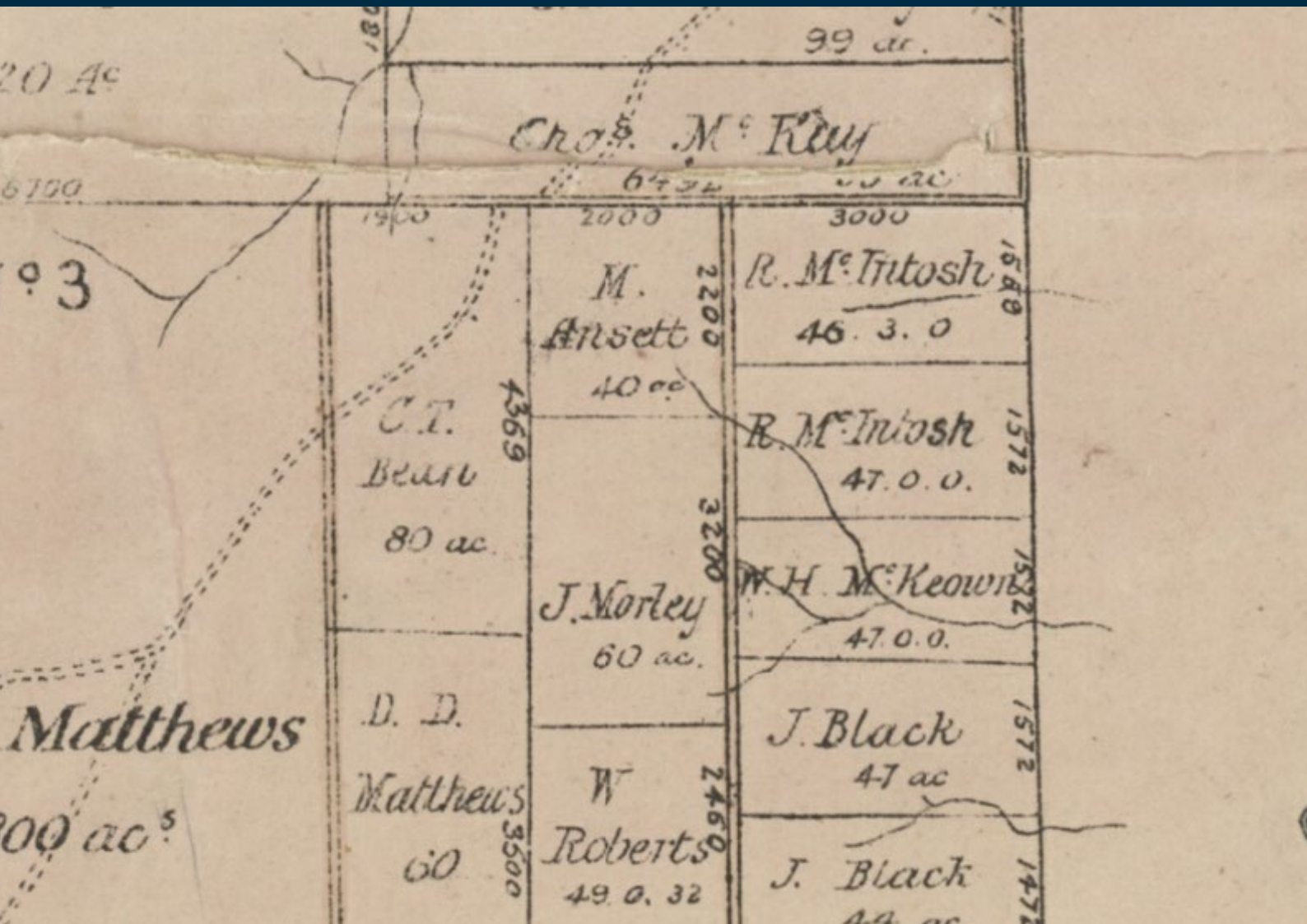


Historical Archaeological Assessment

19–25 College Crescent, St Ives
NSW

June 2026

Prepared for: Equity Development Management



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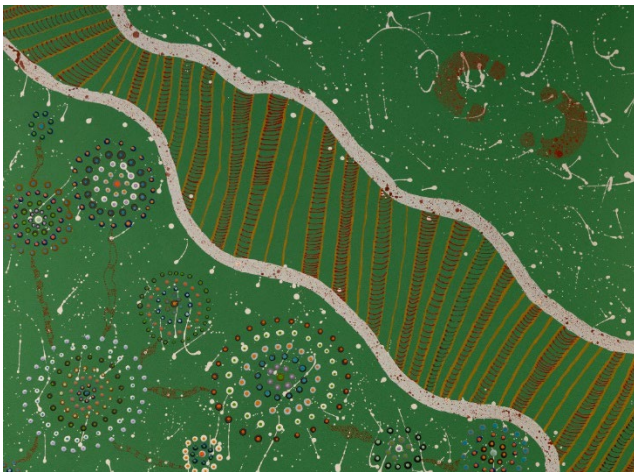
Report Version History

Report Number	V4
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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.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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Executive Summary

Urbis has been engaged by Equity Development Management ('the proponent') to conduct a Historical Archaeological Assessment (HAA) of 19–25 College Crescent, St Ives, legally referred to as Lot 3 DP 616326 and part of Lot 2 DP616326 ('the subject site'). The subject site falls within the Ku-ring-gai Local Government Area ('KRG LGA').

The HAA has been undertaken as an investigation of historical archaeological potential within the subject site, and to investigate the likelihood that the proposed works would impact potential archaeological resources. The proposed works comprise a new development for seniors housing within the subject area.

The historical context of the subject area can be summarised as follows:

- The subject area makes up part of the larger Macquarie Farm grant, promised to Michael Ansett in 1816, and officially granted in 1831. The subject area appears to have remained uncleared and undeveloped throughout this period (Phase 1: Original Grant 1816–1877)
- The subject area was sold to Richard Nancarrow in 1877. Nancarrow constructed a farmhouse and shed within the grant c.1880. A laundry building and poultry shed were constructed within the subject area c.1880–1890s. The farm passed hands to the Dallimore family in the early 1890s, who occupied the grant for the remainder of this phase (Phase 2: Macquarie Farm 1877–1935).
- The Macquarie Farm grant was sold to the Passionist Fathers in 1935, and the Pope Pious X Memorial College was constructed by 1937. The remainder of the grant continued to be utilised as farmland, with a water trough constructed within the subject area during this period. The college ceased operation in the 1970s, and the present subject area was sold to the Department of Education for use as a sports field (Phase 3: Passionist Fathers and Modern Development 1935–Present).

Potential archaeological remains likely to survive within the subject area include late 19th Century remains related to the operation of Macquarie Farm grant, such as structural remains of the brick laundry building, undocumented occupation deposition, and deeper features such as privies or cesspits. This late 19th Century evidence may meet the criteria for Historical Significance, Social Significance, Representativeness and Research Potential at a **Local** level.

20th Century remains related to the Passionist Fathers' occupation, including structural remains, undocumented occupation deposition, and evidence of cultivation, may be considered of Social significance at a **Local** level.

Potential for such archaeological remains to survive within the subject area is assessed as **Moderate** within northern portion of the site, and **Nil-Low** across the remainder of the subject area.

Proposed works involve deep excavation for a two storey basement carpark across the majority of the site, impacting on areas of Moderate archaeological potential. Proposed works are therefore likely to impact on locally significant relics protected under 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 to the Department of Planning, Housing and Infrastructure (DPHI) as part of the Environmental Impact Statement (EIS) in support of SSD-98363228.

Recommendation 2 – Historical Archaeological Research Design and Excavation Methodology

An Historical Archaeological Research Design and Excavation Methodology (HARDEM) should be prepared to support the SSDA prior to issuance of a construction certificate. This document will be required to guide any ground disturbing works so that all locally significant relics can be recorded by a qualified archaeologist prior to impacts.

Recommendation 3 – Program of Archaeological Investigation

As the proposed development will likely impact on potential locally significant remains if they survive, it is recommended that a program of archaeological investigation takes place during demolition and bulk excavation guided by the HARDEM.

1

Introduction

1 Introduction

Urbis has been engaged by Equity Development Management ('the proponent') to conduct a Historical Archaeological Assessment (HAA) of 19-25 College Crescent, St Ives, legally referred to as Lot 3 DP 616326 and part of Lot 2 DP616326 ('the subject site') (Figure 1 and Figure 2).

This report has been prepared as supporting documentation to a State Significant Development Application (SSD-98363228). The purpose of the HAA is to investigate the historical archaeological potential within the subject site and the likelihood that the proposed works would impact potential archaeological resources. The current report presents the results of the HAA.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the project dated 10th November 2025.

Specifically, this report has been prepared to respond to the SEARs requirement issued below:

Item	Description of requirement	Supporting Documentation
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.	Present HAA report

1.1 Subject site

The subject area is located at 19-25 College Crescent, St Ives, being residual land associated with Masada College (See Figure 1 and Figure 2) A small part of land located within the adjoining lot at 9 – 15 Link Road, St Ives will also form part of the developable area associated with the proposed development – specifically this will be used for access purposes (i.e. linking the site to the Link Road frontage). The site is located approximately 10km north of Chatswood and 19km north of Sydney CBD.

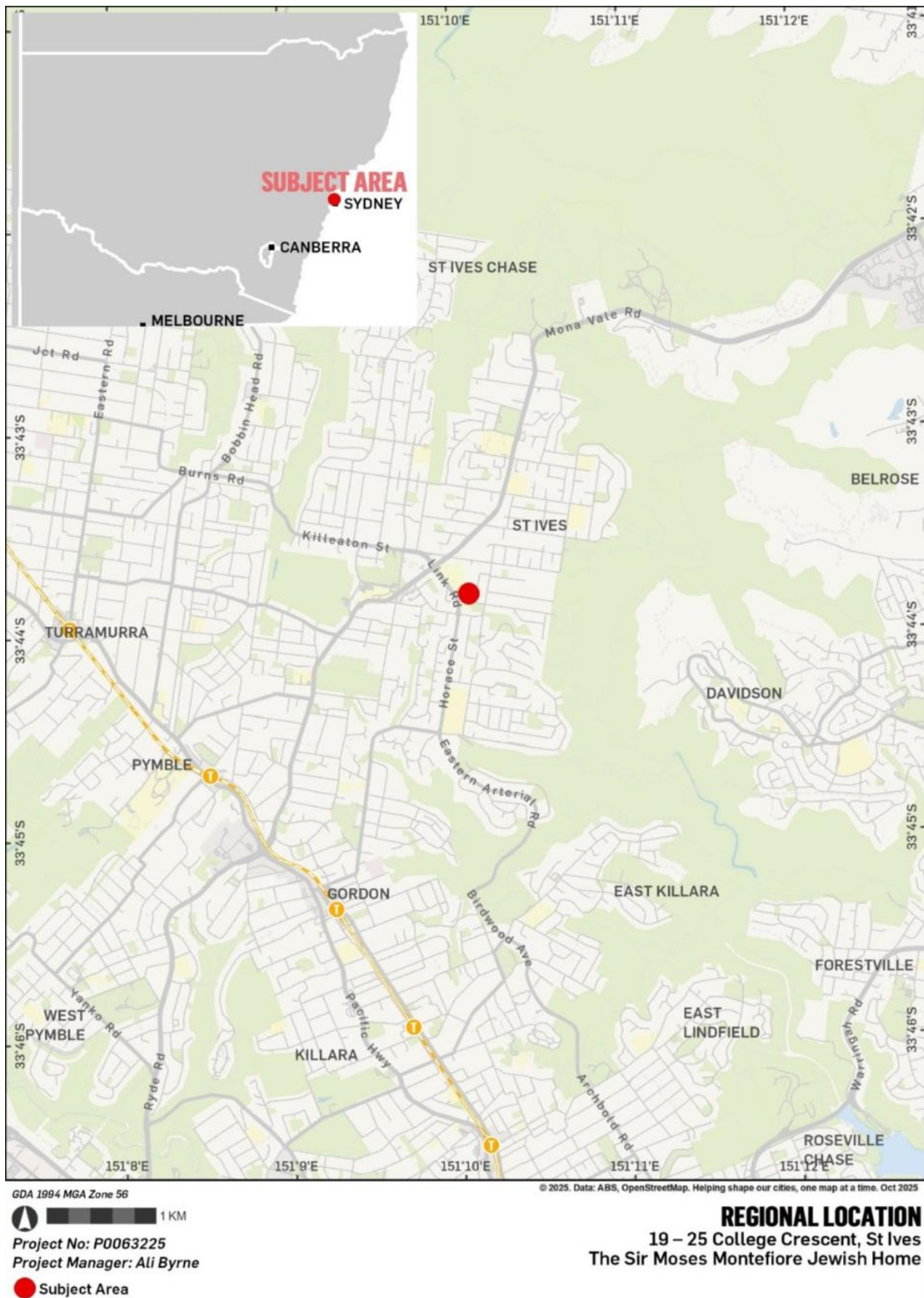


Figure 1 – Regional location of the subject site



Figure 2 – Location of the subject site.

