

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is positioned to the left of a white square frame that is partially open on the right side. A white line extends from the top of the frame, crosses the top of the page, and then turns down to form the right side of the frame.

URBIS

PRELIMINARY HISTORICAL ARCHAEOLOGICAL ASSESSMENT

11-19 Middle Harbour Road,
Lindfield NSW

Prepared for
CASTLE HILL NO.7 PTY LTD
29 May 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Dr Ivana Vetta BA (Hons), PhD
Associate Director	Jaki Kennedy, BA (Hons I) Archaeology
Archaeology Assistants	Hayley Campbell, B Archaeology, Grad Dip Museum Studies, M. Heritage Conservation Juliet Scholefield, BA Archaeology and Design
Project Code	P0059576
Report Number	D01 issued 19/05/25 D02 issued 23/05/25 FINAL issued 29/05/25

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

Executive Summary	1
1. Introduction	3
1.1. Subject area	3
2. Statutory Context	7
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
3. Archaeological Context	13
3.1. Abbreviated Historical Overview	13
3.1.1. Phase 1 – Early European Settlement: The Clanville Estate (1770-1824)	13
3.1.2. Phase 2 – Early European Development: Archbold’s Orchards (1824-1893)	15
3.1.3. Phase 3 – Subdivision (1893-present)	17
3.1.4. Summary of Ownership	21
4. Archaeological Potential	22
4.1. Framework for Assessment	22
4.2. Preliminary assessment of Archaeological Potential	22
5. Preliminary Assessment of Archaeological Significance	23
5.1. Framework for Assessment	23
5.2. Preliminary Assessment	23
6. Conclusions & Recommendations	24
References	26
Disclaimer	27

FIGURES

Figure 1 – Regional location of the subject area	4
Figure 2 – Location of the subject area (red outline)	5
Figure 3 – Trafalgar Avenue Conservation Area, with the subject area shaded in red	10
Figure 4 – Heritage Context of the subject area	11
Figure 5 – 1835 map of the Parish of Gordon, showing D.D. Matthews 400-acre land grant “Clanville”. General location of the subject area is indicated in red. Note one building belonging to Archbold located within the estate, but not within the vicinity of the subject area	14
Figure 6 – Extract from Wells’ 1840 map of the County of Cumberland, showing D.D. Mathew’s 400-acre land grant “Clanville”. General location of the subject area is indicated in red.	14
Figure 7 – Plan of the 1858 subdivision of Archbold’s estate into eight lots of 50 acres. The approximate location of the subject area within Lot 7 is indicated in red. Archbold’s old orchards, paddocks and Clanville Cottage can be seen to the southeast of the subject area	15
Figure 8 – 1858 map of the subject area updated in the late 1880s to show the development of the railway line and recent subdivisions. The approximate location of the subject area is indicated in red, within land belonging to Richard Archbold Jr. The site of the Lindfield Library is indicated in yellow	16

Figure 9 – Subdivision of the subject area, surveyed 1906. The approximate location of the subject area is indicated in red. Note the creek running through the southeast of the subject area.	17
Figure 10 – Local sketch provided in subdivision plan of the Archbold Hill Estate, 1909. The approximate location of the subject area is indicated in red. Note ‘Clanville Creek’ located southeast.	18
Figure 11 – Subdivision plan of Crown Ridge Estate, 1920. The approximate location of the subject area is indicated in red. Established houses are indicated in the surrounding area, with the subject area appearing to remain undeveloped.....	18
Figure 12 – 1930 plan of the Parish of Gordon. The approximate location of the subject area is indicated in red, Note the creek running directly east of the subject area.....	19
Figure 13 – 1930 historical aerial imagery. While details are difficult to discern on this aerial it appears that houses are present fronting Middle Harbour Road. Note the river running directly east of the subject area.	20
Figure 14 – 1943 historical aerial imagery, with the subject area developed by this time.	20

TABLES

Table 1 – Heritage items located within proximity of the subject area – Ku-ring-gai LEP 2015.....	9
Table 2 – Land Title Search	21

EXECUTIVE SUMMARY

Urbis was engaged by Castle Hill No.7 Pty Ltd ('the Proponent') to prepare a Preliminary Historical Archaeological Assessment (PHAA) of 11-19 Middle Harbour Road, Lindfield NSW ('the subject area'). This subject area includes three lots, legally defined as A/DP349665, B/DP349665, 9/DP4665 and 10/DP4665. 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 173 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-82900461, 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 4 residential properties located at 11-19 Middle Harbour Road, Lindfield NSW.
- This assessment has established three archaeological phases: *Phase 1 – Early European Settlement: The Clanville Estate (1770-1824)*, *Phase 2 – Early European Development: Archbold's Orchards (1824-1893)* and *Phase 3 – Subdivision (1893-present)*.
- 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 82900461

The present Preliminary Historical Archaeological Assessment should accompany the State Significant Development Application (SSD-82900461). 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.

