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**URBIS**

# **PRELIMINARY HISTORICAL ARCHAEOLOGICAL ASSESSMENT**

1-5 Nelson Road, Lindfield NSW

Prepared for

**CASTLE HILL NO. 3 PTY LTD**

29 May 2025

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# 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>7</b>
2.1. Heritage Controls .....	7
2.1.1. Environment Protection and Biodiversity Conservation Act 1999 .....	7
2.1.2. NSW Heritage Act 1977 .....	7
2.1.3. Ku-ring-gai Local Environmental Plan 2015.....	7
2.2. Heritage Lists & Registers .....	9
2.2.1. NSW State Heritage Inventory .....	9
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 Settlement and Subdivision (1770-1927) .....	13
3.1.2. Phase 2 – Residential Development (1927-Present Day) .....	18
3.1.3. Summary of Ownership.....	20
<b>4. Archaeological Potential</b> .....	<b>23</b>
4.1. Framework for Assessment .....	23
4.2. Preliminary assessment of Archaeological Potential.....	23
<b>5. Preliminary Assessment of Archaeological Significance</b> .....	<b>24</b>
5.1. Framework for Assessment .....	24
5.2. Preliminary Assessment .....	24
<b>6. Conclusions &amp; Recommendations</b> .....	<b>25</b>
<b>References</b> .....	<b>27</b>
<b>Disclaimer</b> .....	<b>28</b>

## FIGURES

Figure 1 – Regional location of the subject area .....	4
Figure 2 – Location of the subject area (red outline).....	5
Figure 3 – Middle Harbour Road, Lindfield Conservation Area, with the subject area shaded in red. ....	10
Figure 4 – Crown Blocks Conservation Area, with the subject area shaded in red .....	10
Figure 5 – Heritage Context of the subject area.....	11
Figure 6 – 1835 map of the Parish of Gordon, showing D.D. Matthews 400-acre land grant “Clanville” to the southeast and Andrew Munro’s 40 acres to the southwest. Approximate location of the subject area is indicated in red.....	15
Figure 7 – Extract from Wells’ 1840 map of the County of Cumberland, showing D.D. Mathew’s 400-acre land grant “Clanville”. The subject area appears between the grants of D.D. Matthews and Dan McNally at this time. This is likely a misrepresentation of Munro’s 40 acres. ....	15
Figure 8 – Plan of the 1858 subdivision of Archbold’s estate into eight lots of 50 acres. The approximate location of the subject area is indicated in red. The property neighbouring Archbold’s estate is indicated as belonging to ‘P. Erwin’. ....	16
Figure 9 – Plan of the Parish of Gordon, 1894, later annotated in red. The subject area is located within Section 192, owned by Robert Edmund Alfred Wilkinson.....	17
Figure 10 – Plan of Wilkinson’s land holding, 1897. The subject area is indicated in red. ....	17

Figure 11 – Subdivision of the Belhelvie Estate, 1919. The subject area is indicated in red. ....	18
Figure 12 – 1927 Water Board survey of Lindfield, with the subject area indicated in red. Lot 7 is developed by this time. ....	19
Figure 13 – 1930 historical aerial imagery. Lot 7 is developed by this time, while Lots 6 and 8 remain vacant. ....	19
Figure 14 – 1943 historical aerial imagery. Lots 6, 7 and 8 are developed by this time. ....	20

## TABLES

Table 1 – Heritage context of the subject area – Ku-ring-gai LEP 2015. ....	9
Table 2 – Land Title Search Lots 6, 7 & 8 DP9789. ....	20

# EXECUTIVE SUMMARY

Urbis was engaged by Castle Hill No. 3 Pty Ltd ('the Proponent') to prepare a Preliminary Historical Archaeological Assessment (PHAA) of 1-5 Nelson Road, Lindfield NSW ('the subject area'). This subject area includes three lots, legally defined as 6/DP9789, 7/DP9789, and 8/DP9789. The regional location and curtilage of the subject area are shown in Figure 1 and Figure 2.

The proponent is seeking approval for a State Significant Development Application (SSDA) for the redevelopment of the subject area, involving demolition of all existing improvements and site clearing prior to the construction of a multi-storey residential building comprising approximately 167 apartments, basement parking and provisions for infill affordable housing. The present PHAA report addresses Item 22 of the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-82899468, issued on 8 May 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 3 residential properties located at 1-5 Nelson Road, Lindfield NSW.
- The subject area is located within the Crown Blocks Conservation Area, and in the vicinity of the Middle Harbour Road, Lindfield Conservation Area.
- This assessment has established two archaeological phases: *Phase 1 – Early Settlement and Subdivision (1770-1927)* and *Phase 2 – Residential Development (1927-Present Day)*.
- This assessment has identified no potential archaeological resources within the subject area.
- As no potential archaeological resources have been identified, relics of either Local or State heritage significance are unlikely to occur within the subject area.

