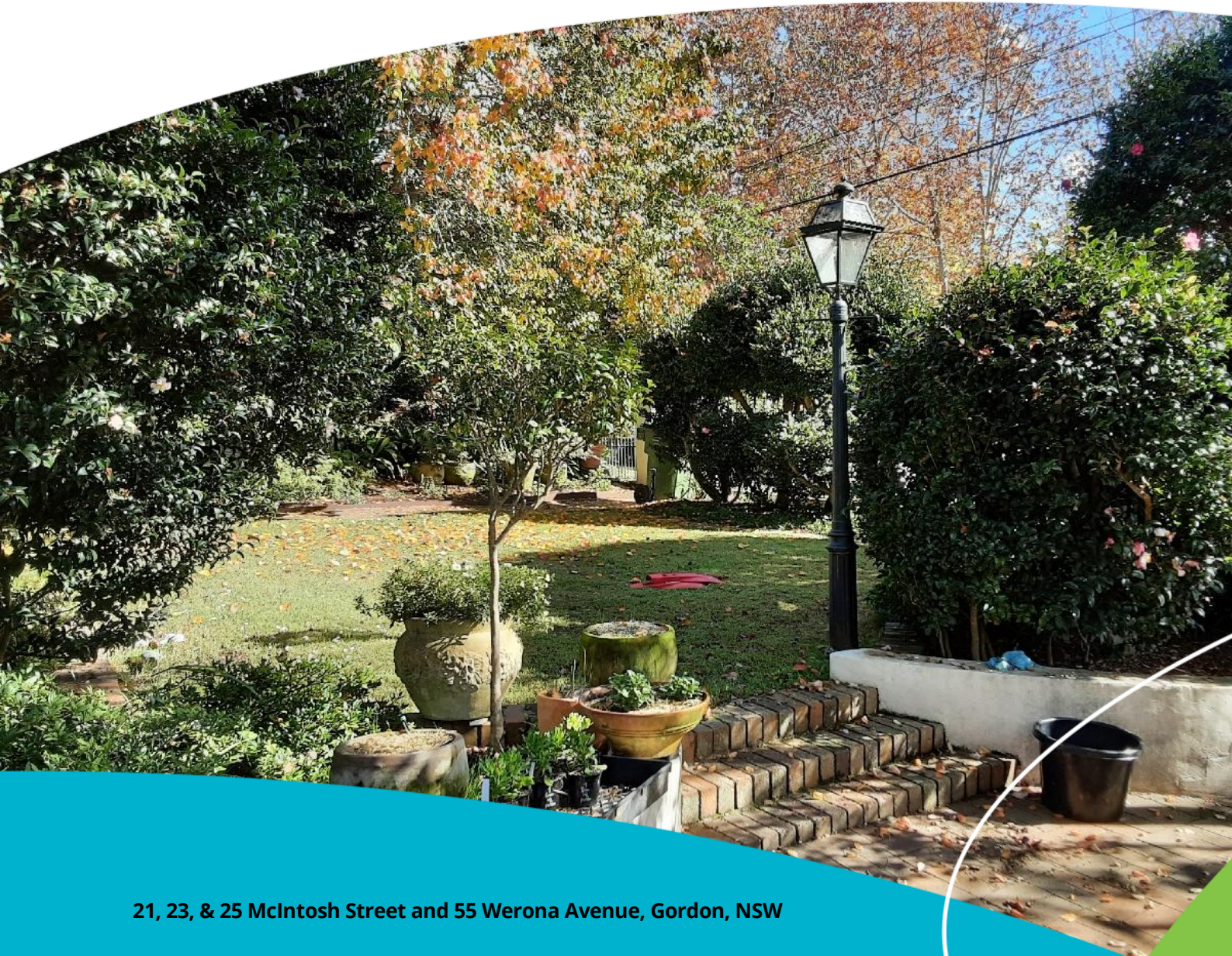




21, 23, & 25 McIntosh Street and 55 Werona Avenue, Gordon, NSW

Historical Archaeological Assessment

FINAL Report

Prepared for CPDM on behalf of Werona Ave Residence Holding Pty Ltd

21 May 2025

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- Ashley Bridge (project management)

Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.

We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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Summary

Biosis Pty Ltd (Biosis) has been commissioned by CPDM on behalf of Werona Ave Residence Holding Pty Ltd (CPDM) to undertake a Historical Archaeological Assessment (HAA) of an area of land for the proposed residential development at 21, 23, and 25 McIntosh Street, and 55 Werona Avenue, Gordon, New South Wales (NSW) (study area). The study area includes Lot A Deposited Plan (DP) 339345, Lot 5 DP 651557, Lot 1 DP 167505, Lot 11 DP 1078667. The project involves a State Significant Development Application (SSDA) for the development, including in-fill affordable housing. The proposal will involve demolition of the existing site structures and construction of multiple residential flat buildings and associated works with site access to basement parking via McIntosh Street.

The study area is located within the Ku-Ring-Gai Local Government Area (LGA), Parish of Gordon, County of Cumberland, in the suburb of Gordon approximately 12 kilometres north-west of the Sydney Central Business District (CBD). It encompasses 0.74 hectares of private land, bounded by McIntosh Street to the north, Werona Avenue to the west, and residential properties in all other directions.

This assessment approach has been undertaken to allow for assessment of the potential archaeology within the study area only.

21, 23 and 25 McIntosh Street are located within the original 40-acre land grant made to Michael Ansell in 1823. The historical context identified that this portion of the study area was first developed in the 1890s with the construction of three houses. The dwelling at number 21 was demolished and replaced by the current house by the 1940s. The other two houses are still extant.

55 Werona Avenue is located within the original 70-acre land grant made to William Foster in 1821. The historical context identified that this portion of the study area was first subdivided in the 1890s with the construction of a single dwelling from the 1920s. This dwelling is still extant.

Subdivision and the construction of driveways, pools and landscaping behind the current houses fronting McIntosh Street and around the Werona Avenue residence continued throughout the 20th century.

Archaeological heritage values

The archaeological resources identified within the study area are reflective of its use for residential purposes throughout its historical tenure. Areas of archaeological potential were identified within the study area and include nine areas of moderate archaeological potential pertaining to residential and associated structures or features. These structures and features comprise potential archaeological resources of brick or timber footings or wall foundations, concrete slabs, cut and fill deposits, rubbish pits, demolition deposits, floor surfaces, and stone or brick paver path or patio surfaces. However, subsequent development (inclusive, but not limited to, varying depths of excavation for footings and foundations of current residential or outbuildings and underground utility services) would have impacted this archaeological resource. None of the potential archaeological resources identified within the study area, either of low or moderate potential, satisfy the criteria for local or State significance.

The remaining features within the study area identified by desktop research and survey are still present and do not constitute archaeological resources.

Impact to archaeology

Based on the background research and physical inspection, the site contains moderate and low archaeological potential for archaeological resources to exist within the study area. These archaeological resources have been assessed as not containing significance at a local or State level. Therefore, the development will not impact on any significant archaeology.

Recommendations

Recommendation 1: No further works are required

Potential archaeological resources associated with the study area have been assessed as containing no archaeological significance at a local or State level. Therefore, there are no further works required to investigate historical archaeology within the study area.

Should unexpected archaeology be uncovered during works that isn't included in this report, Recommendation 2 must be followed.

Recommendation 2: Unexpected finds protocol

Relics are historical archaeological resources of local or State significance and are protected in NSW under the *Heritage Act 1979* (Heritage Act). Should unanticipated relics be discovered during the course of the project, the following steps should be taken:

- If a find is identified, works should stop immediately around the find and the area should be protected.
- The find should be reported to the project manager or supervisor.
- A historical archaeologist should be contacted to identify the find.
- If the find is a relic, a mitigation strategy must be developed and implemented. This could include avoidance of the find, test excavation or other mitigation measures.
- If the find is a relic, notification to Heritage Council under Section 146 of the Heritage Act will be required.

Definitions

Biosis	Biosis Pty Ltd
c.	Circa
CBD	Central Business District
CHL	Commonwealth Heritage List
CPDM	CPDM on behalf of Werona Ave Residence Holding Pty Ltd
DP	Deposited Plan
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
Heritage NSW	Heritage NSW, Department of Climate Change, Energy, the Environment and Water
Heritage Act	<i>Heritage NSW 1977</i>
HAA	Historical Archaeological Assessment
Ku-ring-gai LEP	<i>Ku-ring-gai Local Environmental Plan 2015</i>
LEP	Local Environmental Plan
LGA	Local Government Area
NHL	National Heritage List
NSW	New South Wales
SHR	State Heritage Register
SSDA	State Significant Development Application
Study area	21, 23, and 25 McIntosh Street, and 55 Werona Avenue, Gordon, New South Wales (Lot A DP 339345, Lot 5 DP 651557, Lot 1 DP 167505, Lot 11 DP 1078667)

1 Introduction

1.1 Project background

Biosis has been commissioned by CPDM to undertake a HAA of an area of land for the proposed residential development at 21, 23, and 25 McIntosh Street, and 55 Werona Avenue, Gordon NSW. This HAA will inform a SSDA to be prepared by CPDM required under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) (SSD-83478456). This SSDA will support an Environmental Impact Statement (EIS) for residential flat buildings with in-fill affordable housing.

1.2 Location of the study area

The study area is located within the Ku-Ring-Gai LGA, Parish of Gordon, County of Cumberland, in the suburb of Gordon approximately 12 kilometres north-west of the Sydney CBD (Figure 1). It encompasses 0.74 hectares of private land, bounded by McIntosh Street to the north, Werona Avenue to the west, and residential properties in all other directions (Figure 2). It is currently zoned R2 – Low density residential and encompasses the following Lots and DPs:

- Lot A /DP 339345
- Lot 1 /DP 167505
- Lot 5 /DP 651557
- Lot 11 /DP 1078667.

1.3 Scope of assessment

This report was prepared in accordance with heritage guidelines including, *Historical Archaeology Code of Practice*,¹ *Assessing Significance for Historical Archaeological Sites and 'Relics'*² and *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Burra Charter)³. This report provides a heritage assessment to identify if any archaeological heritage items or relics exist within the study area. The significance of these items has been investigated and assessed in order to determine the most appropriate management strategy.

The following is a summary of the major objectives of the assessment:

- Identify archaeological sites within the study area which are already recognised for their heritage value through statutory and non-statutory heritage listings.
- Identify and assess the archaeological heritage values associated with the study area. The assessment aims to achieve this objective through providing a brief summary of the principle historical influences that have contributed to creating the phases of the site using resources already available and some limited new research.
- Assess the impact of the proposed works on the archaeology of the study area.
- Recommend measures to avoid or mitigate any negative impacts on the archaeology within study area.

¹ (Heritage Office & Department of Planning 2006)

² (Heritage Office 2001)

³ (Australia ICOMOS 2013)

1.4 Proposed works

The project involves a SSDA for the proposed residential development, including in-fill affordable housing. The proposal will involve demolition of the existing site structures and construction of multiple residential flat buildings and associated works with site access to basement parking via McIntosh Street (Figure 3).

1.5 Limitations

This report is based on historical research and field inspections. It is possible that further historical research or the emergence of new historical sources may support different interpretations of the evidence in this report.

Some primary sources, such as Crown plans for the grants made to Michael Ansell and William Foster, could not be obtained electronically and within the timeframes required for production of this report. Later Crown plans for the now Pacific Highway and the northern railway line were used to infer the boundaries of and presence of structures within the study area within these land grants. Furthermore, the Sands Postal Directory was consulted as part of background research, but the streets within the study area were not included as specific locations until 1906.

The majority of the study area had limited ground surface visibility due to the presence of structures, hard surfaces, gardens or lawn area. This limited the ability of the surveyors to make observations regarding former structures.

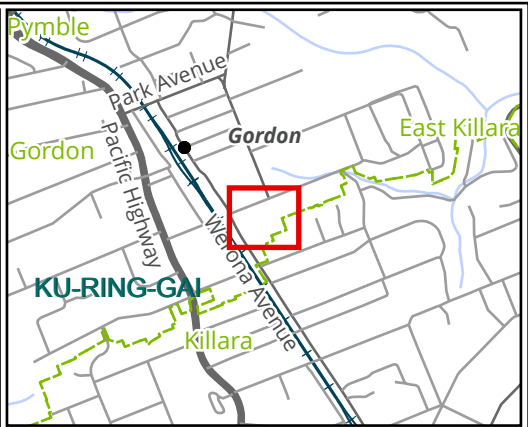
Although this report was undertaken to best archaeological practice and its conclusions are based on professional opinion, it does not warrant that there is no possibility that additional archaeological material will be located in subsequent works on the site. This is because limitations in historical documentation and archaeological methods make it difficult to accurately predict what is under the ground.

The significance assessment made in this report is a combination of both facts and interpretation of those facts in accordance with a standard set of assessment criteria. It is possible that another professional may interpret the historical facts and physical evidence in a different way.



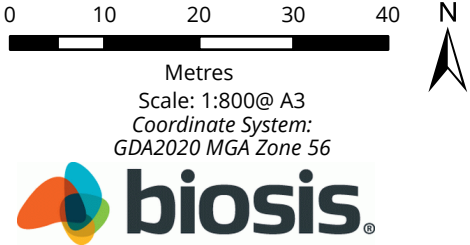
Figure 1 Location of the study area

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 Prepared for: ALB, Prepared by: LH, Last edited by: Iharley
 Location: P:\42700s\42711\Mapping\42711_McIntoshStreet_Gordon
 Layout: 42711_HAA_F1_Locality

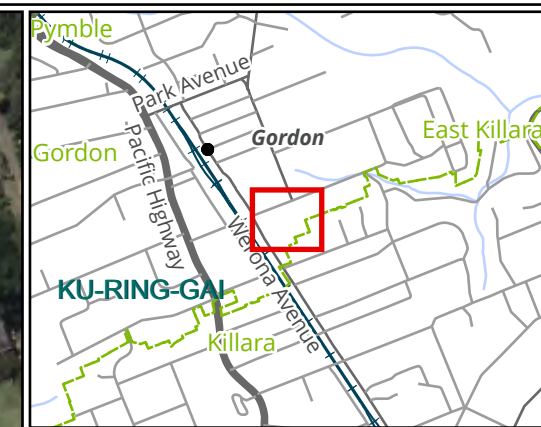


- Legend**
- Study area
 - Lot

Figure 2 Study area detail



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Legend

Study area

Figure 3 Proposed works

0 10 20 30 40

Metres

Scale: 1:800 @ A3

Coordinate System: GDA2020 MGA Zone 56



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2 Statutory framework

In NSW cultural heritage is managed in a three-tiered system: national, state and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage in the state.

2.1 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting the natural and cultural environment. The EPBC Act is administered by the Department of Climate Change, Energy, the Environment and Water. The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items which have been assessed to be of outstanding significance and define 'critical moments in our development as a nation'.
- The Commonwealth Heritage List (CHL) contains items which are natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing 'significant' heritage value.

A search of the NHL and CHL did not yield any results associated with the study area.

2.2 *NSW Heritage Act 1977*

Heritage in NSW is principally protected by the Heritage Act (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of:

those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance.

The Act is administered by the Heritage Council, under delegation by the Heritage Division, Heritage NSW, Department of Climate Change, Energy, the Environment and Water (Heritage NSW). The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Act provides a number of mechanisms by which items and places of heritage significance may be protected.

2.2.1 *State Heritage Register*

Protection of items of State significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the Heritage Act. A permit under Section 60 of the Heritage Act is required for works on a site listed on the SHR or subject to an Interim Heritage Order, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit.

Details of which minor works are exempted from the requirements to submit a Section 60 Application can be found in the 'NSW Government Gazette No 262 of 17 June 2022.' These exemptions replace all previous

exemptions. However, the exemptions do not allow for the disturbance or removal of relics, and activities/works must not affect archaeological evidence. A Section 60 Application must always be sought to disturb or uncover relics of State significance.

There are no items or conservation areas listed on the SHR within the study area. However, "Eryldene" dwelling (I8, Lot 1 DP34650) house directly abuts the boundary of number 55 Werona Avenue (Lot 11 DP 1078667) and currently utilises the access drive.

