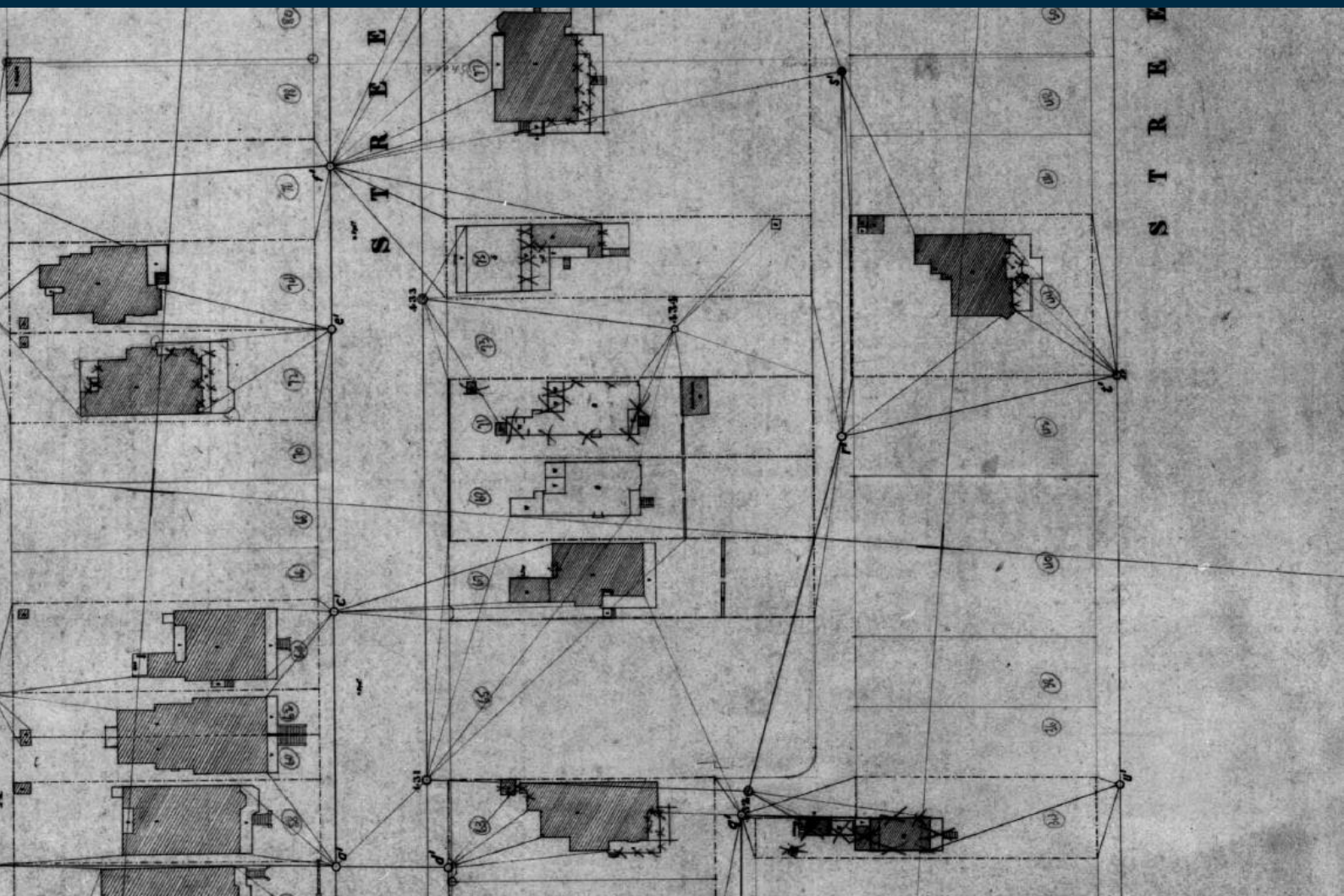


# Historical Archaeological Assessment

*40-48 Redan Street, Mosman*

February 2026

Prepared for: Mosman Land No.1 Pty Ltd



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Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

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# Executive Summary

Urbis has been engaged by Time and Place on behalf of Mosman Land No.1 Pty Ltd ('the proponent') to conduct a Historical Archaeological Assessment (HAA) of 40-48 Redan Street, Mosman ('the subject area'). The subject area falls within the Mosman Municipal Council Local Government Area (LGA).

The HAA has been undertaken as an investigation of historical archaeological potential within the subject area, and to investigate the likelihood that the proposed works would impact potential archaeological resources. The Proponent is proposing to demolish all buildings within the subject area and construct a residential flat apartment building with basement car parking.

This HAA has concluded the following in relation to the historical archaeological potential of the subject area:

- The subject area remained undeveloped throughout the 19th Century. The first development within the subject area was the construction of Wilhelmina Strafford's residence in 1899. By 1930, five brick residences had been constructed within the subject area. Significant modern development has occurred within the subject area up to the present day.
- Due to the extent of modern development, this assessment has identified Low archaeological potential across the extent of the subject area.
- Potential archaeological remains are unlikely to meet criteria for significance at a Local or State level and not considered a relic.
- As such, proposed works are not expected to impact on archaeological relics protected by the *Heritage Act 1977*.

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

## **Recommendation 1 – Submission of Historical Archaeological Assessment**

Submit this Historical Archaeological Assessment as supporting documentation to SSD-93020230.

## **Recommendation 2 – Unexpected Finds Procedure**

If substantial intact archaeological relics of State or local significance, not identified in this HAA are unexpectedly discovered during excavation, work must cease in the affected area and Urbis be immediately notified. Depending on the nature of the discovery, Heritage NSW may be notified in writing in accordance with Section 146 of the *Heritage Act 1977*. Additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

## **Recommendation 3 – Archaeological Induction**

Prior to the commencement of works, an archaeological induction should be delivered by Urbis to all relevant construction personnel for the purpose of establishing:

- heritage obligations of all project personnel;
- how to identify archaeological relics of State or local significance;
- what to do in the event that potential relics are uncovered; and
- how the Unexpected Finds Procedure works in practice.



# 1 Introduction

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# 1 Introduction

Urbis has been engaged by Time and Place on behalf of Mosman Land No.1 Pty Ltd ('the proponent') to conduct a Historical Archaeological Assessment (HAA) of 40-48 Redan Street, Mosman ('the subject area') (Figure 1 and Figure 2).

This report has been prepared to support a State Significant Development Application (SSDA) SSD-93020230 for the site at 40-48 Redan Street, Mosman.

The Minister for Planning and Public Spaces, 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.

The SSDA seeks consent for a multi-storey residential development that utilises the Low and Mid-Rise Housing (LMR) and In-fill Affordable Housing (IAH) policies recently introduced under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The design is outlined in the Architectural Plan set prepared by FJC Studio and provided within the SSDA.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 5 September 2025 (SSD-93020230). Specifically, this report has been prepared to respond to the following SEARs:

**Table 1** – Planning Secretary's Environmental Assessment Requirements.

22. Environmental Heritage	If required:
<ul style="list-style-type: none"><li>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.</li></ul>	Archaeological Assessment

The purpose of the HAA is to investigate the historical archaeological potential within the subject area and the likelihood that the proposed works would impact potential archaeological resources. The current report presents the results of the HAA.

## 1.1 Subject Area

The site is located at 40-48 Redan Street, Mosman and comprises the following landholdings:

- Lot 1 on Deposited Plan 33257
- Lot 2 on Deposited Plan 33257
- Lot 1 on Deposited Plan 921113
- Lot 13 on Deposited Plan 920285
- Lot 1 on Deposited Plan 455982
- Lot 9 on Deposited Plan 1350
- Lot 10 on Deposited Plan 1350
- Lot 11 on Deposited Plan 1350

The site is regular in shape and has an area of approximately 3,233 square metres. The site currently accommodates four 2-storey residential dwellings, and one 2-storey attached dwelling in a landscaped setting. The site has a primary frontage to Redan Street to the east and a rear frontage to Redan Lane to the west.

The site is in Mosman, a suburban local government area (LGA) in Sydney's north shore. The site has excellent access to public amenities including supermarkets, cafes and destination shops along Military Road and at Spit Junction, and access to recreational areas including Balmoral Beach to the east and

Georges Heights headland to the south. Spit Junction is a recognised town centre under the low and mid-rise (LMR) policy. The site is also close to regular bus services in the immediate vicinity.

The site is not a listed heritage item or located within a heritage conservation area, however Redan Street reserve is listed as a local heritage item in the Mosman Local Environmental Plan 2012 (LEP). The site to the immediate south at 36-38 Redan Street containing a pair of semi-detached houses and to the east at 29 Redan Street containing a house are also a listed local heritage item.

The location of the site is illustrated in Figure 1 and Figure 2.