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

## **Recommendation 1 – Submission of Report for SSDA 82899468**

The present Preliminary Historical Archaeological Assessment should accompany the State Significant Development Application (SSD-82899468). 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 no potential for archaeological resources to occur within the subject area.

## **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.

# INTRODUCTION

Urbis was engaged by Castle Hill No. 3 Pty Ltd ('the Proponent') to prepare a Preliminary Historical Archaeological Assessment (PHAA) of 1-5 Nelson Road, Lindfield NSW ('the subject area'). This subject area includes three lots, legally defined as 6/DP9789, 7/DP9789, and 8/DP9789. The regional location and curtilage of the subject area are shown in Figure 1 and Figure 2.

The proponent is seeking approval for a State Significant Development Application (SSDA) for the redevelopment of the subject area, involving demolition of all existing improvements and site clearing prior to the construction of a multi-storey residential building comprising approximately 167 apartments, basement parking and provisions for infill affordable housing. The present PHAA report addresses Item 22 of the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-82899468, issued on 8 May 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 1-5 Nelson Road, Lindfield, on the traditional lands of the Guringai in NSW ('the subject area') within the Ku-Ring-Gai Local Government Area (LGA) and falls within the administrative bounds of the Metropolitan Local Aboriginal Land Council (MLALC).

The subject area measures approximately 4,967m<sup>2</sup> in area and is currently occupied by three separate lots. Each lot comprises a residential property with a various configuration of yards and gardens, inclusive of two swimming pools and one tennis court across the three lots.

The boundaries of the subject area are defined by residential properties to the north, east and south and bounded by Nelson Road to the west. The subject area is zoned as R2-Low Density Residential.

### 1.1. PROPOSED WORKS

A detailed concept plan for the proposed development is yet to be provided. However, it is understood that the development will comprise 167 apartments and provide 280 parking spaces.

The proposed works include:

- Demolition of existing structures
- Tree removal and site clearing
- Construction of a new residential flat building comprising of residential apartments (inclusive of affordable housing apartments) and basement car parking
- External landscaping works

