

Statement of Heritage Impact

43-45 Beane Street, Gosford, NSW

Report to 43 Beane Street Pty Ltd
And
Tony Owen Partners

By

Dr Christopher Carter

July 2025



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EXECUTIVE SUMMARY

This document is a Statement of Heritage Impact (SOHI) for a proposed development at 43-45 Beane Street, Gosford, NSW. At this location Beane Street Pty Ltd proposes to construct a multi-story residential unit development that will have a retail presence on the ground floor, and three levels of subsurface car parking.

Based on the listing of heritage items located within or in the vicinity of the proposed works and considering the potential for undiscovered heritage items to exist within the study area, the SOHI has concluded that there is no likelihood that any heritage items will be impacted by the works.

This study recommends:

- 1) There is no evidence that the study area contains material of historic heritage significance;
- 2) The proposed development will not have an adverse impact on heritage items adjacent to the study area. As such, there are no heritage related issues that would interfere with the proposed development proceeding;
- 3) While the potential for relics to exist within the project area is very low, any works should be subject to a condition that should any relics come to light during these works, activity must cease until the evidence has been inspected and assessed by a suitably qualified heritage consultant.

Table of Contents		
<u>SECTION</u>		PAGE
Title Page		
Executive Summary		
Table of Contents		
1. INTRODUCTION		1
2. PROPERTY DESCRIPTION		2
3. THE PROPOSED DEVELOPMENT		4
4. STATUTORY CONTROLS		6
5. HISTORICAL CONTEXT		9
6. CADASTRAL CONTEXT		10
7. EXISTING HERITAGE ITEMS		12
8. SITE INSPECTION		13
9. CONCLUSIONS AND RECOMMENDATIONS		18
10. REFERENCES		19

1. INTRODUCTION

1.1 Background

This document is a Statement of Heritage Impact for a proposed development at 43-45 Beane Street, Gosford, NSW. At this location Beane Street Pty Ltd proposes to construct a multi-story residential unit development that will have a retail presence on the ground floor, and three levels of subsurface car parking.

Access Archaeology & Heritage Pty Ltd (AAH) has been commissioned by 43 Beane Street Pty Ltd to prepare this study.

This report provides some background to the area of the proposed works, the heritage items both within and in the vicinity of the project area along with a Statement of Heritage Impact. It has been prepared with reference to guidelines on the preparation of statements of heritage impact produced by the NSW Department of Planning and Environment (DPE 2023)

1.2 Study Objectives

The primary objectives and tasks of this assessment were to:

- Undertake searches of databases likely to contain heritage items including the State Heritage Register, the National Heritage List and the Australian Heritage database;
- Undertake preliminary level research into the archaeological, historical and environmental context of the study area;
- Undertake an inspection of the study area to identify any visible or potential items of historical heritage significance;
- Prepare a brief report including a Statement of Heritage Impact addressing these issues consistent with the Heritage NSW guidelines identifying any potential constraints or opportunities for the project or further approvals or requirements in relation to its non-Indigenous heritage.

This assessment has been prepared by Christopher Carter, an archaeologist with a MA (Masters of Arts) degree in historical archaeology, a PhD in archaeology and over 20 years experience in the conduct of survey, investigation and assessment of historical sites throughout New South Wales.

1.3 Participants

Heritage Consultant. Dr Christopher Carter.

This assessment has been prepared by Christopher Carter, an archaeologist with a MA (Masters of Arts) degree in historical archaeology, a PhD in archaeology and over 20 years experience in the conduct of survey, investigation and assessment of historical sites throughout New South Wales.

Peer Review. Doug Williams

Doug Williams BA Honours (ANU) Grad. Dip. App.Sci. (University of Canberra), M.ICONOS has been a professional archaeologist and heritage manager since 1992 and has undertaken large-scale complex archaeological projects in New South Wales, ACT, Western Australia, Victoria and South Australia. He has post graduate qualifications in Cultural Heritage Management. In the course of his work he has worked on sites of local, regional, state, national and international significance.

