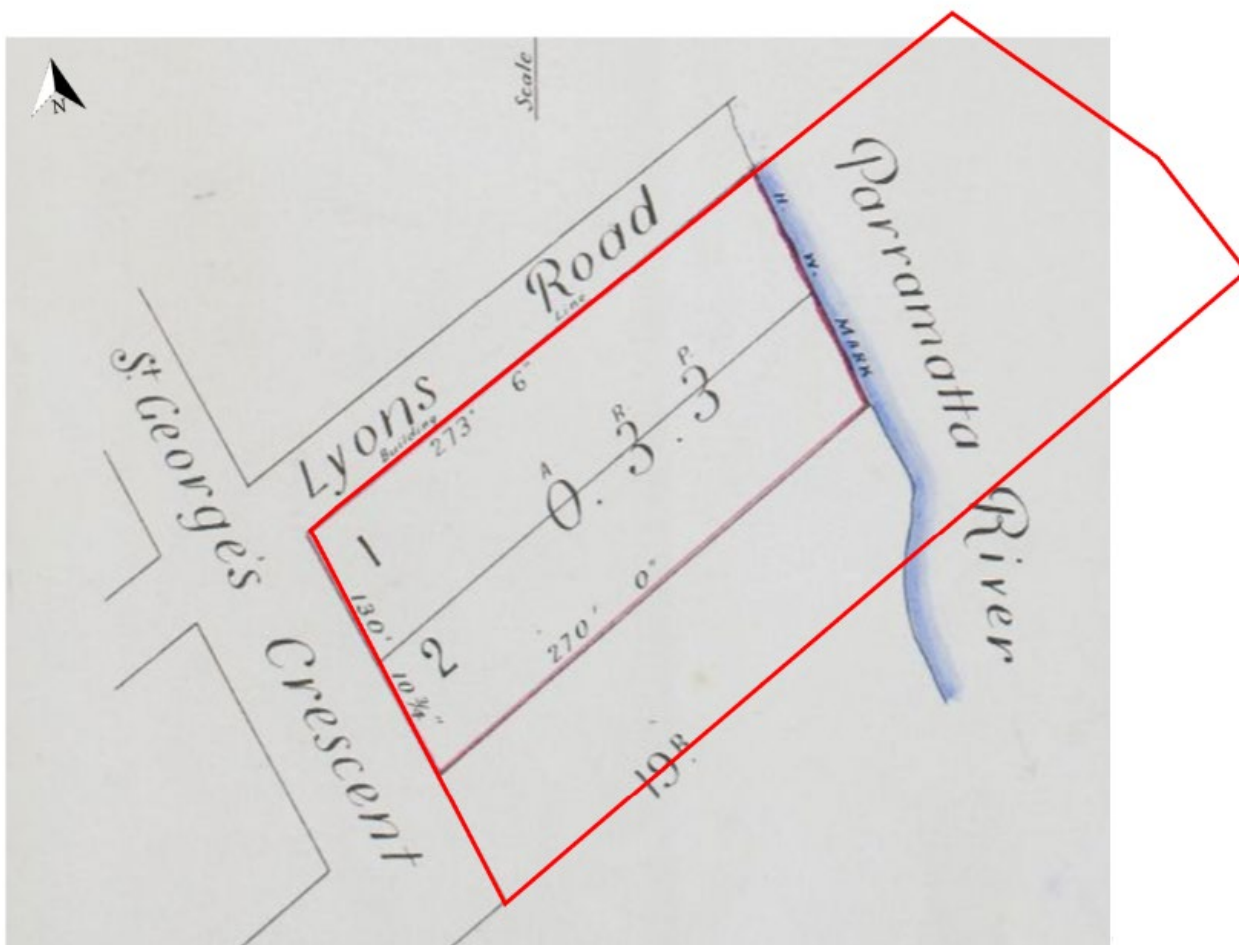


Figure 13 - Transfer to Jessie Isabel Martin on 19 February 1902.

Source: 1391-19

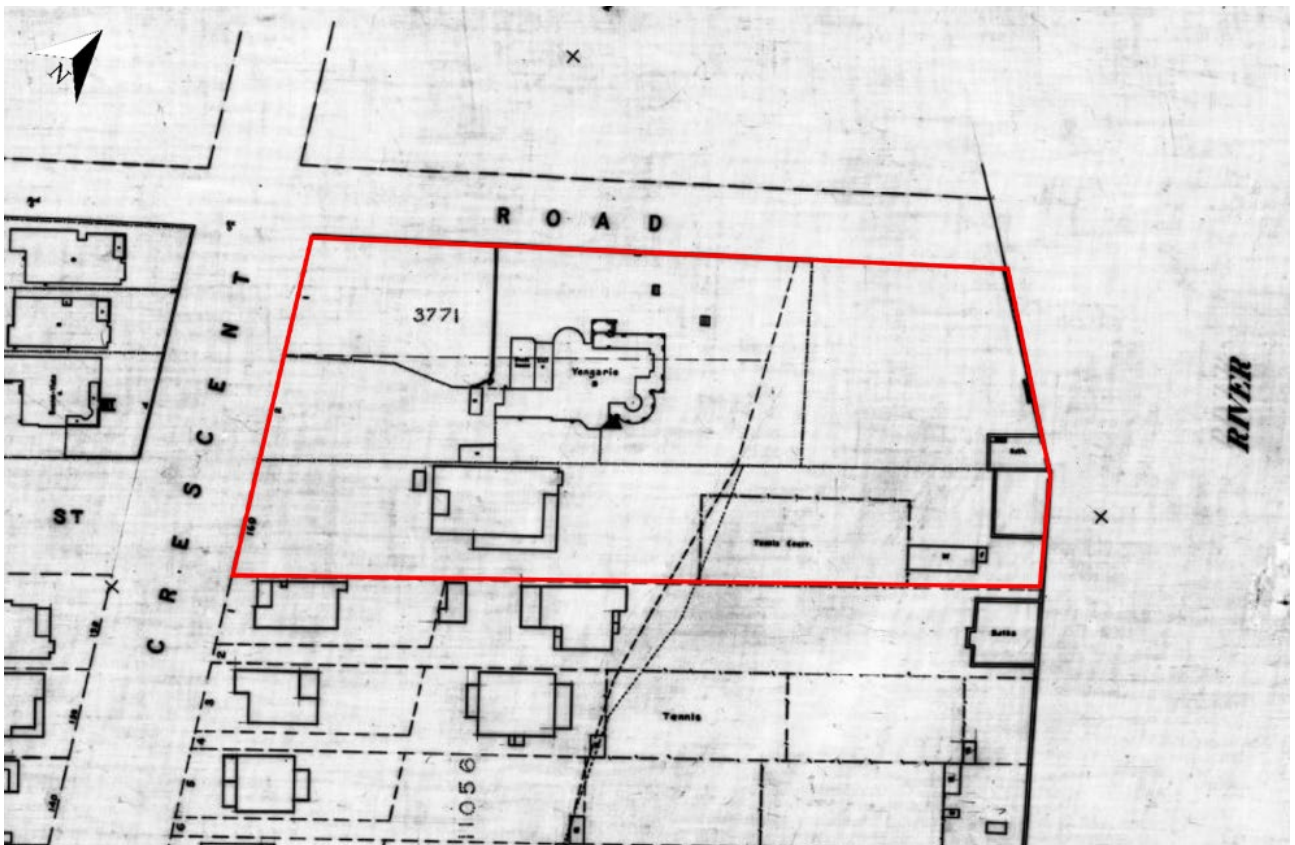


Figure 14 – Undated Metropolitan Board of Water Supply and Sewerage (M.W.S & D.B) map of Drummoyne (Sheet 381 subject site (outlined in red))

