

Cover design: Cake

Cover image: Rose Bay Estate first subdivision in 1904 (SLNSW 104 – Z/SP/R13/89).

Document controls

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Acknowledgement of Country

Virtus Heritage acknowledges the Traditional Custodians of the land on which this project was undertaken and pays respect to Elders past, present and emerging.

Content Warning

Aboriginal and Torres Strait Islander people are warned that this publication may contain names and images of deceased people, descriptions of traumatic historic events and parts of Country that have been impacted by development.

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All queries related to the content, or to any use of this report must be addressed to Dr Mary-Jean Sutton.

Executive Summary

Dover Street (Rose Bay) Developments Pty Ltd has engaged Virtus Heritage Pty Ltd., (hereafter 'Virtus Heritage') to prepare the following Historical Archaeological Assessment (HAA) to assess potential impacts to historical archaeology as a result of proposed redevelopment at 23–31 Dover Road, Rose Bay, NSW (the site). The site occupies five lots each with one building on it, with the total site comprising 2,657sqm. The HAA is required to determine the heritage values of the site to inform the Environmental Impact Statement (EIS). As the project is classed as a State Significant Development (SSD), the report has been produced to meet the industry specific Planning Secretary's Environmental Assessment Requirements (SEARs), relevant to historical archaeology.

A comprehensive heritage search of statutory and non-statutory heritage registers was undertaken to identify any listed heritage items within or in the vicinity of the site. As a result of these searches, no known heritage items, conservation areas or known areas of archaeology were identified within the site. All five properties were inspected to understand the existing environment, level of disturbance, observe any evidence of archaeological features including historical artefacts and to assess areas of archaeological potential. At the site inspection, no historical artefacts or areas of archaeological potential were observed.

The site is located within a grant originally given to W. Jenkins c1809. Between 1813 and 1825 John Piper amalgamated several of these early grants into the Point Piper Estate, later sold and became the Cooper Estate by 1847. A primary application for land within the Coopers Estate was lodged in 1903. By 1904 the land was purchased by the *Intercolonial Investment Land and Building Company Limited* and subdivided into residential lots for individual sale as the Rose Bay Estate. The site comprised Lots 10, 11, 12, 13, and 14 of the estate which were sold between 1905 and 1912. Residential construction on these lots occurred between 1906 and 1916, today known as 23–31 Dover Road. From this point on the developments within the site have remained largely stable apart from various alterations and additions including carports, garages, fences, and internal modifications. The exception is for 27 and 31 Dover Road which were redeveloped between 1994 and 2005 to provide duplex accommodation.

As assessment of archaeological potential was undertaken and, given readily available historic resources, determined that no known or documented archaeological features would likely be found at the site. In addition, consideration was given to potential undocumented archaeological features or resources that may be typical of past land use within the site. Specifically, this may include alterations and additions to the residences at the front, rear and sides of the existing buildings after 1920 – former outbuildings, sheds, carports, garages, verandahs, services, fences, gardens features, or rubbish deposits.

An assessment of significance was then undertaken of the potential archaeological resource and found that no heritage assessment criterion met the threshold for either local or state heritage significance. As a result, the potential archaeological resource of the site does not contain anything that would be defined as 'relics' under the NSW *Heritage Act* and therefore no further historical archaeological impact assessment, or approvals are required.

However, given the uncertain nature of archaeology, and to safeguard against all eventualities, an *Unexpected Finds Procedure* is recommended to be implement during project delivery phase. Should anything be uncovered beyond what has been discussed in this report the *Unexpected Finds Procedure* will provide an opportunity for the find to be inspected and rapidly assessed by an archaeologist. If suspected as being a relic the NSW Heritage Council must be notified at that time. Further assessments and approvals may be required at that time depending on the nature of the find.

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Definitions

Abbreviation	Description
AHD	Australian Heritage Database
CABAH	Australian Research Council Centre of Excellence for Australian Biodiversity and Heritage
CHMP	Cultural Heritage Management Plan
DA	Development Application
DPIE	NSW Department of Primary Industry and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
HNSW	Heritage NSW
HAA	Historical Archaeological Assessment
LEP	Local Environmental Plan
LGA	Local Government Area
OEH	NSW Office of Environment and Heritage (now Heritage NSW)
RD&M	Research Design and Methodology
S.139	Section 139
S.140	Section 140
S.170	Section 170
SHI	State Heritage Inventory
SHR	State Heritage Register
SoHI	Statement of Heritage Impact
SEAR	Secretary's Environmental Assessment Requirements
SSD	State Significant Development
SSI	State Significant Infrastructure
The Burra Charter	The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Australia ICOMOS 2013)
UNESCO	United Nations Educational, Scientific and Cultural Organization

1. Introduction

Dover Street (Rose Bay) Developments Pty Ltd has engaged Virtus Heritage Pty Ltd., (hereafter ‘Virtus Heritage’) to prepare the following Historical Archaeological Assessment (HAA) to assess potential impacts on historical archaeology as a result of proposed redevelopment at 23–31 Dover Road, Rose Bay, NSW (the site).

This report has been prepared to support a State Significant Development Application (SSDA) SSD86017721 for the site at 23–31 Dover Road, Rose Bay.

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 13 June 2025 (SSD–86017721). Specifically, this report has been prepared to respond to the following SEARs:

Secretary’s Environmental Assessment Requirements	Section Addressed
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.	This report

The HAA provides a detailed analysis of the known and potential historical archaeological resources within the site. To achieve this, background historical research and a physical evaluation, including a site inspection, are undertaken to establish the site’s history and assess the likelihood of surviving archaeological evidence. This assessment also considers the potential impacts of the proposed development and provides recommendations for the management of any identified archaeological resources based on their assessed significance.

1.1 SITE DESCRIPTION

The site is located at 23–31 Dover Road, Rose Bay. The site occupies five lots legally described as Lots 10/A in DP4244, Lot 11/A in DP4244, Lot 12/A in DP4244, Lot 13 in DP663078 and Lot 1 in DP105598. The site area is 2657 sqm.

The site is located to the immediate east of the Rose Bay town centre in the Woollahra local government area (LGA). The Rose Bay town centre is identified as a Low–Mid Rise Centre under the Housing SEPP.

Existing development on the site includes:

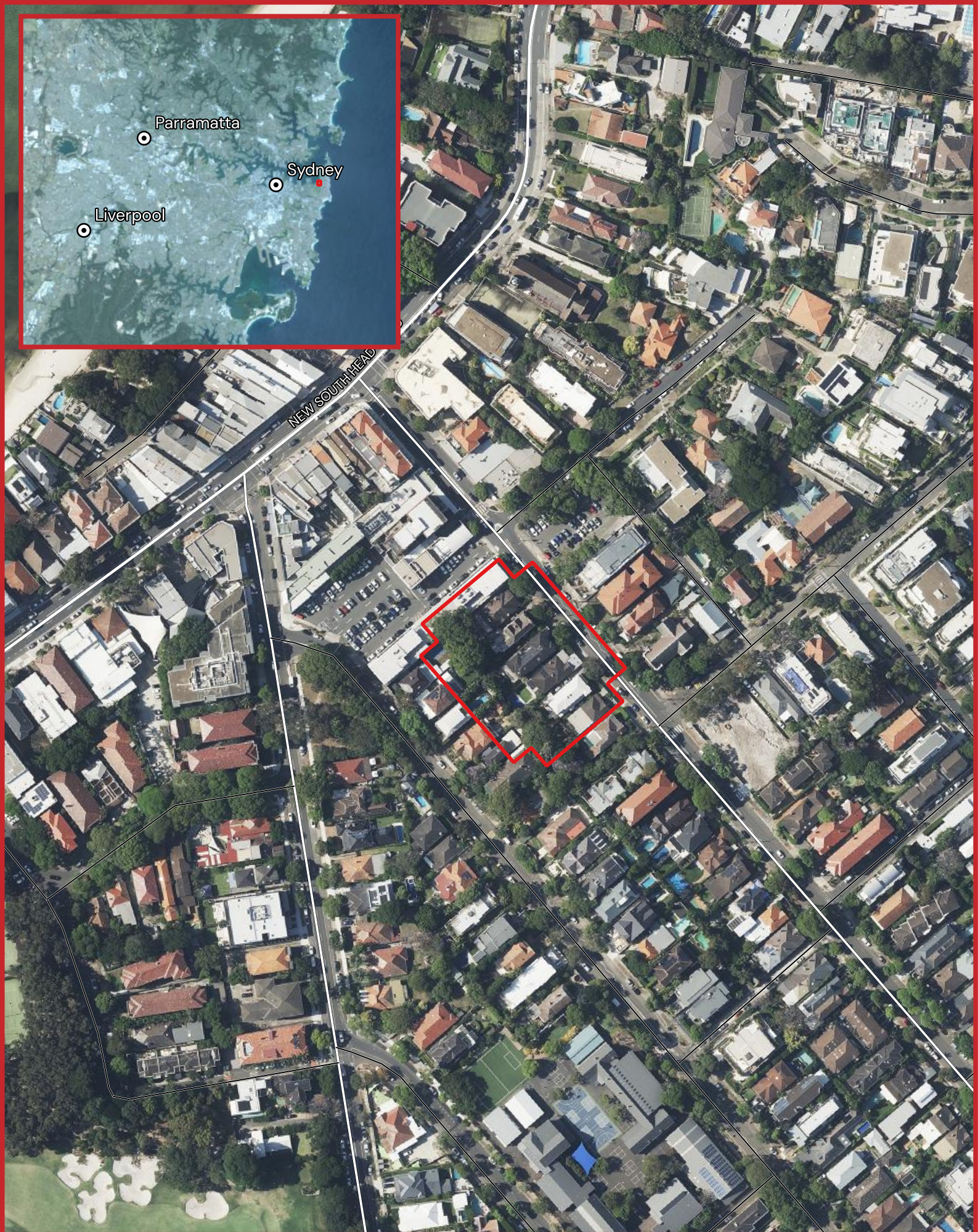
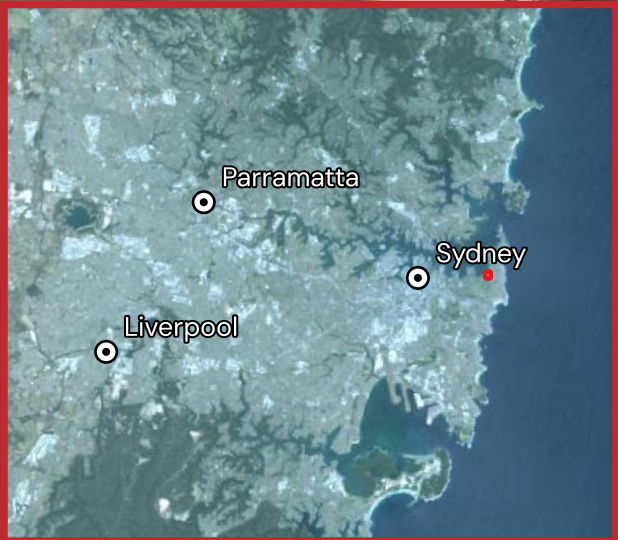
- A single storey building with a large gable roof, housing the Rose Bay Family Medical Centre at 23 Dover Road. The zoning of this property is still residential.
- Two–storey rendered houses with pitched tiled roofs at 25 & 27 Dover Road
- A single storey rendered house with a pitched tiled roof at 29 Dover Road.
- A two–storey rendered dual occupancy with a pitched metal roof at 31 Dover Road.

All five lots have vehicular access from Dover Road, leading to garages. Pedestrian access is also available from Dover Road through gates in the front fences.

The site fronts Dover Road to the northeast and is bounded by residential properties to the northwest, southeast, and southwest. The broader setting comprises a mix of residential dwellings, retail outlets, schools, and public open spaces, including Rose Bay Beach and associated foreshore areas. The land is zoned R3 (Medium Density Residential) under the Woollahra Local Environmental Plan (LEP).

Dover Road extends from New South Head Road in the northwest and terminates at Rodney's Reserve in the east. It is a wide street accommodating two-way traffic with parking on both sides, concrete footpaths and kerbing, and narrow nature strips, with irregular plantings of mature and juvenile street trees. The majority of premises along the road are one- and two-storey dwellings or multistorey residential buildings of varying styles and ages. At the northern end, towards New South Head Road, the street transitions to a commercial character with modern premises in the Rose Bay business precinct.

A detailed description of each lot and its buildings is provided in Section 4. The site is depicted in Figure 1.

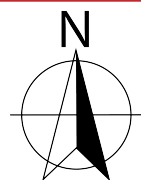


699 – Dover Road HAA
23 – 31 Dover Road, Rose Bay, NSW
Figure 1 - The site and locality

Author: Liam Clerke
Date: 28/07/2025
Scale: 1:2247 @ A4
Datum: GDA2020 / MGA Zone 56
Source: NSW Spatial Services

Legend

- Project Area
- National Park
- Cities and Towns
- Minor Road
- Local Road
- Vehicular Track/Pathway



1.2 PROJECT OVERVIEW

The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a residential flat building using the in-fill affordable housing and mid-rise housing controls in accordance with the recently introduced provisions under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The project seeks consent for:

- Demolition of existing buildings on site and tree removal.
- Construction of a residential flat building comprising two levels of basement car parking, eight storeys of residential dwellings, communal open space and associated landscaping. The building will include:
 - 15% affordable housing operated and used by a CHP for a period of 15 years.
 - 49 residential dwellings including 1-, 2-, 4- and 3-bedroom typology.
 - Vehicular access from Dover Road and provision for parking of 66 car parking spaces, including 6 visitor, 5 accessible, 7 motorbike spaces, and 54 bicycle spaces.
- Storage areas, utilities and service provision.

Refer to Architectural Plans prepared by MNDU appended to the Environmental Impact Statement.

Based on the scale and nature of the proposed development, the HAA has been prepared consistent with the SSD framework to consider the historical archaeological values. Therefore, the HAA will evaluate the archaeological potential and significance of subsurface historical remains that may be present on site. The report will expand upon the existing Statement of Heritage Impact (SoHI) prepared by Weir Phillips Architects, with a focus on archaeological sensitivity and statutory heritage obligations under the NSW Heritage Act 1977.

1.3 ASSESSMENT OBJECTIVES AND REPORT STRUCTURE

The objectives of this assessment are to:

- Provide a site description (including site map),
- Develop a site history,
- Present a physical analysis,
- Identify and assess the heritage significance of any known or predicted historical archaeology,
- Provide a description of proposed works and/or activities,
- Provide a detailed heritage impact analysis and assessment of the archaeological potential identified at the site, in accordance with its potential significance,
- Provide recommended conditions and/or mitigation measures.

1.4 METHODOLOGY

This assessment has been prepared in accordance with (where relevant to the site) the:

- Department of Planning and Environment *Guidelines for preparing a statement of heritage impact* (2023)
- Department of Planning and Environment *Assessing Heritage Significance* (2023)
- Department of Urban Affairs and Planning *Archaeological Assessments* (1996)
- Heritage Council of NSW *Assessing Significance for Archaeological Sites and Relics* (2009)
- Department of Planning and Environment *State Significant Development Guidelines* (2022) and
- Heritage Council of NSW Historical Archaeological Code of Practice (2006).