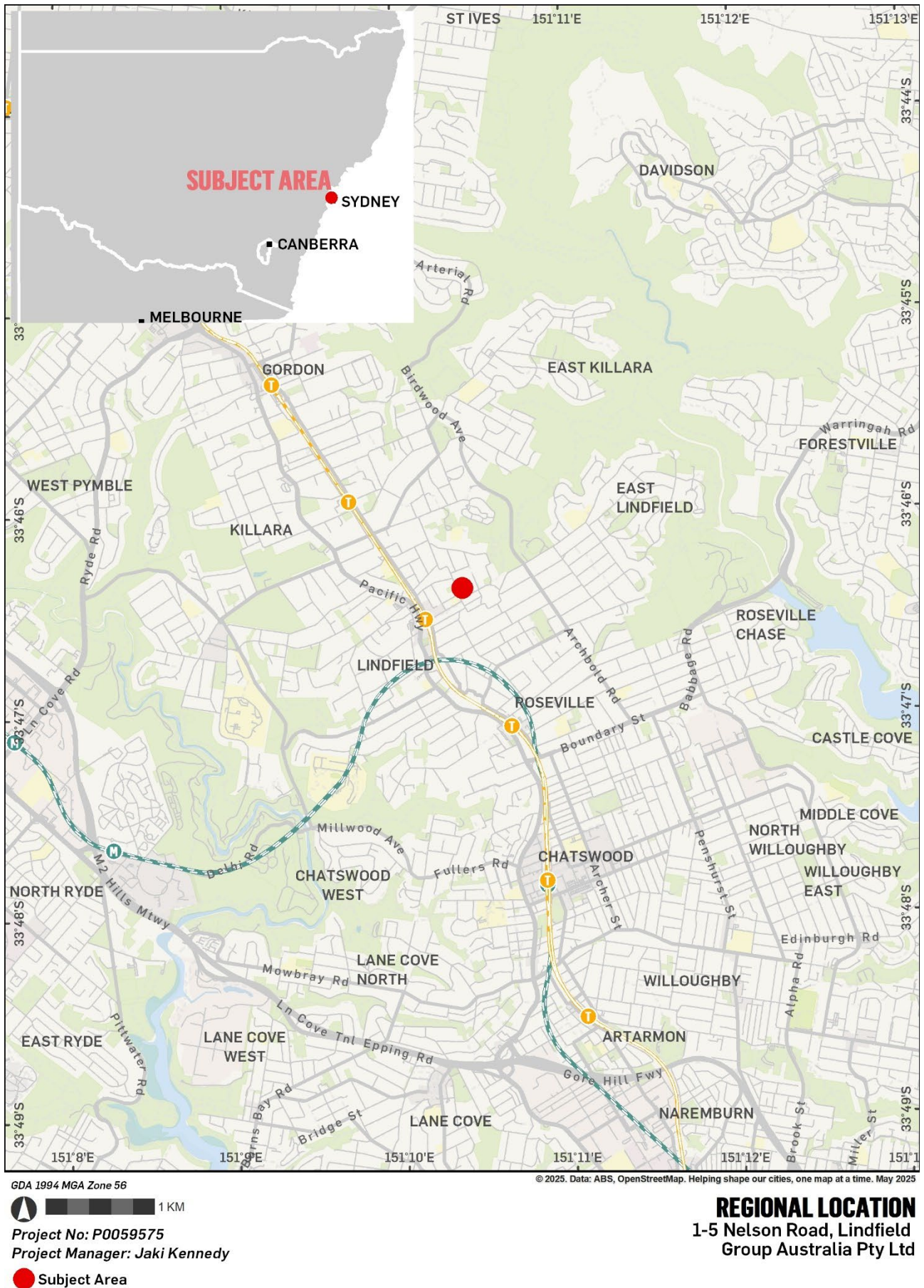


Figure 1 – Regional location of the subject area





GDA 1994 MGA Zone 56

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Project No: P0059575

Project Manager: Jaki Kennedy

  Subject Area    — Contours

## LOCATION OF THE SUBJECT AREA

1-5 Nelson Road, Lindfield  
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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 Juliet Scholefield (Urbis, Assistant Archaeologist) and Hayley Campbell (Urbis, Assistant Archaeologist) with review and quality control undertaken by Jaki Kennedy (Urbis Associate Director, Archaeology). The historical overview section of this report has been informed the Historical Archaeological Assessment of the Lindfield Library Site, Lindfield (GML, 2015) and the Heritage Impact Statement for 1 Nelson Road (JOHD, 2015).

## **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, which are considered under different assessments.

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.

### 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 Local Government Area ('Ku-ring-gai 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:*

*(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.

# 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.

A search of the SHI was undertaken 9 May 2025. The search did not identify any heritage items within the curtilage of the subject area; however, it is located within the *Crown Blocks Conservation Area* (C22) (Figure 4) and in the vicinity of the *Middle Harbour Road, Lindfield Conservation Area* (C42) (Figure 3), both listed on the Ku-ring-gai LEP 2015. Six items listed on the Ku-ring-gai LEP 2015 are located within the same block as the subject area. These items are identified in Table 1 below.

Table 1 – Heritage context of the subject area – Ku-ring-gai LEP 2015

Item Name	Item No.	Address	Level
Crown Blocks Conservation Area	C22	Bounded by Tryon Road, Stanhope Road and Nelson Road	Local
Middle Harbour Road, Lindfield Conservation Area	C42	Bounded by Tryon Road, Middle Harbour Road, Trafalgar Avenue, Nelson Road and Howard Street	Local
Dwelling house	I445	6 Lightcliff Avenue LINDFIELD NSW 2070	Local
Dwelling house	I446	8 Lightcliff Avenue LINDFIELD NSW 2070	Local
Dwelling house	I447	12 Lightcliff Avenue LINDFIELD NSW 2070	Local
Dwelling house	I448	14 Lightcliff Avenue LINDFIELD NSW 2070	Local
Dwelling house	I454	9 Nelson Road LINDFIELD NSW 2070	Local
Dwelling house	I455	15 Nelson Road LINDFIELD NSW 2070	Local



Figure 3 – Middle Harbour Road, Lindfield Conservation Area, with the subject area shaded in red.