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 site including analysis of historic mapping and imagery (Section 3).
- A physical survey of the subject site (Section 4.4).
- Analysis of relevant archaeological assessments (Section 4.1).
- Assessment of archaeological potential (Section 4.5).
- Assessment of archaeological significance (Section 5).
- Archaeological impact assessment (Section 5.5).
- Provision of recommendations for the management of archaeological relics (Section 7).

1.3 Authorship

The present report has been prepared by Juliet Scholefield, Consultant with review and quality control undertaken by Jaki Kennedy, Associate Director.

1.4 Limitations

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

2

Statutory Context

2 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 site does not contain any items which are listed on the CHL.

National Heritage List

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

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

2.1.1 State Legislation

New South Wales Heritage Act 1977

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

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

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

Any deposit, object or material evidence

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

(b) is of State or local heritage significance.

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

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

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

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 1977*, 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 1977*.

The subject site is not listed as a State heritage item under the *Heritage Act 1977*.

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 1977*, 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 site does not contain, any sites which are listed on a S.170 Register.

Environmental Planning and Assessment Act 1979

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

Ku-ring-gai Local Environmental Plan 2015

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

The subject site falls within the Ku-ring-gai LGA and is subject to the Ku-ring-gai LEP 2015. Under Section 5.10, Clause 2 of the KRG LEP, 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 Ku-ring-gai LEP 2015.

2.2 Non-Statutory Implements

The EP&A Act requires each LGA to produce a Development Control Plan (DCP). Not all LGAs provide specific development controls to protect historical archaeological resources.

The subject site is encompassed by the Ku-ring-gai DCP. Part 19 of the DCP provides specific provisions regarding Heritage Items and Heritage Conservation Areas. No specific archaeological controls are provided in the DCP.

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 site is not included on the National Trust Register.

2.3 Summary of Heritage Context

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

- In view of the protections afforded to heritage items by the EPBC Act, Heritage Act, Ku-ring-gai LEP 2015 and Ku-ring-gai DCP, the current HAA has been undertaken to determine the likelihood of historical archaeological remains being retained within the subject site.
- The subject area is not listed on the State Heritage Register, s170 Register or Ku-ring-gai LEP 2015.



Figure 3 – Heritage Items near the subject site.

Source: SHI HMS

3

Historical Context

3 Historical Context

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

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

- Phase 1: **Original Grant** (1816–1877) (Section 3.1.1).
- Phase 2: **Macquarie Farm** (1877–1935) (Section 3.1.2).
- Phase 3: **Passionist Fathers and Modern Development** (1935–Present) (Section 3.1.3)

3.1 History of the Subject Site

The following history is adapted from Alison McGregor's 1984 study titled *Macquarie Farm, St Ives*

3.1.1 Phase 1: Original Grant (1816–1877)

The subject area makes up part of the 40 acre 'Macquarie Farm' grant, first promised to former convict Michael Ansell 16 January 1816, and formally granted 19 October 1831.¹ The land changed hands from Ansell to William Fowler in 1833, and from Fowler to Thomas Hyndes in the same year. By 1876, the grant was owned by orchardist Thomas Brown, who attested that the land remained uncleared and covered with natural timber.² The first development within the Macquarie Farm grant occurred after it was sold to Richard Nancarrow in March of 1877.

¹ McGregor, 1984. Page 5.

² McGregor, 1984. Page 6.



Figure 4 – c.1855 map of the County of Cumberland, showing Ansell's grant

Source: SLNSW FL3550920 <https://collection.sl.nsw.gov.au/record/74VvPA0zrWzy>

3.1.2 Phase 2: Macquarie Farm (1877–1935)

The Macquarie Farm grant was sold from Thomas Brown to JG Edwards in 1876, and from Edwards to Richard Nancarrow in March 1877. Richard Nancarrow came from a family of stonemasons in Cornwall, England, arriving in Australia in c.1851.³ The subject area was likely cleared by Nancarrow and may have been used for timber getting, a growing industry in the surrounding area. A small weatherboard house was the first building constructed on the property, located outside of the subject area to the north of Nancarrow's grant.⁴

A farmhouse and timber farm shed were constructed to the immediate north of the subject area c.1880 (Figure 7 – Figure 12). The farm shed remains extant today, located to the northwest of the tennis courts, while the farmhouse burnt down in 1982. A small brick building to the rear of the farmhouse is the first known development within the present subject area, it housed the laundry, washroom and two toilets.⁵

³ McGregor, 1984. Page 10.

⁴ McGregor, 1984. Page 11.

⁵ McGregor, 1984. Page 15

Orchards were established within the farm grant, growing peaches, apricots, nectarines and plums as well as apples and pears.⁶ Richard Nancarrow died in 1888, at which point his estate was left to his widow Mrs. Maria Nancarrow. At this time, the land was described as orchard and bush, containing a house with stable and outhouses.⁷

The farm was managed by gardener Clement Dallimore from the early 1890s. A descendant of the Dallimore family has provided a plan of the site during this period based on anecdotal evidence (Figure 6). This plan is purely schematic and not to scale, but lines up well with both the locations of Mona Vale Road, Killeaton Street, Yarrabung Road and Stanley Street as well as the known locations of the farm shed and well in aerial imagery as shown in Figure 13 and Figure 14 below. The plan shows the farmhouse (3), shed (2) and orchards as well as a pugmill (6) and well (5). The pugmill was located to the east of the subject area, beneath houses now constructed at College Crescent.⁸ The well can be seen to the north of the subject area, in aerial imagery from 2011 (Figure 10). The brick laundry (4) and a poultry shed (10) are shown located within the subject area in McGregor's 1890 plan. A bush fire burnt down Macquarie Farm's orchards in 1912, after which point cows, turkeys and chickens were kept for milk, butter, cream and eggs, as well as pigeons for shooting.⁹ Herbs, vegetables and passionfruit were also grown.

The Dallimore's continued to lease the site until the death of Clement's wife in 1932, at which point the Depression made it difficult to profit from the land. A dairyman called Hurrell ran some cows on the site until the property was sold in 1935.¹⁰

⁶ McGregor, 1984. Page 15.

⁷ McGregor, 1984. Page 16.

⁸ HLA, 2003. Page 3.

⁹ McGregor, 1984. Page 18.

¹⁰ McGregor, 1984. Page 18.

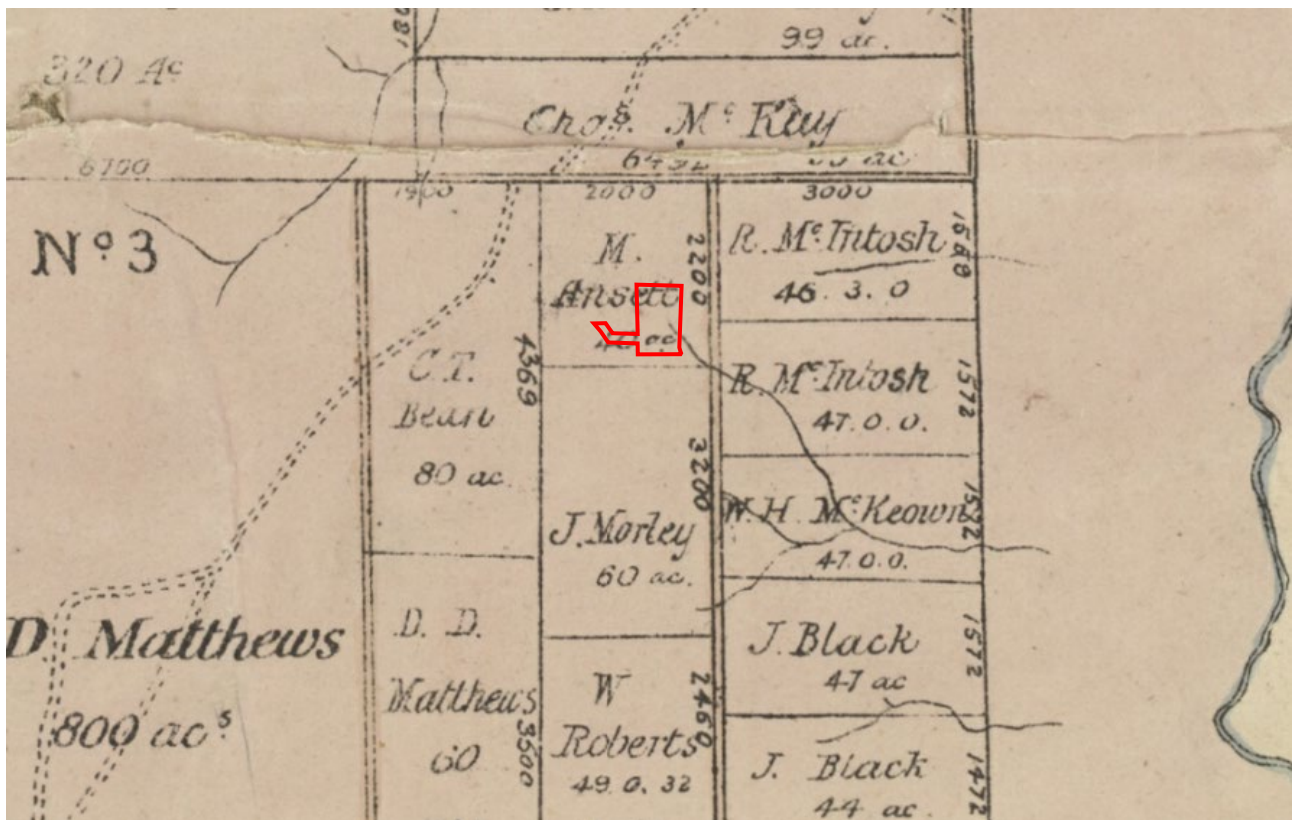


Figure 5 – 1881 map of the Parish of Gordon, showing M. Ansell's grant.

Source: SLNSW FL15214344 <https://collection.sl.nsw.gov.au/digital/z2olPaMD7Lyde>

