

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is partially enclosed by a white L-shaped line that forms a partial square frame around the letters.

**URBIS**

# **PRELIMINARY HISTORICAL ARCHAEOLOGICAL ASSESSMENT**

2-8 Highgate Road, Lindfield,  
NSW

Prepared for  
**CPDM**  
3 March 2025

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

Associate Director     Ali Byrne, BA (Hons) Archaeology  
Senior Consultant     Johnny Sokalik, BA (Hons) Archaeology  
Consultant             Pedro Silva, BA (Hons) History and Archaeology  
Consultant             Natalie Taylor, BA (Archaeology), B (Media and Communications)  
Project Code            P0058132  
Report Number         D01 – 21/02/2025  
                                  D02 – 28/02/2025  
                                  Final – 03/03/2025

---

**Urbis acknowledges the important contribution that  
Aboriginal and Torres Strait Islander people make in  
creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices, the Traditional  
Owners on whose land we stand.**

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

**urbis.com.au**

# CONTENTS

<b>Executive Summary</b> .....	<b>1</b>
<b>1. Introduction</b> .....	<b>3</b>
1.1 Subject area .....	3
<b>2. Statutory Context</b> .....	<b>10</b>
2.1 Heritage Controls .....	10
2.1.1 Environment Protection and Biodiversity Conservation Act 1999 .....	10
2.1.2 NSW Heritage Act 1977 .....	10
2.1.3 Ku-ring-gai Local Environmental Plan 2015 .....	10
2.2 Heritage Lists & Registers .....	12
2.2.1 NSW State Heritage Inventory .....	12
2.2.2 Australian Heritage Database .....	12
2.3 Summary.....	12
<b>3. Archaeological Context</b> .....	<b>13</b>
3.1 Abbreviated Historical Overview .....	13
3.1.1 Phase 1 – Early Land Grant and Purchase of the Land (1770 – 1909) .....	13
3.1.2 Phase 2 – Subdivision and Residential Dwellings (1910 – 1950s) .....	16
3.1.3 Phase 3 – Modern Alterations (1950s – Present Day).....	17
3.2 Historical Disturbance .....	18
3.3 Site Inspection .....	18
3.4 Previous Archaeological Investigations .....	20
3.4.1 Investigations of Subject Area .....	20
3.5 Summary.....	20
<b>4. Preliminary Assessment of Archaeological Potential</b> .....	<b>21</b>
4.1 Framework for Assessment .....	21
4.2 Assessment of Archaeological Potential.....	21
<b>5. Conclusions &amp; Recommendations</b> .....	<b>24</b>
<b>References</b> .....	<b>26</b>
<b>Disclaimer</b> .....	<b>27</b>

## FIGURES

Figure 1 Regional location of the subject area .....	5
Figure 2 Location of the subject area (red outline).....	6
Figure 3 Basement 2 plan of the proposed development.....	7
Figure 4 Section of proposed development showing two basement levels.....	8
Figure 5 – 1840 map of the Gordon parish showing the approximate location of the subject area within Dan McNally’s land grant indicated by the red arrow. ....	14
Figure 6 – 1892 plan of depicting the area purchased by Thomas Curran to the east of the railway. The approximate location of the subject area has been indicated in red. ....	15
Figure 7 – 1911 Subdivision plan of the subject area indicated in red.....	16
Figure 8 – 1930 aerial image.....	17
Figure 9 – 1943 aerial image.....	17
Figure 10 – 1986 aerial image.....	17
Figure 11 – 2025 aerial image.....	17
Figure 12 – Rear yard of No. 8 Highgate Road – view northeast. ....	19
Figure 13 – Front yard of No. 2 Highgate Road, view northeast.....	19

Figure 14 – Pool in yard of at No. 4 Highgate Road, view west.....	19
Figure 15 – Pool in front yard of at No. 2 Highgate Road, view south.....	19
Figure 16 – Pond in front yard of at No. 2 Highgate Road, view south.....	19
Figure 17 – Fill present in landscaped areas at No. 8 Highgate Road.....	19
Figure 18 – Paving for carpark at No. 6 Highgate Road, view south-west.....	20
Figure 19 – Underground servicing at No. 4 Highgate Road.....	20

**TABLES**

Table 1 – Industry Specific SEARs for Housing.....	3
Table 2 – Assessment of Archaeological Potential.....	22

# EXECUTIVE SUMMARY

Urbis was engaged by CPDM ('the Proponent') to prepare a Preliminary Historical Archaeological Assessment (PHAA) to accompany a State Significant Development Application (SSD-78493518) for proposed works at 2-8 Highgate Road, Lindfield, legally defined as Lots 100-103 DP 6608 ('the subject area'). The regional location and curtilage of the subject area are shown in Figure 1 and Figure 2.

The Proponent is proposing the construction of a 9-storey residential flat building containing 84 apartments.

