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URBIS

PRELIMINARY HISTORICAL ARCHAEOLOGICAL ASSESSMENT

45-53 Macleay Street,
Potts Point, NSW
Gadigal Country

Prepared for

TIME & PLACE PTY LTD

10 March 2025

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Project Code P0035022
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Aboriginal and Torres Strait Islander people make in
creating a strong and vibrant Australian society.**

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EXECUTIVE SUMMARY

Urbis was engaged by Time & Place ('the Proponent') to prepare a Preliminary Historical Archaeological Assessment (PHAA) of 45-53 Macleay Street Potts Point NSW, legally defined as SP934 ('the subject area'). The regional location and curtilage of the subject area are shown in Figure 1 and Figure 2.

The proponent is seeking approval for a Concept State Significant Development Application (SSD-79316759) including 13-storey mixed use residential development with in-fill affordable housing comprising 3 levels of basement, ground floor retail and residential above. The present PHAA report addresses Item 19 of the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-79316759, issued on 7 February 2025.

This PHAA has been undertaken as a means of addressing the above stated concerns 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).

The PHAA has established the following:

- The subject area comprises 'Chimes' hotel located at 45-53 Macleay Street, Potts Point, NSW.
- The subject area is within the Potts Point Heritage Conservation Area.
- There are two archaeological phases: *Phase 1 – Early European Settlement (1770 – 1887)* and *Phase 2 – Late 19th Century Terraces (1888 – 1960)*. The site has been experienced piecemeal and varying levels of historical disturbance across the site.
- There is potential for disturbed but interpretable archaeological resources from Phases 1 and 2 of development.
- Potential archaeological resources from Phase 1 and 2 of development could meet at least the threshold for local heritage significance.

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

Recommendation 1 – Submission of Report for SSDA 79316759

The present Preliminary Historical Archaeological Assessment should accompany the Concept Development Application (SSDA 79316759). The present preliminary assessment is intended to justify whether further assessment is required. In the case of this project, it is assessed that there is potential for historical archaeological resources and as such the preparation of a Historical Archaeological Impact Assessment (HAIA) is necessary to further investigate the significance of these potential resources and how they relate to the proposed development.

Whilst there is potential for archaeological resources within the subject area it is noted that this SSDA seeks concept approval only and does not seek consent for the carrying out of physical works. Therefore, it is considered appropriate for a HAIA to be prepared prior to the lodgement of the detailed design SSDA for the site.

Recommendation 2 – Preparation of a Historical Archaeological Impact Assessment (HAIA)

Following the approval of the concept SSDA, a detailed SSDA will be lodged on the site to facilitate physical works to commence. A full Archaeological Assessment (HAIA) should be prepared during the detailed design SSDA to further investigate historical archaeological potential within the subject area and assess its significance of potential resources. The HAIA will also investigate the potential impact of the proposed physical works on those archaeological resources as part of the next phase of SSDA approval.

INTRODUCTION

Urbis was engaged by Time & Place ('the Proponent') to prepare a Preliminary Historical Archaeological Assessment (PHAA) of 45-53 Macleay Street Potts Point NSW, legally defined as SP934 ('the subject area') (Figure 1 and Figure 2).

The proponent is seeking approval for a Concept State Significant Development Application (SSD-79316759) including 13-storey mixed use residential development with in-fill affordable housing comprising 3 levels of basement, ground floor retail and residential above. The present PHAA report addresses Item 19 of the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-79316759, issued on 7 February 2025.

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).