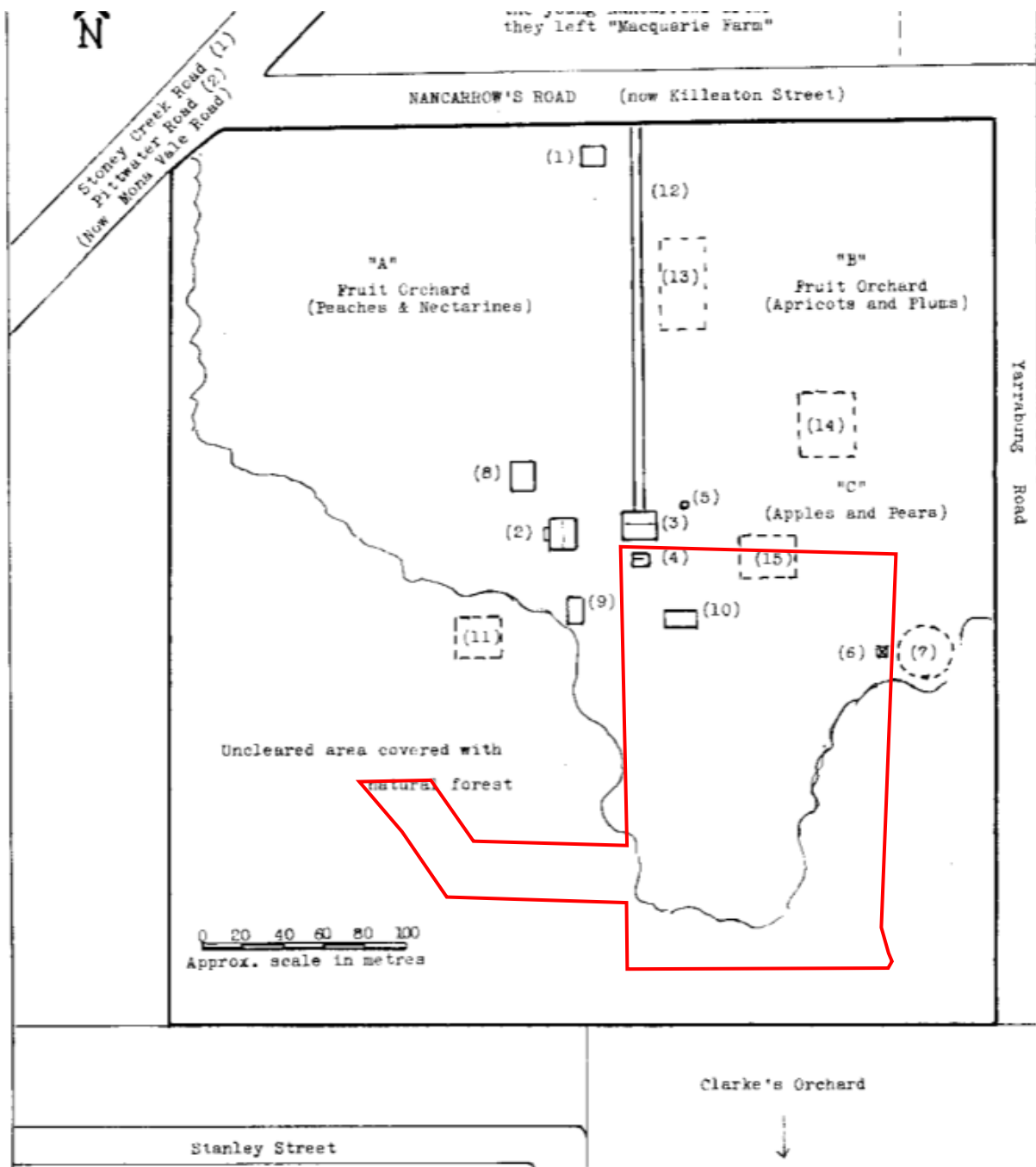


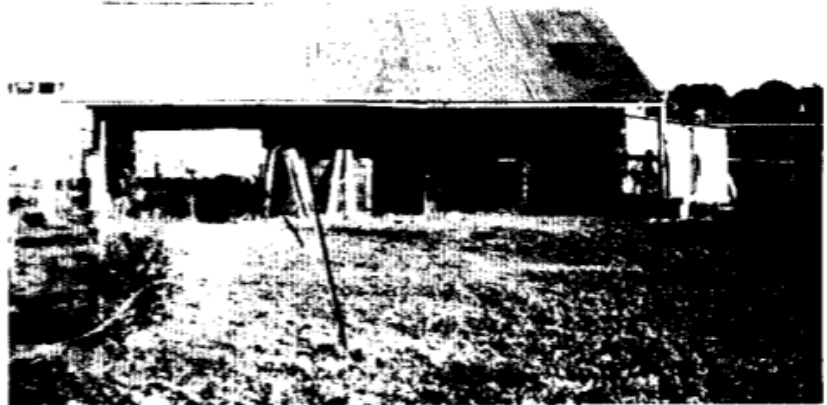
Figure 6 – Plan of Macquarie Farm from the c.1890s, drawn from anecdotal evidence, not to scale, study site location approximate.

Source: McGregor, 1984

Eastern side of farm
shed. (1984)

Double row of native
shrubs recently planted
are along the boundary.

12.



View of farm shed from the
north-east, showing the
modern lean-to addition
at the northern end.
(1984)

13.

Figure 7 – The c.1880 farm shed in 1984. Located to the northwest of the subject area.

Source: McGregor, 1984



Figure 8 – The c.1880 farm shed in 2011. Located to the northwest of the subject area.

Source: NBRS, 2011



New ornamental top added
to old well, 1970's.
A mixture of old sandstock
and new bricks was used.
(1984)

34.

Figure 9 – The old well in 1984. Located to the north of the subject area.

Source: McGregor, 1984



Figure 10 – Location of the farm shed and well, visible in aerial imagery from 2011

Source: NearMap



Figure 11 – Sketch of c.1880 farmhouse, located to the north of the subject area.

Source: McGregor, 1984



Front (northern face)
of "Macquarie Farm"
house (built c. 1880)
on fire in 1982.
Chimney pots are
clearly shown.
Gymnasium is at left.

As above, northern
side of house.
1930's fence and
wooden bridge over
open drain are
shown and 1980's
chain wire fence is
in the background.

25.



Figure 12 – c.1880 Farmhouse on fire in 1982

Source: McGregor, 1984

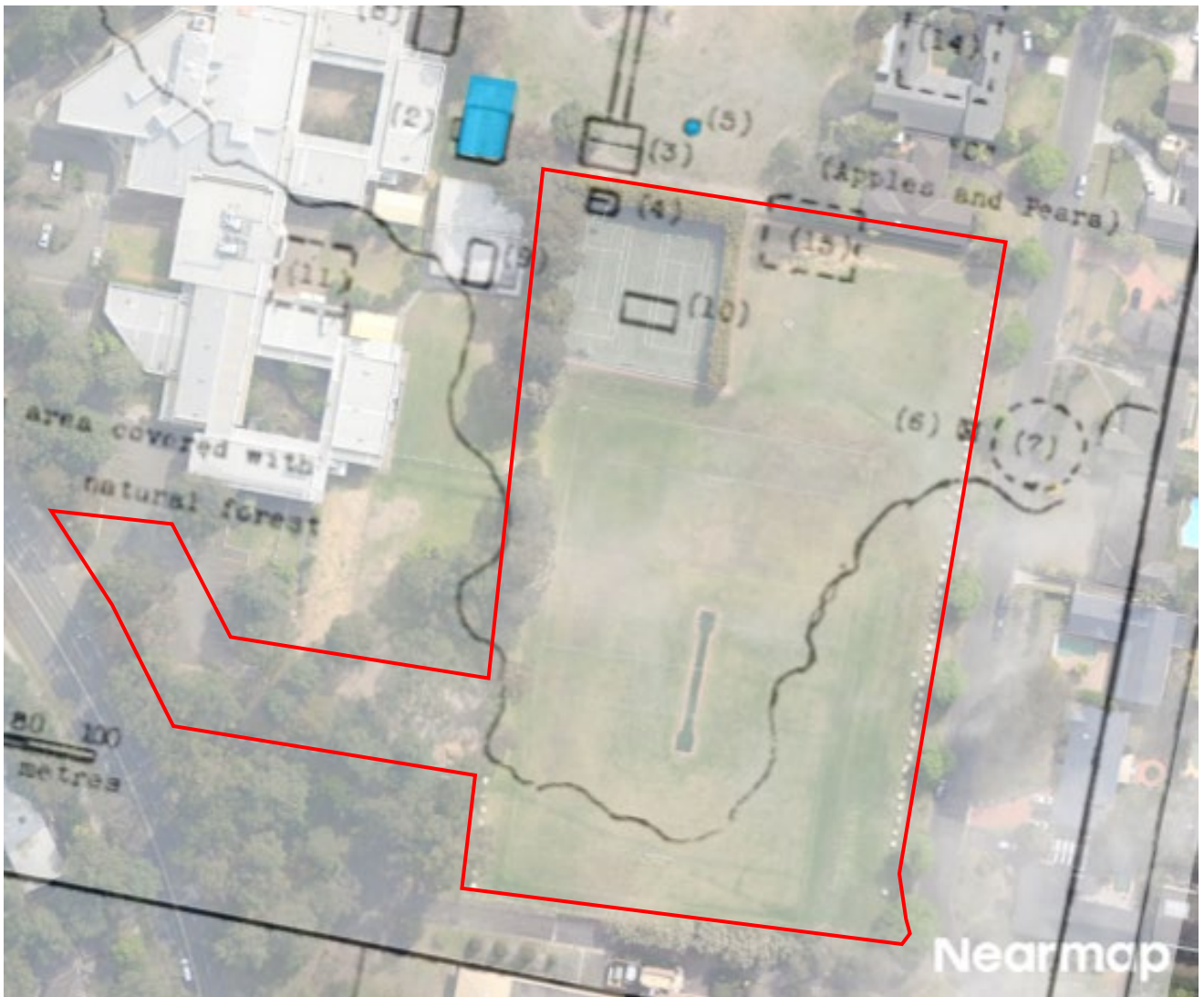


Figure 13 – McGregor's c.1890 plan of Macquarie Farm overlaid with 2011 aerial of the site. This overlay is configured based on the location of the standing well and farm shed, indicated in blue.



Figure 14 – McGregor's c.1890 plan of Macquarie Farm overlaid with 2011 aerial of the site. This overlay is configured based on the locations of Mona Vale Road, Killeaton Street, Yarrabung Road and Stanley Street. The location of the farmhouse and well as shown on the aerial is indicated in blue.

3.1.3 Phase 3: Passionist Fathers and Modern Development (1935–Present)

The Macquarie Farm grant was reduced by one rood and one perch in 1912 to accommodate for the construction of Mona Vale Road across the northwest corner of the site (Figure 15). The grant, now made up of 39 acres, 2 roods and 30 perches, was sold to the Passionist Fathers on the 17 December 1935.¹¹ The

¹¹ McGregor, 1984. Page 19.

Passionist Order is an 18th Century catholic congregation, first established in Australia in 1887. Prior to its sale, Father Stephen described the site as follows:

"The property comprises 40 acres of excellent land. Tall gumtrees line the western and northern sides. There is only a dairy farm cottage with some sheds on the place. About half of the land is level plateau, the remainder slopes slightly toward the south"

The farmhouse, shed and laundry building remain standing in historical aerial imagery from 1930 (Figure 21). The Pope Pious X Memorial College was established within the grant by the Passionist Fathers, and opened on the 10 October 1937 (Figure 16). Historical aerial imagery from 1943 shows the Passionist College buildings to the north of the subject area, with the farmhouse, shed and laundry building remaining. Alongside operation of the College, the Passionist Fathers also utilised the site as farmland, with orchards, vegetable gardens, chickens, pigs and cows kept ¹² (Figure 18). A water trough was constructed within the subject area at this time, as seen in a plan of Macquarie Farm in the 1960s drawn with anecdotal evidence from various members of the Order (Figure 19). The old well was pumped out by the fire brigade.

A photograph taken pre 1982 shows the c.1880 farmhouse behind the Passionist gymnasium, constructed in the 1960s (Figure 20). Cleared land comprising the subject area can be seen in the background of this image.

Subdivision of the Macquarie Farm grant first began in 1961, with one acre to the northwest of the grant sold to Corpus Christi.¹³ In 1963, five acres to the southwest of the grant was subdivided into 17 lots, and a further 30 lots were sold to the east in 1966. Landscaping for the oval to correct the natural slope of the site appears to have occurred by 1970 (Figure 24). In 1972, the Passionist College at St Ives was discontinued, and the present subject area was purchased by the Education Department.¹⁴ Historical aerial imagery indicates that the laundry building and water trough were demolished by 1975 (Figure 25). The farm house burnt down in 1982, and was demolished shortly after.¹⁵

¹² McGregor, 1984. Page 20.

¹³ McGregor, 1984. Page 22.

¹⁴ McGregor, 1984. Page 23.

¹⁵ HLA, 2003. Page 4.