These are mandatory guidelines to assist in meeting requirements for historical archaeological assessments as set out by the NSW *Heritage Act 1977* (Heritage Act). These guidelines have been prepared under the guiding philosophy of the *Burra Charter* (ICOMOS 2013) for significance assessments and the development of management and conservation practices.

The following steps have been taken to complete this report:

- Management and liaison with Dover Street (Rose Bay) Developments Pty Ltd,
- Review of preliminary information provided by Dover Street (Rose Bay) Developments Pty Ltd,
- Search of heritage registers to confirm the heritage status of the site and surrounding landscape,
- Archival research to understand the level of historical development of the site,
- Site survey with information recorded,
- Synthesis of information, including comparative analysis of other similar sites located within Woollahra and the wider area to predict the historical archaeological/built heritage potential of the site,
- Significance assessments for known and potential archaeological resources,
- Identification of potential impacts and development of management actions and recommendations, and
- Inclusion of statutory requirements in relation to historical archaeology obligations.

Historical information relating to the site is based on the SoHI prepared by Weir Phillips Architects prepared for the site and expanded by Virtus Heritage to address archaeological matters. Further primary research includes maps, images and documents available online at *Trove*, which provides access to the National Library of Australia and the State Library of NSW's collections. The historical aerial photography found in this report was sourced from Geoscience Australia. Primary sources were supplemented by books and archaeological reports pertaining to the site and surrounds.

1.5 LIMITATIONS

This report is based on the project design and impact information supplied by Dover Street (Rose Bay) Developments Pty Ltd. Any changes to the project impacts, design, methodology or mapping may require further revision and additional assessment not currently documented in this report.

This report is limited to the assessment of historical archaeological potential within the site and the project impacts as described in information provided by Dover Street (Rose Bay) Developments Pty Ltd and mapped in this report. This report does not assess Aboriginal cultural heritage or built heritage matters which have been comprehensively addressed in other technical reports for the project.

Virtus Heritage takes no responsibility for errors within the online heritage register data (Australian Heritage Database, State Heritage Register, State Heritage Inventory, Woollahra LEP) and has assumed information provided by these agencies and government departments is accurate. We have made best efforts to ensure this information is verified and cross checked wherever possible. Background searches were undertaken in July 2025.

1.6 PROJECT TEAM AND ACKNOWLEDGEMENTS

Project information and description of works was provided by Dover Street (Rose Bay) Developments Pty Ltd. At Virtus Heritage, the project was directed by Senior Archaeologist, Antonella Skepasianos (MR, BR/BA, University of Wollongong), who also undertook the site inspection. The reporting has been undertaken by Gretta Logue (B.Sc., Archaeology, Queens University Belfast) and Antonella Skepasianos. GIS Mapping was prepared by Liam Clerke (GIS Analyst). Quality review was undertaken by Director, Dr MacLaren North – Asteria Advisory (PhD, Archaeology, University of Sydney; Master of Environmental Law, University of Sydney; BA Archaeology & Anthropology, Cornell University, CEnvP-Heritage).

We would like to acknowledge the assistance of the following individuals for the completion of this report:

- Weir Phillips Architects

- William Charalamous
- Dr MacLaren North

2. Statutory Context

This section discusses the heritage management framework, notably legislative and policy context, applicable to the proposed development and site.

2.1 COMMONWEALTH LEGISLATION

2.1.1 *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides a legislative framework at the commonwealth level for the protection and management of matters of national environmental significance. These include flora, fauna, ecological communities and heritage places of national and international importance. Through the EPBC Act, heritage items are protected by their inscription on the following heritage lists:

- World Heritage List (WHL) – places inscribed on the United Nation’s Educational, Scientific and Cultural Organisation (UNESCO) World Heritage List,
- National Heritage List (NHL) – nationally significant heritage places,
- Commonwealth Heritage List (CHL) – heritage items owned or managed by the Commonwealth or its agencies.

The EPBC Act stipulates that a person who proposes an ‘action’ that will, or is likely to, have a significant impact on an item listed on the WHL, NHL or CHL (a Matter of National Environmental Significance, MNES), must refer the action to the Federal Minister for Environment and Water. The Minister may deem this a ‘controlled action’ requiring approval from the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW).

2.2 NSW LEGISLATION

In NSW, heritage protection and the management for historical archaeological sites, buildings, relics, and culturally significant landscapes are governed primarily by the NSW *Heritage Act 1977* (Heritage Act), and the *Environmental Planning and Assessment Act 1979* (EP&A Act). Together, these acts establish the framework for identifying, assessing, and conserving heritage places and objects of local or State significance, as well as avoiding, minimising and managing heritage impacts during development projects.

2.2.1 *NSW Heritage Act 1977 (The Heritage Act)*

The Heritage Act provides a legislative framework protection for items of ‘environmental heritage’ in NSW. Environmental heritage includes places, buildings, works, relics, movable objects or precincts considered significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values.

2.2.1.1 *State Heritage Register*

Under the Heritage Act, items considered to be significant to the State are listed on the State Heritage Register (SHR) and cannot be demolished, altered, moved or damaged without Section 60 approval (unless exempt) from the Heritage Council of NSW or their delegate.

2.2.1.2 Archaeological Relics

The Heritage Act also provides protection for archaeological 'relics', regardless of their listing status. It applies to all NSW land that is not listed on the SHR. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' 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.

Section 139(1) of the Heritage Act prevents the excavation or disturbance of land known or likely to contain relics, unless under an excavation permit:

A person must not disturb or excavate any land knowingly or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

Under Section 146 of the Heritage Act, individuals must also notify the Heritage Council of NSW within a reasonable timeframe if an unanticipated relic is discovered. Any suspected relic cannot be removed without obtaining the necessary approval. The Heritage Act distinguishes between 'works,' which encompass historical infrastructure, and archaeological 'relics.' While 'works' may be buried and possess archaeological characteristics, their exposure does not require reporting under the Heritage Act unless they are determined to hold demonstrable heritage significance.

2.2.1.3 State Government Heritage & Conservation Registers

Under Section 170 of the Heritage Act, NSW State government agencies are required to maintain a Heritage and Conservation Register of heritage items they own or control. This ensures that government agencies actively manage listed heritage items and notify the Heritage Council of NSW prior to changes such as removal, transfer, or demolition of an item listed on their Section 170 heritage register.

2.2.2. NSW Environmental Planning and Assessment Act 1979 (EP&A Act)

The EP&A Act provides the primary legislative framework for planning and assessing environmental impacts, including heritage considerations, within the development process in NSW. This EP&A Act ensures environmental and heritage impacts, including archaeology, are evaluated in advance of any development.

The EP&A Act also requires that local governments prepare planning instruments (such as Local Environmental Plans [LEPs], and Development Control Plans [DCPs]) to provide guidance on appropriate development and the level of environmental assessment required. Development applications (DAs) are required to demonstrate that heritage impacts have been appropriately addressed. These are assessed and approved through the relevant Local Council, unless deemed State Significant Development.

2.2.2.1 Woollahra Local Environmental Plan (LEP)

The site is located within the Woollahra LGA, with the Woollahra LEP 2014 guiding land use and development within the Woollahra municipality. The objectives of the Woollahra LEP 2014 are to balance growth with the preservation of its unique character, heritage, and environment. Key objectives include managing future growth, conserving heritage and the natural environment, and ensuring the area's resilience and sustainability.

To achieve these objectives, development consent is required to demolish, move, alter, disturb or excavate a heritage item, an Aboriginal object or a building, work, relic or tree within a heritage conservation area.

Schedule 5 of this Woollahra LEP 2014 lists all known items of Environmental Heritage, including archaeology, with the LGA, although it should be noted that Woollahra Council has not prepared an Archaeological Management Plan for the LGA and therefore archaeological LEP listings are not comprehensive. The LEP also outlines what landowners can and cannot do with their land, potentially including provisions for heritage and environmental protection.

2.2.3. State Significant Development (SSD)

State Significant Development (SSD) as defined under Division 4.7 of the EP&A Act refers to developments that are deemed to have state-wide significance due to their size, nature, or location. These developments typically require an EIS be prepared and the project approved by the NSW Minister for Planning, or their delegate, rather than local councils.

The proposed redevelopment at 23–31 Dover Road, Rose Bay is categorised as SSD as provided for in the State Environmental Planning Policy (Housing) 2021, Part 2, Division 1 In-fill affordable housing. This HAA has been prepared to accompany the State Significant Development Application (SSDA), in accordance with the requirements of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

2.3 HERITAGE LISTINGS

The following relevant statutory and non-statutory heritage registers were searched in June 2025 for any listed heritage items, conservation areas or areas of archaeology within the site:

- World Heritage List (WHL)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- State Heritage Register (SHR)
- Section 170 Heritage and Conservation Registers (S170)
- NSW State Heritage Inventory database (SHI)
- Woollahra Local Environmental Plan (LEP), 2014
- Register of the National Estate (RNE) – ceased having statutory effect in 2007, for information only

The results of the heritage register searches are summarised in Table 1, with their spatial relevance shown in Figure 2.

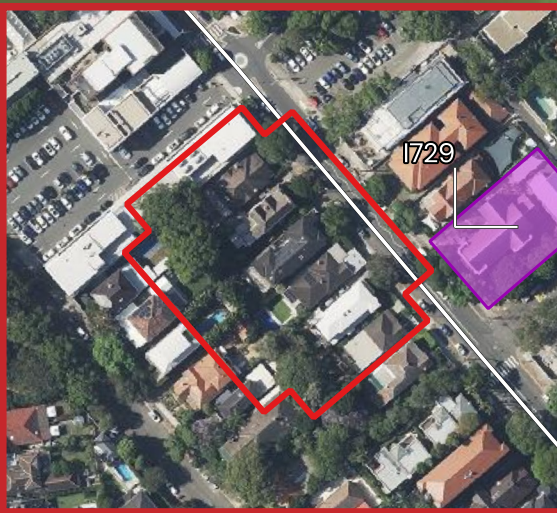
Table 1 Statutory heritage listings search of the site wider locality

HERITAGE REGISTER	LISTED ITEMS WITHIN THE LGA, OUTSIDE THE SITE	LISTED ITEMS WITHIN THE SITE
WHL	N/A	Nil
NHL	N/A	Nil
CHL	10 items are listed within the LGA. The closest item is ~2.20 km north-west (Shark Point Battery # 105324).	Nil
SHR	34 items are listed within the LGA. The closest item is ~370 m north from the site (Site of Ficus superba var. henneana tree #00578)	Nil
s170	59 items are listed within the LGA.	Nil

HERITAGE REGISTER	LISTED ITEMS WITHIN THE LGA, OUTSIDE THE SITE	LISTED ITEMS WITHIN THE SITE
	The closest item is 250 m east from the site, (Electricity Substation No. 94 # 3430453)	
LEP	747 items are listed in the LEP. The closest item is ~20 m north from the site. (St Andrew's Scots Presbyterian Church complex and setting, including interiors and moveable relics #I729)	Nil
RNE	155 items are listed within the LGA. The closest item is ~117 m north from the site. (Houses, 13, 15 Ian Street #10237)	Nil

2.4 SUMMARY

Comprehensive heritage register searches were undertaken in June 2025, including the following statutory and non-statutory heritage registers: WHL, CHL, NHL, SHR, S170, SHI, LEP and RNE. As a result of these searches, no known heritage items, conservation areas or known areas of archaeology were identified within the site.



Shark Point Battery #105324

1729

Site of Ficus superba #00578

NEW SOUTH HEAD ROAD

OLD SOUTH HEAD ROAD

Electrical Substation No. 94

Legend



Project Area



Minor Road



Local Environmental Plan



State Heritage Register Curtilage



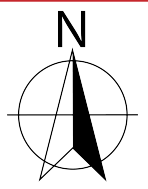
Section 170 Items



Register of the National Estate



Commonwealth Heritage List



0 100 200 300 400 m



**VIRTUS
HERITAGE**

699 - Dover Road HAA

Figure 2. Statutory Heritage Listing in the Vicinity of the Site Area

Author: Liam Clerke

Date: 28/07/2025

Scale: 1:15806 @ A4

Datum: GDA2020 / MGA Zone 56

Source: NSW Spatial Services

Maps and figures contained within this document may be based on third party data, may not be to scale and are intended for use as a guide only. Virtus Heritage does not warrant the accuracy of such maps or figures.

3. Historical Context

The following provides an overview of the historical development of the site. Archival research was undertaken using historical aerials, maps and prior heritage studies maps to construct a historical context. In addition, this section draws on historical data readily available for the site including historical analysis from the *Statement of Heritage Impact and Demolition Report for 23-31 Dover Road, Rose Bay*, by Weir Phillips Architects (June 2025).

3.1 EARLY EUROPEAN HISTORY

Early European association with Woollahra began with the arrival of the First Fleet in Sydney Harbour in 1788. The first survey party to enter the heads of Sydney Harbour on 21st January 1788 is thought to have landed at Camp Cove in the northern most reaches of the municipality. A signal station was established on South Head in 1790. As attested to by surviving letters and accounts this signal station was of vital importance to a Colony starved of both food and 'intelligence of our friends and connections.'¹

The word 'Woo-la-ra' first appears in a 'List of Local Names, or of Places' compiled by David Southwell, the young lieutenant later placed in charge of the small military detachment stationed on South Head². Rose Bay was named after Governor Arthur Phillip's friend and mentor George Rose, later Treasurer of the Navy³, and was used as early as 1778 by Captain John Hunter.

In December 1792, Governor Phillip established the boundaries of the Township of Sydney. The eastern boundary stretched from the present-day junction of Elizabeth and Albion Streets to the south-eastern corner of Hyde Park and on to Woolloomooloo Bay. At the time, Woollahra was located well outside the town boundary.

From January 1793, successive governors granted land outside the township boundaries to military and government officials, civilians and emancipated convicts in order to open up the country and augment the Colony's food supplies. The track to South Head served the additional purpose of providing boundaries for a number of the first land grants made in the area. While land was allocated to the east of Sydney, the area remained sparsely settled until the middle decades of the nineteenth century.

Day-trippers from Sydney were the main European visitors to the area who followed tracks out to Vaucluse and South Head from 1803 along Old South Head Road in 1811. This made Bellevue Hill a popular early colonial picnic spot in the early nineteenth century⁴.

The land around Woollahra was considered unsuitable for agricultural as it was too sandy and/or swampy. The natural resources, nevertheless, were exploited by settlers from an early date. Rush cutters gathered reeds for thatch; foreshore timber was felled for building and firewood. The low-lying land was around Rose Bay was mainly a peaty morass, covered with dense tea-tree scrub. The tea-tree was in demand by the owners of property about the neighbourhood for thatching bush-houses, as was the soil for enriching their gardens.

Other early colonial industries in the area includes lime burners and salt producers. The principal landowners in the Rose Bay area in the 1840s, Daniel Cooper and Solomon Levey, developed a substantial boiling-down operation on the bayside, burying the bones in the surrounding sandy scrub. This factory continued to operate until the depression ended and the gold rushes started in the following decade⁵.