Source: Sydney Water

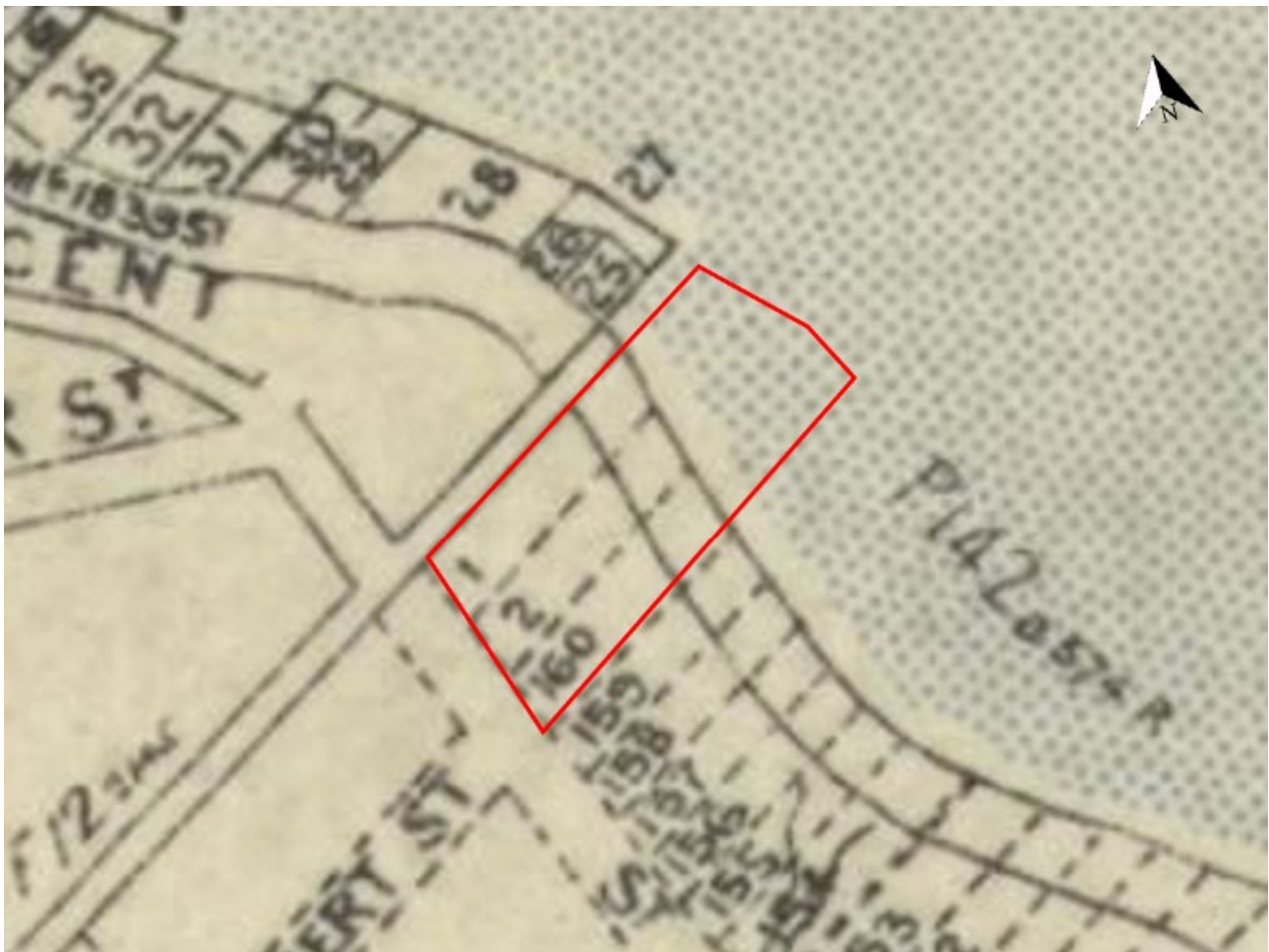


Figure 15 – Map of the Drummoyne area in 1914 showing the subject site as having been further subdivided.
Source: State Library NSW, Call number: Z/Parish map - County Cumberland - Parish Concord (1914)

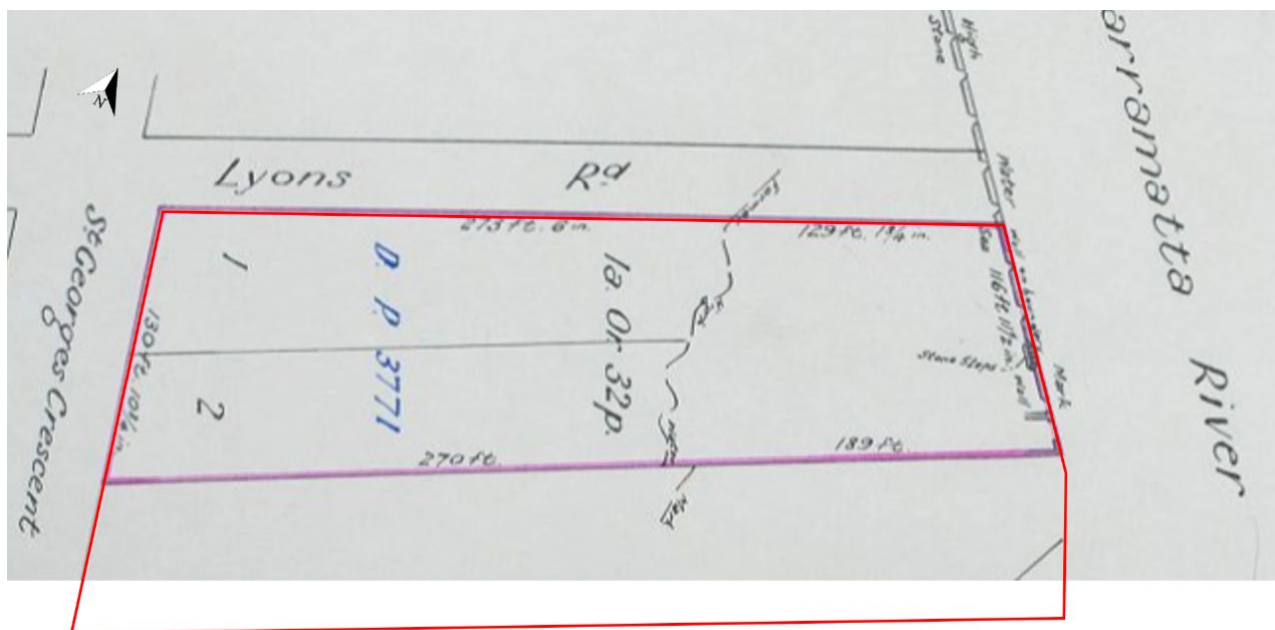


Figure 16 – Transfer to Joan Hall on 14 September 1942.

Source: 5018-1



Figure 17 – Aerial image c.1943 with the subject curtilage outlined in red.

Source: NSW Spatial Services



Figure 18 – Aerial image c.1955 with the subject curtilage outlined in red.