SUBJECT AREA

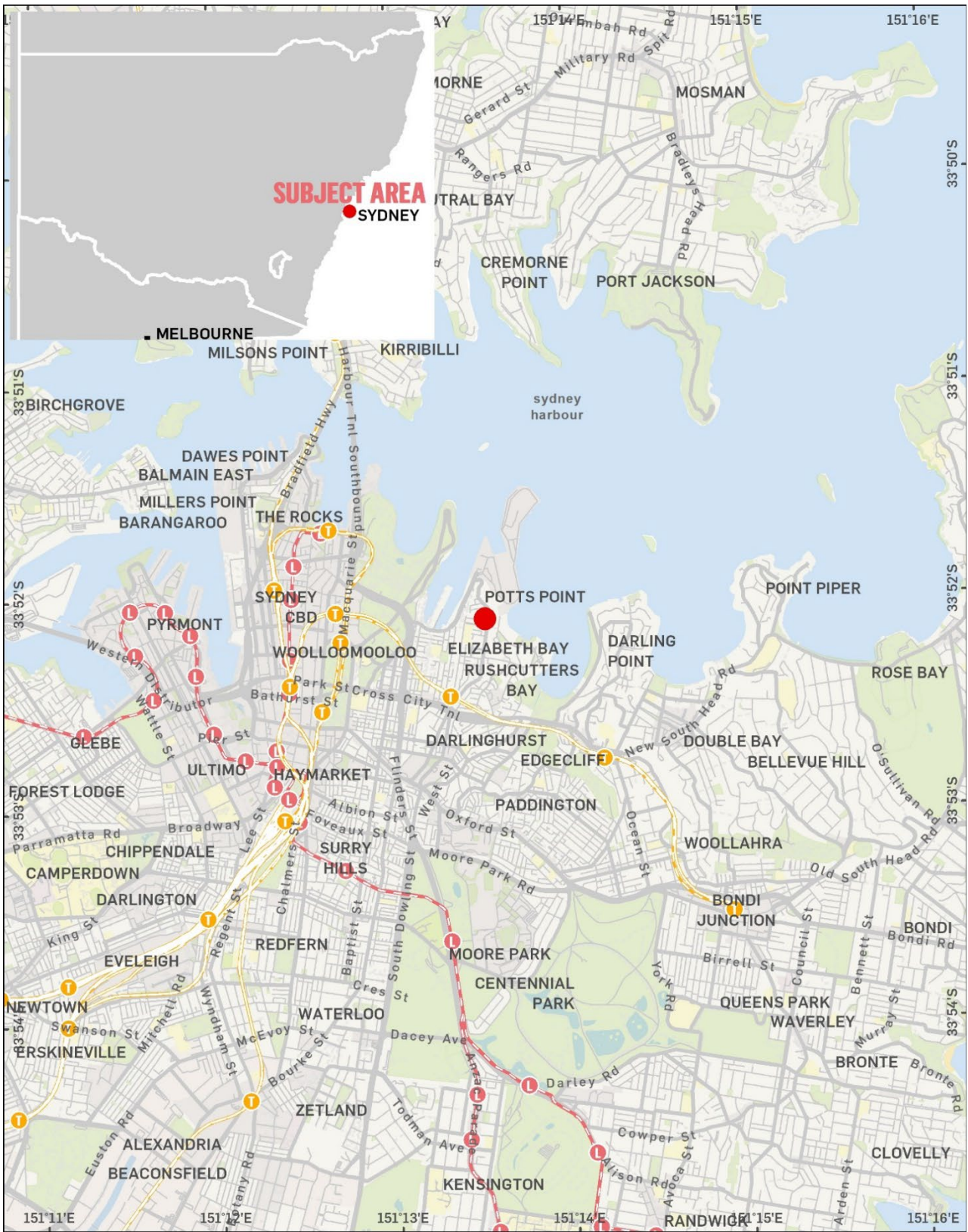
The subject area is located at 45-53 Macleay Street, Potts Point, on the traditional lands of the Gadigal in NSW ('the subject area') within the City of Sydney Local Government Area (LGA) and falls within the administrative bounds of the La Perouse Local Aboriginal Land Council (LPLALC).

The subject area measures approximately 1,289 m² in area and is currently occupied by one large residential building with associated carparking. The existing residential apartment building comprises a 12-storey building containing 80 x 1 bedroom and studio apartments. It is located in the northeastern part of the site. Car parking occupies the remainder of the ground floor and level 1. There is limited landscaping, and no communal or private open space is provided for the existing development. Planter boxes align the Macleay Street and McDonald Street frontages.

The subject area boundaries are defined by McDonald Street to the north, Macleay Street to the east, McDonald Lane to the west and mixed-use developments to the south. It is currently zoned MU1 – Mixed Use area, with no existing or applicable permit approvals.

1.1. PROPOSED WORKS

The submission of the present PHAA relates to the Concept DA which does not involve any physical works within the subject area. However, if the concept design is accepted the proposed development of the subject area comprises the construction of 13-storey mixed use development comprising 3 levels of basement, ground floor retail and residential above.



GDA 1994 MGA Zone 56
 1 KM
 Project No: P0035022
 Project Manager: Ali Byrne
 ● Subject Area

REGIONAL LOCATION
 45-53 Macleay Street, Potts Point
 Time & Place Pty Ltd

Figure 1 Regional location of the subject area



GDA 1994 MGA Zone 56

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Project No: P0035022
Project Manager: Ali Byrne

■ Subject Area — Contours

LOCATION OF THE SUBJECT AREA
45-53 Macleay Street, Potts Point
Time & Place Pty Ltd

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

1.2. METHODOLOGY

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

- Searches of statutory and non-statutory heritage listings (Section 2.1).
- Preliminary historical research on the subject area including analysis of historic mapping and imagery (Section 3)
- Preliminary Assessment of archaeological potential (Section 4.2).
- Preliminary Assessment of significance (Section 5.2)
- Recommendations for the management of archaeological relics (Section 6).

1.3. AUTHORSHIP

The present report has been prepared by Natalie Taylor (Urbis Consultant, Archaeology) with review and quality control undertaken by Jaki Kennedy (Urbis Associate Director, Archaeology). The historical overview section of this report has been informed by the Heritage Impact Statement prepared by John Oultram Heritage and Design in February 2025.