¹ Eric Russell, *Woollahra: A History in Pictures* (Sydney: Woollahra Municipal Council, 1980), p.9

² Letter dated 12 July 1788, cited in Russell, *A History in Pictures*, pp. 9-10

³ Dictionary of Sydney, Rose Bay https://dictionaryofsydney.org/place/rose_bay (accessed 24/07/2025).

⁴ Heritage Study for the Municipality for Woollahra, Hughes Trueman Ludlow, no date.

⁵ Heritage Study for the Municipality for Woollahra, Hughes Trueman Ludlow, no date, p 4.

3.2 ROSE BAY

The site is located within a 50 acre grant originally given to W. Jenkins⁶ situated along the south-eastern shoreline of Rose Bay. This holding was one of several early land grants that began to transform the area from Aboriginal land to private European ownership. These early grants probably were made around 1809 by the interim military government which ruled briefly after the Rum Rebellion, and whose grants were often annulled later by Governor Macquarie⁷.

Between 1813 and 1825 John Piper amalgamated several early grants into the Point Piper Estate, formerly known as Eliza Point and later known as Cooper Estate⁸. However, Piper's extravagant lifestyle sent him into financial difficulties, resulting in the sale of much of his Point Piper Estate in 1826 to two former convicts, turned businessmen, Daniel Cooper and Solomon Levey⁹. In 1830, a new grant was issued, formalising Cooper and Levey's ownership of the land. Levey died in London three years later and Daniel Cooper had assumed sole ownership of the estate by 1847. At this time it became known as the Cooper Estate which included parts of Edgecliff, Double Bay, Point Piper, Bellevue Hill and Rose Bay.

During much of the nineteenth century Rose Bay remained largely bushland, although some was in use for farming and grazing in the later decades. The land in the vicinity of the site began to be sub-divided for residential development following the construction of the New South Head Road from 1831. The final joining of the Old and New South Head Roads in the 1850s gave much more regular access to the entire peninsula.

The first house built on the Cooper estate at Rose Bay seems to have been Rose Bay Lodge, erected by Mr. (later Sir) Daniel Cooper about 1848¹⁰. After the Cooper estate was thrown open in 1851 some occupation of the land began, and a few houses were built between that year and 1860. These were mainly grand houses with good views of the bay.

Sydney's population expanded sevenfold between 1850 and 1890 and demand for land was pushing eastwards. The introduction of a public tram service at this time made new suburban allotments popular and accessible¹¹. The steady improvement of the tram system, together with the introduction of subsidised transport, did much to open up the Woollahra to small lot development.

Some pockets of Rose Bay had potential for agriculture with careful tending and from Chinese between 1850s to the 1920 they drained areas for market gardens to serve Sydney and the local market¹².

Freehold subdivisions of land on the Cooper Estate began in the early 1880s and continued until the 1920s. Many of those who held earlier 99-year leaseholds purchased their leases and later, particularly after 1900, also subdivided and sold their land. The other major early nineteenth century estates within Woollahra, the Wentworth Estates (the Wentworth family and their successors) and the Tivoli Estate (the Dumaresq family and their successors), followed a similar pattern of subdivision. Land was sold not only to individuals, but also to companies, who bought large tracts to make their own speculative subdivisions. Land upon the Cooper Estate, on the opposite side of Cooper Park to the site, was offered for freehold sale under various names from the mid-1880s onwards.

⁶ Rosemary Broomham, 2002, *Rose Bay Thematic History*, commissioned by Woollahra Municipal Council

⁷ Rose Bay Public School & McAuley Catholic Private School, *Heritage Assessment for Woollahra Municipal Council*, 2023. *Artefact Heritage*, p. 15

⁸ Rose Bay Public School & McAuley Catholic Private School, *Heritage Assessment for Woollahra Municipal Council*, 2023. *Artefact Heritage*, p. 15

⁹ Woollahra Municipal Council. 'Captain John Piper', <https://www.woollahra.nsw.gov.au/Library/Woollahra-Plaque-Scheme/Captain-john-piper> (accessed 24/07/2025).

¹⁰ Local History Report, May 1969. Woollahra Municipal Council, p 6.

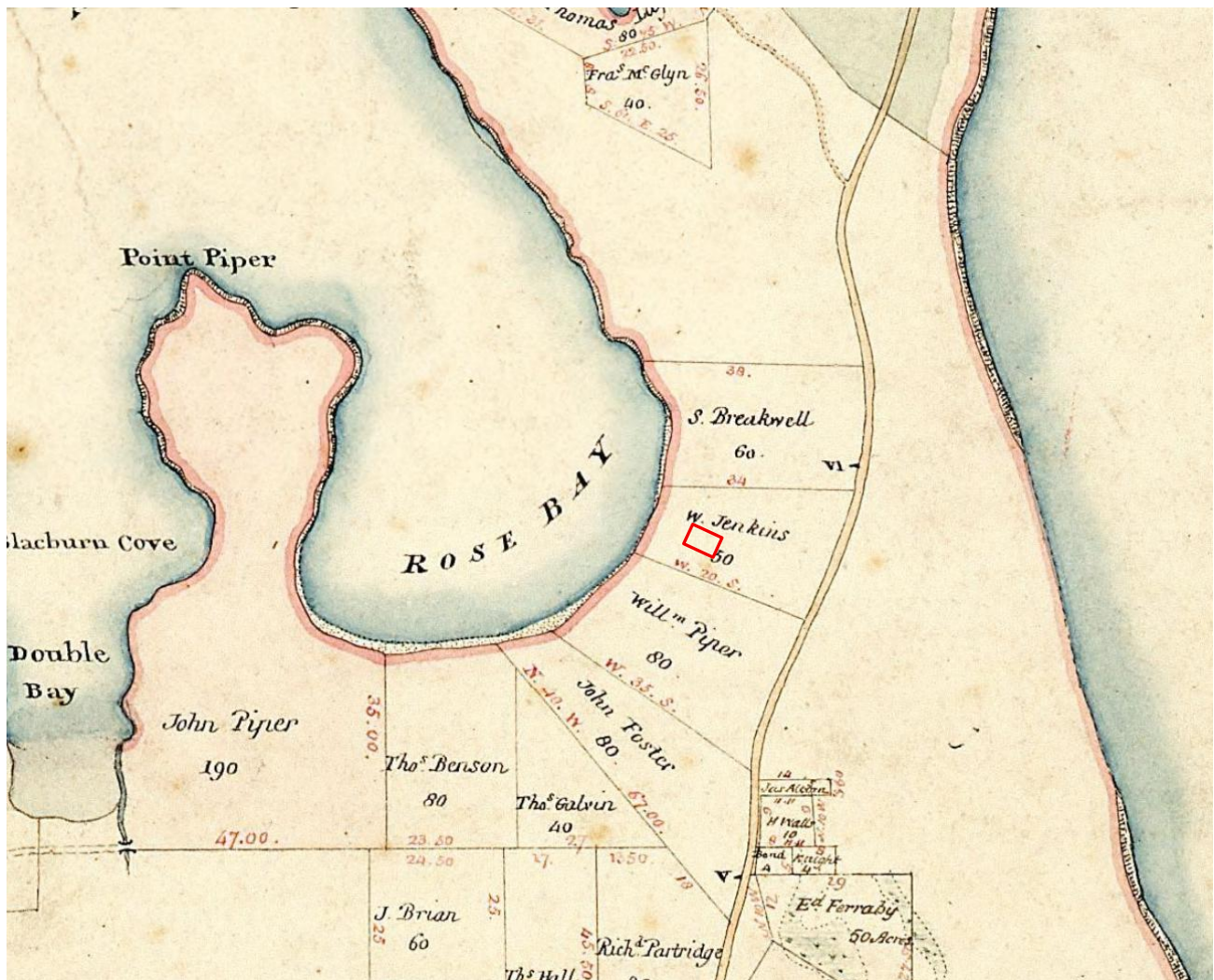
¹¹ Broomham, 2002, *Rose Bay Thematic History*.

¹² Heritage Study for the Municipality for Woollahra, Hughes Trueman Ludlow, no date p 11.

The 1900s parish map indicates that by the end of the nineteenth Century, Dover Road had been surveyed and partially established as a formal road alignment, running northeast to southwest between New South Head Road and Old South Head Road. The site is shown as part of a broader undeveloped allotment bounded by these roads, without any internal subdivision or development yet present.

The Rose Bay Estate, where the site is located was sold from 1904 (see following section). From this point onwards Rose Bay was transformed from largely coastal estates to suburban development.

Plates 1 –8 provides a general chronology of historic mapping readily available of the site.



The approximate location of the site is outlined in red.

Plate 1 Parish Map, County of Cumberland Parish of Alexandria showing early land grants between Rose Bay and South Head Road including W. Jenkins' 50 acres, n.d.¹³

¹³ HLRV NSW Land Registry Services



The approximate location of the site is outlined in red.

Plate 2 Woollahra sketch plan of Bondi Bay, South Head, Vacluse Bay, Rose Bay, showing the W. Jenkins grant, n.d.¹⁴

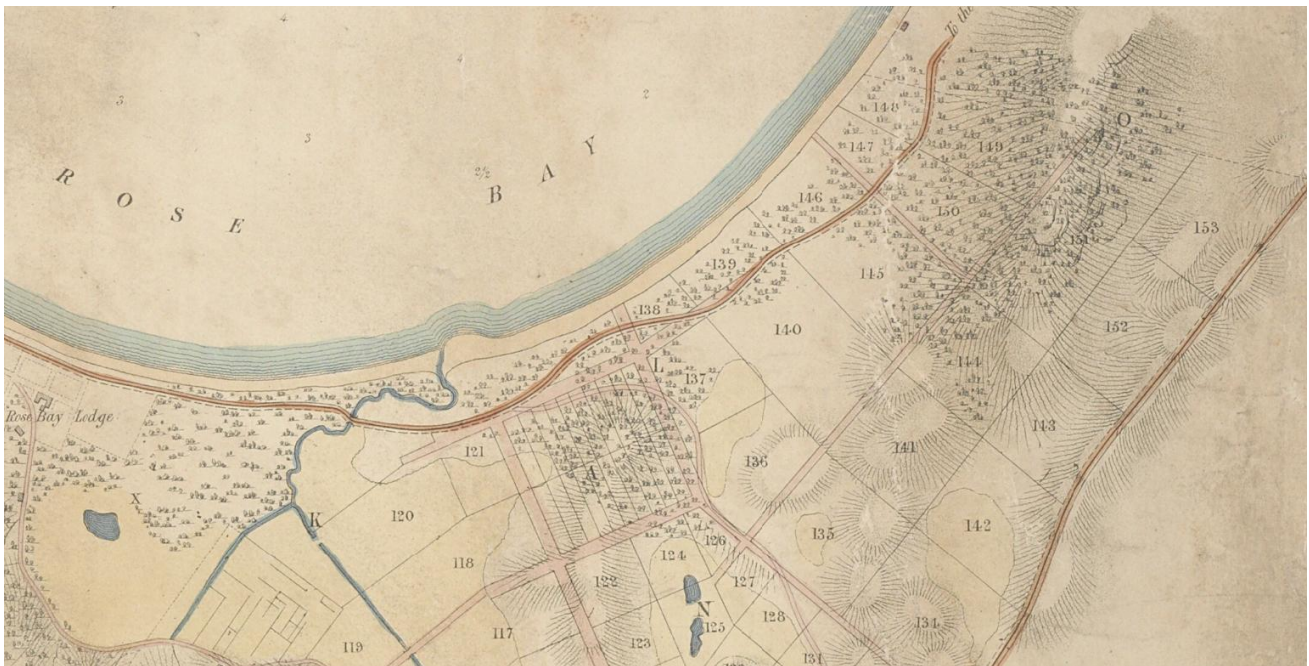


Plate 3 Portions of the Point Piper Estate (Cooper Estate), surveyed trigonometrically and divided into allotments, 1844.¹⁵

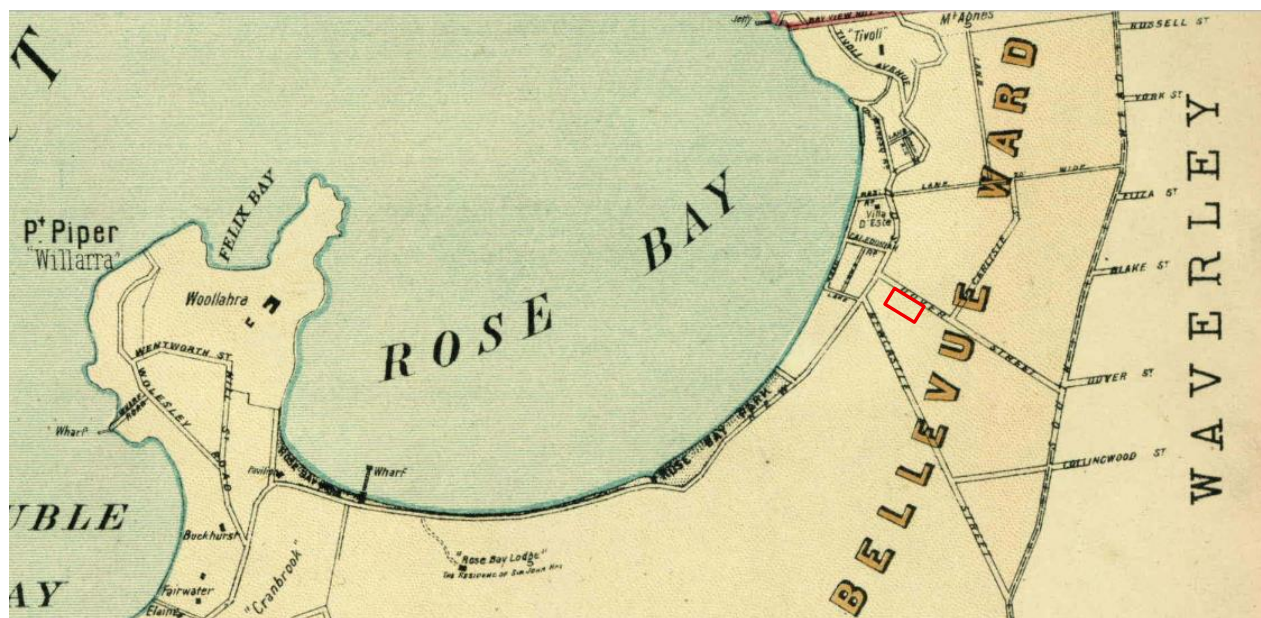
¹⁴ SLNSW Woollahra subdivision plans Z/SP/W15/263, IE9135498

¹⁵ SLNSW Z/M2 811.181/1844/1



The approximate location of the site is outlined in red.

Plate 4 Point Piper Estate, showing Dover 'Street', 1855.¹⁶



The approximate location of the site is outlined in red.