2. PROPERTY DESCRIPTION

The property that is the subject of this assessment is located at 43-45 Beane Street in the township of Gosford, New South Wales. The property is a vacant block that covers an area of approximately 1950 square metres and is contained within 3 allotments bounded by Beane Street (to the north) and Keevers Lane (to the west and south). Apartment buildings bound the property to the east. Figure 1 contains a map showing the location of the study area in the township of Gosford. Figure 2 contains a block plan showing the layout of the allotments and street plan. Figure 3 contains a photograph of an aerial view of the study area with portion boundaries and allotment numbers marked.

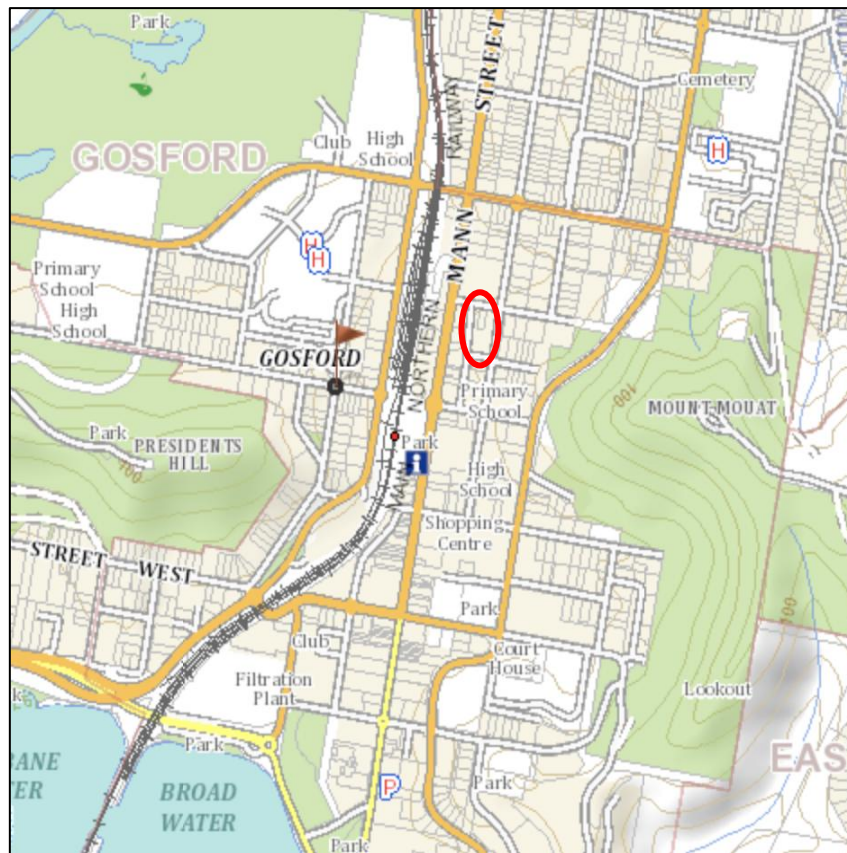


Figure 1 - Location of study area (circled in red) within Gosford
Courtesy SIX Maps