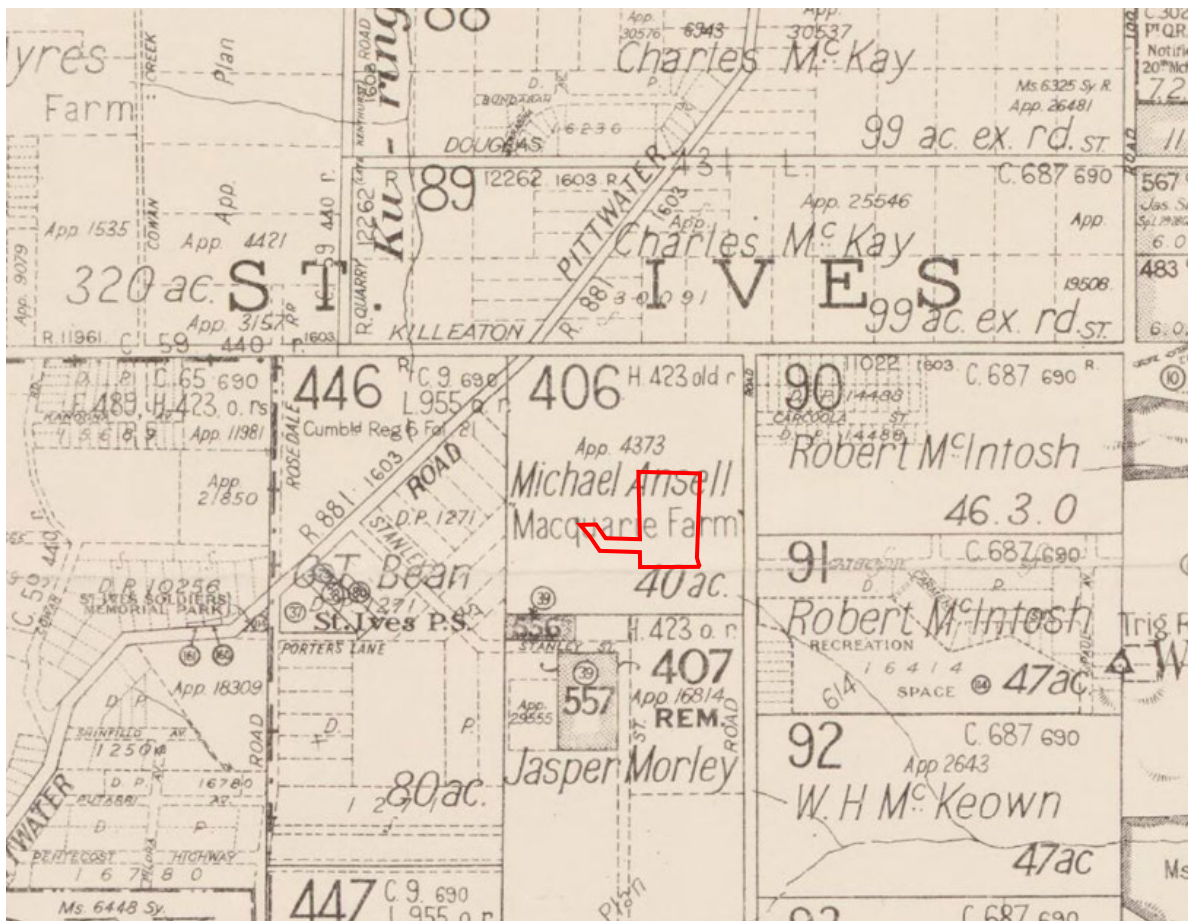
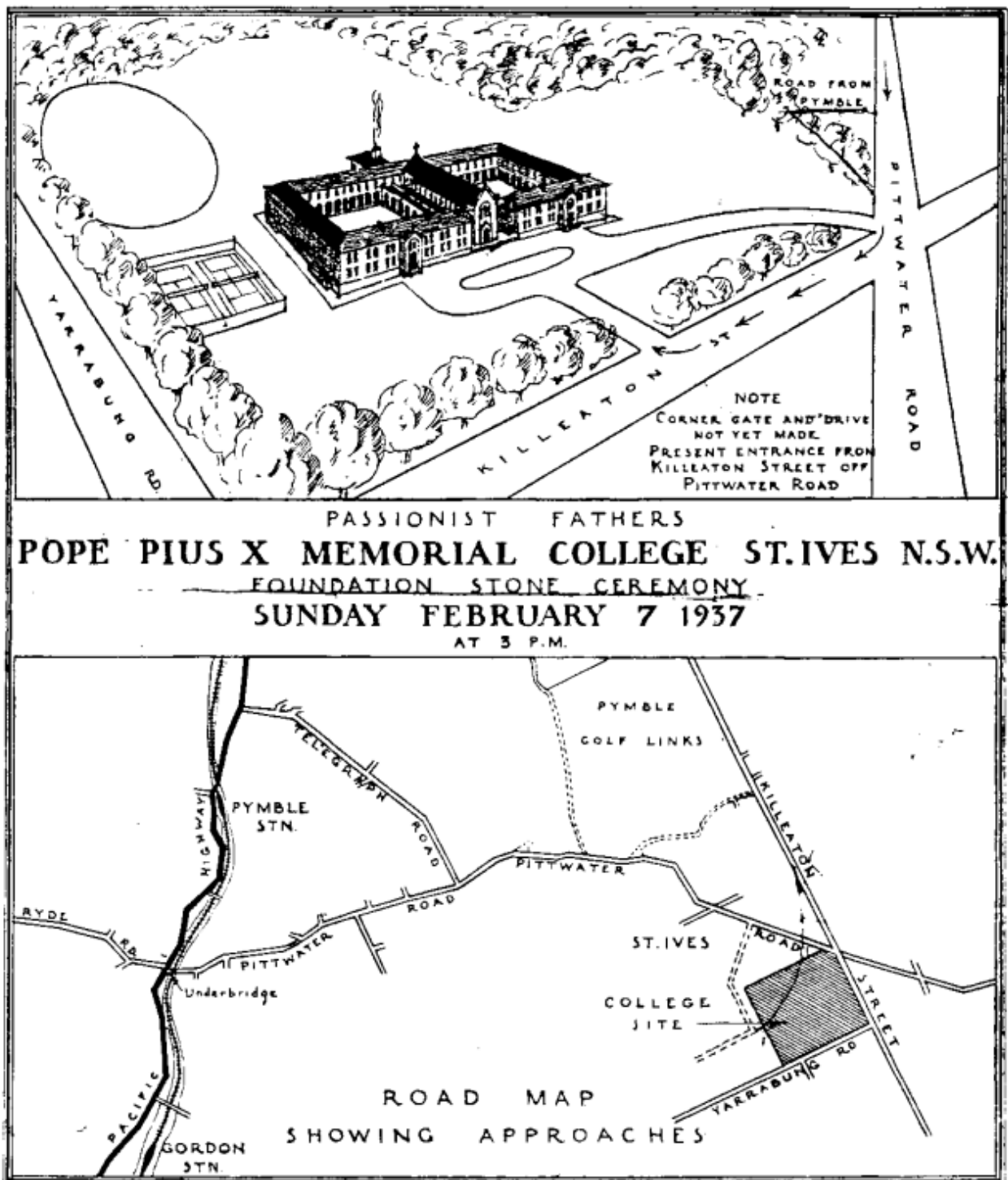


Figure 15 – 1930 map of the Parish of Gordon

Source: NLA 3889158 <https://nla.gov.au/nla.obj-233829982/view>



40. Cover of invitation to foundation stone laying ceremony.

Archives, Passionist Order.
St. Ives.

Figure 16 – Illustration of Pope Pius X Memorial College, located to the north of the subject area.

Source: McGregor, 1984



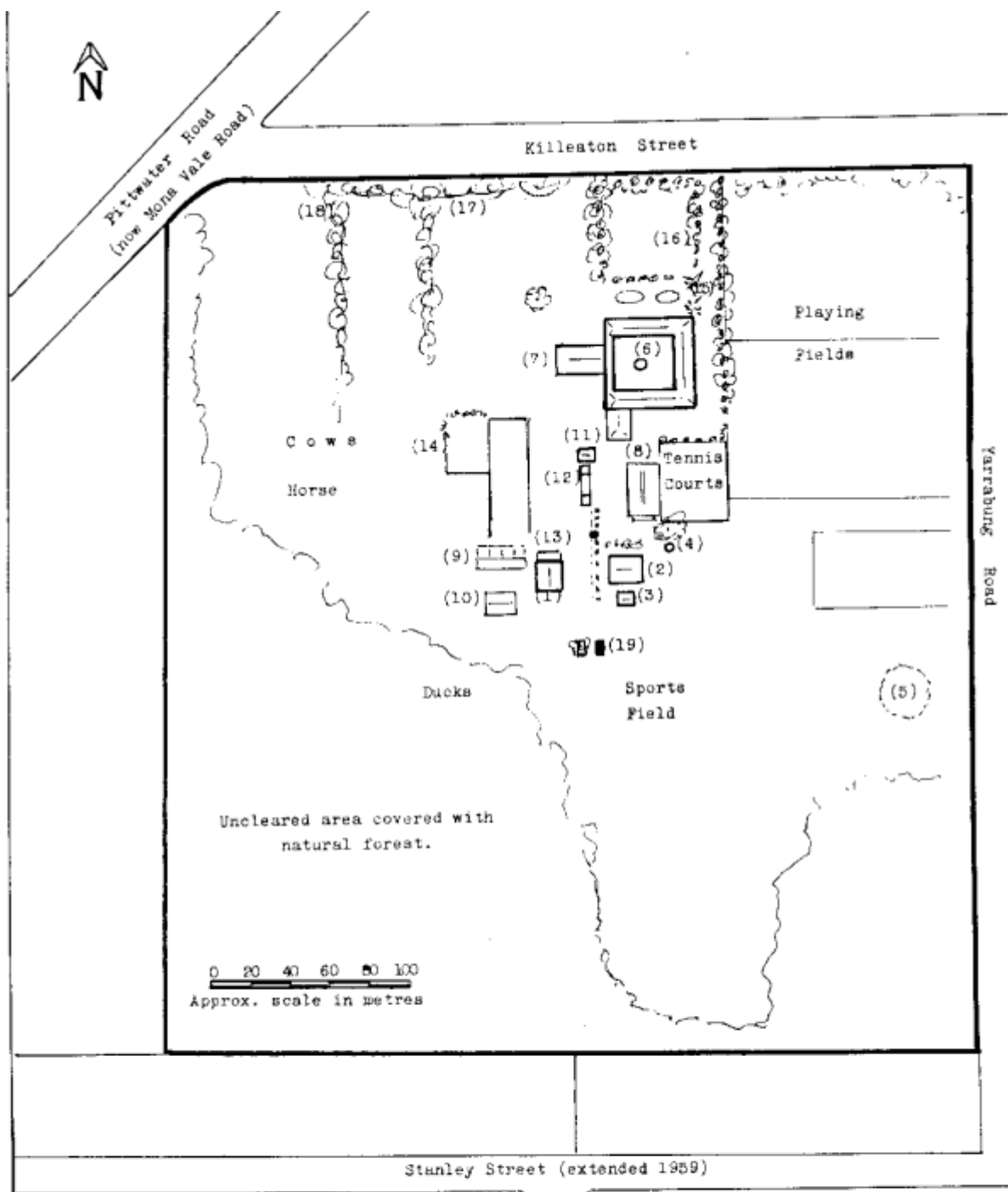
Figure 17 – Photograph from the 1937 opening of St Pius X College.

Source: NBRS, 2010



Figure 18 – Photograph from the 1940s, showing Passionist Fathers tending to kitchen gardens to the west of the college building.

Source: NBRS, 2010



Numbered Features

- | | |
|---|---|
| (1) Farm shed | (9) Poultry roosts and pens |
| (2) 2-storey farmhouse
(burned down 1982) | (10) Pig stalls |
| (3) Laundry (now demolished) | (11) Garage |
| (4) Well (top replaced with
wood in 1930's. Given
ornamental brick top
1970's) | (12) Aviary |
| (5) D.M. Filled-in early in
College occupation | (13) Lean-to addition |
| (6) Pope Pius X Memorial College. | (14) Vegetable garden |
| (7) Chapel (added 1960's) | (15) Palm trees |
| (8) Gymnasium (1960's) | (16) Plantings of <i>Tristania</i>
<i>conferta</i> c. 1940 |
| | (17) Eucalypts early 1960's |
| | (18) Melaleucas early 1960's |
| | (19) Cattle trough (now
demolished) |

"MACQUARIE FARM" ST. IVES

During Period 3

Passionist College
Occupation - 1960's

(Information from various
members of the Order)

Figure 19 – Plan of Passionist College Occupation, 1960s

Source: McGregor, 1984



Figure 20 – Pre 1982 photograph showing c.1880 farmhouse behind Passionist gymnasium. The subject area is in the background.