Plate 5 Parish of Alexandria, showing map of Woollahra including Dover 'Street', c1886-1889.¹⁷

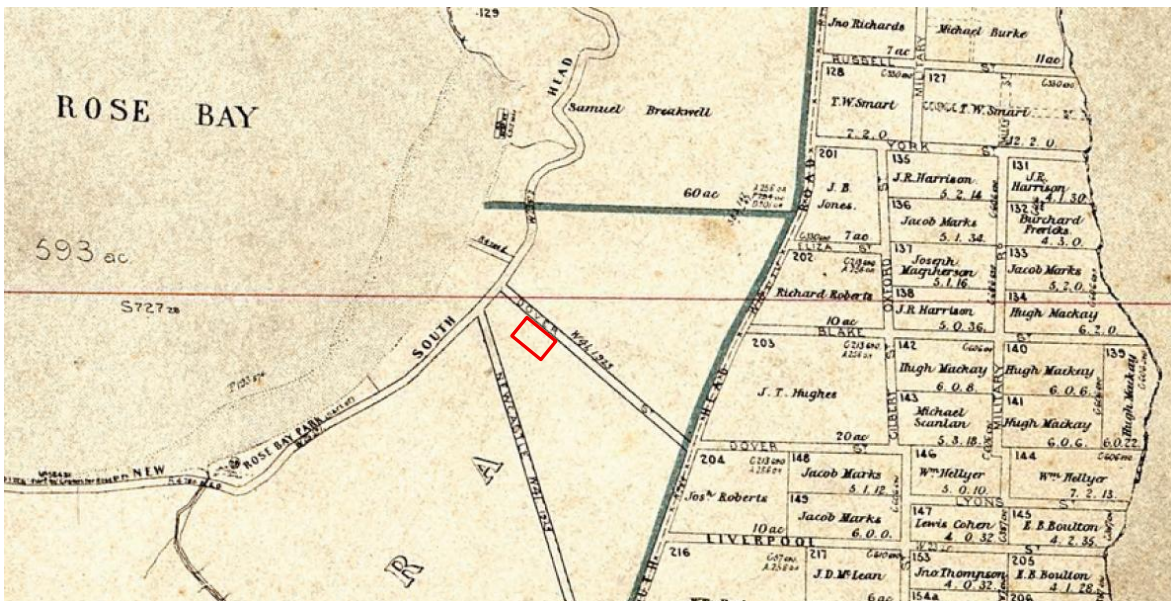
¹⁶ SLNSW M4 811.1812/1855/1, Z/M4 811.1812/1855

¹⁷ City of Sydney Archives, 01/01/1886 – 31/12/1889), A-00530200



The approximate location of the site is outlined in red.

Plate 6 Cadastral manuscript map of Sydney's Eastern suburbs from Rose Bay to Watsons Bay between 1887 and 1895.¹⁸

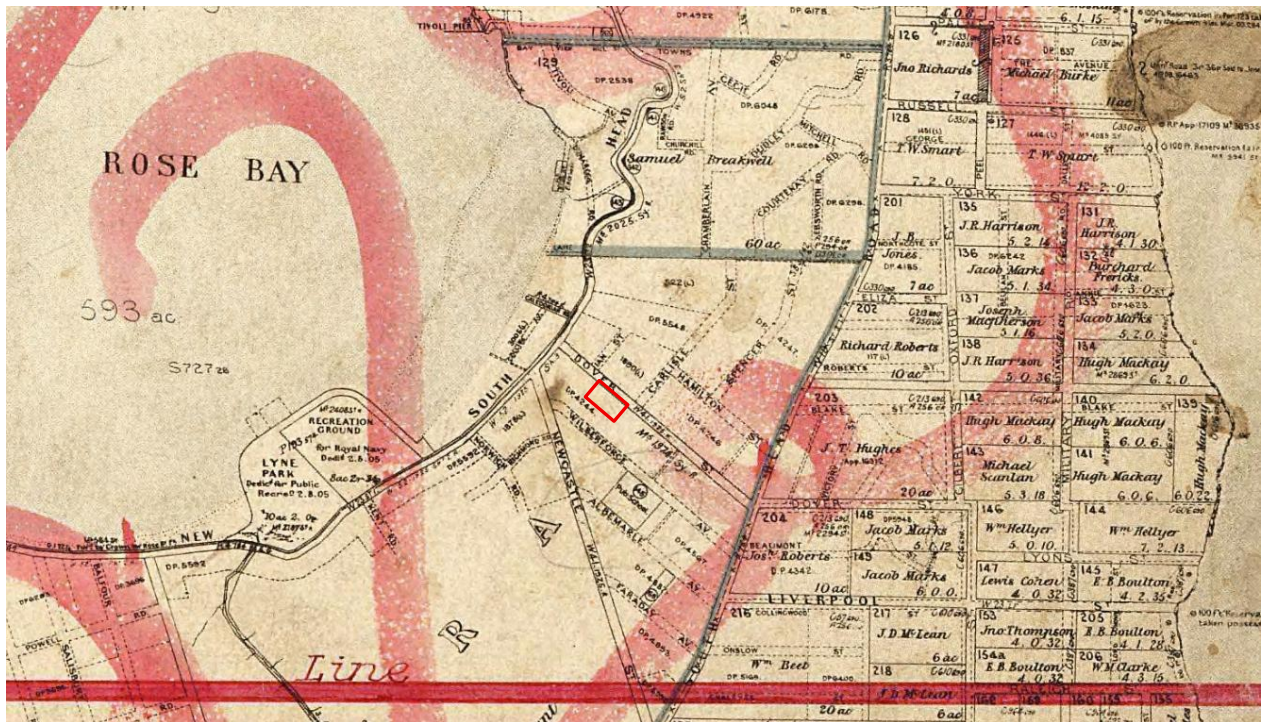


The approximate location of the site is outlined in red.

Plate 7 Parish of Alexandria, showing consolidated grant of the Cooper Estate and Dover 'Street', 1901.¹⁹

¹⁸ SLNSW O318, IE8772980, FL8772986

¹⁹ HLVR NSW Land Registry Services



The approximate location of the site is outlined in red.

Plate 8 Parish Map, County of Cumberland Parish of Alexandria, 1913.²⁰



Plate 9 The Mitchell Estate, north of the site, showing view of Rose Bay prior residential subdivision and development, c1910.

21

²⁰ HLVR NSW Land Registry Services

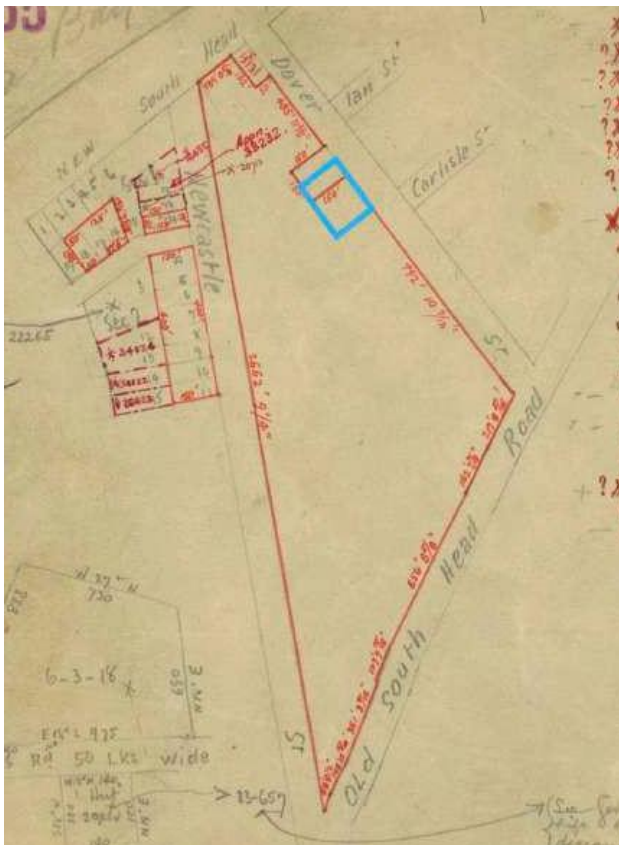
²¹ SLNSW FL6666835 IE6666753

3.3 23 - 31 DOVER ROAD

The following is an overview of the site development of the five parcels of land that make up the site. Please note this has largely been reproduced from the *Statement of Heritage Impact and Demolition Report prepared for 23-31 Dover Road* by Weir Phillips Architects (June 2025).

A primary application for land within the Coopers Estate bounded by Dover Road, Newcastle Road, New and Old South Head Roads was lodged in 1903 (Plate 10). By 1904, the land was purchased by the *Intercolonial Investment Land and Building Company Limited* and subdivided into residential lots for individual sale within the 'Rose Bay Estate'. The Rose Bay Estate was first advertised as early as March 1904 (Plate 11), with the site comprising Lots 10, 11, 12, 13, and 14 were initially sold between 1905 and 1912. Residential construction on these lots occurred between 1906 and 1916 all with named residences as follows:

- Lot 10 (23 Dover Rd, *Roslyn*, built 1916)
- Lot 11 (25 Dover Rd, *Bonheur*, built 1912)
- Lot 12 (27 Dover Rd, *Overdale* built 1906)
- Lot 13 (29 Dover Rd, *Claverton* built 1910)
- Lot 14 (31 Dover Rd, *Alwen* built 1908).



The approximate location of the site is outlined in blue.

Plate 10 Primary Application 12435 for land title of this part of the Coopers Estate, 1903²².

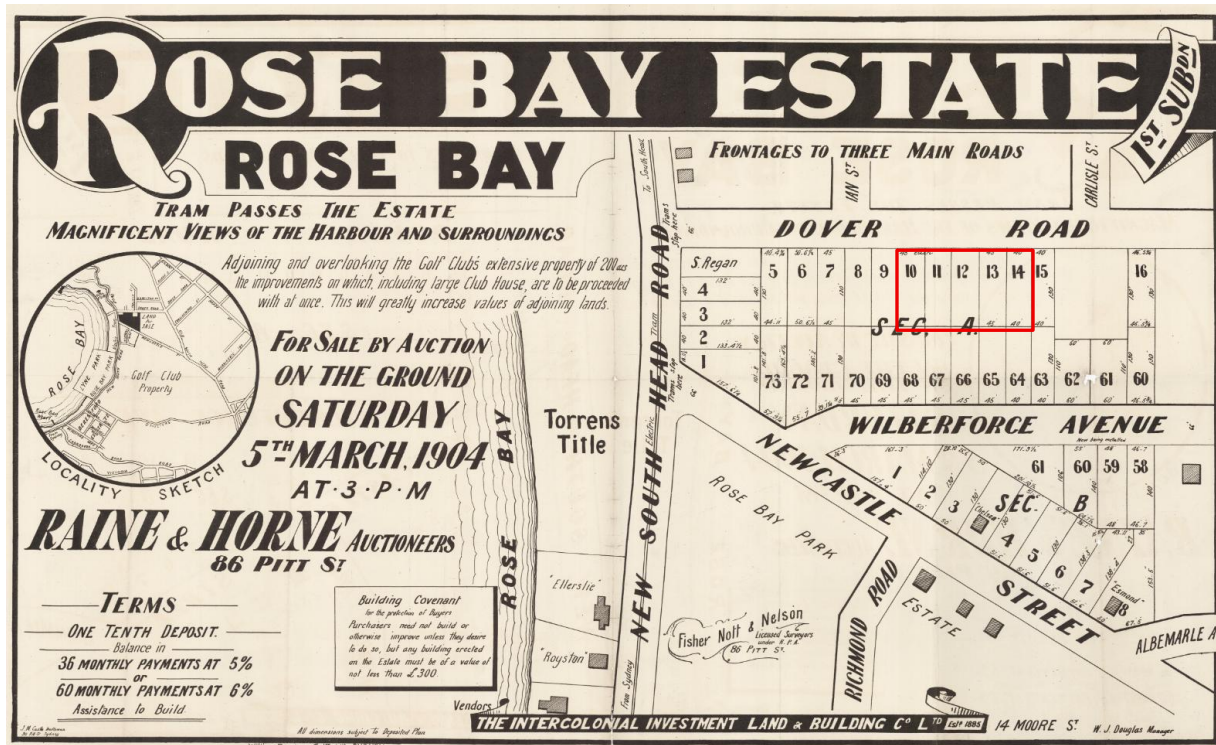


The approximate location of the site is outlined in blue.

Plate 11 Sketch map contained within title deed of sale Vol. 1508 No.227, January 1904.²³

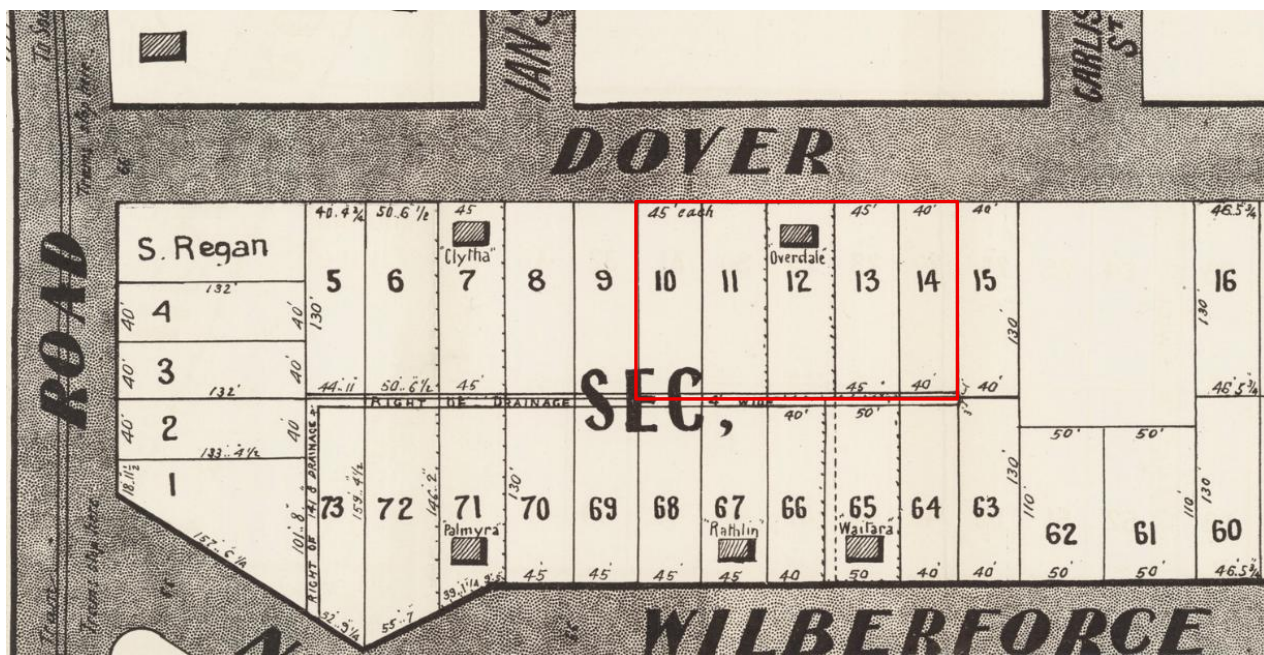
²² Weir Phillips Heritage, 2025

²³ Weir Phillips Heritage, 2025



The site is outlined in red.