Source: Ku-Ring-Gai LEP, 2015

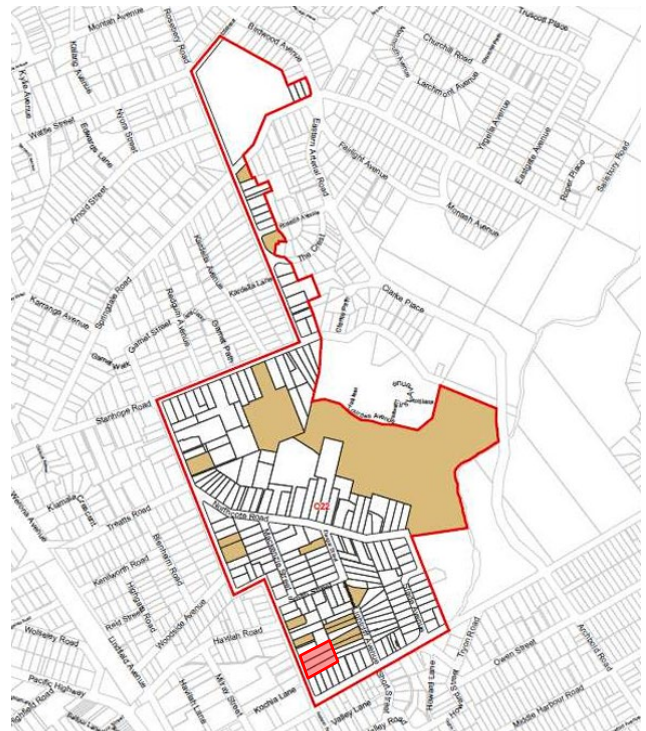


Figure 4 – Crown Blocks Conservation Area, with the subject area shaded in red





GDA 1994 MGA Zone 56

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Project No: P0059575

Project Manager: Jaki Kennedy

  Subject Area   Conservation Area - General   State Heritage Register

  Item - General

**HISTORICAL HERITAGE ITEMS**  
1-5 Nelson Road, Lindfield  
Group Australia Pty Ltd

Figure 5 – Heritage Context of the subject area



## 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 9 May 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 *Ku-ring-gai Local Environment Plan 2015*, 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 Crown Blocks Conservation Area and in proximity of the Middle Harbour Road, Lindfield Conservation Area.
- The subject area is located in proximity of a number of dwelling houses of Local heritage listed on the Ku-ring-gai LEP 2015.



# 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 Historical Archaeological Assessment of the Lindfield Library Site, Lindfield (GML, 2015) and the Heritage Impact Statement for 1 Nelson Road (JOHD, 2015). Section 3.1.3 provides a detailed summary of ownership for the subject area.

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

- Phase 1 – Early Settlement and Subdivision (1770-1927) (Section 3.1.1)
- Phase 2 – Residential Development (1927-Present Day) (Section 3.1.2)

### Phase 1 – Early Settlement and Subdivision (1770-1927)

For thousands of years prior to the establishment of the Sydney colony in 1788, the Guringai People lived in the Upper North Shore area in which the subject area is located.

The subject area lies just outside the Clanville Estate, 400 acres of land first granted to architect and magistrate Daniel Dering Mathew on the 15<sup>th</sup> of July 1819. The approximate area of this land is now bounded by Tryon Road to the north, Archbold Road to the east, Boundary Street to the south and the Pacific Highway to the west (KHS, 2023). The subject area lies just over 50m northwest of Tryon Road, the Clanville Estate's northwestern boundary. Historical maps from 1835 and 1840 show the extent of Mathew's Clanville Estate, noted to be under the ownership of Archbold by this time (Figure 6 - Figure 7). In 1835, the subject area is located to the northwest of Clanville, and northeast of Andrew Munro's 40 acre grant (Figure 6). In 1840, the subject area appears to be located inside a parcel of land between Mathew and McNally (Figure 7). This is likely a misrepresentation of Munro's 40 acres, slightly extended on this map. Later maps indicate Munro's land holding as extending no further than Nelson Road (Figure 9). The subject area is therefore located in the vicinity of, but outside of Munro's grant. Mathew's Clanville Estate was used for timber getting and cattle grazing during this time (GML, 2015). Surrounding properties were likely also cleared of vegetation and used for agricultural purposes.

The Clanville Estate was purchased by Richard Archbold in 1824. Archbold cleared the land of timber before establishing orchards and hiring convicts to work the property (GML, 2015). A number of cottages were constructed within the estate by Archbold and his successors. Richard Archbold died in 1836, after which his wife Mary Archbold continued to farm the land until her death in 1850. The property was inherited by the children of Richard and Mary Archbold, and subdivided into eight 50 acre lots in 1858, when the youngest turned 21 (GML, 2015). A map from the time of this subdivision shows the location of the subject area just outside of Archbold's estate (Figure 8). The property neighbouring Archbold is marked on this map as belonging to 'P. Erwin'. This likely represents the nearest landholder to the northwest of Archbold's land holding, perhaps the 1858 owner of Munro's property.

The land northeast of Lindfield Station remained Crown Land throughout almost all of the 19<sup>th</sup> Century (JOHD, 2015). The larger estates of Lindfield began to be subdivided into suburban housing blocks in 1881, in anticipation of the opening of the railway in 1890. The first subdivision of the Clanville Estate was the 1893 Roseville Park Estate, located by the newly constructed Roseville Station along the southern boundary of Mathew's original grant. The subject area was originally granted to Robert Edmund Alfred Wilkinson on 19 August 1897. This land grant was Parish Portion 192, 3 ¼ acres of Crown land located on the corner of Nelson and Tryon Road. An 1894 survey of the parish of Gordon, later annotated in red, marks the subject area as belonging to Wilkinson (Figure 9). The subject area at this time is surrounded by 'low slopes' and 'orchard land' and is bisected by a creek. The location of this creek within the subject area suggests the land was unsuitable for building on during earlier periods. In 1899, the subject area was transferred from Robert Edmund Alfred Wilkinson to Robert Charles Stephen Wilkinson of Grenfell, Bank Manager, George James Wilkinson of Manly, Bank Accountant, and the Reverend Robert Raymond King of Gordon, Clerk in Holy Gardens.

Settlement in the wider North Shore area was generally slow until the construction of the Sydney Harbour Bridge and development of a comprehensive sewerage system in the 1920s (GML, 2015). The Belhelvie Estate was formed by the Wilkinsons in 1919, with the subject area included as Lots 6, 7 and 8 (Nos 1, 3 and

5 Nelson Road) (Figure 11). In 1920, Lots 7 and 8 were transferred from Wilkinson, Wilkinson and King to Charles Henry Sippe of Lindfield, merchant, and Percy Joynson Flecknoe, Company Director. Sippe's portion was transferred to his wife, Emma Mary Isabelle Sippe, upon his death in June of 1925.