1.4. 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.

STATUTORY CONTEXT

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.

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 Australian Government Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the NHL or CHL.

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.

City of Sydney Local Environmental Plan 2012

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 City of Sydney Local Government Area ('City of Sydney LGA') and is subject to the Sydney Local Environmental Plan 2012 ('Sydney LEP 2012'). The LEP identifies items and areas of

local heritage significance and outlines development consent requirements. Under Section 5.10, Clause 2 of the Sydney LEP 2012, 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 Sydney LEP 2012.

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.

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.

The property report for the subject area, available on the NSW Planning Portal Spatial Viewer, indicates that the site has local heritage significance due to the Terrace house 'Nebraska' (LEP #I1139). However, the State Heritage Register (SHR) mapping shows that the Nebraska terrace is actually located at 55 Macleay Street, just south of the subject area. Therefore, while the subject area may share a boundary with this heritage item, it is not directly within the heritage site's boundaries. Further investigation in the form of a Historical Archaeological Impact Assessment is necessary to confirm details of the 'Nebraska' listing.

A search of the SHI was undertaken 18 February 2025. The search did not identify any heritage items within the curtilage of the subject area however it is within the Potts Point Heritage Conservation Area listed under the Sydney LEP 2012. The subject area is also located within proximity of the following local heritage items, as identified in Table 1 below. The location of these items is shown in Figure 3.

Table 1 – Heritage items located within proximity of the subject area – City of Sydney LEP 2012

Item Name	Item No.	Address	Level
Terrace house <i>Sante Fe</i> including interior	I1139	55 Macleay Street	Local
Former artists' studio The Yellow House including interior	I1140	57-59 Macleay Street	Local
Flat building Wirrawa including interior	I1141	61-623 Macleay Street	Local
Flat building Macleay Regis including interior	I591	10-12 Macleay Street	Local

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

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 located within the Potts Point Heritage Conservation Area.
- The subject area is located within proximity of heritage items listed under Part 1 of Schedule 5 of the City of Sydney LEP 2012.



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Project No: P0035022
Project Manager: Ali Byrne

Subject Area
 Hydrology
 Conservation Area - General
 State Heritage Register
 Item - General

HISTORICAL HERITAGE ITEMS
 45-53 Macleay Street, Potts Point
 Time & Place Pty Ltd

Figure 3 Historical context of the subject area

ARCHAEOLOGICAL CONTEXT

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. This section of this report has been informed by the Heritage Impact Statement prepared by John Oultram Heritage and Design in February 2025.

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

- Phase 1 – Early European Settlement (1770 – 1887)
- Phase 2 – Late 19th Century Terraces (1888 – 1960)
- Phase 3 – Chimes Hotel (1960 – present)

Phase 1 – Early European Settlement (1770 - 1887)

For thousands of years before the establishment of the Sydney colony in 1788, the Gadigal People of the Eora Nation lived in the broader Sydney Cove area where the subject area is located.

During the early colonial period, the subject site was located in the northern area of what is today referred to as 'Potts Point', east of Woolloomooloo Bay. In 1828, the subject area became part of an eight-acreage land grant to Dr. Henry Gratton Douglas (Figure 4). During his ownership of the land, Douglas built 'Adelaide Cottage', a villa designed by architect Edward Hallen. An undated plan shows a detailed view of this estate, which along with the primary villa comprised separate servants rooms, workshop, stable coach house and associated laundry, harness room, men's rooms, clothes drying paddock, poultry yards, lawn and fish pond (Figure 6). The subject area appears to be located within the eastern grounds of the estate, specifically along the drive and front entrance to the cottage off Macleay Street.

Adelaide Cottage was taken up by Colonel Shadforth in 1831 who lived there until it was sold again in c.1850 (Figure 6 and Figure 7). Between the early 1850s and 1888, a merchant, John Henry Challis took ownership of the property (Figure 8 and Figure 9). During his ownership historical maps indicated that additional outbuildings had been constructed to the west of Adelaide Cottage (Figure 10).



Figure 4 – Woolloomooloo, Potts Point subdivision plan from 1829 showing the location of the subject area.

Source: State Library of NSW, 1829. Z/M2 811.1811/1829/1



Figure 5 Undated plan of Adelaide Cottage and grounds. The approximate location of the subject area has been indicated in red.

Source: SLNSW - FL9054714



Figure 6 – Extract of 1844 plan showing Adelaide Cottage and grounds. The approximate location of the subject area has been indicated in red.

