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URBIS

HISTORICAL ARCHAEOLOGICAL ASSESSMENT

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

Prepared for

T&P CHIMES DEVELOPMENT PTY LTD.

29 January 2026

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EXECUTIVE SUMMARY

This Historical Archaeological Assessment (HAA) has been prepared by Urbis on behalf of T&P Chimes Development Pty Ltd. (the Applicant) to accompany a State Significant Development Application (SSDA) for a shop top housing development at 45-53 Macleay Street, Potts Point (the site).

The proposal seeks approval for the construction and operation of a 16-storey shop-top housing development comprising:

- 44 apartments, including:
 - 23 affordable apartments on podium level 1 and 2 which will be managed by a community housing provider (CHP) for 15 years
 - 21 market apartments over 12 levels
- Ground floor retail
- Four levels of basement for parking, services and storage
- Vehicular and loading access from McDonald Street
- Landscaping and communal open space.

The present HAIA has been prepared to fulfil Item 22 of the project specific, Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-83867719, issued on 16 May 2025.

A HAA for the site was previously prepared by Urbis (2025) for the Concept phase of the development (SSD-79316759). Minor updates for the revised development in the Detailed Design DA (SSD- 83867719) have been applied throughout this document. While the Detailed Design DA includes changes to the development such as an additional basement level, the outcome of this archaeological assessment remains the same: prepare a HARDEM to guide future archaeological investigation at the site during bulk excavation for the development. Urbis have also previously prepared the HARD&EM (Urbis, 2025) and a response to the Excavation Director Criteria as part of the Concept SSD-79316759. As the design change has only added an additional basement level, this also does not change the outcome of the HARDEM.

As such, for consistency between the Concept SSD-79316759 and the current Detailed Design SSD-83867719, Urbis submit this HAA updated with Detailed Design plans, the unaltered HARDEM and Excavation Director Criteria.

The present HAIA has been prepared to investigate historical archaeological potential within the subject site and assess the significance of potential resources. This HAA will also investigate the potential impact of the proposed physical works on the archaeological resources as part of the next phase of SSDA approval.

The HAIA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the subject site including analysis of historic mapping and imagery (Section 3).
- Analysis of relevant archaeological assessments (Section 4).
- Assessment of archaeological potential (Section 5).
- Assessment of archaeological significance (Section 6).
- Archaeological impact assessment (Section 7).
- Provision of recommendations for the management of archaeological relics (Section 8).

This HAIA has concluded the following with relation to the archaeological potential and significance of the subject site:

Archaeological Potential

- There is **nil potential** for archaeological resources to occur dating to Phase 1: Pre-Settlement (1788-1830) due to the lack of documented use and the nature of subsequent disturbance. In the unlikely event of the survival of archaeological resources from this phase that demonstrated evidence of undocumented historical activities, they would need further assessment.
- There is **low potential** for archaeological resources to occur dating to Phase 2: Adelaide Cottage (1831-1888). Landscaping elements, the ornamental driveway, foundations of the front gate on Macleay Street,

undocumented outbuildings, ephemeral evidence of Adelaide Cottage gardens, undocumented services such as surface or in-ground drains related to the driveway or Macleay Street gate and deeper subsurface features (such as wells and cisterns and their contents) may occur in disturbed contexts throughout the site and therefore be retained with low integrity.

- There is **moderate potential** for archaeological resources to occur dating to Phase 3: Late 19th Century Terraces (1888 – 1960). Architectural foundations of the prior terrace buildings and undocumented or documented services related to these terraces may occur in a disturbed but interpretable form.

Archaeological Significance

- Intact and interpretable archaeological remains of Phase 2: Adelaide Cottage (1831-1888) may satisfy the criteria for **Local significance** for their Historic value (A), Research Potential (E), Rarity (F) and Representativeness (G).
- Intact and interpretable archaeological remains relating to the late 19th century terraces (Phase 3) may satisfy the criteria for **Local significance** for their Historic value (A).

Impact Assessment

- The works proposed in the Detailed Design SSDA (SSD-83867719) will impact potential locally significant archaeological relics. Future works at the site must follow the guidance proposed in the Historical Archaeological Research Design and Excavation Methodology (Urbis 2025) and any conditions set by Heritage NSW.

RECOMMENDATIONS

In view of the above conclusions, Urbis makes the following recommendations:

Recommendation 1 – Submission of Report for SSDA 83867719

- The present Historical Archaeological Impact Assessment should be submitted as part of Development Application (SSDA 83867719).

Recommendation 2 – Historical Archaeological Research Design and Excavation Methodology (HARD&EM)

- Once approved by Heritage NSW, the development must follow the guidance outlined in the Urbis 2025 Historical Archaeological Research Design and Excavation Methodology (HARD&EM) to manage potential locally significant resources across the subject site.

1. INTRODUCTION

Urbis was engaged by T&P Chimes Development Pty Ltd. ('the Proponent') to prepare a Historical Archaeological Assessment (HAA) of 45-53 Macleay Street Potts Point NSW, legally defined as SP934 ('the subject site'). The regional location and curtilage of the subject site are shown in Figure 1 and Figure 2.

The subject site is located in the City of Sydney Local Government Area (LGA) and falls within the bounds of the La Perouse Local Aboriginal Land Council (LPLALC).

The proponent is seeking approval for the construction and operation of a 16-storey shop-top housing development (SSD- 83867719).

1.1. RESPONSE TO SEARS

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 16 May 2025 issued for the SSDA (SSD-83867719). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

SEARs Compliance Item	Description of Requirement	Section Reference (this Report)
22. Environmental Heritage	Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines. <i>If required: Archaeological Assessment</i>	The present report

1.2. PROJECT BACKGROUND

A HAA and HARDEM for the site was previously prepared by Urbis (2025) for the Concept phase of the development (SSD-79316759). This revision presents minor updates for the revised development in the Detailed Design DA (SSD- 83867719), changes have been applied throughout this document. While the Detailed Design DA includes changes to the development such as an additional basement level, the outcome of this HAA and the HARDEM remains the same. Please refer to the HARDEM (Urbis, 2025) prepared for SSD-79316759 for the recommended archaeological methodology for the subject site (see Appendix A).

Therefore, the present HAA has been prepared to meet compliance and fulfil Item 19 of the project specific SEARS.

The HAA aims to:

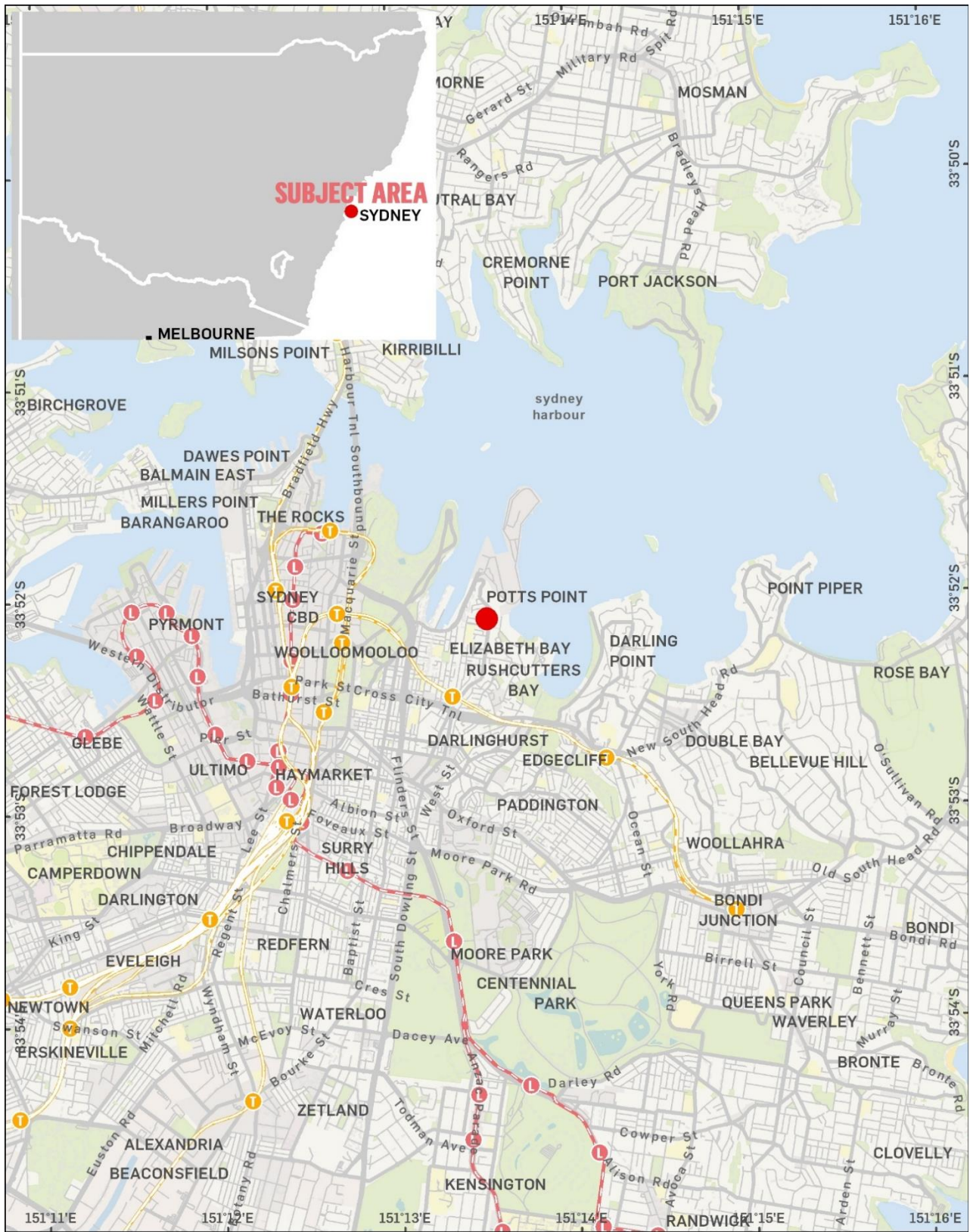
1. Investigate the historical archaeological potential of the subject site.
2. Evaluate the significance of any potential archaeological resources.
3. Examine the potential impact on these archaeological resources of the proposed physical works for the Detailed Design SSDA.