Figure 3 – block plan of study area - 43-45 Beane Street
Courtesy SIX Maps

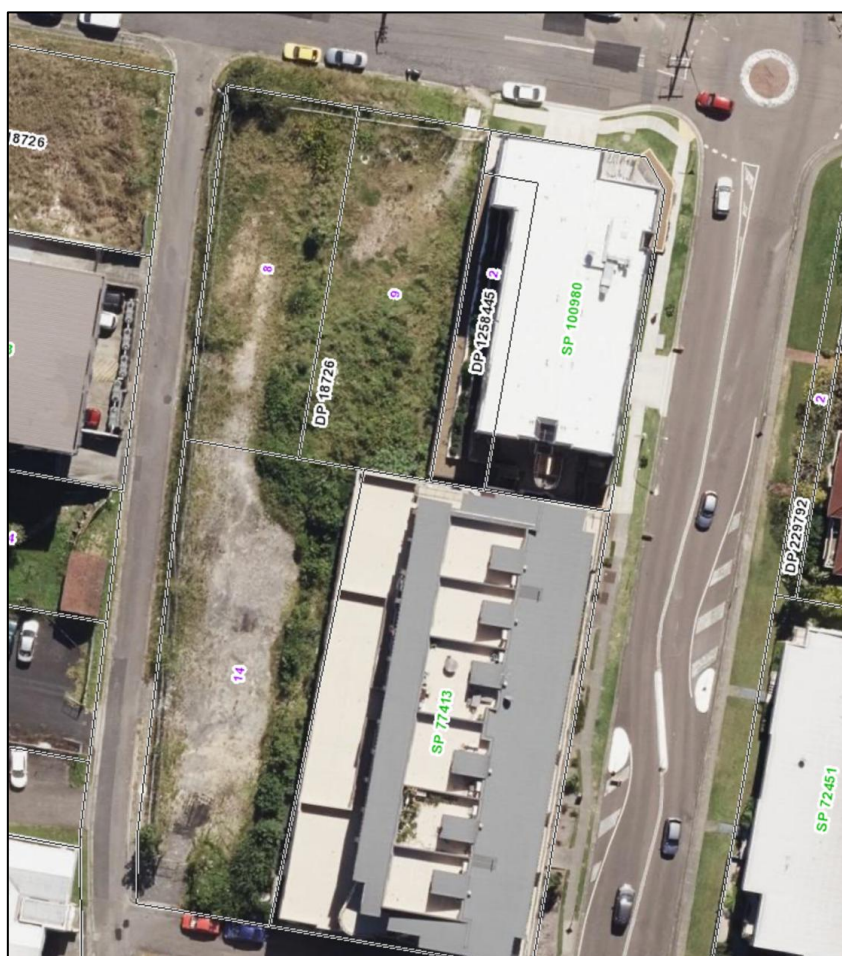


Figure 2 - aerial imagery of study area
Courtesy SIX Maps – Image downloaded 11 July 2025.



*Figure 4. Oblique view looking south, study area in foreground.
Courtesy Tony Owen Partners*

3. THE PROPOSED DEVELOPMENT

Proposal is for a mixed use development comprising a part 5 storey and part 26 storey development with 138 apartments (including affordable housing) above ground floor commercial and 3 levels of basement. The proposed development plan consists of two buildings. The larger, north tower will be 26 storey comprising 25 floors of residential units, with commercial outlets on the ground floor. The smaller, southern tower will be five storeys comprising four residential floors and a commercial ground floor. The complex will be underpinned by three levels of subterranean car parks and services. The southern residential tower will be NDIS rated affordable units for low income and disabled families.

It is envisaged that Keevers Lane will become activated as a public domain area, with commercial spaces including cafes and retail outlets, enhanced by public art.



Figure 5. Concept Drawing – view toward north east (courtesy of Tony Owen Partners)

4. STATUTORY CONTROLS

National Parks and Wildlife Act (1974)

The National Parks and Wildlife Act 1974 (as amended) affords protection to all Aboriginal objects and is governed by the NSW Department of Planning, Industry and Environment. These objects are defined as: any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

It is an offence to destroy Aboriginal objects or places without the consent of the Director-General. The presence of Aboriginal objects was not considered in this report but has been the subject of a separate assessment.

NSW Heritage Act 1977

The NSW Heritage Act 1977 affords automatic statutory protection to relics that form archaeological deposits or part thereof. The Act defines relics as: any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance

Sections 139 to 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.

Section 170 of the NSW Heritage Act requires State government instrumentalities to establish and keep a register entitled the "Heritage and Conservation Register" to record all properties under their control that may be deemed to have heritage significance.

The NSW State Heritage Inventory is a list which contains places, items and areas of heritage value to New South Wales. These places are protected under the New South Wales Heritage Act 1977.

The State Heritage Inventory lists 42 items in Gosford. One of those items is listed under the NSW Heritage Act as being of State significance and is described as the Gosford Court House and Police Station. This item is located at 45 Mann Street, Gosford. This is approximately 750m south of the study area.