Source: NBR, 2011

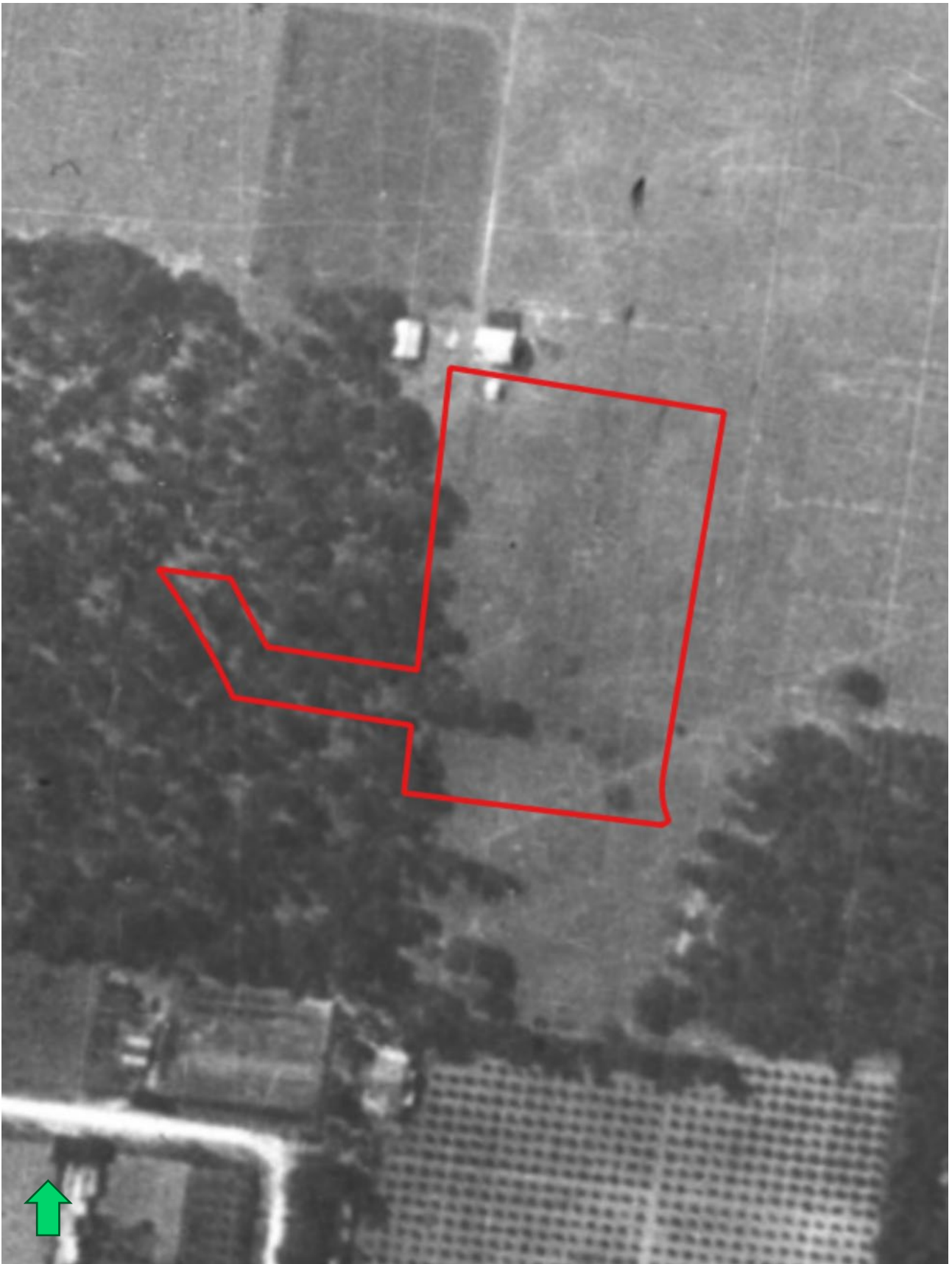


Figure 21 - Aerial image of subject area (red outline), 1930

Source: Commonwealth Historical Aerial Photo Collection MAP3424_frame1214

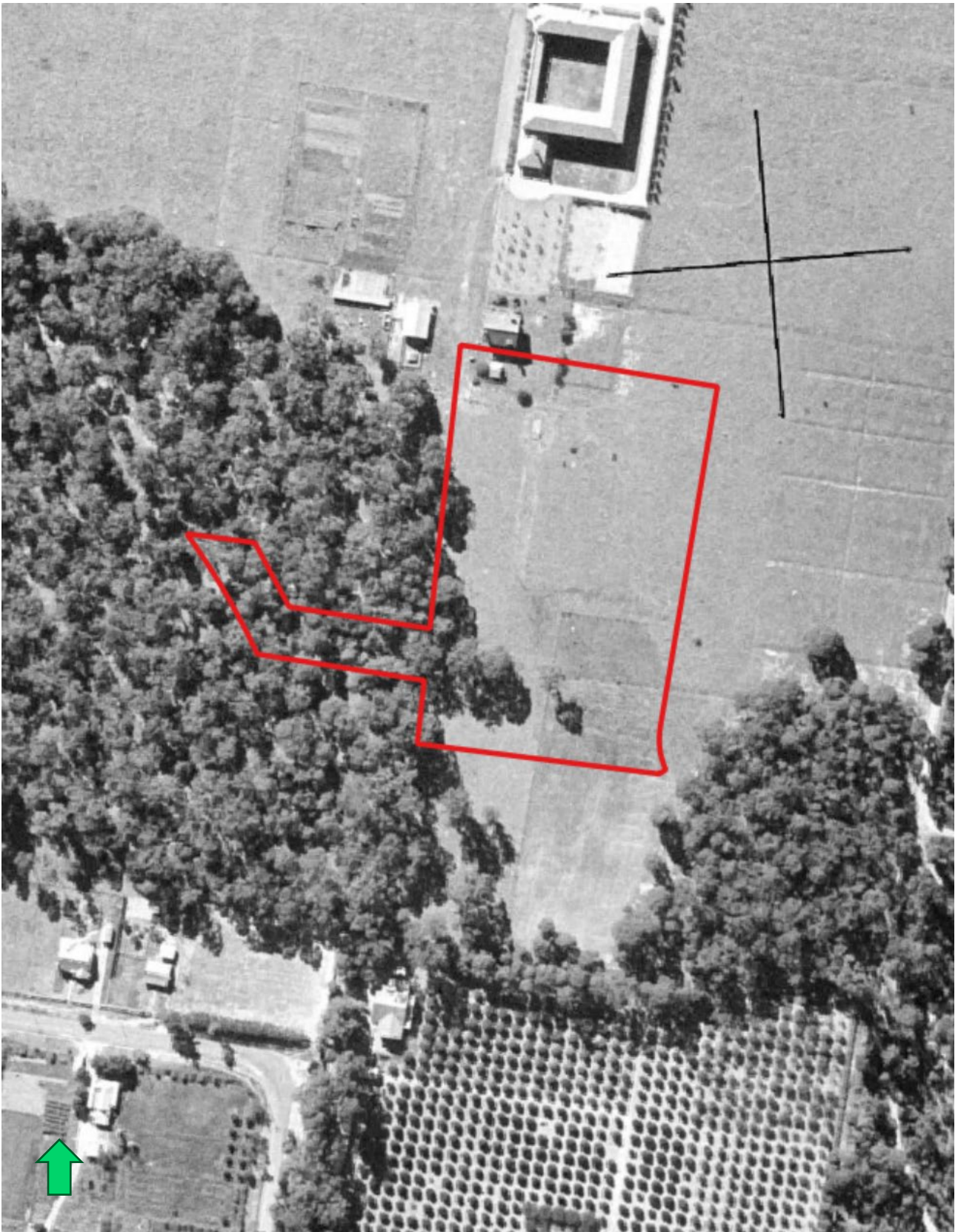


Figure 22 – Aerial image of subject area (red outline), 1943

Source: NSW Government, Historical Imagery Viewer

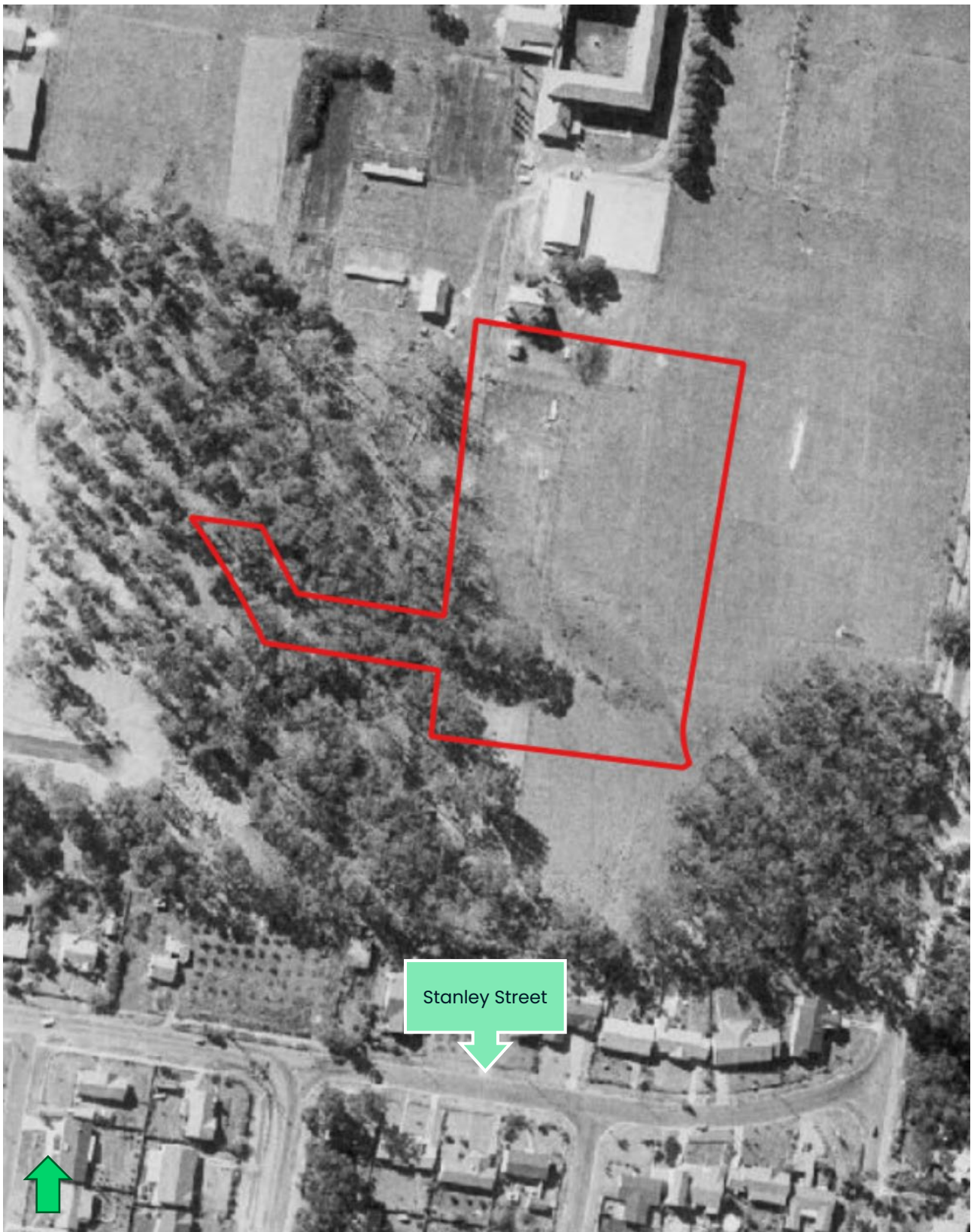


Figure 23 - Aerial image of subject area (red outline), 1965

Source: NSW Government, Historical Imagery Viewer



Figure 24 - Aerial image of subject area (red outline), 1970



Figure 25 - Aerial image of subject area (red outline), 1975

Source: NSW Government, Historical Imagery Viewer



Figure 26 - Aerial image of subject area (red outline), 1982

Source: NSW Government, Historical Imagery Viewer



Figure 27 - Aerial image of subject area (red outline), 1989

Source: NSW Government, Historical Imagery Viewer



Figure 28 - Aerial image of subject area (red outline), 2004

Source: NSW Government, Historical Imagery Viewer



Figure 29 - Aerial image of subject area (red outline), 2025

Source: NearMap



Figure 30 – McGregor's 1960s plan of Macquarie Farm overlaid with 1965 aerial of the site. This overlay is configured based on the location of the farmhouse, shed and laundry building still standing in the 1965 aerial, indicated in blue.

Source: McGregor, 1984; NSW Historical Imagery Viewer



Figure 31 - McGregor's 1960s plan of Macquarie Farm overlaid with 1965 aerial of the site. This overlay is configured based on the location of Stanley Street, Mona Vale Road, Killeaton Street and Yarrabung Road. The location of the farmhouse, shed and laundry building still standing in the 1965 aerial are indicated in blue.

Source: Source: McGregor, 1984; NSW Historical Imagery Viewer

Table 1. Summary of Land Ownership, adapted from McGregor 1984

Date	Title Information
19 October 1831	Crown Grant 40 acres

	To Michael Ansell
16 August 1833	40 acres From Michael Ansell To William Fowler
August 1833	40 acres From William Fowler To Thomas Hyndes
29 September 1876	40 acres From Thomas Brown To JG Edwards
March 1877	40 acres From JG Edwards To Richard Nancarrow
1888	40 acres To Mrs. Maria Nancarrow, in will of Richard Nancarrow
1890s–1932	40 acres Leased to Clement Dallimore
17 December 1935	39 acres, 2 roods, 30 perches To Passionist Fathers
12 September 1972	Approximately 3 acres, 3 roods, 3 perches To Department of Education
1982	Subject area acquired by Masada College

3.2 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 2 based on analysis of historical cartographic sources and relevant documentary sources.