Source: NSW Spatial Services

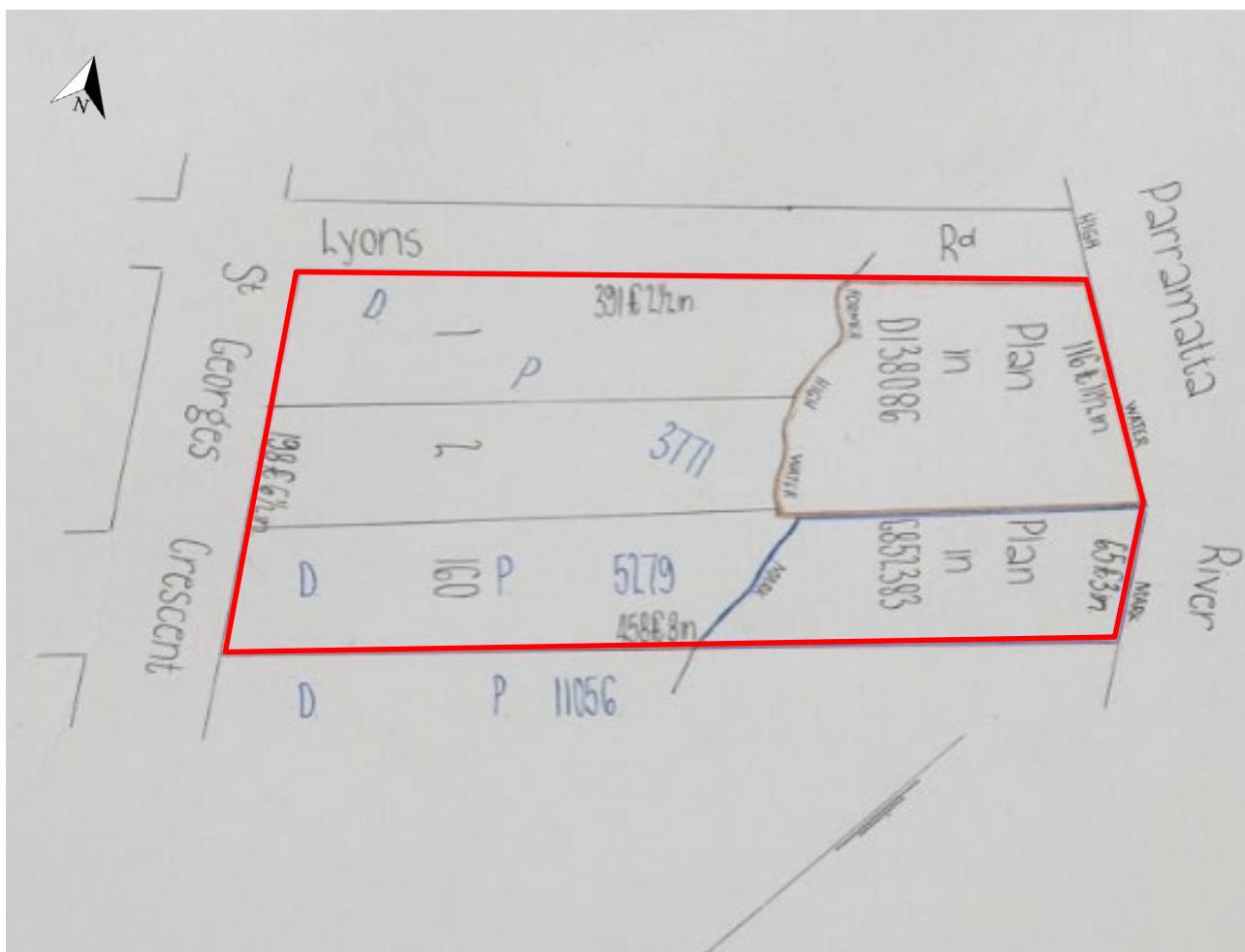


Figure 19 – Transfer to the 'Little Sisters of the Poor' on 5 August 1958.

Source: Vol 7542 Fol 188

3.1.5. Phase 4 – Little Sisters of the Poor (1958-1999)

On 5 August 1958 lots 1 and 2 of DP 3771 and lot 160 in DP 5279 11404 and 16304 was transferred to the 'Little Sisters of the Poor', a Roman Catholic religious institute for women and children, founded by Jeanne Jugan. By this time the rear outbuilding appears intact along with a second outbuilding fronting the corner of Lyons Road and Parramatta River.

The 'Little Sisters of the Poor' altered the subject dwellings to provide buildings appropriate for institutional religious use and residential amenities for the nuns and guests of the institution. In the 1965 aerial (Figure 20) the prior dwellings were demolished and replaced with buildings fronting St Georges Crescent comprising one third of the site with two thirds of the site comprising a large, gardened area to the rear. The original outbuilding remained intact at the time.

By 1966, modifications took place with three new buildings constructed centrally within the site set in a continuous design, two additional smaller wings set to the rear of off the principal buildings (Figure 21). The construction of the three central buildings likely involved the bulk excavation of the basement level that is still extant within the subject site. By 1986 the same buildings are still present as evidenced in the aerial (Figure 22). The excavation of the second separate basement level may have occurred during this period of the redevelopment.



Figure 20 –Aerial image c.1965 with the subject curtilage outlined in red.

Source: NSW Spatial Services



Figure 22 – Aerial image c.1986 with the subject curtilage outlined in red.

Source: NSW Spatial Services

3.1.6. Phase 5 – Scalabrini Village (1999–Present)

On the 12 November 1999 ownership of the subject site was transferred to ‘Scalabrini Village’, a religious based aged care facility. By 2005, a third building was expanded and redeveloped, with a larger new building centrally located within the subject site, replacing a smaller wing. Additionally, the rear garden had been impacted by cut and fill activities. These areas were developed into further hardstand areas to accommodate parking amenity.