1. INTRODUCTION

Urbis was engaged by Castle Hill No.7 Pty Ltd ('the Proponent') to prepare a Preliminary Historical Archaeological Assessment (PHAA) of 11-19 Middle Harbour Road, Lindfield NSW ('the subject area'). This subject area includes three lots, legally defined as A/DP349665, B/DP349665, 9/DP4665 and 10/DP4665. 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 173 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-82900461, 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).

1.1. SUBJECT AREA

The subject area is located 11-19 Middle Harbour 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 5,217m² in area and is currently occupied by four separate lots. Each lot comprises a residential property with a various configuration of yards and gardens, inclusive of three swimming pools across the four lots.

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

1.2. PROPOSED WORKS

A detailed concept plan for the proposed development is yet to be provided, however it is understood the development will comprise 173 apartments and 290 parking spots.

The proposed works include:

- Demolition of existing structures
- Tree removal and site clearing
- Construction of a new 9-storey residential flat building comprising of residential apartments (inclusive of affordable housing apartments) and basement car parking
- External landscaping works

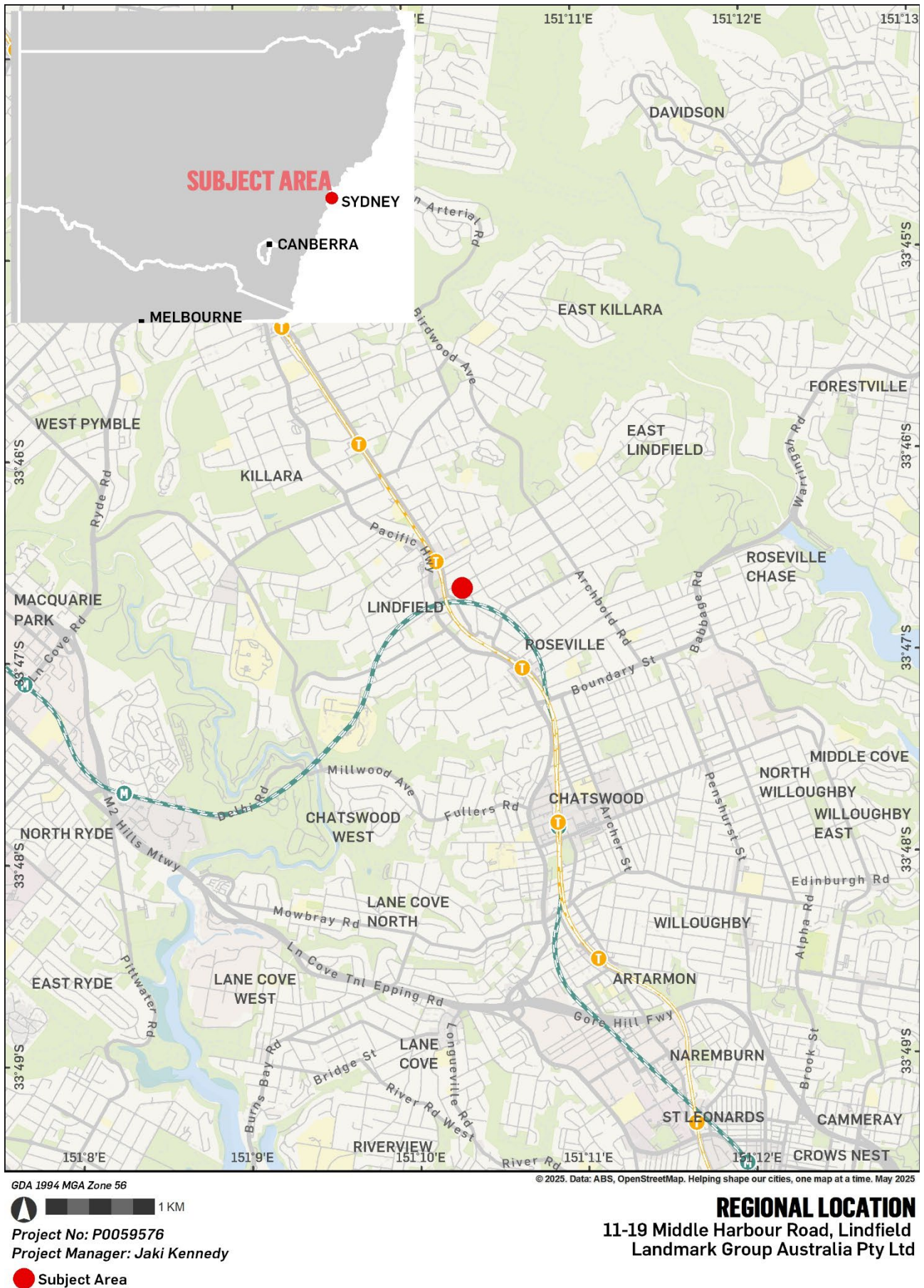


Figure 1 – Regional location of the subject area



GDA 1994 MGA Zone 56

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



Project No: P0059576
Project Manager: Jaki Kennedy

 Subject Area — Contours

LOCATION OF THE SUBJECT AREA
11-19 Middle Harbour Road, Lindfield
Landmark Group Australia Pty Ltd

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

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 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).

1.4. 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).

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, 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.

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 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.

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 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.