Figure 6 – 1835 map of the Parish of Gordon, showing D.D. Matthews 400-acre land grant “Clanville” to the southeast and Andrew Munro’s 40 acres to the southwest. Approximate location of the subject area is indicated in red.

Source: HLRV, Parish of Gordon



Figure 7 – Extract from Wells’ 1840 map of the County of Cumberland, showing D.D. Mathew’s 400-acre land grant “Clanville”. The subject area appears between the grants of D.D. Matthews and Dan McNally at this time. This is likely a misrepresentation of Munro’s 40 acres.

Source: State Library NSW Z/Cc 85/4



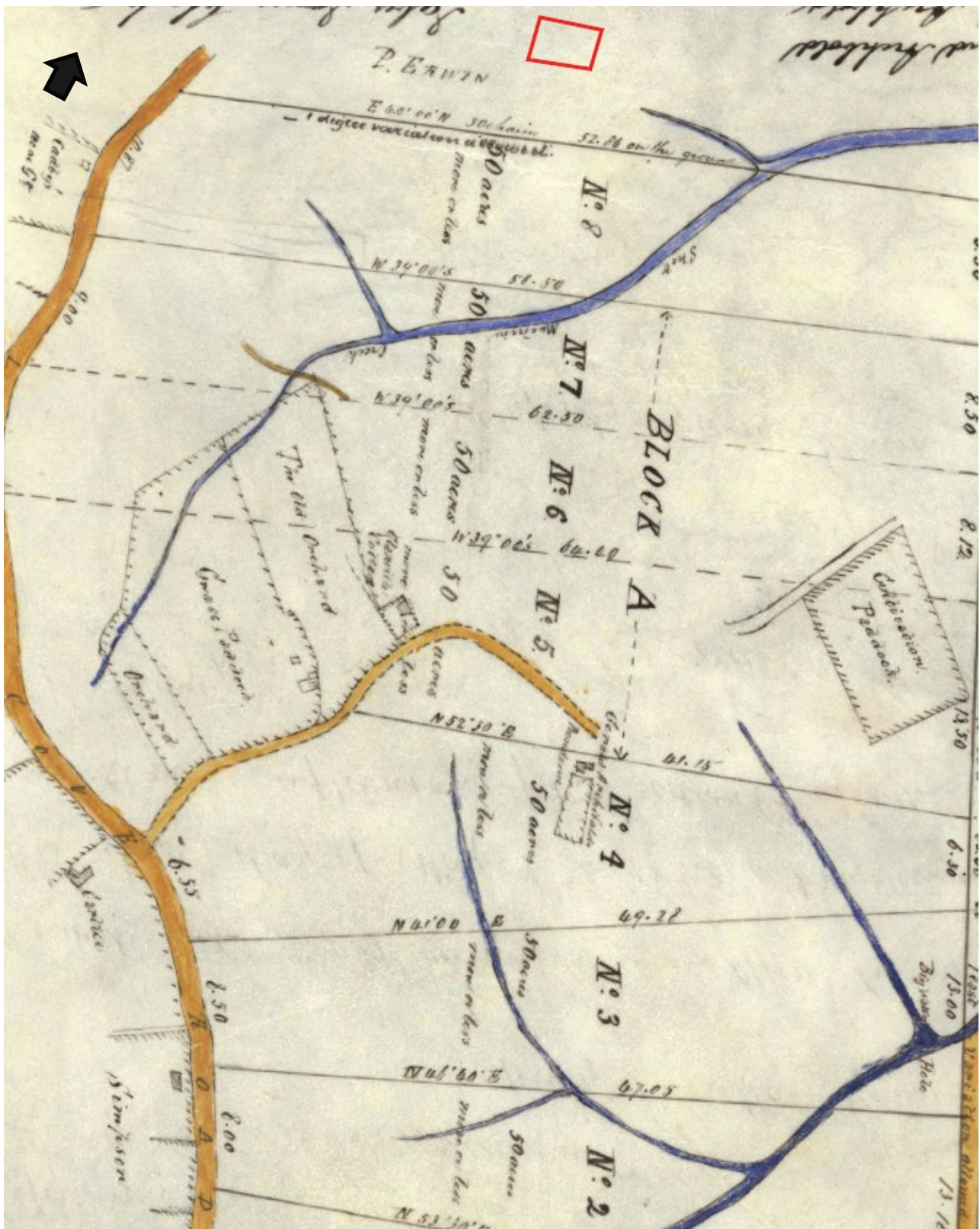


Figure 8 – Plan of the 1858 subdivision of Archbold's estate into eight lots of 50 acres. The approximate location of the subject area is indicated in red. The property neighbouring Archbold's estate is indicated as belonging to 'P. Erwin'.