Thirty nine items are listed in the Inventory as being of local significance under Local and State Government controls. Of those 39 items, 3 items are located within 200m of the study area and are mentioned under the SEPP controls a little further into this report.

National Heritage List

The National Heritage List is created under the provisions of the Commonwealth *Environment Protection & Biodiversity Conservation Act (1999)* and contains places, items and areas of outstanding heritage value to Australia. This can include places and areas overseas as well as items of Aboriginal significance and origin.

Nothing within the study area is listed on the National Heritage List nor are there any items in the near vicinity.

Commonwealth Heritage List

Similar to the National Heritage List, the Commonwealth Heritage List is established under the provisions of the Commonwealth *Environment Protection & Biodiversity Conservation Act (1999)* and can include natural, Indigenous and historic places of value to the nation. The key difference is that items on this list are under Commonwealth ownership or control and as such are identified, protected and managed by the federal government.

Nothing within the study area is listed on the Commonwealth Heritage List nor are there any items in the near vicinity.

Environmental Planning Instruments

Environmental Planning Instruments is the collective name for Local Environmental Plans (LEPs), State Environmental Planning Policies (SEPPs), and Regional Environmental Plans (REPs). The Environmental Planning and Assessment Act and the Environmental Planning and Assessment Regulation are also included in this classification.

Local Environmental Plans

The Gosford City Centre Local Environmental Plan (2007) was repealed in 2012 and replaced by the Gosford Local Environment Plan in 2014. With the amalgamation of a number of shire and city councils, the Local Environmental Plan that is now in force is the Central Coast Local Environmental Plan 2022.

The Central Coast City Council Local Environment Plan came into effect on the 24 June 2022. Heritage Conservation is discussed in Part 5 of the LEP; Section 5.6 with heritage items listed under Schedule 5.

The study area is not listed on the Central Coast City Council LEP nor are there any items in the near vicinity.

State Environmental Planning Policy (Precincts—Regional) 2021

Chapter 5 of the SEPP (Precincts – Regional) is titled ‘Gosford city centre’ and, *inter alia*, its aims include:

- (a) to promote the economic and social revitalisation of Gosford City Centre,
- (e) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,
- (f) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations ...

Part 5.36 (1) lists objectives in relation to heritage conservation and include the need:

- (a) to conserve the environmental heritage of Gosford,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Part 5.36 (2) lists requirements for consent and states that consent is required for the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)
 - (i) a heritage item,
 - (ii) an Aboriginal object,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 9 in relation to the item,

- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land -
 - (i) on which a heritage item is located or that is within a heritage conservation area,
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

The SEPP contains a list of locally significant heritage items in Gosford. The study area is not included in that list however three items are located with 150m (listed in Table 1).

Item Number/Source	Desc./Location	Status
#43 SEPP (Regional Precincts)	Mitre 10 Store 299-309 Mann Street, Gosford	Demolished.
#320 SEPP (Regional Precincts)	Steps of Former Private Hospital 297 Mann Street, Gosford.	Extant ruins.
#322 SEPP (Regional Precincts)	House 1 Bent Street, Gosford.	Extant.