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 9 May 2025. The search did not identify any heritage items within the curtilage of the subject area. It is located in the vicinity of the Trafalgar Avenue Conservation Area (C31). (Figure 3). Two 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. The broader heritage context of the subject area can be seen in Figure 4.

Table 1 – Heritage items located within proximity of the subject area – Ku-ring-gai LEP 2015

Item Name	Item No.	Address	Level
Trafalgar Avenue Conservation Area	C31	Bounded by Trafalgar Avenue, Russell Avenue and Chelmsford Avenue	Local
Dwelling house	I42	9 Middle Harbour Road LINDFIELD NSW 2070	Local
Dwelling house	I43	31 Middle Harbour Road LINDFIELD NSW 2070	Local



Figure 3 – Trafalgar Avenue Conservation Area, with the subject area shaded in red.
Source: Ku-Ring-Gai LEP, 2015



GDA 1994 MGA Zone 56

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



250 M

Project No: P0059576

Project Manager: Jaki Kennedy

 Subject Area
 Conservation Area - General
 State Heritage Register

 Item - General

HISTORICAL HERITAGE ITEMS
 11-19 Middle Harbour Road, Lindfield
 Landmark Group Australia Pty Ltd

Figure 4 – Heritage Context of 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 9 May 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 *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 in the vicinity of the Trafalgar Avenue Conservation Area, listed on the Ku-ring-gai LEP 2015.
- The subject area is located in proximity of two dwelling houses of Local heritage listed on 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. This section of this report has been informed by the Historical Archaeological Assessment of the Lindfield Library Site, Lindfield (GML, 2015).

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

- Phase 1 – Early European Settlement: The Clanville Estate (1770-1824) (Section 3.1.1)
- Phase 2 – Early European Settlement: Archbold's Orchards (1824-1893) (Section 3.1.2)
- Phase 3 – Subdivision and Residential Development (1893-present) (Section 3.1.3)

3.1.1. Phase 1 – Early European Settlement: The Clanville Estate (1770-1824)

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 was first granted to architect and magistrate Daniel Dering Mathew on the 15th of July 1819, as part of a 400-acre land grant he named the Clanville Estate. 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 is located towards the northern boundary of this land grant. Mathew used the land for timber getting and cattle grazing (GML, 2015). A 400-acre farm was advertised for sale by Daniel Deering Mathew in October 1822 and was sold to neighbouring landowner Richard Archbold by 1824 (NSW Advertiser, 18 Oct 1822). 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 5 - Figure 6). Part of the estate was cleared of trees during this period, but specific historical activity undertaken by Mathew within the subject area is unclear. It is likely that Mathew lived on the estate during this time, as evidenced by various newspapers listing him as 'of Clanville' and later 'of Rosedale', where he lived until his death in 1856 (Empire, 18 Jun 1856). Dwellings later constructed by Archbold, notably located between two creek lines, may provide an indication of where Mathew's earlier residence was located. Archbold is likely to have established his own residence in such a large estate on land that had already been cleared and proven suitable for habitation. He may even have developed his later cottages from earlier structures left by Mathew. As such, the known vicinity of the Archbold developments likely indicates the vicinity of Mathew's residence and activities from 1819-1824. Various cottages and orchards associated with Archbold are located well outside of the present subject area.



Figure 5 – 1835 map of the Parish of Gordon, showing D.D. Matthews 400-acre land grant “Clanville”. General location of the subject area is indicated in red. Note one building belonging to Archbold located within the estate, but not within the vicinity of the subject area.

Source: HLRV, Parish of Gordon



Figure 6 – Extract from Wells' 1840 map of the County of Cumberland, showing D.D. Mathew's 400-acre land grant “Clanville”. General location of the subject area is indicated in red.

Source: State Library NSW Z/Cc 85/4

3.1.2. Phase 2 – Early European Development: Archbold's Orchards (1824-1893)

After acquiring the Clanville Estate in 1824, Richard Archbold cleared the land of timber before establishing orchards and hiring convicts to work the property (GML, 2015). Aboriginal people were also alleged to have travelled from Middle Harbour to pick fruit at the orchards (KHS, 2023). Archbold constructed a cottage at this time, named either 'Roseville' or 'Rose Villa', which eventually gave its name to the suburb of Roseville. This cottage was demolished to make way for the new Roseville train station in 1890 (Dictionary of Sydney, 2008). 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 within Lot 7, inherited by Robert McIntosh and his wife Elizabeth, daughter of Richard Archbold (Figure 7). This map shows the location of various orchards and dwellings located on the property, including 'Clanville Cottage' and 'Gerald Archibald's Residence', located within Lot 5 and Lot 4 respectively. Clanville Cottage may represent a later iteration of the earlier Roseville cottage. The subject area can be seen located southwest of 'Shot Machine Creek', in the vicinity of a small road crossing the creek to Archbold's orchards (Figure 7). Brothers Gerald and Richard Archbold Jr purchased most of the land from their siblings over the following years (GML, 2015). Lot 7 was immediately sold on to Richard Archbold Jr from Robert and Elizabeth McIntosh in 1858. Richard Archbold Jr retained ownership of Lot 7 until 1882, during which time no historical activity is recorded within the subject area. The property changed hands several times before being purchased by the Anglo Australian Investment Finance and Land Company in 1885 (GML, 2015). The greater Clanville Estate was further subdivided into a number of smaller estates from 1893 onwards.