2.2.2 Archaeological relics

Section 139 of the Heritage Act protects archaeological 'relics' from being 'exposed, moved, damaged or destroyed' by the disturbance or excavation of land. This protection extends to the situation where a person has 'reasonable cause to suspect' that archaeological remains may be affected by the disturbance or excavation of the land. This section applies to all land in NSW that is not included on the SHR.

Under the Heritage Act, a 'relic' is defined as:

Any deposit, object or material evidence:

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

(b) Which is of State or Local significance.

It should be noted that not all remains that would be considered archaeological are relics under the Heritage Act. Advice given in the document Archaeological Significance for Sites and Relics⁴ is that a 'relic' would be viewed as a chattel and it is stated that:

In practice, an important historical archaeological site will be likely to contain a range of different elements as vestiges and remnants of the past. Such sites will include 'relics' of significance in the form of deposits, artefacts, objects and usually also other material evidence from demolished buildings, works or former structures which provide evidence of prior occupations but may not be "relics".

If a relic, including shipwrecks in NSW waters (i.e. rivers, harbours, lakes and enclosed bays) is located, the discoverer is required to notify the NSW Heritage Council.

Section 139 of the Heritage Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a 'relic' to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to Section 140 of the Act) unless there is an applicable exception (pursuant to Section 139(4)).

Excavation permits are issued by the Heritage Council of NSW in accordance with Sections 60 or 140 of the Heritage Act. Excavation permits are usually issued subject to a range of conditions. These conditions will relate to matters such as reporting requirements and artefact cataloguing, storage and curation.

Exceptions under Section 139(4) to the standard Section 140 process exist for applications that meet the appropriate criterion. The Section 139(4) self-assessment provides an argument for an exception from the requirement to obtain a Section 140 permit and reflects the nature of the impact and the significance of the relics or potential relics being impacted upon.

If it has been determined an exception is appropriate and, during the course of the development, substantial intact archaeological relics of state or local significance, not identified in the archaeological assessment or

⁴ (NSW Heritage Branch, Department of Planning 2009)

statement required by this exception, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with Section 146 of the Heritage Act. Depending on the nature of the discovery, additional assessment and, possibly, an excavation permit may be required prior to the recommencement of excavation in the affected area.

2.2.3 Section 170 Heritage and Conservation Registers

Section 170 of the Heritage Act requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage Division guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There are no items within the study area that are entered on a publicly available State government instrumentality Section 170 Register.

2.3 Environmental Planning and Assessment Act 1979

2.3.1 Local Environmental Plan

The *Ku-ring-gai Local Environmental Plan 2015* (Ku-ring-gai LEP) contains schedules of heritage items that are managed by the controls in the instrument. Heritage items in the vicinity of the study area are identified in Schedule 5.

The study area is within a Heritage Conservation Area listed as an item of local significance on the Ku-ring-gai LEP Schedule 5:

- Gordon Park Estate, McIntosh and Ansell Conservation Area (Item No. C15) including Lot 1, 2, 3, 4 DP104182, Lot 1, 2 DP115027, Lot 1, 2 DP1183127, Lot 1 DP167505, Lot 1 DP168246, Lot B, C, D DP172533, Lot 1 DP212448, Lot A, B DP303753, Lot A, B DP310486, Lot B DP315799, Lot 6, 7, DP3267, Lot A, B DP334299, Lot 1 DP350104, Lot B DP359045, Lot A, D DP376412, Lot A DP380382, Lot C1, C2 DP381802, Lot C DP384254, Lot A DP385177, Lot B DP410086, Lot A, B DP417195, Lot 2, 3 DP509751, Lot 1, 2, 3 DP523186, Lot 1, 2 DP534472, Lot 1, 2 DP556568, Lot 1 DP628611, Lot 6 DP666515, Lot 1, 2 DP878199, Lot 1 DP929323, Lot 1 DP942012, Lot 1 DP942269, Lot 1 DP945196, Lot 1 DP945914, & Lot 1 DP971475.

The study area is also adjacent but does not intersect other Heritage Conservation Areas listed as items of local significance on the Ku-ring-gai LEP Schedule 5:

- Gordon Park Conservation Area, (Item No. C17) including Lot B DP339345, Lot 1 DP34650, Lot 1 DP654542, Lot 1 DP966523, Lot A DP331451, Lot 10 DP1078667, Lot 424 DP752031.
- "Eryldene" dwelling house, 17 McIntosh Street, (Item No. 00019), Lot 1 DP34650.
- Dwelling house, 49 Werona Avenue, (Item No. I28), Lot 3 Section 3 DP3352.

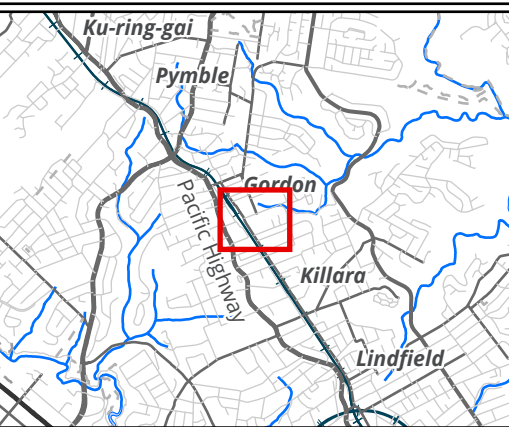
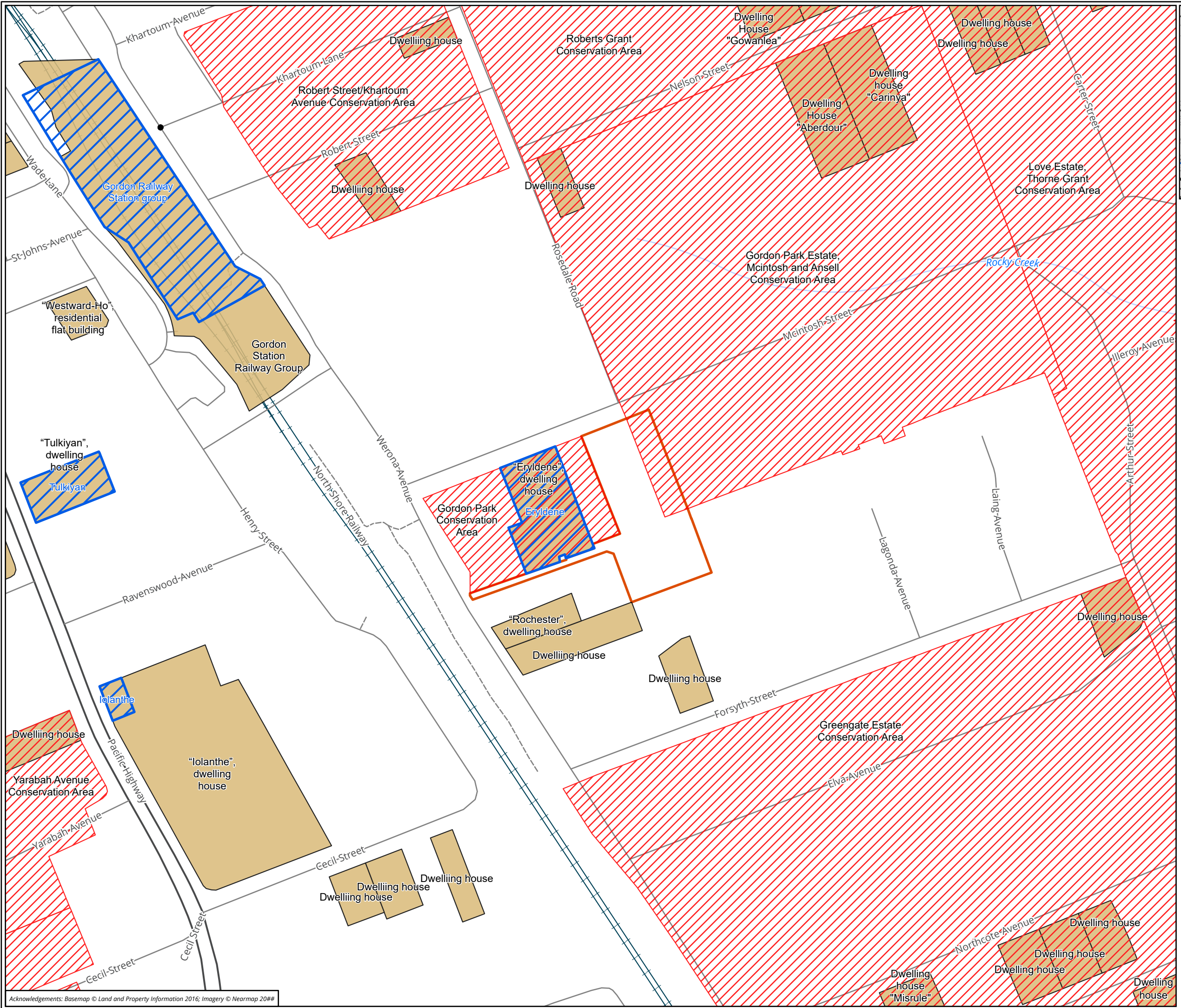
The listing for the Gordon Park Estate, McIntosh and Ansell Conservation Area does not specify that there are archaeological values associated with the item, and archaeology isn't mentioned in the statement of significance (Appendix 1).

2.4 Summary of heritage listings

A summary of heritage listings within and adjacent to the study area is presented in Table 1 and Figure 4.

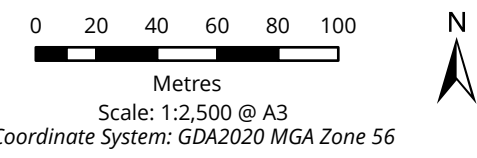
Table 1 Summary of heritage listings within and adjacent to the study area

Site number	Site name	Address / Property description	Listings		Significance	Location
			Individual item	As a Conservation Area		
C15	Gordon Park Estate, McIntosh and Ansell Conservation Area	Lot 1, 2, 3, 4 DP104182, Lot 1, 2 DP115027, Lot 1, 2 DP1183127, Lot 1 DP167505, Lot 1 DP168246, Lot B, C, D DP172533, Lot 1 DP212448, Lot A, B DP303753, Lot A, B DP310486, Lot B DP315799, Lot 6, 7, DP3267, Lot A, B DP334299, Lot 1 DP350104, Lot B DP359045, Lot A, D DP376412, Lot A DP380382, Lot C1, C2 DP381802, Lot C DP384254, Lot A DP385177, Lot B DP410086, Lot A, B DP417195, Lot 2, 3 DP509751, Lot 1, 2, 3 DP523186, Lot 1, 2 DP534472, Lot 1, 2 DP556568, Lot 1 DP628611, Lot 6 DP666515, Lot 1, 2 DP878199, Lot 1 DP929323, Lot 1 DP942012, Lot 1 DP942269, Lot 1 DP945196, Lot 1 DP945914, & Lot 1 DP971475	-	Ku-ring-gai LEP 2015	Local	Within
C17	Gordon Park Conservation Area	Lot B DP339345, Lot 1 DP34650, Lot 1 DP654542, Lot 1 DP966523, Lot A DP331451, Lot 10 DP1078667, Lot 424 DP752031		Ku-ring-gai LEP 2015	Local	Adjacent
I8 and 00019	"Eryldene"	17 McIntosh Street, Lot 1 DP 34650	SHR Item no. 00019, Ku-ring-gai LEP 2015 (Item no. I8)		State	Adjacent
128	Dwelling house	49 Werona Avenue, Lot 3 Section 3 DP3352	Ku-ring-gai LEP 2015		Local	Adjacent



- Legend**
- Study area
 - State heritage item
- Local Environmental Plan**
- Conservation Area - General
 - Item - General

Figure 4 Heritage items in the vicinity of the study area



Acknowledgements: Basemap © Land and Property Information 2016; Imagery © Nearmap 20##

3 Historical context

Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage or archaeological resources which may be associated with the study area. The historical research places the history of the study area into the broader context of Gordon.

3.1 Topography and resources

The study area is located within the Ashfield Shale geological formation, composed of black to light grey shale and laminate. No watercourses are present within, or within 100 metres of the study area. Rocky Creek, a first-order tributary of Stony Creek, terminates approximately 120 metres north of the study area. The study area is primarily contained within the erosional Glenorie soil landscape, with soils ranging from shallow (<100 centimetres) to deep (>200 centimetres). Erosional landscapes are generally subject to movement of shallow soils, which can result in poor preservation of the archaeological record.⁵

Heavy urban development in the study area included extensive vegetation clearance and landscape modification. The Glenorie soil landscape would have supported tall open-forest (wet sclerophyll forest), with dominant tree species including Sydney Blue Gum *Eucalyptus saligna* and Blackbutt *E. pilularis*. Other species include Turpentine *Syncarpia glomulifera*, Grey Ironbark *E. paniculata*, White Stringybark *E. globoidea* and Rough-Barked Apple *Angophora floribunda*. Pittosporum *Pittosporum undulatum* and Coffee Bush *Breynia oblongifolia* are common understorey species.

Animal species that may have been present within vicinity of the study area include mammal species, such as Swamp Wallaby *Wallabia bicolor*, Common Ringtail Possum *Pseudocheirus peregrinus*, Common Brushtail Possum *Trichosurus vulpecula*, Grey-headed Flying-fox *Pteropus poliocephalus*, Bush Rat *Rattus fuscipes*, Short-beaked Echidna *Tachyglossus aculeatus* and Long-nosed Bandicoot *Perameles nasuta*. Bird species that have been recorded include Sulphur-crested Cockatoo *Cacatua (Cacatua) galerita*, Laughing Kookaburra *Dacelo (Dacelo) novaeguineae*, Australian Magpie *Gymnorhina tibicen*, Rainbow Lorikeet *Trichoglossus haematodus* and the Australian Brush-turkey *Alectura lathami*. A number of reptile species have been recorded, including the Eastern Water Dragon *Intellagama lesueurii*, Water Dragon *Intellagama lesueurii lesueurii*, Eastern Blue-tongue *Tiliqua scincoides*, Eastern Water-skink *Eulamprus quoyii*, Red-bellied Black Snake *Pseudechis porphyriacus* and Common Tree Snake *Dendrelaphis punctulatus*.

3.2 Aboriginal Country

Our knowledge of Aboriginal people and their land-use patterns and lifestyles prior to European contact is mainly reliant on documents written by non-Aboriginal people. These documents are affected by the inherent bias of the class and cultures of their authors, who were also often describing a culture that they did not fully understand - a culture that was in a heightened state of disruption given the arrival of settlers and disease. Early written records can however be used in conjunction with archaeological information and surviving oral histories from members of the Aboriginal community to gain a picture of Aboriginal life in the region.