Table 1 - Items listed on SEPP located within 150m of the study area

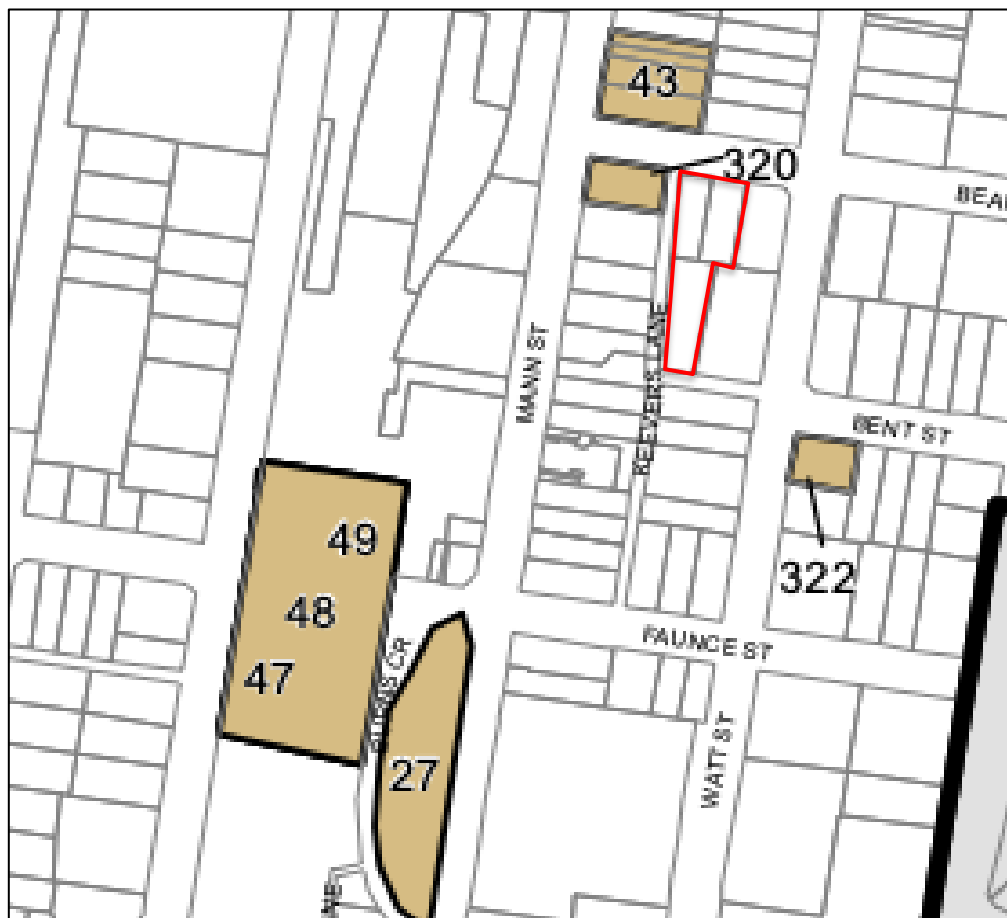


Figure 6 - SEPP heritage plan Gosford city

Figure 6 is an excerpt of the State Environmental Planning Policy, Gosford City Centre Heritage Map (Sheet HER_001). The study area is outlined in red with nearby heritage items numbered and shaded in brown.

5. HISTORICAL CONTEXT

The lands around Brisbane Water (Gosford is located on the shores of this body of water) were originally inhabited by the Guringai tribes, who were principally coastal-dwellers with the Darkinjung inhabiting the hinterland. This report does not discuss issues relating to Aboriginal heritage.

By 1823 land around Brisbane Water was first settled by European settlers with 300 acres being granted to James Webb, a former soldier, for use as a cattle run (Strom, 1982: 8). The area around Brisbane Water was heavily wooded and as the area developed many of the early settlers in the area became involved in the timber industry. By 1828 there were 100 people living on Brisbane Water, half of which were convicts. One of the earliest buildings constructed in Gosford was a watch-house in 1827, followed by a courthouse in 1833 and a post office in 1835.

A township plan for a settlement on Brisbane Water was surveyed in 1839 and submitted to Governor Gipps for approval (Swancott, 1966: 44). The Governor approved the plan with township name listed as 'Gosford'.

The survey does not appear to have considered the local topography in any detail as much of the land to the east of Mann Street is very steep. Several sections to the north-east of the study area are located on steep hillslopes and appear to remain wooded in early photographs of the developing town. The 1840s style city planning was impractical - steep streets with no thought to topography. The person who designed Gosford had never visited the area; the town was designed in Surveyor-General's Sydney office with no thought to shaping the town to conform the hills, river and sea (Hodges, 2019: 69).

The town plan had street names taken from those of the early settlers of the area along with the district Magistrates – Faunce, Bean, Donnison and Moore (Swancott, 1966: 48). It appears that 'Beane' Street was misspelt.