Figure 1 – Regional location of the subject area



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Project No: P0062816  
Project Manager: Kelly Strickland

Subject Area    — Contours

**LOCATION OF THE SUBJECT AREA**  
40-48 Redan Street, Mosman  
Mosman Land No 1 Pty Ltd

Figure 2 – Location of the subject area.

## 1.2 Methodology

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

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

The HAA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the subject area including analysis of historic mapping and imagery (Section 3).
- A physical survey of the subject area (Section 4.2).
- Assessment of archaeological potential (Section 4.3).
- Assessment of archaeological significance (Section 5).
- Archaeological impact assessment (Section 6).
- Provision of recommendations for the management of archaeological relics (Section 7).

## 1.3 Authorship

The present report has been prepared by Juliet Scholefield (Urbis Consultant) with review and quality control undertaken by Kelly Strickland (Urbis Associate Director).

## 1.4 Limitations

The HAA was undertaken to investigate historical archaeological heritage within the subject area. It does not consider Aboriginal archaeological remains or built heritage items. These are covered by separate reports, including an Aboriginal Cultural Heritage Assessment (ACHA) (Urbis, 2025).

# 2

## **Statutory Context**

---

# 2 Statutory Context

## 2.1 National Legislation

### ***Environment Protection and Biodiversity Conservation Act 1999***

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

### **Commonwealth Heritage List**

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

The subject area does not contain any items which are listed on the CHL.

### **National Heritage List**

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

The subject area does not contain any items which are listed on the NHL.

### 2.1.1 State Legislation

#### ***New South Wales Heritage Act 1977***

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

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

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

*Any deposit, object or material evidence*

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

*(b) is of State or local heritage significance.*

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

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

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

### **State Heritage Register**

The NSW State Heritage Register is an official list of places and objects with heritage significance to NSW. Managed under the *Heritage Act*, it protects historic buildings, archaeological sites, landscapes and relics to ensure they are legally protected and appropriately managed for future generations.

Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the *Heritage Act*.

The subject area is not listed as a State heritage item under the *Heritage Act*.

### **Section 170 Heritage and Conservation Register**

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

The subject area does not contain any sites which are listed on a S.170 Register.

### **Environmental Planning and Assessment Act 1979**

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

The subject area falls within the Mosman Municipal Council Local Government Area (LGA) and is subject to the Mosman LEP 2012. Under Section 5.10, Clause 2 of the Mosman LEP 2012, development consent is required when:

*(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.*

Under Section 5.10, Clause 7 it is specified that:

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

- (a) *notify the Heritage Council of its intention to grant consent, and*
- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

Schedule 5 of this LEP identifies Environmental Heritage, with Part 1 detailing Heritage Items, Part 2 outlining Heritage Conservation Areas and Part 3 listing Archaeological Sites.

The study site is not listed as an item on the Mosman LEP 2012. The subject area is located directly adjacent to two items listed on the Mosman LEP, being the *Pair of semi-detached houses* at No. 36-38 Redan Street (#1262), and *Redan Street Divided Road* (#1440). Heritage items in proximity to the subject area can be seen in Figure 3.

## 2.2 Non-Statutory Implements

### The National Trust Register

The National Trust Register is a non-statutory inventory of heritage places compiled by the National Trust of Australia. It includes buildings, sites, landscapes, and objects considered to be of cultural, historical, architectural, or social significance. While listings on the National Trust Register do not carry legal protection, they reflect expert and community recognition of a place's heritage value and can inform planning decisions and heritage assessments. For historical archaeological assessments, the register provides valuable contextual information, particularly for sites that may not be listed on statutory registers but are still recognised for their contribution to local or national history.

The subject area is not listed on the National Trust Register.

## 2.3 Summary of Heritage Context



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

- In view of the protections afforded to heritage items by the EPBC Act, Heritage Act and Mosman LEP, the current HAA has been undertaken to determine the likelihood of historical archaeological remains being retained within the subject area.
- The subject area is not listed on the CHL, NHL, SHR, LEP or S170 register.
- The subject area is located directly adjacent to two built heritage items listed on the Mosman LEP, being the *Pair of semi-detached houses* (#1262) and *Redan Street Divided Road* (#1440).







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**Project No: P0062816**  
**Project Manager: Kelly Strickland**

 Subject Area
  Conservation Area - General  
 Item - General
  Item - Archaeological

**HISTORICAL HERITAGE ITEMS**  
 40-48 Redan Street, Mosman  
 Mosman Land No 1 Pty Ltd

Figure 3 – Heritage Items near the subject area.

Source: HMS.

# 3

## Historical Context

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## 3 Historical Context

The historical context of the subject area provides the basis for assessing what may be retained in the ground as archaeological evidence of past development. The following description is based on archival source material and provides an overview of the phases of site development, which includes the nature, character and distribution of historical land use and associated ground disturbance.

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

- Phase 1: **Original Grant and Subdivision (1853–1899)**
- Phase 2: **Residential Development (1899–Present)**

Detailed mapping of each phase is included in Section 3.3.

### 3.1 History of Mosman

In 1789, First Fleet ship *Sirius* was careened at what is now Mosman Bay, which then became known as Sirius Cove. In 1831, Archibald Mosman and John Bell were granted land at Sirius Cove to establish a whaling station.<sup>1</sup> Mosman bought out Bell's land, extending his grant to cover much of the suburb of Mosman. In 1832, Mosman built his house, *The Nest* at Sirius Cove. Mosman owned two whaling vessels, the *Jane* and the *Tigress* by 1835, and the station was making considerable profits. Mosman sold the whaling station to Hughes and Hosking in 1838, in return for an annual fixed sum. By 1844 however, Hughes and Hosking had gone bankrupt, and Mosman lost the whaling establishment at Sirius Cove.<sup>2</sup>

Merchant Richard Hayes Harnett first started buying up Mosman's 108 acre grant in 1859. He entered into a partnership with Alexander Stuart in 1871 and moved to Mosman in 1872.<sup>3</sup> The area at this time was made up predominantly of inaccessible bushland. In 1878, Harnett established a sandstone quarry at Mosman Bay, establishing a local industry which contributed to the development of Mosman into a well-formed residential area.<sup>4</sup> Harnett and Stuart spent the next 30 years developing the suburb of Mosman, establishing roads and public transport and subdividing their landholdings for residential development.

Mosman became a municipality in 1893, with Richard Hayes Harnett Junior elected as the first mayor. Schools and churches were constructed, the postal service and water supply were established, and Mosman became a thriving community.

### 3.2 History of the Subject Area

#### 3.2.1 Phase 1: Original Grant and Subdivision (1853–1899)

The first land to be granted in Mosman was 40 acres along the foreshore, given to Thomas O'Neil in 1811.<sup>5</sup> Wells' 1840 map of the County of Cumberland shows the subject area located southwest of O'Neil's 40 acres, remaining undeveloped Crown Land (Figure 4). The subject area makes up part of 20 acres originally granted to William Hellyer on the 29 October 1853. A parish map dated c.1860 shows this 20 acre

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<sup>1</sup> Mosman Council, 2022. *A Brief History of Mosman*.

<sup>2</sup> Stephen, M. D., 2006. *Archibald Mosman (1799–1863)*. Australian Dictionary of Biography.

<sup>3</sup> Guesdon, A. J., 2019. *Richard Hayes Harnett - First Commodore Of The Royal Prince Alfred Yacht Club And Designer Of The Yacht 'Australian' - Based On The Lines Of A Mackerel*. Pittwater Online News.

<sup>4</sup> Austral, 2017. *Archaeological Significance Assessment, Archaeological Sites Listed in Mosman LEP*.

<sup>5</sup> Mosman Council, 2022. *A Brief History of Mosman*.

grant situated alongside the grants of A.F. Evans, Thomas Rice and Edwin Daintrey (Figure 5). Hellyer took out a mortgage on this land in 1866, and by 1873 was forced to concede the land to Richard Harnett to pay off considerable debts to the Australian Joint Stock Bank.

Richard Hayes Harnett contributed significantly to the development of the Mosman area. In 1859, he began purchasing Archibald Mosman's original 108 acre grant to the southwest of the subject area. Over the next 30 years, Harnett and his business partner Alexander Stuart were responsible for the building of roads and establishment of public transport connecting Mosman to the city.<sup>6</sup> An 1885 plan indicates the extent of Harnett and Stuart's Mosman estate (Figure 6). The subject area is indicated as unsold at this time, labelled as 'Buena Vista Heights'. By 1885, Redan Street and Muston Lane had been constructed and a church, police station, and two schools can be seen within the broader vicinity.