1.3. SUBJECT SITE

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

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

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



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

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

Figure 1 – Regional location of the subject site



GDA 1994 MGA Zone 56

© 2024. Data: ABS, OpenStreetMap, Nearmap. Helping shape our cities, one map at a time. Aug 2024



Project No: P0035022
Project Manager: Ali Byrne

Subject Area — Contours

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

Figure 2 – Location of the subject site

1.4. METHODOLOGY

The HAIA has been undertaken in accordance with the principles and guidelines of *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS Incorporated, 2013) ('Burra Charter') and as described in the following publications:

- *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Archaeological Assessments* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch of the Department of Planning, 2009).
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning, 2006).

The HAIA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the subject site including analysis of historic mapping and imagery (Section 3).
- Analysis of relevant archaeological assessments (Section 4).
- Assessment of archaeological potential (Section 5).
- Assessment of archaeological significance (Section 6).
- Archaeological impact assessment (Section 7).
- Provision of recommendations for the management of archaeological relics (Section 8).

1.5. AUTHORSHIP

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

1.6. LIMITATIONS

The HAIA was undertaken to investigate historical archaeological heritage within the subject site. It does not consider Aboriginal archaeological remains or built heritage items.

2. STATUTORY CONTEXT

2.1. NATIONAL LEGISLATION

Environment Protection and Biodiversity Conservation Act 1999

In 2004, a new Commonwealth heritage management system was introduced under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The National Heritage List (NHL) was established to protect places that have outstanding value to the nation. The Commonwealth Heritage List (CHL) was established to protect items and places owned or managed by Commonwealth agencies. The Australian Government Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the NHL or CHL.

Commonwealth Heritage List

The (CHL) was established by the EPBC Act to protect Indigenous, historic, and natural heritage places owned or controlled by the Australian Government. The CHL and EPBC Act contain provisions for the management and protection of listed places under Commonwealth ownership or control. There are no items on the Commonwealth Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

A search of the CHL was undertaken on 18 February 2025. The subject site does not contain any items which are listed on the CHL.

National Heritage List

The National Heritage List (NHL) was established by the EPBC Act to protect places of significant natural or cultural heritage value at a National level. The EPBC Act requires NHL places to be managed in accordance with the National Heritage Management Principles. Under sections 15B and 15C of the EPBC Act, a referral must be made to the Department of the Environment and Energy for actions that are likely to have a significant impact on National Heritage listed properties. There are no items listed on the National Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

A search of the NHL was undertaken on 18 February 2025. The subject site does not contain any items which are listed on the NHL.

2.1.1. State Legislation

New South Wales Heritage Act 1977

The NSW Heritage Act 1977 (the Heritage Act) provides protection to items of environmental heritage in NSW. Heritage items protected under the Heritage Act include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, social, aesthetic, scientific, archaeological, architectural, cultural or natural values.

State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance. Under Section 57(1) of the Heritage Act, Heritage Council approval is required to move, damage, or destroy a 'relic' listed in the SHR, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

Section 4 of the Heritage Act defines a 'relic' as:

Any deposit, object or material evidence

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

(b) is of State or local heritage significance.

Under Section 139(1) of the Heritage Act, an excavation permit is required to disturb or excavate land “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 unless the disturbance or excavation is carried out in accordance with an excavation permit”. Under legislative changes in 2022, a Section 139(4) may be sought for certain exempt activities which result in ground disturbance not resulting in the removal of Local or State significant relics. A Section 139(4) requires assessment by a suitably qualified archaeologist but does not require approval from Heritage NSW.

The Heritage Act requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the Heritage Act, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the Heritage Act all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

The current HAIA has been undertaken to determine the likelihood of any local or State archaeological resources being retained within the subject site.

State Heritage Register

The Heritage Act is administered by the Office of Environment and Heritage. The purpose of the *Heritage Act 1977* is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act.

A search of the SHR was undertaken on 18 February 2025. The subject site does not contain any items which are listed on the SHR.

Section 170 Heritage and Conservation Register

The Heritage Act also requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the Heritage Act, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the Heritage Act all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

A search of the State Heritage Inventory was undertaken on 18 February 2025. The subject site does not contain any sites which are listed on a S.170 Register.

Environmental Planning and Assessment Act 1979

Local Environmental Plans (LEPs) are made under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The *Environmental Planning and Assessment Act 1979* (EP&A Act) requires each LGA to produce a Local Environment Plan (LEP). The LEP identifies items and areas of local heritage significance and outlines development consent requirements.

The subject site falls within the City of Sydney LGA and is subject to the *Sydney Local Environmental Plan 2012* (*Sydney LEP 2012*). Under Section 5.10, Clause 2 of the *Sydney LEP 2012*, development consent is required when:

(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.

Under Section 5.10, Clause 7 it is specified that:

(the) consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Historical archaeological sites are listed under Part 3 of Schedule 5 of the *Sydney LEP 2012*.

The property report for the subject site, available on the NSW Planning Portal Spatial Viewer, indicates that the site has local heritage significance due to the Terrace house 'Nebraska' (LEP #I1139). However, the State Heritage Register (SHR) mapping shows that the Nebraska terrace is actually located at 55 Macleay Street, just south of the subject site. Additionally, the link for 'Nebraska' on the SHR mapping is to the *Terrace house Sante Fe* (I1139) listing. The Sydney LEP 2012 does not include a separate listing for the 'Nebraska' item. Historical research (see Section 3.1.3) indicates that 'Nebraska' was one of the 19th century terraces demolished in the 1960s for the construction of the existing hotel. Therefore, while there is not an official listing for this item there may be archaeological potential for the remains of this terrace.

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

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

Ref	Address	Item	Significance
I1139	55 Macleay Street	Terrace house <i>Sante Fe</i> including interior	Local
I1140	57-59 Macleay Street	Former artists' studio The Yellow House including interior	Local
I1141	61-623 Macleay Street	Flat building Wirrawa including interior	Local
I591	10-12 Macleay Street	Flat building Macleay Regis including interior	Local

2.2. NON-STATUTORY IMPLEMENTS

A search of non-statutory implements including *The Central Sydney Archaeological Zoning Plan* and the *City of Sydney Development Control Plan 2006* was conducted. However, this did not identify any additional heritage controls relevant to the subject site.

2.3. SUMMARY OF HERITAGE CONTEXT

The statutory context of the subject site is summarised as follows:

- In view of the protections afforded to heritage items by the EPBC Act, Heritage Act, City of Sydney LEP 2012 and City of Sydney DCP 2006, the current HAIA has been undertaken to determine the likelihood of historical archaeological remains being retained within the subject site.
- The subject site does not contain, nor is it in the vicinity of, any items which are currently listed on the NHL or CHL.
- The subject site is within the Potts Point Heritage Conservation Area.
- The subject site is within the vicinity of several locally significant heritage sites listed under the Sydney LEP 2012.



Figure 3 – Heritage items near the subject site

3. HISTORICAL CONTEXT

The historical context of the subject site provides the basis for assessing what may be retained in the ground as archaeological evidence of past development. The following description is based on archival source material and provides an overview of the phases of site development, which includes the nature, character and distribution of historical land use and associated ground disturbance. This section of this report has been informed by the Heritage Impact Statement prepared by John Oultram Heritage and Design in February 2025 and the Preliminary Historical Archaeological Assessment prepared by Urbis in February 2025.

The historical context is discussed according to the following development and use phases:

- Phase 1 – Pre-Settlement (1788 – 1830)
- Phase 2 – Adelaide Cottage (1831 - 1888)
- Phase 3 – Late 19th Century Terraces (1888 – 1960)
- Phase 4 – Chimes Hotel (1961 – present)

3.1.1. Phase 1: Pre-Settlement (1788 – 1830)

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

The earliest evidence of European land grants in the broader area occurred in 1809, when Colonel William Patterson granted 30 acres of land to Patrick Walsh, an Irish convict. The area was, therefore, initially known as Paddy's Point in association with Walsh.¹ During his occupancy of the landholding, Walsh partially cleared the area, erected fences and constructed a hut. The precise location of this hut is unknown; however, there is no indication that it was located within the subject site.

Following the arrival of Governor Macquarie, it was reported that all Grants or Orders of Occupancy of Land given by Colonel Patterson would be cancelled.² This cancellation did not transpire until 1822, when Patterson's land was revoked and given to a Mr Drennan. As reported by AMAC,

In Governor Macquarie's attempt to apply British notions of civility and village life, he took back the land from Mr Drennan in exchange for land elsewhere and established a fishing village for the Aboriginal communities in the area. Macquarie erected huts and provided fishing boats, and fishing tackle and salt and casks for salting the fish. He named the village Elizabeth Town, after his wife, and the area is now known as Elizabeth Bay.³

Following Governor Macquarie's return to England, Governor Brisbane then planned to erect an asylum on the site of Pott's Point, but this never eventuated. By 1824, the village at Elizabeth Town was slowly abandoned,⁴ and the land comprising Elizabeth Town, Woolloomooloo Hill and Potts Point was divided into large land grants.⁵ Due to the progressive commercialisation of the Sydney township, these large allotments were created to facilitate the development of a high-status residential area nearby.⁶ The earliest grant of land on Woolloomooloo Hill was made to Judge-Advocate John Wyld in 1822.