Plate 12 Rose Bay Estate 1st Subdivision, New South Head Rd, Dover Rd, Wilberforce Ave, Newcastle St, Richmond Rd, Albermarle Ave, 1904.²⁴

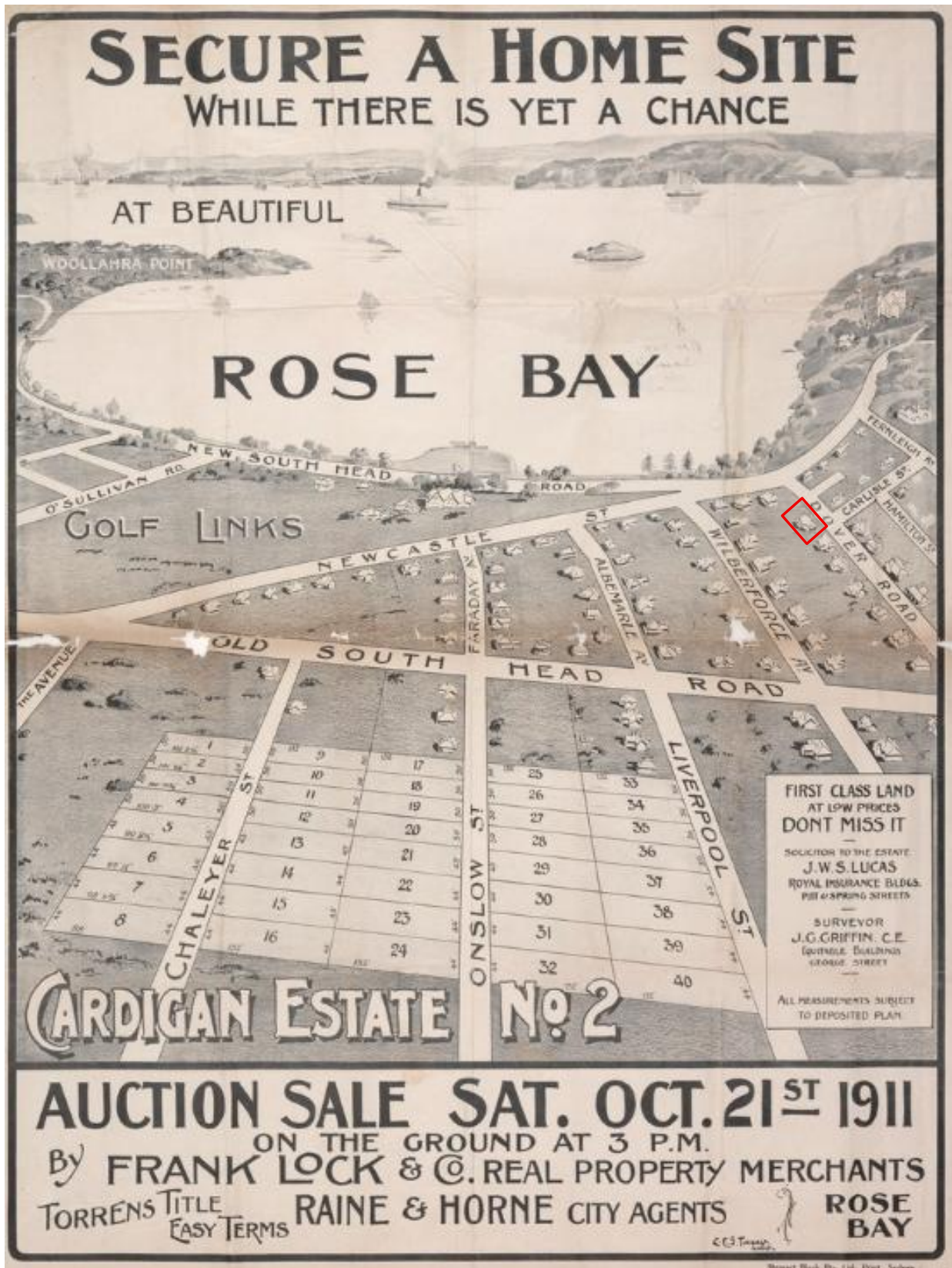


The site is outlined in red. Overdale in place. Note right of drainage provided just beyond the rear perimeter of the lot.

Plate 13 A later advertisement for the sale of the Rose Bay Estate, 1908.²⁵

²⁴ SLNSW 104 – Z/SP/R13/89

²⁵ SLNSW 095 – Z/SP/R13/80



The approximate location of the site is outlined in red.

Plate 14 Rose Bay Cardigan Estate No. 2 auction sale, 1911.²⁶

²⁶ SLNSW M Z/ SP/ R13/ 197, IE3742418, FL3742425

3.3.1. 23 Dover Road

After the purchase of Lot 10 from the Rose Bay Estate, a detached Federation bungalow was constructed in 1916 by Hugh Alfred Tregenza, a local builder. Number 23 Dover Road was first occupied by Sidney Hall and listed under the name 'Roslyn'. Later occupants included A.C.K. Yates, a medical practitioner (1929) and W.E. Ryan (1930s), a dermatologist. The building application was submitted by G.G. Guillon in 1926 for additional rooms to be added to the existing dwelling to convert the building from a residence to a medical practice²⁷. Relevant alterations to the property and site include:

- Creation of the carpark in the rear yard and the concrete driveway in the northern setback,
- Modification and truncation to gardens and original landscaping,
- Construction of the modern extension at the rear of the building,
- Construction of the one storey garage at the rear of the building off the extension.

The house at 23 Dover Road would be typical of the scale and form that would make up the character of street at the start of the twentieth century (Plate 15 and 16).



Plate 15 Postcard of Dover Road, Rose Bay, early twentieth century, 1911.
28



Plate 16 Number 23 Dover Road, 1990s.²⁹

3.3.2. 25 Dover Road

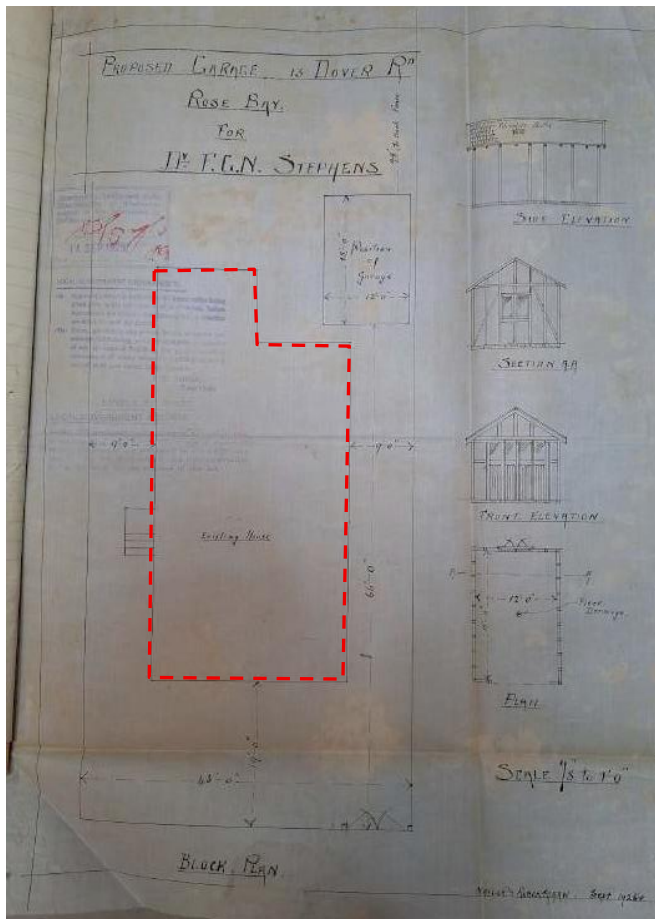
After the purchase of Lot 11 from the Rose Bay Estate, a two story Federation Arts and Crafts dwelling, was approved for construction on 25 Dover Road in 1912 by T. George and Son. The residence was named 'Bonheur'. Later in 1925 a single story garage designed by Naylor & Robertshaw was added to the rear. This garage was clad in fibrolite wall sheets and fibrolite slates. In plans submitted to council for the garage the original footprint of the 1912 residence is outlined, as well as the proposed location and style of the garage. The same year an additional development application was submitted to council to enclose the verandah at the rear of the building to provide a sunroom. The timber verandah was to be supported on brick piers, with fibro cement cladding.

Plates 17 and 18 show the original building footprint as detailed in the 1925 development application, and the current building footprint with later additions.

²⁷ Building Application BA1926/391, Woollahra Library in WPH 2025.

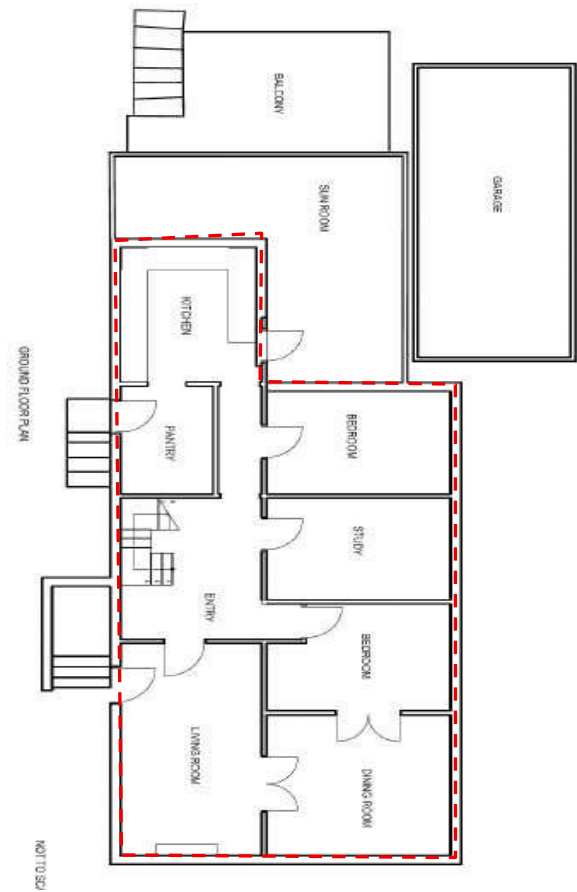
²⁸ Woollahra Local History Digital Archive

²⁹ Woollahra Local History Digital Archive



The original building footprint outlined in red.

Plate 17 25 Dover Road with proposed garage, 1925.³⁰



The original building footprint outlined in red.

Plate 18 Ground floor of 25 Dover Road, 2025.³¹

3.3.3. 27 Dover Road

One of the earliest Federation residences built on Dover Road was 'Overdale' at Lot 12 (27 Dover Road). It appears in the Sand's Directories³² in 1906. It was a single story Federation decorative bungalow with distinctive circular windows on the front elevation (Plate 19). After a range of modifications over the years such as removing the decorative lattice and window pediments, Overdale was demolished in 1994 (Plate 20 and 21).

The site was then levelled to make way for the current dwelling on site, a contemporary three storey duplex on a much larger footprint than Overdale. The construction required the site to be excavated to accommodate the basement garage accessed from the front driveway. The new development also included column supported verandah and terraced yard to the rear. The duplex was constructed by 1999 and subdivided into two apartments in 2000³³.

³⁰ DA1925/354 in WPH 2025

³¹ WPH 2025

³² WPH 2025

³³ WPH 2025



Plate 19 Overdale at 27 Dover Road between 1905-1915. ³⁴



Plate 20 Overdale in 1994 just before its demolition. ³⁵



Plate 21 Site after the demolition of Overdale, 1994. ³⁶

³⁴ Woollahra Local History Digital Archive

³⁵ Woollahra Local History Digital Archive

³⁶ Woollahra Local History Digital Archive

3.3.4. 29 Dover Road

Lot 13 was originally bought by the Maxwell family in 1909 and a single story Federation bungalow built at 29 Dover Road by 1910. The residence was called 'Claverton' and was constructed with sandstone foundations (Plate 22).

Several development applications were submitted to council between 1956 and 2011 to modify the building. In 1956 alterations and additions included the installation of a brick wall to the front property line, as well as removal of the existing verandah and a new room to the front of the building, render of the front of the building and new concrete entry steps.³⁷

Additions to the house in 1984 included a fibro clad rear wing set below tiled hipped roof at the rear, and timber framed verandah overlooking the rear yard supported by narrow timber posts³⁸. Later in 2011 there has been the construction of a carport within the front setback³⁹ and the rear excavated to provide a swimming pool.



Plate 22 Dover Road showing numbers 27 to 31, c. 1970.⁴⁰

³⁷ DA1956/64 in WPH 2025

³⁸ DA1984/417, WPH 2025

³⁹ DA2011/349, WPH 2025

⁴⁰ Woollahra Local History Digital Archive

3.3.5. 31 Dover Road

Lot 14 at 31 Dover Road was bought in 1908 and a single story Federation bungalow residence, Alwen, built the same year. Charles Price being one of the first occupants of Alwen. Several development applications were submitted to council between 1924 and 2005 to modify the building including a new garage in 1924⁴¹, an extension to the rear veranda in 1953⁴², a front carport in 1961⁴³, and a new garage in 1974⁴⁴.

By the 1970s the original verandah was enclosed and converted to provide a small bathroom, as shown in development applications for the proposed works⁴⁵ and in shown in street photos (Plate 22). At the same time a rear sun/meal room was provided.

In 1994, fencing and a rear deck was added as well as a new carport which has since been removed⁴⁶. In 2005, Alwen underwent significant alterations, including the addition of another floor which resulted in the duplex on site today⁴⁷. The original bungalow was incorporated into the re-modelling by retaining it as single story unit with the bay window arrangement, inclusive of sashes, on the ground floor. Presumably at the same time the rear garden was landscaped.