Attenbrow notes that whilst many early colonial writers delineated local Aboriginal peoples into named 'tribes,' actual social organisation did not follow with the current anthropological definition of a 'tribe.' These

⁵ NSW DCCEW 2013, pp. 70

misidentified 'tribes' likely also included groups of individuals from different clans cooperatively hunting, fishing, and gathering resources. These groups would have been related through other social structures, such as marriage.⁶

The Ku-ring-gai area is located within Darkinung country, with the study area specifically associated with the Durramurragal/Darramuragal language group. The Darkinung people fished and hunted the waters and hinterlands of the Ku-ring-gai area for thousands of years, and relied upon the resource-rich bushlands to harvest a wide range of food sources.⁷

3.3 Gordon — historical development

The timber industry in the Ku-ring-gai region was an important resource in the early colonial history of Sydney and enabled land to be cultivated and grants and subdivisions to be made more readily. To encourage and support this industry, a government sawmill was established within the Ku-ring-gai region between 1805 and 1809: the Lane Cove Sawing Establishment. This included a permanent convict timber-getting camp on Lane Cove River near Fiddens Wharf (also known as Killara Wharf) and a convict-built wharf constructed to service the government sawmill operation. The mill closed in c.1814, and a subsequent sawmill was commissioned by Governor Lachlan Macquarie in the current area of Pennant Hills, which at the time was on the northern edge of the Field of Mars Common, west of the study area.⁸

Gordon followed this trend and was primarily used for timber-getting, orchards and farms once cleared. Until the establishment of the railway, resident timber-getters and orchardists largely lived in rough slab and bark huts. Eventually, land along the railway line and on ridge tops presented fine, semi-rural vistas for estates and small timber houses, with room for stables and tennis courts.⁹ The cost of commuting to this area, away from the industry and business activity of the city excluded those of lower financial means and was largely populated by the middle classes.¹⁰ The Gordon railway station opened in 1890, approximately 270 metres north-west of the study area (Photo 1).¹¹

European settlement within the Ku-ring-gai area also gravitated towards the major roads. Early maps and plans record several different names to identify to the current Pacific Highway. An 1829 grant to the Clergy and School Lands in Gordon named the road as Hunters Hill Road. It was also referred to as Pennant Hills Road in an 1858 plan of Fox Valley Road, and also as Gordon Road. However, Lane Cove Road became the more commonly used name until it was superseded by the Pacific Highway.¹²

The name Gordon likely derives from the estate name of Robert McIntosh, "Gordondale", after Sir James Willoughby Gordon, Quartermaster-General to the Forces in the 1830s.¹³ The earliest grants in the central Gordon area were awarded in 1821 to Joseph Smith, Daniel Mathew, and William Foster, whose grant can be seen in the 1835 Gordon Parish Map; this grant contains the southern half of the study area at number 55 Werona Avenue. By 1823, Benjamin Clayton and Michael Ansell had also received grants; Ansell's grant includes numbers 21-25 McIntosh Street of the study area (Photo 2).¹⁴

⁶ Attenbrow 2002, pp. 22.

⁷ Aboriginal Heritage Office & Ku-ring-gai Council 2015, p. 4

⁸ Paul Davies Pty Ltd 2010, Kass 1993, cited by AECOM Australia Pty Ltd 2014, p. 5, Thorp 1987, p. 4, Cushing 2002

⁹ Edwards & Rowland 2008

¹⁰ Cushing 2002, Ku-ring-gai Historical Society n.d., City Plan 2023, Paul Davies Pty Ltd 2010a, pp. 6

¹¹ Edwards & Rowland 2008

¹² Cushing 2002, Ku-ring-gai Historical Society n.d., City Plan 2023

¹³ State Library of NSW n.d.

¹⁴ Ku-ring-gai Historical Society n.d.

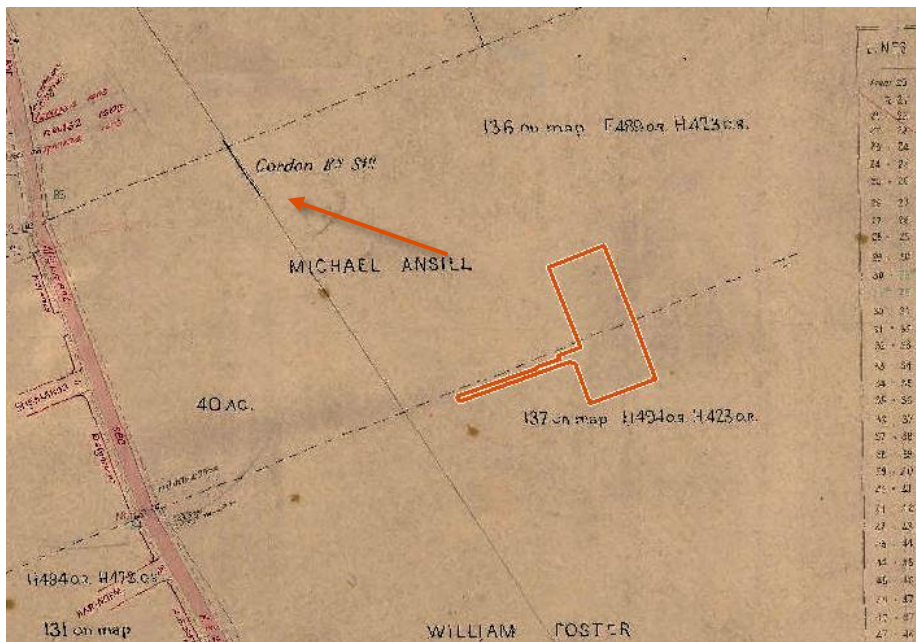


Photo 1 1887 Crown Plan showing the study area and Gordon Station marked with an orange arrow (Source: 'Lane Cove Road County of Cumberland_Parish of Gordon in 6 sheets (R6224.1603)', n.d.)

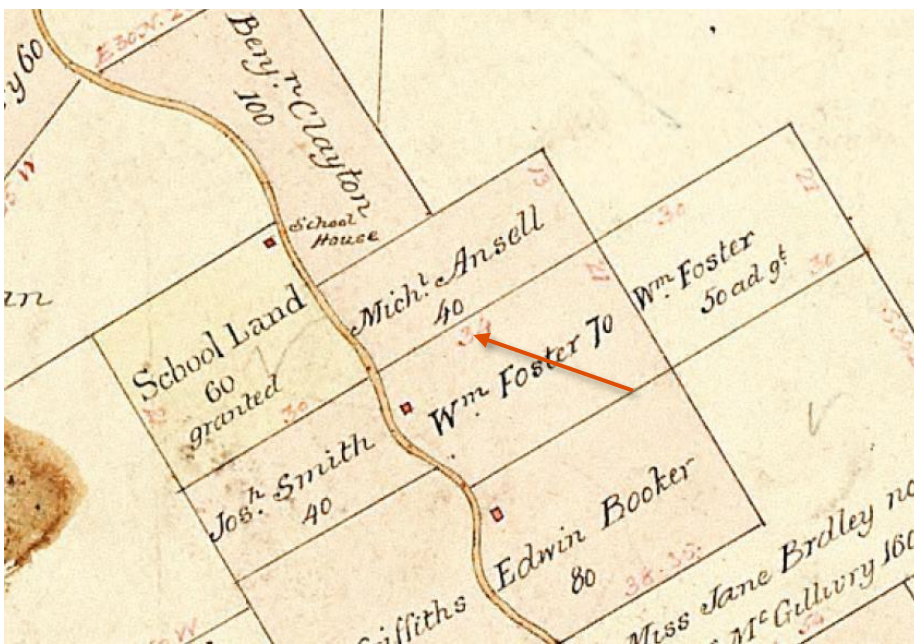


Photo 2 1835 Gordon parish map showing the approximate location of the study area (indicated with orange arrow) (Source: Parish of Gordon, County of Cumberland, Surveyor General's Office, Sydney 1835)

3.4 Development of the study area

3.4.1 Early development

McIntosh Street

The three McIntosh Street facing lots included within the study area (Lot A DP339345, Lot 5 DP651557, Lot 1 DP167505) are numbers 21-25 and located within the 110 acre grant made to Michael Ansell in 1823, as seen in the 1835 Gordon parish map (Photo 2).¹⁵ Ansell is also recorded to have obtained 60 acres in Killara and 40 acres in St. Ives between c. 1813 and 1831. Until at least 1832, Ansell had utilised convict labour, including a labourer from York, England, William Higgins.¹⁶ As a prime timber-getting region, it is probable that Ansell's convict labour force were assigned to relevant activities.

No structures are recorded within Ansell's grant in the 1835 (Photo 2), 1875 (Photo 3), 1883 (Photo 4), or 1886 (Photo 5) parish maps. Based on the land use of the district, the study area was likely exploited for timber resources and orcharding in these early years. Several changes of ownership are recorded prior to 1886, including a transfer in whole to William Fowler in 1824 and Giles Ritchie Rogersford in 1835. In 1840 the land was transferred in three parts and then again in 1842 in five parts, including two parts sold to Robert McIntosh and William Pimble (also Pymble).¹⁷ No recorded structures were identified within the study area during across this period.

Hannah McIntosh acquired the land, and it was subsequently subdivided as the "Gordon Part Estate", seen in the 1886 Parish map (Photo 5). This subdivision established McIntosh Street. By 1834 McIntosh had also acquired 40 acres east of Ansell's original land grant and a claim to a parcel of land on George Street, Sydney with a public house known as the "Bull's Head".¹⁸ As in the case of Michael Ansell and William Pymble, few primary resources detailing the McIntosh family's contributions to the local area could be identified through high-level public research. Nevertheless, the McIntosh family is considered one of the earliest legacy families of the region, with the land being shared in part by three McIntosh members by 1860, and in the sole ownership of Hannah McIntosh by 1888, about whom little was identified.¹⁹

¹⁵ Land Titles Office, Sydney 1889; 'New South Wales: Return of all male convicts assigned between the 1st and 31st of December, 1832, inclusively.', 1833, p. 53

¹⁶ Royal Australian Historical Society 1918, p. 116

¹⁷ Land Titles Office, Sydney 1889

¹⁸ Ku-ring-gai Historical Society n.d.; Ku-ring-gai Council n.d.; The Sydney Herald 1834

¹⁹ Land Titles Office, Sydney 1889

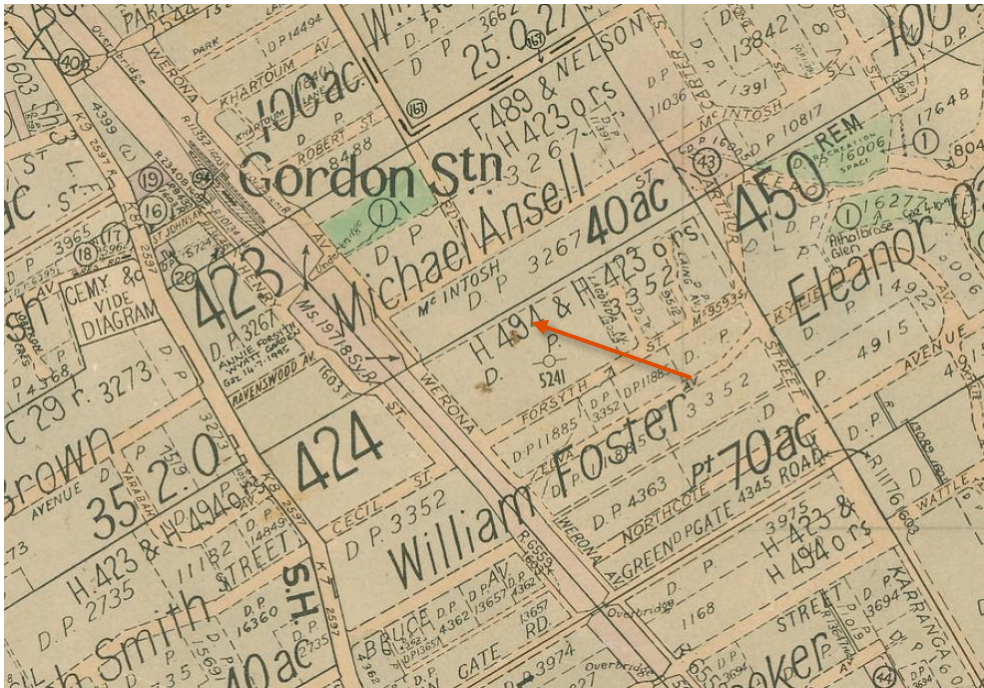


Photo 3 1875 Gordon parish map showing the Ansell and Foster grants with the approximate location of the study area marked by an arrow (Source: 'Parish of Gordon, County of Cumberland MLO Sheet', 1875)

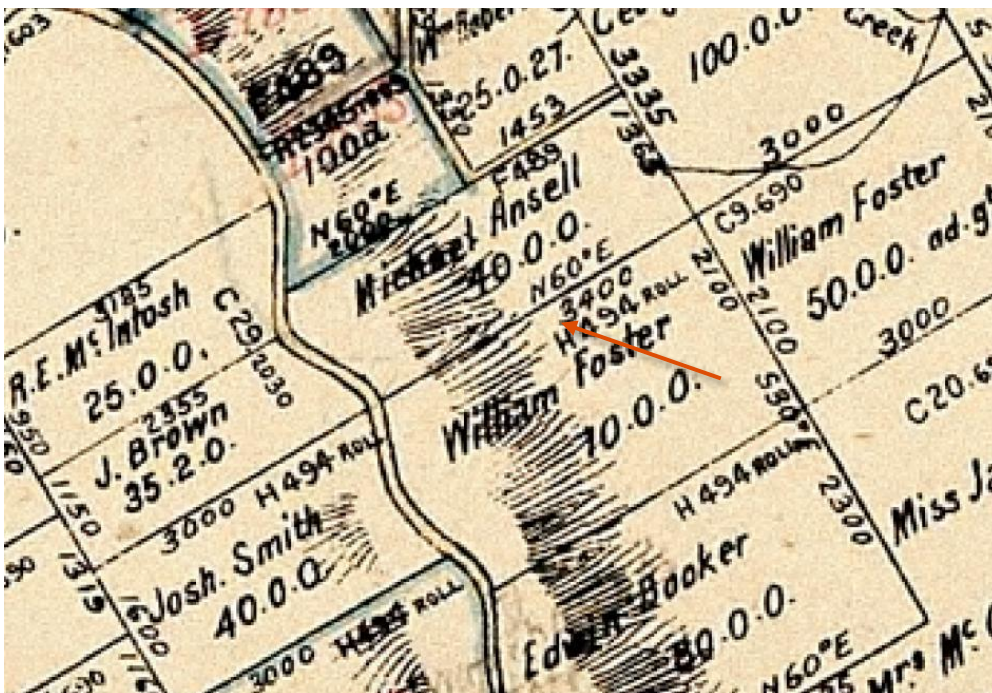


Photo 4 1883 Gordon parish map showing the Ansell and Foster grants with the approximate location of the study area marked by an arrow (Source: Parish of Gordon, County of Cumberland, Surveyor General's Office, Sydney 1883)

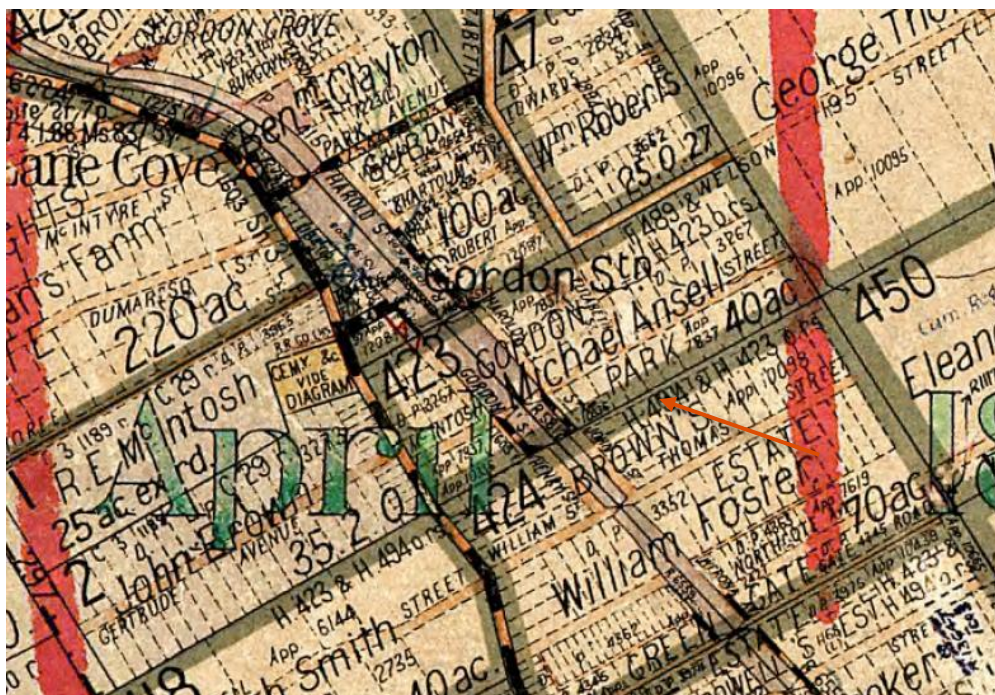


Photo 5 1886 Gordon parish map showing the Ansell and Foster grants with the approximate location of the study area marked by an arrow (Source: Parish of Gordon County of Cumberland Metropolitan Land District Eastern Division N.S.W. Fifth Edition, Department of Lands 1897)

Werona Avenue

The Werona Avenue facing lot included within the study area (Lot 11 DP1078667) is currently number 55 and located within the grant made to William Foster, as seen in the 1835 and following Gordon parish map (Photo 2). As above, few primary resources detailing the original grant and grant owner could be identified through high level public research. One structure can be seen within Foster's grant in the 1835 Gordon parish map, close to what is now the Pacific Highway but not within the study area (Photo 5). It is also likely that Foster used the land for timber-getting and then farming.