In 1828 Governor Darling instructed the subdivision of Woolloomooloo Hill into a town division consisting of large allotments.⁷ Darling's subsequent 'deeds of grant' were issued to select members of colonial society to establish an enclave for the political and military elites (in particular, his senior civil servants). The deed stipulated that all houses were to be erected within three years, the price of the house must be more than

¹ NSW Environment, 2023. *Heritage Item Details: ID 2435711*. [online] Available at: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2435711> [Accessed 10 October 2024].

² *Ibid.*

³ Sydney Barani, 2023. *Elizabeth Town*. [online] Available at: <https://www.sydneybarani.com.au/sites/elizabeth-town> [Accessed 10 October 2024].

⁴ *Ibid.*

⁵ TZG Architects (June 2020: 5).

⁶ *Ibid.*

⁷ TZG Architects (June 2020: 5).

£1,000 and they must face Government House across the bay.⁸ The first seven of these grants were issued in 1828, with the other allotments formally granted in 1831.⁹ While Primary Application documentation notes that Dr. Henry Gratton Douglas leased the land including the subject site in 1828, it was not officially granted to Douglas until 1831.¹⁰ This eight-acreage land parcel granted to Dr. Henry Gratton Douglas was boarded by Macleay Street along the east and Elizabeth Bay to the west (Figure 4).



Figure 4 – Woolloomooloo, Potts Point subdivision plan from 1829 showing the location of the subject site in Henry Gratton Douglas' land grant.

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

3.1.2. Phase 2: Adelaide Cottage (1831 – 1888)

During Dr. Henry Gratton Douglas' ownership of the land, he commissioned the architect Edward Hallen to build a villa named 'Adelaide Cottage'. This cottage existed as one of the several 1830s villas situated on Woolloomooloo Hill.

An undated plan shows a detailed view of this estate, which along with the primary villa comprised detached servants rooms, workshop, stable coach house and associated laundry, harness room, men's rooms, clothes drying paddock, poultry yards, lawns and a fish pond (Figure 6). The subject site appears to be located within the eastern grounds of the estate, specifically along the drive and front entrance to the cottage off Macleay Street.

In 1832, Lieutenant-Colonel Thomas Shadforth purchased Adelaide Cottage until the estate was sold again in 1852 (Figure 6 and Figure 7). Between the early 1850s and 1888, a merchant, John Henry Challis took ownership of the property (Figure 8 and Figure 9). Challis lived in the cottage for a short period before sailing back to England in 1855. After Challis' departure, he let Adelaide cottage to a bank manager, Alexander MacDonald who lived there until his death in 1888.¹¹

Historical maps indicate that during MacDonald's residency additional outbuildings had been constructed to the west of Adelaide Cottage (Figure 10).

⁸ NSW Environment, 2023. *Heritage Item Details: ID 2435711*. [online] Available at: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2435711> [Accessed 10 October 2024].

⁹ Dictionary of Sydney, 2023. *Darlinghurst*. [online] Available at: <https://dictionaryofsydney.org/entry/darlinghurst> [Accessed 10 October 2024].

¹⁰ Primary Application [7344] Thomas Forster Knox, Application to Bring Lands Under the Provisions of the Real Property Act, 1888,

¹¹ 'News of the Day', 5 April 1888, *Sydney Morning Herald*, p. 7., <http://nla.gov.au/nla.news-article13682409>

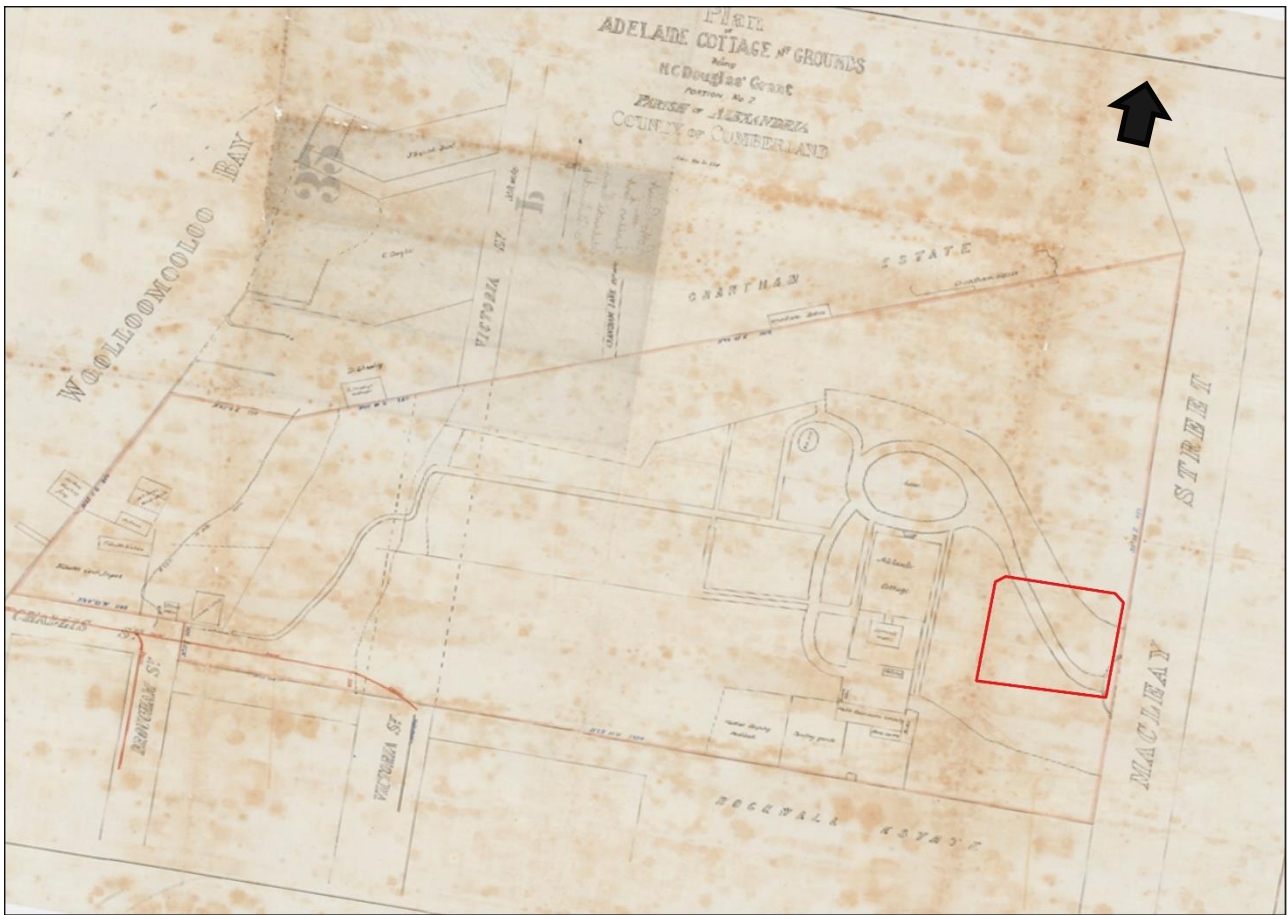


Figure 5 Undated plan of Adelaide Cottage and grounds. The approximate location of the subject site has been indicated in red.