- This PHAA has been prepared to address relevant SEARs conditions relating to historical archaeology, and includes: a review of heritage databases and relevant archaeological publications to establish the known Historical archaeological values of the site; and
- a review of the historical development of the subject area, as outlined in Section 3, to undertake a preliminary assessment of archaeological potential.

The following preliminary assessment does not constitute a formal Historical Archaeological Assessment (HAA) in accordance with the Archaeological Assessments Guidelines (Heritage Office, Department of Urban Affairs and Planning 1996).

The PHAA has concluded the following in relation to the historical archaeological potential of the subject area:

## Archaeological Potential

This PHAA has established the following in relation to the archaeological potential of the subject site:

- There is **nil to low potential** for archaeological resources (of local significance) associated with *Phase 1 – Early Land Grant and Purchase of the Land (1770-1909)* due to the ephemeral nature of the potential resource and degree of subsequent disturbance.
- There is **nil to low potential** for archaeological resources (of local significance) associated with *Phase 2 – Subdivision and Residential Dwellings (1910-1950s)* due to the buildings late date of construction within the subject area.
- There was **nil archaeological potential** identified for *Phase 3 – Modern Alterations (1950s-present)*.
- Due to the nil to low archaeological potential across the site for all identified phases, it is unlikely that any proposed works will impact archaeological relics.

In light of the above findings, Urbis makes the following recommendations:

### Recommendation 1 – Submission of Report for SSDA 78493518

This Preliminary Historical Archaeological Assessment should accompany the State Significant Development Application (SSD-78493518). The present assessment is intended to justify whether further assessment is required. In the case of this project, it is assessed that impacts to historical archaeological relics as a result of the proposed development are unlikely.

### Recommendation 2 – Unexpected Finds and Human Remains Procedure

Although the likelihood of the subject area 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 area 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.

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 was engaged by CPDM ('the Proponent') to prepare a Preliminary Historical Archaeological Assessment (PHAA) to accompany a State Significant Development Application (SSD-78493518) for proposed works at 2-8 Highgate Road, Lindfield, legally defined as Lots 100-103 DP 6608 ('the subject area'). The regional location and curtilage of the subject area are shown in Figure 1 and Figure 2.

The Proponent is proposing the construction of a 9-storey residential flat building containing 84 apartments.

This PHAA has been undertaken as a means of addressing the above assessment requirement by undertaking a preliminary assessment of historical archaeological potential based on:

- a review of heritage databases and relevant archaeological publications to establish the known historical archaeological values of the site; and
- a review of the historical development of the subject area, as outlined in Section 3, to undertake a preliminary assessment of archaeological potential.

The following preliminary assessment does not constitute a formal Historical Archaeological Assessment (HAA) in accordance with the Archaeological Assessments Guidelines (Heritage Office, Department of Urban Affairs and Planning 1996).

## 1.1 SUBJECT AREA

The subject area is located at 2-8 Highgate Road, Lindfield, NSW, legally described as Lots 100-103 DP 6608 ('the subject area'). Located within the Ku-ring-gai Local Government Area, the subject area is approximately 11km northwest of the Sydney CBD. The total area is 4,741m<sup>2</sup> and is currently zoned R2 low density residential under the *Ku-ring-gai Local Environment Plan 2015*. Currently comprised of low-density residential dwellings, the subject area is bounded by Reid Street to the north, Highgate Road to the east, Woodside Avenue to the south, and Lindfield Avenue to the west.

## 1.2. PROPOSED WORKS

The Proponent is proposing the construction of a 9-storey residential flat building containing 84 apartments. Plans of the proposed works are included in Figure 3 and Figure 4. The project will follow a State Significant Development Application (SSDA) pathway to obtain consent for the development.

Approval for the proposed development is being sought via State Significant Development Application SSD-78493518 under Division 4.7 of the *Environmental Planning and Assessment Act 1979* (NSW). Please note that per Section 4.41 (formerly s 89J) of the EP&A Act 1979, the approval pathways provided by the Heritage Act 1977 are silenced, however the remainder of the Act applies as with the guidelines for its implementation.

The Planning Secretary's Environmental Assessment Requirements (SEARs) were issued for SSD-78493518 on 20 December January 2025. Item 22 of the SEARs specifies the following requirement in relation to historical heritage.

