



**ANGEL PLACE
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22 August 2023

Palitja Woodruff
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Department of Planning and Environment
Via email: Palitja.Woodruff@planning.nsw.gov.au

Dear Palitja,

BASELINE HISTORICAL ARCHAEOLOGICAL ASSESSMENT - EXPLORER STREET, EVELEIGH, NSW

INTRODUCTION

This Baseline Historical Archaeological Assessment (BHAA) has been prepared to present the results of preliminary research into the historical archaeological potential of the Eveleigh Precinct, Explorer Street, Eveleigh, legally referred to as Lots 21 and 22 DP 835061, and Lot 122 DP 1030021 (hereafter referred to as "the subject site").

Urbis understands that the subject site will be subject to a rezoning proposal based on a new Urban Design Study and Master Plan which are currently under preparation. Urbis has therefore been engaged to prepare a BHAA to inform development option for the masterplan.

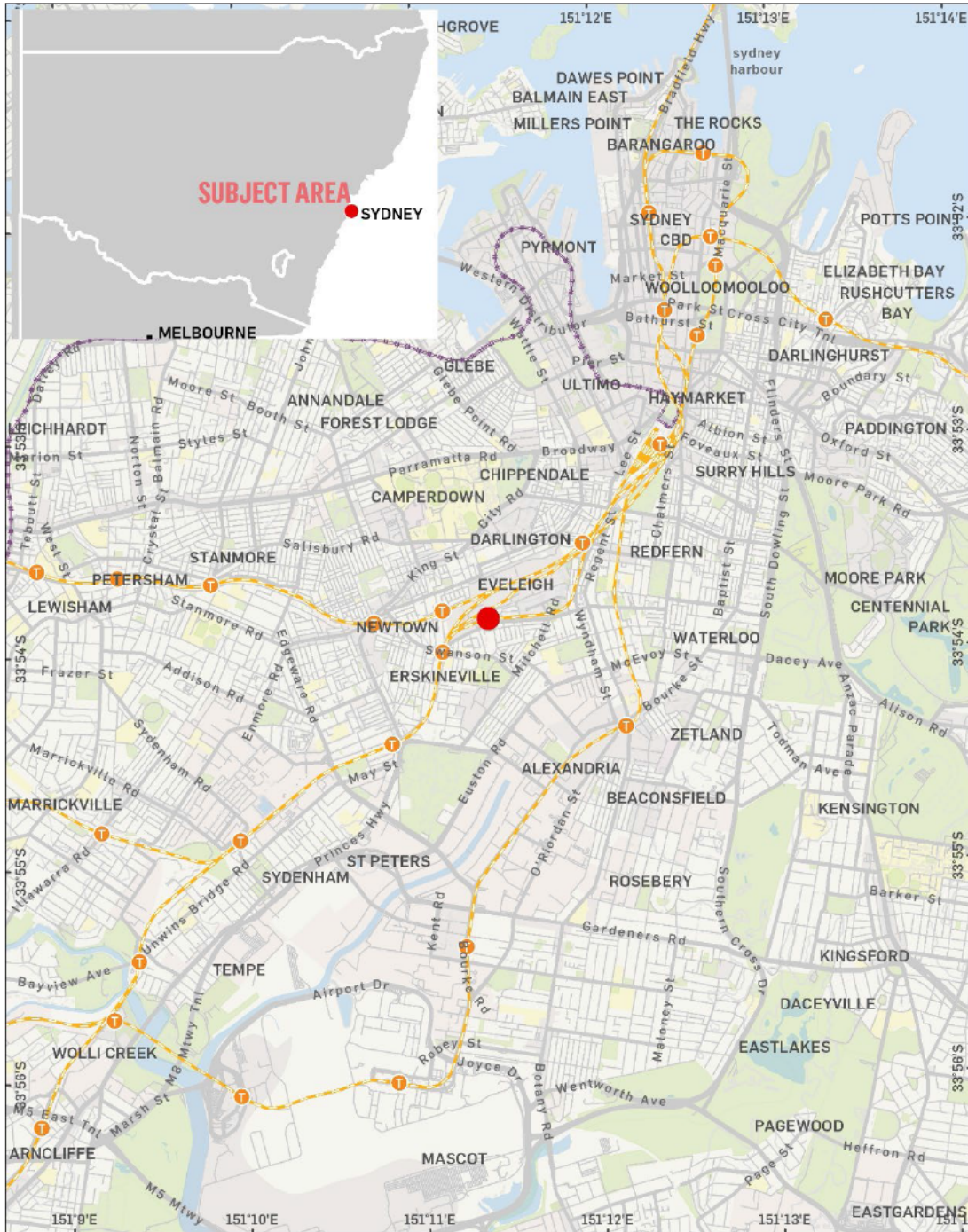
This BHAA is thus intended to provide:

- a summary of the subject site's known historical archaeological values; and
- a preliminary assessment of the subject site's potential unknown archaeological values based on a brief review of historical sources and previous archaeological assessments within close proximity.

SUBJECT SITE

The subject site is located on Explorer Street, Eveleigh, Sydney, and is legally referred to as Lots 21 and 22 in DP 835061. It is located approximately 2km southwest of Central Sydney and within the City of Sydney Local Government Area (LGA) (Figure 1 and Figure 2). The northern portion of the subject site (Lot 21 DP 835061 and Lot 122 DP 1030021) is currently zoned as 'A – Residential – Medium Density Residential'. The southern portion of the subject site (Lot 22 DP 835061) is currently zoned 'H - Recreation Zone - Public Recreation'.

The Eveleigh Precinct is located within the Central to Eveleigh (C2E) corridor, an urban activation project for 80ha of large NSW Government land holdings. The site covers an area of approximately 2.4ha consisting of 46 townhouses constructed in the late 1980s and the South Sydney Rotary Park.



GDA 1994 MGA Zone 56



Project No: P0045616

Project Manager: Alexandra Ribeny

● Subject Area

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REGIONAL LOCATION

Explorer Street, South Eveleigh
Department of Planning and Environment

Figure 1 – Regional location of subject site



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Project No: P0045616
 Project Manager: Alexandra Ribeny

■ Subject Area — Contours

Location of the Subject Area
 Explorer Street, South Eveleigh
 Department of Planning and Environment

Figure 2 – Location of subject site



PROPOSED WORKS

The proposal for Explorer Street, Eveleigh comprises the rezoning and anticipated redevelopment of the site to deliver new social and affordable housing, along with better parks, streets and amenities.

The Master Plan provides for:

- Demolition of all existing housing stock;
- Civil works including the re-routing of internal access roads, new service routes and underground parking;
- Excavation works for two levels of basement parking;
- Construction works to provide three new multi-storey residential flat buildings, which together provide approximately 394 new units of housing (including 30% social housing); and
- Landscaping to provide new public parks and grounds.

The preferred design option in the Master Plan is illustrated below (Figure 3).



Figure 3 – Preferred option for the Master Plan.

Source: WMK

LEGISLATIVE CONTEXT

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, artefact, object or material evidence that –

(a) 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.

LIMITATIONS

This BHAA is intended to provide:

- a summary of the subject site's known historical archaeological values; and
- a preliminary assessment of the subject site's potential unknown archaeological values based on a brief review of historical sources and previous archaeological assessments within close proximity.

As such, an assessment of the significance of potential unknown archaeological resources is outside the scope of this document.

HISTORICAL OVERVIEW

The following section provides an abridged historical overview of the subject site. For the full history, reference should be made to the accompanying Heritage Impact Statement (HIS) prepared by Urbis.

Phase 1: Early Land Grants (1788-1875)

Following European settlement in 1788, Governor Phillip claimed possession of the country on behalf of the British Government, thereby extinguishing Aboriginal ownership of their lands. Between 1791 and 1831, Phillip and successive Governors issued free Crown grants of land to convicts and soldiers to encourage settlement in the colony.

In the vicinity of the subject site, John King received a grant of 30 acres in then named 'District of Bulanaming' on 8 January 1794. 15 acres of 'King's Farm', otherwise known as 'King's Clear', was to be cultivated within five years of the grant and reserving to the Crown the right to construct a road through his farm, and use of timber for naval purposes. James Chisholm received a grant of 57 acres immediately north of King's Farm on 31 August 1819, while William Hutchinson received two grants of 52 acres (north of Chisholm's grant) and 1400 acres (east of King's grant) were also located in this district. Land grants in the vicinity of the subject site are visible in the parish map reproduced in Figure 4 dating to circa 1833.