Source: SLNSW - FL9054714



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

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

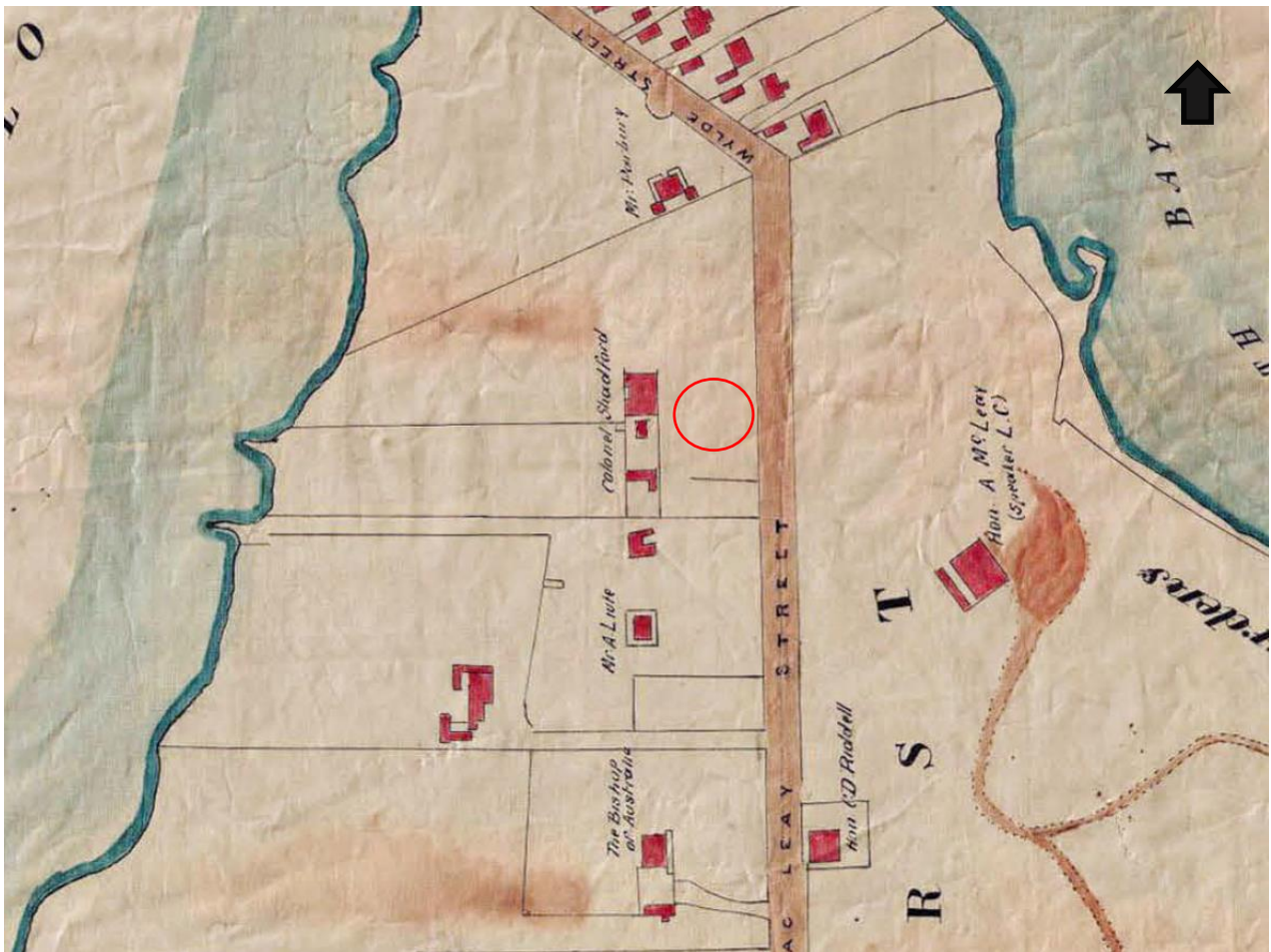


Figure 7 – Extract of 1845 Shields map showing Adelaide Cottage and grounds. The approximate location of the subject site has been indicated in red.

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



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

Source: SLNSW, FL8697317

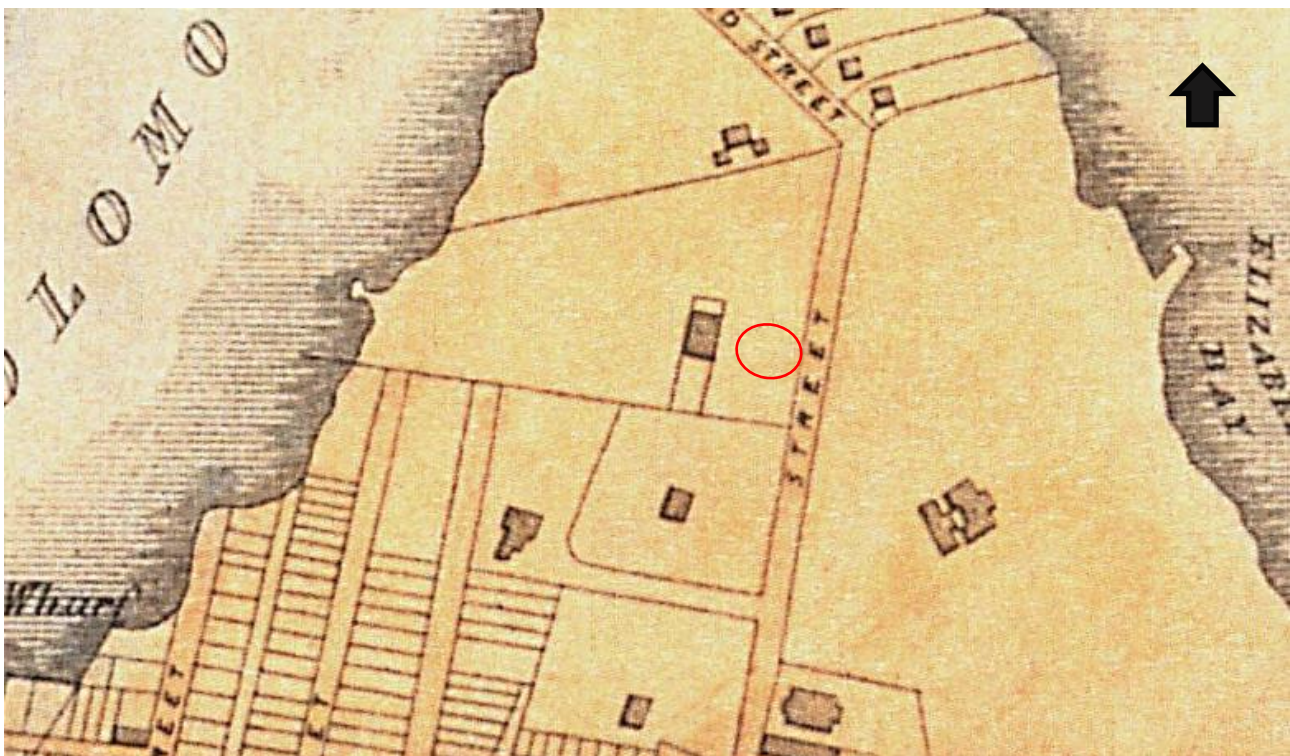


Figure 9 –Extract of 1855 plan showing Adelaide Cottage and grounds. The approximate location of the subject site has been indicated in red.

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



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

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

3.1.3. Phase 3: Late 19th Century Terraces (1888 – 1960)

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

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

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

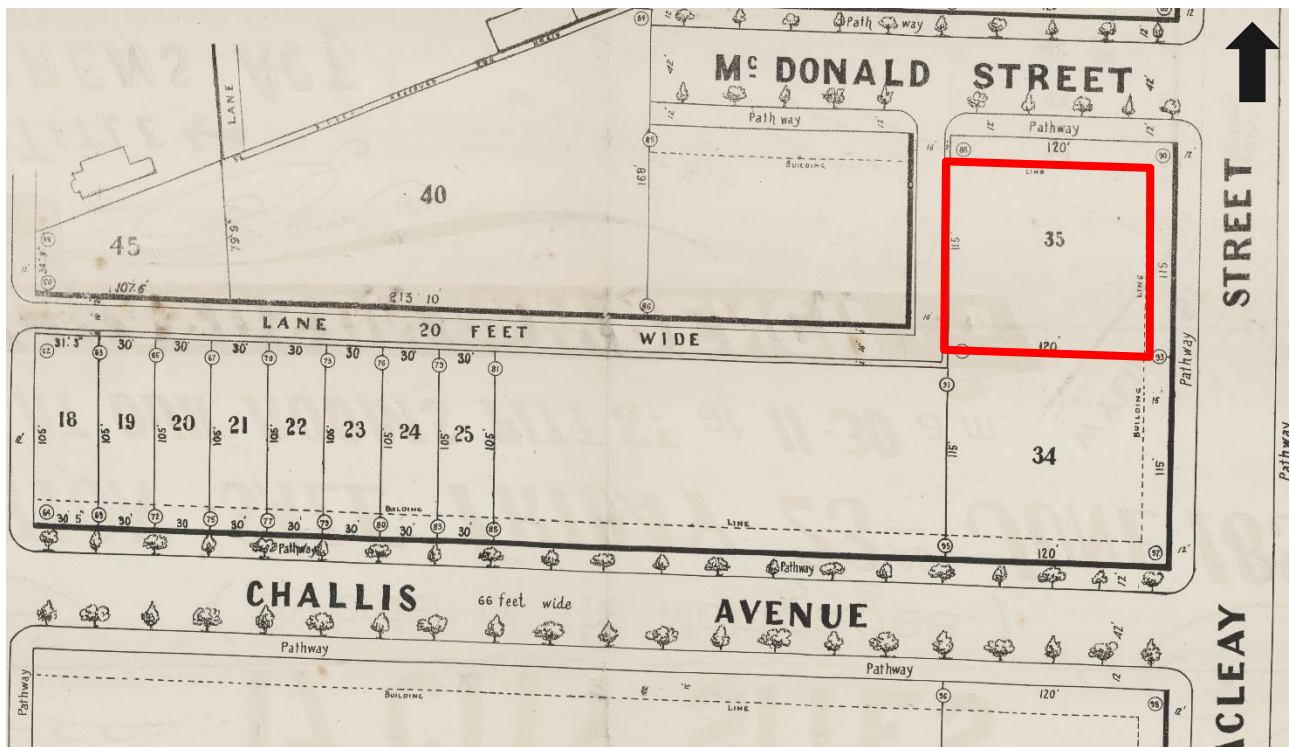


Figure 11 – 1893 subdivision map of Challis Estate auction including Lot 35, the present subject site (red outline).

Source: SLNSW, FL9013845



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

Source: City of Sydney Archives, A-00037327



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

Source: City of Sydney Archives, A-00037328



Figure 14 – Historical aerial image 1943 showing the subject site (red outline).

Source: NSW Government, *Historical Imagery Viewer*

3.1.4. Phase 4: Chimes Hotel (1961 – Present Day)

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

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



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

Source: NSW Government, Historical Imagery Viewer

4. ARCHAEOLOGICAL CONTEXT

4.1. PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in a given area. No summary of relevant assessments is provided below.

4.1.1. Archaeological Investigations of the Subject site

No previous archaeological reports relating directly to the subject site have been identified.

4.1.2. Archaeological Investigations of the Surrounding Area

AMAC, 2022. *Historical Archaeology Test Excavation Report: The Metro Theatre (Formerly Minerva Theatre) SHR 02049. 28-30 Orwell Street, Potts Point.*

In 2022, Central Element Pty Ltd engaged AMAC to prepare a Test Excavation Report for the archaeological investigations at 28-30 Orwell Street, Potts Point. This report was identified as relevant to the present HAIA due to its proximity, being 380m south of the subject site, as well both sites' comparable historical occupation.