The subject area appears to have been subdivided between c.1889–1890. A crown plan dated 1890 shows various survey points marked along Redan Street (Figure 7). Though a key is laid out for fences, buildings and verandahs, the subject area remains vacant and undeveloped. An c.1890 lithograph compiled from various surveys shows the subject area making up Lots 7–13 in Deposited Plan 1350 (Figure 8). On the 8 January 1889, lots 9–15 were sold from Richard Hayes Harnett Senior to James Thomas Tillock, wholesale grocer and importer. Lots 7 and 8 were also sold in January 1889, from Harnett to accountant John Linnett Turnidge. James Thomas Tillock established Tillock & Co. in 1875.<sup>7</sup> The company owned a large storehouse at 798 George Street and distributed a variety of food items.<sup>8</sup> James Thomas Tillock was an influential figure, acting as the Foreign Consul for Argentina from 1892–1917. The subject area appears to have remained undeveloped from 1889–1899, by which time Tillock began to sell his land holding as individual lots.

The subject area appears to have remained undeveloped throughout this phase.



Figure 4 – Wells Map of the County of Cumberland, 1840. Approximate location of the subject area indicated in green.

Source: SLNSW <https://collection.sl.nsw.gov.au/record/74VvPA0zrWzy>

<sup>6</sup> Mosman Council, 2022. *A Brief History of Mosman*.

<sup>7</sup> Sydney Morning Herald. Sat 5 Jul 1930. Mr J. T. Tillock. <https://trove.nla.gov.au/newspaper/article/16698367>

<sup>8</sup> City of Sydney Archives. Letter: Tillock & Co, Wholesale Grocers & Importers (31/01/1882). <https://archives.cityofsydney.nsw.gov.au/nodes/view/1544065>

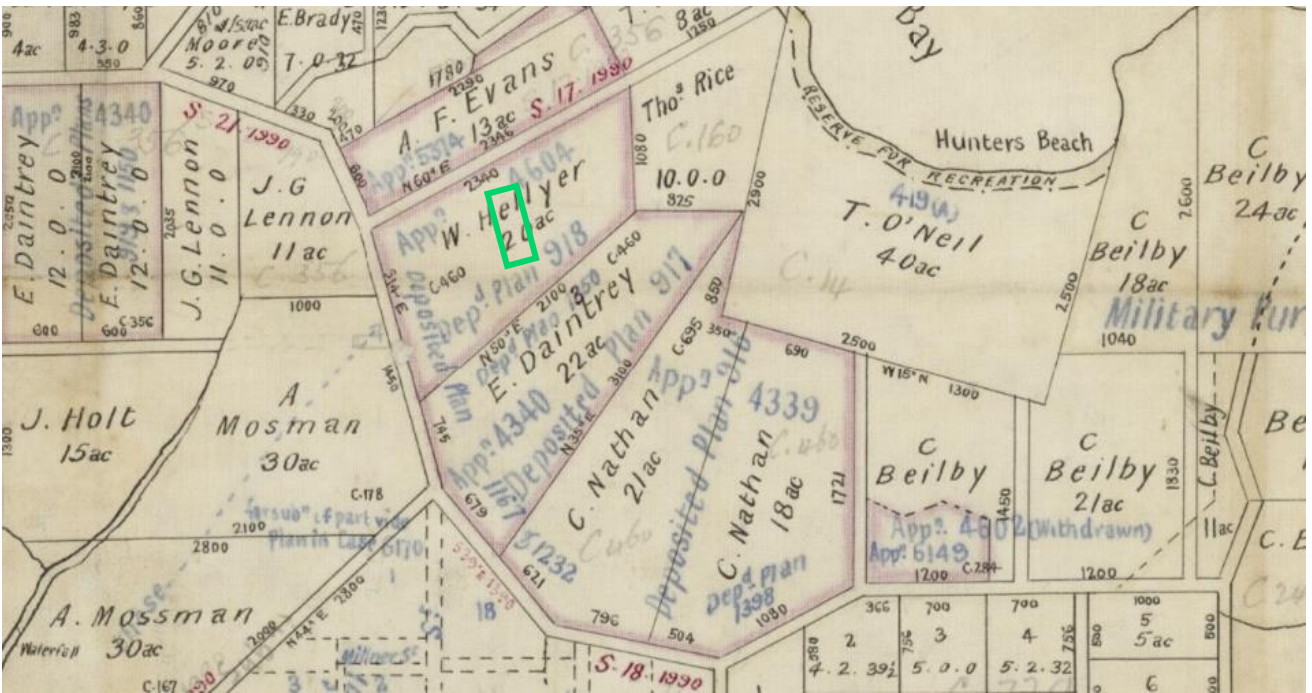


Figure 5 – Map of Mosman c.1860. Approximate location of subject area indicated in green.

Source: SLNSW <https://collection.sl.nsw.gov.au/record/74VKw4y8qZa3>



Figure 6 – 1885 Plan showing the subject area making up part of 'Buena Vista Heights' in the estate of Harnett and Stuart.

Source: SLNSW <https://collection.sl.nsw.gov.au/digital/R3656zbvrrN5e>



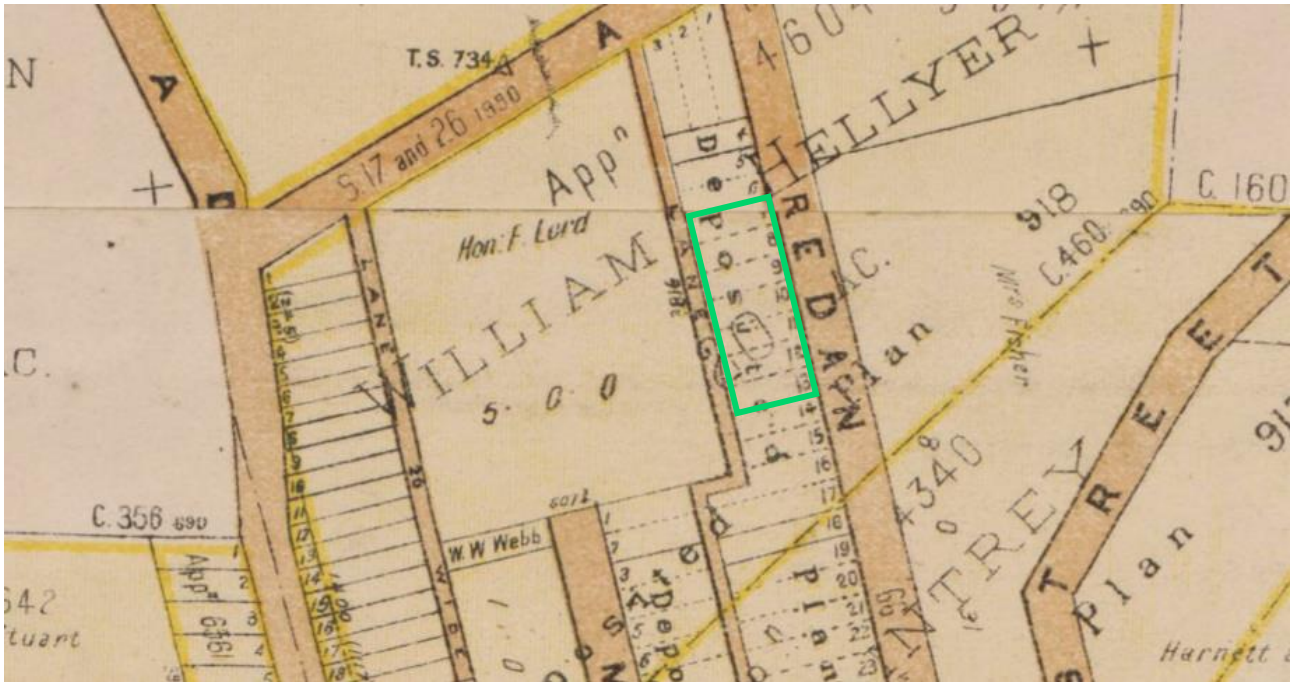


Figure 8 – Higginbotham & Robinson Litho of subject area, c.1890.

Source: NLA <https://nla.gov.au/nla.obj-231636503/view>

### 3.2.2 Phase 2: Residential Development (1899–Present)

The subject area currently comprises Nos. 40, 42, 44, 46 and 48 Redan Street. Wilhelmina Harriet Mary Ann Strafford of Darlinghurst, spinster, purchased Lots 9 and 10, now No. 44 Redan Street, from James Thomas Tillock on 4 January 1899. A year prior, she also purchased Lots 7 and 8, now Nos. 46 and 48 Redan Street, from John Linnett Turnridge. A Sydney Water plan from 1899 shows Wilhelmina’s residence constructed at No. 44 (Figure 9). The remainder of the subject area remained undeveloped. In 1901, Lots 11, 12 and 13, now Nos. 40 and 42 Redan Street, were purchased by builder Alfred Collin. By 1902, a subdivision plan shows two dwellings located within the subject area (Figure 10).