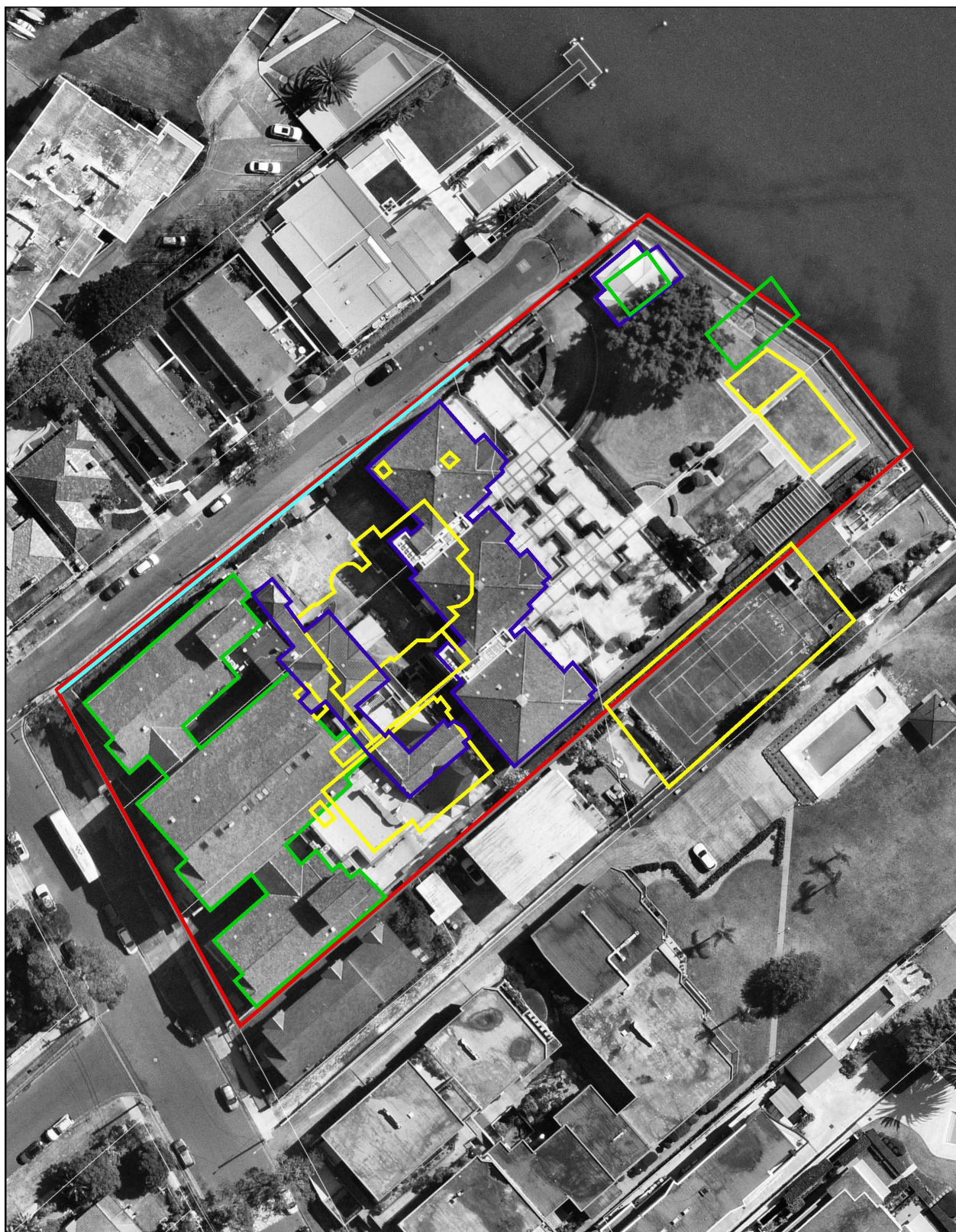


Figure 23 - Aerial image c.2005 with the subject curtilage outlined in red.

Source: NSW Spatial Services

3.1.7. Historical phasing

Based on the historical overview, as detailed within Section 3.1, the key phases of historical (structural) development within the subject site are summarised in Figure 24 below.



GDA 1994 MGA Zone 56

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Project No: P0047246

Project Manager: Alexandra Ribeny

Subject Area

Phase 1 & 2 (1806 -1890)

Phase 3 (1890 -1958)

Phase 4 (1958 -1999)

Phase 5 (1999 - Present)

HISTORICAL PHASING

Scalabrini Drummoyne Project
Scalabrini

Figure 24 – Historical phasing within the subject site

3.2. SITE INSPECTION

A site inspection was undertaken on the 22 January 2024 with Alexandra Ribeny (Urbis Senior Consultant), Natalie Taylor (Urbis Archaeology Assistant). The site inspection included a walkover of accessible areas including the northern gardens, around the extant apartment buildings, within the carpark and within the basement.

The site is built on a slope that extends uphill from Paramatta River along Lyons Road with the highest point meeting St George Crescent on the southern boundary of the subject site (see Figure 25). The subject site consisted of the extant apartments and associated paved or concreted areas (Figure 25 & Figure 26), a northern garden area (Figure 26 & Figure 27) and a café in the northern garden area (Figure 28). The slope and layout of the apartment complexes indicate the site has been subjected to stepped cut and fill activities.

The site is built above sea level, as indicated by Figure 29, which shows a sandstone wall has been constructed to support the northeastern boundary of the subject site. Fill and cut may have occurred to level the site up above the riverbank for land reclamation purposes. From analysis of the historical maps, it is indicated that the high water mark boundary was located at the northern extent of the existing building footprint.

An underground carpark also exists (Figure 31 & Figure 32) immediately to the south-west of the northern gardens and extends across the width of the subject site and corresponds with the approximate location of the original pre-1958 shoreline (Figure 36). This demonstrates significant excavation activity has occurred in this location. Additionally, a basement was inspected beneath the southeastern apartment buildings (Figure 33 & Figure 34). Natural sandstone was not identified within the basement. The presence of the underground basement further suggests that significant excavation activity has occurred in the areas below the extant apartments.

The site inspection confirmed that the northern portion of the subject site has undergone moderate–high historical disturbance through the clearing of natural vegetation, stepped cut and fill activity, construction of the extant buildings and excavation for a basement and underground carpark. It further confirmed that a basement carpark occupies the area where the original pre-1958 shoreline would have been located, suggesting this location has been subject to a high degree of disturbance.



Figure 25 - View of the subject site from the north end of Lyons Road showing two sets of apartment complexes in the foreground and background (facing south-west).



Figure 26 - Northern portion of the subject site showing gardens, paths and northern apartment complexes (facing south-west).



Figure 27 - Northern portion of subject site showing garden and north-eastern boundary which faces onto Parramatta River (facing east).



Figure 28 - Northern corner of subject site showing extant café building (facing north-west).



Figure 29 – North-eastern boundary of subject site showing the sea wall for Parramatta River (facing south-east). Note height difference between sea level and ground level.



Figure 30 – Northern portion of the subject site showing the road to the underground car park area (facing south).



Figure 31 – View of underground carpark which extends across a midsection of the subject site (facing south).



Figure 32 – View of western boundary of the subject site showing corner of the western square roofed apartment block (facing south-west). This is where the team accessed the basement area.



Figure 33 – View of the basement (facing north-west). Note the stone walls appear to be man made rather than natural sandstone.



Figure 34 – View of the basement (facing south-west). Note the stone walls appear to be manmade rather than natural sandstone.

3.3. PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in a given area. A number of archaeological reports relating either directly to the subject site of the immediate surrounds have been produced and are briefly discussed below.

3.3.1. Investigations of Subject site

No previous archaeological reports relating directly to the subject site have been identified.

3.3.2. Investigations of Surrounding Area

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

Higginbotham (1986) was commissioned to undertake archaeological investigation of Mort's Dock in Balmain. The site is located approximately 2.5 km to the east of the present subject site. The site is relevant to the present assessment due to the similar location on the shoreline of the Parramatta River and early historical uses of the land.

The dock was previously identified in archaeological excavation in 1986, which located various features including the dry dock, patent slip, cottage and store. The feature was located within a disturbed context with fill and demolition including blue metal and bitumen overlying the historical layer. The dock was in good condition despite the disturbance. The report indicates that historical features can be retained at a site despite undergoing subsequent historical disturbance.

Casey and Lowe (2012) undertook archaeological investigation at 2-8 Weston Street, Balmain East. The site is located approximately 3.5 km east of the present subject site. The site is relevant to the present assessment due to the similar location on the shoreline of the Parramatta River and early historical uses of the land. The site at Balmain was identified to contain the Fenwick and Co. Boat Store which is listed on the State Heritage Register. An archaeological investigation was undertaken and identified structural evidence for workshops or sheds and artefacts associated with boatbuilding.