In accordance with the conditions set forth in their respective land grants, King, Chisholm and Hutchinson (and later purchasers) cleared the trees and drain the waterholes and swamps on the outskirts of Sydney town. The land was thereafter devoted to agricultural pursuits such as dairying and growing grain for the growing Sydney population.

By 1836, John King had sold his farm to Spence, who in turn conveyed the 30 acres to Archibald Bell. He subsequently sold 20 acres to William Miller and John Robert Anderson but retained 10 acres for his own use. In 1838, Robert Henderson of Camellia Grove purchased fourteen acres of the King's estate to establish the Camellia Grove Nursery, specialising in a wide range of roses, geraniums, camellias, orchids and dahlias as well as fruit trees. The Camellia Grove Nursery was in operation from 1838 until 1890; however, the Henderson family began to sell off portions of the nursery from 1881 onwards. Henderson's son Charles B. Henderson, an Alderman of the Alexandria Council. The subdivisions were known variously as the "Camellia Grove Estate" and the "Camellia Grove Nursery Estate". Six acres of the estate was purchased by Mr Rowley. Henderson and Rowley Streets were later named after these families.

Hutchinson's northern grant along the Newtown Road was later known as the Golden Grove Estate. Prior to receiving formal acknowledgment of his 1400-acre grant east of King's grant, Hutchinson, in conjunction with Daniel Cooper and others, established a water powered flour mill on what was then Crown Land in the vicinity of the Lachlan Swamps. Governor Macquarie ordered the construction of Botany Road to give access to this mill. Hutchinson sold his land grant in 1825 to Daniel Cooper and Solomon Levey. Following Levey's death in 1833, the 1400 acres passed to the sole ownership of Cooper. The land was known as the "Waterloo Estate". Following Cooper's death in 1853, the Waterloo Estate passed to his great nephew, also named Daniel Cooper. He in turn left the property in the management of Gerard Phillips. The Cooper family retained ownership of most of the Waterloo Estate on long term leaseholds. Part of this area would eventually become the subject site.



Figure 4 - Detail from Alexandria and Petersham Parishes, c.1833 showing grants of Hutchinson, Chisholm and King. The red arrow indicates the approximate location of the subject site within the King land grant.

Source: SLNSW, c01580000h

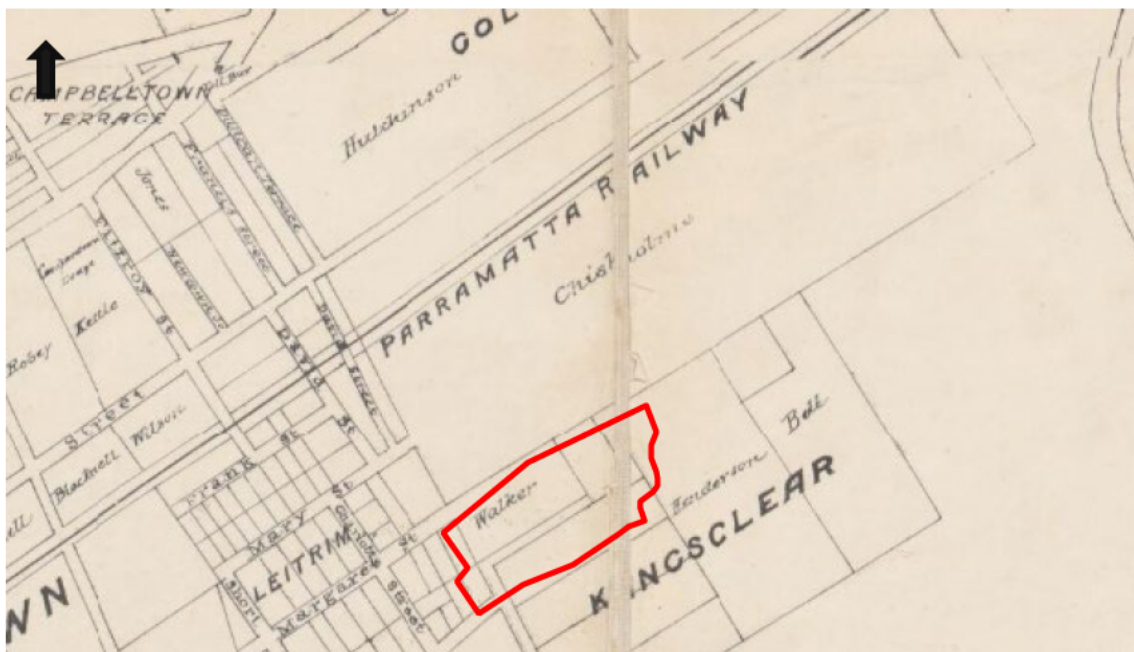


Figure 5 – Detail from Sands & Kenny's map of Sydney and its environs, 1858 showing the subdivision of the King land grant. The location of the subject site is indicated in red.