Historical aerial imagery from 1930 reveals that Nos. 40–48 had been developed by this date (Figure 13). In 1951, residential development is evident across the subject area (Figure 14). These structures are more clearly demonstrated in a Sydney Water plan from 1956, consisting of three brick houses at 40–44 and one semi-detached residence making up No. 46–48 (Figure 11). Each residence had an outbuilding at the rear and verandah at the frontage. These same buildings remain in historical aerial imagery from 1965, 1978 and 1986, with various renovations and additions to each dwelling (Figure 15 – Figure 17). In c.1982, an easement for drainage was constructed through Lots 13 DP920285 and 1 DP921113, between Nos. 40 and 42 (Figure 12).

The subject area is presently occupied by these same residential dwellings, though extensively modified from their original form (Figure 18).



Figure 9 – Sydney Water plan of the subject area, 1899. Note presence of Wilhelmina Strafford’s residence at No. 44.

Source: Sydney Water.

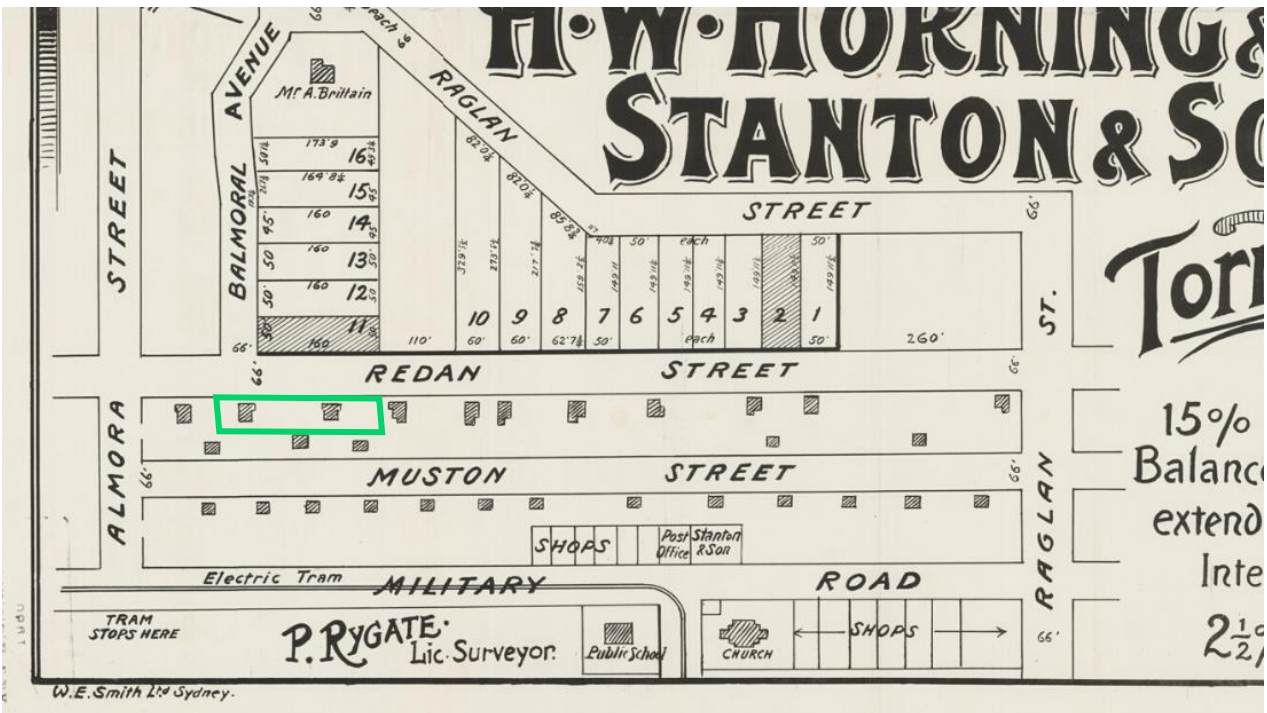


Figure 10 – Extract from 1902 subdivision of the Balmoral View Estate, Mosman. Note presence of two dwellings approximately within the subject area by this time.

Source: SLNSW <https://collection.sl.nsw.gov.au/digital/kD5eG2kZGbmwe>

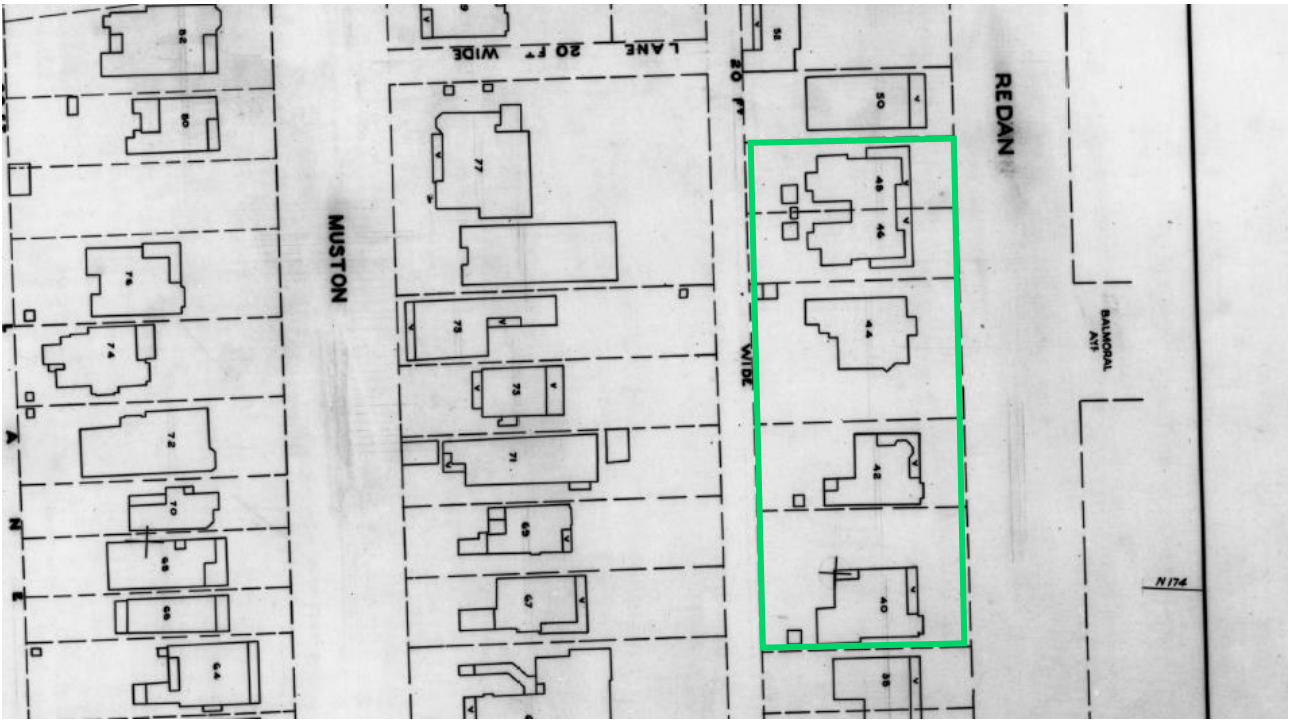


Figure 11 – Sydney Water plan of the subject area, 1956.

Source: Sydney Water.



Figure 12 – Sydney Water plan of the subject area, 1982, showing easement for drainage through No. 40.

Source: Sydney Water.



Figure 13 – 1930 Historical Aerial Imagery

Source: NSW Historical Imagery Viewer



Figure 14 – 1951 Historical Aerial Imagery

Source: NSW Historical Imagery Viewer



Figure 15 – 1965 Historical Aerial Imagery

Source: NSW Historical Imagery Viewer



Figure 16 – 1978 Historical Aerial Imagery

Source: NSW Historical Imagery Viewer



Figure 17 – 1986 Historical Aerial Imagery

Source: NSW Historical Imagery Viewer



Figure 18 – 2025 Aerial Imagery

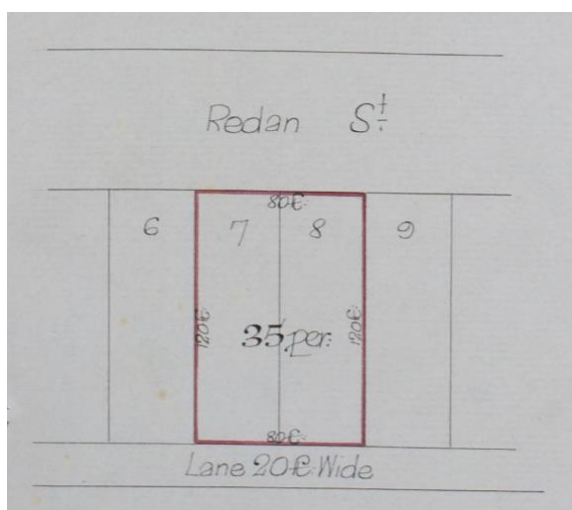
Source: NearMap

### 3.2.3 Summary of Ownership

**Table 2** below provides a summary of ownership for the subject area.

**Table 2** – Title Search Lot 13 DP920285

Date	Title Information	Reference
29 Oct 1853	Crown Grant <b>To</b> William Hellyer <b>Land</b> 20 acres	PA4604
24 Sep 1863	Deed of Confirmation <b>From</b> William Hellyer, Solicitor <b>To</b> The Honourable Samuel Frederick Milford, one of the Judges of the Supreme Court <b>Land</b> 20 acres	Bk 84-992
18 Sep 1873	Concession <b>From</b> William Hellyer <b>To</b> Richard Harnett, Broker Indebted to The Australian Joint Stock Bank Corporation <b>Land</b> 20 acres Mortgaged in 1866	Bk 146-238
8 Jan 1889	Transfer <b>From</b> Richard Hayes Harnett Senior <b>To</b> John Linnett Turnidge, Accountant <b>Land</b> 35 perches, Lots 7 and 8	Vol-Fol 908-78