Source: Edward James Howes Knapp, National Library of Australia, Map F 596

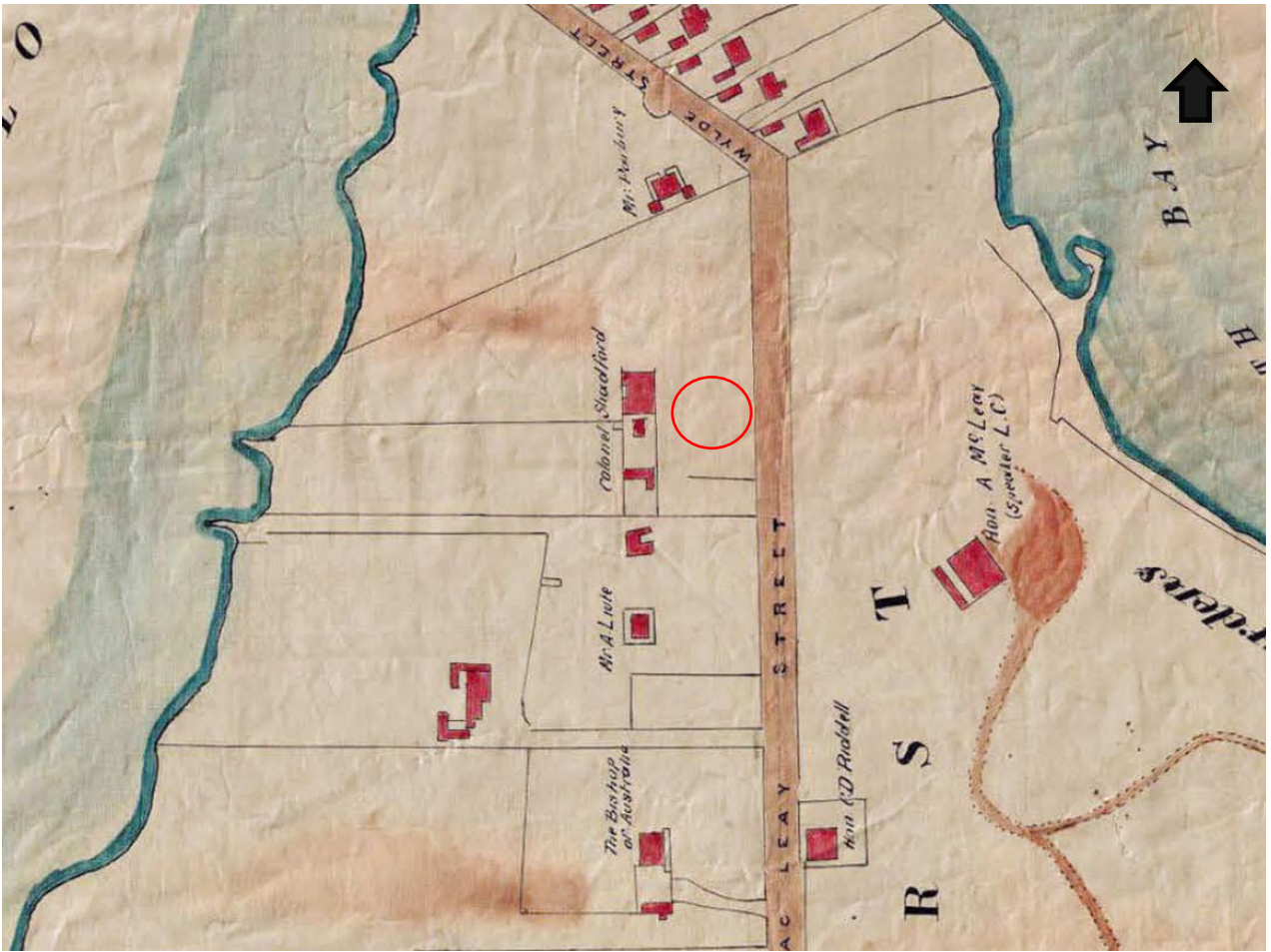


Figure 7 – Extract of 1845 Shields map showing Adelaide Cottage and grounds. The approximate location of the subject area has been indicated in red.

Source: Edward James Howes Knapp, National Library of Australia, Map F 596



Figure 8 –Extract of 1854 historical map of Potts Point. The approximate location of the subject area has been indicated in red.