Source: NLA, <http://nla.gov.au/nla.obj-231444571>

Phase 2: Eveleigh Railway Workshops (1875-1894)

By 1875, the site at Eveleigh was selected and plans were prepared for an extensive railway workshop complex. In 1880, 64.5 acres was resumed from the Chisholm Estate, including "Calder House" on the northern side of the site. Clearing of the land commenced early in 1882. At the time of construction, the Eveleigh Railway Workshops were the largest railway workshops in Australia.

The subject site was peripheral to the railway workshops at this time (Figure 7) and had developed into a network of roads oriented east west (Rowley Street and Pickup Street) with small rear service lanes. New streets running south, evident in an 1881 subdivision map (Figure 6) included Brandling, Kingsclear, Alexander, Phillip and Gerard Streets. The subdivision pattern consisted of a row of residential lots to the north of Henderson Road and west of Brandling Street.



Figure 6 – Camellia Grove Nursery Estate, December 1881.

Source: City of Sydney Archives



Figure 7 – Detail from Higginbotham, Robinson & Harrison / Alexandria, Parishes of Alexandria and Petersham, c1886. The subject site is indicated in red.

Source: NLA, <http://nla.gov.au/nla.obj-231129237>

Phase 3: Terrace Housing (c.1894 - 1943)

The construction of the locomotive workshops at Eveleigh issued in an era of unprecedented growth in the surrounding suburbs. The 1894 Detail sheet (Figure 8) reveals that by this date terrace housing occupied the majority of the subject site. These contained frontages to both Henderson Road to the south and Rowley Street to the north with an unnamed lane running through the centre. It is of note that the terraces had associated yards and outbuildings.