8 Jan 1889

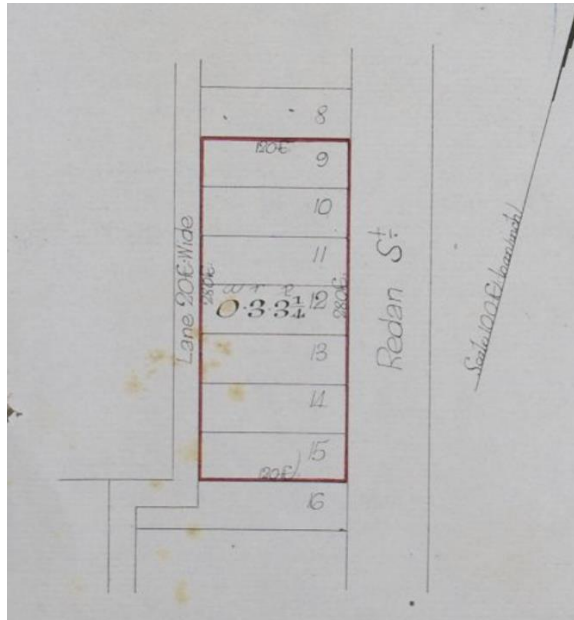
Transfer

Vol-Fol 908-76

**From** Richard Hayes Harnett Senior

**To** James Thomas Tillock, Wholesale Grocer and Importer

**Land** 3 roods, 3 ¼ perches, Lots 9 to 15



22 Dec 1898

Transfer

In Vol-Fol 908-78

**From** John Linnett Turnridge

**To** Wilhelmina Harriet Mary Ann Strafford Strafford, Spinster

**Land** 35 perches, Lots 7 and 8

4 Jan 1899

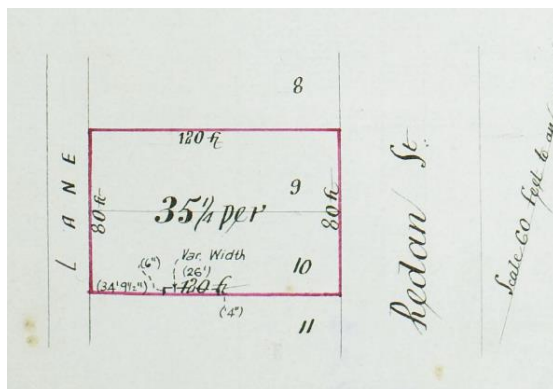
Transfer

Vol-Fol 1268-164

**From** James Thomas Tillock

**To** Wilhelmina Harriet Mary Ann Strafford Strafford, Spinster

**Land** 35 ¼ perches, Lots 9 and 10



8 Jan 1901

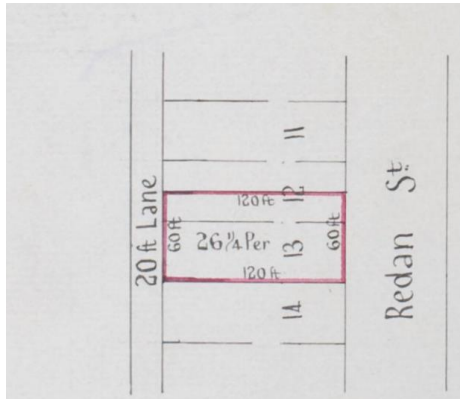
Transfer

Vol-Fol 1341-79

**From** James Thomas Tillock

**To** Alfred Collin of Mosman, Builder

**Land** 26 ¼ perches, Lot 13 and part of Lot 12



7 Jun 1901

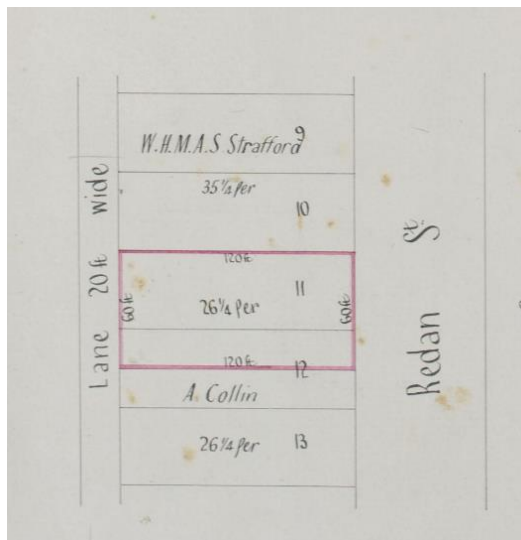
**Transfer**

Vol-Fol 1357-214

**From** James Thomas Tillock

**To** Alfred Collin, Builder

**Land** 21 ¼ perches, Lot 11 and part of Lot 12



### 3.3 Historical Development Summary

This section outlines the site-specific historical development of the study area, tracing key phases of land use, ownership, and physical alterations over time. The summary provides a contextual framework for understanding the site's archaeological potential. A chronological overview of these developments is presented in Table 3. Historical Development Summary based on analysis of historical cartographic sources and relevant documentary sources.

**Table 3.** Historical Development Summary

Date	Development/Type	Description	Reference
1853-1899	Original Grant and Subdivision	The subject area was first granted to William Hellyer in 1853 and purchased by Richard Hayes Harnett before being subdivided c.1889-1890. The subject area appears to have remained undeveloped throughout this phase.	Figure 5 Figure 7
1899	Wilhelmina Strafford's Residence	The first development that can be confirmed within the subject area was the construction of Wilhelmina Strafford's residence in 1899. A small outbuilding can be seen within the rear yard of the residence in 1899 plans.	Figure 9
1902-1930	Early 20 <sup>th</sup> Century Residential Development	At least two residential buildings had been constructed within the subject area by 1902. By 1930, five brick residences had been constructed at No. 40-48 Redan Street, each with associated outbuildings to the rear.	Figure 10 Figure 13
1930-Present	Modern Development	The residential properties still present within the subject area have seen significant alterations, additions and development likely to have included significant ground disturbing works, such as the construction of swimming pools, landscaping and leveling of garden areas, as well as the establishment of an easement for drainage through No. 40 Redan Street.	Figure 18

# 4 Archaeological Context

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# 4 Archaeological Context

## 4.1 Geology and Soils

### 4.1.1 Gymea Soil Landscape

The NSW Soil and Land Information System (SALIS) provides information on expected soil landscapes within NSW. The subject area is located within the Gymea soil landscape characterised by its localised steep slopes and Hawkesbury sandstone rock outcrops.

Soils located on side slopes that occur near or on the outer edges of rock outcrop benches (associated with the Gymea soil landscape), feature up to 20 cm of A1 Horizon overlying bedrock. Alternatively, soils located on the inner sides of benches typically consist of 30 cm of A1 Horizon, overlying 10–30 cm of B Horizon. Occasionally, the B Horizon is underlain by up to 30 cm of C Horizon. The transitions between these soil layers are gradual, with total soil depth ranging from 30 to 70 cm.

Notably, the eastern boundary of the subject area borders the Hawkesbury soil landscape which is characterised by sandstone outcrops and boulders, and discontinuous soils. Usually 10–30 cm of A1 Horizon overlies bedrock on the outsides of benches whilst 5–15 cm of A1 Horizon overlies up to 50 cm of B Horizon on higher sides of benches. Boundaries between soil materials are either gradual or clear and total soil depth, although variable, is usually <70cm.

## 4.2 Visual Inspection

A visual inspection was undertaken to confirm the assessment of archaeological potential and modern disturbance within the subject area.

The visual inspection of the subject area was undertaken on 03 November 2025 by Johnny Sokalik (Urbis Senior Heritage Consultant) and Frankie Kalaitzis (Time & Place).

The observations made during the visual inspection were consistent with the desktop assessment of historical ground disturbance. The site sits on a sloping high point on Redan Lane that then dramatically slopes eastwards to Redan Street (Figure 19–Figure 30).