Source: B267-952

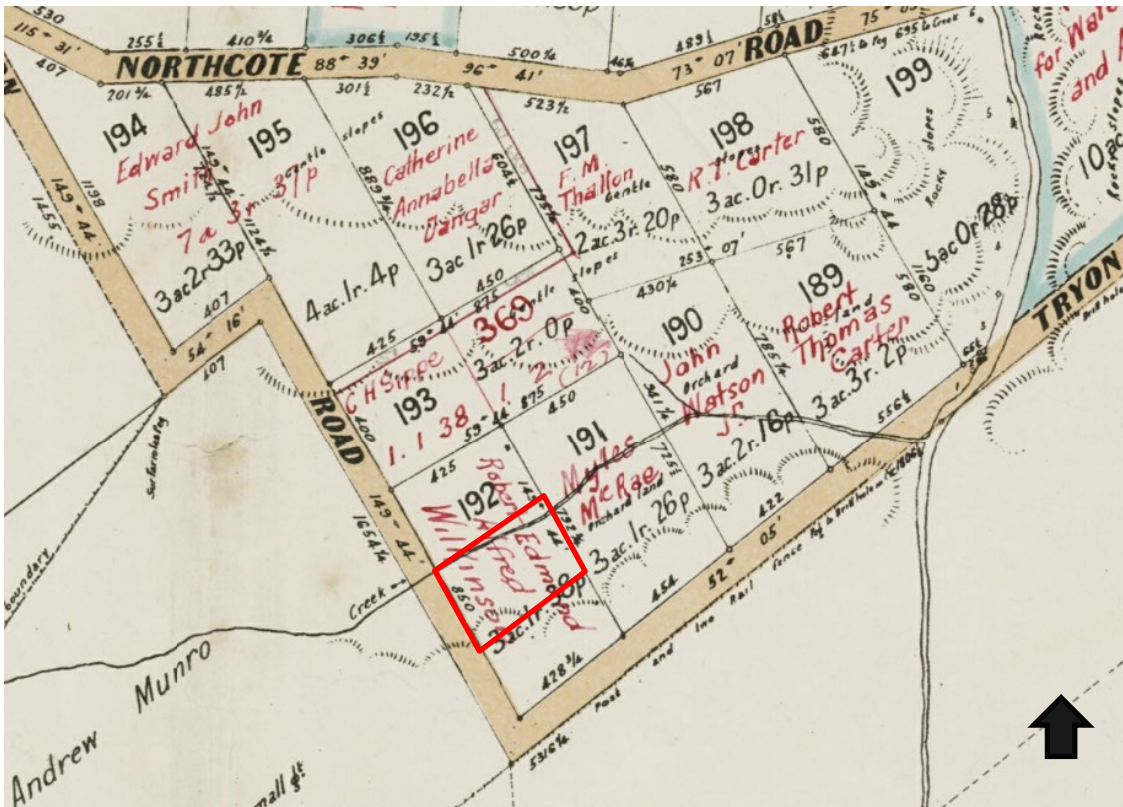


Figure 9 – Plan of the Parish of Gordon, 1894, later annotated in red. The subject area is located within Section 192, owned by Robert Edmund Alfred Wilkinson.

Source: State Library NSW, Z/SP/L9

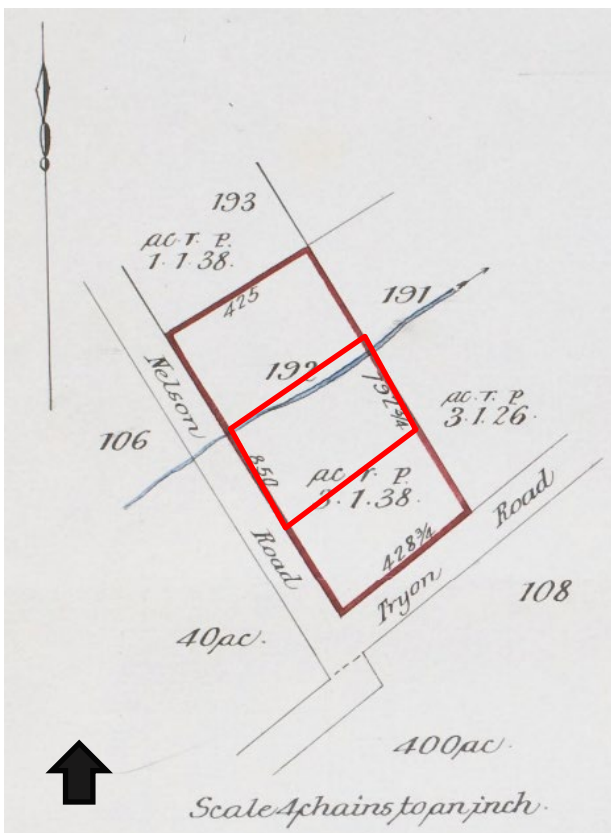


Figure 10 – Plan of Wilkinson's land holding, 1897. The subject area is indicated in red.