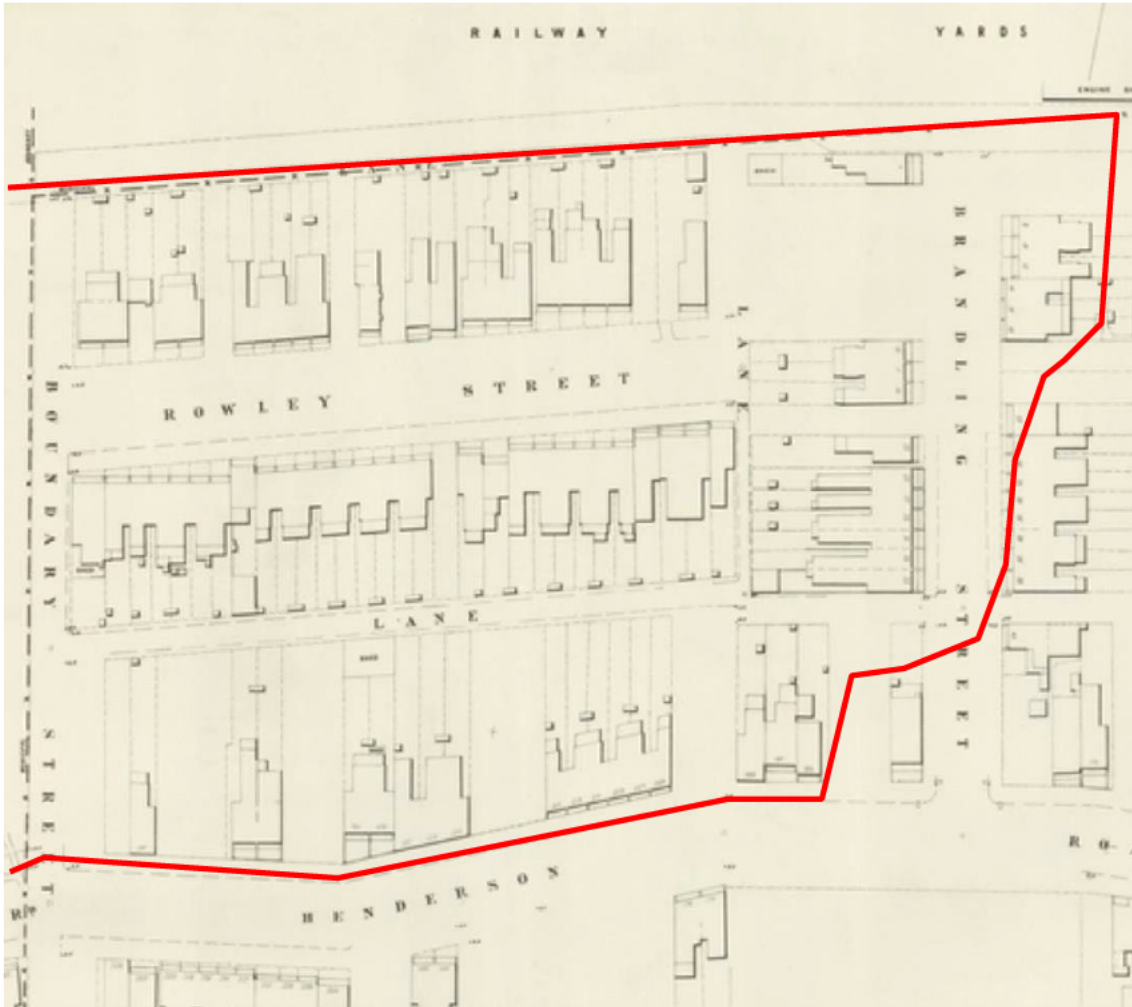


Figure 8 - Extract from Detail Survey, Alexandria, Sheet 10 from 1894 exhibiting residential development of terrace housing within the subject site. Due to the restricted accessibility of this map, only a partial subject area boundary has been indicated in red.

Source: SLNSW, a1367001h.jpg



Figure 9 – Detail from Higginbotham, Robinson & Harrison / Alexandria, Parishes of Alexandria and Petersham, c1886. The subject site is indicated in red.

Source: NLA, <http://nla.gov.au/nla.obj-231129237>

Phase 4: Railway Works and Construction (1943-1990)

There was a gradual decline of manufacturing industries from the mid-1950s to the present day as industrial production disappeared across the country. By 1943, the subject site had undergone various changes to the streetscape. The terrace housing within the northern portion of the site, as evidenced in the 1894 detail sheet, had been demolished and incorporated within the Eveleigh Railway Workshops. The 1943 aerial photograph shows railway carriages and associated infrastructure occupying this part of the site (Figure 10). The 19th Century terraces remained extant within the southern portion of the subject site until c.1975 (Figure 11) when it appears they had been demolished.