Natural sandstone outcrops were visible above ground level outside the western and eastern boundaries of the subject area along Redan Street and Redan Lane. These appear to have been cut down to accommodate development along Redan Lane with large portions of the outcrops removed along the Redan Street frontage to accommodate footpaths and garden beds (Figure 25–Figure 30). This suggests that the sandstone outcrops within the subject area, which would have been naturally higher than ground level, have likely been cut down to facilitate residential development (Figure 27–Figure 30).

The site had been significantly cut down to facilitate residential development. This is apparent to the rear of the properties along Redan Lane (Figure 21–Figure 24). Minimal sandstone outcrops remain along Redan Lane indicating the site was excavated substantially to the rear of the properties to level the area along the direction of the eastward slope with the property entry points along Redan Street (Figure 19–Figure 22).

It is therefore evident that the site has been subjected to substantial impacts as a result of the construction of the residential properties. It is highly likely that potential archaeological resources will have been removed as a result of these activities.



Figure 19 – View southwest towards the subject area along Redan Street.



Figure 20 – View west towards the central portion of the subject area along Redan Street.



Figure 21 – View south towards the rear of the properties along Redan Lane.



Figure 22 – View southeast towards the rear of one of the properties within the subject area from Redan Lane.



Figure 23 – View northwest of remnant sandstone along Redan Lane.



Figure 24 – View north of slope along Redan Lane with the subject area to the east (right).



Figure 25 - View southwest of the subject area and Redan Street frontage



Figure 26 - View northwest of continuing slope along Redan Street along the southeast corner of the subject area.



Figure 27 - View west of sandstone outcrops in the vicinity of the subject area's eastern edge.



Figure 28 - View northeast of sandstone outcrops in the vicinity of the subject area's eastern edge.



Figure 29 - View northeast of sandstone outcrops in the vicinity of the subject area's eastern edge.



Figure 30 - View southeast of sandstone outcrops in the vicinity of the subject area's eastern edge.

## 4.3 Archaeological Potential

### 4.3.1 Framework for Assessment

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

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

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

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

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

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

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

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

### 4.3.2 Assessment of Land Use and Disturbance

This section assesses the historical and modern land use of the site, along with the extent and nature of any ground disturbance that may have impacted its archaeological potential. Evidence of historic development is most often removed or significantly disrupted when a site is affected by modern activity. Improvements to excavation machinery, building designs, and urban infrastructure throughout the 20<sup>th</sup> century enabled deep bulk excavation, the construction of taller and heavier buildings, and the widespread installation of subsurface services such as water, sewerage, and electrical systems. These activities have the potential to disturb or destroy archaeological remains, particularly where excavation extended below original ground levels. Understanding past and current land uses is therefore critical in evaluating whether subsurface archaeological evidence may have survived intact. Details specific to this site's historical land use and visible or documented ground disturbance are outlined in the table below, including an evaluation of whether these activities are likely to have compromised the site's archaeological integrity.

Disturbance across the subject area is generally assessed as **Moderate-High**, given impacts of early and modern residential development across the site.

**Table 4.** Nature and level of disturbance in the study area.

Disturbance	Description	Disturbance Level
Early Residential Development	The first residential development occurred within the subject area in 1899. The remainder of the subject area was developed by 1930. This development consisted of large, multistorey brick houses. The construction of early 20th Century residential buildings within the subject area is likely to have disturbed the ground surface and impacted any previous archaeological evidence.	Moderate-High
Drainage Easement	In 1981 an easement for drainage was established through No. 40 Redan Street. Excavation involved in the construction of drainage infrastructure is likely to have caused significant disturbance to the ground surface and removed any previous archaeological evidence.	Moderate – High
Modern Development	The early 20 <sup>th</sup> Century residential properties still present within the subject area have seen significant alterations, additions and development. The extent of this modern development is evident in Figure 31, and has included significant ground disturbing works such as the construction of swimming pools, landscaping and leveling of garden areas, and excavation to basement levels. Modern development within the subject area is likely to have caused significant ground disturbance and removed any previous archaeological evidence.	Moderate - High



Figure 31 – Overlay showing modern alterations and additions to the subject area since 1956

Source: Sydney Water

### **4.3.3 Assessment of Archaeological Potential**

This section assesses the archaeological potential of the study area based on the nature and level of historical development and disturbance. The table below presents an assessment of archaeological potential for each identified development phase within the study area. It considers the expected archaeological resource base and evaluates the likely integrity of any surviving evidence.

Each phase is then assigned a potential rating of Nil, Low, Moderate, or High, reflecting the likelihood of archaeological material being present. This rating is spatially represented in the accompanying Archaeological Potential Map, which illustrates areas of varying archaeological sensitivity across the study area.

**Table 5.** Assessment of Archaeological Potential

Date/Phase	Development/ Site Type	Expected Archaeological Resource	Archaeological Potential/ Integrity
Phase 2	Residential Development 1899-1930	<ul style="list-style-type: none"> <li>▪ Structural Remains               <ul style="list-style-type: none"> <li>– Brick/sandstone footings/foundations of ancillary structures</li> <li>– Former services</li> <li>– Former surfaces (paving, flagging, concrete)</li> <li>– Post holes from outbuildings</li> </ul> </li> <li>▪ Undocumented Remains               <ul style="list-style-type: none"> <li>– Occupation deposition (yard deposits, rubbish pits, artefact scatters)</li> </ul> </li> </ul>	Low
	Modern Development 1930-Present	<ul style="list-style-type: none"> <li>▪ Structural Remains               <ul style="list-style-type: none"> <li>– Former surfaces</li> </ul> </li> <li>▪ Undocumented Remains               <ul style="list-style-type: none"> <li>– Artefact Scatters</li> <li>– Garden beds</li> </ul> </li> </ul>	Low

#### 4.3.4 Statement of Archaeological Potential

The first confirmed development within the subject area occurred in 1899, with the construction of Wilhelmina Strafford's residence. By 1930, five brick houses had been constructed within the subject area, each with associated outbuildings to the rear. These houses remain within the subject area to the present day, though significantly modified from their original form. Archaeological evidence associated with this phase may include structural remains of 20<sup>th</sup> Century outbuildings, such as footings, post holes, former surfaces and services, and undocumented occupation deposition. As waste services had been formalised by this time, the potential for artefact rich occupational deposits to remain within the subject area is significantly reduced.

The residential properties contained within the subject area have seen significant development from 1930-present. Archaeological evidence associated with this phase of modern development may include artefact scatters, former surfaces, and remains of garden beds.

Modern development within the subject area included significant ground disturbing works, such as the construction of swimming pools, landscaping and levelling of garden areas, and excavation to basement levels. As such, archaeological evidence of earlier phases is unlikely to survive within the subject area.

Archaeological potential across the subject area is assessed as **Low**.



Low Potential

Figure 32 –Archaeological Potential Map.

# 5 **Significance Assessment**

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# 5 Significance Assessment

## 5.1 Framework for Assessment

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

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

The below assessment of archaeological significance considers the criteria, as outlined in the NSW Heritage Branch publication *Assessing Significance for Historical Archaeological Sites and 'Relics'*. Sections which are extracted verbatim from this document are italicized.

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

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

The following Criteria are used to assess archaeological significance (from *Assessing Significance for Historical Archaeological Sites and Relics'*, Heritage Branch NSW).

**Table 6.** Significance Criteria

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

## 5.2 Assessment of Significance

An assessment of archaeological significance associated with each phase of development of the subject area is provided in **Table 7** below.

**Table 7.** Assessment of Significance.

Criterion	Discussion
A – Historical Significance	<p>The subject area makes up part of 20 acres first granted to William Hellyer in 1853. In 1873, the subject area was purchased by Richard Hayes Harnett as part of Harnett &amp; Stuart’s wider development of the Mosman area. It remained undeveloped however until the construction of Wilhelmina Strafford’s residence in 1899. By 1930, five brick houses had been constructed within the subject area.</p> <p>Potential archaeological resources within the subject area may include structural remains of 20<sup>th</sup> Century development, such as footings, post holes, former surfaces, services, and undocumented occupation deposits. Such remains are likely to have been significantly truncated by modern development, and are unlikely to reflect the broader history of residential development in Mosman.</p> <p>As the 20<sup>th</sup> Century constructed brick residences representing the first development within the subject remain extant, potential archaeological remains are unlikely to provide further insight into the history of the subject area itself.</p> <p>The subject area is unlikely to contain archaeological material that would satisfy this criterion at a local or State level.</p>
B – Associative Significance	<p>The subject area was purchased by Richard Hayes Harnett as part of a larger grant in 1873. Richard Hayes Harnett was an influential figure in the development of the Mosman area, constructing roads, establishing public transport, and buying up land for residential subdivision with his business partner Alexander Stuart. The subject area was subdivided and sold by Harnett from c.1889 onwards. The subject area appears to have remained vacant throughout Harnett’s period of ownership. As such, archaeological remains associated with Richard Hayes Harnett are unlikely to survive within the subject area.</p> <p>Lots 9-15 were sold to grocer James Thomas Tillock in 1889. James Thomas Tillock established Tillock &amp; Co. in 1875 and acted as Foreign Consul for Argentina from 1892-1917. The subject area appears to have remained undeveloped from 1889-1899, by which time Tillock began to sell his land holding as individual lots. As such, archaeological evidence associated with James Thomas Tillock is unlikely to survive within the subject area.</p> <p>On the basis of the above assessment, it is unlikely that archaeological resources would occur which satisfy this criterion at a local or State level.</p>
C – Aesthetic Significance	<p>The potential archaeological resources across the subject area (including footings, post holes, former surfaces and services and undocumented occupation deposition) are not expected to reflect aesthetic or technical value. As such, the archaeological resources will not satisfy this criterion at a local or State level.</p>
D – Social Significance	<p>Potential archaeological resources include structural remains of 20<sup>th</sup> Century residential outbuildings and undocumented remains from the 20<sup>th</sup> and 21<sup>st</sup> Century. Our research has not indicated that such resources would possess social significance to a particular community or cultural group.</p> <p>Such archaeological remains are unlikely to satisfy the criteria for Social Significance at a local or State level.</p>