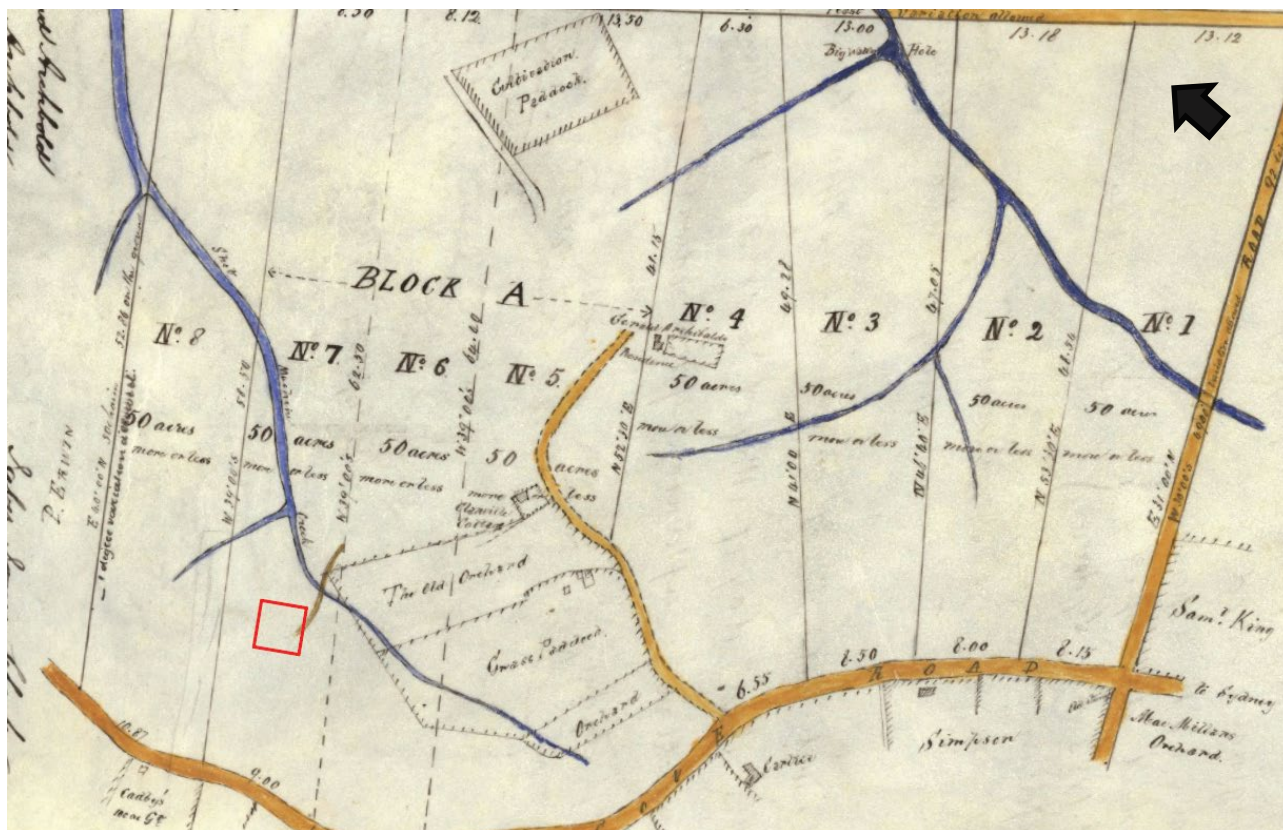


Figure 7 – Plan of the 1858 subdivision of Archbold's estate into eight lots of 50 acres. The approximate location of the subject area within Lot 7 is indicated in red. Archbold's old orchards, paddocks and Clanville Cottage can be seen to the southeast of the subject area.