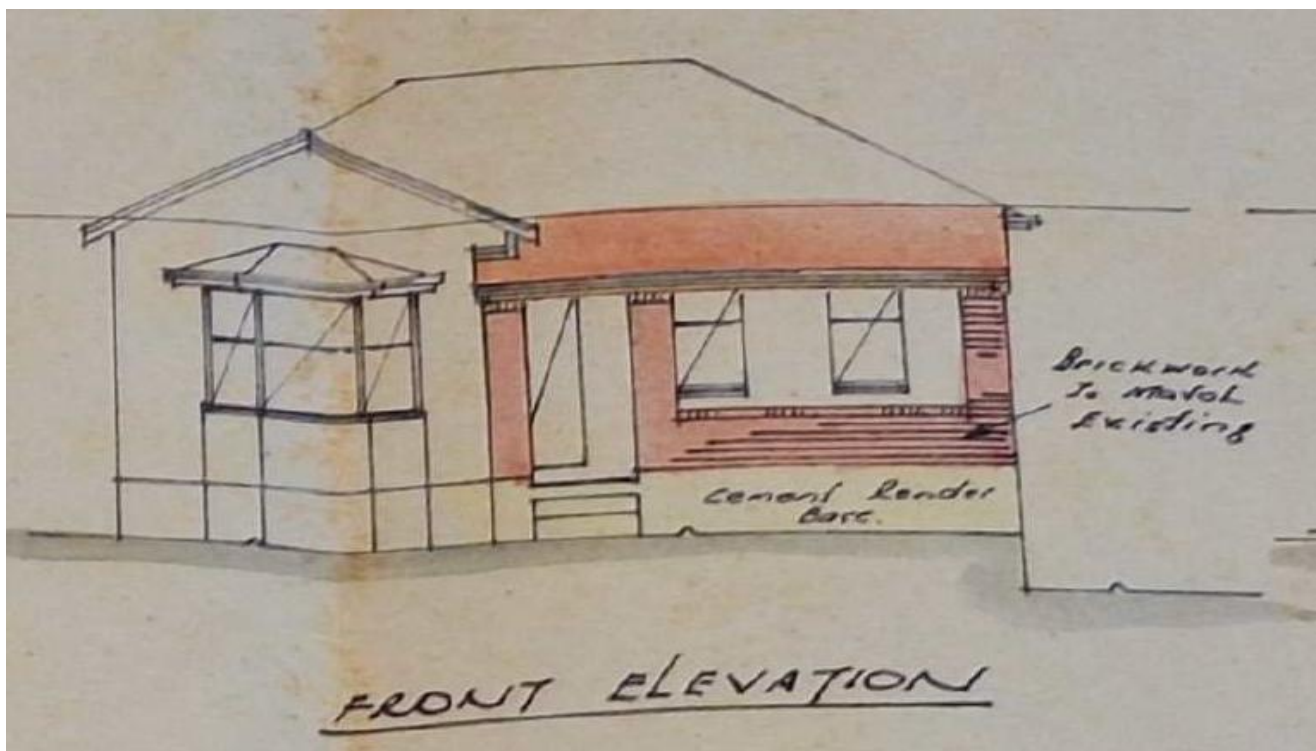


Plate 23 Front elevation of 31 Dover Road. ⁴⁸

⁴¹ DA1924/68, WPH 2025

⁴² DA1953/252, WPH 2025

⁴³ DA1961/790, WPH 2025

⁴⁴ DA1974/499, WPH 2025

⁴⁵ DA1967/207, WPH 2025

⁴⁶ DA1994/38, DA1994/828 WPH 2025

⁴⁷ DA2005/808 WPH 2025

⁴⁸ DA1953/25, WPH 2025

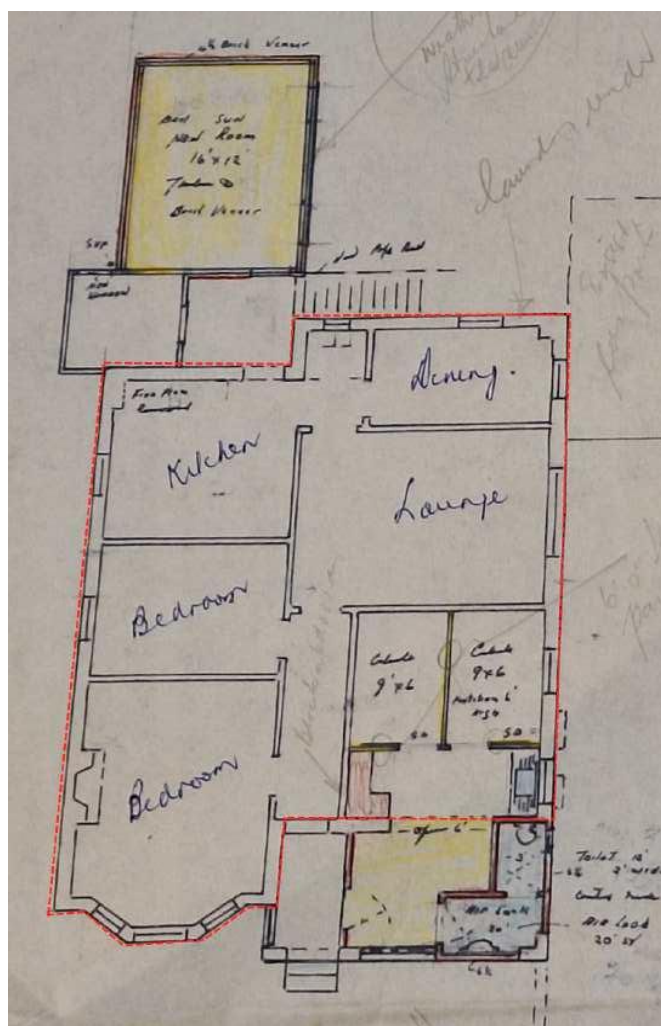


*Plate 24 Proposed works at 31 Dover Road, 1967.*⁴⁹

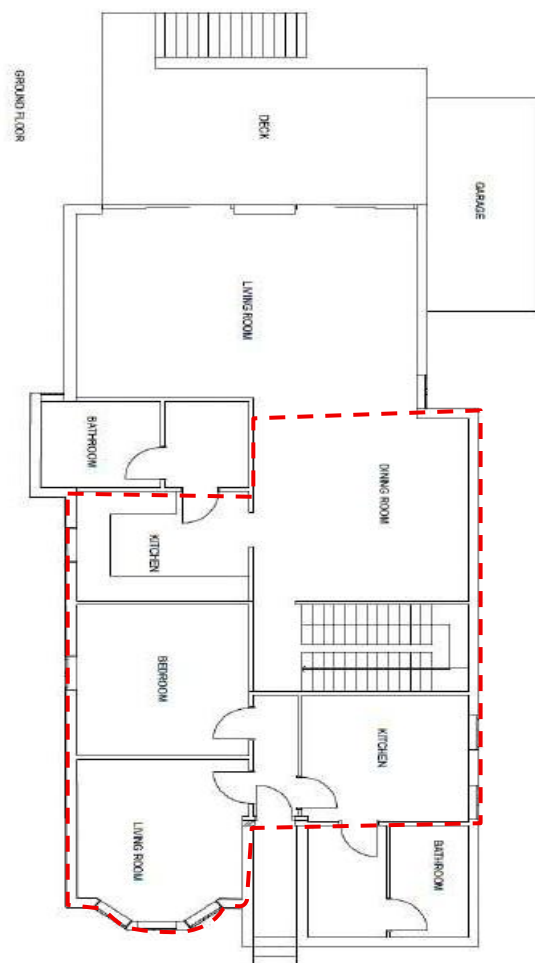


*Plate 25 Ground floor of 31 Dover Road, 2025.*⁵⁰

50 WPH 2025

3.4 AERIAL PHOTOGRAPHY

The following section provides a visual chronological description of the site using aerial photography. All aerial photographs in this section have been sourced from NSW Spatial Services Historical Imagery viewer, unless otherwise specified.

Table 2. Historical aerials of the site from 1943 to 2025

Aerial photograph (site outlined in red)	Description
	1943 • The site contains five detached buildings, consistent with existing land titles. • Each property is separated by narrow side setbacks, and all buildings are oriented towards Dover Road. • Visible vegetation, including mature trees and rear gardens, suggests established domestic use and landscaping. • Surrounding streets are fully laid out and lined with street trees. • Residential density across the surrounding blocks is consistent, with a mix of similarly scaled houses on uniform lot sizes. • No major infrastructure work or commercial development is visible in the site or immediate surroundings. • Southwest of the site, properties fronting Newcastle Street and Wilberforce Avenue, appear as elongated structures —possibly warehouses shopping centres, or garages indicating backlot usage of these rear parcels. • Dover Road appears sealed and in use, connecting to New South Head Road (north) and the grid of neighbouring residential streets. • The built environment surrounding the site suggests that the broader Rose Bay area had transitioned to a fully urbanised residential suburb by the early 1940s.



1970

- The five dwellings in the site remain in place, with 31 Dover Road now showing a possible side extension connected to the main structure.
- Rear yards are visibly cleared or simplified, suggesting landscaping changes or reduced vegetation cover.
- Main changes in the vicinity of the project since 1943 is that to the north-west Federation residences have been demolished and the land remodelled for use as a car park
- Street and surrounding urban layout remain consistent with previous aerials, showing continued residential use.



1994

- 27 Dover Road within the site has been completely demolished, with a cleared lot visible in its place.
- Rear extension added to 25 Dover Road, now occupying more of the backyard space than in earlier imagery.
- Another building fronting Wilberforce Avenue (southwest of the car park) has been demolished, and the car park extended further east into that footprint.
- Surrounding development appears consistent with previous imagery.



2005

- 27 Dover Road has been rebuilt, now occupying a larger footprint than the previous structure, with the new dwelling covering most of the lot.
- Roofing alterations are visible at 23 and possibly 29 Dover Road, suggesting re-roofing or roof restoration works. No other material changes are observed to the remaining properties within the site.
- Outside the site, the surrounding urban fabric and car park layout appear unchanged from the 1994 aerial.



2025

- A new swimming pool has been constructed in the backyard of 29 Dover Road along with landscaping and paved surfaces, indicating recent upgrades.
- 31 Dover Road: The dwelling has been demolished and rebuilt or extensively renovated—a new white, rectilinear structure now occupies the easternmost portion of the lot.
- Surrounding context: Several properties within the broader area appear to have undergone redevelopment or extensive renovation, including:
 - Newly constructed or rebuilt structures along the retail/commercial strip to the north.
 - One or more lots in the broader setting that appear vacant or under construction.

Sources: NSW Historical Imagery Viewer & Google Satellite

3.5 SITE DEVELOPMENT & THEMES

3.5.1 Chronology

The following is a brief chronology of the site and environs.

Table 3. Historical chronology of 23-31 Dover Road, Rose Bay.

Date	Description
1800s–1840s	- Large early land grants of land were made across the eastern suburbs including to W. Jenkins around 1809. - Between 1813 and 1825 John Piper amalgamated several early grants into the Point Piper Estate, which later changed hands and became the Cooper Estate. - Families like the Wentworths, Dumaresqs and Coopers amassed and maintained large landholdings at this time over several generations and throughout the remainder of the nineteenth century. - The land was largely unsuitable for agricultural purposes so early colonial industries included lime burners, tanneries and salt producers. - New South Head Road was constructed from 1831. The final joining of the Old and New South Head Roads in the 1850s gave much more regular access to the entire peninsula and spurred the purchase of the first subdivisions. - Subdivided lands were often terraced into gardens resulting in permanent changes to the natural topography in some areas. - Grand houses were constructed on elevated sites which overlooked the bay. - Extensive tree clearing occurred off the main roads and on the headland of the harbour.
1850s–1890s	- Sydney's population expanded sevenfold between 1850 and 1890. - The swamps behind Rushcutters Bay, Double Bay and Rose Bay were drained with excavated channels and turned into extensive market gardens. - Much of the eastern half of Woollahra remained uncleared bushland bound up in the extensive Vaucluse Estate, and other landholdings. - Freehold subdivisions of land on the Cooper Estate began in the early 1880s.
1900s–today	- Market gardens and sand dunes at Rose Bay were transformed into private and public golf courses. - Foreshore reclamation works were undertaken, creating the current forms of Lyne Park at Rose Bay and Parsley Bay Reserve. - Further subdivision and development of houses, roads and the installation of sewer lines and water services. - The Rose Bay Estate was first subdivided from 1901 and sold from 1904. - Detached residences were constructed at 23–31 Dover Road between 1906 and 1916. - Various alterations and additions occur to the residences to adjust to occupants' needs and primary use. - Between 1994 and 2005, redevelopment of sites at 27 and 31 Dover Road occurred to provide duplex accommodation.

3.5.2 Historical Themes

Historical themes are research tools, which can be used at the national, State or local level to aid in the identification, assessment, interpretation and management of heritage places, including archaeology. Nine national historical themes have been identified by the Australian Heritage Commission (now part of the Department of Environment). Heritage NSW has identified thirty-five state historical themes for

understanding the heritage of NSW. The site is representative of the development of the Rose Bay area and can be assessed in the context of the broader historic themes defined by the Heritage, NSW.

The following themes help us understand the historical context of identified archaeological features and areas of archaeological potential within the site (Table 4).

Table 4. NSW Historical Themes and their relationship to 23-31 Dover Road, Rose Bay

State Themes	Relationship to the Site
<i>Industry</i>	The site is associated with Daniel Cooper who was a large landowner in the area and held site for many decades before selling for subdivision. While the history indicates early colonial industries in the area includes lime burners and salt producers, Cooper in the 1840s developed a substantial boiling-down tannery on the bayside. However, there is no indication that this factory was located within or associated with the site.
<i>Pastoralism</i>	The land was once part of the Point Piper Estate (later the Cooper Estate). While the land was generally unsuitable for agriculture, the land may have been used for pastoral pursuits such as grazing of livestock and horse riding pursuits particularly in the early decades of the nineteenth century. However, there is no evidence that the site was specifically used at this time for the pastoral pursuits other than these assumed general activities.
<i>Domestic life</i>	The site, land and extant dwellings are associated with domestic themes of early twentieth century suburban domestic life in Sydney in so far as the original residences are mainly from the first subdivision in the early 1900s. These houses tell a direct story of a growing Sydney suburbia in the Federation period.
<i>Towns, suburbs and villages</i>	The site was part of Rose Bay Estate, which was the impetus for the initial residential development along Dover Road, and in the site. It is associated with the subdivision activity from 1900s which paved the way for the layout of the modern Woollahra suburbs of Rose Bay, as well as Rose Bay village.
<i>Labour</i>	The site and extant dwellings may be associated – in a general way – with themes of labour especially pertaining to the workforce. With the growing population from the start of the nineteenth century, the new suburban life in Rose Bay was supported by a diverse workforce who were employed locally and who commuted to the city via the tram service.
<i>Agriculture</i>	The site does not exhibit themes relating to agriculture. The general area is noted as being unsuitable for agriculture, except for well-tended market gardens. However, there is no indication that the site was used for or associated with any agricultural practices including market gardens.

4. Site Overview

This section presents an overview of the general site and details of the site inspection

4.1 SITE INSPECTION

A site inspection of the site was undertaken on 15 May 2025 by Antonella Skepasianos (Senior Archaeologist, Virtus Heritage) and Rhianna Wallace (Graduate Archaeologist, Virtus Heritage). The inspection aimed to ground-truth the findings of the historical research (Chapter 3) and assess the extent of visible historical archaeological evidence and ground disturbance across the site to inform the assessment of archaeological potential in Chapter 5.

The inspection focused on:

- verifying physical evidence of documented phases of land use and development (e.g. early lot boundaries, Federation-era structures, later garages, carports and landscaping modifications);
- assessing levels of disturbance associated with later redevelopment, particularly at 27 and 31 Dover Road;
- identifying any remaining features or landscape elements potentially associated with earlier phases of occupation, such as structural remnants, sandstone footings, or truncated fence lines; and
- examining rear and side setbacks, exposed soil, and landscaped areas for indications of subsurface disturbance or surviving archaeological deposits.

The inspection strategy was developed with direct reference to the historical research and archival sources detailed in Chapter 3, including parish maps, subdivision plans, development applications, and historical aerial photography. Rather than broad pedestrian transects, the inspection targeted key areas identified as having the highest potential to retain evidence of earlier phases of development, including:

- side and rear setbacks where Federation-era outbuildings, fence lines, and garden structures are historically recorded;
- landscaped and modified areas with evidence of truncation (particularly at 27 and 31 Dover Road where substantial excavation for duplex construction was documented); and
- locations where archival research indicated historical features, such as early garages or boundary modifications.