The excavation revealed evidence of the maritime industries that operated on the site from the 19th Century. Evidence of the original landscape, a shipyard, a boatyard were found. Other artefacts associated with nearby houses were also identified. The results of the excavation provide information as to the nature of the historical resources that may occur within the local area. As the present subject site may have been located near to a wharf, this report provides information about the type of historical archaeological evidence that may be encountered.

Cosmos Archaeology (2015) undertook a maritime archaeological investigation of Paramatta River at 20 Waterview Street in Putney approximately 7.6 km north west of the present subject site. The archaeological investigation consisted of a desktop assessment, underwater survey and probing within the study area. The study area was of interest for its historical occupation as the site for James Squires Estate. The study area was divided into 5 transects, following the line of the wharf. The investigation determined that that the area had undergone significant historic disturbance over time and had been subject to bedrock exposure at the Paramatta River shoreline, removing natural deposits.

This investigation identified the remains of Squires Wharf which dated to the Squires estate period (1790's to 1840's). The wharf feature comprised of sandstone rubble, fragments of sandstock brick, and a deteriorated timber log. The report assesses that there is high potential for archaeological deposits across the whole of the site with the potential artefacts from the Squires Estate phase to be concentrated around the wharf.

This investigation provides relevant contextual background to this assessment due to the similar historical context and potential for relics associated with historical and maritime archaeological features.

3.4. GEOTECHNICAL INVESTIGATIONS

The following section summarises the findings of geotechnical investigations for the purpose of establishing the subsurface profile which characterises the subject site.

Douglas Partners, 2024, Report on Geotechnical Investigation for Proposed Senior Housing at 1a Lyons Road, Drummoyne, NSW

Douglas Partners was engaged by Impact Group Pty Ltd to carry out a geotechnical investigation for the proposed development of the subject site.

The investigation involved:

- Drilling five boreholes (BH101-105) using an excavator between 1.5m and 3m deep.
- Drilling four boreholes (BH201-204) using hand portable drilling equipment between 2.2m and 4.9m deep.

Three boreholes (BH101, BH102, BH103) were drilled in areas where land reclamation has occurred (Figure 35 – Borehole locations within the subject site). The subsurface profile consisted of fill overlying 0.1-0.4 m of red brown; low to medium plasticity clay with fine sand overlying sandstone. No natural soils were identified in the three boreholes. The results of the geotechnical investigation aligned with the assessed historical disturbance of the site (Section 3.5) which found that the area where land reclamation occurred to be disturbed soils.

Boreholes did not occur where the former tennis court and baths were located from Phase 3, so it is unclear whether these archaeological resources associated with these structures are present within subsurface contexts in the subject site.

BH201 and BH202 were drilled in the location of the Phase 3 Waterside villas (Section 3.1.4). BH202 core data was lost during the investigation. The subsurface profile of BH201 consisted of concrete overlying fill which included brick fragments and clay nodules with refusal at 2.2 m depth. Within the fill layer, bricks and sandstone were identified at 1.65 metres. The bricks are likely not in situ with the original foundations and were moved after the demolition of the villa structures.

All other boreholes generally comprised fill overlying sandstone. One borehole (BH105) located in the south of the subject site close to Saint George Crescent, contained fill/silty sand with no identified historical material (Figure 38). While this indicates it is possible that the fill in this borehole is actually natural soils, the surrounding material from boreholes indicates that this is unlikely.

The geotechnical results indicated there was predominantly fill overlying across the subject site with limited potential for natural soils to be encountered. Only one location in the southern portion of the subject site was identified to possibly contain natural soils. Additionally at one location brick and sandstone was identified 1.65 metres below the surface.



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Project No: P0047246

Project Manager: Alexandra Ribeny

LOCATION OF BOREHOLE DRILLING Scalabrini Drummoyne Project Scalabrini

Subject Area

Reclaimed Land (approximate)

Borehole locations

Figure 35 – Borehole locations within the subject site.

3.5. HISTORICAL DISTURBANCE

Based on the historical overview (see Section 3.1), the subject site underwent generally low-moderate levels of disturbance until the early 20th century. It is possible that small residential buildings were erected on the site in association with the early subdivision of the land and subsequent transfers of ownership, however, these are unlikely to have contained substantial foundations that impacted the natural soil profile.

From the 20th century, the southern portion of the subject site underwent moderate disturbance in association with the construction of large villa complexes. In the north-eastern portion, land reclamation activities took place which resulted in a high level of historical ground disturbance.

During Phase 4 of the subject site's history, further historical ground disturbance occurred. The ground disturbing activities that took place in this phase consisted of the demolition of extant structures and the construction of a series of large institutional buildings with one basement level. The excavation of the basement level resulted in a high level of disturbance.

The reclaimed land within the north-eastern portion of the subject site underwent a low level of ground disturbance prior to the reclamation in the early 1940's. After reclamation occurred there was minimal subsequent disturbance. Two ancillary buildings were constructed during Phase 4 were located within the north-eastern portion of the site. However, these buildings did not contain basement levels and therefore remains of the buildings are unlikely to have remained after demolition in 1965.

An overlay of the boundary indicated the extent of the land reclamation is shown in Figure 36.

The level of historical disturbance across the subject site is shown in Figure 37.



Figure 36 – Overlay of 1958 land titles map on current aerial photograph indicating location of “former high water mark” and extent of land reclamation.

Source: Overlay - HLRV Vol. 7542 Fol. 188; Base image – Urbis 2024



Figure 37 – Map of historical disturbance

3.6. SUMMARY

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

- The subject site has been utilised for residential and institutional purposes throughout the 19th and 20th centuries. This is expressed in five distinctive phases of development.
- Site inspection identified that:
 - the northern portion of the subject site has been subject to stepped cut and fill activities; and
 - a basement carpark occupies the area where the original pre-1958 shoreline would have been located.
- Previous archaeological investigations within proximity of the subject site suggest that *in situ* maritime archaeological resources may be retained even where historical disturbance taken place. However, any remains of a wharf from Phase 2 of the subject site's history are unlikely to be retained with integrity due to subsequent historical ground disturbance and reclamation.
- The geotechnical results indicated there was predominantly fill overlying across the subject site with limited potential for natural soils to be encountered.
- Within the fill layer of BH201, fragments of brick and sandstone were identified at approximately 1.65 metres. The bricks are likely not in situ with the original foundations and were moved after the demolition of the villa structures.
- The south-western portion of the subject site underwent low historical disturbance as part of Phases 1 and 2. Development of the subject site occurred in Phase 3 and 4 resulting in a moderate level of historical ground disturbance.
- The south-western portion of the subject site has undergone moderate – high levels of historical disturbance associated with the Catholic institutional acquisition of the site in 1958, which was followed by the demolition of extant structures and construction of a series of large institutional buildings with basement levels.

4. ARCHAEOLOGICAL POTENTIAL

4.1. FRAMEWORK FOR ASSESSMENT

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

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

The potential for archaeological relics to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there.

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

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

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

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

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

4.2. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

In order to assess the archaeological potential of the subject site, the potential archaeological resources associated with each of the development phases discussed above are considered in light of the degree of ground disturbance caused by subsequent phases of development and the impact this is likely to have had on

A complete assessment of archaeological potential associated with each phase of development of the subject site is provide in Table 5 below.