The report was prepared in response to Condition 10 of s63 Approval HMS No. 607, and included a desktop assessment and archaeological test excavation. Overall, the test excavations located the original west and east walls and veranda space for Orwell House (c.1829). These wall footings were preserved between 1-3 courses deep, along with three examples of floors from within the basement rooms. By contrast, the north wall was considered likely missing, with only two flagstones identified which might relate to the north veranda. However, it was unclear whether the flagstones should be attributed to the original 1829 veranda or its c.1921 renovation. Finally, four artefact-rich deposits were identified during the test excavations, though they were all very limited in their size, artefact contents and intactness.

The lack of artefactual deposits may, on the one hand, relate to the site's ongoing occupation and recurrent renovations. Indeed, the test excavation confirmed that the site had sustained considerable disturbances, with no soils discovered in the test trenches that had the characteristics of natural soils nor the characteristics of the Gynea profile natural soils. However, the soil profile was observed to vary throughout the site due to the undulating natural bedrock. In particular, the sandstone bedrock occurred at shallower depths within the north of the site, relative to the site. Therefore, the report concludes that areas of the site which are underlain by this shallow bedrock are likely to hold the lowest survival rate for artefactual deposits. In this way, the lack of artefact-rich deposits may also relate to the geological context of the site.

Casey & Lowe Pty Ltd, 2010. *Tusculum, 3 Manning Street, Potts Point, Sydney - Archaeological Site Inspection and Archaeological Monitoring*

During landscaping works in 2010, brick structural remains were uncovered in the forecourt of Tusculum located at 1-3 Manning Street and 8C Hughes Street, Potts Point NSW. This report was identified as relevant to the present HAIA due to its proximity with Tusculum being 280m south of the present subject site, as well both sites' comparable historical occupation.

Works were stopped and Casey & Lowe Pty Ltd were engaged by Sue Barnsley Design to undertake a site inspection to determine if the remains had archaeological value. They found the remains were likely part of the porte-cochere structure added to the house in the late 19th century and demolished in the 1960s. They assessed the footings of the porte-cochere structure to have low archaeological value and recommended the footings remain in situ.

After the site inspection, Casey & Lowe Pty Ltd were engaged to monitor the machine stripping in Tusculum's forecourt. These works exposed the remainder of the Porte cochere footing. It also revealed other foundational elements however the location or details of these were not included because they would not be impacted by the development. Below the surface of the eastern veranda of Tusculum, lower courses of sandstone and brick foundations were found.

Clive Lucas, Stapleton and Partners Pty. Ltd, 1998, *Chatsworth 22 Wylde Street Potts Point, Sydney Conservation Management Plan*

Stapleton and Partners Pty Ltd was engaged by Cox Richardson Architects to prepare a Conservation Management Plan (CMP) for 22 Wylde Street, Potts Point in 1998. This report was identified as relevant to the

present HAIA due to its proximity, being 80m north-east of the subject site, as well both sites' comparable historical occupation.

The site was built in the mid-19th century and is harbour facing which relates to the context of the 'Bomera' building. The CMP identified various features of archaeological significance at a high, medium, and low level. The report argued that remnants of the 19th century driveway, stone wall and gate fronting Wylde Street well as the structural remains relating to the 1922 residence have high significance. This was reasoned because they are representative of 19th century garden layout or are considered integral to the original design and use of the building.

The report recommended to conserve the archaeological potential of the area between the street and the house.

4.2. CONCLUSIONS DRAWN FROM THE ARCHAEOLOGICAL CONTEXT

The following conclusions are drawn from previous archaeological investigations relevant to the subject site:

- No previous archaeological assessments of the subject site have been identified which provide explicit commentary on archaeological potential.
- Archaeological investigations undertaken in the vicinity of the subject area have yielded early-19th Century relics, including wall footings, building floors and underfloor deposits, and some artefacts.
- Archaeological investigations undertaken in the vicinity of the subject area have identified lower potential for artefact-rich deposits to occur in areas which are underlaid with shallow bedrock.

5. ARCHAEOLOGICAL POTENTIAL

5.1. FRAMEWORK FOR ASSESSMENT

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

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

Archaeological research potential of a site is the extent to which further study of relics likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites, archaeological resources or available historical evidence. The potential for archaeological relics to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there.

The archaeological potential of the subject site is assessed based on the background information presented in Section 3 and graded according to the following scheme:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or archaeological excavation has already occurred and removed any potential resource.
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas; however, deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to deeper sub-surface features.
- **High Potential:** substantially intact archaeological deposits could survive in these areas.

The potential for archaeological remains or 'relics' to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (e.g. phases of building construction) and the activities that occurred there. The following definitions are used to consider the levels of disturbance:

- **Low Disturbance:** the area or feature has been subject to activities that are likely to have had a minor effect on the integrity and survival of archaeological remains.
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. While archaeological evidence may be present, they are likely to have been disturbed.
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence are likely to be significantly disturbed or destroyed.

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

5.2. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

An assessment of archaeological potential associated with each phase of development of the subject site is provide in Table 2 below. The assessment of archaeological potential within the subject site is mapped in Figure 16 below.

Table 2 – Assessment of Archaeological Potential

Phase	Potential Archaeological Resource	Integrity	Archaeological Potential
1. Pre-Settlement (1788 – 1830)	Archaeobotanical evidence of the original environment and landscape, land-clearing e.g. hoe marks, tree boles and isolated artefacts. .	During this phase, the subject site was part of the broader Woolloomooloo area which was not yet granted land. It likely retained its natural landscape during this period. The site is located at the crest of a rocky elevation in the landscape, the soil profile is shallow, sandy and erodible. It is unlikely that intact topsoils from this era survive. Later phases of historical disturbance within the subject site include the construction and subsequent demolition of the late 19th century terraces and the construction of the existing multi-storey hotel building. Isolated deep excavation and likely widespread grading were required to construct foundations to facilitate the new hotel. These activities are likely to have removed or destroyed most or all physical evidence of this phase of land use.	Nil
2. Adelaide Cottage (1831 – 1888)	Landscaping elements, ornamental driveway, foundations of the front gate on Macleay Street, material evidence of other outbuildings not shown on plans, ephemeral evidence of Adelaide Cottage gardens, undocumented services such as surface or in-ground drains related to the driveway or Macleay Street gate, deeper subsurface features	During this phase the subject site comprised part of an early land grant (1831) to Dr. Henry Gratton Douglas. Soon after being granted this land parcel, Dr Douglas commissioned the construction of Adelaide Cottage. Historical plans indicate that the subject site was within the grounds of the cottage, specifically along the drive and front entrance to the cottage off Macleay Street. Later phases of historical disturbance within the subject site include the construction and subsequent demolition of the late 19th century terraces and the construction of the existing multi-storey hotel building. Isolated deep excavation and likely widespread grading were required to construct foundations to facilitate the new hotel. These activities have likely impacted potential archaeological resources however they may still survive in a disturbed but interpretable form. It is unlikely that sub-floor occupation or yard deposits were created in this context. Deposition in undocumented drains	Low Foundations of the front gate on Macleay Street Remains of Adelaide Cottage gardens and ornamental driveway. Unmapped services or deep features.

Phase	Potential Archaeological Resource	Integrity	Archaeological Potential
	(such as wells and cisterns) and there contents.	may exist, however with little occupation activity in this ornamental thoroughfare for the estate, drain deposits are most likely to contain eroded soil run-off and episodic artefacts from yard scatter.	
3. Late 19th Century Terraces (1888 – 1960)	Evidence of architectural foundations of late 19 th terraces and undocumented or documented services related to these terraces.	At this time the subject area was develop into a series of terraces and utilised for hotel and guest house purposes until the 1960s. Subsequent phases of historical disturbance within the subject site include the demolition of the late 19th century terraces and the construction of the existing multi-storey hotel building. Isolated deep excavation and likely widespread grading were required to construct foundations to facilitate the new hotel. These activities have likely impacted potential archaeological resources however structural foundations and services associated with these terraces may still survive in a disturbed but interpretable form. It is unlikely for occupation deposits to survive as by the late 19th century terraces, these dwellings had access to certain technology and services that render unlikely the accumulation of sub-floor or yard occupation deposits, for instance tongue-in-groove timber floors or asphalted yard surfaces, sewerage or council rubbish collection.	Moderate
4. Chimes Hotel (1960 – Present)	None identified	The subject site has retained its use as 'Chimes' hotel from the 1960s onwards. The integrity of the hotel is high due to its extant presence within the subject site.	Nil: This phase remains extant across the subject site.

5.3. STATEMENT OF ARCHAEOLOGICAL POTENTIAL

There is **nil potential** for archaeological resources to occur dating to Phase 1 – Pre-Settlement (1788 – 1830), due to the lack of documented use during this period apart from land clearance activities occurring broadly in the area. Archaeological evidence would likely be restricted to discarded items and ephemeral remains such as postholes associated with informal fencing. Such deposits may occur throughout the subject site in unmapped locations; however, given their cursory nature and the extent of subsequent ground disturbance, these remains would likely be disturbed or entirely removed and thus hold low integrity.

There is **low potential** for archaeological resources to occur dating to Phase 2 – Adelaide Cottage (1831 - 1888). Archaeological evidence could include landscaping elements, ornamental driveway, foundations of the front gate on Macleay Street, material evidence of other outbuildings not shown on plans, ephemeral evidence of Adelaide Cottage gardens, undocumented services such as surface or in-ground drains related to the driveway or Macleay Street gate, deeper subsurface features (such as wells and cisterns) and their contents. Ephemeral remains relating to the grounds of Adelaide Cottage may occur throughout the site but are likely to have been disturbed or removed by subsequent construction phases, thus holding low integrity. It is unlikely that sub-floor occupation or yard deposits were created in this context. Deposition in undocumented drains may exist, however with little occupation activity in this ornamental thoroughfare for the estate, drain deposits are most likely to contain eroded soil run-off and episodic artefacts from yard scatter. While later phases of construction have caused impacts within the site, potential archaeological resources from this phase may still survive in a disturbed but interpretable form.