In 1897, the land was transferred to John Thomas Brown and William Henry Brown of St Leonards, timber merchants, Sophia Laing wife of John Gardiner Laing of Summer Hill, civil engineer, and Charlotte Mary Ann Brown of St Leonards, spinster.²⁰ Along with the McIntosh family, the Browns developed orchards and orangeries, and are noted as having had an instrumental role in founding nearby St Johns Church.²¹ The "Brown's Estate" would be subdivided not long afterwards, as per the trends in Gordon at the time.

The northern half of the lengthy driveway connecting number 55 to Werona Avenue was originally included in the land grant given to Michael Ansell and transferred to Florence Lilian Edwards of North Sydney, spinster, in 1897 when the Brown's took possession of the adjacent land.²²

²⁰ Registrar General 1897

²¹ Ku-ring-gai Historical Society n.d.

²² Registrar General 1897b

3.4.2 Late nineteenth century subdivisions

McIntosh Street

Hannah "Miss" McIntosh's estate was subdivided into four sections and sold off in 1895 (Photo 6). As shown in an 1895 DP, current numbers 21-25 McIntosh Street intersect with Lots 4 and 5 in Section 3 (Photo 7). In 1901, lot 4 was transferred to Arthur Henry Shakespeare Lucas, biologist and schoolmaster, and in 1905 lot 5 was transferred to Charlotte Lucas, his wife.²³ Born in Stratford-upon-Avon, England in 1853, Lucas was a fellow of the Geological Society when he emigrated to Australia in 1883 for various school master positions, including headmaster of Newington College between 1892 and 1898 and senior mathematical and science master at Sydney Grammar School from 1899. Whilst school teaching, Lucas published on numerous topics including Sydney's botany, Australian animals, and most famously, marine algae.²⁴

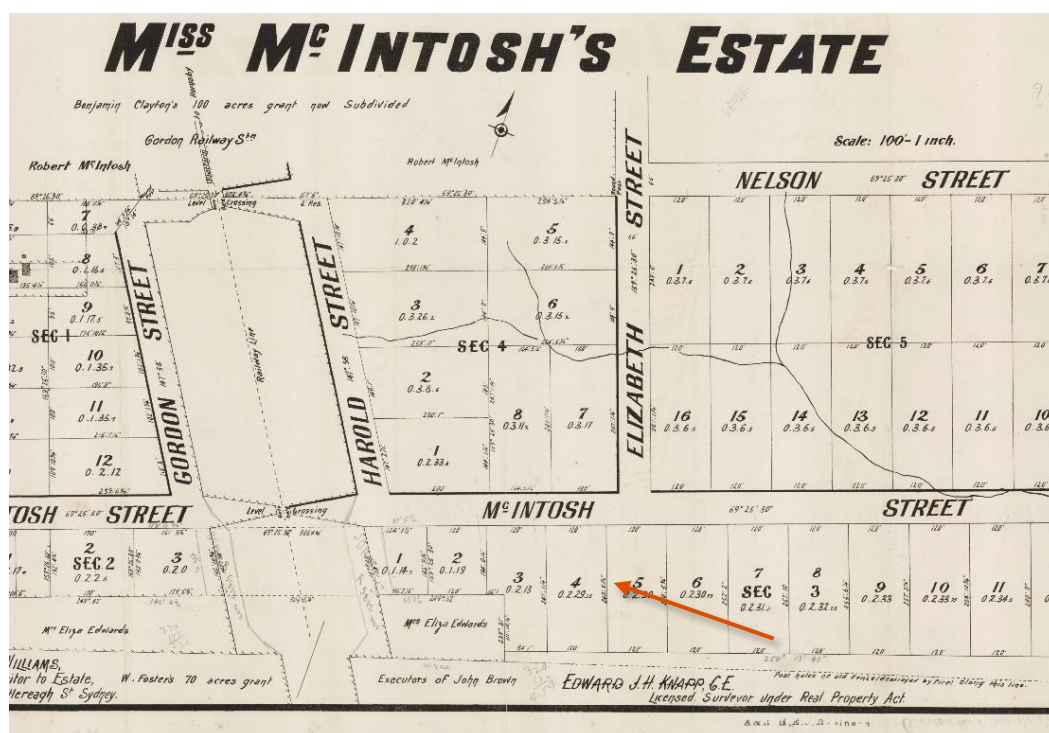


Photo 6 1895 advertisement for the subdivision of Gordon Park, Miss McIntosh's Estate with the approximate location of the study area marked by an arrow (Source: McCarron, Stewart & Co., Knapp 1895)

²³ NSW Land Registry Services 1891

²⁴ Sophie C. Ducker 2006



Photo 7 1895 deposited plan showing the study area in orange (Source: (Registrar General 1895))

The two lots changed hands a few times between 1901 and 1939, with lot 5 being split into parts in 1920 and lot 4 in 1929.²⁵ A 1928 Ku-ring-gai plan from the Sydney Water Archives provides the first indication of structures constructed on the land at 21-15 McIntosh Street (Photo 8). Considering the further subdivision of the land and the occupations of the new title holders, it is probable that the identified structures are associated with:

- Dwelling [1] and rear outbuilding [9] at number 21 with Arthur Henry Shakespeare Lucas of Sydney, Schoolmaster, and his wife, Charlotte Lucas, from 1901.²⁶
- Dwelling [2] and rear outbuilding [7] at number 23 with Robert Wilkinson of Normanhurst, retired farmer, from 1922.²⁷
- Dwelling [3] and rear outbuildings [5] and [6] at number 25 with James Alexander Gilroy of Gordon, shire clerk, from 1922.²⁸

²⁵ NSW Land Registry Services 1907, NSW Land Registry Services 1905

²⁶ NSW Land Registry Services 1907

²⁷ NSW Land Registry Services 1922

²⁸ NSW Land Registry Services 1920



Photo 8 1928 water and sewerage plan showing the structures built at 21-25 McIntosh [1] [2] [3] [5] [6] [7] [9]; the study area is outlined in orange and current lot boundaries in blue (Source: Metropolitan Water, Sewerage & Drainage Board, McLean 1928)

1927 photographs show, at least in part, that McIntosh Street was unpaved, telephone wiring was accessible and that adjacent structures abutted the road but were otherwise surrounded by thick bushland (Photo 9), particularly in areas furthest from the railway line (Photo 10). It is likely that the lots at 21-25 McIntosh presented higher and flatter ground more suitable for orchards and ideally closer to transport links.



Photo 9 1927 McIntosh Street in Gordon (Source: Riley 1927a)



Photo 10 1927 view of the connection between McIntosh Street and Northcote Ave (currently Forsyth Street at Arthur Street) (Source: Riley 1927b)

Werona Avenue

From at least 1898, the “Brown’s Grove Estate” (prev. “Brown’s Estate”) was subdivided and auctioned as four sections, as seen in an 1899 advertisement (Photo 11). Lots 1, 7, and 8 in section 3 intersect the current number 55, which was not amalgamated into its current form until at least 1938.²⁹ In 1898, sale of the first lots were made out various members of the Browns and the earlier land title, including:

- Lot 1 to Sophia Laing, wife of John Gardiner Laing of Summer Hill, civil engineer, William Henry Brown, and Charlotte Mary Ann Brown.³⁰
- Lot 7 to Alfred James Leopold Duncan Brown of North Sydney, gentleman.³¹
- Lot 8 to William Henry Brown, of North Sydney, Timber merchant.³²

²⁹ Registrar General 1938

³⁰ Registrar General 1898

³¹ Registrar General 1898b

³² Registrar General 1898c

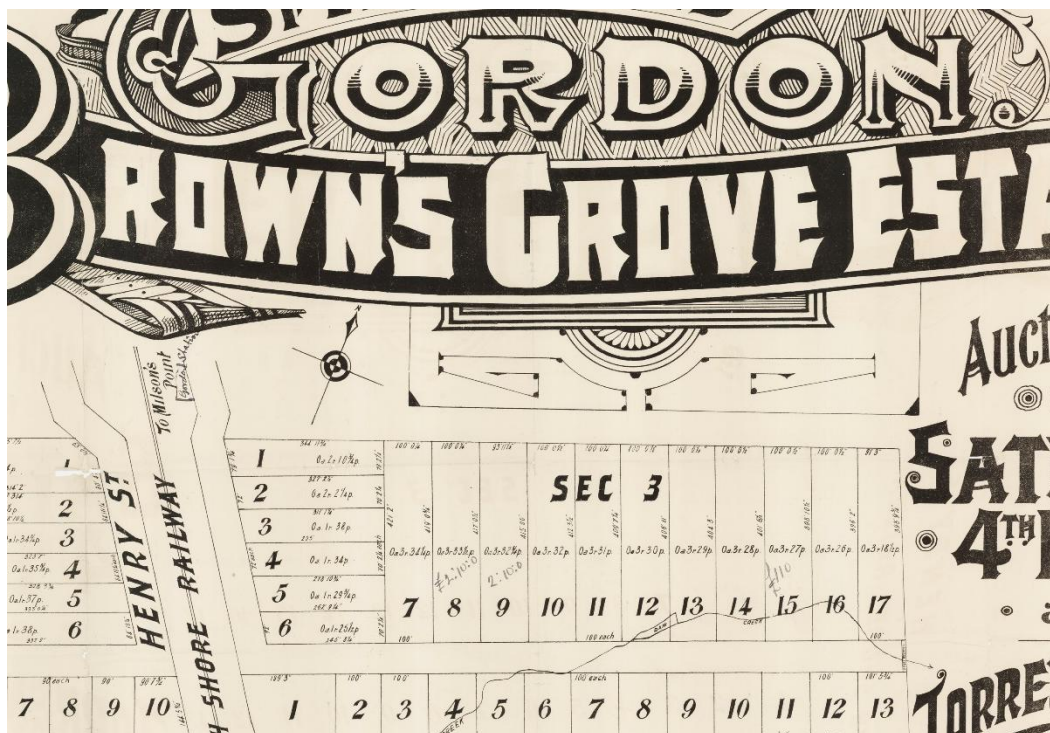


Photo 11 1899 subdivision of Brown's Grove Estate (Source: McCarron, Steward & Co. 'Brown's Grove Estate', 1899)

Few primary resources detailing the Browns' history and contributions to the local area could be identified through high-level public research. However, an injunction was made against Sophia Laing in 1914 by a neighbour who claimed that Laing's construction of "Har-Norm Avenue" through newly subdivided land outside of the study area utilised gutters and channels that diverted surface waters toward his land, washing away fences and gardens.³³

In 1906, the current land holder Florence Edwards transferred the greater land title to William Joseph O'Brien of Sydney, dentist, who transferred it to Patrick Herbert O'Brien, gentleman in the same year.³⁴ The 1928 plan also includes an indication of the lengthy driveway from Werona Avenue that intersects with part of the original Michael Ansell grant.

The lots within the study area were transferred numerous times until 1924, when lots 1, 2, 7, and 8 were all transferred to Herbert Basil Selby, owner until 1931. The 1928 Ku-ring-gai plan from the Sydney Water Archives provides the first indication of structures on the now amalgamated land, including dwelling [4] and rear outbuildings [8] [10] most likely constructed by Selby (Photo 12). Selby was managing director of H. B. Selby and Co. Ltd., who imported scientific apparatus into Sydney and Melbourne.³⁵ The company had previously operated under the family name "Silberberg", which was changed due to its German-sounding origins during the Great War.³⁶

³³ The Daily Telegraph 1914

³⁴ Registrar General 1897b

³⁵ The Sydney Morning Herald 1937

³⁶ Avar 2014



Photo 12 1928 plan with the study area outlined in red and showing a range of new dwellings and structures within the study area [4] [8] [10] (Source: Metropolitan Water, Sewerage & Drainage Board, McLean 1928)

3.4.3 Mid twentieth century onwards

McIntosh Street

In a 1930 aerial, dwelling [1] and the associated features appear to have been demolished, likely by Herbert Stanley Dettman of Sydney, schoolmaster, who held the title between 1925 and 1939 (Photo 13). Born in Bathurst in 1875, Dettman was educated at Oxford and Sydney Universities and went on to work at Auckland University College as a Professor of Classics. He later worked as headmaster of Sydney Grammar School from 1923 until his death at his Gordon home in 1940. It is therefore probable that dwelling [15] and its associated features at number 21 were established by Dettman and then transferred to Marie Gertrud Pribil in 1939 just prior to his death.³⁷

The lots and associated structures at numbers 21-25 were then transferred numerous times from 1939 onwards (see below), with various alterations being made up to the present day.

Number 21

- 1949 transfer to Karl Pribil of Gordon, manufacturer.
- 1985 transferred to Ronald Dennis Buchanan and Della Agnes Buchanan as joint tenants.

Number 23

- 1934 transfer to Thomas Robert John Wilkinson, storekeeper.
- 1942 transfer to Annie Clarissa Wilkinson, Susan Marie Wilkinson, and Beryl Magnay Wilkinson as tenants in common.

³⁷(NSW Land Registry Services 1907b, Registrar General 1939The Tweed Daily 1940

- 1966 transfer to James Thomas Thornley and Pheobe Neva Thornley.
- 1973 transfer to David Henry Emert of Westleigh, chartered accountant and Carol Ann Emert his wife, as joint tenants.
- 1978 transfer to Edward James Peel of Gordon, orthodontist and Philippa Margaret Peel his wife as joint tenants.

Number 25

- 1958 Made to John Willis-Jones of Gordon, journalist, and Barbara Willis-Jones, his wife.
- 1978 transfer to Robert Thomas Virginia of Lindfield, Dental Surgeon.

Werona Avenue

In 1931, Selby's lots were transferred to his daughter to Dr. Doris Adeline Selby, namesake of the Ravenswood School for Girls Selby Scientific Foundation Scholarship.³⁸ A former student herself, Dr. Selby was a University of Sydney graduate who practiced at Mater Misericordiae Hospital in North Sydney.³⁹ While Dr. Selby retained the driveway section, in 1933 the northern portion of land within the original Ansell grant was transferred to Eben Gowrie Waterhouse, the linguist and camellia expert who contracted Erydene House and Garden adjacent to the study area at 17 McIntosh Street, now state heritage listed.⁴⁰ Subsequently known as lot B, the remaining lots 1, 7, and 8 were transferred in 1938 to Frederick Morley Cutlack of Sydney, staffer for the *Sydney Morning Herald* and editor of *War Letters of General Monash*.⁴¹ In 1940 the lot was transferred to John Willis Godwin of Longeville, clerk, before being transferred in 1954 to Richard Crawford Spurrett of Gordon, shipping manager, who transferred it to relatives William Elsie and John Charles Spurrett in 1983 and 1987 respectively.⁴² The Spurrett's were in residence when the still extant circular drive [13] and associated formal garden [21] first become visible in aerial imagery. By 1994, another formal garden [22] established by the Spurrett's appears to have been demolished and replaced with a paved patio and retaining wall by subsequent owners.

Aerial imagery

Table 2 presents a summary of changes to the study area based on observations from aerial imagery dating from 1930 to 2025.

Table 2 Summary of aerial imagery of the study area

Aerial	Structures/changes identified in Number 21	Structures/changes identified in Number 23	Structures/changes identified in Number 25	Structures/changes identified in Number 55
1930 (Photo 13)	• Dwelling [1] demolished • Rear outbuilding [9] of [1] demolished	• Dwelling [2] • Rear outbuilding 1 [7] • Rear outbuilding 2 [8] • Paths and driveway [11]	• Dwelling [3] • Rear outbuilding 1 [5] • Rear outbuilding 2 [6] • Paths and driveway [12]	• Dwelling [4] • Paths and driveway [13] • Unknown potential structure [14]

³⁸ Selby Scientific Foundation n.d.