Table 5 – Assessment of Archaeological Potential

Phase	Potential Resource	Integrity	Potential
Phase 1 Early Land Grants (1788-1806)	Archaeobotanical evidence of land clearing and agricultural activities, charcoal as evidence of burning activities, deep deposits including post holes from fences and ephemeral structures.	<p>The Drummoyne foreshore area was initially surveyed by Captain John Hunter in 1788. The District of Concord was an established agricultural district from the 1790s, consisting of land which had been allocated in small parcels to low-ranking men in the New South Wales Corps. These land parcels were incorporated within Harris' 1,500-acre grant in 1806.</p> <p>It is not clear whether the subject site formed part of one of these early land parcels, in which case it may have been subject to vegetation clearance and agricultural improvements during this period. Evidence of these early activities, which may include archaeobotanical deposits and evidence of fencing and ephemeral structures, is likely to have been removed through subsequent disturbance associated with Phases 3-4 of the site's occupation.</p> <p>There is nil potential for evidence of this phase within the north-eastern portion of the subject site as this portion of the site was subject to land reclamation in the mid-20th century. There is low potential for evidence of this phase within the south-western portion of the subject site outside the existing basement footprint.</p>	<p>South-western portion of the site: Low</p> <p>North-eastern portion of the site: Nil</p>

Phase	Potential Resource	Integrity	Potential
Phase 2 Five Dock Farm (1806-1890)	Foundations of early structures, evidence of site improvements including fencing, post holes and vegetation clearance.	<p>In 1806, Governor King granted 1,500 acres of land, which included the subject site, to military surgeon John Harris. The estate was alternatively known as 'Five Dock Farm'. In 1826, Five Dock Farm was listed by Harris among his holdings, consisting of: one dwelling house and fencing. No maps identified show the location of the mentioned house. In 1828 Convict gangs began clearing the land to build a road which joined Abbotsford with Parramatta Road.</p> <p>Harris sold the Five Dock Farm estate to Samuel Lyons in 1836. Lyons subsequently subdivided the farmland into 30 and 60 acre lots. A contemporary advertisement in The Australian described the land as 'in 133 lots, varying in size from 2 to 69 acres, so as to suit the means of all classes of buyers'. An 1840s map of the estate shows the subject site as subdivided in Lot 105 though with no buildings present (Figure 12).</p> <p>It is not clear whether dwellings were erected on the site during this period, however, it is likely that a wharf was once located on the banks of the shoreline within the reclaimed area on the present subject site (Figure 11).</p> <p>Archaeological resources associated with this period, while unlikely to occur due to the low intensity of use, may include remains of a wharf, evidence of Harris' improvements to the land, including evidence of early structures, fencing and vegetation clearance. Similar archaeological resources may occur in association with the subdivision and changes in ownership of the site from 1836-1890.</p> <p>If potential remains of the wharf happened to occur, the remains are likely to be of low integrity due to the reclamation works that occurred in the north-eastern portion of the site in the early 20th Century.</p> <p>Other ephemeral archaeological resources which may have resulted from this phase of the site's occupation are, however, likely to have been removed or truncated through historical disturbance associated with Phases 3-5.</p>	<p>South-western portion of the site: Low</p> <p>North-eastern portion of the site: Nil</p>

Phase	Potential Resource	Integrity	Potential
		<p>There is nil potential for evidence of this phase within the north-eastern portion of the subject site as this portion of the site was subject to land reclamation in the mid-20th century and has undergone disturbance from the construction of the basement level.</p> <p>There is low potential for evidence of this phase within the south-western portion of the subject site outside of the existing basement level footprint.</p>	

Phase	Potential Resource	Integrity	Potential
Phase 3 Development of the Subject Curtilage (1890-1958)	Structural remains of the former villas, tennis court, toilet block and baths.	<p>From the early 20th century, the subject site was further subdivided and developed for residential purposes. By 1902, the north-western portion of the subject site had been subdivided into two lots (Lots 1 and 2). The land to the east of Lots 1 and 2 had been subdivided (Lot 160) by 6 January 1901. Undated Sydney Water maps indicate the presence of two large waterside villas within the south-western portion of the site, corresponding with Lots 2 and 160 (Figure 14). The geotechnical investigation (Section 3.4) included borehole coring that was located within the building footprint of the former waterside villas. The borehole results identified brick and sandstone at 1.65 metres below the surface which could indicate potential archaeological remains relating to the Phase 3 waterside villas.</p> <p>The north-eastern portion of the subject site underwent land reclamation during this period. An undated Sydney Water map (Figure 14) indicates the presence of a tennis court, bathroom block and baths. A sea wall had also been constructed at the water's edge. Visual inspection confirmed that fill was likely introduced behind this feature which accommodated the level topography of the northern garden. Contemporary maps (Figure 15) depict a far more regular boundary than that depicted in earlier maps (Figure 14), which protrudes north of the original coastline (see area to south in Figure 2).</p> <p>Archaeological resources associated with this period may include structural foundations of the earlier villa complexes, baths, toilet block and tennis courts. While the location of the former villas has been subject to moderate-high levels of disturbance associated with Phase 4 of the site's development, geotechnical results identified brick and sandstone fragments. The bricks are likely to be out of context due to the subsequent historical disturbance at the subject site including construction of the basement levels in Phase 4 of the site's history.</p>	<p>Structural remains of the former villas:</p> <p>Low (outside of basement footprint)</p> <p>Nil (inside basement footprint)</p> <p>Structural remains of the former tennis court, toilet block and baths: Nil</p>

Phase	Potential Resource	Integrity	Potential
		The location of the former baths, toilet block and northern portion of the tennis courts has been subject to moderate to high levels of subsequent disturbance associated with landscaping in Phases 4 and 5.	
Phase 4 Little Sisters of the Poor (1958-1999)	Brick institutional buildings (extant). Structural remains of ancillary buildings within north-eastern portion of site.	<p>In 1958 the three lots which made up the subject site were amalgamated, and the land transferred to the 'Little Sisters of the Poor', a Roman Catholic religious institute for women and children. The site was subsequently redeveloped for institutional religious uses.</p> <p>By 1971 the villas had been demolished (Figure 18) and a series of brick institutional buildings constructed in their place (Figure 19). These buildings remain extant.</p> <p>By this date the baths along the water's edge had also been removed and replaced with a series of small structures. The footprint of these buildings is detailed in an undated Diagram of Sanitary Drainage (Figure 21). Structural remains of these buildings may remain <i>in situ</i> given the low level of disturbance in this location associated with landscaping in Phase 5.</p>	Brick institutional buildings: High (extant). Structural remains of ancillary buildings: Low

Phase	Potential Resource	Integrity	Potential
Phase 5 Scalabrini Village (1999-Present)	No archaeological resources identified.	On 12 November 1999 ownership of the subject site was transferred to 'Scalabrini Village'. The built configuration of the subject site underwent few significant changes since the late 20th century, with the exception of landscaping works and the addition of minor structures.	Nil



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Project No: P0047246

Project Manager: Alexandra Ribeny

HISTORICAL ARCHAEOLOGICAL POTENTIAL

Scalabrini Drummoyne Project
Scalabrini

- | | | |
|---|---|---|
| Subject Area | Low Potential (Disturbance from Historical Land Use) | Nil Potential (Disturbance from Basement and Reclamation) |
| Low Potential for Features (Phase 1 - 4) | | Nil Potential for Features (Phase 1 - 4) |

Figure 38 – Historical archaeological potential within the subject site. Please refer Table 4 below for further information.