There is **moderate potential** for archaeological resources associated with Phase 3 – Late 19th Century Terraces (1888 – 1960) to occur. Archaeological evidence could include architectural foundations of the prior terrace buildings, and undocumented or documented services related to these terraces. It is unlikely for occupation deposits to survive as by the late 19th century terraces, these dwellings had access to certain technology and services that render unlikely the accumulation of sub-floor or yard occupation deposits, for instance tongue-in-groove timber floors or asphalted yard surfaces, sewerage or council rubbish collection. Subsequent phases of historical disturbance have not occurred in a wholesale manner and potential archaeological resources from this phase may still survive in a disturbed but interpretable form.

The construction of the existing hotel (Phase 4 – Chimes Hotel [1961 – Present]) would have involved isolated deep excavation for the building's foundations and likely widespread grading. These ground disturbing activities have caused a higher level of disturbance than the surrounding paved and carpark area. Therefore, for all historical phases (Phase 1, 2 and 3), there is higher potential for archaeological resources in the carpark area than the existing building footprint. Archaeological potential is mapped below in Figure 16.



GDA 1994 MGA Zone 56

© 2024. Data: ABS, OpenStreetMap, Nearmap. Helping shape our cities, one map at a time. Aug 2024



25 M

Project No: P0035022

Project Manager: Ali Byrne

Subject Area

Moderate Potential

Low Potential

ARCHAEOLOGICAL POTENTIAL
45-53 Macleay Street, Potts Point
Time & Place Pty Ltd

Figure 16 – Map of historical archaeological potential within the subject site

6. SIGNIFICANCE ASSESSMENT

6.1. FRAMEWORK FOR ASSESSMENT

The concept of archaeological significance is independent of archaeological potential. For example, there may be 'low potential' for certain relics to survive, but if they do, they may be assessed as being of (State) significance.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential: a site or resource is said to be scientifically significant when its further study may be expected to help answer questions. Whilst the research potential of an archaeological site is an essential consideration, it is one of a number of potential heritage values which a site or 'relic' may possess. Recent changes to the *Heritage Act 1977* (Section 33(3) (a)) reflect this broader understanding of what constitutes archaeological significance by making it imperative that more than one criterion be considered.

The below assessment of archaeological significance considers the criteria, as outlined in the NSW Heritage Branch publication *Assessing Significance for Historical Archaeological Sites and 'Relics'*.

For the purposes of this assessment, significance is ranked as follows:

- **No Significance** – it is unlikely that any archaeological resources recovered will be attributed significance in accordance with the assessment criteria at a State or Local level.
- **Local Significance** – it is likely that archaeological resources recovered will be significant at a Local level in accordance with one or more of the assessment criteria.
- **State Significance** – it is likely that archaeological resources recovered will be significant at a State level in accordance with one or more of the assessment criteria.

Table 3 Significance Criteria

Criterion Letter	Criterion	Definition
A	Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B	Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.
C	Aesthetic or technical significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D	Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E	Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F	Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.
G	Representativeness	An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's) ▪ Cultural or natural places; or

Criterion Letter	Criterion	Definition
		▪ Cultural or natural environments

6.2. ASSESSMENT OF SIGNIFICANCE

An assessment of archaeological significance associated with each phase of development of the subject site is provided in Table 4 below.

Table 4 – Assessment of Significance

Criterion	Discussion
A - Historical Significance	The site might retain truncated and disturbed remains of two historical phases, including <i>Phase 2 – Adelaide Cottage</i> and <i>Phase 3 – Late 19th Century Terraces</i>. Historical documented evidence indicates the subject site was not developed until it was cleared in c.1830 to make way for the construction of Adelaide Cottage. Land clearing activities in c.1830 are unlikely to meet the threshold for Local significance under this criterion as they are unlikely to be historically significant, but also due to subsequent disturbance and their likely ephemeral nature. In the unlikely event of the survival of undocumented archaeological resources from this phase, they may need further assessment. Adelaide Cottage, established in the 1830s retains historical significance as one of the earliest villas at Woolloomooloo Hill (Phase 2). The study site has the potential for remains associated with the gardens of Adelaide cottage including the driveway and foundations of the front gate on Macleay Street (Phase 2). In the event of the survival of any archaeological resources from this phase, they could add to the fragmentary information of the residential development of suburban villas for high status individuals during the early colonial period. Subsequent use of the site has likely impacted the intactness of the already limited potential archaeological resources for the garden and driveway. Therefore, these resources are unlikely to yield information which would contribute to the understanding of the area at a State level. Potential archaeological resources from this phase which survive in an interpretable form are likely to meet a Local level of significance for this criterion. Potential archaeological resources from Phase 3 relate to the late 19th century high-density occupation of the study site following the demolition of Adelaide Cottage and the subdivision of the estate. This reflects the broader transformation of Potts Point at the time which was becoming increasingly dense with shifts in demographics, land development and urbanisation from the end of the 19th century into the 20th century. Thus, archaeological resources may meet this criterion at a Local level of significance.
B – Associative Significance	The subject site holds association with several notable figures in Sydney's history from <i>Phase 2 – Adelaide Cottage</i> including Dr Henry Gratton Douglas, Lieutenant-Colonel Thomas Shadforth and John Henry Challis. However, it is unlikely that any archaeological resources would be retained within the subject site that could demonstrate an association to these individuals. This is due to the prior use of the subject site as part of the broader grounds of Adelaide Cottage and the degree of subsequent disturbance at the site. Consequently,

Criterion	Discussion
	potential archaeological resources within the subject site are unlikely to meet the threshold for Local or State significance under this criterion.
C – Aesthetic Significance	Archaeological resources that might add to the aesthetic significance are limited to fragmentary evidence relating to the Phase 2 use of the site as Adelaide Cottage grounds. Given the degree of subsequent disturbance and the lack of documentation for prior buildings or structures to be present within the subject site, archaeological resources from this phase are unlikely to meet the threshold for Local or State significance under this criterion.
D – Social Significance	The potential archaeological resources associated with the subject site are not linked to communities or groups for social, cultural or spiritual reasons. The study site is not significant per this criterion.
E – Research potential	The site might retain truncated and disturbed remains of two historical phases, including <i>Phase 2 – Adelaide Cottage</i> and <i>Phase 3 – Late 19th Century Terraces</i>. The first evidence of historical activities in the subject site is at the end of Phase 1 relating to land clearance (c.1830) before Adelaide Cottage was built. As early land clearance activities have limited research potential it is unlikely that such archaeological resources would meet the threshold for local significance under this criterion dating to Phase 1. In the unlikely event of the survival of archaeological resources from this phase that demonstrated evidence of undocumented historical activities, they would warrant further assessment. The site has the potential for remains associated with Adelaide cottage gardens including the ornamental driveway and foundations of the front gate on Macleay Street (Phase 2). It is unlikely that sub-floor occupation or yard deposits were created in this context. Deposition in undocumented drains may exist, however with little occupation activity in this ornamental thoroughfare for the estate, drain deposits are most likely to contain eroded soil run-off and episodic artefacts from yard scatter with little or nil research potential. In the event of the survival of any archaeological resources from this phase, they could add to the fragmentary information of the residential development of suburban villas for high status individuals during the early colonial period. However, the potential resources which could be retained within the subject site likely relate to the Adelaide cottage grounds rather than the cottage itself or any associated occupational deposits. Additionally subsequent use of the site has likely impacted the intactness of potential archaeological resources. Therefore, these resources are unlikely to yield information which would contribute to the understanding of the area at a state level. Potential archaeological resources from this phase which survive in an interpretable form may meet a local level of significance for this criterion. Potential archaeological resources from Phase 3 are unlikely to meet the threshold for Local or State significance for this criterion due to the existence of similar extant late 19th century terraces in the neighbouring area such as at No 55 Macleay St. It is also unlikely for occupation deposits from this phase to survive as by the late 19th century terraces, these dwellings had access to certain technology and services that render unlikely the accumulation of sub-floor or yard occupation deposits, for

Criterion	Discussion
	instance tongue-in-groove timber floors or asphalted yard surfaces, sewerage or council rubbish collection.
F - Rarity	The site has nil potential for retaining undocumented ephemeral remains of Phase 1. In the unlikely event of the survival of undocumented archaeological evidence they may represent a rare archaeological resource relating to early colonial occupation of the subject site and consequently may require further assessment. However, this is determined to be unlikely on the basis of the ephemeral nature of the archaeology and the subsequent disturbance that has occurred within the site. The site has the potential for remains associated with Adelaide cottage driveway and gardens (Phase 2). In the unlikely event that the archaeological resources are uncovered in an intact and interpretable condition they could represent rare remains of the development and landscaping activities in early colonial elite villas. Consequently, if such resources were found they may meet the threshold for Local significance under this criterion.
G - Representativeness	Potential archaeological resources in the subject site may represent the broader transformation of Potts Point from the early to late 19th century. Initially, the area featured private villas for local elites (Phase 2). However, in the late 19th century, the area was subdivided and developed into terraces (Phase 3). This section of the Adelaide Cottage estate was largely undeveloped and has since been disturbed. As a result, it is unlikely to offer a comprehensive material resource to adequately represent the Villa era. In the unlikely event that archaeological resources were uncovered in an intact and interpretable condition that demonstrated evidence of change and continuity between these periods of the sites history they may meet the criteria for local significance under this criterion.