³⁹ The Daily Telegraph 1938

⁴⁰ Registrar General 1933

⁴¹ Sweeting 2006

⁴² Registrar General 1938b

Aerial	Structures/changes identified in Number 21	Structures/changes identified in Number 23	Structures/changes identified in Number 25	Structures/changes identified in Number 55
1943 (Photo 14)	- New dwelling [15] - New paths and driveway [17] - New rear outbuilding [16] - New cleared area [19]	- Dwelling [2] - Rear outbuilding 1 [7] - Rear outbuilding 2 [8] - Paths and driveway [11]	- Dwelling [3] - Rear outbuilding 1 [5] - Rear outbuilding 2 [6] - Paths and driveway [12]	- Dwelling [4] - Paths and driveway [13] - New cleared area [18]
1965 (Photo 15)	- Dwelling [15] - Paths and driveway [17] - Rear outbuilding [16] - Cleared area [19]	- Dwelling [2] - Rear outbuilding 1 [7] - Rear outbuilding 2 demolished [8] - Paths and driveway [11] - New rear structure [20]	- Dwelling [3] - Rear outbuilding 1 [5] - Rear outbuilding 2 [6] - Paths and driveway [12]	- Dwelling [4] - Paths and driveway [13] - Cleared area [18]
1970 (Photo 16)	- Dwelling [15] - Paths and driveway [17] - Rear outbuilding [16] - Cleared area [19]	- Dwelling [2] - Rear outbuilding 1 [7] - Paths and driveway [11] - Rear structure [20]	- Dwelling [3] - Rear outbuilding 1 demolished [5] - Rear outbuilding 2 [6] - Paths and driveway [12]	- Dwelling [4] - Paths and driveway [13] - Cleared area [18] - New formal garden 1 [21] - New formal garden 2 [22]
1978 (Photo 17)	- Dwelling [15] - Paths and driveway [17] - Rear outbuilding demolished [16] - Cleared area [19] - New potential patio and garden path [23]	- Dwelling [2] - Rear outbuilding 1 [7] not visible - Paths and driveway [11] - Rear structure [20] not visible	- Dwelling [3] - Rear outbuilding 2 [6] - Paths and driveway [12]	- Dwelling [4] - Paths and driveway [13] - Cleared area [18] - Formal garden [21] - Formal garden [22]
1982 (Photo 18)	- Dwelling [15] - Paths and driveway [17] - New potential structure unknown [25] - New formal garden [26]	- Dwelling [2] - Rear outbuilding 1 [7] demolished - Paths and driveway [11] not visible - Rear structure [20] demolished - New rear outbuilding [24] - New formal garden paving [28]	- Dwelling [3] - Rear outbuilding 2 [6] - Paths and driveway [12] not visible - New unknown feature [27]	- Dwelling [4] - Paths and driveway [13] - Cleared area [18] - Formal garden [21] - Formal garden [22]
1986 (Photo 19)	- Dwelling [15] - Paths and driveway [17] not visible	- Dwelling [2] - Paths and driveway [11] not visible	- Dwelling [3] - Rear outbuilding 2 [6]	- Dwelling [4] - Paths and driveway [13]

Aerial	Structures/changes identified in Number 21	Structures/changes identified in Number 23	Structures/changes identified in Number 25	Structures/changes identified in Number 55
	- Potential structure unknown [25] - Formal garden [26]	- Rear outbuilding [24] - Formal garden paving [28]	- Paths and driveway [12] not visible - Unknown feature [27]	- Cleared area [18] - Formal garden [21] - Formal garden [22]
1991 (Photo 20)	- Dwelling [15] - Paths and driveway [17] not visible - Potential structure unknown [25] - Formal garden [26]	- Dwelling [2] - Paths and driveway [11] not visible - Rear outbuilding [24] - Formal garden paving [28] not visible	- Dwelling [3] - Rear outbuilding 2 [6] - Paths and driveway [12] not visible - Unknown feature demolished [27] - New cleared area [29]	- Dwelling [4] - Paths and driveway [13] - Cleared area [18] - Formal garden [21] - Formal garden [22]
1994 (Photo 21)	- Dwelling [15] - Paths and driveway [17] not visible - Potential structure unknown [25] demolished - Formal garden [26] not visible	- Dwelling [2] - Paths and driveway [11] not visible - Rear outbuilding [24] - Formal garden paving [28] not visible	- Dwelling [3] - Rear outbuilding 2 [6] - Paths and driveway [12] not visible - Cleared area [29]	- Dwelling [4] - Paths and driveway [13] - Cleared area [18] - Formal garden [21] - Formal garden [22] replaced with garden paving [30] - New swimming pool [31]
2005 (Photo 22)	- Dwelling [15] - Paths and driveway [17] - Formal garden [26] demolished - New extension [32] - New garden shed [33]	- Dwelling [2] - Paths and driveway [11] not visible - Rear outbuilding [24] - Formal garden paving [28] - New tennis court [34]	- Dwelling [3] - Rear outbuilding 2 [6] - Paths and driveway [12] not visible	- Dwelling [4] - Paths and driveway [13] - Cleared area [18] - Formal garden [21] - Garden paving [30] - Swimming pool [31] - New tennis court [35]
Current (Photo 23)	- Dwelling [15] - Paths and driveway [17] - Extension [32] - Garden shed [33] - New formal patio paving [37]	- Dwelling [2] - Paths and driveway [11] not visible - Rear outbuilding [24] - Formal garden paving [28] - Tennis court [34]	- Dwelling [3] - Rear outbuilding 2 [6] demolished - Paths and driveway [12] not visible - New tennis court [36] - New swimming pool [38]	- Dwelling [4] - Paths and driveway [13] - Cleared area [18] - Formal garden [21] - Garden paving [30] - Swimming pool [31] - Tennis court [35]

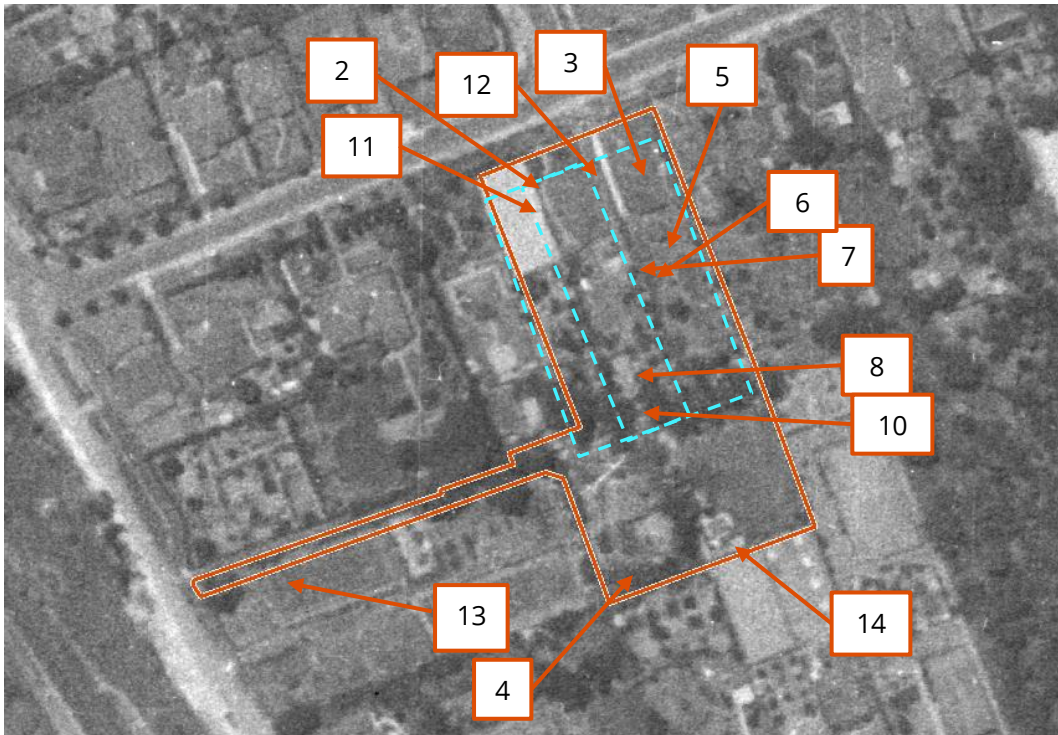


Photo 13 1930 aerial with the study area outlined in red showing potentially new driveways and paths [11] [12] [13], and an unknown structure [14] (Source: Department of Environment, Land, Water and Planning 2022)

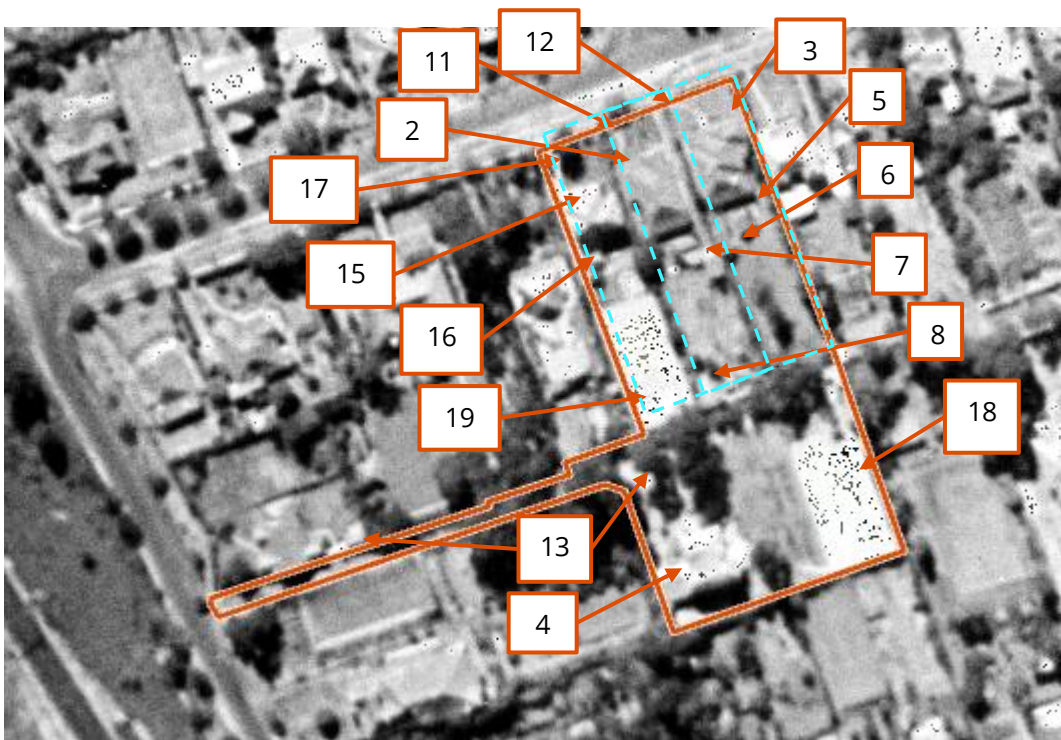


Photo 14 1943 aerial with the study area outlined in red showing a range of new dwellings and structures [15] [16] [17] and recently cleared land [18] [19] (Source: NSW Spatial Services 2025)



Photo 15 1965 aerial with the study area outlined in red showing demolished structures [8] and new structures [20] (Source: NSW Spatial Services 2025)



Photo 16 1970 aerial with the study area outlined in red showing demolished structures [5] and new structures [21] [22] (Source: NSW Spatial Services 2025)



Photo 17 1978 aerial with the study area outlined in red showing new structure [23] (Source: NSW Spatial Services 2025)



Photo 18 1982 aerial with the study area outlined in red showing new structures [24] [25] [26] [27] (Source: NSW Spatial Services 2025)



Photo 19 1986 aerial with the study area outlined in red showing new structures [28] (Source: NSW Spatial Services 2025)



Photo 20 1991 aerial with the study area outlined in red showing new structures [29] (Source: NSW Spatial Services 2025)



Photo 21 1994 aerial with the study area outlined in red showing new structures [30] [31] (Source: NSW Spatial Services 2025)

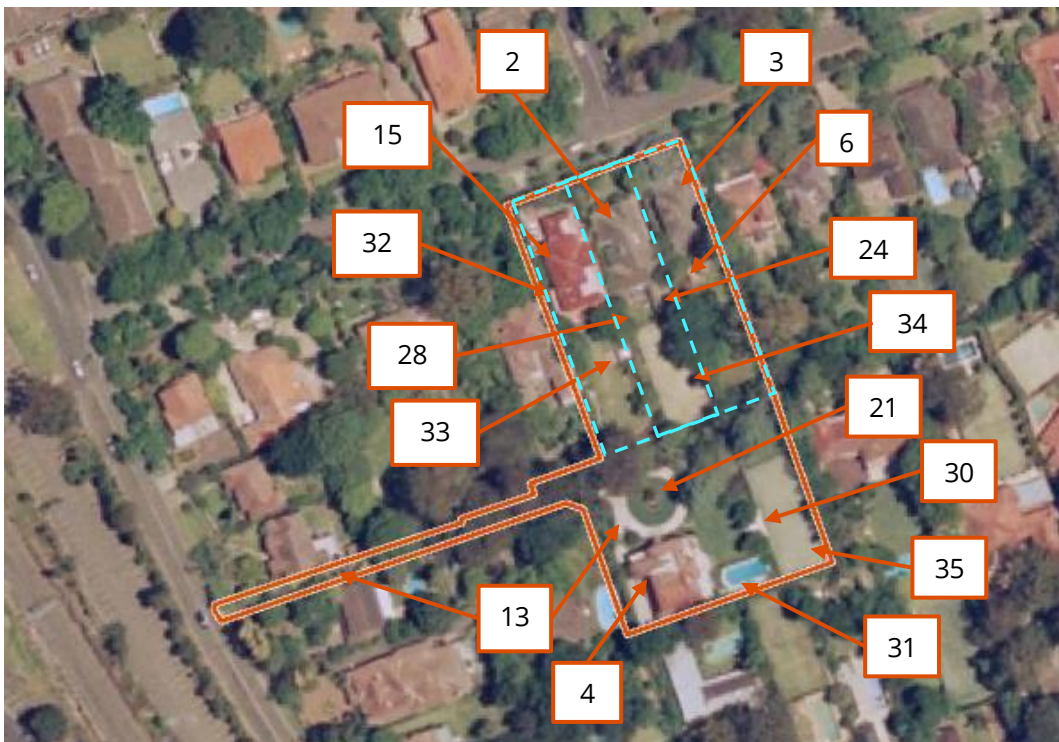


Photo 22 2005 aerial with the study area outlined in red showing new structures [32] [33] [34] [35] (Source: NSW Spatial Services 2025)



Photo 23 Current aerial photograph of the study area, outlined in red, showing three new structures [36] [37] [38] (Source: NSW Spatial Services 2025)

3.5 Chronology of the study area

Based upon the historical research presented, it is possible to summarise the chronology of the study area, this is presented in Table 3.