Observations were recorded using digital photography and annotated site plans to document visible features, disturbance profiles, and current landscaping.

4.2 SURVEY RESULTS

The survey was recorded as five separate areas to account for the five existing residences as follows:

Street Address	Lot/DP	Description
23 Dover Road	Lots 10/A, DP4244	Single storey late Federation bungalow currently used as the Rose Bay Family Medical Centre.

Street Address	Lot/DP	Description
25 Dover Road	Lot 11/A, DP4244	Two-storey rendered Arts and Crafts residence with pitched tiled roof and a single storey detached garage.
27 Dover Road	Lot 12/A, DP4244	Two-story over basement contemporary rendered residential duplex with pitched tiled roof, with two sets of external stairs in both of the narrow side setbacks to provide access to the terraced rear yard.
29 Dover Road	Lot 13, DP663078	One and two storey residence with rendered masonry walls, set on top of sandstone foundations, and below a tiled hipped and gable roof.
31 Dover Road	Lot 1, DP105598	Two and three storey rendered dual residential duplex with a pitched metal roof with rear garage.

The following describes the results of the site inspection for each lot, with reference to documented phases of historical development, observed levels of ground disturbance, and any evidence of potential historical archaeological features.

23 Dover Road

23 Dover Road contains a detached Federation-era bungalow, constructed in 1916, consistent with the documented early subdivision and development of the Rose Bay Estate (Phase 4). The dwelling retains its sandstone base, brick walls, and pitched tiled roof. The front setback comprises a decorative tiled path flanked by lawn and enclosed by a brick and timber picket fence (Plate 26).

The western side of the property includes a concrete driveway that leads to the rear yard (Plate 27). The backyard is surfaced with a cellular confinement grid system, infilled with coarse gravel, functioning as a stabilised and permeable parking surface (Plate 28). Ruts and surface discolouration indicate regular vehicle use. A low timber beam is present along the rear boundary, possibly functioning as a wheel stop or edge barrier. A narrow strip of remnant brick paving is visible behind this beam (Plate 28).

A mature tree in the southwest corner exhibits minor ground heave from root activity, creating a small, localised elevation (Plate 28). There were minor exposures of compacted gravel and fill visible within the grid matrix and at fence lines. No natural soil horizons were observed or surface archaeological relics. The lot slopes gently from the north-east (street frontage) to the south-west (rear fence), reflecting the local broader cross-fall drainage pattern of the site (Plate 29).

There was no evidence of historical archaeological features including historical artefacts.



Plate 26. View south-west. Front facade of 23 Dover Road, showing Federation-era dwelling and front setback.



Plate 27. View south-west showing western side driveway looking towards the backyard. Concrete surface transitions to stabilised gravel area at rear.



Plate 28. View north-west showing gravel-infilled cellular grid surface, tree root uplift, and partial exposure of disturbed ground in rear yard.



Plate 29. View north-east along the sloped driveway highlighting gradient from street frontage to rear yard.

25 Dover Road

25 Dover Road is a modified Federation Arts and Crafts dwelling, constructed in 1913 by T. George and Son, well known builders in the local area. The property consists of a rendered masonry exterior, visible sandstone base, and weatherboard panelling to the rear. The property is fenced with a combination of timber and metal panels (Plate 30). The front setback is landscaped with garden beds edged in sandstone and brick, a concrete pathway, and ornamental plantings. The front yard includes vegetation and paved surfaces (Plate 31).

The backyard comprises a grassed open area approximately 8.2 m in length, bounded by dense ornamental vegetation and modern structural elements (Plate 32). The eastern portion of the yard is surfaced with large-format sandstone pavers measuring ~5 cm thick. The western boundary is occupied by a bitumen driveway with a central grass strip, leading to a rear garage (Plate 33). The backyard is level, while the overall lot slopes gently from north-east (street frontage) to south-west (rear), consistent with the local hind-dune topography.

Surface modification across the property includes paved garden beds, landscaping, and a timber-framed deck/bungalow structure added during renovations (pers. Comms D. MacNaught in 2025) The space beneath the deck is heavily disturbed and used for storage (Plate 32).

The back yard had with isolated exposures visible in tree drip lines and garden beds. A notable exposure within a disturbed garden bed revealed pale grey sand mixed with brown organic loam, indicative of introduced fill or reworked soil. Additional exposures at service trenches and along fence lines presented dark sandy loams, consistent with overlying fill horizons. Visible service infrastructure was recorded at the rear of the property.

Vegetation includes both native (e.g., Banksia, Lilly pilly and not local but native Illawarra flame tree) and exotic species (e.g., ornamental ferns).

There was no evidence of historical archaeological features or historical artefacts.



Plate 30. View south-west showing the front facade.



Plate 31. View south-west, showing access to the backyard.



Plate 32. Rear yard and elevated deck



Plate 33. View of driveway with to rear garage

27 Dover Road

27 Dover Road originally contained a Federation period dwelling that was demolished in 1994 and replaced by the existing dwelling. contains modern three-storey residential building with a rendered masonry exterior and integrated garage fronting the street (Plate 34). The property features a substantial

steel-framed balcony structure at the upper level and is bordered by high rendered boundary walls. The garage provides access to a sub-grade basement level that appears to serve both storage and parking functions. The front setback is minimal, comprising a tiled access path and driveway apron that descends into the semi-underground garage (Plate 35).

The backyard is arranged in two principal levels: a lower tiled courtyard at ground level and an elevated terraced garden retained by rendered concrete walls (Plate 36). The transition between levels is marked by centrally positioned stairs flanked by raised garden beds. The garden beds are framed with timber and contain imported soils. Surrounding the garden are paved brick and concrete pathways and ornamental vegetation.

The western boundary features a narrow paved side alleyway leading from the front of the property to the rear courtyard. The eastern boundary is similarly developed, with a concrete-paved side passage including integrated drainage and access stairs leading down to the backyard (Plate 38). The combination of stepped levels, cut-and-fill surfaces, and engineered retaining elements indicates substantial landform modification across the site.

The backyard is levelled at the building footprint, with the rear garden set at a higher elevation, consistent with a cut-in design. The rear facade includes foundational concrete pylons supporting the upper storeys, evidencing deep excavation and structural reinforcement. A storm drain (Plate 39) and multiple service access points were observed across both paved and garden areas.

All ground surface exposures displayed dark sandy loams with organic content, consistent with imported fill or heavily reworked soils.

There was no evidence of historical archaeological features or historical artefacts



Plate 34. View south-west. Front view of 27A-B Dover Road, showing garage entry and rendered boundary walls.



Plate 35. View north-east. Underground garage beneath house showing sloped driveway and subfloor storage/parking area



Plate 36. View north-east. Rear façade of dwelling and backyard, showing concrete retaining wall, raised garden, and foundational pylons.



Plate 37. View south-east across backyard showing elevated rear garden, terraced retaining walls, and foundational pylons.



Plate 38. View north-east. Eastern side passage showing concrete surface with stairs ascending to front of property.

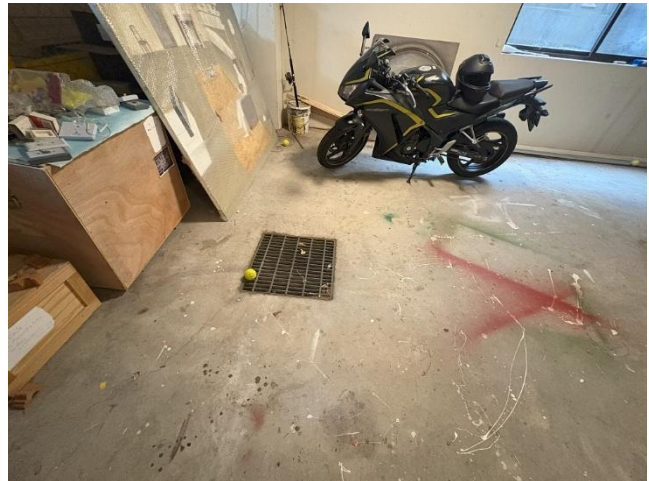


Plate 39. View north-east. Stormwater drainage point located within rear tiled courtyard adjacent to utility area

29 Dover Road

29 Dover Road contains a Federation period dwelling that has been substantially altered. Constructed with a sandstone and brick base, with rendered-brick walls, and a flat roof. The front end of the property contains a concrete paved driveway and courtyard, enclosed by a high rendered-brick fence (Plate 40).

The western side of the property contains a concrete-paved path and bordering garden bed, with various dwelling services embedded in house exterior (Plate 41). The backyard consists of open lawn, bordered by tall hedging and garden beds, with concrete pavers leading to the in-ground pool (Plate 42). No ground exposures are visible in the backyard. The western perimeter garden beds are situated at ground level; the eastern perimeter garden beds are raised and constructed of stone pavers, containing a variety of vegetation and small trees.

Extensively levelling has occurred to place the pool on a uniform plane with the lawn (Plate 42). The pool services are located at the rear west side, against the back perimeter fence, on potentially the original ground level.

The lot slopes gently from the north-east (street frontage) to the south-west (rear fence), aligning with the local hind-dune topography and cross-fall drainage pattern. The slope is visible at the concrete-paved area directly under the rear of the house, beneath the deck, with concrete ramp and wooden staircase (Plate 43).

There was no evidence of historical archaeological features or historical artefacts



Plate 40. View south-west. Front facade of 29Dover Road, showing driveway and pedestrian entryway.



Plate 41. View north-east along the sloped pathway highlighting gradient from rear yard to front facade.



Plate 42. View south-west showing lawn, in-ground pool, pool fence and paved pathway.



Plate 43. View north-east showing rear facade of house, lawn, paved area, and garden beds flanking the perimeter

31 Dover Road

31 Dover Road consists of a highly modified Federation period dwelling, constructed of rendered brick and a pitched tiled roof. The front yard is fenced in by a rendered brick and wooden walls (Plate 44). The western side of the property contains a paved driveway extending to a garage, followed by a narrow access-way to the backyard (Plate 45).

The backyard consists of a lawn, bordered by vegetation and trees (Plate 46). The eastern side of the yard contains a temporary shed and sections of brick paved areas. The lot slopes gently from the north-east (street frontage) to the southwest (rear fence), aligning with the local hind-dune topography and cross-fall drainage pattern. However, landscape levelling of the backyard is evident in the depreciating angle of the rear perimeter fence (Plate 46–Plate 47).

At the rear of the house is a basement level constructed of concrete and brick retaining walls, a clear indication of disturbance to natural subsurface layers (Plate 48–Plate 49).

There was no evidence of historical archaeological features or historical artefacts



Plate 44. View south-west. Front facade of 31 Dover Road, showing dwelling and driveway.



Plate 45. View north-east along narrow, side-passageway.



Plate 46. View north-east showing rear facade of house.



Plate 47. View south-west showing backyard



Plate 48. View south-east showing basement level concreted area and retaining walls.



Plate 49. View south-east showing brick-paved, terrace garden and lower level.

4.3 SUMMARY

All five properties were accessed and inspected on 15 May 2025 to understand the existing environment, level of disturbance, observe any evidence of archaeological features or historical artefacts and to assess areas of archaeological potential.

Desktop research was verified by the site inspection of the current building footprint, which was confirmed as anticipated. Additional observations included a range of hard stand surface (concrete, pavers etc) and additional areas of potential subsurface disturbance related to utilities, fencing and landscaping. 27 Dover Road had been substantially excavated for underground carparking, removing any potential for archaeological deposits.

During the site inspection, no historical archaeological features or artefacts were observed.

5. Archaeological Context and Potential

The purpose of this section of the report is to bring together the history, current site condition and previous archaeological investigations of the local area to form an assessment of archaeological potential.

Several factors must be considered when predicting archaeological potential. Reviewing prior research and similar archaeological investigations provides a base for comparative analysis. This is a crucial step to assist in predicting the types of sites that may be present within the site and their probable significance. However, a review of the Heritage NSW library for previous historical archaeological investigations within and adjacent to the site resulted in no relevant previous archaeological studies. Therefore, the following section will focus on the known and potential historical land uses to build a picture of the potential archaeology of the site. This is vital for accurately predicting the likelihood of extant relics and their probable intactness.

5.1 HISTORICAL USES OF THE SITE

In addition to the environmental background, an assessment of archaeological potential relies on an understanding of the known historical uses within the site and of how the associated activities have expressed themselves in the archaeological record. This report has reviewed and documented post-colonisation developments across the site throughout different phases of use. These site development phases are summarised in Table 5

Table 5: Phases of development and archaeological potential in the site

Phase	Date/Period	Description	Archaeological Potential
Phase 1	Pre-1788 Aboriginal land use	Refer to Virtus Heritage's Aboriginal Cultural Heritage Assessment Report (2025).	
Phase 2	1788 – 1809 British exploration	Establishment of the British colony in Sydney Cove and exploration and exploitation of the surrounding land by British officers.	Nil to Low Potential Research has not resulted in any evidence of activity related to this historic phase within the site.
Phase 3	1809 – 1850 Early land grants	First land grants were made to W. Jenkins around 1809 and later passed to John Piper (1813–1825), then to Cooper and Levey (1825–1847) and then solely to Cooper by 1847 (Cooper Estate). The land use during this time would have included pastoralism, early industry, and, later, the establishment of grand houses.	Nil to Low Potential Research has not resulted in any evidence of activity related to this historic phase within the site.
Phase 4	1850 – 1920 Expanding population Freehold subdivisions	Expanding population of Sydney, and the provision of tram service to Woollahra (Dover Road), started to open up to small lot development by the late 1800s. Freehold subdivisions of land on the Cooper Estate began in the early 1880s and continued until the 1920s. This included the purchase of the site land by Intercolonial Investment Land and Building Company Limited in 1903 and	Low Potential The site is located within the Rose Bay Estate which is the earliest historic use of the land as evidence in the historic record. The land was subdivided in 1904 and the residences that were constructed as a result

		subdivided and sold on for residential use as the Rose Bay Estate from 1904. All lots in the site were sold by 1912 and residential construction occurred between 1906 and 1916.	between 1906 and 1916 are all (but one) still standing and therefore not considered archaeological relics. The residences would have been constructed with reticulated water and sewerage, reducing the likelihood of associated deposits.
Phase 5	1920 – 1990 Suburban stability	From the 1920s the site has been a suburban residential estate and remained largely stable apart from various alterations and additions to adjust to occupant's need and primary use. These changes included carport, garages, fences, and internal modifications etc.	Low Potential Archaeological potential associated with this phase may include subfloor deposits and remnants of structures such as sheds, fences, services and yard refuge.

5.2 OVERALL STATEMENT OF ARCHAEOLOGICAL POTENTIAL

For an analysis of the archaeological potential for **Phase 1** please refer to Virtus Heritage's Aboriginal Cultural Heritage Assessment Report (2025). For **Phase 2 and 3**, it is unlikely that archaeological remains exist at the site. Research has not resulted in any evidence of activity related to this historic phase within the site. There is no indication from the historical record that specific features relating to early industry, pastoralism or the establishment of grand houses and their estates existed within the site. Taking into consideration the disturbance resulting from later residential development, the potential for relics relating to Phase 1 and 2 is considered to be **Nil to Low**.