There were some delays in the establishment of Gosford Township and while the government organised a surveyor, one settler, Samuel Peel, bought land to the east of the area gazetted for Gosford and set up what became East Gosford. In the early 1840s, East Gosford appeared as a more successful town than the government's 'Gosford' with a rapidly growing population. To stem the growth of East Gosford, Governor Gipps prevented the establishment of administrative buildings there and only allowed such construction to occur in Gosford proper; the plan worked, and soon more people moved into the government town (Brennan, 1970: 7).

As services increased, focus of settlement followed with churches, hotels and sundry public buildings built along Mann Street. The arrival of the railway, in stages, during the late 1880s provided further impetus for the expansion of Gosford as it supported an expansion of industry (Strom, 1982: 18). Following the release of more land in the area, the population of Brisbane Water grew to 1,090 in 1841 with 199 people living in Gosford. The majority were men living in 26 houses. Development over the next ten years was slow with the district population only growing to 1,451 with the population of Gosford township increasing to around 221.

The town saw significant growth during the 1880s. By 1882 a new Post Office was constructed on Mann St and by 1885 Gosford had been named a municipality (Newton *et al*, 2020: 21). Along with the railway station, shops opened along Mann Street and it became a thriving commercial centre for the district.

By 1900 agriculture had become a major industry utilising the cleared land that had resulted from the extensive logging that occurred during the 19th century; citrus fruit became one of the major crops (Newton *et al*, 2020: 22).

6. CADASTRAL CONTEXT

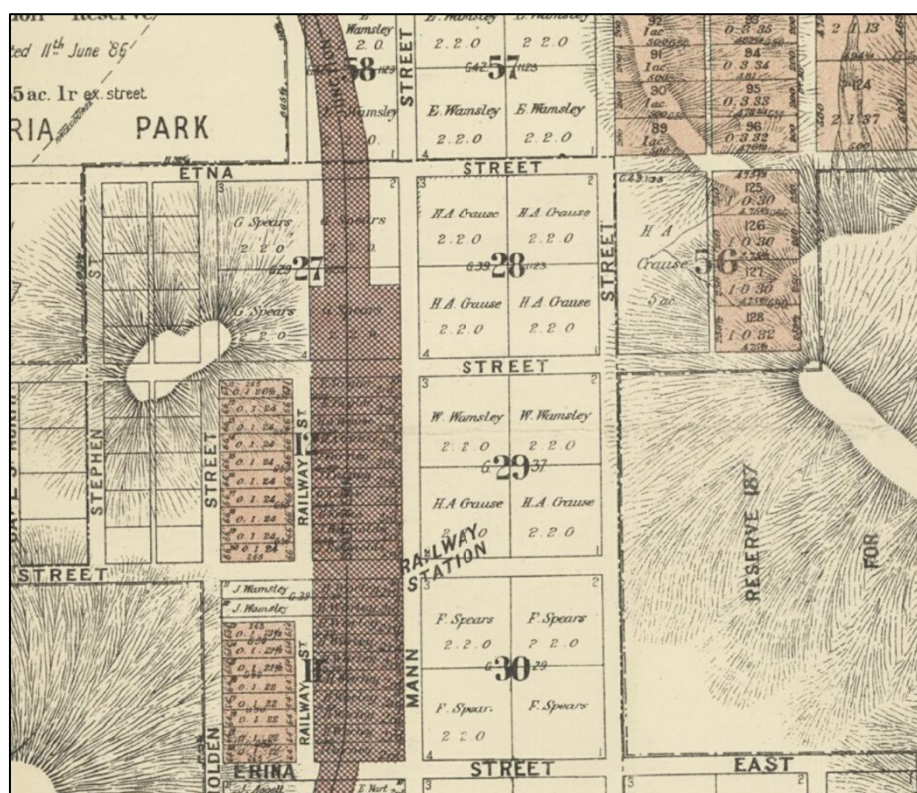
The first edition of the town map of Gosford was published in 1890. Section 29 of the town plan consists of four equal sized allotments (each 2.5 acres) flanked by Mann, Beane, Faunce and Gertrude Streets (see Figure 5). The town plan shows that the study area is contained within Section 29, Allotment 3 which had been purchased (along with Allotment 2) by W. Wamsley on 15 October 1858. These allotments were both 2 acres and 2 roods in area (2.5 acres). This record appears to have been a spelling error and perhaps should have been 'Walmsley'. The brothers, William and Edward Walmsley (Junior), were farmers in the area and were well-known in the dairy and timber industry. Edward 'Wamsley' purchased several other allotments within the township around that time. William and Edward Walmsley were the sons of Edward Walmsley, a well-known early settler who resided at 'Gosford Park', one of the early farms established in the area (Dundon, 1997: 311). Records appear to share the spelling of both 'Wamsley' and 'Walmsley'.