Source: B267-952

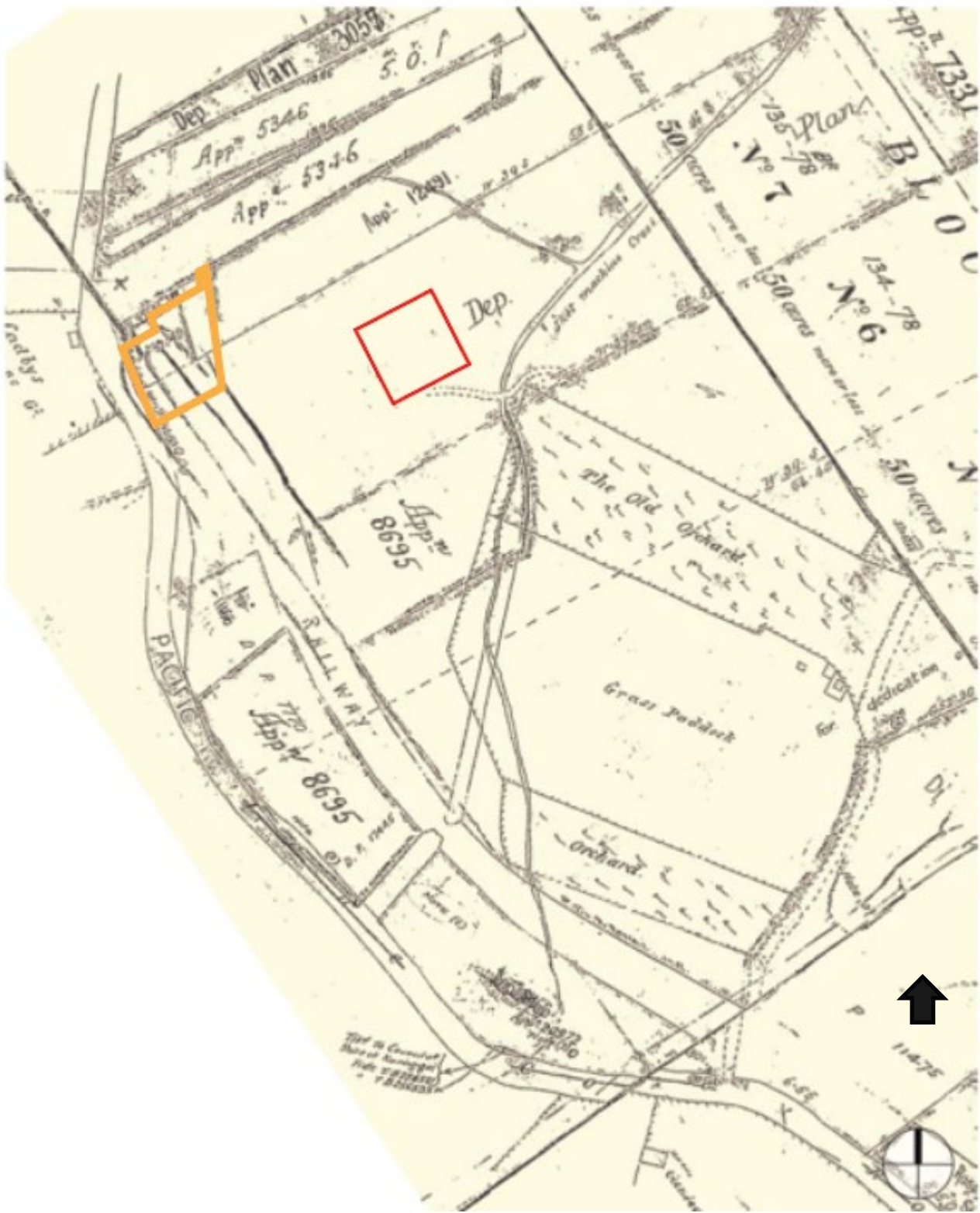


Figure 8 – 1858 map of the subject area updated in the late 1880s to show the development of the railway line and recent subdivisions. The approximate location of the subject area is indicated in red, within land belonging to Richard Archbold Jr. The site of the Lindfield Library is indicated in yellow.

Source: HLRV, DP975174. Courtesy of GML, Lindfield Library HAA

3.1.3. Phase 3 – Subdivision (1893-present)

The greater Clanville Estate was subdivided into a number of smaller estates from the establishment of the railway in 1890. The first of these estates was the 1893 Roseville Park Estate, located by the newly constructed Roseville Station along the southern boundary of Mathew's original grant. The present subject area was subdivided by the Anglo Australian Investment Finance and Land Company in 1906 (Figure 9). 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). A subdivision map of the Roseville Estate, 1909, indicates established dwellings under the ownership of T.A. Kellett, H.R. Evans and A.E. Archbold within the estate (Figure 10). A subdivision map of the Crown Ridge Estate from 1920 shows a number of houses, as well as two churches and a primary school, indicated in the surrounding area (Figure 11). Historical aerials from 1930s shows that by this time houses were present within the subject area except at 15 Middle Harbour Road (Figure 13). The Heritage Impact Statement (HIS) prepared by Urbis for this site assessed these houses as stylistically Federation period, likely constructed around c.1900s. Therefore, despite subdivision maps not showing development within the subject area until historic aerials, it is likely that buildings were constructed on some of the lots shortly after the 1906 subdivision. These maps show a creek running directly to the east of the subject area. The proximity of this creek may suggest the land was unsuitable for building on during earlier periods and may confirm that cottages of Mathew or Archbold were unlikely to have been built within the subject area. By 1943, historical imagery indicates that the subject area has been substantially developed, with the surrounding area retaining its character of residential development up to the present day (Figure 14).