Source: Vol 1240 Fol 21





Figure 11 – Subdivision of the Belhelvie Estate, 1919. The subject area is indicated in red.

Source: State Library NSW, Z/SP/L9/82

## Phase 2 – Residential Development (1927-Present Day)

Sydney Water plans from 1927 indicate that Lot 7 was developed by this time, but Lots 6 and 8 remained vacant (Figure 12). The creek running through Lot 8 is a probable cause for this lack of development. This configuration remains in historical aerial imagery from 1930 (Figure 13). A brick bungalow was constructed on Lot 6 in 1934 and remains extant today (JOHD, 2015). By 1943, a residential dwelling has been built on each of the three lots (Figure 14). The creek running through the subject area has presumably been infilled by this time. The subject area and surrounding suburb retain this character of residential development up to the present day.

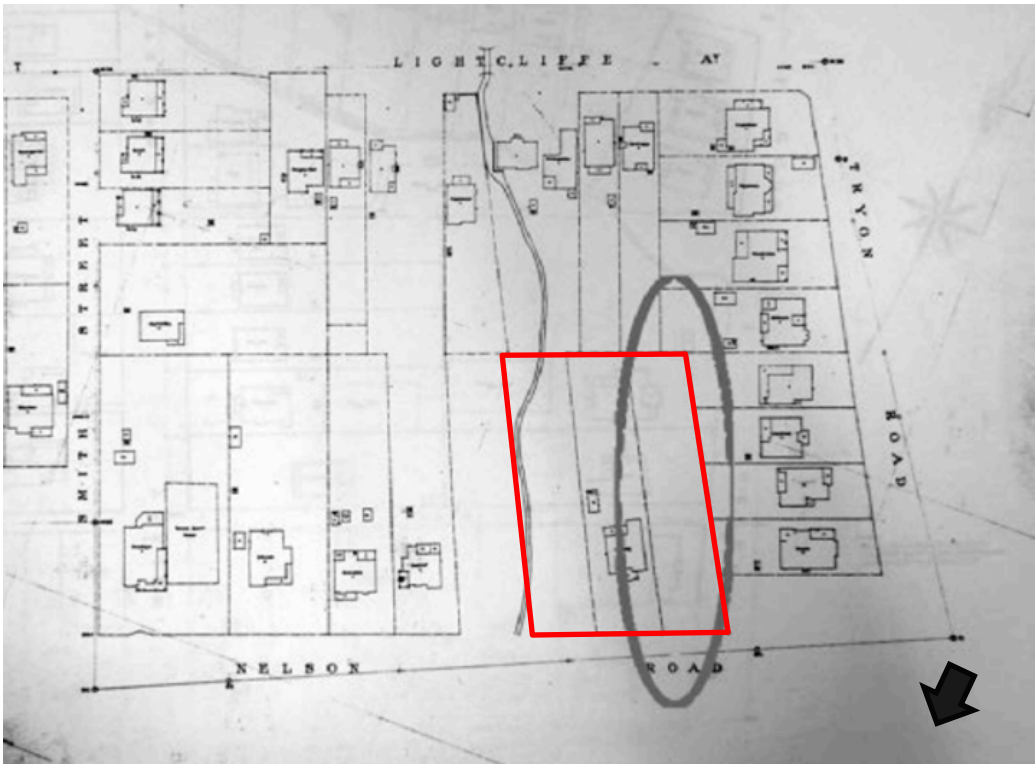


Figure 12 – 1927 Water Board survey of Lindfield, with the subject area indicated in red. Lot 7 is developed by this time.

Source: Sydney Water, courtesy of JOHC 2015



Figure 13 – 1930 historical aerial imagery. Lot 7 is developed by this time, while Lots 6 and 8 remain vacant.

Source: NSW Government Historical Imagery Viewer



Figure 14 – 1943 historical aerial imagery. Lots 6, 7 and 8 are developed by this time.  
Source: NSW Government Historical Imagery Viewer

## Summary of Ownership

Table 2 – Land Title Search Lots 6, 7 & 8 DP9789

Date	Details	Reference
19 August 1897	Land Grant  <b>To</b> Robert Edmund Alfred Wilkinson of Kogarah, Gentleman  <b>Land</b> Portion 192, Gordon	Vol-Fol 1240-214
8 February 1899	Joint Tenancy  <b>From</b> Robert Edmund Alfred Wilkinson  <b>To</b> Robert Charles Stephen Wilkinson of Grenfell, Bank Manager, George James Wilkinson of Manly, Bank Accountant and the Reverend Rober Raymond King of Gordon, Clerk in Holy Gardens  <b>Land</b> Portion 192, Gordon	Vol-Fol 1272-82
<b>Lots 7 and 8</b>		
19 March 1920	Tenancy in Common  <b>From</b> Robert Charles Stephen Wilkinson, George James Wilkinson and Robert Raymond King	Vol-Fol 3032-44