Table 3. Historical Development Summary

Date	Development/Type	Description	Reference
Phase 2	- c.1880–1890s Brick Laundry Building 1890s Poultry Shed 1890s Herb Garden	A small brick laundry building was constructed to the rear of the c.1880 farmhouse, housing a laundry, washroom and two toilets. The laundry building appears in McGregor’s plan of the site from the c.1890s. It may have been constructed during the Dallimore’s occupation (early 1890s to 1932), or alongside the c.1880 construction of the farmhouse and shed. If constructed in the 19th Century, the laundry building may have evolved from an outhouse or privy to the later laundry building with indoor plumbing. The laundry building was demolished by 1975. A poultry shed and herb garden also appear within the subject area in McGregor’s 1890s plan.	Figure 6
Phase 3	c.1937–1943 Water Trough	A water trough was constructed within the subject area by the Passionist Order, to provide water to grazing livestock. The site was purchased by the Passionist Order in 1935, with the college constructed by 1937. The water trough first appears in historical aerial imagery from 1943, but may have been erected by the Order alongside construction of the college. The water trough was demolished by 1975.	Figure 19, Figure 22

4 Archaeological Context

4 Archaeological Context

4.1 Previous Archaeological Investigations

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in a given area. A summary of relevant assessments is provided below.

4.1.1 Archaeological Investigation of Nancarrow House

HLA, 2003. Archaeological Excavation of Nancarrow Farmhouse.

An archaeological excavation of the c.1880 Nancarrow Farmhouse located to the immediate north of the present subject area was undertaken in 2003. The investigation occurred in two phases, with the first phase identifying the need for more extensive works across the site. The second phase involved open area excavation to salvage the remains of the Nancarrow Farmhouse in areas of proposed impact.

Archaeological features encountered through excavation included sandstone foundations and a possible cement chimney base, as well as artefactual material including bottles, plates, pegs, and an inkwell. Plans of Phase 2 salvage excavations are provided in Figure 32 and Figure 33 below.

The report concluded that further archaeological remains were likely to occur within unexcavated areas of the Nancarrow Farmhouse site.

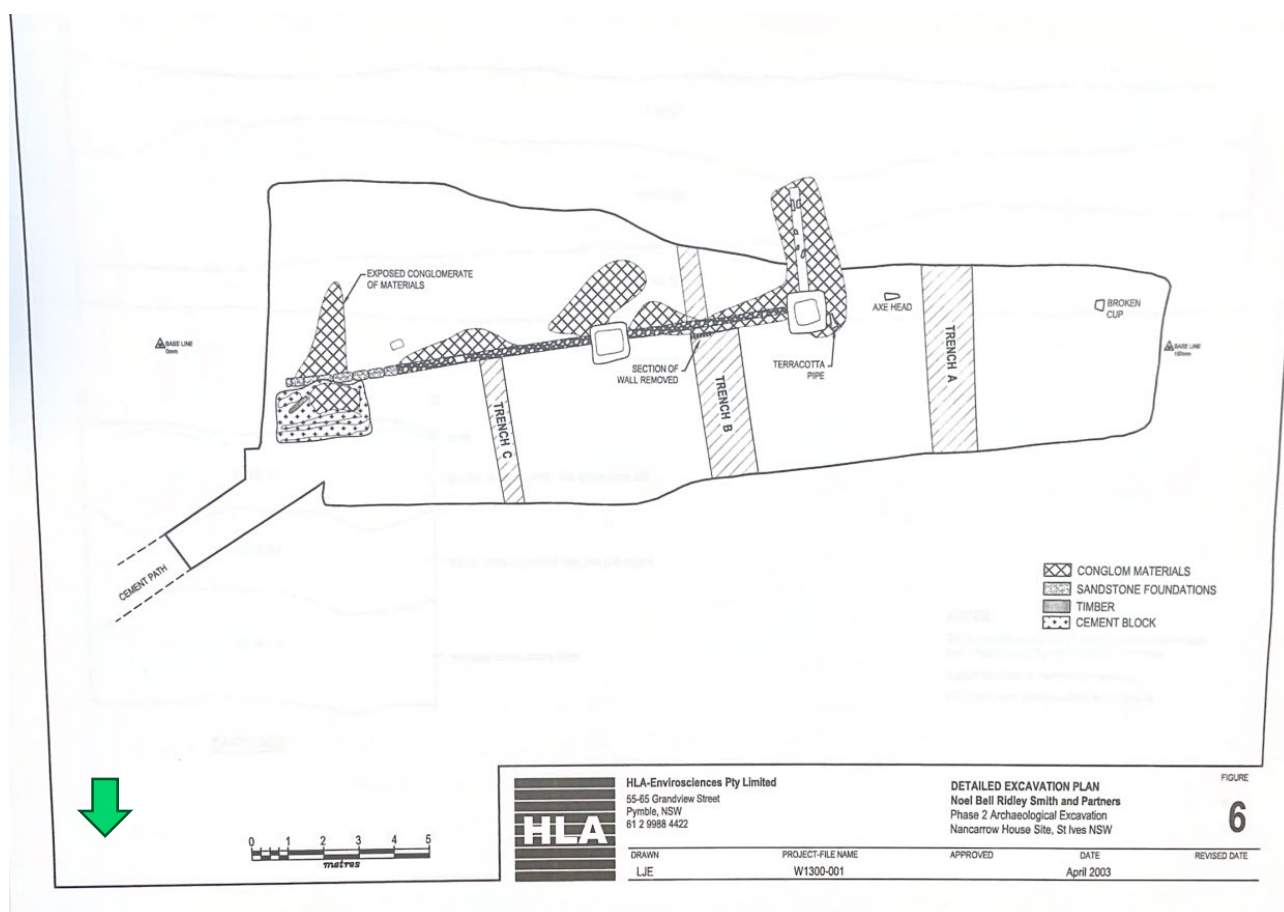


Figure 32 – Detailed Excavation Plan, Nancarrow Farmhouse Phase 2

Source: HLA, 2003

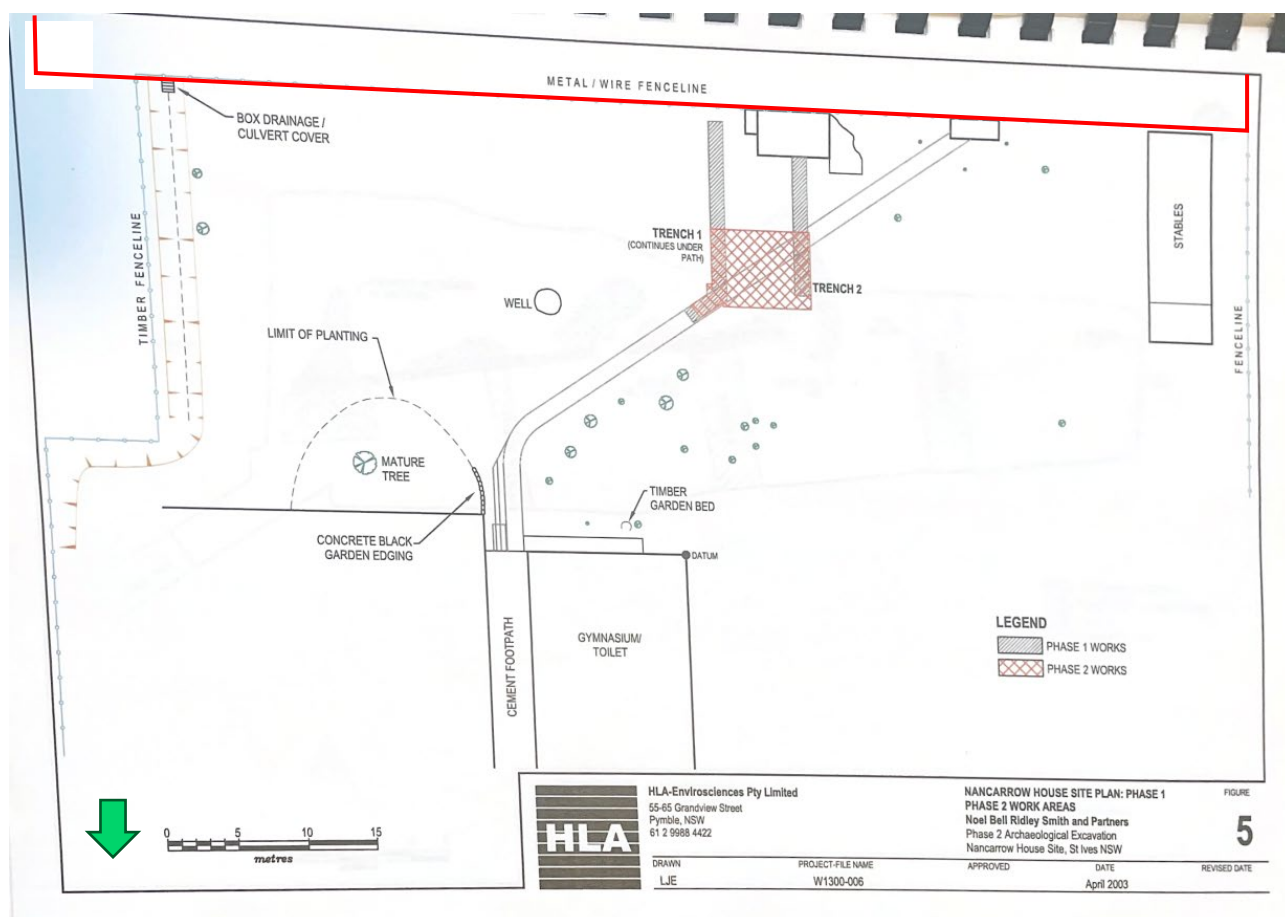


Figure 33 – Nancarrow Farmhouse Site Plan, Phase 2 Excavation. The approximate location of the present subject area is indicated in red.

Source: HLA, 2003

4.2 Geotechnical Investigations

JKGeotechnics conducted a geotechnical investigation within the subject area in March 2025. The investigation involved excavation of eleven boreholes across the site. The locations of these boreholes are provided in Figure 34 below.

The typical soil profile across the subject area is described as a layer of dark grey brown silty clay with trace root fibres over a highly plastic silty clay, light grey mottled red brown in colour, above Ashfield Shale siltstone with indurated iron bands. Compared to the typical profile of the Blacktown soil landscape presented in Table 4 below, this dark brown fill layer may represent the A1 and A2 Horizons, with light grey clay representing the B Horizon.

The A Horizon typically reached depths of 20–50cm across the site. Borehole 10, to the central north of the subject area, contained 40cm of silty clay A Horizon over 1.7m of B Horizon. This section of the site appears to have remained relatively consistent with historical ground surface levels. In comparison, Borehole 9 contained 50cm of silty clay B Horizon over Ashfield shale bedrock. This section of the site appears to have been cut down to create a level surface for the playing field. Borehole 4, to the south of the subject area, contained 2.7m of silty clay fill over 2.5m of silty clay B Horizon. This section of the site appears to have been built up to create a level surface for the playing field.

Table 4 – Typical Blacktown Soil Landscape (on upper slopes)

Horizon	Description	Depth
A1 Horizon	Brownish black loam	Up to 30cm
A2 Horizon	Brown clay loam	10–20cm
B Horizon	Mottled brown light clay	20–50cm
B Horizon	Light grey mottled clay	Up to 100cm

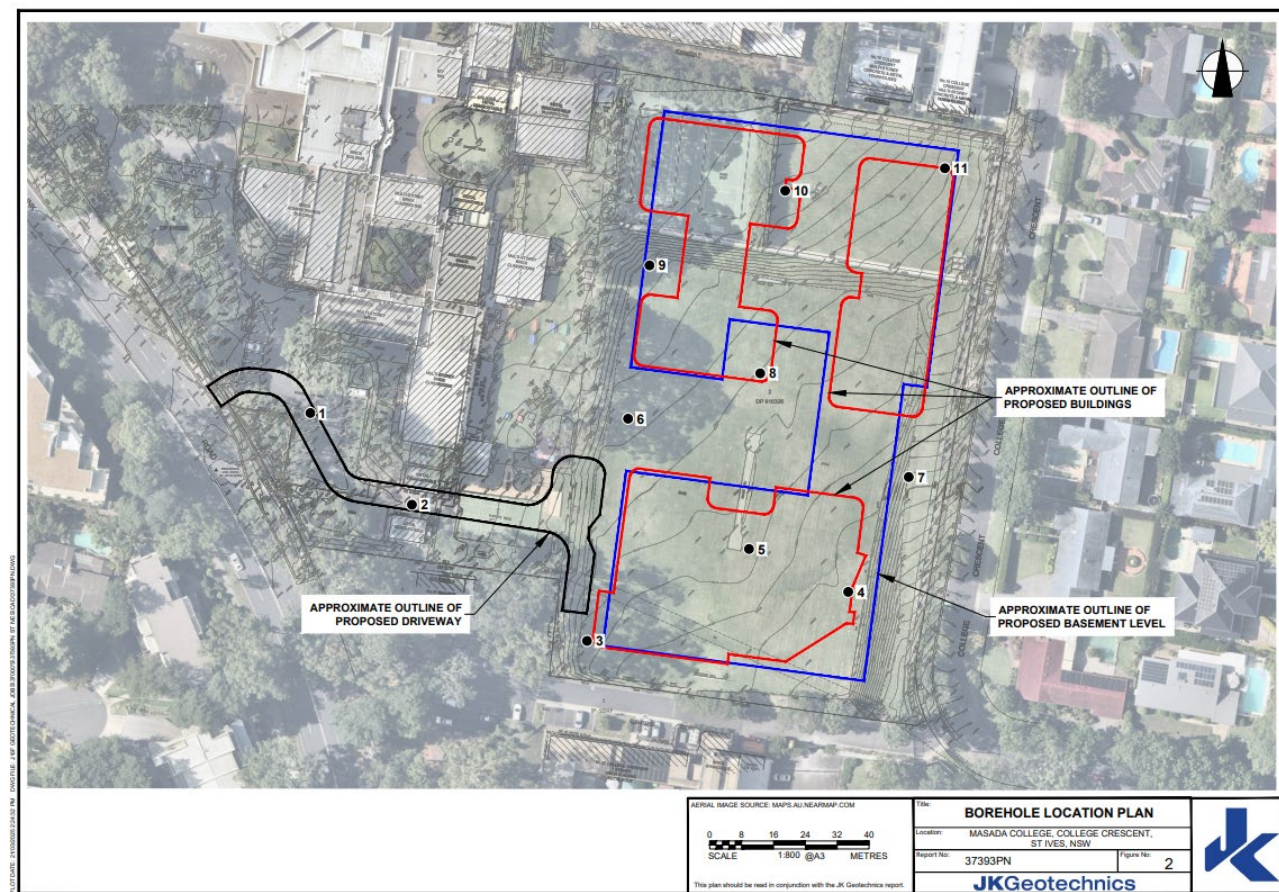


Figure 34 – Location of Boreholes. Note that the approximate footprint outlines shown in this images are now outdated.