E – Research potential	<p>Potential archaeological evidence associated with 20<sup>th</sup> Century residential development within the subject area includes structural remains such as footings and former surfaces, as well as undocumented occupation deposits. The brick houses constructed within the subject area remain extant to this day, and their original layout and associated outbuildings are clearly documented in 20<sup>th</sup> Century plans. Furthermore, due to significant ground disturbance associated with modern development, the potential for archaeological evidence associated with this phase is assessed as low.</p> <p>Based on the above assessment, archaeological remains are unlikely to satisfy this criterion at a local or State level.</p>
F – Rarity	<p>Structural and undocumented remains associated with 20<sup>th</sup> Century residential development such as footings, former surfaces and services are not likely to be considered rare, as 20<sup>th</sup> Century brick dwellings are generally well represented in the current Mosman housing stock and along Redan Street itself.</p> <p>As such, archaeological remains are unlikely to satisfy this criterion at a Local or State level.</p>
G – Representativeness	<p>Potential archaeological remains within the subject area may be representative of 20<sup>th</sup> Century domestic occupation within the broader Mosman area. However, structural remains are likely to have been truncated by modern development, and due to the formalisation of waste services, artefactual deposition is unlikely to have accumulated.</p> <p>Early 20<sup>th</sup> Century brick residences are not uncommon in the Mosman area, and similar archaeological evidence is likely to survive elsewhere with greater integrity.</p> <p>As such, potential archaeological remains within the subject area are not likely to meet the criteria for Representativeness at a local or State level.</p>

### 5.3 Statement of Archaeological Significance

The subject area remained undeveloped until 1899, at which point a residence was constructed at No. 44 Redan Street. By 1930, five brick houses had been developed within the subject area. These properties have been subject to significant development from the 1930s through to the present day.

Potential archaeological resources are limited to structural and undocumented remains of 20<sup>th</sup> century and modern-day residential development, and may include former surfaces, services, footings or foundations of ancillary structures and undocumented occupation deposition. Such resources do not meet the criteria for significance at a State or Local level.

Furthermore, archaeological potential has been assessed as Low across the subject area. As such archaeological evidence that would meet the criteria for a relic under the *Heritage Act 1977* is unlikely to survive within the subject area.

# 6

# Impact Assessment

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# 6 Impact Assessment

The following is an assessment of the likely impact of the proposed works on potential archaeological resources within the subject area.

## 6.1 Proposed Development

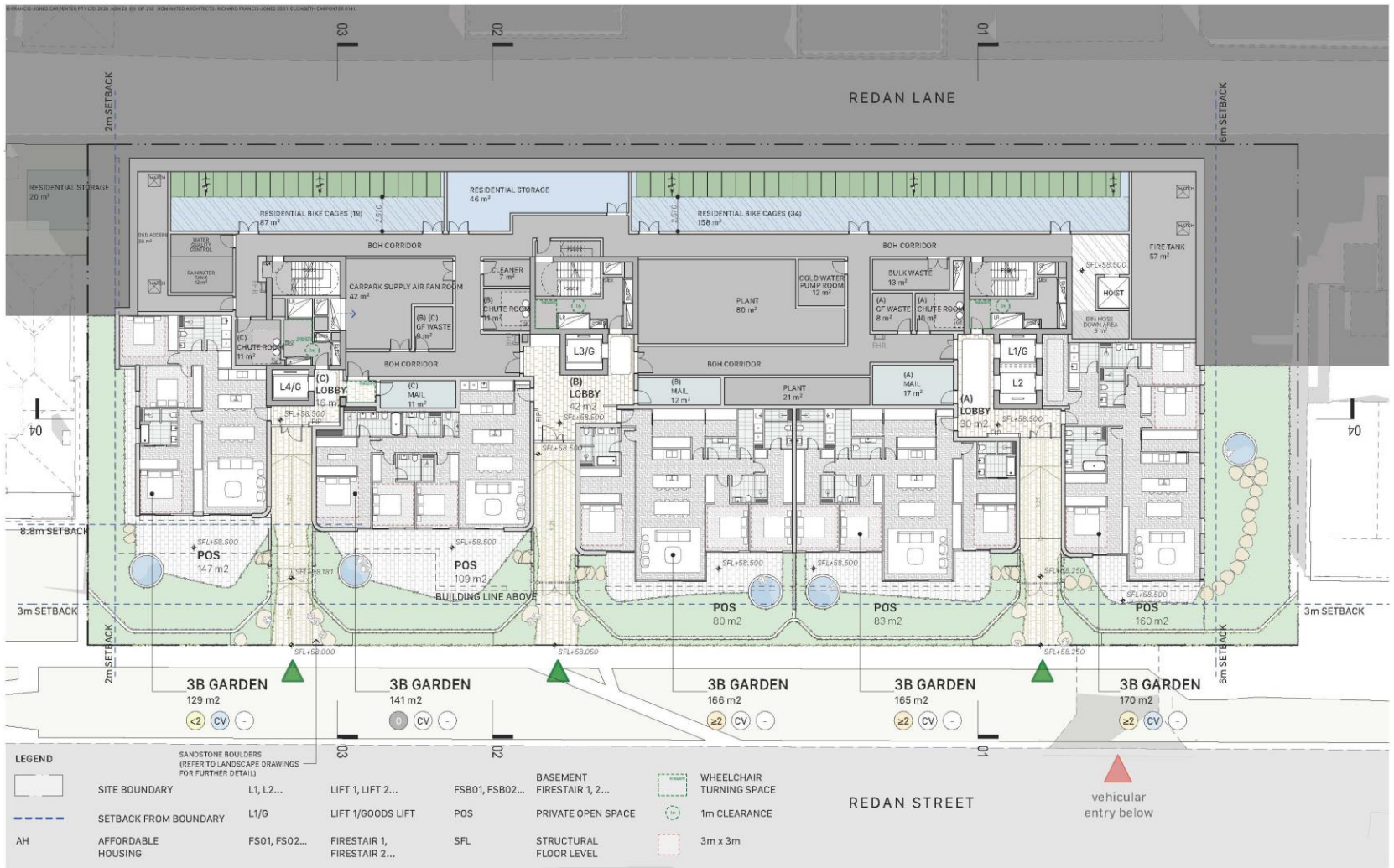
The application seeks development consent for the redevelopment of the site for a multi-storey in-fill affordable housing residential development for 53 dwellings.

Specifically, this application seeks approval for the following:

- Demolition of the existing structures on site, including 5 dwellings and vehicle crossovers.
- Site preparation works including:
  - Tree removal.
  - Excavation across the site.
- Construction of a multi-storey residential flat building comprising:
  - Two levels of basement for 106 car parking spaces, services and storage.
  - 53 residential dwellings in 2-, 3- and 4-bedroom configurations.
  - Communal open space at ground level, level 1 and level 5.
- Ancillary vehicular entry and public domain works from Redan Street.
- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Excavation involved in site preparation works and in the construction of two levels of basement carparking is anticipated to cause significant disturbance to the ground surface across the subject area.

Select plans for the proposed development are provided in Figure 33 - Figure 37 below.



40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2086	Ground Floor Plan GA Floor Plans	Rev Date Description	By Chk	Scale	Code	Sheet	Rev	0 2.5 5 10m
		B 27/2/2026 SSD Submission	Lodgment IS	1:250 @ A3	TPRS	2102	B	
		A 19/2/2026 TOA Issue	IS					

fjcstudio

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 t +61 2 9251 7077 w fjcstudio.com

Figure 33 – Proposed ground floor level.

Source: FJC Studio, Revision B, 27/02/2026.