Note: Figure 42 does not show features from Phase 1 due to their unknown location. The above figure only shows the potential archaeological resources from Phase 2 and 3 and does not show the extant structures from Phase 4 and Phase 5 of the subject site's history.

4.3. SUMMARY

Table 6 – Summary of Historical Archaeological Potential

Phase	Potential Resource	Potential
Phase 1 Early Land Grants (1788-1806)	Archaeobotanical evidence of land clearing and agricultural activities, charcoal as evidence of burning activities, deep deposits including post holes from fences and ephemeral structures.	South-western portion of the site: Low North-eastern portion of the site: Nil
Phase 2 Five Dock Farm (1806-1890)	Remains of the wharf, Foundations of early structures, evidence of site improvements including fencing and vegetation clearance.	South-western portion of the site: Low North-eastern portion of the site: Nil
Phase 3 Development of the Subject Curtilage (1890-1958)	Structural remains of the former villas, tennis court, toilet block and baths.	Structural remains of the former villas in south-western portion of the site: Nil (inside basement level footprint) Low (outside basement level footprint) Structural remains of the former tennis court, toilet block and baths in north-eastern portion of the site: Nil
Phase 4 Little Sisters of the Poor (1958-1999)	Brick institutional buildings (extant). Structural remains of ancillary buildings within north-eastern portion of site.	Brick institutional buildings: High (extant). Structural remains of ancillary buildings: Low
Phase 5 Scalabrini Village (1999-Present)	No archaeological resources identified.	Nil

5. SIGNIFICANCE ASSESSMENT

5.1. FRAMEWORK FOR ASSESSMENT

The concept of archaeological significance is independent of archaeological potential. For example, there may be 'low potential' for certain relics to survive, but if they do, they may be assessed as having heritage significance. Conversely, while there may be 'high potential' for certain relics, but they may be assessed as having no heritage significance.

Two levels of significance exist in the NSW heritage management system:

State heritage significance in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

local heritage significance in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

The NSW Heritage Council has adopted the following criteria for assessment of heritage significance related to the *NSW Heritage Act 1977*:

- (a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the local area)
- (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 local area)
- (c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
- (d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the local area)
- (e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area)
- (f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area)
- (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 the local area).

The significance of the subject site and any potential historical archaeological resources it retains are assessed below against these criteria.

5.2. ASSESSMENT OF SIGNIFICANCE

An assessment of archaeological significance associated with each phase of development of the subject site is provide in Table 7 below.

Table 7 – Assessment of significance

Criterion	Discussion
A - Historical Significance	The historical overview (see Section 3.1) has established that the subject site was incorporated within a 1500-acre land parcel granted to prominent military surgeon and colonial officer John Harris in 1806 and known as "Five Dock Farm" (Phase 2). Historical sources describe the presence of a house and fencing within the estate, as well as a road which was 'reserved around the shores of the harbour'. While evidence of these early improvements is unlikely to survive, should it be located with high integrity, it may meet the threshold for State significance on the grounds that it would evidence the

Criterion	Discussion
	<p>earliest European settlement of the Drummoyne area as well as Harris' utilisation of the land during this early period (NSW Historic Theme 4 – Land Tenure).</p> <p>Phase 3 saw the subject site further subdivided and developed. By 1904, two villa complexes had been established within the subject site which included tennis courts and baths along the shoreline. Should evidence of these features survive, they are unlikely to be in their original context and are therefore unlikely to have either Local or State significance under this criterion.</p> <p>During Phase 4 the subject site was developed as the "Little Sisters of the Poor" Catholic institution. Potential archaeological resources associated with this phase include evidence of ancillary structures. These structures were peripheral to the operations of the institution and are therefore unlikely to have either Local or State significance under this criterion.</p>
B - Associative Significance	<p>The subject site formed part of the "Five Dock Farm" estate, which was granted to prominent military surgeon and colonial officer John Harris in 1806. Harris was a wealthy landowner, farmer and officer, with large landholdings in Parramatta and Ultimo. The circumstances surrounding the granting of Five Dock Farm, which involved a land grab of land parcels which had formerly been granted to lower-ranked men of the New South Wales Corps, reflects Harris' sizeable influence in the early colony. In the unlikely event that archaeological resources with high integrity from Phase 2 of the site's history are located within the subject site which demonstrate a connection with Harris' ownership and utilisation of the land, these may have significance at a State level for their associative significance (NSW Historic Theme 4 – Land Tenure).</p>
C - Aesthetic or technical significance	<p>The potential archaeological resources within the subject site are neither likely to possess unique aesthetic characteristics nor to demonstrate a high degree of creative or technical achievement.</p> <p>The potential archaeological resources within the subject site are unlikely to meet the threshold for State or local heritage significance under this criterion.</p>
D - Social Significance	<p>The Little Sisters of the Poor Catholic institution for women and children was established in the subject site in 1958 (Phase 4). Residents of the institution and their descendants are therefore likely to maintain some form of connection to the site and this period of its history. Potential archaeological resources associated with this phase relate to ancillary structures which were peripheral to the operations of the institution and are therefore unlikely to demonstrate a connection with the social values of the site. The potential archaeological resources within the subject site are unlikely to meet the threshold for State or Local heritage significance under this criterion.</p>
E - Research Potential	<p>Historical sources are sparse on the development of the subject site throughout the late 18th (Phase 1) and early 19th (Phase 2) centuries. The District of Concord was an established agricultural district from the 1790s, consisting of land parcels which had been allocated to low-ranking men in the New South Wales Corps. However, it is not clear whether the subject site was incorporated within one of these land parcels or whether it was utilised for agricultural purposes. Historical sources establish that John Harris made some early improvements to the land, however, the extent and nature of these is not well understood. High integrity archaeological resources, including structural remains, fencing, early roads and evidence of farming and agricultural enterprise may have</p>

Criterion	Discussion
	<p>significance at a State level for their ability to augment this early history of the Drummoyne area (NSW Historic Theme 3 – Agriculture and NSW Historic Theme 4 - Accommodation).</p> <p>Changes to the subject site throughout Phases 3 and 4, including the development of the villa complexes and Catholic institution, are well documented. Historical maps clearly define the arrangement and design of structures during both phases. Structural remains associated with both phases are therefore unlikely to provide additional information about the development of the subject site through this period.</p>
F - Rarity	<p>High integrity archaeological resources which date to the early colonial period (Phase 1) are unlikely to be encountered within the subject site. However, in the event that these are located, they may be of State significance for their rarity on the basis that most evidence of pastoral life on the fringes of the early colony has been removed through subsequent development (NSW Historic Theme 3 – Agriculture and NSW Historic Theme 4 - Accommodation).</p> <p>Potential historical archaeological resources associated with Phase 3 may reflect the site's development for a series of large waterside villa complexes. While the original subdivision patterns associated with these large estates is less well represented, many of these larger villas remain extant throughout the Drummoyne area. Evidence of these earlier structures would not therefore be considered rare under this criterion.</p>
G - Representativeness	<p>Archaeological resources relating to Phases 1 and 2 of the subject site's development are unlikely to retain high integrity and to demonstrate the principal characteristics of early colonial settlement in the Drummoyne area.</p> <p>In the event that high integrity and cohesive archaeological resources associated with Phase 3 are encountered, they may provide information on the original subdivision pattern and configuration associated with early villa complexes which were developed along the Drummoyne waterfront in the early 20th century. It is assessed that this information is unlikely to meet the criteria for Local or State significance for this criterion due to the presence of similar villa complexes in Drummoyne.</p> <p>Evidence of the subject site's development associated with Phase 4 is largely extant. An assessment of whether the institutional buildings are particularly representative of an important class of Drummoyne's or NSW's cultural places falls outside the scope of this assessment.</p>

5.3. STATEMENT OF SIGNIFICANCE

In 1806 (Phase 2) the subject site was incorporated within a 1500-acre land parcel granted to prominent military surgeon and colonial officer John Harris and known as “Five Dock Farm”. Historical sources describe the presence of a house and fencing within the estate, as well as a road which was ‘reserved around the shores of the harbour’. While evidence of these early improvements is unlikely to survive, should it be located with high integrity, it may meet the threshold for State significance on the grounds that it would provide rare evidence of the earliest European settlement of the Drummoyne area and Harris’ utilisation of the land during this early period.