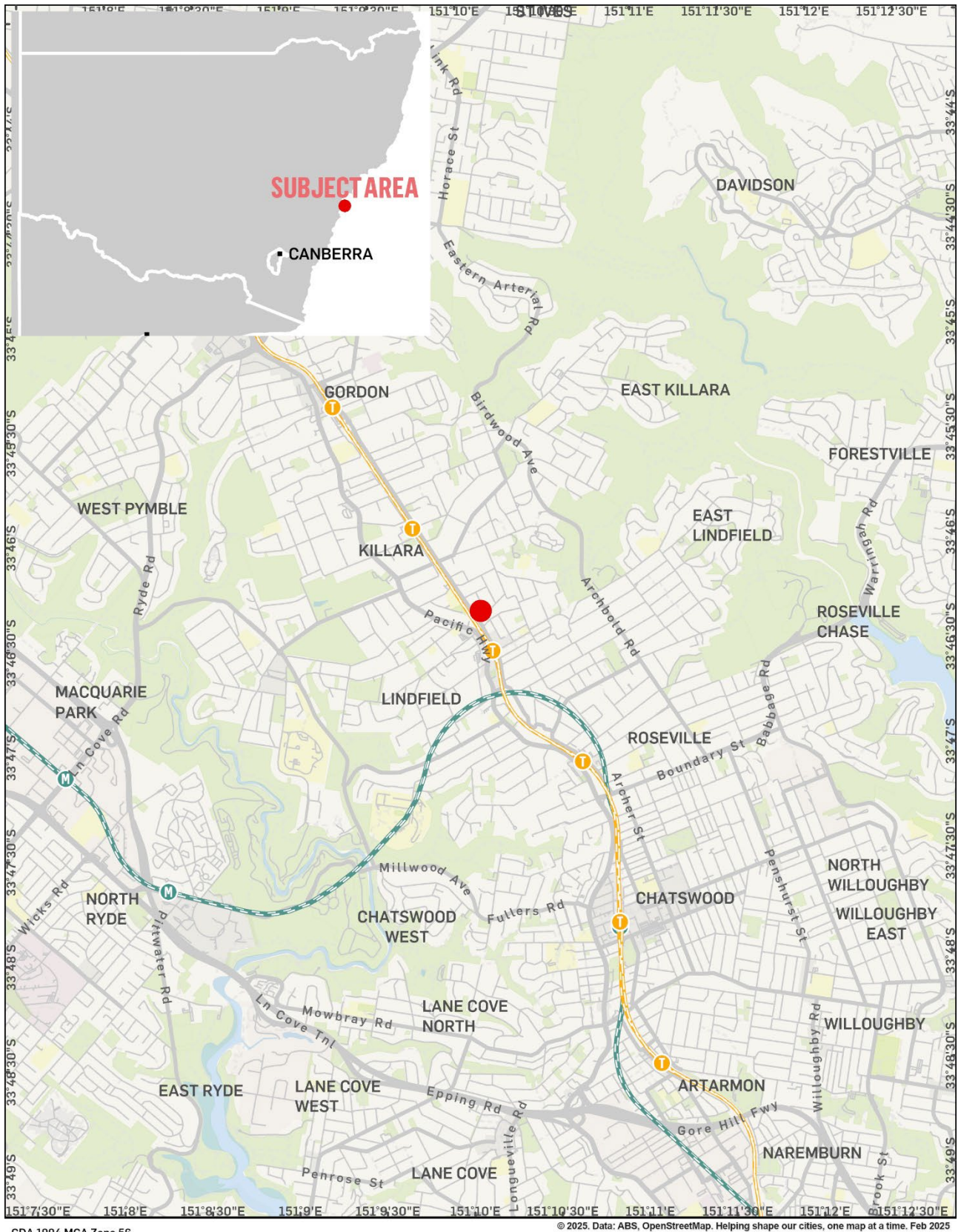
Table 1 – Industry Specific SEARs for Housing

Item number	Issue and Assessment Requirements	Supporting Documentation
22	<b>Environmental Heritage</b> <ul style="list-style-type: none"><li>▪ Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.</li></ul>	<u>If required:</u> Statement of Heritage Impact Archaeological Assessment

Source: NSW Department of Planning, Housing and Infrastructure.

This document has been prepared to address the archaeological considerations of the site. Built heritage must be assessed in a separate report. Based on the Archaeological Assessment Guidelines 1996, this

document presents a methodology to determine whether an Archaeological Assessment is necessary for the SEARs.



GDA 1994 MGA Zone 56  
 Project No: P0058132  
 Project Manager: Ali Byrne  
 ● Subject Area

**REGIONAL LOCATION**  
 Ku-ring-Gai LGA Sites  
 CPDM

Figure 1 Regional location of the subject area



GDA 1994 MGA Zone 56

© 2025. Data: ABS, OpenStreetMap, Nearmap. Helping shape our cities, one map at a time. Feb 2025



Project No: P0058132  
 Project Manager: Ali Byrne

Subject Area     Contours

**LOCATION OF THE SUBJECT AREA**  
 Ku-Ring-Gai LGA Sites  
 CPDM

Figure 2 Location of the subject area (red outline).