Town maps show little by way of development on the allotments originally owned by Wamsley until 1922 (Ed. 4) when the plan shows that allotment 2 had been sub-divided into 16 smaller portions. The 1958 (Ed. 5) town plan shows that allotment 3 had been subdivided into 14 smaller portions. The study area is made up of portions 8, 9 and 14 within Allotment 3, Section 29.

It must be noted that an area is marked within allotments 3 and 4 to suggest a laneway has been formed to pass through those allotments at least by 1935. This laneway was officially named 'Keevers Lane' in January 1978 (*NSW Govt. Gazette*, 20 January, 1978). This series of town maps also shows Watt Street appearing to divide Section 29 in half, with Watt Street running parallel to Mann Street to divide the section. Watt Street appears to have existed to the south from at least 1922, encroaching into Section 29 but not going beyond the mid-point (see Figure 6). The 1978 Charting map (Ed. 8) shows Watt Street extending northward to divide Section 29 in half.

Watt Street appears to conform to the grid layout of the town however Keevers Lane does not. Keevers Lane may have been created in a more 'organic' fashion and used informally by local residents as it did not run parallel to any existing roadway (see Figure 2). Perhaps due to its consistent use, it became accepted as part of the town layout and later services were adapted to conform to its presence.

While nothing is marked on early plans, aerial photographs reveal that some development did take place with Section 2. The 1965 aerial photograph shows structures built on allotments 8, 9 and 14. However, the 1976 aerial photograph shows that structures on allotments 8 and 14 have been cleared and the area utilised as a car park. The structure on allotment 9 remained in place until at least 2017 when the apartments on the corner of Beane and Watt Street appear.

Figure 7 -excerpt, 1886 Gosford town plan. 2nd Ed.Figure 8 - excerpt, 1922 Gosford town plan. 4th Ed.

7. EXISTING HERITAGE ITEMS

There are three listed heritage items (previously mentioned) that are located within 150m of the study area. These include:

7.1 Mitre 10 Store

The Mitre 10 Store located at 299-309 Mann Street, Gosford (corner of Beane Street) is listed on the NSW State Heritage Inventory and the NSW SEPP (Item No. 43). This item is described as consisting of:

'... two substantial single and two storey facades from the Inter war period which appear to be amongst the oldest standing commercial and industrial scale buildings on the main street of Gosford, and their rarity and history may have potential for conservation and adaptive re-use supported by conservation and listing as items of local heritage significance. ... The two adjoining structures and their rendered and painted facades may have been the offices and storerooms for the Citrus Fruit growers Association of NSW, which owned the packing house opposite ... and ... The two Inter war facades and their structures to the rear, make a substantial industrial scale impact on the visual impact of the streetscape at the northern end of Mann Street.'

This item is no longer extant. Construction of a large commercial building is underway at this location and the Mitre 10 Store was demolished to make way for these new works.

7.2 Steps of Former Private Hospital

Sandstone steps that led to the entrance of a private hospital are located at 297 Mann Street, Gosford (corner of Beane Street). This site is located opposite the study area across Keevers Lane to the west.

This item is not listed on the NSW State Heritage Inventory but is on the heritage schedule of the NSW SEPP(Precincts–Regional) 2021 (Item No. 320).

The allotment at 297 Mann Street is vacant, however, some sandstone steps and associated features can be seen amongst vegetation adjacent to the footpath along Mann Street.

The proposed works will not have an impact on this item.