Table 3 Chronological development of the study area

No.	Building	Construction date	Demolition date
1	Dwelling in number 21	Pre-1928	Pre-1930
2	Dwelling in number 23	Pre-1928	Still extant
3	Dwelling in number 25	Pre-1928	Still extant
4	Dwelling in number 55	Pre-1928	Still extant
5	Rear outbuilding 1 of [3]	Pre-1928	Pre-1970
6	Rear outbuilding 2 of [3]	Pre-1928	Pre-2025
7	Rear outbuilding of [2]	Pre-1928	Pre-1982
8	Rear outbuilding 1 of [4]	Pre-1928	Pre-1955
9	Rear outbuilding of [1]	Pre-1928	Pre-1930
10	Rear outbuilding 2 of [4]	Pre-1928	Pre-1943
11	Paths and driveway of [2]	Pre-1930	Still extant
12	Paths and driveway of [3]	Pre-1930	Still extant
13	Paths and driveway of [4]	Pre-1930	Still extant

No.	Building	Construction date	Demolition date
14	Potential structure unknown	Pre-1930	Pre-1943
15	New dwelling in number 21	Pre-1943	Still extant
16	New rear building of [15]	Pre-1943	Pre-1978
17	Paths and driveway of [15]	Pre-1943	Still extant
18	Cleared area associated with [4]	Pre-1943	Pre-2005
19	Cleared area associated with [15]	Pre-1943	Still extant
20	Rear structure of [2]	Pre-1965	Pre-1970
21	Formal garden 1 associated with [4]	Pre-1970	Still extant
22	Formal garden 2 associated with [4]	Pre-1970	Pre-1994
23	Potential patio and garden path for [15]	Pre-1978	Pre-1982
24	Rear structure of [2]	Pre-1982	Still extant
25	Potential structure unknown associated with [15]	Pre-1982	Pre-1994
26	Formal garden associated with [15]	Pre-1982	Pre-2005
27	Unknown feature associated with [3]	Pre-1982	Pre-1991
28	Formal garden paving associated with [2]	Pre-1982	Still extant
29	Cleared area associated with [2]	Pre-1991	Pre-2005
30	Formal garden paving associated with [4]	Pre-1991	Still extant
31	Swimming pool associated with [4]	Pre-1991	Still extant
32	Rear extension associated with [15]	Pre-2005	Still extant
33	Garden shed associated with [15]	Pre-2005	Still extant
34	Tennis court associated with [2]	Pre-2005	Still extant
35	Tennis court associated with [4]	Pre-2005	Still extant
36	Tennis court associated with [3]	Pre-2025	Still extant
37	Formal garden paving associated with [15]	Pre-2025	Still extant
38	Swimming pool associated with [3]	Pre-2025	Still extant

3.6 Research themes

Contextual analysis is undertaken to place the history of a particular site within relevant historical contexts to gauge how typical or unique the history of a particular site is. This is usually ascertained by gaining an understanding of the history of a site in relation to the broad historical themes characterising Australia at the time. Such themes have been established by the Australian Heritage Commission and the Heritage Office and are outlined in synoptic form in Historical Themes⁴³.

The National Thematic Framework was updated in 2022 by the Australian Heritage Council and details six national themes with 30 sub-themes.⁴⁴ The *New South Wales Historical Themes* was published in 2001 by the

⁴³ (NSW Heritage Council 2001)

⁴⁴ Australian Heritage Council 2022

Heritage Council of NSW and details 38 State historical themes.⁴⁵ The State historical thematic framework has not been updated since 2022 and was designed to correlate with the former designation of Australian Themes.⁴⁶ As such, Biosis has attributed each identified State theme to the current National theme it best expands.

The historical themes identified as relevant to the study area are summarised in Table 4. As no local thematic history was available, local themes were represented by their relevant State theme. Descriptions were provided by the State historical thematic framework and the National thematic framework.

Table 4 Identified historical themes for the study area

National theme	National sub-theme	NSW theme	Local theme	Description
Building a Nation	Settlement: pre and post Federation	Land tenure	No local theme available	Includes places associated with the forced dispossession of First Nations people as a result of colonial and post-colonial conflict/contact.
Building a Nation	Settlement: pre and post Federation	Accommodation	No local theme available	Activities associated with the provision of accommodation, and particular types of accommodation.
Living as Australians	Multiculturalism	Domestic life	No local theme available	Activities associated with creating, maintaining, living in and working around houses and institutions.
	Memorialising events and people	Persons	No local theme available	Activities of, and associations with, identifiable individuals, families and communal groups

⁴⁵ NSW Heritage Council 2001

⁴⁶ NSW Heritage Council 2001

4 Physical inspection

A physical inspection of the study area was undertaken on 14 May 2025, attended by Hannah Mills (Heritage Consultant) and Megan Porter (Graduate Heritage Consultant). The principal aims of the survey were to identify areas of potential historical archaeology within the study area and areas of disturbance which would have impacted the potential archaeological resources identified in the background research.

4.1 21 McIntosh Street

The original dwelling in number 21 [1], and a number of features associated with the c.1943 dwelling [15] have been demolished. These include the rear outbuilding [9], new rear building [16], the potential patio and garden bed [23], potential structure [25] and formal garden [26]. All these features, with the exception of the formal gardens, were located within the current footprint of the new dwelling [15], which still exists within the study area (Photo 24). The formal garden [26] located adjacent to the south has also been demolished (Photo 24).

The paths and driveway [17] (Photo 25 and Photo 26), rear extension [32] (Photo 24), formal garden paving [37] (Photo 27), garden shed [33] (Photo 28) and cleared area [19] (Photo 29) associated with the c.1943 dwelling [15] remain extant.

No material or potential deposits associated with the previously demolished features, or previously undetected archaeological features were identified during the survey.



Photo 24 The c.1943 dwelling in number 21 [15] and rear extension [32], also showing previous locations of the original dwelling in number 21 [1], the rear outbuilding [9], new rear building [16], the potential patio and garden bed [23], potential structure [25] and formal garden [26], facing north



Photo 25 The paths and driveway [17] of new dwelling in number 21 [15], facing south



Photo 26 The paths and driveway[17] of new dwelling in number 21 [15], facing north



Photo 27 The formal garden paving [37], facing east



Photo 28 The garden shed [33] associated with the new dwelling [15] facing north



Photo 29 The cleared area [19] associated with the new dwelling [15], facing south

4.2 23 McIntosh Street

The two rear outbuildings [7] and [8] of the dwelling at number 23 [2] have been demolished; the rear structure [24] has replaced rear outbuilding [7] (Photo 30 and Photo 31). The cleared area [29] has been replaced by the tennis court [34] (Photo 32).

The paths and driveways [11] (Photo 33) and formal garden paving [28] (Photo 30) associated with dwelling in number 23 [2] still exist within the study area.

No material or potential deposits associated with the previously demolished features, or previously undetected archaeological features were identified during the survey.



Photo 30 The rear structure [20] of the dwelling in number 23 and formal garden paving [28], also showing previous locations of the two rear outbuildings [7] and [8], facing east



Photo 31 The dwelling in number 23 [2], facing east



Photo 32 The tennis court [34], also showing previous location of cleared area [29], facing north



Photo 33 The paths and driveway [11] of the dwelling in number 23, facing north

4.3 25 McIntosh Street

The rear outbuildings [5] and [6] and unknown feature [27] associated with the dwelling in number 25 [3] have been demolished, with the unknown feature [27] replaced by a tennis court [36] (Photo 34).

The dwelling [3] and its associated paths and driveways [12] are still extant in the study area (Photo 35).

Archaeological deposits associated with the rear outbuilding 2 [6] may be present under the lawn. No further material, potential deposits or previously undetected archaeological features were identified.



Photo 34 The tennis court [36] and location of previously standing rear outbuildings [5] [6] and unknown feature [27] associated with the dwelling in number 25 [3], facing south



Photo 35 The dwelling in number 25 [3] and its associated paths and driveways [12], facing east

4.4 55 Werona Avenue

The rear outbuilding [10], cleared area [18] and formal garden 2 [22] associated with the dwelling in number 55 [4] have been demolished. The rear outbuilding [10] was also demolished for the paths and driveway [13] and formal garden 1 [21] (Photo 36 and Photo 37). The cleared area [18] and formal garden 2 [22] are no longer present, replaced by the tennis court [35] (Photo 38). Archaeological deposits associated with the cleared area [18] and formal garden 2 [22] associated with the dwelling [4] are unlikely to remain within the study area due to excavation and landscaping undertaken during construction of the tennis court [35] (Photo 42).

The dwelling [4] (Photo 38 and Photo 39) and its associated formal garden paving [30] and swimming pool [31] are still present within the study area (Photo 40 and Photo 41). Archaeological deposits associated with the rear outbuilding [10] may be present within the study area.

No further material or potential deposits or previously undetected archaeological features were identified.



Photo 36 The paths and driveway [13], facing west



Photo 37 The paths and driveway [13] and formal garden 1 [21], showing previous location of the rear outbuilding [10], facing north



Photo 38 The tennis court [35] and dwelling in 55 [4], showing previous location of the cleared area [18] and formal garden 2 [22], facing east



Photo 39 The dwelling in 55 [4], facing south



Photo 40 The formal garden paving [30] associated with the dwelling in 55 [4], facing west

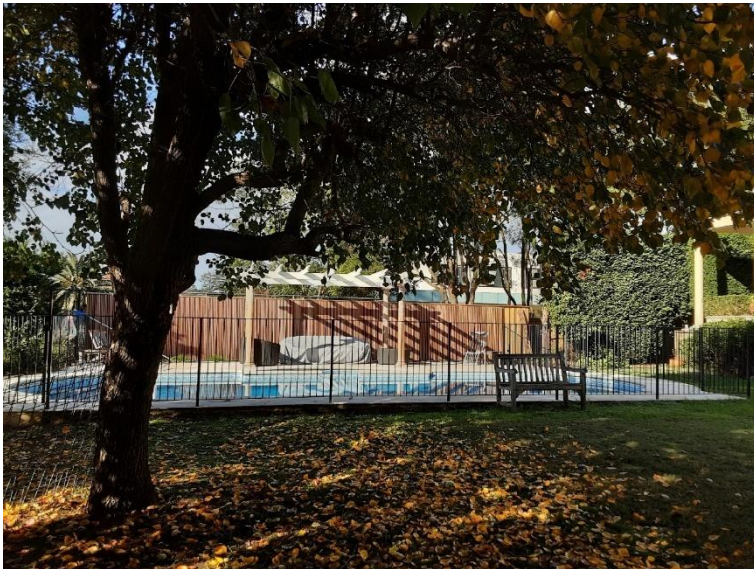


Photo 41 The swimming pool [31] associated with the dwelling in 55 [4], facing south



Photo 42 Landscape modification associated with the tennis court [35], facing south

5 Archaeological assessment

The potential archaeological resource relates to the predicted level of preservation of archaeological resources within the study area. Archaeological potential is influenced by the geographical and topographical location, the level of development, subsequent impacts, levels of onsite fill and the factors influencing preservation such as soil type. An assessment of archaeological potential has been derived from the historical analysis undertaken during the preparation of this report.

Archaeological potential differs from archaeological research potential (Section 6) in that the presence of an archaeological resource (i.e. archaeological potential) does not mean that it can provide any additional information that increases our understanding of a site or the past (i.e. archaeological research potential).

5.1 Archaeological resource

This section discusses the archaeological resource within the study area. The purpose of the analysis is to outline what archaeological deposits or structures are likely to be present within the study area.

Background research undertaken for the project identified that the study area was originally granted to Michael Ansell in 1823 and William Foster in 1821. Both grants were subdivided and sold off multiple times, but it wasn't until 1928 that structures were recorded in the study area. These structures are likely to have been built following the subdivision in the late 1890s. The dwelling at 21 McIntosh [1] appears to have been demolished prior to 1930, and the remaining structures, both extant and demolished, date from the 1930s to 2006-2025. All dwellings still standing [2] [3] [4] [15] have been modified and extended on multiple occasions since their original construction.

The potential archaeological resources within the study area are summarised in Table 5.

Table 5 Potential archaeological resources within the study area

Feature No.	Description	Potential archaeological resources
1	Dwelling in number 21	Footings and/or foundations (likely brick), cut and fill deposits, demolition fill/deposits, sub-surface services (ceramic or metal pipes).
2	Dwelling in number 23	Building still standing. No archaeological resources.
3	Dwelling in number 25	Building still standing. No archaeological resources.
4	Dwelling in number 55	Building still standing. No archaeological resources.
5	Rear outbuilding 1 of [3]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.
6	Rear outbuilding 2 of [3]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.
7	Rear outbuilding of [2]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.

Feature No.	Description	Potential archaeological resources
8	Rear outbuilding 1 of [4]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.
9	Rear outbuilding of [1]	Footings and/or foundations (likely brick), floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits=.
10	Rear outbuilding 2 of [4]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.
11	Paths and driveway of [2]	Feature still present. No archaeological resources.
12	Paths and driveway of [3]	Feature still present. No archaeological resources.
13	Paths and driveway of [4]	Feature still present. No archaeological resources.
14	Potential structure unknown	Footings and/or foundations (likely brick or timber), floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.
15	New dwelling in number 21	Building still standing. No archaeological resources.
16	New rear building of [15]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.
17	Paths and driveway of [15]	Feature still present. No archaeological resources.
18	Cleared area associated with [4]	Cut and fill deposits.
19	Cleared area associated with [15]18]	Feature still present. No archaeological resources.
20	Rear structure of [2]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.
21	Formal garden 1 associated with [4]	Feature still present. No archaeological resources.
22	Formal garden 2 associated with [4]	Cut and fill deposits, brick wall foundations, brick or stone pavers, path surface deposits (such as gravels).
23	Potential patio and garden path for [15]	Cut and fill deposits, brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels).
24	Rear structure of [2]	Feature still present. No archaeological resources.
25	Potential structure unknown associated with [15]	Cut and fill deposits, concrete slab and/or footings (brick or timber post), demolition fill/deposits.
26	Formal garden associated with [15]	Cut and fill deposits, brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels).
27	Unknown feature associated with [3]	Cut and fill deposits, concrete slab and/or footings (brick or timber post), brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels), demolition fill/deposits.
28	Formal garden paving associated with [2]	Feature still present. No archaeological resources.

Feature No.	Description	Potential archaeological resources
29	Cleared area associated with [2]	Cut and fill deposits.
30	Formal garden paving associated with [4]	Feature still present. No archaeological resources.
31	Swimming pool associated with [4]	Feature still present. No archaeological resources.
32	Rear extension associated with [15]	Building still standing. No archaeological resources.
33	Garden shed associated with [15]	Building still standing. No archaeological resources.
34	Tennis court associated with [2]	Feature still present. No archaeological resources.
35	Tennis court associated with [4]	Feature still present. No archaeological resources.
36	Tennis court associated with [3]	Feature still present. No archaeological resources.
37	Formal garden paving associated with [15]	Feature still present. No archaeological resources.
38	Swimming pool associated with [3]	Feature still present. No archaeological resources.

5.2 Integrity of sub-surface deposits

The integrity of any subsurface deposits of the potential archaeological resources identified in Section 5.1 is summarised in Table 7. Classifications of the designations used to assess integrity of subsurface deposits are defined in Table 6 below.

Table 6 Definitions of designations of subsurface deposit integrity

Integrity designation	Definition
Excellent	Potential archaeological resources would have been not at all affected by disturbances. They are likely to still be <i>in situ</i> and in very good condition.
Good	Potential archaeological resources would have been minimally affected by disturbances. They are likely to still be <i>in situ</i> and in a good condition.
Fair	Potential archaeological resources would have likely been impacted by disturbances but are still partially in place and not wholly destroyed.
Poor	Potential archaeological resources have been impacted by disturbances to a degree that has likely entirely destroyed or disrupted them. Little to none of the potential archaeological resource is likely to remain.

As a high proportion of the features identified in the historical background are still present throughout the study area and do not represent an archaeological resource, Table 7 only includes features which have potential archaeology associated with them.