Source: JKGeotechnics, 2025

4.3 Geology and Soils

4.3.1 Blacktown Soil Landscape

The NSW Soil and Land Information System (SALIS) indicates that the Blacktown soil landscape occupies the majority of the study area. The Glenorie soil landscape occupies a small portion of the subject area on the southwestern corner.

The Blacktown soil landscape is described as occurring in two locations: (1) on crests, upper slopes and well-drained areas; and (2) on lower slopes and in drainage depressions and localised areas of poor drainage. Blacktown soils vary considerably between these two locations. The subject area is located on an upper slope where the A horizon is likely to consist of a brownish black loam to clay loam, up to 30cm depth followed by a brown clay loam to silty clay loam, 10–20cm with a maximum depth of 50 cm.

The Glenorie soil landscape is described as residing upon undulating to rolling low hills on Wianamatta Group shales. Soils are described as shallow to moderately deep (<100 cm) Red Podzolic Soils on crests, with moderately deep (70–150 cm) Red and Brown Podzolic Soils on upper slopes and deep

(>200 cm) Yellow Podzolic Soils and Gleyed Podzolic Soils along drainage lines. Dominant soil materials include friable dark brown loam, hard-setting brown clay loam whole-coloured reddish brown strongly pedal clay, mottled grey plastic clay and brownish-grey plastic silty clay.

4.4 Visual Inspection

A visual inspection was undertaken to confirm the assessment of archaeological potential within the subject area. The visual inspection of the subject area was undertaken on 22 January 2026 by Juliet Scholefield (Urbis Consultant Archaeologist). The visual inspection was undertaken in overcast conditions. Ground Surface Visibility (GSV) was estimated to be less than 5% across the subject area, with the majority covered by turf and hardstand. The visual inspection revealed clear and observable modification to the ground surface.

The sports field occupying the south of the subject area is significantly raised above the level of College Crescent. This is evident in a steep downwards slope along the sites eastern boundary (Figure 35 & Figure 36). A slight rise from the level surface of the playing field can also be seen to the northeast and west of the site (Figure 37 & Figure 38).

To the northwest of the subject area, the tennis courts are raised about 1m above the level of the playing field (Figure 39 & Figure 40). The grassed area to the northeast of the subject area is raised to a similar level. Exposures were observed within this portion of the subject area, revealing modern fill with gravel inclusions (Figure 41), as well as evidence of below ground service lines for water and sewerage (Figure 42).

Overall, the playing field portion of the subject area appears to have been cut down to the north and east and built up to the east to create a level playing surface. Modern fill as well as disturbance in the form of below ground services was also observed within the northern portion of the subject area.



Figure 35 – View south along eastern boundary of the site, showing slope from level of playing field down to College Crescent



Figure 36 – View northeast from eastern boundary, showing steep slope downwards from level of playing field



Figure 37 – Northeast corner of the site, showing slight slope upwards from level of playing field



Figure 38 – View west, showing slight slope upwards from level of playing field



Figure 39 – View east, showing slope from level of tennis courts down to the sports field



Figure 40 – View north, showing rise in level from playing field to tennis courts



Figure 41 – Exposure to the northeast of the subject area, showing modern fill with gravel inclusions



Figure 42 – Drainage within grassed area to the northeast of the subject area

4.5 Archaeological Potential

4.5.1 Framework for Assessment

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

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

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

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

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

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

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

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

4.5.2 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 20th 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.

Table 5. Nature and level of disturbance in the study area.

Zone	Nature of Disturbance	Disturbance Level
1	The northern portion of the site appears to have seen little disturbance over time, limited to the construction of a tennis court to the northwest corner and installation of drainage services to the northeast. Though the southern portion of the site has raised to provide a level surface for the playing field, natural soils may remain beneath imported fill.	Moderate
2	The natural surface of the soil profile appears to have been cut down within the central portion of the site to provide a level surface for the playing field. This is likely to have removed the A Horizon across this portion of the site.	High

4.5.3 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 6. Assessment of Archaeological Potential

Date/Phase	Development/ Site Type	Expected Archaeological Resource	Archaeological Potential/ Integrity
Phase 2: Macquarie Farm (1877–1935)	- c.1880–1890s Brick Laundry Building 1890s Poultry Shed 1890s Herb Garden - Occupation of subject area by Nancarrow (1877–1890s) and Dallimore Family (1890s–1935)	Structural Remains - Brick/stone footings related to laundry building - Post holes for fences, animal enclosures and poultry shed - Former services - Former floor surfaces Undocumented Remains - Privies or cesspits related to laundry/bathroom building and associated artefactual deposits - Occupation deposition (yard deposits, rubbish pits, artefact scatters) - Evidence of cultivation (hoe or furrow marks) - Agricultural drains or culverts - Evidence of landscaping (garden beds, surfaces)	Moderate
Phase 3: Passionist Order and Modern Development (1935–Present)	- c.1937–1943 Water Trough - Occupation of subject area by Passionist Order from 1935–1975	Structural Remains - Structural remains of water trough - Post holes for fences or animal enclosures Undocumented Remains - Occupation deposition (yard deposits, rubbish pits, artefact scatters) - Evidence of cultivation (hoe or furrow marks) - Agricultural drains or culverts - Evidence of landscaping (garden beds, surfaces)	Moderate

4.5.4 Statement of Archaeological Potential

The history of the subject area has been divided into three phases. The subject area was first promised to Michael Ansell in 1816, and appears to have remained vacant throughout **Phase 1** (1816–1877).

The subject area was sold to Richard Nancarrow in 1877, marking the beginning of **Phase 2** (1877–1935). Nancarrow built a farmhouse to the north of the subject area c.1880. A small laundry building was constructed to the rear of the farmhouse, within the present subject area, housing a laundry, washroom and two toilets. It may have been constructed during the Dallimore's occupation (early 1890s to 1932), or alongside the c.1880 construction of the farmhouse and shed. If constructed in the 19th Century, the laundry building may have evolved from an outhouse or privy to the later laundry building with indoor plumbing. Potential archaeological remains associated with this phase include footings or former surfaces associated with the laundry building, post holes for fencelines or animal enclosures, and undocumented features such as privies or cesspits, evidence of cultivation, agricultural drains or culverts, and occupation deposition such as yard deposits and artefact scatters.

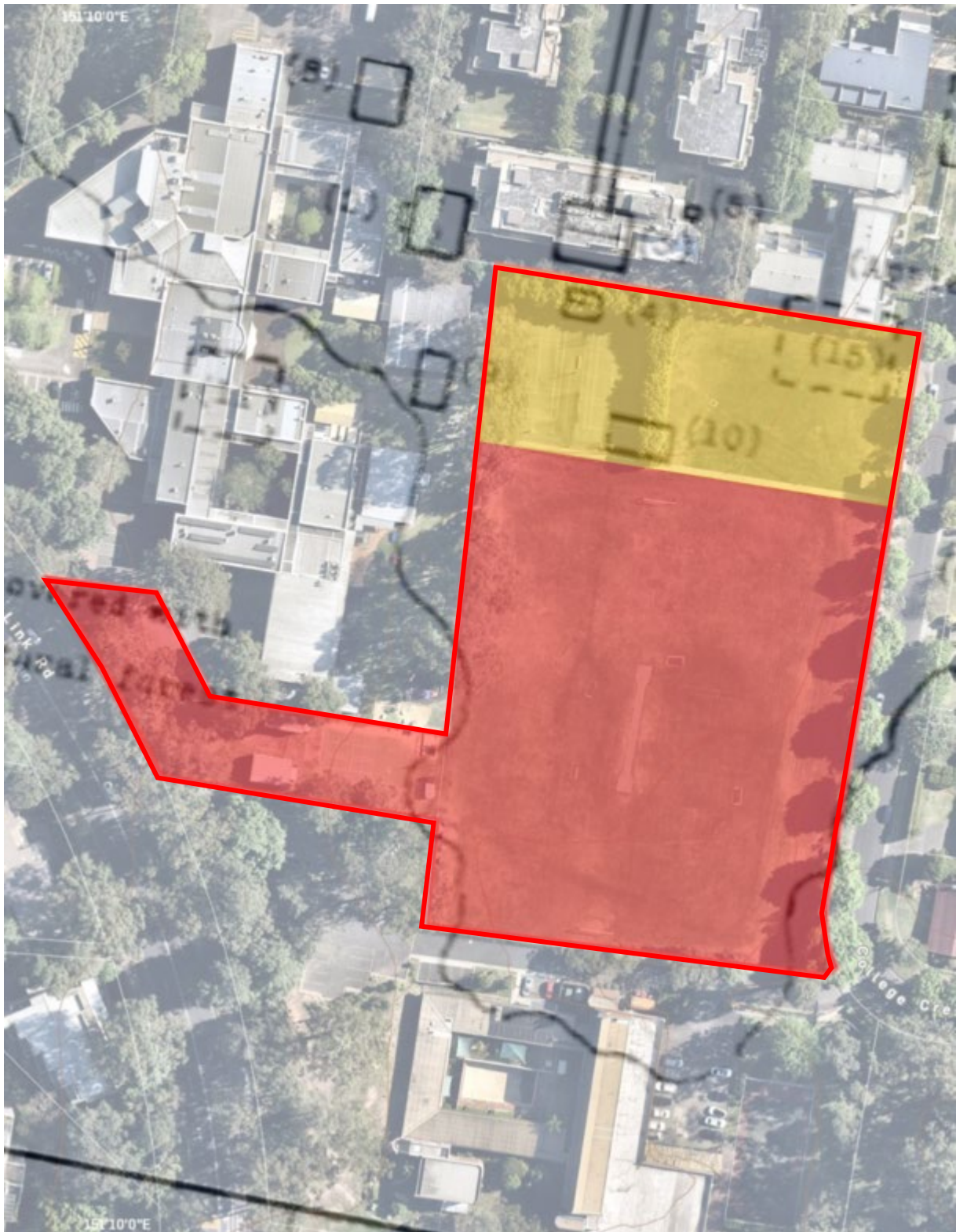
During **Phase 3** (1935–Present), the subject area was under the ownership of the Passionist Order, with a catholic college constructed within the wider grant by 1937, and the remainder of the site utilised as farmland. A water trough was constructed within the present subject area c.1937–1943 to provide water for grazing livestock. Potential archaeological remains associated with this phase may include structural remains related to the water trough and post holes for fences, as well as undocumented remains such as occupation deposition, evidence of cultivation and agricultural drains or culverts.

A map of archaeological potential across the subject area is provided in Figure 43 below.

Modern disturbance within the subject area has included earthworks involved in levelling of the present playing field. As a result, the site appears to have been cut down within the central portion. Such works are likely to have disturbed the natural soil profile and removed the A Horizon across this area. Archaeological potential within this area has been assessed as **Nil-Low**.

The southwest portion of the subject area remained uncleared in McGregor's c.1890 and 1960s plans of Macquarie Farm. The south of the subject area appears to have been cleared and used for the grazing of animals, but has otherwise seen no historical development. As such, archaeological potential across the southern extent of the site is assessed as **Nil-Low**.