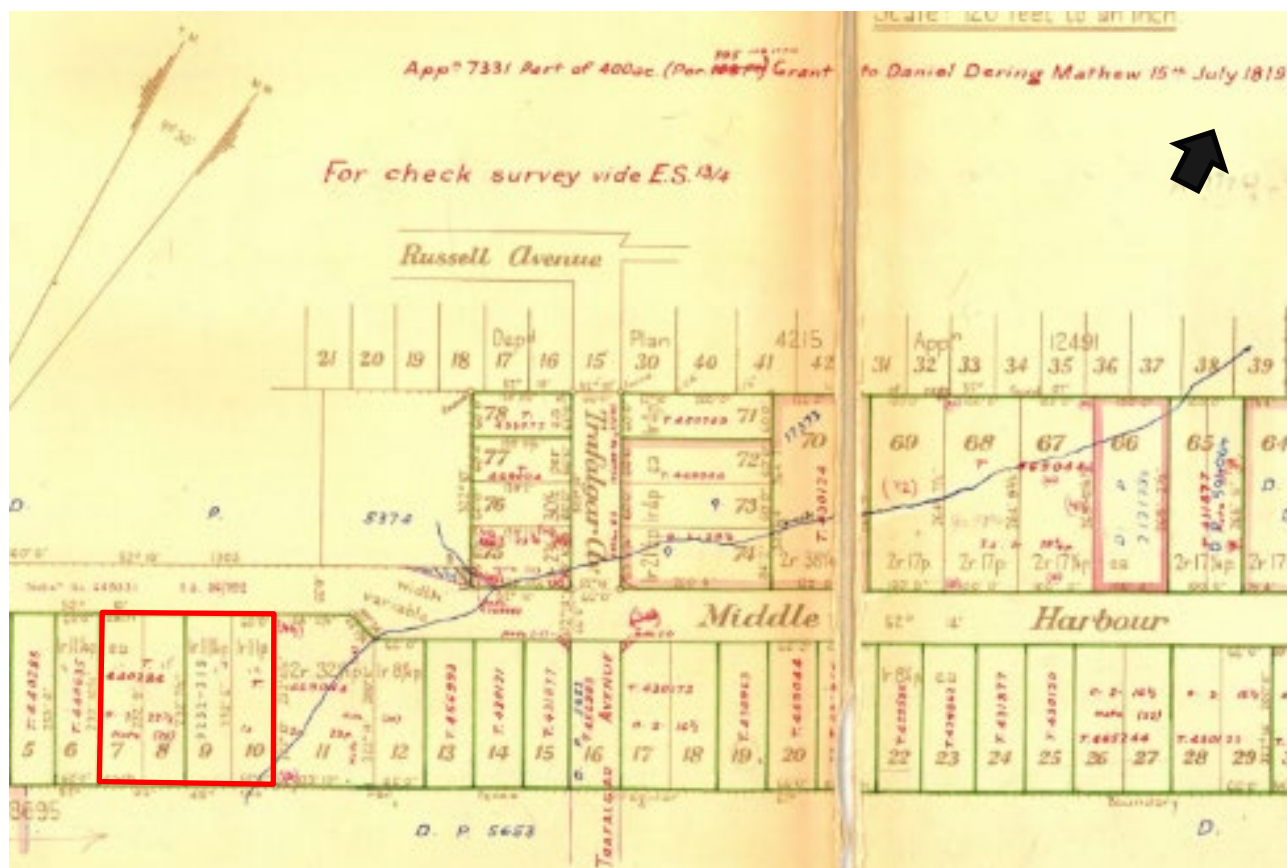


Figure 9 – Subdivision of the subject area, surveyed 1906. The approximate location of the subject area is indicated in red. Note the creek running through the southeast of the subject area.