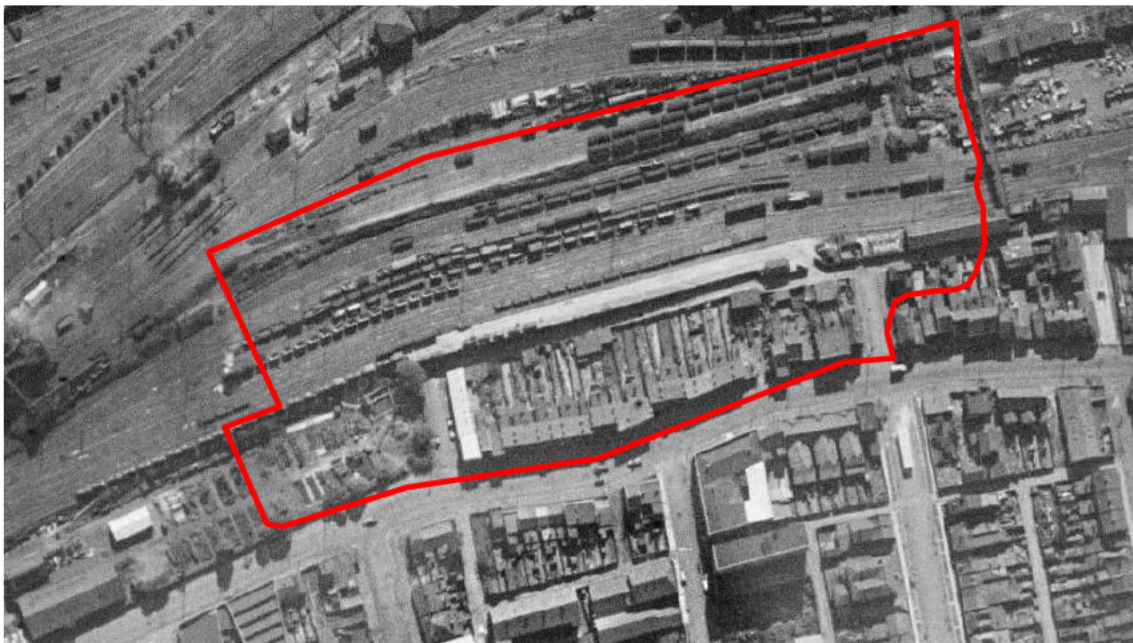


Figure 10 – 1943 aerial photograph showing the northern portion of the subject area was incorporated within the Eveleigh Railway Workshops whereas the southern portion containing terrace housing.

Source: NSW Government, Historical Imagery



Figure 11 – 1975 aerial photograph indicating that the terrace dwellings within the southern portion of the subject area had been demolished by this time.

Source: NSW Government, Historical Imagery



Figure 12 – 1982 aerial photograph indicating that the southern portion of the subject area remained vacant at this time.

Source: NSW Government, Historical Imagery

Phase 5: Eveleigh Estate (1990- Present)

On 13 March 1987, the New South Wales Government Gazette announced the resumption of land at Alexandria, Lot 1 DP 705647, from the State Rail Authority of New South Wales.

Stage One of the Alexandria Housing Project, the present subject site (Explorer Street, South Eveleigh), was completed by 1990 along with installation of infrastructure for the next stage of development of the former Alexandria Goods Yard.

The Eveleigh Housing Master Plan was published in 1994. This document proposed a staged development of the residue of the Eveleigh Housing Site to comprise one, two- and three-bedroom apartments (approximately 35, 24 and 53 dwellings respectively) for very low, low- and moderate-income households. The final stage of construction of 50 dwellings was planned for completion by mid-1996. This is now the Rowley Street Precinct and Garden apartments fronting Henderson Road east of the subject site.

The Eveleigh Estate can be observed within the northern portion of the subject site in a 1998 aerial photograph (Figure 13). The southern portion consisted of a public recreation area. Few changes can be observed over the subsequent decade (Figure 14).



Figure 13 – 1998 aerial photograph indicating that the subject area had been resumed for social housing purposes by this date.

Source: NSW Government, Historical Imagery



Figure 14 – Aerial photograph from 2005 showing little change from 1998 with the northern portion utilised for residential purposes and the southern portion utilised as a recreational space.

Source: NSW Government, Historical Imagery

PREVIOUS ASSESSMENTS

The following is a summary of previous archaeological reporting which has been prepared for sites within the vicinity of the subject site. It is of note that the majority of these relate to the State heritage-listed Eveleigh Railway Workshops (SHR no. 01140) located immediately to the north-east of the site.

Austral Archaeology, 2000, *Archaeological Assessment of the Eveleigh Carriage Workshops Site*

Austral was commissioned by the Department of Public Works and Services to undertake an Archaeological Assessment of the Eveleigh Carriage Workshops at the North Eveleigh Railway Yard which is located directly to the north of the present subject site on Wilson Street between Little Eveleigh Street, Redfern and Ivery's Lane, Newtown.

The assessment established that the 19th century Chisholm Estate, which was located where the Eveleigh Workshops are currently located, had been significantly impacted through historical activity. Further research revealed that levelling and excavations were carried out in 1882 in preparation for the construction of the Eveleigh workshops. However, it was noted that the majority of the main significant buildings remain extant on the site. The site inspection confirmed the level of disturbance uncovered in the historical research.

Based on the historical research and site inspection, it was considered that the potential for any traces of the early historic building on the site was nil due to the construction of the modern accommodation block with a basement in the same location. There was determined to be nil to high archaeological potential for Railway era buildings due to minimal subsequent demolition. Those that were demolished were considered to have left only ephemeral in situ remains. The archaeological potential for railway-

era artefacts was assessed to be low due to the industrial nature of the site and the disposal of large industrial items off-site. Below ground features such as toilet pits and stormwater drainage were considered to have high potential.