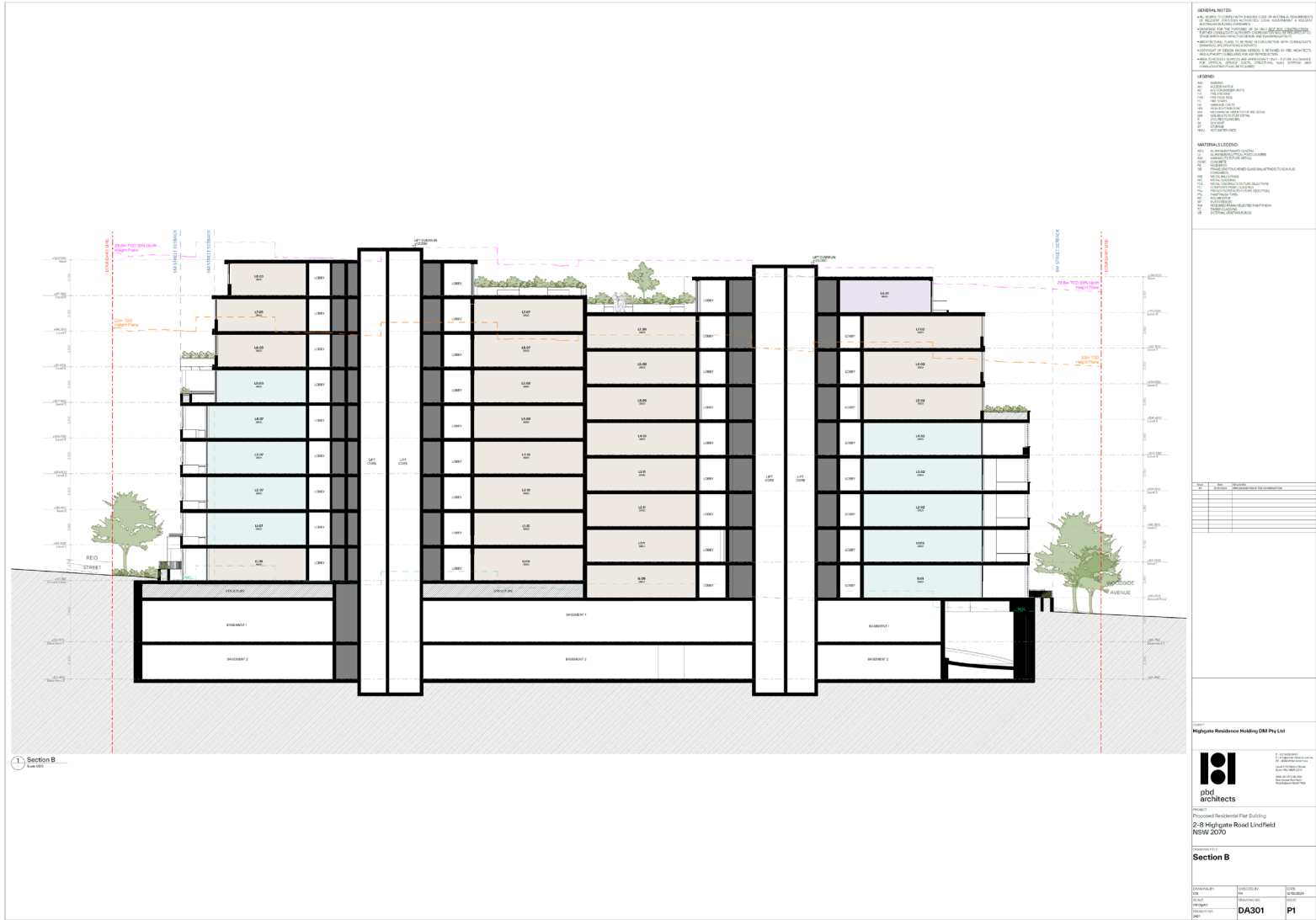


Figure 4 Section of proposed development showing two basement levels.

Source: Phd Architects

### **1.3. METHODOLOGY**

The PHAA was undertaken as a preliminary assessment of historical archaeological potential and includes:

- Searches of statutory and non-statutory heritage listings (Section 0).
- Preliminary historical research on the subject area including analysis of historic mapping and imagery (Section 3)
- Analysis of relevant archaeological assessments (Section 0).
- Assessment of archaeological potential (Section 0).
- Provision of recommendations for the management of archaeological relics (Section 5).

### **1.4. AUTHORSHIP**

The present report has been prepared by Natalie Taylor (Consultant) who holds a Bachelor of Advanced Studies (Media and Communications) and a Bachelor of Arts (Archaeology) from the University of Sydney and, Pedro Silva (Consultant) who holds a Bachelor (Hons) of History and Archaeology from the University of Coimbra with review and quality control undertaken by Johnny Sokalik (Senior Consultant) who holds a Bachelor of Arts (Archaeology - Honours) from the University of Sydney. Final review was done by Ali Byrne (Associate Director) who holds a Bachelor of Arts (Archaeology) from the University of Sydney.

### **1.5. LIMITATIONS**

The PHAA was undertaken to investigate historical archaeological heritage within the subject area. It does not consider Aboriginal archaeology or built heritage values.