6.3. STATEMENT OF SIGNIFICANCE

The subject site has **nil potential** for **Local or State significant archaeological resources** relating to the early colonial period of the site's history (Phase 1: Pre-Settlement [1788-1830]). This is because the only documented activity from this phase involves land clearing around 1830, which is unlikely to hold historical significance. Additionally, subsequent disturbances have likely further impacted any remaining traces of this activity. These potential resources are therefore unlikely to produce archaeological remains that meet the above significance criteria. In the unlikely event of the survival of archaeological resources from this phase that demonstrated evidence of undocumented historical activities, they may need further assessment.

The subject site has **low potential** for **locally significant archaeological resources** relating to the sites use as the grounds of Adelaide Cottage (Phase 2: – Adelaide Cottage [1831 – 1888]). From the early 1830s to the late 19th century the cottage functioned as private residence for several elite locals (Phase 3 – Late 19th Century Terraces [1888 – 1960]). The cottage holds historical significance as one of the several prominent villas in the broader Potts Point area (Criterion A). However, as the subject site exists within the grounds of the estate, rather than the cottage or near outbuildings, potential archaeological resources within the site include remains of the gardens of Adelaide cottage such as the ornamental driveway and foundations of the front gate on Macleay Street. It is unlikely that sub-floor occupation or yard deposits were created in this context. Deposition in undocumented drains may exist, however with little occupation activity in this ornamental thoroughfare for the estate, drain deposits are most likely to contain eroded soil run-off and episodic artefacts from yard scatter with little or nil research potential. Additionally, subsequent use of the site has likely impacted the intactness of the already limited potential archaeological resources for the garden and driveway. In the event that archaeological resources from this phase survive in an intact and interpretable condition, they could add to the fragmentary information of the residential development of suburban villas for high status individuals during the early colonial period (Criterion E). While later phases of construction have caused impacts within the site, potential archaeological resources from this phase may still

survive in a disturbed but interpretable form. Archaeological resources could also be uncovered which represent rare remains of the development of landscaping activities in early colonial elite villas (Criterion F). In the unlikely event that archaeological resources were uncovered that demonstrated evidence of change between the use of the site as private villa grounds (Phase 2) and the later subdivision of the site for terraces (Phase 3) they may be locally significant for representing the transformation of Potts Point in the 19th century (Criterion G). This assessment of local significance for the potential archaeological resources related to the Adelaide Cottage phase of occupation is informed by previous archaeological investigations in the surrounding area. A recent test excavation at The Metro Theatre examined archaeological resources associated with a neighbouring villa, Orwell House (see Section 4.1.2). The results of the test excavation revealed surviving evidence of Orwell House's structural foundations, though minimal deposition was found. Consequently, Orwell House was deemed locally significant as an early example of a 'Suburban Villa' in Sydney. We anticipate that the Phase 2 archaeological resources, if encountered, to also hold local significance, as evidence of ornamental gardens associated with early villas in the Potts Point locality.

There is **moderate potential** for the subject site to retain **locally significant** archaeological resources relating to Phase 3 – Late 19th Century Terraces (1888 – 1960). Archaeological evidence could include architectural foundations of the 1890s terrace buildings and occupational evidence. These terraces reflect broader changes in Potts Point from the end of the 19th century with shifts in demographics, land development and increased urbanisation. Therefore, if archaeological evidence was uncovered relating to this phase of the site's occupation in an intact and interpretable form, they may be historically significant at a Local level (Criterion A).

7. IMPACT ASSESSMENT

This assessment has concluded that the subject site contains potential for archaeological resources of Local significance, associated with Phase 2 – Adelaide Cottage (1831 - 1888) and Phase 3 – Late 19th Century Terraces (1888 – 1960) of development at the subject site.

The below assesses the current proposal and the likelihood for impact resulting from this, as well as future works which will require further investigation once confirmed.

7.1. PROPOSED WORKS FOR DETAILED DESIGN DA

The present HAIA will be submitted to accompany the Detailed Design DA (SSD-83867719) for the site. Plans of the 15-storey mixed-use development are included in Figure 17 to Figure 19. It is understood that the proposed development involves the construction of a 15-storey mixed use development comprising four levels of basement, ground floor retail and residential. In archaeological terms, this is a minor change as the Concept SSDA had already considered 3 basement levels across the site. Therefore there is no change to the nature and scale of impacts to the site's archaeology and the outcome of this impact assessment remains the same.

Based on historical research, there are two main phases of archaeology that may survive at this site: the remains of Adelaide Cottage grounds (1831- 1888) and the Late 19th century Residential Terraces (1888-1960). Overall, this report has estimated a low to moderate chance that evidence of those two phases survives at the site. The low to moderate range was based on known historical development and known modern disturbance (Section 5).

Based on the significance assessment criteria (Section 6), the archaeological remains of both Adelaide Cottage grounds (1831- 1888) and the Late 19th century Residential Terraces (1888-1960) are likely to reach the threshold for Local significance.

The development proposal would require bulk excavation for four basement levels across the almost the entire study site, over 13 metres deep (Figure 19). The proposal would likely entirely remove any archaeological evidence of Adelaide Cottage Grounds (1831 – 1888) and the Late 19th century Residential Terraces (1888-1960). As such, bulk excavation for the basement poses a high risk of impact to archaeology. A portion of the site along the eastern and western boundary are outside the basement footprint (see Figure 17). However, impacts associated with the basement will likely disturb this area as well as the north and south boundaries of the site to at least to a 1 metre perimeter. Additionally, piling activities will be carried out to support the 13 apartment levels. This will involve isolated deep excavation in various locations throughout the site.

Therefore, the proposed development, will impact potential locally significant archaeological relics across the entire site. Relics are protected by the *Heritage Act 1977*, to achieve a positive heritage outcome, further archaeological work is necessary and this will be informed by the Urbis 2025 Historical Archaeological Research Design and Excavation Methodology (HARD&EM) to mitigate these impacts.