The report found the archaeological potential of the site ranged from nil to high and the significance of the resources ranged from low to moderate with the ability to present historical (*Criterion a*) and research (*Criterion e*) significance, with some rarity value (*Criterion f*). It was recommended that archaeological recording, monitoring and sub-surface testing be carried out prior to and during the proposed re-development works to ensure archaeological resources were preserved.

Casey and Lowe, 2004, *Excavation Permit Application: Carriage Works at Eveleigh Carriage Workshops Building.*

Casey and Lowe provided a research design and methodology to monitor proposed works at the Eveleigh Carriage Workshops Building. This building is located directly to the north-east of the subject site. The proposed works consisted of excavation of a 3m² test trench in Bay 17 of the Eveleigh Carriage Workshops Building, within the old traverser pit and the new performance space. The depth of excavation was proposed to be 1500mm.

The research design stated that the purpose of the test pit would be to establish whether there were any structural elements present within proposed test trench.

The building was considered to have high potential for industrial archaeology due to the high level of integrity and preservation. It was anticipated to potentially have the ability to demonstrate former industrial processes, thus satisfying *Criterion g - Demonstrative*.

Futurepast Heritage Consulting, 2015, *South Eveleigh Precinct Heritage Assessment, Volume 1 – Assessment Report.*

Futurepast Heritage Consulting was engaged by Sydney Train in 2014 to prepare a Heritage Assessment of the South Eveleigh Precinct, which is listed on the State Heritage Register (SHR). The site is located within the Eveleigh Railway Workshops area and borders the present subject site to the north and west.

In the assessment of archaeological potential, the report mentioned the area of the subject site as having once contained residential housing from the late 19th Century. The South Eveleigh Precinct was assessed as having high potential for railway tracks and building footings. These resources were considered to be of low significance due to their generic qualities, lack of stratification, lack of research value and high degree of documentary archival material available for the site. It was concluded that there were unlikely to be any constraints for future site management in regard to historical archaeological resources.

OCP Architects, 2017, *North Eveleigh West, Conservation Management Plan*

OCP Architects were commissioned by Urban Growth NSW to undertake a Conservation Management Plan to guide the future conservation and use of the North Eveleigh site. This report related to part of the North Eveleigh site, being bounded by Wilson Street to the north, the Carriage Workshops to the east, the railway line to the south, and Ivery's Lane to the west. The site referred to in the CMP is located approximately 200 metres to the north of the subject site.

The development history of the North Eveleigh site indicated that the majority of early buildings had remained extant on the site. A number of buildings had, however, been demolished and it was determined that there was potential for the retention of subsurface foundations. A cistern was identified as having once been located within the site, which had formerly belonged to The Grange. It



was assessed to be of local significance for its historical (*Criterion a*), associative (*Criterion b*) and technical (*Criterion e*) heritage to the Newtown area.

It was concluded that subsurface historical archaeological relics were likely to have been retained throughout most of the site. The potential relics were assessed as being of low to moderate significance for their ability to contribute information about the development and operation of the North Eveleigh Workshop Site.

Summary

The above publications establish the following in relation to the historical archaeological context of the subject site’s broader surroundings:

- there is generally moderate-high potential for evidence of railway infrastructure, including railway tracks and building footings; and
- potential relics are likely to be of low to moderate significance for their ability to contribute information about the development and operation of the North Eveleigh Workshop Site.