Source: HLRV, DP4665

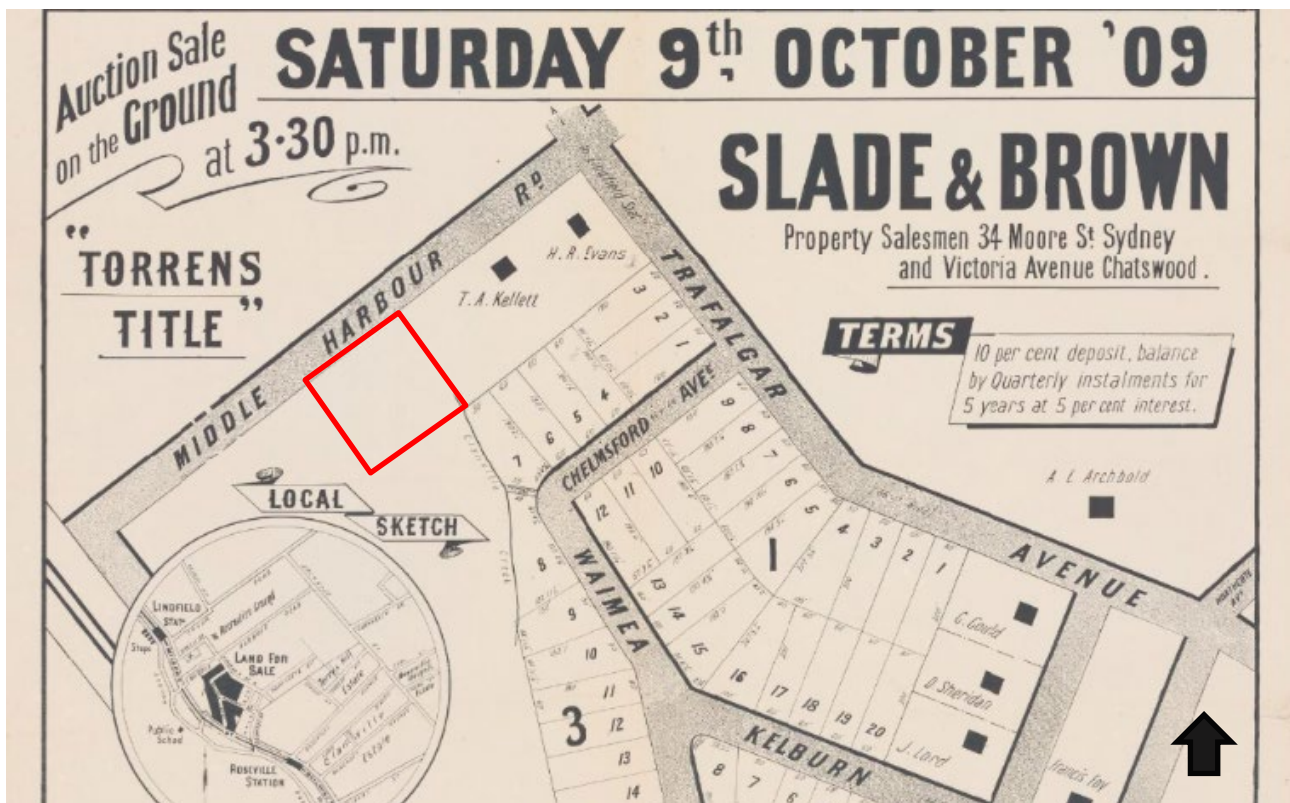


Figure 10 – Local sketch provided in subdivision plan of the Archbold Hill Estate, 1909. The approximate location of the subject area is indicated in red. Note 'Clanville Creek' located southeast.

Source: NLA 4301224

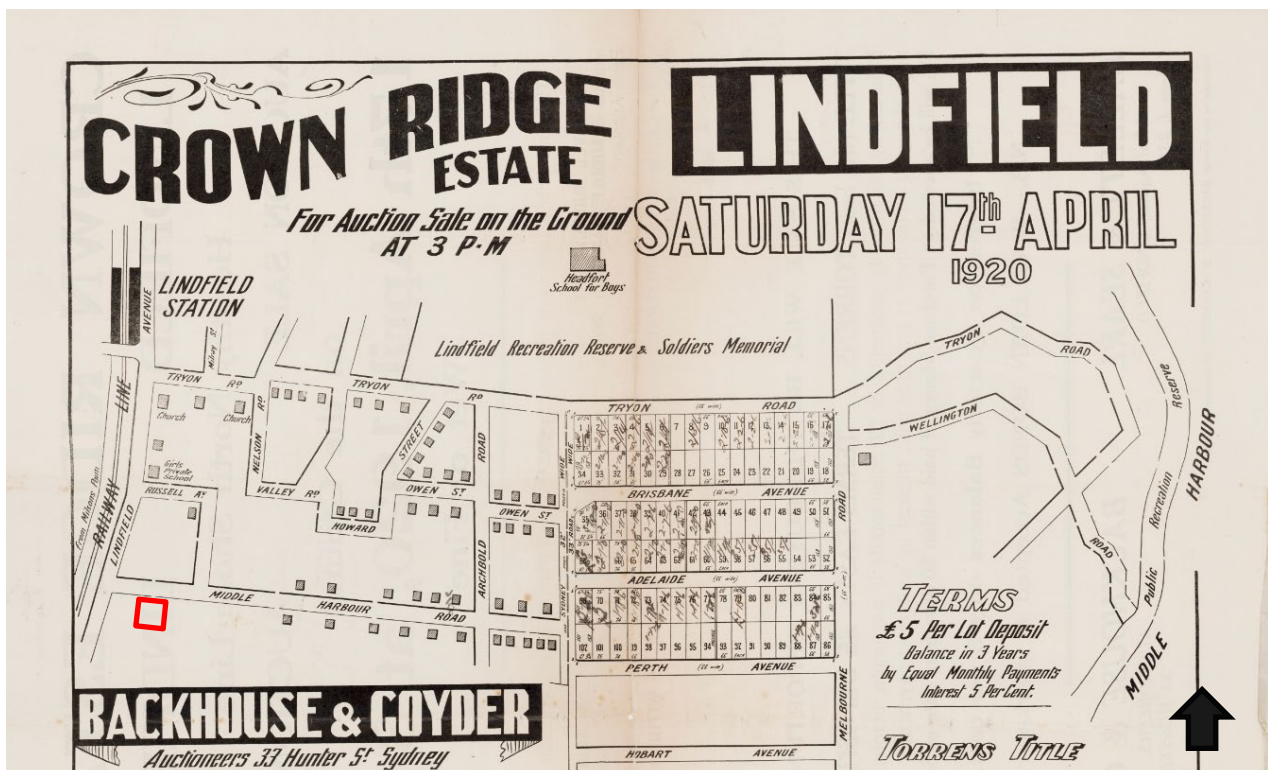


Figure 11 – Subdivision plan of Crown Ridge Estate, 1920. The approximate location of the subject area is indicated in red. Established houses are indicated in the surrounding area, with the subject area appearing to remain undeveloped.