Date	Details	Reference
	<b>To</b> Percy Joynson Flecknoe of Lindfield, Company Director <b>Land</b> Lot 7 and 8 in DP9789, part of Portion 192	
19 March 1920	Tenancy in Common <b>From</b> Charles Stephen Wilkinson, George James Wilkinson and Robert Raymond King <b>To</b> Charles Henry Sippe of Lindfield, Merchant <b>Land</b> Lots 7 and 8 DP9789, part of Portion 192	Vol-Fol 3032-43
25 June 1925	Application by Transmission <b>To</b> Emma Mary Isabelle Sippe of Lindfield, Widow <b>Land</b> Lots 7 and 8 in DP9789, part of Portion 192	Vol-Fol 3032-43
11 March 1926	Joint Tenancy <b>From</b> Emma Mary Isabelle Sippe and Percy Joynson Flecknoe <b>To</b> Almond Allen of Hornsby, Accountant and Ivy Clare Allen his wife <b>Land</b> Lot 7 DP9789, part of Portion 192	Vol-Fol 3840-102
16 October 1934	Transfer <b>From</b> Percy Joynson Flecknoe and Emma Mary Isabelle Sippe <b>To</b> Brian Frederick Seymour Wells <b>Land</b> Lots 7 and 8 in DP9789, part of Portion 192	Vol-Fol 3032-44
<b>Lot 6</b>		
19 May 1923	Certificate of Title <b>From</b> Robert Charles Stephen Wilkinson, George James Wilkinson and the Reverend Robert Raymond King <b>To</b> Emma Mary Isabelle Sippe, wife of Charles Henry Sippe of Lindfield, Merchant <b>Land</b> Lot 6 DP9789, part of Portion 192	Vol-Fol 3454-217
7 June 1934	Transfer <b>From</b> Emma Mary Isabell Sippe <b>To</b> James Wright of Hornsby, Builder <b>Land</b> Lot 6 DP9789, part of Portion 192	Vol-Fol 3454-217

Date	Details	Reference
15 December 1934	<p>Transfer</p> <p><b>From</b> James Wright</p> <p><b>To</b> Ethel Dora Rosser wife of George Gellier Rosser of Mosman, Chemist</p> <p><b>Land</b> Lot 6 DP9789, part of Portion 192</p>	Vol-Fol 3454-217
2 February 1940	<p>Transfer</p> <p><b>From</b> Ethel Dora Rosser</p> <p><b>To</b> Edwin John Owen Greenwood of Sydney, Company Manager</p> <p><b>Land</b> Lot 6 DP9789, part of Portion 192</p>	Vol-Fol 3454-217

# 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

Section 3 above has established two archaeological phases; *Phase 1 – Early Settlement and Subdivision (1770-1927)* and *Phase 2 – Residential Development (1927-Present Day)*. In order to assess the archaeological potential of the subject area, potential archaeological resources associated with the phases above must be considered.

The subject area remained vacant and undeveloped throughout Phase 1 (1770-1927), located to the northwest of D.D. Mathews 400 acre grant, and northeast of Andrew Munro's 40 acres by 1835. The subject area was originally granted to Robert Edmund Alfred Wilkinson in 1897 and remained undeveloped until 1927. Phase 2 is associated with the residential development of the subject area (1927-Present Day). A residential dwelling was constructed on Lot 7 c.1927. A brick bungalow was built on Lot 6 in 1934. Lot 8 was developed by 1943.

The subject area remained Crown land from 1770-1897 and was undeveloped from 1897-1927. This preliminary archaeological assessment has therefore identified no potential archaeological resources within the subject area.

# 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

The subject area remained vacant from 1770-1927. This archaeological assessment has therefore identified no potential archaeological resources within the subject area. As such, relics of either Local or State heritage significance are unlikely to occur in the subject area.

# CONCLUSIONS & RECOMMENDATIONS

The PHAA has established the following:

- The subject area comprises three residential properties located at 1-5 Nelson Road, Lindfield NSW.
- This assessment has established two archaeological phases: *Phase 1 – Early Settlement and Subdivision (1770-1927)* and *Phase 2 – Residential Development (1927-Present Day)*.
- This assessment has identified no potential archaeological resources within the subject area.
- As no potential archaeological resources have been identified, relics of either Local or State heritage significance are unlikely to occur within the subject area.

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

## **Recommendation 1 – Submission of Report for SSDA 82899468**

The present Preliminary Historical Archaeological Assessment should accompany the State Significant Development Application (SSD-82899468). 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 no potential for archaeological resources to occur within the subject area.

## **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:

2. 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.
3. 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.
4. 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.
5. Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken.
6. Reporting may need to be prepared regarding the find and approved management strategies.
7. 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:

2. All works within the vicinity of the find must immediately stop. The find must be cordoned off and signage installed to avoid accidental impact.
3. The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555).
4. The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist.
5. Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives.

6. 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

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