This PHAA does not constitute an Historical Archaeological Impact Assessment (HAIA), which complies with the relevant guidelines, and is intended only to investigate whether further assessment is required.

## 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 area.

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

In 2004, a new Commonwealth heritage management system was introduced under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The EPBC Act protects any items listed in the National Heritage List (NHL) and the Commonwealth Heritage List (CHL).

The National Heritage List (NHL) is a list of natural, historic and Indigenous places of outstanding significance to the nation. It was established to protect places that have outstanding value to the nation.

The Commonwealth Heritage List (CHL) was established to protect items and places owned or managed by Commonwealth agencies. The Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the NHL or CHL.

#### 2.1.2 NSW Heritage Act 1977

The *NSW Heritage Act 1977* (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.

State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance. Under Section 57(1) of the Heritage Act, Heritage Council approval is required to move, damage, or destroy a 'relic' listed in the SHR, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

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.*

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

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

#### 2.1.3 Ku-ring-gai Local Environmental Plan 2015

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 area falls within the Ku-ring-gai Council Local Government Area ('Wollongong City Council LGA') and is subject to the Ku-ring-gai Local Environmental Plan 2015 ('Ku-ring-gai LEP 2015'). The LEP identifies

items and areas of local heritage significance and outlines development consent requirements. Under Section 5.10, Clause 2 of the Ku-ring-gai LEP 2015, 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.*

Under Section 5.10, Clause 7, it is specified that:

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

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

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

Historical archaeological sites are listed under Schedule 5 of Part 1 of the Ku-ring-gai LEP 2015.

## 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 area.

### 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 7 February 2025. The search did not identify any heritage items within the curtilage of the subject area, nor within a 100m buffer surrounding the subject area.

### 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 7 February 2025. The search did not identify any heritage items within the curtilage of the subject area.

## 2.3 SUMMARY

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

- In view of the protections afforded to heritage items by the *Environmental Protection and Biodiversity Conservation Act 1999*, *Heritage Act 1977*, and the *Sydney Local Environment Plan 2012*, in order to address the SEARs, the current PHAA has been undertaken to determine the likelihood of historical archaeological remains being retained within the subject area.
- The subject area is not located within proximity of heritage items listed under Part 1 of Schedule 5 of the Ku-ring-gai LEP 2015.

## 3. ARCHAEOLOGICAL CONTEXT

### 3.1 ABBREVIATED HISTORICAL OVERVIEW

The historical context of the subject area provides the basis for assessing what may be retained in the ground as archaeological evidence of past development. This section provides an abbreviated history for the subject area for the purpose of identifying historical archaeological potential.

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

- Phase 1 – Early Land Grants and Purchase of the Land (1770 – 1909)
- Phase 2 – Subdivision and Residential Dwellings (1910's – 1950's)
- Phase 3 – Modern Alterations (1950s – Present Day)

#### 3.1.1 Phase 1 – Early Land Grant and Purchase of the Land (1770 – 1909)

For thousands of years before the establishment of the Sydney colony, the Durrumurragal People lived in the Ku-ring-gai area.<sup>1</sup>

The Lindfield area was initially subdivided in the early 19<sup>th</sup> Century. The first available map dating to 1840 shows the development of the Lindfield and surrounding areas (Figure 5). The Pacific Highway was the main thoroughfare through North Sydney leading to northern NSW. The subject area is located within a 30-acre allotment of land that was granted to Daniel McNally. Broadly during this time Lindfield was subject to timber-getting and farming<sup>2</sup>. During this period, it is therefore likely that activities occurring within the subject area included clearing of vegetation, timber felling and agriculture. the construction of streetscapes and potentially grazing and small-scale farming.

In 1890 the north shore rail line, Sydney's first purely suburban railway, was opened providing access from the city.<sup>3</sup> In 1892, Thomas Curran a wine and spirit merchant, became the owner of 28-acre allotment that included the subject area. A map of the purchase indicates that a drain may have been present within the southwest corner of the subject area at this time (Figure 6). It is likely that any physical evidence of the drain within the subject area would be limited to terracotta piping as the culvert feature was located underneath the railway to the north.

---

<sup>1</sup> Aboriginal Heritage Office 2015, *Aboriginal Heritage and History within the Ku-ring-gai Local Government Area*, pg. 4

<sup>2</sup> Edwards, Z. and Rowland, J, 2012. *Lindfield*. [online] Dictionaryofsydney.org. Available at: <https://dictionaryofsydney.org/entry/lindfield>.

<sup>3</sup> Transport NSW 2025, *History of the NSW Railways* Link: <https://www.transport.nsw.gov.au/projects/community-engagement/sydney-trains-community/culture-and-heritage/history-of-nsw-railways>



Figure 5 – 1840 map of the Gordon parish showing the approximate location of the subject area within Dan McNally's land grant indicated by the red arrow.