Potential for archaeological remains related to the brick laundry building and poultry shed (Phase 2) and water trough (Phase 3) as well as undocumented cesspits or privies related to 19th Century occupation is assessed as **Moderate** in the northern portion of the subject area.



Nil-Low Potential



Moderate Potential

Figure 43 –Archaeological Potential Map.

Adapted from: McGregor 1984, NearMap 2025. Please note the 1984 McGregor map is approximate.

5

Significance Assessment

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 7. 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.

5.2 Assessment of Significance

An assessment of archaeological significance associated with each phase of development of the subject site is provided in **Table 8** below.

Table 8. Assessment of Significance

Criterion	Discussion
A – Historical Significance	Macquarie Farm was promised to Michael Ansell in 1816 and officially granted in 1831, making it one of the earliest grants in the St Ives area. The site remained undeveloped until it was sold to Richard Nancarrow in 1877, who constructed a farmhouse c.1880 and established orchards within the grant. The Dallimore family occupied the Macquarie Farm site from the early 1890s through to 1935, at which point it was sold to the Passionist Fathers. The Passionist Order established the Pope Pious X Memorial College within the grant, while continuing to utilise the remainder of the site as farmland, through to the closure of the college in 1972. The Macquarie Farm grant holds historical significance for its representation of one of the earliest grants in the St Ives area, as well as its continual use as farmland for almost a hundred years. Anticipated archaeological remains related to the occupation and operation of the Macquarie Farm site during the 19th Century are likely to meet the criteria for Historical Significance at a Local level.
B – Associative Significance	Historical figures associated with the Macquarie Farm grant including emancipated convict Michael Ansell and stonemason Richard Nancarrow may be considered of significance for their role in the early establishment of orcharding and farm sites within the local area. Anticipated archaeological remains are however unlikely to reflect specific figures related to the history of the Macquarie Farm grant, and as such are unlikely to meet the criteria for Associative Significance at a Local or State level.
C – Aesthetic Significance	Though the orchards, gardens and farmhouse of Macquarie Farm may have had some aesthetic value in their time, anticipated archaeological remains are unlikely to meet the criteria for Aesthetic Significance at a Local or State level.
D – Social Significance	Early plans of the Macquarie Farm grant have been provided based on anecdotal evidence from descendants of the Dallimore family. McGregor also provides information from Nancarrow's descendants in her 1984 thesis on the Macquarie Farm site. Any surviving descendants of the Dallimore and Nancarrow families are likely to have vested interest in the history of the subject area. The subject area operated under the Passionist Order from 1935 through to 1972. This element of the subject site's history is likely to be of interest to modern members of the Passionist faith in NSW. Furthermore, the history of the subject area as an early farm site and former college of the Passionist Order may be of interest to current and previous students of Masada College, in which the subject area is presently contained.

Anticipated archaeological remains related to the occupation and operation of Macquarie Farm during Phase 2 and Phase 3 may meet the criteria for Social Significance at a **Local** level.

E – Research potential

The location of the former laundry building can be established based on plans, and its function is well documented. However, the date at which the laundry building was constructed, and whether it was developed from an earlier privy or outhouse through to the later plumbed structure, remains unclear. Structural remains such as footings and former services, as well as undocumented deeper features such as privies or cesspits may therefore provide further information on the original construction of the laundry building.

Furthermore, artefactual deposits contained in undocumented deeper features may have the potential to provide further information on the daily lives of the 19th Century inhabitants of Macquarie Farm.

Anticipated archaeological resources related to 19th Century occupation of the subject area may meet the criteria for Research Potential at a **Local** level.

F – Rarity

Archaeological excavation of the c.1880 farmhouse was previously undertaken to the immediate north of the subject area. As such, archaeological remains related to 19th Century occupation of the subject area are unlikely to be considered rare within the archaeological record of the local area.

Archaeological resources dating to the mid to late 20th Century are not generally considered rare within the archaeological record. As such, archaeological resources related to the Passionist Fathers' occupation of the site (1935–1971) are unlikely to be considered rare.

On the basis of the above assessment, anticipated archaeological remains are unlikely to meet the criteria for Rarity at a Local or State level.

G – Representativeness

The history of Macquarie Farm demonstrates a long period of continuous occupation and agricultural use, while also reflecting periods of change over time as a result of changing landowners, technologies economic and environmental conditions.

Anticipated archaeological resources may be representative of these changes over time, reflecting for example a shift from privies and cesspits through to plumbed services, or from primary agricultural usage through to the lessened agricultural output of the Passionist Fathers.

Based on the above assessment, potential archaeological resources may meet the criteria for Representativeness at a **Local** level.

5.3 Statement of Archaeological Significance

Anticipated archaeological material relating to the 19th Century occupation and use of the subject site by the Nancarrow and Dallimore families (Phase 2) may meet the criteria for Historical Significance, Social Significance, Representativeness and Research Potential at a **Local** level.

Potential archaeological remains relating to the Passionist Order's occupation of the subject area from 1935 through to 1971 (Phase 3) may be considered of Social significance at a **Local** level to modern members of the Passionist faith and students at Masada College.

6

Impact Assessment

6 Impact Assessment

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

6.1 Proposed Development

The proposed development is for the redevelopment of the site for seniors housing accommodation. The extent of the proposed works include:

- Site preparation and demolition of existing structures.
- Construction of four buildings ranging in heights from five to eight storeys comprising:
 - approximately one hundred and twenty-six (126) Independent Living Units
 - approximately forty-eight (48) residential care beds.
 - a range of resident amenities and facilities.
 - basement car parking containing approximately 260 spaces.
- Vehicular and pedestrian access from Link Road and College Crescent.
- Associated landscaping works.

Select plans of the proposed development are provided in Figure 44 – Figure 47 below.



Figure 47 – Basement 01 – South

Source: Jackson Teece

6.2 Archaeological Impact Assessment

Ground disturbing works involved in the proposal include deep excavation for a two storey basement carpark across the majority of the site. A map of proposed impacts in relation to areas of archaeological potential is provided in Figure 48 below. The proposed basement will impact on areas of potential to the north and south of the site.

Proposed works are therefore likely to impact on locally significant relics protected under the *Heritage Act 1977*.

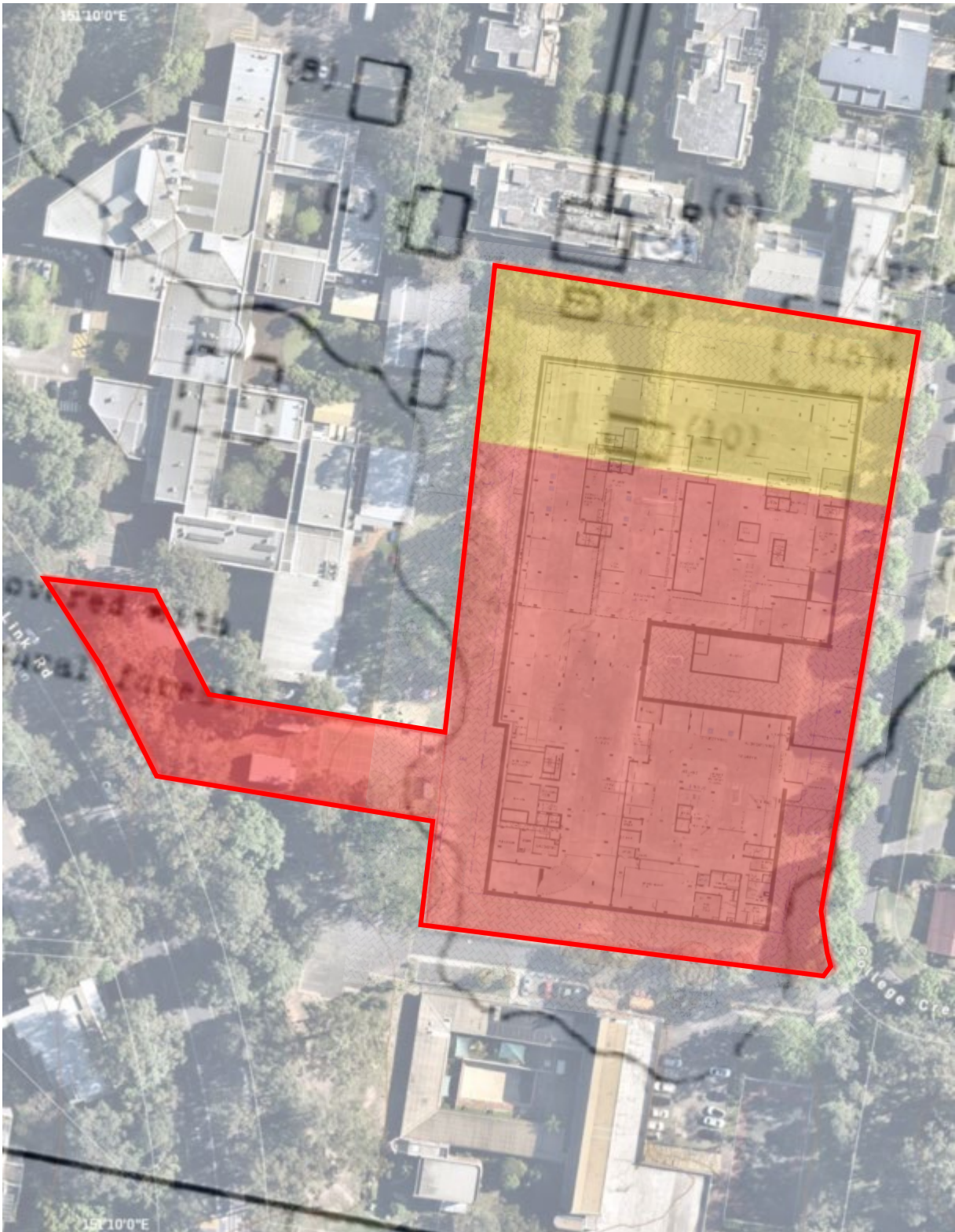


Figure 48 – Map of proposed impacts to areas of archaeological potential

Adapted from McGregor 1984, NearMap 2025

7

Conclusions & Recommendations

7 Conclusions & Recommendations

7.1 Conclusion

The historical context of the subject area can be summarised as follows:

- The subject area makes up part of the larger Macquarie Farm grant, promised to Michael Ansett in 1816, and officially granted in 1831. The subject area appears to have remained uncleared and undeveloped throughout this period (Phase 1: Original Grant 1816–1877)
- The subject area was sold to Richard Nancarrow in 1877. Nancarrow constructed a farmhouse and shed within the grant c.1880. A laundry building and poultry shed were constructed within the subject area c.1880–1890s. The farm passed hands to the Dallimore family in the early 1890s, who occupied the grant for the remainder of this phase (Phase 2: Macquarie Farm 1877–1935).
- The Macquarie Farm grant was sold to the Passionist Fathers in 1935, and the Pope Pious X Memorial College was constructed by 1937. The remainder of the grant continued to be utilised as farmland, with a water trough constructed within the subject area during this period. The college ceased operation in the 1970s, and the present subject area was sold to the Department of Education for use as a sports field (Phase 3: Passionist Fathers and Modern Development 1935–Present).

Potential archaeological remains likely to survive within the subject area include 19th Century remains related to the operation of Macquarie Farm grant, such as structural remains of the brick laundry building, undocumented occupation deposition, and deeper features such as privies or cesspits. 19th Century evidence may meet the criteria for Historical Significance, Social Significance, Representativeness and Research Potential at a **Local** level.

20th Century remains related to the Passionist Fathers' occupation, such as structural remains of the water trough, undocumented occupation deposition, and evidence of cultivation, may be considered of Social significance at a **Local** level.

Potential for such archaeological remains to survive within the subject area is assessed as **Moderate** within northern portion of the site, and **Nil-Low** across the remainder of the subject area.

Proposed works involve deep excavation for a two storey basement carpark across the majority of the site, impacting on areas of Moderate archaeological potential. Proposed works are therefore likely to impact on locally significant relics protected under 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 to the Department of Planning, Housing and Infrastructure (DPHI) as part of the Environmental Impact Statement (EIS) in support of SSD-98363228.

Recommendation 2 – Historical Archaeological Research Design and Excavation Methodology

An Historical Archaeological Research Design and Excavation Methodology (HARDEM) should be prepared to support the SSDA prior to issuance of a construction certificate. This document will be required to guide any ground disturbing works so that all locally significant relics can be recorded by a qualified archaeologist prior to impacts.

Recommendation 3 – Program of Archaeological Investigation

As the proposed development will likely impact on potential locally significant remains if they survive, it is recommended that a program of archaeological investigation takes place during demolition and bulk excavation guided by the HARDEM.

8

References

8 References

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