Table 7 Integrity of potential archaeological resources within the study area

Feature No.	Description	Potential archaeological resources	Disturbance	Integrity
1	Dwelling in number 21	Footings and/or foundations (likely brick), cut and fill deposits, demolition fill/deposits, rubbish deposits, sub-surface services (ceramic or metal pipes).	Subsequent developments, deep excavation for footings/foundations of residential buildings, landscaping and underground services.	Poor

Feature No.	Description	Potential archaeological resources	Disturbance	Integrity
5	Rear outbuilding 1 of [3]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Subsequent landscaping for lawn area and paved path, underground services.	Fair
6		Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Subsequent landscaping for lawn area and paved path, underground services.	Fair
7	Rear outbuilding of [2]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Subsequent developments, shallow excavation for footings/concrete slab of garage building, landscaping, driveway and underground services.	Poor
8	Rear outbuilding 1 of [4]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Subsequent developments, introduced fill deposit for tennis court terracing, excavation possibly extending to depth for fencing post holes and brick foundation for tennis court boundary wall.	Fair
9	Rear outbuilding of [1]	Footings and/or foundations (likely brick), floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Subsequent developments, shallow excavation for footings/concrete slab of later outbuilding, landscaping and patio, deep excavation for footings/foundations of residential buildings and underground services.	Poor
10	Rear outbuilding 2 of [4]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Subsequent landscaping for lawn area and paved path.	Good
14	Potential structure unknown	Footings and/or foundations (likely brick or timber), floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Subsequent developments, deep excavation for swimming pool.	Poor
16	New rear building of [15]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.	Subsequent developments, shallow excavation for footings/concrete slab of later outbuilding, landscaping and patio, deep excavation for footings/foundations of residential buildings and underground services.	Poor

Feature No.	Description	Potential archaeological resources	Disturbance	Integrity
18	Cleared area associated with [4]	Cut and fill deposits.	Subsequent developments, moderate excavation for tennis court terracing which cuts into slope.	Poor
20	Rear structure of [2]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.	Subsequent developments, shallow excavation for footings/concrete slab of later outbuilding.	Poor
22	Formal garden 2 associated with [4]	Cut and fill deposits, brick wall foundations, brick or stone pavers, path surface deposits (such as gravels).	Subsequent landscaping for lawn area and paved path.	Good
23	Potential patio and garden path for [15]	Cut and fill deposits, brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels).	Subsequent landscaping for lawn area for southern portion, deep excavation for footings/foundations of residential buildings and underground services for northern portion.	Poor
25	Potential structure unknown associated with [15]	Cut and fill deposits, concrete slab and/or footings (brick or timber post), demolition fill/deposits.	Subsequent developments, deep excavation for footings/foundations of residential buildings, landscaping and underground services.	Poor
26	Formal garden associated with [15]	Cut and fill deposits, brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels).	Subsequent landscaping for lawn area and paved path.	Good
27	Unknown feature associated with [3]	Cut and fill deposits, concrete slab and/or footings (brick or timber post), brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels), demolition fill/deposits.	Subsequent landscaping for lawn area and paved path in western portion, deep excavation for sub-surface structure and underground services in eastern portion.	Fair (west) Poor (east)
29	Cleared area associated with [2]	Cut and fill deposits.	Subsequent developments, introduced fill deposit for tennis court terracing, excavation possibly extending to depth for fencing post holes and brick foundation for tennis court boundary wall.	Fair

5.3 Summary of archaeological potential

Through an analysis of the above factors a number of assumptions have been made relating to the archaeological potential of the study area, these are presented in Table 8 and Figure 5.

The assessment of archaeological potential has been divided into three categories:

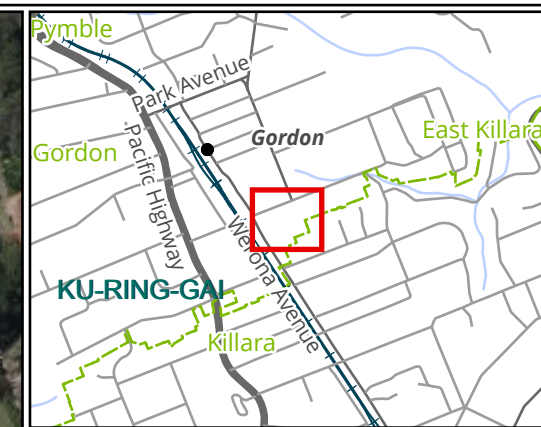
- **High archaeological potential:** based upon the documentary evidence and field investigation there is a high degree of certainty that archaeological features will occur within the study area.
- **Moderate archaeological potential:** based upon the documentary evidence and field investigation it is probable that archaeological features could be present within the study area.
- **Low archaeological potential:** based upon the documentary evidence and field investigation it is unlikely that archaeological features could be present within the study area.

Please note that not all features are presented in Table 8; only items which have archaeological resources are included, and structures and features still extant have been excluded.

Table 8 Assessment of archaeological potential

Feature no.	Description	Probable feature(s)	Possible construction date	Latest demolition date	Archaeological potential
1	Dwelling in number 21	Footings and/or foundations (likely brick), cut and fill deposits, demolition fill/deposits, rubbish deposits, sub-surface services (ceramic or metal pipes).	Pre-1928	Pre-1930	Low
5	Rear outbuilding 1 of [3]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Pre-1928	Pre-1970	Moderate
6	Rear outbuilding 2 of [3]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Pre-1928	Pre-2025	Moderate
7	Rear outbuilding of [2]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Pre-1928	Pre-1970	Low
8	Rear outbuilding 1 of [4]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Pre-1928	Pre-1955	Moderate
9	Rear outbuilding of [1]	Footings and/or foundations (likely brick), floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Pre-1928	Pre-1930	Low
10	Rear outbuilding 2 of [4]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Pre-1928	Pre-1943	Moderate

Feature no.	Description	Probable feature(s)	Possible construction date	Latest demolition date	Archaeological potential
14	Potential structure unknown	Footings and/or foundations (likely brick or timber), floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	Pre-1930	Pre-1943	Low
16	New rear building of [15]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.	Pre-1943	Pre-1978	Low
18	Cleared area associated with [4]	Cut and fill deposits.	Pre-1943	Pre-2005	Low
20	Rear structure of [2]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.	Pre-1965	Pre-1970	Low
22	Formal garden 2 associated with [4]	Cut and fill deposits, brick wall foundations, brick or stone pavers, path surface deposits (such as gravels).	Pre-1970	Pre-1994	Moderate
23	Potential patio and garden path for [15]	Cut and fill deposits, brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels).	Pre-1978	Pre-1982	Low
25	Potential structure unknown associated with [15]	Cut and fill deposits, concrete slab and/or footings (brick or timber post), demolition fill/deposits.	Pre-1982	Pre-1994	Low
26	Formal garden associated with [15]	Cut and fill deposits, brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels).	Pre-1982	Pre-2005	Moderate
27	Unknown feature associated with [3]	Cut and fill deposits, concrete slab and/or footings (brick or timber post), brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels), demolition fill/deposits.	Pre-1982	Pre-1991	Moderate to Low
29	Cleared area associated with [2]	Cut and fill deposits.	Pre-1991	Pre-2005	Moderate



- Legend**
- Study area
 - Archaeological potential**
 - Moderate
 - Low

Figure 5 Assessment of archaeological potential

0 10 20 30 40

Metres

Scale: 1:800@ A3

Coordinate System:
GDA2020 MGA Zone 56

N

biosis

APEM Group

Matter: 42711, Date: 20 May 2025,
Prepared for: ALB, Prepared by: LH, Last edited by: owilliams
Location: P:\42700s\42711\Mapping\42711_McIntoshStreet_Gordon,
Layout: 42711_HAA_F5_ArchPotential

6 Significance assessment

An assessment of heritage significance encompasses a range of heritage criteria and values. The heritage values of a site or place are broadly defined as the 'aesthetic, historic, scientific or social values for past, present or future generations'⁴⁷. This means a place can have different levels of heritage value and significance to different groups of people.

A detailed set of criteria for assessing the State's cultural heritage was published by the (then) NSW Heritage Office. These criteria are divided into two categories: nature of significance, and comparative significance.

Heritage assessment criteria in NSW fall broadly within the four significance values outlined in the Burra Charter. The Burra Charter has been adopted by state and Commonwealth heritage agencies as the recognised document for guiding best practice for heritage practitioners in Australia. The four significance values are:

- Historical significance (evolution and association).
- Aesthetic significance (scenic/architectural qualities and creative accomplishment).
- Scientific significance (archaeological, industrial, educational, research potential and scientific significance values).
- Social significance (contemporary community esteem).

The NSW Heritage Office issued a more detailed set of assessment criteria to provide consistency with heritage agencies in other States and to avoid ambiguity and misinterpretation. These criteria are based on the Burra Charter. The following SHR criteria were gazetted following amendments to the Heritage Act that came into effect in April 1999:

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

⁴⁷ (Heritage Office 2001)

6.1 Levels of heritage significance

Items, places, buildings, works, relics, movable objects or precincts can be of either local or state heritage significance, or have both local and state heritage significance. Places can have different values to different people or groups.

Local heritage items

Local heritage items are those of significance to the local government area. In other words, they contribute to the individuality and streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage. They may have greater value to members of the local community, who regularly engage with these places and/or consider them to be an important part of their day-to-day life and their identity. Collectively, such items reflect the socio-economic and natural history of a local area. Items of local heritage significance form an integral part of the State's environmental heritage.

State heritage items

State heritage items, places, buildings, works, relics, movable objects or precincts of state heritage significance include those items of special interest in the state context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection or association with the state in its broadest sense.

6.2 NSW Heritage Criteria for Assessing Significance related to Archaeological Sites and Relics

Whilst the 'research potential' of an archaeological site and its component 'relics' is clearly a key assessment criterion for archaeological significance, a research only approach may limit the consideration of an archaeological site's other heritage values. Archaeological significance may be linked to other significance categories especially where sites were created as a result of a specific historic event or decision, or when sites have been the actual location of particular incidents, events or occupancies.⁴⁸ The following criteria has been developed by the Heritage Council of NSW in order to properly assess the significance of archaeological sites and relics.

Archaeological Research Potential (NSW Heritage Criterion E)

Archaeological research potential refers to the ability of archaeological evidence to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site.

The research potential of a site is also affected by the integrity of the archaeological resource within a study area. If a site is disturbed, then vital contextual information that links material evidence to a stratigraphic sequence may be missing and it may be impossible to relate material evidence to activities on a site. This is generally held to reduce the ability of an archaeological site to answer research questions.

Assessment of the research potential of a site also relates to the level of existing documentation of a site and of the nature of the research done so far (the research framework), to produce a 'knowledge' pool to which research into archaeological remains can add.

⁴⁸ (NSW Heritage Branch, Department of Planning 2009)

Background research identified three national historical themes relevant to the study area that correlated to four state themes. Table 9 identifies the NSW historical themes that are relevant to the study area..

Table 9 Identified NSW historical themes for the study area

NSW theme	Local theme	Description
Land tenure	No local theme available	Includes places associated with the forced dispossession of First Nations people as a result of colonial and post-colonial conflict/contact.
Accommodation	No local theme available	Activities associated with the provision of accommodation, and particular types of accommodation.
Domestic life	No local theme available	Activities associated with creating, maintaining, living in and working around houses and institutions.
Persons	No local theme available	Activities of, and associations with, identifiable individuals, families and communal groups

Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B & D).

Archaeological remains may have particular associations with individuals, groups and events which may transform mundane places or objects into significant items through the association with important historical occurrences.

Aesthetic or technical significance (NSW Heritage Criterion C)

Whilst the technical value of archaeology is usually considered as 'research potential' aesthetic values are not usually considered to be relevant to archaeological sites. This is often because until a site has been excavated, its actual features and attributes may remain unknown. It is also because aesthetic is often interpreted to mean attractive, as opposed to the broader sense of sensory perception or 'feeling' as expressed in the Burra Charter.

Nevertheless, archaeological excavations which reveal highly intact and legible remains in the form of aesthetically attractive artefacts, aged and worn fabric and remnant structures, may allow both professionals and the community to connect with the past through tangible physical evidence

Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G).

Archaeological remains have an ability to demonstrate how a site was used, what processes occurred, how work was undertaken and the scale of an industrial practice or other historic occupation. They can demonstrate the principal characteristics of a place or process that may be rare or common.

A site may best demonstrate these aspects at the time of excavation. It may also be possible to explain the nature of the site and demonstrate past practices via public interpretation either before, during, or after excavation.

6.3 Significance assessment

Most of the features identified in the historical background are still present throughout the study area and do not represent an archaeological resource. The significance assessment for the potential historical archaeology in the study area from features that have been removed is summarised in Table 10.

Table 10 Significance assessment for historical archaeological features within the study area

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
1	Dwelling in number 21	Footings and/or foundations (likely brick), cut and fill deposits, demolition fill/deposits, rubbish deposits, sub-surface services (ceramic or metal pipes).	No	No	No	No	The dwelling at number 21 [1] could have been the earliest structure within the study area and is likely to be associated with Arthur Henry Shakespeare Lucas and his wife Charlotte Lucas, who acquired Lot 4 of the subdivision in 1901. Arthur Lucas appears to have been an accomplished individual and prominent in regional education and scientific spheres. The archaeological resources of the site, for example dwelling and outbuilding footings, cut and fill deposits, would not expand our understanding of the theme of historically significant persons, nor would they hold any personal connection to this individual. While this feature may be the earliest structure within the study area, it would not date earlier than 1901. Archaeological resources associated with this structure would not provide any further information on land tenure, accommodation or domestic life that would expand or enrich our current understanding of these themes. They would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region, nor demonstrate how the site was used or further our knowledge on the study area or wider regions historic occupation. Furthermore, the potential archaeology has likely been destroyed by subsequent development. Any potential remains would therefore not be significant at a local or State level.
5	Rear outbuilding 1 of [3]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	No	No	No	No	Rear outbuilding 1 [5] of [3] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
							which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been impacted by disturbances but could still be partially in place and not wholly destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
6	Rear outbuilding 2 of [3]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	No	No	No	No	Rear outbuilding 2 [6] of [3] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been impacted by disturbances but could still be partially in place and not wholly destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
7	Rear outbuilding of [2]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	No	No	No	No	Rear outbuilding 1 [7] of [2] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation.

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
							Potential archaeology has likely been destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
8	Rear outbuilding 1 of [4]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	No	No	No	No	Rear outbuilding 2 [8] of [2] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been impacted by disturbances but could still be partially in place and not wholly destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
9	Rear outbuilding of [1]	Footings and/or foundations (likely brick), floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	No	No	No	No	Rear outbuilding [9] of [1] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been destroyed by subsequent development.

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
							Any potential archaeological resources are therefore not significant at a local or State level.
10	Rear outbuilding 2 of [4]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	No	No	No	No	Rear outbuilding [10] of [4] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been partially impacted by disturbances. Any potential archaeological resources are therefore not significant at a local or State level.
14	Potential structure unknown	Footings and/or foundations (likely brick or timber), floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits, rubbish deposits.	No	No	No	No	Potential structure unknown [14] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
16	New rear building of [15]	Footings and/or foundations (likely brick) or concrete slab,	No	No	No	No	New rear building [16] of [15] does not provide any further information regarding land tenure, accommodation, domestic life or

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
		floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.					persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
18	Cleared area associated with [4]	Cut and fill deposits.	No	No	No	No	Cleared area [18] associated with [4] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
20	Rear structure of [2]	Footings and/or foundations (likely brick) or concrete slab, floor surface (likely concrete or tiled), cut and fill deposits, demolition fill/deposits.	No	No	No	No	Rear structure [20] of [2] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
							technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
22	Formal garden 2 associated with [4]	Cut and fill deposits, brick wall foundations, brick or stone pavers, path surface deposits (such as gravels).	No	No	No	No	Formal garden 2 [22] associated with [4] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been partially impacted by disturbances. Any potential archaeological resources are therefore not significant at a local or State level.
23	Potential patio and garden path for [15]	Cut and fill deposits, brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels).	No	No	No	No	Potential patio and garden path [23] for [15] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation.

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
							Potential archaeology has likely been destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
25	Potential structure unknown associated with [15]	Cut and fill deposits, concrete slab and/or footings (brick or timber post), demolition fill/deposits.	No	No	No	No	Potential structure unknown [25] associated with [15] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
26	Formal garden associated with [15]	Cut and fill deposits, brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels).	No	No	No	No	Formal garden [26] associated with [15] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been partially impacted by disturbances.

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
							Any potential archaeological resources are therefore not significant at a local or State level.
27	Unknown feature associated with [3]	Cut and fill deposits, concrete slab and/or footings (brick or timber post), brick or stone pavers with concrete mortar or sand filling, path surface deposits (such as gravels), demolition fill/deposits.	No	No	No	No	Unknown feature [27] associated with [3] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology in the western part of this feature has likely been impacted by disturbances but could still partially in place and not wholly destroyed by subsequent development. The eastern part of this feature has likely been destroyed by subsequent development. Any potential archaeological resources are therefore not significant at a local or State level.
29	Cleared area associated with [2]	Cut and fill deposits.	No	No	No	No	Cleared area [29] associated with [2] does not provide any further information regarding land tenure, accommodation, domestic life or persons and therefore would not expand or enrich our current understanding of these thematic histories. It contains no archaeological resources that could be associated with important individuals, groups or events and would not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. It would not contain archaeological resources which could demonstrate how a site was used or further our knowledge on the study area or wider regions historic occupation. Potential archaeology has likely been impacted by disturbances but could still partially in place and not wholly destroyed by subsequent development.