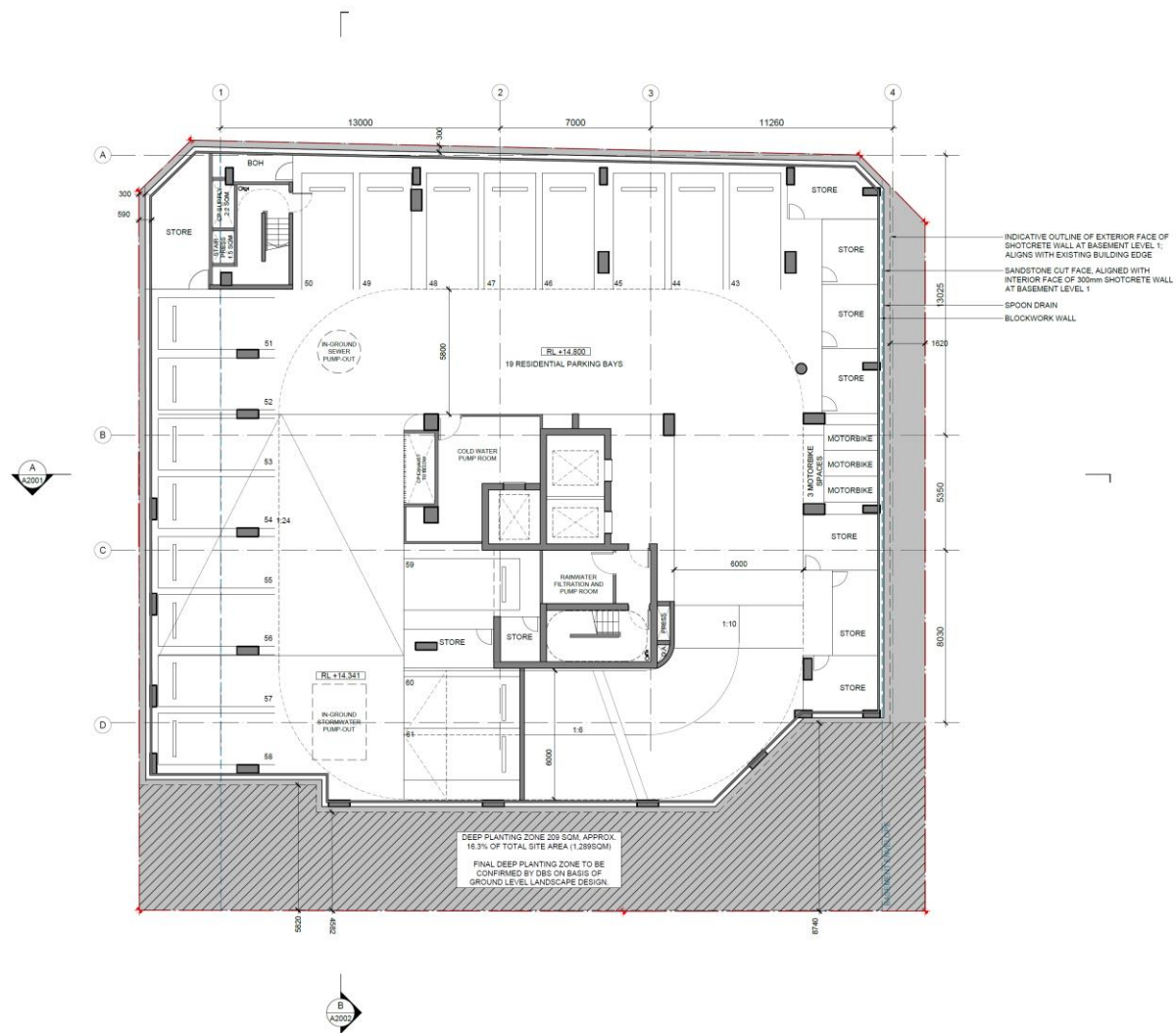


Figure 17 – Plan of Basement level 4

Source: KHA, 10 October 2025

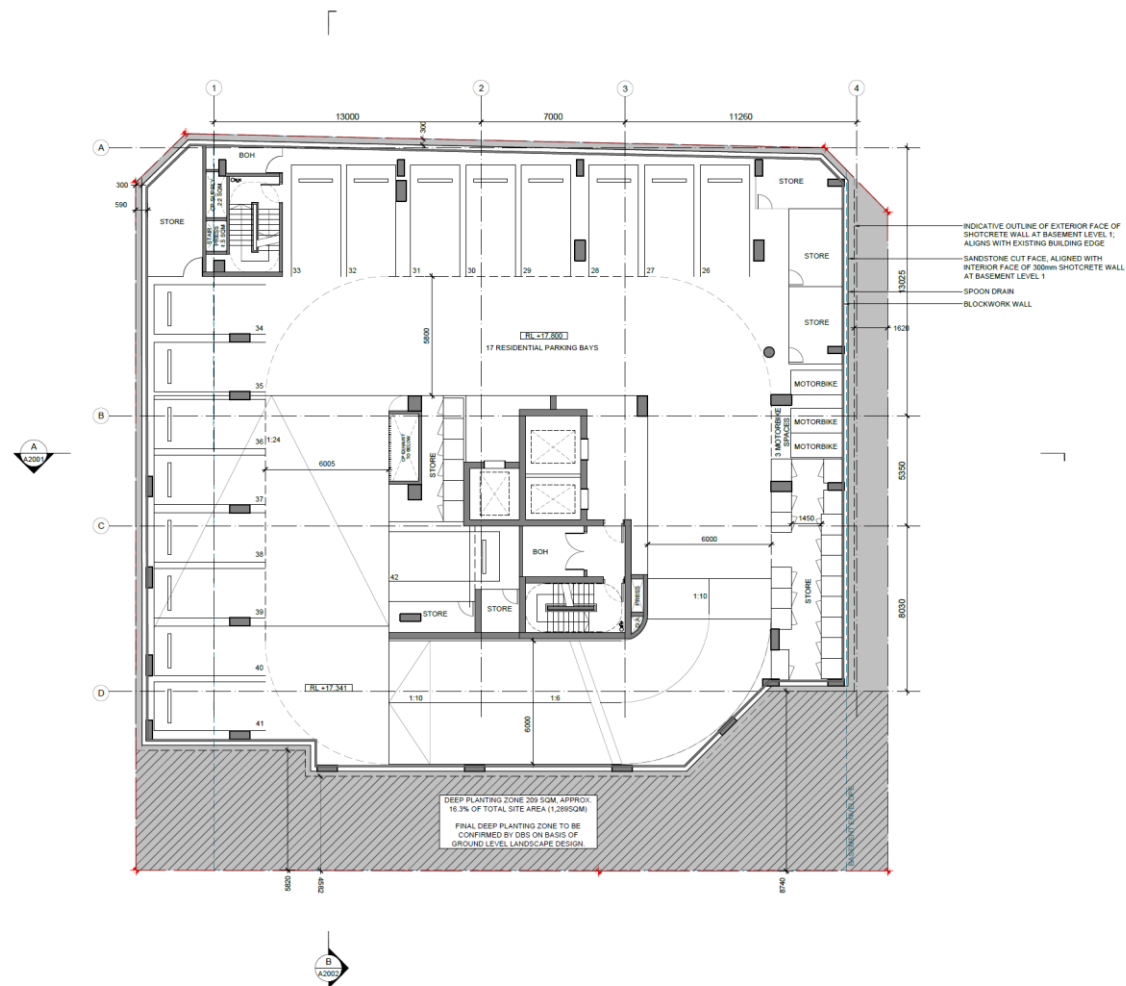


Figure 18 – Plan of Basement 3 Plan

Source: KHA, 10 October 2025

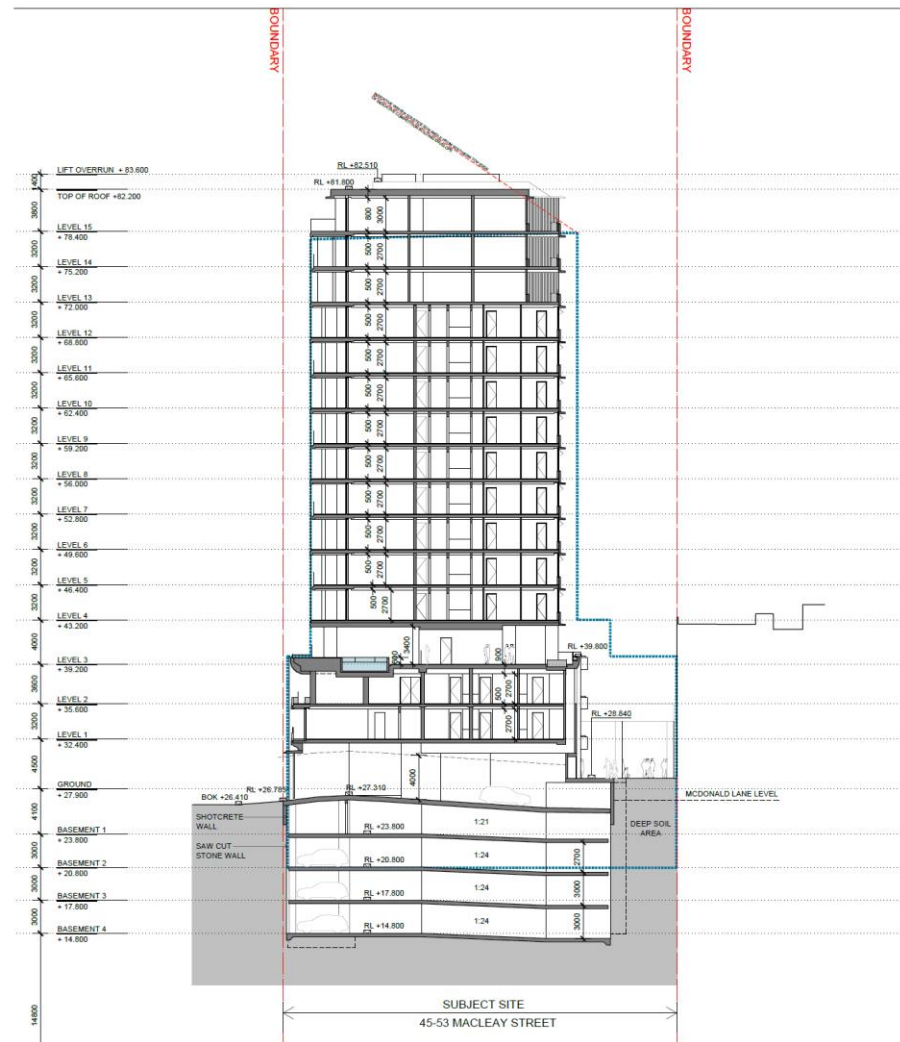


Figure 19 – Section B of future development at 45-53 Macleay Street.

Source: KHA, 10 October 2025

8. CONCLUSIONS & RECOMMENDATIONS

This HAIA has concluded the following with relation to the archaeological potential and significance of the subject site:

Archaeological Potential

- There is **nil potential** for archaeological resources to occur dating to Phase 1: Pre-Settlement (1788-1830) due to the lack of documented use and the nature of subsequent disturbance. In the unlikely event of the survival of archaeological resources from this phase that demonstrated evidence of undocumented historical activities, they would need further assessment.
- There is **low potential** for archaeological resources to occur dating to Phase 2: Adelaide Cottage (1831-1888). Landscaping elements, the ornamental driveway, foundations of the front gate on Macleay Street, undocumented outbuildings, ephemeral evidence of Adelaide Cottage gardens, undocumented services such as surface or in-ground drains related to the driveway or Macleay Street gate and deeper subsurface features (such as wells and cisterns and their contents) may occur in disturbed contexts throughout the site and therefore be retained with low integrity.
- There is **moderate potential** for archaeological resources to occur dating to Phase 3: Late 19th Century Terraces (1888 – 1960). Architectural foundations of the prior terrace buildings and undocumented or documented services related to these terraces may occur in a disturbed but interpretable form.

Archaeological Significance

- Intact and interpretable archaeological remains of Phase 2: Adelaide Cottage (1831-1888) may satisfy the criteria for **Local significance** for their Historic value (A), Research Potential (E), Rarity (F) and Representativeness (G).
- Intact and interpretable archaeological remains relating to the late 19th century terraces (Phase 3) may satisfy the criteria for **Local significance** for their Historic value (A).

Impact Assessment

- The works proposed in the Detailed Design SSDA (SSD-83867719) will impact potential locally significant archaeological relics. Future works at the site must follow the guidance proposed in the Historical Archaeological Research Design and Excavation Methodology (Urbis 2025) and any conditions set by Heritage NSW.

RECOMMENDATIONS

In view of the above conclusions, Urbis makes the following recommendations:

Recommendation 1 – Submission of Report for SSDA 83867719

- The present Historical Archaeological Impact Assessment should be submitted as part of Development Application (SSDA 83867719).

Recommendation 2 – Historical Archaeological Research Design and Excavation Methodology (HARD&EM)

- Once approved by Heritage NSW, the development must follow the guidance outlined in the Urbis 2025 Historical Archaeological Research Design and Excavation Methodology (HARD&EM) to manage potential locally significant resources across the subject site.

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