While the main land use activity occurred in **Phase 4** (residential subdivision from 1904 and house construction between 1906 and 1916), evidence of these activities still existing in the form of the extant buildings (houses and garages) and not considered relics. Therefore, potential for relics for Phase 3 is considered **Low**.

Finally, **Phase 5** relates to historic activities of domestic life during a period of relative suburban stability between 1920 and 1990. Specific activities across the site include alterations and additions to the residences including carport, garages, fences, and internal modifications. Many of these changes are still in place however some undocumented features may remain as truncated timber posts under the ground from former sheds, fences, and verandas. Although the potential for these is considered Low. Subfloor deposits are also considered here, given that Australian Federation houses regularly featured tongue and groove flooring, particularly in internal areas like hallways, living rooms, and bedrooms from 1890s onwards, the potential for subfloor deposits and relics is **Low**. Generally, potential evidence of Phase 4 and 5 is considered Low within the site. There is also limited space where they may exist such as the small front and rear setbacks, even in those spaces there has been a level of disturbance from landscaping and alterations and additions etc. For 27 and 31 Dover Road the extent of remodelling in 1994 and 2005 to expand the building footprint to duplex accommodation present further impact.

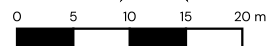
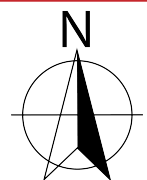


699 – Dover Road HAA
 23 – 31 Dover Road, Rose Bay, NSW
 Figure 3. Archaeological Sensitivity Map of the Project Area

Author: Liam Clerke
 Date: 28/07/2025
 Scale: 1:671 @ A4
 Datum: GDA2020 / MGA Zone 56
 Source: NSW Spatial Services

Legend

- Project Area
- Area of No Archaeological Sensitivity
- Area of Low Archaeological Sensitivity



6. Significance Assessment

Accurate assessment of the cultural significance of sites, places and items is an essential component of the NSW heritage assessment and planning process. A clear determination of a site's significance allows informed planning decisions to be made for a place, in addition to ensuring that heritage values are maintained, enhanced, or at least minimally affected by development. Assessments of significance are made by applying standard evaluation criteria published by the NSW Heritage Council (Department of Planning and Environment 2023:21).

In New South Wales, two levels of significance exist in the heritage management system: Local and State.

- **State heritage significance** applies in relation to a place, building, work, relic, moveable object or precinct. It means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.
- **Local heritage significance** applies in relation to a place, building, work, relic, moveable object or precinct. It means significance to a local area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

The Heritage Act notes that if an item is primarily of State heritage significance it can also be of local heritage significance. However, an item that is primarily of local heritage significance may not necessarily be of State heritage significance (NSW Heritage Branch, 2009: 7).

The *Burra Charter: Australia ICOMOS Charter for Place of Cultural Significance* is the widely accepted reference document for heritage conservation standards in Australia. The Charter sets a standard of practice for those who provide advice, make decisions about or undertake works to places of cultural significance, including owners, managers and custodians. It contains a set of thirty-four principles, defined as Articles, which can be directly applied for management of heritage items, or places. The definition of 'place' used throughout the *Burra Charter* means *site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views* (Definitions, The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance 1999, Article 1).

The Burra Charter notes that cultural significance of a place is embodied in its physical fabric, settings, contents, use, associated documents and its meaning to people through their use and associations with the place. Its cultural significance and issues affecting future use are best understood by a methodical process of collecting and analysing information prior to making decisions. To assist with this, NSW Heritage have guidelines for assessing significance for a place / item which refer to the following seven assessment criteria, see Table 6 below.

Table 6: Significance Assessment Criteria (Heritage NSW:2001)

Heritage Criteria	Significance Description
Criteria A Historical	An item is important in the course or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area)
Criteria B Associational	An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW' cultural or natural history (or the cultural or natural history of the local area);
Criteria C Aesthetic, creative or technical	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

Criteria D Social values	An item has strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons
Criteria E Scientific or archaeological value	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
Criteria F Rarity value	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
Criteria G Representative value	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural and natural environments

6.1 SIGNIFICANCE ASSESSMENT FOR POTENTIAL ARCHAEOLOGY

The following section assesses the likely significance of the potential archaeological resource within the site. Specific past activities across the site that may have resulted in an archaeological resource include alterations and additions to the residences at the front, rear and sides of the existing buildings after 1920. While no known or documented archaeological resources have been identified, consideration have been given generally to potential undocumented features or deposits that may be typical of past land use of the site. This may include former outbuildings, sheds, carports, garages, verandahs, services, fences, gardens features, or rubbish deposits. This potential archaeological resource would be associated with residential occupation of the Federation houses in the early to mid-nineteenth century and may exist as truncated timber posts, brick footings, or hard stands, service trenches and or incidental artefact scatters or pits. Buried pets are also common in residential back yards.

Considerations of the significance of potential relics relating to 23–31 Dover Road is provided in Table 7. If any relics are assessed as potentially holding local or State significance and project excavation works were to uncover them, further impact assessments would be required.

Table 7: Significance assessment for potential relics relating to 23-31 Dover Road, Rose Bay

SHR Assessment Criteria	Significance Assessment
a) Historical	The potential archaeological resource of the site would be associated with residential occupation of the Federation houses in the early to mid-twentieth Century. This tells a direct but common story of a growing Sydney suburbia which supported a newly expanding and diverse workforce. However, any potential archaeological resource would likely be peripheral to the main use of the place and only contributory to the wider story of the establishment of Rose Bay as a residential suburb in the early twentieth Century. It is considered that the potential archaeological resource would be common to all Federation era suburban houses across Sydney and would unlikely have characteristics specific to Rose Bay. Further, any archaeological resources would likely be truncated and not be of historical interest to those other than current and past occupants of the place. Does not meet the threshold for local or state significance
b) Associative	Relics associated with the site do not have any known connection or association with a person or group of persons of significant importance in NSW history. They would not be associated with notable local figures, architects or occupants. Does not meet the threshold for local or state significance

c) Aesthetic	Aesthetic significance would be unable to be assessed until uncovered. There are no aboveground archaeological features present. Currently does not meet the threshold for local or state significance
d) Social	Domestic Federation houses are an integral part of the development of the suburb of Rose Bay in the early twentieth Century. They make up a new pattern of residential occupation in the Rose Bay which has been in place for the last hundred years. However, there are no known strong or special associations with the site or the archaeological resources with a particular community or cultural group in NSW (or Rose Bay) for social, cultural or spiritual reasons. Does not meet the threshold for local or state significance
e) Research potential	The potential archaeological resource of truncated timber posts, brick footings, or hard stands, service trenches and or incidental artefact scatters associated with additions and modifications to the houses and their immediate surrounds would tell a common story of domestic life across Sydney and Rose Bay in the early to mid-twentieth Century. It is considered unlikely that any potential archaeological resource of the site would provide additional information that cannot already be understood by the extant buildings themselves, the historic record including living memory. Research potential of any resources here would be limited and would likely not result in new information if archaeological testing were undertaken. Does not meet the threshold for local or state significance
f) Rarity	Archaeological relics of Federation residences and their domestic setting are not rare in Sydney and are well understood by the buildings themselves and or the historic record. They are particularly common in the inner and middle ring suburbs and are still prevalent in Rose Bay today. Does not meet the threshold for local significance
g) Representative	Depending on the type and intactness of relics uncovered, representativeness would be determined on discovery. Currently does not meet the threshold for local or state significance

The potential archaeological resource of 23–31 Dover Road has been assessed above for significance and found that no assessment criteria or threshold have been met for either local or state significance. As a result, the potential archaeological resource of the site is not defined as relics under the Heritage Act and therefore not considered in any analytical depth further in the report.

7. The Proposal

7.1 OVERVIEW

As outlined in Section 1.2, the proposal involves demolition of existing structures and redevelopment of the site for a residential flat building. From an archaeological perspective, the key elements of the works are those that will disturb the ground surface and subsurface. These include:

- demolition of existing buildings on site and tree removal
- bulk excavation of the majority of the site to a maximum depth of 9.58 m
- construction of a residential flat building comprising two levels of basement car parking, eight storeys of residential dwellings, communal open space and associated landscaping.

7.2 PROJECT IMPACTS

The proposed redevelopment will involve substantial subsurface disturbance across the site. Bulk excavation is proposed to accommodate basement car parking and building foundations, although detailed excavation plans are yet to be finalised. Piling works may also be required, contributing to deeper penetration of the subsurface in select areas. Additional disturbance will result from civil works and the installation of utilities servicing the development, with trenching and associated infrastructure upgrades extending across the construction footprint. Vegetation clearance will further disturb surface and near-surface soils, with all fill and vegetation within the construction footprint to be stripped prior to works commencing. This will include the removal of mature trees, with root balls extracted using heavy machinery and some tree lopping undertaken. The combined effect of these activities will result in widespread disturbance of both surface and subsurface contexts across the site.

The potential impacts of these activities on historical heritage values are further discussed in Chapter 8 below.

8. Heritage Impact Assessment

The following section is presented to meet the requirements of the NSW Heritage Manual requirements for preparing a *“Statements of Heritage Impact”*.

8.1 STATEMENT OF HERITAGE IMPACT – 23-31 DOVER ROAD

The potential archaeological resource of 23-31 Dover Road has been assessed for significance and found that no assessment criteria or threshold have been met for either local or state significance. As a result, the potential archaeological resource of the site does not meet the definition of relics under the Heritage Act. Therefore, a specific *Statement of Heritage Impact* analysis of the potential archaeological resource is not required. Instead, a summary is provided below to support the appropriate development of management measures during project delivery.

8.2 SUMMARY OF POTENTIAL HERITAGE IMPACTS

As outlined above there are no known archaeological relics at 23-31 Dover Road, however potential archaeological resource, having been assessed as without significance, may be present. Table 8 provides a summary of impacts on the potential archaeological resources for the site.

Table 8: Summary of impacts on potential archaeology within the site

Potential Archaeological Resource	Element	Directly Impacted by The Proposal	Heritage Impact
23-31 Dover Road	Any potential outbuildings, sheds, gardens features, fences, subfloor deposits.	Total removal from demolition, bulk earthworks and piling.	No known archaeological impacts anticipated from works. Specific archaeological resources have not been identified, and the remaining potential archaeological resources have been assessed as not meeting the state or local significance threshold.

8.2 DISCUSSION OF POTENTIAL MITIGATION MEASURES

As no known archaeological impacts are anticipated from the proposal, mitigation measures are not required. However, there is a residual risk that during demolition and or excavation phases of project delivery, unexpected archaeological material may be uncovered in the course of these activities. As a result of the assessments in this report, this risk is considered low and, if uncovered, unlikely to be considered significant or defined as relics under the Heritage Act.

However, given the uncertain nature of archaeology, and to safeguard against all eventualities, an *Unexpected Finds Procedure* is recommended to be implemented during project delivery phase. Should anything be uncovered beyond what has been discussed in this report the *Unexpected Finds Procedure* will provide an opportunity for the find to be inspected and rapidly assessed by an archaeologist. If suspected as being a relic the NSW Heritage Council must be notified at that time. Further assessments and approvals may be required at that time depending on the nature of the find.

9. Summary

Comprehensive heritage register searches were undertaken, including the following statutory and non-statutory heritage registers: WHL, CHL, NHL, SHR, S170, SHI, LEP and RNE. As a result of these searches, no known heritage items, conservation areas or known areas of archaeology were identified within the site.

All five properties were accessed and inspected to understand the existing environment, level of disturbance, observe any evidence of archaeological features including historical artefacts and to assess areas of archaeological potential. Desktop research was verified by the site inspection with the current building footprint as anticipated. Additional observations included a range of hard stand surface (concrete, pavers etc.,) and additional areas of potential subsurface disturbance related to utilities, fencing and landscaping. During the site inspection, no historical archaeological features or artefacts were observed.

Background archival research established the history of land use patterns at the site. The site is located within a grant originally given to W. Jenkins c1809. Between 1813 and 1825 John Piper amalgamated several of these early grants into the Point Piper Estate, later sold and became by 1847 the Cooper Estate. A primary application for land within the Coopers Estate bounded by Dover Road, Newcastle Road, New and Old South Head Roads was lodged in 1903. By 1904, the land was purchased by the Intercolonial Investment Land and Building Company Limited and subdivided into residential lots for individual sale within the 'Rose Bay Estate'. The Rose Bay Estate was first advertised as early as March 1904, and the site comprises Lots 10, 11, 12, 13, and 14 which were initially sold between 1905 and 1912. Residential construction on these lots occurred between 1906 and 1916, today known as 23–31 Dover Road.

From this point onwards Rose Bay was transformed from largely coastal estates to suburban development. The site has remained largely stable apart from various alterations and additions to adjust to occupant's need and primary use. These changes included carport, garages, fences, and internal modifications. The exception is for 27 and 31 Dover Road between 1994 and 2005, which were redevelopment of to provide duplex accommodation.

Specific past activities across the site that may have resulted in an archaeological resource include alterations and additions to the residences at the front, rear and sides of the existing buildings after 1920. While no known or documented archaeological resources have been identified, consideration have been given to potential undocumented features or deposits that may be typical of past land use of the site. This may include former outbuildings, sheds, carports, garages, verandahs, services, fences, gardens features, or rubbish deposits. This potential archaeological resource would be associated with residential occupation of the Federation houses in the early to mid-twentieth century and may exist as truncated timber posts, brick footings, or hard stands, service trenches and or incidental artefact scatters or pits. Buried pets are also common in residential back yards.

The potential archaeological resource of 23–31 Dover Road has been assessed for significance and found that no assessment criteria or threshold have been met for either local or state significance. As a result, the potential archaeological resource of the site is not defined as relics under the Heritage Act.

10. Recommendations

The following recommendations have been devised based on the historical research carried out for this report, current regulatory requirements and the legal protections provided by the NSW *Heritage Act 1977*.

Recommendations are as follows, *prior* to project works commencing:

- No further historical archaeological impact assessment is required.
- No historical archaeological statutory approval is required.

Recommendations are as follows, *during* project works:

- **Pre-work site inductions.** It is recommended that all site workers and personnel involved in site impact works should be inducted and briefed on the possible identification of historical archaeological relics during construction and briefed on their responsibility according to the *Heritage Act 1977*.
- **Unexpected finds procedure.** If any unexpected historical archaeological relics beyond what has been discussed in this report is uncovered during the excavation and construction period, works should cease immediately, and an archaeologist be contacted for advice. Project designs are unlikely to be able to be changed at that time to avoid project impacts, but consideration will be given if feasible. If relics are located unexpectedly during works, NSW Heritage Council must be notified of the relic's location under section 146 of the *Heritage Act 1977*.

Recommendations *after* works are complete:

- Should any recordings or further assessment be undertaken as a result of implementing the *Unexpected Finds Procedure*, copies should be provided to Heritage NSW and the local studies library for their reference. A copy of this report should also be lodged.

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