Source: SLNSW, Call number: Maps/0005



### 3.1.2 Phase 2 – Subdivision and Residential Dwellings (1910 – 1950s)

In the 1910s, subdivision maps show that the subject area and surrounds was advertised as the 'Heart of Lindfield Estate' owing to its proximity to the railway station to the south (Figure 7). At this time the subject area was subdivided into the current lot layout.

The first aerial image available dates from 1930 (Figure 8). The aerial image shows that by this time multiple residential buildings have been constructed within each lot. These dwellings were likely constructed in the early 20<sup>th</sup> Century shortly after the subdivision and purchase of the lots. In addition to the residential structures, pathways, driveways and fences were also established. By 1943 (Figure 9), little has changed, however there is evidence of landscaping and the construction of sheds in the rear yard spaces of properties.

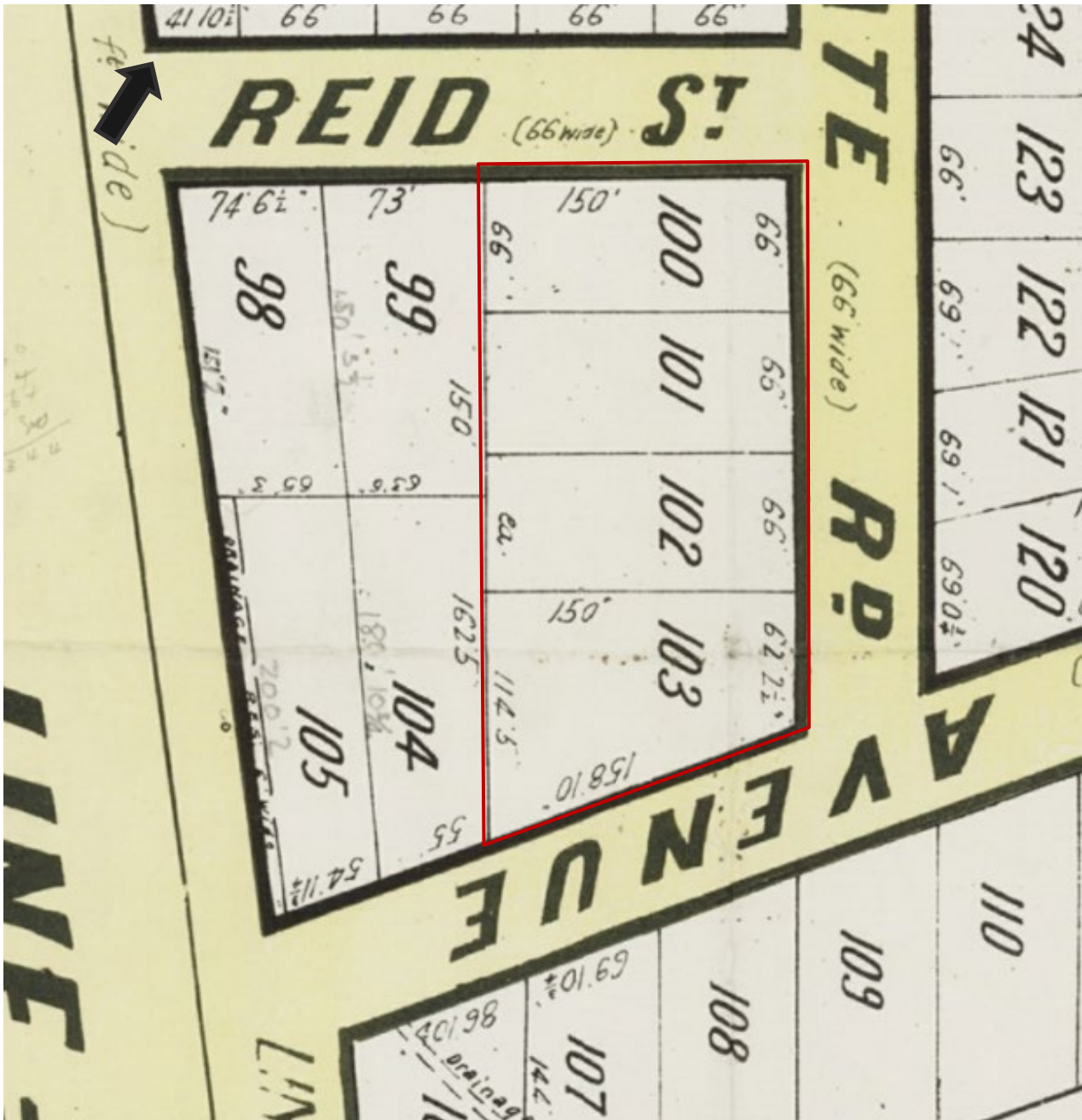


Figure 7 – 1911 Subdivision plan of the subject area indicated in red.

Source: SLNSW, 115 - Z/SP/L9/122.



Figure 8 – 1930 aerial image.

Source: NSW Spatial Services, Historical Imagery



Figure 9 – 1943 aerial image.