The circumstances surrounding the granting of Five Dock Farm, which involved the seizure of land parcels which had formerly been granted to lower-ranked men of the New South Wales Corps, reflects Harris’ sizeable influence in the early colony. In the unlikely event that archaeological remains demonstrate a direct link to Harris’ development of the land, these may have significance at a State level for their association with this influential figure.

Phase 3 saw the subject site further subdivided and developed. By the early 20th Century, two villa complexes had been established within the subject site, which included tennis courts and baths along the shoreline. Should archaeological remains of these villas occur, they would be unlikely to meet the criteria for Local or State significance for this criterion due to the presence of similar villa complexes in Drummoyne and NSW.

During Phase 4 the subject site was developed as the “Little Sisters of the Poor” Catholic institution. Potential archaeological resources associated with this phase include evidence of ancillary structures which were peripheral to the operations of the institution and are therefore unlikely to have either Local or State significance under these criteria.

There were no potential archaeological remains for Phase 5 of the subject site’s history, therefore no significance assessment has been provided.

5.4. SUMMARY

The assessed archaeological potential and significance of the subject site is summarised in Table 8 below.

Table 8 - Summary of assessed archaeological potential and significance

Historical Phase	Potential	Potential Significance
Phase 1 Early Land Grants (1788-1806)	South-western portion of the site: Low North-eastern portion of the site: Nil	State
Phase 2 Five Dock Farm (1806-1890)	South-western portion of the site: Low North-eastern portion of the site: Nil	State
Phase 3 Development of the Subject Curtilage (1890-1958)	Structural remains of the former villas: Low Structural remains of the former tennis court, toilet block and baths: Nil	Nil
Phase 4 Little Sisters of the Poor (1958-1999)	Brick institutional buildings: High (extant). Structural remains of ancillary buildings: Low	Nil
Phase 5 Scalabrini Village (1999-Present)	Nil	Nil



Figure 39 – Archaeological Significance

6. IMPACT ASSESSMENT

The following is an assessment of the likely impact of the proposed works on any historical archaeological remains having heritage significance (relics) that are potentially retained within the subject site.

It is proposed to demolish the existing building within the subject site and construct a new seventeen storey residential flat building with 14 apartments and seven basement levels. The basement will occupy the footprint of the entire subject site and will reach a depth of between 25-26 metres. The extent of this disturbance will result in the removal of all archaeologically sensitive soil profiles.

In consideration of the above, it is assessed that the proposal will not impact any known historical archaeological remains. As discussed in Section 3.5, the subject site has undergone a high to moderate level of historical ground disturbance. As a result of this disturbance there is low to nil potential for archaeological resources across the subject site. In the unlikely event that archaeological remains are identified, it is likely they would be of low integrity and not in situ. On the basis of this assessment, an Unexpected Finds and Human Remains Procedure is recommended to manage any potential archaeological remains that may be identified.



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Project No: P0047246

Project Manager: Alexandra Ribeny

Subject Area



State Significance



Nil Significance

BASEMENT OVERLAY

Scalabrini Drummoynes Project
Scalabrini

Figure 40 – Overlay of proposed basement level on footprint on map of archaeological significance.

7. CONCLUSIONS & RECOMMENDATIONS

CONCLUSIONS

The HAIA has concluded the following in relation to the historical archaeological potential and significance of the subject site and the impacts of the proposed works:

The HAIA has concluded the following in relation to the historical archaeological potential and significance of the subject site and the impacts of the proposed works:

Archaeological Potential and Significance

Table 9 - Summary of assessed archaeological potential and significance

Historical Phase	Potential	Potential Significance
Phase 1 Early Land Grants (1788-1806)	South-western portion of the site: Low North-eastern portion of the site: Nil	State
Phase 2 Five Dock Farm (1806-1890)	South-western portion of the site: Low North-eastern portion of the site: Nil	State
Phase 3 Development of the Subject Curtilage (1890-1958)	Structural remains of the former villas: Low (outside of basement footprint) Nil (inside basement footprint) Structural remains of the former tennis court, toilet block and baths: Nil	Nil
Phase 4 Little Sisters of the Poor (1958-1999)	Brick institutional buildings: High (extant). Structural remains of ancillary buildings: Low	Nil
Phase 5 Scalabrini Village (1999-Present)	Nil	Nil

Impact Assessment

This assessment has concluded that the proposal will not impact any historical archaeological remains. In the unlikely event that archaeological remains are identified, it is likely they would be of low integrity and not in situ. On the basis of this assessment, an Unexpected Finds and Human Remains Procedure is recommended to manage any potential archaeological remains that may be identified.

RECOMMENDATIONS

Recommendation 1 – Submission of Report with SSD-64388218

This Historical Archaeological Impact Assessment should be submitted with the EIS for SSD-64388218 as a record of the assessment that has been undertaken to fulfil Item 20 of the SEARs.

Recommendation 2 – Unexpected Finds and Human Remains Procedure

Although the likelihood of the subject site retaining any historical relics is low, it is recommended that unexpected finds and human remains procedures be implemented as harm mitigation measures post SSDA approval and prior to construction.

If any archaeological deposits or features are unexpectedly discovered during any site works, the following steps must be carried out:

1. All works within the vicinity of the find must immediately stop. The find must not be moved 'out of the way' without assessment. The find must be cordoned-off and signage installed to avoid accidental impact.
2. The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist.
3. The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and notification of the discovery of a relic to Heritage NSW in accordance with S.146 of the Heritage Act 1977.
4. Depending on the significance of the find, reassessment of the archaeological potential of the subject site may be required and further archaeological investigation undertaken.
5. Reporting may need to be prepared regarding the find and approved management strategies.
6. Works in the vicinity of the find would only recommence upon receipt of approval from Heritage NSW.

Should clearly identifiable human remains be uncovered anywhere within the subject site, the following procedure should be implemented:

1. All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact.
2. The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555).
3. The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist.
4. Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives.
5. Works are not to recommence until the find has been appropriately managed.
6. In the event that bones are uncovered which may be human but cannot be confirmed by onsite staff, a suitably qualified archaeologist or heritage specialist should be contacted in the first instance to determine how to proceed.

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DISCLAIMER

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The image features a large, multi-story brick building with a light-colored base and arched windows on the upper floors. A woman in athletic wear is jogging on a sidewalk in the foreground. The URBIS logo is centered over the building. The logo consists of the word "URBIS" in a bold, white, sans-serif font, enclosed within a white square frame that has a small gap at the top and bottom.

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