Source: SLNSW, FL8697317

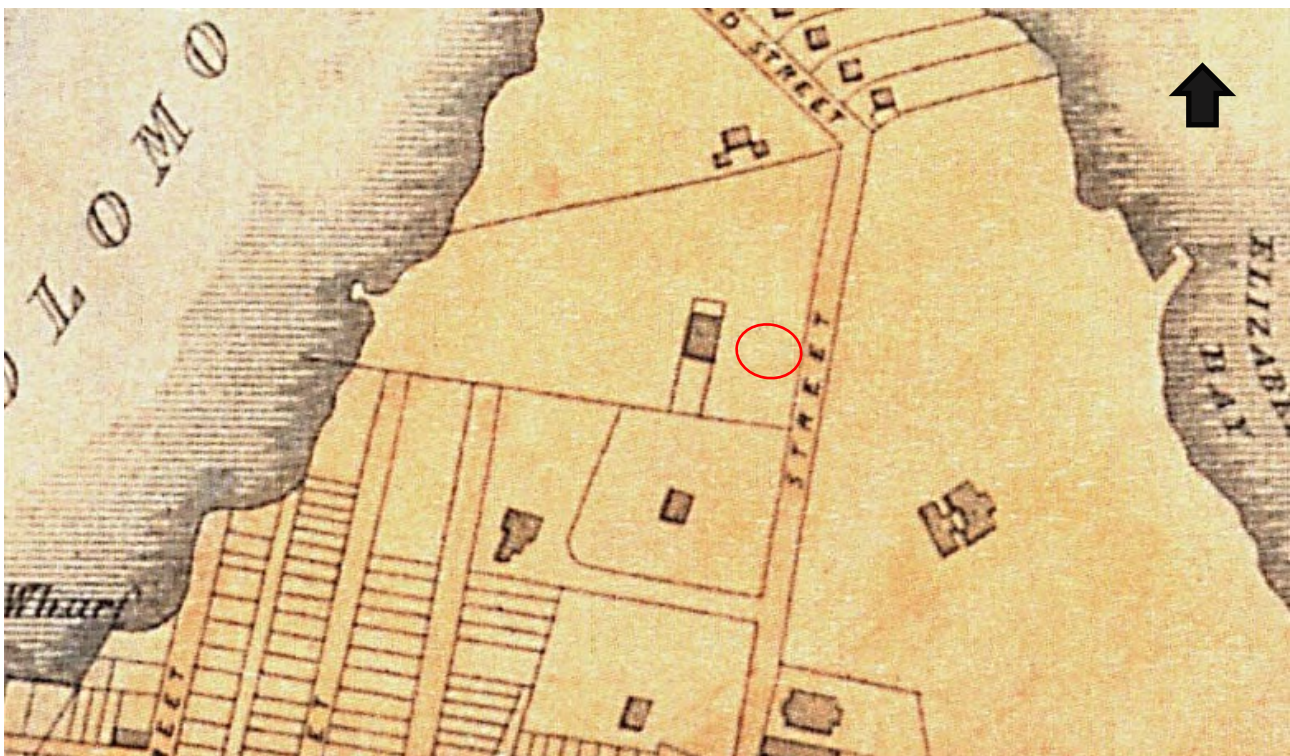


Figure 9 –Extract of 1855 plan showing Adelaide Cottage and grounds. The approximate location of the subject area has been indicated in red.

Source: City of Sydney Archives, 1855: Single sheet (01/01/1855 - 31/12/1855), [A-00880472].