Source: NSW Spatial Services, Historical Imagery

### 3.1.3 Phase 3 – Modern Alterations (1950s – Present Day)

There is little change within the subject area until the late 20<sup>th</sup> century. By 1986 a pool has been constructed in the rear yard of 4 Highgate Road (Figure 10). In the image from 2025 further changes are observed (Figure 11). At 2 Highgate Road the 1930s building has been demolished and a new building with a swimming pool, additional garage has been constructed.



Figure 10 – 1986 aerial image.

Source: NSW Spatial Services, Historical Imagery



Figure 11 – 2025 aerial image.

Source: NearMap, 2025

## 3.2 HISTORICAL DISTURBANCE

During Phase 1 of the site's history, the site was located within an early colonial land grant. The main activities that occurred during this time likely consisted of the clearing of vegetation, potential grazing and small-scale farming as well as the establishment of a drain line that may have run through the subject area. Considering these factors, there was low historical ground disturbance during this phase.

In Phase 2 of the site's history, the subject area was subdivided, and residential dwellings were constructed. Historical activities associated with this phase of the site's history include land clearing, earthworks and the construction of dwellings. Considering these factors, there was moderate historical ground disturbance during this phase.

Phase 3 of the site's history consisted of the late 20<sup>th</sup> Century to 21<sup>st</sup> century improvements to the residential properties. Additional processes included the excavation for a pool, demolition of the 1930s building and construction of a new building at 2 Highgate Road. Geotechnical analysis confirmed the presence of modern fill in the subject area further indicating evidence of ground disturbance. Considering these factors, there was moderate to high historical ground disturbance during this phase.

## 3.3 SITE INSPECTION

An inspection of the subject site was undertaken on 11<sup>th</sup> February 2025 by Urbis Consultants Pedro Silva and Natalie Taylor led by Michael Gee (CPDM).

The site inspection included a walk over of all areas including front and rear yards. The visual inspection was undertaken in sunny conditions. Ground Surface Visibility (GSV) was estimated to be about 0% across the subject area due to surfaces were covered by turfing, gravel, brick, sandstone or concrete surfaces (driveways and footpaths) and mulched garden beds.

The visual inspection confirmed that the entire site has been subject to various degrees of disturbance including the construction of the existing dwellings (Figure 12 and Figure 13), two pools located at 2 and 4 Highgate Road (Figure 14 and Figure 15) and an artificial pond at 2 Highgate Road (Figure 16). Landscaping and associated fill was evident throughout the site with young and mature planting suggesting a high level of bioturbation (Figure 17). Many parts of the subject area were also covered with paved and concrete surfaces (Figure 18). Various service pits, drainage systems and plumbing connections were also identified (Figure 19).

The site inspection did not identify any artefacts or evidence of former structures within the subject area.



Figure 12 – Rear yard of No. 8 Highgate Road – view northeast.



Figure 13 – Front yard of No. 2 Highgate Road, view northeast.



Figure 14 – Pool in yard of at No. 4 Highgate Road, view west.



Figure 15 – Pool in front yard of at No. 2 Highgate Road, view south.



Figure 16 – Pond in front yard of at No. 2 Highgate Road, view south.



Figure 17 – Fill present in landscaped areas at No. 8 Highgate Road.



Figure 18 – Paving for carpark at No. 6 Highgate Road, view south-west.



Figure 19 – Underground servicing at No. 4 Highgate Road.

### **3.4 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 area of the immediate surrounds have been produced and are briefly discussed below.

#### **3.4.1 Investigations of Subject Area**

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

### **3.5 SUMMARY**

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

- The subject area likely remained as cleared land until the late 19<sup>th</sup> Century when a drain was established to that may have run through the southwestern corner of the subject area. After this, the subject area was utilised for residential purposes. Land use of the subject area is expressed in three distinct phases of development.
- The subject site underwent moderate to high disturbance associated with Phases 2 and 3.
- No previous archaeological reports relating directly to the subject area have been identified.

# 4. PRELIMINARY ASSESSMENT OF 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 area 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 is likely to be significantly disturbed or destroyed.

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

## 4.2 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

In order to assess the archaeological potential of the subject area, 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 potential historical archaeological resources.

Table 2 provides a preliminary assessment of historical archaeological potential in relation to the historical phases, as identified in Section 3.