7.3 Residential Building

A weatherboard house is located at 1 Bent Street, Gosford. This house is listed on the NSW State Heritage Inventory and the NSW SEPP (Item No. 322). This item is listed as being of local significance and described as consisting of:

"The double fronted timber house with hipped iron roof from the early Inter war era marks the development of the high northern end of Gosford and retains the distinguishing original design and features and complements the streetscape ... and ... marks the development of the upper area of Gosford with steep sites for residential use."

This item is approximately 60m from the southern boundary of the study area but is not visible from that allotment. The proposed works will not impact on this item.

7.4 Streetscape

The streetscape along Beane Street adjacent to the study area does not contain any listed heritage items. The contemporary streetscape consists of a vacant allotment (297 Mann Street), a building under construction (299-309 Mann Street) and a relatively new apartment building at the corner of Beane Street and Watt Street (immediately to the east of the study area).

The contemporary streetscape along Beane Street is of no heritage significance. As such, the proposed works will have no impact on the heritage value of the study area.

8. SITE INSPECTION

8.1 Visible heritage items

The site was inspected on 7 July, 2025. The three allotments that make up the study area are fenced off by temporary fencing as one and not divided. The area is largely covered by vegetation which ranges from thick grasses, blackberry vines, exotic shrubs and trees, particularly in the northern half. Figures 9-12 are photographs taken during the site visit.

The site has also been used for dumping rubbish with a number of household items strewn across site, amongst the thick grass. The southern portion of the site is partially cleared with less grass cover and some bitumen paving visible. This paving may have been a remnant of the time the area was utilised for car parking.

Keevers Lane has a concrete kerb bordering the road surface without any paved footpath. The natural topography has a moderate slope down to the west, becoming quite steep toward Mann Street. Apart from a steep rise up from Beane Street, there is a slight to moderate slope running north/south along Keevers Lane. The allotments themselves have been cut to reduce the east/west slope with a cut of about 1.2 m visible along Keevers Lane.

Apart from the levelling of the area adjoining Beane Street and the paving toward the southern end of the block, there is no physical evidence of any former structures on any of the three allotments.

8.2. Potential for undiscovered heritage items

There is no evidence to suggest that items of heritage significance were once located within the study area.

While aerial photographs reveal that structures, most likely residential buildings, were once standing within the study area (see Figures 13 and 14), there is nothing to suggest that they had any heritage significance. Heritage studies were conducted by David Scobie Architects in 2013 and Sue Hodge in 2019 and nothing was noted within or in the near vicinity of the study area.

Given that the structure on allotment 9 on Beane Street was extant until at least 2017 (see Figure 14) it would have been there when the study was carried out in 2013, when the house at 1 Bent Street was noted and listed as being locally significant.

Although the presence of undiscovered historic items cannot be categorically ruled out, we consider there is very low potential for such to exist in the study area based on present evidence.



Figure 9 - View of study area to south-east from Beane street



Figure 10 - view across study area from north east corner of allotment.



Figure 11 - view north along Keevers Lane. study area on right.



Figure 12 - view of study area south along eastern boundary



Figure 13 - 1965 aerial photograph of study area (outlined in red)
NSW Dept of Lands



Figure 14 - 2017 Aerial view of study area (outlined in red)
Google Earth Image dated 30 January 2017.

9. CONCLUSION AND RECOMMENDATIONS.

This assessment and statement of heritage impact relating to the proposed development at 45 Beane Street, Gosford, NSW, is limited to the evidence available to the consultant at the time of report preparation, as detailed above.

On the basis of the assessment reported herein, including searches of relevant heritage registers, a review of previous heritage investigations in the vicinity of the study area, and an inspection of the area of the proposed works, the following conclusions and recommendations are presented:

- 1) There is no evidence that the study area contains material of historic heritage significance.
- 2) The proposed development will not have an adverse impact on heritage items adjacent to the study area. As such, there are no heritage related issues that would interfere with the proposed development proceeding;
- 3) While the potential for relics to exist within the project area is very low, any works should be subject to a condition that should any relics come to light during these works, activity must cease until the evidence has been inspected and assessed by a suitably qualified heritage consultant.

10. REFERENCES

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