Source: State Library NSW Z/SP/L9/18



Figure 12 – 1930 plan of the Parish of Gordon. The approximate location of the subject area is indicated in red, Note the creek running directly east of the subject area.
 Source: NLA 3889158



Figure 13 – 1930 historical aerial imagery. While details are difficult to discern on this aerial it appears that houses are present fronting Middle Harbour Road. Note the river running directly east of the subject area.

Source: NSW Government Historical Imagery Viewer



Figure 14 – 1943 historical aerial imagery, with the subject area developed by this time.

Source: NSW Government Historical Imagery Viewer

3.1.4. Summary of Ownership

Table 2 – Land Title Search

Date	Details	Reference
15 July 1819	Land Grant To Daniel Dering Mathew Land 400 acres	PA7331
17 February 1824	Conveyance To Richard Archbold From Daniel Dering Mathew Land 400 acres	PA7331
8 April 1858	Transfer To Robert McIntosh, Elizabeth McIntosh, otherwise Archbold Land 50 acres, Lot 7	PA7331
9 April 1858	To Richard Archbold From Robert McIntosh and his wife Elizabeth McIntosh, otherwise Archbold Land 50 acres, Lot 7	PA7331
14 December 1885	Conveyance To The Honourable Henry Emmanuel Cohen, Barrister of Law From Richard Archbold, Freeholder, Frederick Mortley, Esquire and Robert Precious, Merchant Land 19 acres of the Clanville Estate	Bk 329-301
15 December 1885	Conveyance To Anglo Australian Investment Finance and Land Company From The Honourable Henry Emmanuel Cohen Land 19 acres of the Clanville Estate	Bk 329-303

4. ARCHAEOLOGICAL POTENTIAL

4.1. FRAMEWORK FOR ASSESSMENT

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

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

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

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

4.2. PRELIMINARY ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

Section 3 above has established three archaeological phases; *Phase 1 – Early European Settlement: The Clanville Estate (1770-1824)*, *Phase 2 – Early European Development: Archbold's Orchards (1824-1893)* and *Phase 3 – Subdivision (1893-present)*. In order to assess the archaeological potential of the subject area, potential archaeological resources associated with the phases above must be considered.

Phase 1 is associated with Daniel Dering Mathew's 400-acre Clanville Estate (1819-1824). Based on an interpretation of the historical natural landscape, the typical patterns of settler land use in the Sydney region and Archbold's actual pattern of land use, it has been assessed as unlikely for structures associated with Mathew's occupation to have occurred in the vicinity of the subject area (See Section 3.1.1). Phase 2 is associated with Archbold's Orchards (1824-1893). Historical mapping from this period confirms various cottages built by Archbold and descendants during this time were located well outside the subject area (See Section 3.1.2). Phase 3 is associated with the subdivision of the subject area (1893-present). Residential development appears to have occurred in the c.1900s (See Section 3.1.3).

This preliminary archaeological assessment has therefore identified no potential archaeological resources within the subject area. Though it is important to note that the subject area still makes up a small part of the Clanville Estate, and as such unexpected finds associated with periods of early settlement and development may occur, it is considered unlikely that this area was used during the 19th century, so there is also a low chance for undocumented or unexpected finds.

5. PRELIMINARY ASSESSMENT OF ARCHAEOLOGICAL SIGNIFICANCE

5.1. 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.

5.2. PRELIMINARY ASSESSMENT

Archaeological resources from Phase 1 and Phase 2 of development may meet the threshold for State heritage significance and should be subject to further assessment by any future proponents working in their vicinity. This archaeological assessment however has 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.

6. CONCLUSIONS & RECOMMENDATIONS

The PHAA has established the following:

- The subject area comprises four residential properties located at 11-19 Middle Harbour Road, Lindfield NSW.
- This assessment has established three archaeological phases: *Phase 1 – Early European Settlement: The Clanville Estate (1770-1824)*, *Phase 2 – Early European Development: Archbold's Orchards (1824-1893)* and *Phase 3 – Subdivision (1893-present)*.
- 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 82900461

The present Preliminary Historical Archaeological Assessment should accompany the State Significant Development Application (SSD-82900461). 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

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

Edwards, Z., 2008. *The Dictionary of Sydney: Roseville*

Empire (Sydney, NSW: 1850-1875), *Wed 18 Jun 1856*

Godden Mackay Logan, 2015. *Lindfield Library Site, Lindfield. Historical Archaeological Assessment*

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*.

Ku-ring-gai Historical Society, 2023. *Roseville Local History*

NSW Heritage Management Systems, 1987. *The Firs Estate Cottage*

The Sydney Gazette and New South Wales Advertiser (NSW: 1803-1842), *Fri 18 Oct 1822*

Urbis, 2025, Heritage Impact Statement. 11-15 Middle Harbour Road, Lindfield

DISCLAIMER

This report is dated 29 May 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 Castle Hill No.7 Pty Ltd (**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.