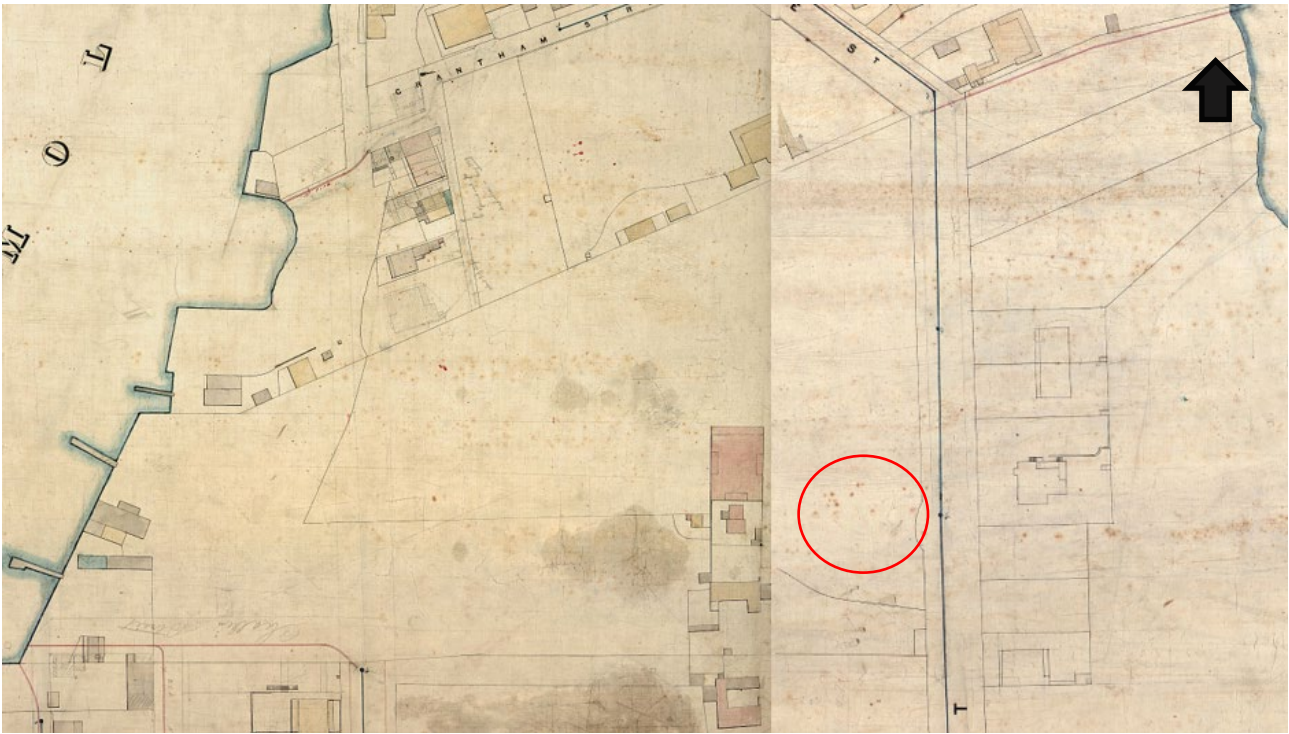


Figure 10 – Overlay of Sheets L1 and L2 of the 1865 survey showing additional outbuildings surrounding Adelaide Cottage. The approximate location of the subject area has been indicated in red.

Source: City of Sydney Archives, A-00880396 and A-00880395

Phase 2 – Late 19th Century Terraces (1888 – 1960)

In 1888 the trustees of Challis' estate sold Adelaide Cottage to the Australian Mutual Investment and Building Company Ltd. Under the company's ownership they demolished Adelaide cottage and divided the estate in 1889. The subdivision resulted in the current lot configuration with Macleay Street to the east and McDonald Street to the north (Figure 11). In 1895 Maurice David Benjamin purchased the land containing the subject area.

Following his purchase, he developed three 3-storey dwellings at 45/47, 49/51 and 53 Macleay Street. The terraces were named San Diego (No. 45 Macleay Street), Vallejo (No. 47 Macleay Street), Petaluma (No. 49 Macleay Street), Santa Monica (No. 51 Macleay Street) and Nebraska (No. 53 Macleay Street). From 1900 the terraces were owned by the widowed Mary Ellen Scanlon of Bendigo who oversaw the buildings use as private hotels and guest houses. Historical photographs show that the terraces had arched openings, verandas and pillars with small, paved garden spaces at the front of the entrances (Figure 12 and Figure 13). Aerial imagery confirms that the terraces covered the entire subject area (Figure 14).

Between 1912 and 1960 the Boylan family became the owners of the terraces and continued to use the properties for accommodation purposes.