Table 2 – Assessment of Archaeological Potential

Phase	Potential Resource	Integrity	Potential	Potential Significance
<p><b>Phase 1</b></p> <p>Early Land Grants and Purchase of the Land (1770 – 1909)</p>	<p>Physical evidence of terracotta piping relating to a drain that may have run through the subject area.</p> <p>Ephemeral evidence of potential agricultural processes including postholes from paddock fencing and plough lines from farming. Archaeobotanical evidence including land clearing and agricultural processes.</p>	<p>The subject area was located within early land grant of Dan McNally. Early parish maps show the subject area as within an area of cleared, unsubdivided land. When the subject area was purchased by Thomas Curran in 1892, historical plans show evidence that a drain line may have run through a portion of the subject area in the southwest.</p> <p>Subsequent phases of historical disturbance within the subject area include the construction of a residential dwellings and associated buildings, earthworks and excavation for pools. Further processes including levelling and landscaping as well as earthworks may have impacted the likelihood that potential resources have been retained. However, as the drain line is an underground resource it may remain intact beneath later phases of construction at the site.</p>	<p>Nil – Low</p>	<p>Due to a high level of disturbance within the subject area it is unlikely that archaeological resources will meet the threshold of local significance.</p>
<p><b>Phase 2</b></p> <p>Subdivision and Residential Dwellings (1910 – 1950s)</p>	<p>None identified.</p>	<p>The subject area was subdivided in the 1910s and subsequently developed into a series of residential dwellings which involved construction and landscaping activities.</p> <p>Subsequent phases of historical disturbance within the subject area include the construction of additional buildings, landscaping, earthworks and excavation for pools. All residential dwellings constructed during this phase exist within the subject area apart from 2 Highgate Road. The demolition of 2 Highgate Road and the construction of the new</p>	<p>High</p> <p>Much of this phase remains extant across the subject area.</p>	<p>None identified.</p> <p>It is unlikely that any resources relating to the dwelling at 2 Highgate Road from this phase would meet the threshold for local significance.</p>

Phase	Potential Resource	Integrity	Potential	Potential Significance
		dwelling in Phase 3 would have disturbed any potential relics from this period.		
<b>Phase 3</b>  Infrastructure Use (1950s – Present)	None identified	Development that has occurred in the subject area in this period include excavation for the construction of a pool, demolition of 2 Highgate Road and the construction of a new building with a garage at this property.  The integrity of these buildings and the pools is high due to its extant presence within the subject area.	Nil: This phase remains extant across the subject area.	None identified.  It is unlikely that any resources relating to the dwelling at 2 Highgate Road from this phase would meet the threshold for local significance

## 5. CONCLUSIONS & RECOMMENDATIONS

The PHAA has concluded the following in relation to the historical archaeological potential of the subject area:

### Archaeological Potential

This PHAA has established the following in relation to the archaeological potential of the subject site:

- There is **nil to low potential** for archaeological resources (of local significance) associated with *Phase 1 – Early Land Grant and Purchase of the Land (1770-1909)* due to the ephemeral nature of the potential resource and degree of subsequent disturbance.
- There is **nil to low potential** for archaeological resources (of local significance) associated with *Phase 2 – Subdivision and Residential Dwellings (1910-1950s)* due to the buildings late date of construction within the subject area.
- There was **nil archaeological potential** identified for *Phase 3 – Modern Alterations (1950s-present)*.
- Due to the nil to low archaeological potential across the site for all identified phases, it is unlikely that any proposed works will impact archaeological relics.

In light of the above findings, Urbis makes the following recommendations:

### Recommendation 1 – Submission of Report for SSDA 78493518

This Preliminary Historical Archaeological Assessment should accompany the State Significant Development Application (SSD-78493518). The present assessment is intended to justify whether further assessment is required. In the case of this project, it is assessed that impacts to historical archaeological relics as a result of the proposed development are unlikely.

### Recommendation 2 – Unexpected Finds and Human Remains Procedure

Although the likelihood of the subject area 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:

6. 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.
7. 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.
8. 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.
9. Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken.
10. Reporting may need to be prepared regarding the find and approved management strategies.
11. 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:

12. All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact.
13. The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555).

14. The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist.
15. Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives.
16. Works are not to recommence until the find has been appropriately managed.

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.

# REFERENCES

Aboriginal Heritage Office 2015, Aboriginal Heritage and History within the Ku-ring-gai Local Government Area, pg. 4

Australia ICOMOS Incorporated 2013, The Burra Charter, The Australia ICOMOS Charter for the Places of Cultural Significance

Edwards, Z. and Rowland, J. (2012). Lindfield. [online] Dictionaryofsydney.org. Available at: <https://dictionaryofsydney.org/entry/lindfield>.

Geotesta 2024 *Geotechnical Site Investigation 2-8 Highgate Road, Lindfield*

Heritage Act 1977 (NSW)

Heritage Branch of the Department of Planning 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*

Heritage Office and Department of Urban Affairs and Planning, 1996. *NSW Heritage Manual*.

Heritage Office of the Department of Planning, 2006. *Historical Archaeology Code of Practice*.

Transport NSW 2025, *History of the NSW Railways*, Accessed:  
<https://www.transport.nsw.gov.au/projects/community-engagement/sydney-trains-community/culture-and-heritage/history-of-nsw-railways>

# DISCLAIMER

This report is dated 3 March 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of CPDM (**Instructing Party**) for the purpose of PHAA (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