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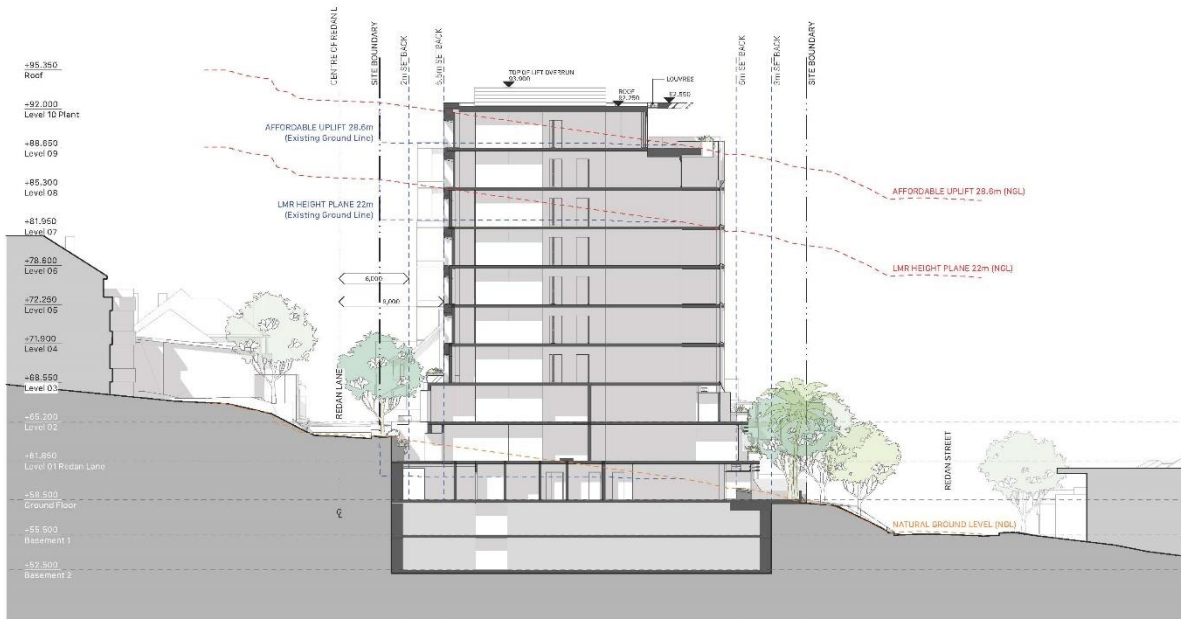
Figure 34 – Basement 2 level.

Source: FJC Studio, Revision B, 27/02/2026.



Figure 35 – Basement 1 level.

Source: FJC Studio, Revision B, 27/02/2026.



40-48 Redan Street, Mosman 60-65, 66-67, 68-69, 70-71, 72-73, 74-75, 76-77, 78-79, 80-81, 82-83, 84-85, 86-87, 88-89, 90-91, 92-93, 94-95, 96-97, 98-99, 100-101, 102-103, 104-105, 106-107, 108-109, 110-111, 112-113, 114-115, 116-117, 118-119, 120-121, 122-123, 124-125, 126-127, 128-129, 130-131, 132-133, 134-135, 136-137, 138-139, 140-141, 142-143, 144-145, 146-147, 148-149, 150-151, 152-153, 154-155, 156-157, 158-159, 160-161, 162-163, 164-165, 166-167, 168-169, 170-171, 172-173, 174-175, 176-177, 178-179, 180-181, 182-183, 184-185, 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 248-249, 250-251, 252-253, 254-255, 256-257, 258-259, 260-261, 262-263, 264-265, 266-267, 268-269, 270-271, 272-273, 274-275, 276-277, 278-279, 280-281, 282-283, 284-285, 286-287, 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732-733, 734-735, 736-737, 738-739, 740-741, 742-743, 744-745, 746-747, 748-749, 750-751, 752-753, 754-755, 756-757, 758-759, 760-761, 762-763, 764-765, 766-767, 768-769, 770-771, 772-773, 774-775, 776-777, 778-779, 780-781, 782-783, 784-785, 786-787, 788-789, 790-791, 792-793, 794-795, 796-797, 798-799, 800-801, 802-803, 804-805, 806-807, 808-809, 810-811, 812-813, 814-815, 816-817, 818-819, 820-821, 822-823, 824-825, 826-827, 828-829, 830-831, 832-833, 834-835, 836-837, 838-839, 840-841, 842-843, 844-845, 846-847, 848-849, 850-851, 852-853, 854-855, 856-857, 858-859, 860-861, 862-863, 864-865, 866-867, 868-869, 870-871, 872-873, 874-875, 876-877, 878-879, 880-881, 882-883, 884-885, 886-887, 888-889, 890-891, 892-893, 894-895, 896-897, 898-899, 900-901, 902-903, 904-905, 906-907, 908-909, 910-911, 912-913, 914-915, 916-917, 918-919, 920-921, 922-923, 924-925, 926-927, 928-929, 930-931, 932-933, 934-935, 936-937, 938-939, 940-941, 942-943, 944-945, 946-947, 948-949, 950-951, 952-953, 954-955, 956-957, 958-959, 960-961, 962-963, 964-965, 966-967, 968-969, 970-971, 972-973, 974-975, 976-977, 978-979, 980-981, 982-983, 984-985, 986-987, 988-989, 990-991, 992-993, 994-995, 996-997, 998-999, 1000-1001, 1002-1003, 1004-1005, 1006-1007, 1008-1009, 1010-1011, 1012-1013, 1014-1015, 1016-1017, 1018-1019, 1020-1021, 1022-1023, 1024-1025, 1026-1027, 1028-1029, 1030-1031, 1032-1033, 1034-1035, 1036-1037, 1038-1039, 1040-1041, 1042-1043, 1044-1045, 1046-1047, 1048-1049, 1050-1051, 1052-1053, 1054-1055, 1056-1057, 1058-1059, 1060-1061, 1062-1063, 1064-1065, 1066-1067, 1068-1069, 1070-1071, 1072-1073, 1074-1075, 1076-1077, 1078-1079, 1080-1081, 1082-1083, 1084-1085, 1086-1087, 1088-1089, 1090-1091, 1092-1093, 1094-1095, 1096-1097, 1098-1099, 1100-1101, 1102-1103, 1104-1105, 1106-1107, 1108-1109, 1110-1111, 1112-1113, 1114-1115, 1116-1117, 1118-1119, 1120-1121, 1122-1123, 1124-1125, 1126-1127, 1128-1129, 1130-1131, 1132-1133, 1134-1135, 1136-1137, 1138-1139, 1140-1141, 1142-1143, 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2418-2419, 2420-2421, 2422-24
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## 6.2 Archaeological Impact Assessment

Proposed works involve the construction of a residential flat building with basement carparking. The excavation of basement carpark levels is likely to significantly impact the ground surface and remove any historical archaeological remains.

However, the subject area remained largely undeveloped up to the 20<sup>th</sup> century and has seen considerable ground disturbance as a result of modern development. Archaeological potential across the subject area is assessed as low, and potential archaeological resources including structural and undocumented evidence of 20th century residential occupation are unlikely to meet criteria for significance and not considered a relic.

Therefore, proposed works are not expected to impact archaeological relics protected under the *Heritage Act 1977*. Should unexpected archaeological resources be encountered during the course of works, mitigation and management measures should be implemented as outlined in Section 7.2 below.

# 7

## Conclusions & Recommendations

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# 7 Conclusions & Recommendations

## 7.1 Conclusion

This HAA has concluded the following in relation to the historical archaeological potential of the subject area:

- The subject area remained undeveloped throughout the 19th Century. The first development within the subject area was the construction of Wilhelmina Strafford's residence in 1899. By 1930, five brick residences had been constructed within the subject area. Significant modern development has occurred within the subject area up to the present day.
- Due to the extent of modern development, this assessment has identified **Low** archaeological potential across the extent of the subject area.
- Potential archaeological remains are unlikely to meet criteria for significance at a Local or State level and are not considered a relic.
- As such, proposed works are not expected to impact on archaeological relics protected by the *Heritage Act 1977*.

## 7.2 Recommendations

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

### **Recommendation 1 – Submission of Historical Archaeological Assessment**

Submit this Historical Archaeological Assessment as supporting documentation to SSD-93020230.

### **Recommendation 2 – Unexpected Finds Procedure**

If substantial intact archaeological relics of State or local significance, not identified in this HAA are unexpectedly discovered during excavation, work must cease in the affected area and Urbis be immediately notified. Depending on the nature of the discovery, Heritage NSW may be notified in writing in accordance with Section 146 of the *Heritage Act 1977*. Additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

### **Recommendation 3 – Archaeological Induction**

Prior to the commencement of works, an archaeological induction should be delivered by Urbis to all relevant construction personnel for the purpose of establishing:

- heritage obligations of all project personnel;
- how to identify archaeological relics of State or local significance;
- what to do in the event that potential relics are uncovered; and
- how the Unexpected Finds Procedure works in practice.

# 8

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