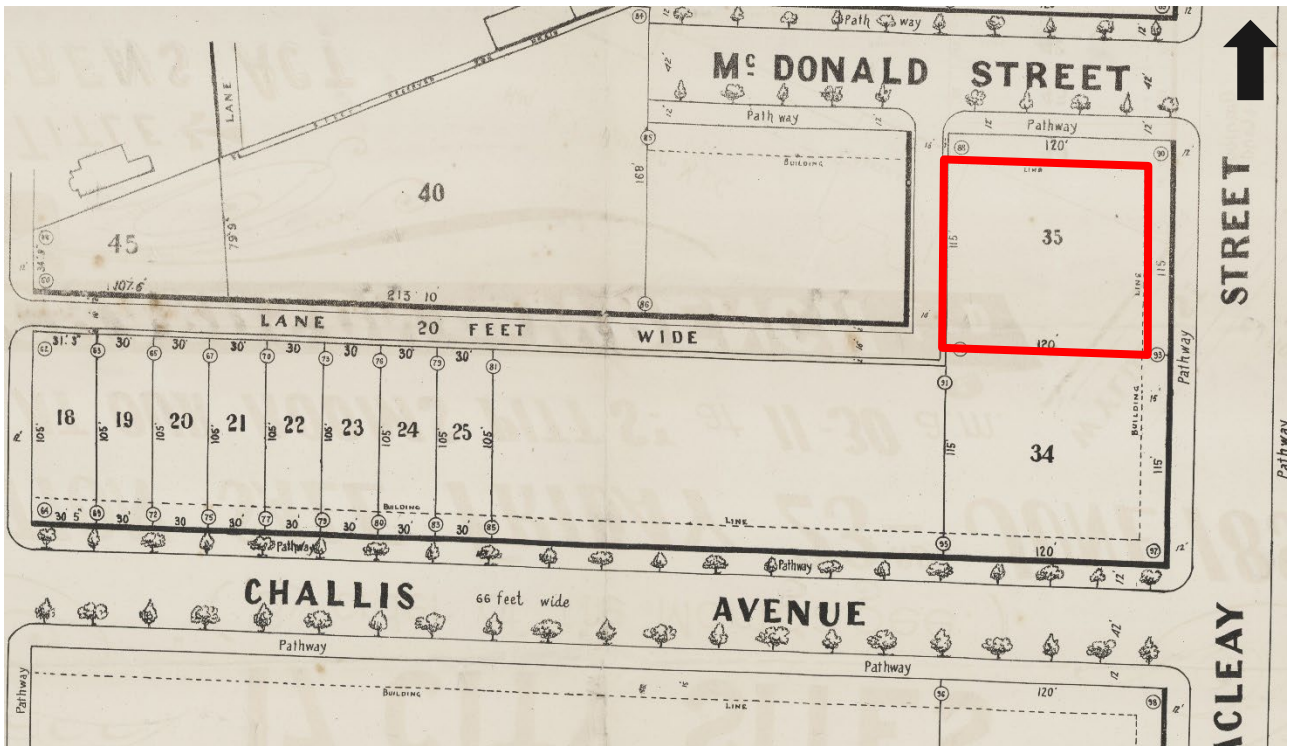


Figure 11 – 1893 subdivision map of Challis Estate auction including Lot 35, the present subject area (red outline).

Source: SLNSW, FL9013845



Figure 12 – 1926 historical photograph of No. 45-47 Macleay Street from the corner of McDonald Street and Macleay Street.

Source: *City of Sydney Archives, A-00037327*



Figure 13 – 1926 historical photograph from McDonald Street of No. 45-53 Macleay Street.

Source: *City of Sydney Archives, A-00037328*



Figure 14 – Historical aerial image 1943 The first aerial image of subject area (red outline).

Source: NSW Government, *Historical Imagery Viewer*

Phase 3 – Chimes Hotel (1960 – Present Day)

The Boylan's conveyed the terraces in 1960 and subsequently the subject area was developed into a 12-storey private hotel. This resulted in the demolition of the late 19th century buildings in 1963 and excavation to facilitate the construction of the foundations for the new multistorey hotel named 'Chimes' (Figure 14).

Since the construction of the existing hotel in the 1960s there has been no external changes to the subject area.