Feature	Description	Potential archaeological remains	NSW Heritage Criteria				Conclusions
			E	A, B & D	C	A, C, F & G	
							Any potential archaeological resources are therefore not significant at a local or State level.

6.3.1 Statement of significance

The archaeological resources identified within the study area are reflective of its use for residential purposes throughout its historical tenure. The earliest structures and materials within the study area have either likely undergone disturbances from demolition and construction of modern residential buildings, and installation of underground utilities and services, or they are still extant.

The earliest available information available during the background research for this report indicates that 21, 23 and 25 McIntosh Street and 55 Werona Avenue had all been developed as residential properties by 1928 [1] [2] [3] [4] [5] [6] [7] [8] [9] [10]. However, it could be interpreted that 21 McIntosh Street contained the earliest buildings [1] [9]. This is based on the relative size of the structure compared to the dwellings at 23 and 25 McIntosh Street [2] [3], and the fact that [1] was demolished between 1928 and 1930, presumably to make way for a larger residence more in keeping with the other houses present within the upper middle class neighbourhood.

From 1930 onwards, historical aerial imagery shows an increase in structures throughout the entire study area up until the 2010s or 2020s, demolition of a range of structures [1] [5] [6] [7] [8] [9] [10] [14] [16] [18] [20] [22] [23] [25] [26] [27] [29] and modifications to three of the original dwellings [2] [3] [4].

The study area contains moderate potential for archaeological resources to be present associated with structures within 21 [23] [26], 23 [29] and 25 [5] [6] [27] McIntosh Street, and within 55 Werona Avenue [8] [10] [22]. The remainder of potential archaeological resources [1] [7] [9] [14] [16] [18] [20] [23] [25] [27] were determined to hold low archaeological potential.

However, none of these archaeological resources have been determined to hold heritage significance at a local or State level. These resources would not expand or enrich our current understanding of land tenure, accommodation, domestic life or persons historic themes, nor do they contain archaeological resources which could be associated with important individuals, groups or events. They do not contain any technical or aesthetic values which are unique to the overall historical landscape of the region. They do not contain archaeological remains which would further our knowledge on the study area or wider regions historic occupation and therefore have been assessed as containing no archaeological significance.

The remaining features [2] [3] [4] [11] [12] [13] [15] [17] [19] [21] [24] [28] [30] [31] [32] [33] [34] [35] [36] [37] [38] remain extant and do not constitute archaeological resources, and therefore have not been assessed for archaeological significance.

7 Impact assessment

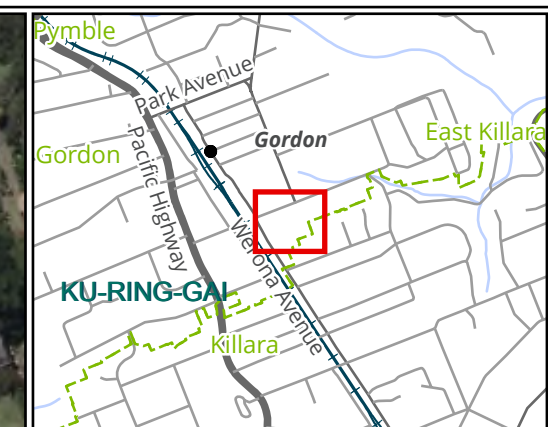
7.1 Proposal details

The project involves a SSDA for the proposed residential development, including in-fill affordable housing. The proposal will involve demolition of the existing site structures and construction of multiple residential flat buildings and associated works with site access to basement parking via McIntosh Street (Figure 3). The proposal will involve demolition of the existing site structures and construction of multiple residential flat buildings and associated works with site access to basement parking via McIntosh Street.

7.2 Impact to historical archaeology

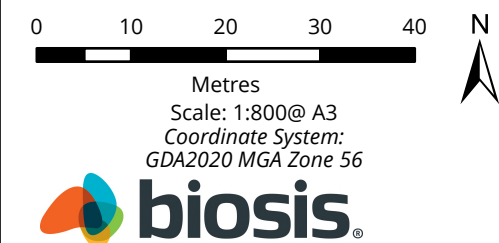
This HAA has been prepared to address impacts resulting from the proposed development on any archaeological items of significance within the study area.

The study area was assessed as containing areas of moderate and low archaeological potential (Figure 5). However, the archaeological resources associated with these areas have been assessed to not hold archaeological heritage significance at a local or State level. This assessment is presented in Figure 6. As a result, the proposed works will not impact any significant historical archaeology within the study area. Therefore, no mitigation measures to avoid impacts to historically significant archaeology are required for the project (Figure 6).



- Legend**
- Study area
 - No significant archaeology no further works needed

Figure 6 Historical archaeological significance assessment and mitigation measures



Matter: 42711, Date: 19 May 2025,
Prepared for: ALB, Prepared by: LH, Last edited by: lharley
Location: P:\42700s\42711\Mapping\
42711_McIntoshStreet_Gordon,
Layout: 42711_HAA_F6_ArchSigMit

8 Conclusions and recommendations

8.1 Conclusions

Based on background research and physical inspection, the study area was assessed as containing areas of moderate and low archaeological potential. However, the archaeological resources associated with these areas have been assessed to not hold archaeological heritage significance at a local or State level. As a result, the proposed works will not impact any significant historical archaeology within the study area. Mitigation measures to historical archaeology will include an unexpected finds protocol (see recommendation 2 for full details).

8.2 Recommendations

These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS Burra Charter with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.

Recommendation 1: No further works are required

Potential archaeological resources associated with the study area have been assessed as containing no archaeological significance at a local or State level. Therefore, there are no further works required to investigate historical archaeology within the study area.

Should unexpected archaeology be uncovered during works that isn't included in this report, Recommendation 2 must be followed.

Recommendation 2: Unexpected finds protocol

Relics are historical archaeological resources of local or State significance and are protected in NSW under the Heritage Act. Should unanticipated relics be discovered during the course of the project, the following steps should be taken:

- If a find is identified, works should stop immediately around the find and the area should be protected.
- The find should be reported to the project manager or supervisor.
- A historical archaeologist should be contacted to identify the find.
- If the find is a relic, a mitigation strategy must be developed and implemented. This could include avoidance of the find, test excavation or other mitigation measures.
- If the find is a relic, notification to Heritage Council under Section 146 of the Heritage Act will be required.

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Appendices

Appendix 1 Heritage inventory sheets

Item Details

Name
Gordon Park Estate, McIntosh and Ansell Conservation Area

SHR/LEP/S170
LEP # C15

Address
, GORDON NSW 2072

Local Govt Area
Ku-Ring-Gai

Local Aboriginal Land Council
Unknown

Item Type	Group/Collection	Category
Conservation Area	Landscape - Cultural	Streetscape

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	,	GORDON/NSW/2072	Ku-Ring-Gai	Unknown				Primary Address

Boundary Description

Refer to the Heritage Map on the Local Environmental Plan for the listing curtilage.

Significance

Statement Of Significance

Historically, the area represents the fine residential development of Gordon during the nineteenth and twentieth century. The area provides evidence of the 1823 land grant to Michael Ansell and the subsequent subdivision of this grant by Robert McIntosh as the Gordon Park Estate. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The area largely retains the overall form and layout of the original subdivision pattern with consistent streetscapes of houses in their garden setting. The building stock includes a high proportion of quality houses, representing examples of late federation and inter-war architecture. The buildings survive reasonably intact within mature gardens.

The conservation area is of local heritage significance in terms of its historical, aesthetic and representative values. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.

Criteria a)

Historical Significance

The area represents the fine development of Gordon during the nineteenth and twentieth century. The conservation area has historic significance as the 1823 40-acre Ansell grant purchased by McIntosh. It has historic significance as the late nineteenth century subdivision of Gordon Park Estate evident in Nelson and McIntosh Streets. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

Meets this criterion at a local level.

Criteria c)

Aesthetic/Technical Significance

The area demonstrates aesthetic values arising from the overall form and layout of the subdivision and the presence of prominent mature gardens. Nelson Street and Macintosh Street are wide with street trees of varying species and maturity, along with wide verges and footpaths.

Amongst the buildings are a number of fine examples of late Federation and inter-war residential development that are of local significance within the Ku-ring-gai Local Government Area. Also within the subdivision are a number of contributory buildings that reinforce the general character of this historic subdivision and development.

Meets this criterion at a local level.

Criteria f)

Rarity

Criteria g)

Representative

The area has representative significance as a highly intact area developed in the early and late twentieth century and interwar periods.

Meets this criterion at a local level.

Integrity/Intactness

High level of integrity of the building stock.

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

DesignerBuilder/Maker

Physical DescriptionUpdated 02/26/2024

The Gordon Park Estate McIntosh/Ansell Grant Conservation Area is bounded by Rosedale Road to the west, Nelson Road to the North and McIntosh Street to the south. It follows the line of the original McIntosh subdivision to the west. The conservation area is located one block to the east of the railway line, close to Gordon Railway Station. The street grid is regular. The lots are rectilinear but inconsistent in size due to successive subdivisions.

Housing in the area is predominantly Federation, including Queen Anne, Arts and Crafts and Bungalow styles. The area also includes inter-war dwellings of Georgian Revival, Mediterranean, Old English and California Bungalow styles.

Nelson Street undulates gently to the east from Rosedale Road. The scale of houses on Nelson Street is predominantly one storey, most of which are Federation and Interwar developments with some later construction as a result of subdivision. Some of the houses are particularly large in scale, although on a single level. Front fences are typically low painted timber picket or timber post and rail with chain wire mesh. Houses have established front gardens with mature planting.

Rosedale Road falls south from Nelson Street and rises again to the intersection with McIntosh Road. The lots are rectilinear and shallower than those on Nelson and McIntosh Streets. The houses represent a mix of styles, including Federation, interwar Mediterranean and modest interwar bungalows. The southern end of the street includes interwar two storey houses, with some recent construction. Front fences are a mix of original low stone walls, low brick and masonry walls, timber pickets and hedges.

McIntosh Street falls down to the east from Rosedale Road, towards the creek below. McIntosh Street contains one and two storey houses, generally Federation with some interwar examples. Many of the houses have had later second storey additions. There is some recent construction on the street which is sympathetic in scale. The lots on the south side of the street are regular in size, whilst the lots on the northern side are inconsistent due to subdivision. Front fences are of low irregular stone, particularly on the northern side of the street. Other front fences are constructed of brick or masonry with picket inserts. Significant street planting occurs in McIntosh Street.

McIntosh Street, Nelson Street and Rosedale Road are streets of high quality due to the combination of street trees and intact housing.

Detracting elements within the area include dominating garages and driveways, carports in front setbacks, rendered and painted face brick work, dominating front portico additions, aluminium front windows, obstructive front hedges, large dormer windows on the front of dwellings, and uncharacteristic colour schemes.

Physical Condition

Updated 05/30/2023

Modifications And Dates

Further Comments

Retain and conserve historic buildings and settings that contribute to the conservation area.

Conserve original or significant early features that contribute to the conservation area.

Limit alterations to historic features to maintenance and repair.

Design additions to respect the form and style, without visually dominating, historic buildings in the conservation area.

Before lodging applications for works, contact Council’s duty planner for pre-application advice on the most efficient process, information requirements and the planned works.

Prepare a heritage impact statement for development applications.

A conservation area listing generally covers the building exteriors, setting and landscape features. While not all listed features will be significant and warrant conservation, the listing ensures the significance of features and heritage impacts on the conservation area are assessed through the development application process before major changes proceed.

Refer to the heritage provisions in Ku-ring-gai Council’s Development Control Plan for more detailed development guidelines within a conservation area.

Current Use

Residential/civic

Former Use

Residential/civic

Listings

Listings

			Records Retrieved: 1		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Ku-ring-gai Local Environmental Plan 2015	C15			

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated2/15/2024 12:35:10 PM

Early development of the locality:
For thousands of years before European settlement, the Ku-ring-gai area was home to the Darramurragal people and other First Nations clans, the traditional custodians of land within the Ku-ring-gai Council boundaries. Due to the impact of colonisation on the Indigenous population and lack of records, the exact clan area boundaries in this region are not known.
(Aboriginal Heritage Office, Aboriginal Heritage and History within the Ku-ring-gai local Government Area, 2015)

Michael Ansell:
Ansell arrived in Sydney Cove in 1802 having been sentenced to seven years transportation. By 1807 Ansell was a free man and appeared to be living in the Ku-ring-gai area prior to his first land grant in 1823. In 1819. he married Elizabeth Hutchinson at St Phillips Church of England, Sydney. Ansell was 40 years old; Elizabeth was 35. On 30 June 1823 Sir Thomas Brisbane granted Ansell 40 acres in the district of Hunters Hill (known today as Gordon). The grant was conditional on Ansell clearing and cultivating twelve acres within five years. The 40-acre grant was Portion 423 that now takes in parts of Nelson, McIntosh, Rosedale, Werona and Henry Streets, and incorporates the entire Gordon Park Estate McIntosh/Ansell Grant Conservation Area. In 1842 Michael Ansell sold the land to William Butler, with a mortgage to Samuel Lyons. When Butler defaulted on the payment, Lyons exercised his right to sell the land in 1843, at which time it was purchased at public auction by Robert McIntosh.

Robert McIntosh:
McIntosh arrived in Australia from England with his wife, Ellen and their two children in 1814. Their oldest child Robert was then 18 years old and his brother John was 16. Five further children were born in Australia. In 1834 Robert McIntosh (the second), through a process of Lease and Release, purchased 100 acres of land from Benjamin Clayton at Gordon for the sum of £50. McIntosh sold the land to William Pymble in 1836 but bought the land back in 1837 for the consideration of £100. In 1843 Robert McIntosh bought the adjoining 40-acre Ansell grant from Samuel Lyons. The land was located on the eastern side of the Lane Cove Road (Pacific Highway) opposite St John's Church. It extended away from the road and provided the site for Robert's orchard and large weatherboard house.

In 1895, the land grant was subdivided under DP 3267 into five sections with a portion fronting Lane Cove Road. The railway corridor cut through the subdivision and McIntosh Street was formed to service the lower third of the land. Advertised by Richardson and Wrench as Gordon Park Subdivision, the auction sale was held on the grounds on Saturday 29 February 1896. (The Historian, 2007, Volume 36.1, pp. 92-94).

The allotments of the Gordon Park Estate were villa size at just under an acre each situated between Nelson Street and a line south of McIntosh Street. Whilst two of the allotments at the eastern end of Nelson Street remain intact, many were later subdivided, typically split down the middle to create two narrower lots still facing either Nelson or McIntosh Streets.

As a result of the later subdivision, the area contains some Interwar housing and some late twentieth century housing.

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 0

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 11

Type	Author	Year	Title	Link
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Written	Kathie Reith	2007	The Historian	
Written	Godden Mackay Logan	2005	Ku-ring-gai Urban Conservation Areas Study Stage 4	
Written	Godden Mackay Logan	2005	Ku-ring-gai Urban Conservation Areas Study Stage 3	
Written	Godden Mackay Logan	2002	Ku-ring-gai Urban Conservation Areas Study Stages 2 and 2(a)	
Written	Godden Mackay Logan Keys Young	2000	Ku-ring-gai Heritage and Neighbourhood Character Study Research	
Written	M.A. Schell & Associates	1999	Street by Street Assessment of Visual Character of Ku-Ring-Gai September 1999	
Written	Robertson and Hindmarsh Pty Ltd Architects	1996	Housing in NSW between the wars: a study of housing and housing estates constructed and developed in NSW between World War 1 and World War 11, Volume 3	
Written	Moore R., Pike, P., Proudfoot, H. and Tropman, L.	1987	Municipality of Ku-ring-gai Heritage Study	
Map	Sydney Water	1920	Water Board Maps	
Map	Ku-ring-gai Council	1890	Subdivision Maps	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Ku-ring-gai Council	1882692

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