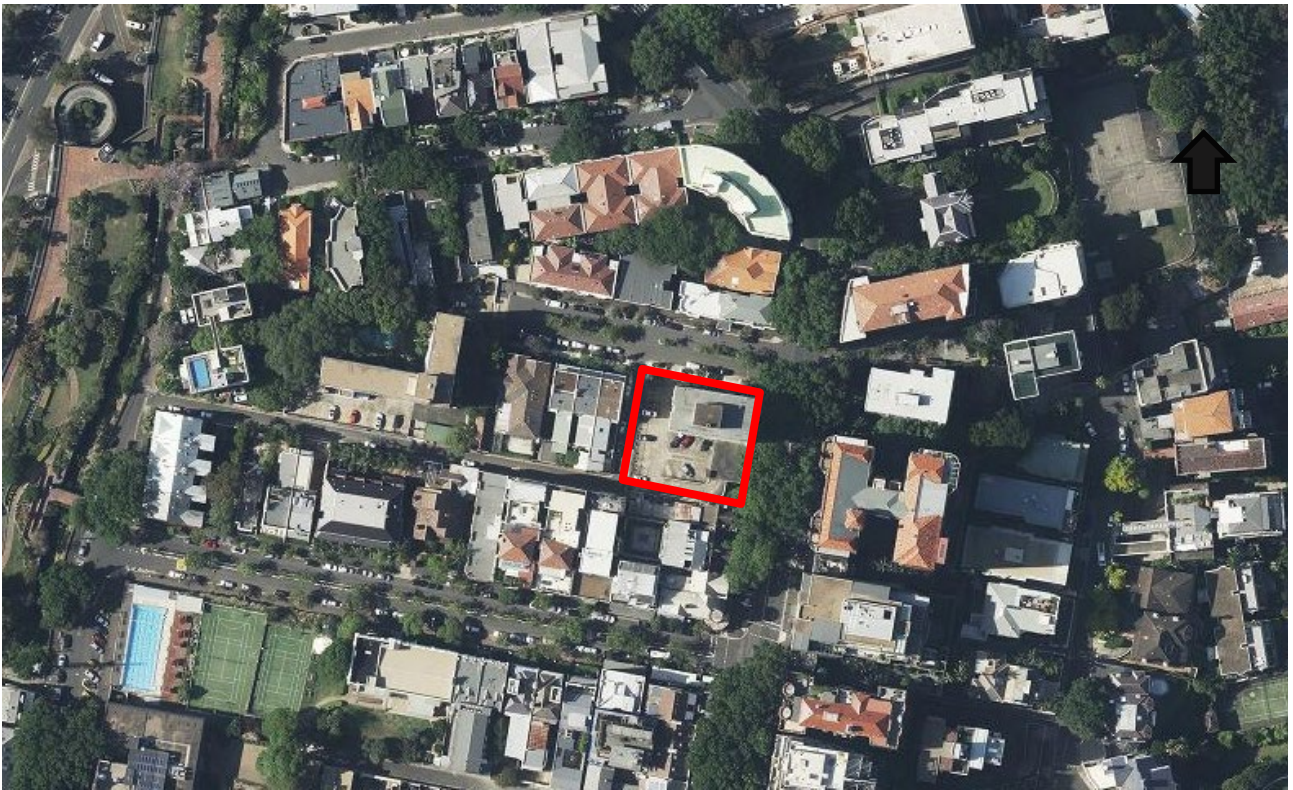


Figure 15 – Aerial image 2024 showing existing 1960s hotel (red outline).

Source: NSW Government, Historical Imagery Viewer

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 within the subject area during this time included landscaping and the establishment of a drive with entrance off Macleay Street for Adelaide Cottage.

In Phase 2 of the site's history, the subject area was developed into a series of terraces. Historical activities associated with this phase of the site's history include the construction of the terrace buildings and associated paved surfaces for the front patio and paths. Taking these factors into account, the site experienced some disturbance during this period, but not extensively.

Phase 3 of the site's history consisted of the demolition of the late 19th Century terraces and the construction of the existing multi-storey hotel building. Isolated deep excavation and likely widespread grading were required to construct foundations to facilitate the new hotel. Considering these factors, the site was disturbed at this time but not in a wholesale manner.

PRELIMINARY ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

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

PRELIMINARY 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.

Section 3 above has established two archaeological phases: *Phase 1 – Early European Settlement (1770 – 1887)* and *Phase 2 – Late 19th Century Terraces (1888 – 1960)*. Potential archaeological resources from these phases of development may include architectural foundations, occupation deposits, landscaping remains and undocumented remains (e.g. wells). The assessed historical disturbance above (Section 3.2) indicates that the site has experienced varying levels of disturbance across the site. Therefore, archaeological resources may survive in a disturbed but interpretable form.

PRELIMINARY ASSESSMENT OF ARCHAEOLOGICAL SIGNIFICANCE

FRAMEWORK FOR ASSESSMENT

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

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 specific criteria for assessment of heritage significance related to the *NSW Heritage Act 1977*. A full significance assessment would consider the site against the NSW Heritage Council's Criteria A-F. This preliminary assessment of significance is limited to identifying the likelihood that the archaeological resource may meet the threshold for *at least* Local significance. This is to indicate that further assessment is required. The subject site is assessed below against the above framework.

PRELIMINARY ASSESSMENT

Section 3 above has established two archaeological phases: *Phase 1 – Early European Settlement (1770 – 1887)* and *Phase 2 – Late 19th Century Terraces (1888 – 1960)*. Potential archaeological resources from these phases of development may meet the threshold for *at least* local heritage significance. A full archaeological assessment is needed to identify whether these archaeological resources would be likely to meet local or State significance.

CONCLUSIONS & RECOMMENDATIONS

The PHAA has established the following:

- The subject area comprises 'Chimes' hotel located at 45-53 Macleay Street, Potts Point, NSW.
- The subject area is within the Potts Point Heritage Conservation Area.
- There are two archaeological phases: *Phase 1 –Early European Settlement (1770 – 1887)* and *Phase 2 – Late 19th Century Terraces (1888 – 1960)*. The site has been experienced piecemeal and varying levels of historical disturbance across the site.
- There is potential for disturbed but interpretable archaeological resources from Phases 1 and 2 of historical development.
- Potential archaeological resources from Phase 1 and 2 of development may meet the threshold for at least local heritage significance.

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

Recommendation 1 – Submission of Report for SSDA 79316759

The present Preliminary Historical Archaeological Assessment should accompany the Concept Development Application (SSDA 79316759). The present preliminary assessment is intended to justify whether further assessment is required. In the case of this project, it is assessed that there is potential for historical archaeological resources and as such the preparation of a Historical Archaeological Impact Assessment (HAIA) is necessary to further investigate the significance of these potential resources and how they relate to the proposed development.

Whilst there is potential for archaeological resources within the subject area it is noted that this SSDA seeks concept approval only and does not seek consent for the carrying out of physical works. Therefore, it is considered appropriate for a HAIA to be prepared prior to the lodgement of the detailed design SSDA for the site.

Recommendation 2 – Preparation of a Historical Archaeological Impact Assessment (HAIA)

Following the approval of the concept SSDA, a detailed SSDA will be lodged on the site to facilitate physical works to commence. A full Archaeological Assessment (HAIA) should be prepared during the detailed design SSDA to further investigate historical archaeological potential within the subject area and assess its significance of potential resources. The HAIA will also investigate the potential impact of the proposed physical works on those archaeological resources as part of the next phase of SSDA approval.

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