PRELIMINARY ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

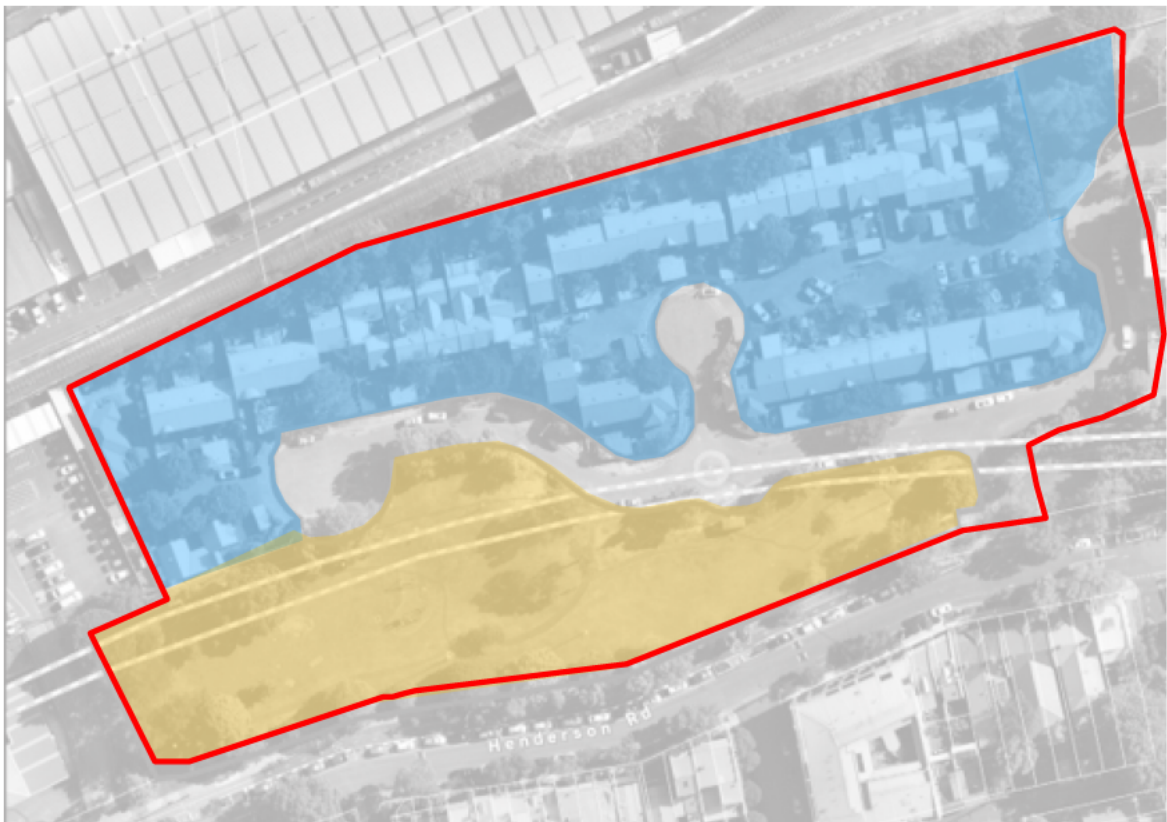
Phase	Potential Resources	Discussion	Potential
Phase 1: Early Land Grants (1788-1875)	Early road surfaces, archaeobotanical evidence, plough lines, drainage ditches and landscaping.	<p>The first evidence for historical disturbance within the subject site was associated with John King’s 1794 land grant which encompassed the subject site. Within five years of the grant, the Crown reserved the right to construct a road through his farm and procure timber from his land for naval purposes. In accordance with the conditions of the grant, King also undertook vegetation clearance and drainage of the swamps. The site was subsequently used for dairying and growing grain. Evidence of these activities may include plough lines, drainage ditches and road surfaces, post holes from fencing as well as archaeobotanical evidence of vegetation clearance.</p> <p>There is also evidence that a nursery was in operation on the site between 1838-1890, which contained flower varieties and fruit trees. Archaeobotanical evidence, as well as evidence of garden beds and landscaping may survive in association with these activities.</p>	North: Low South: Low

Phase	Potential Resources	Discussion	Potential
Phase 2: Eveleigh Railway Workshops (1875-1894)	Early road surfaces and landscaping	<p>In the late 19th Century, the Eveleigh Railway Yards was established directly to the north of the subject site. The modern road alignment was established, as well as the subdivision pattern evidenced in the 1881 subdivision map. The terrace dwellings associated with subsequent Phase 3 may have been constructed at this time.</p> <p>Evidence of this phase may include early road surfaces and landscaping.</p>	North: Low South: Low
Phase 3: Terrace Housing (1894-1943)	Building foundations, casual finds, subfloor deposits and deep artefact-rich deposits such as wells, cesspits and privy deposits.	<p>By 1894, terrace housing had been erected within the northern and southern portions of the subject site. It is anticipated that building foundations would likely survive, particularly in the southern portion where subsequent disturbance has been low. In light of the fact that these terrace dwellings may have been erected as early as Phase 2, they may have predated the introduction of sewerage in NSW, thus increasing the potential for deep artefact-rich deposits such as wells, cesspits and privy deposits. These may not have been disturbed by subsequent historical activity as this likely only impacted the upper soil profiles. The terraces may have likewise predated the introduction of tongue-and-groove flooring, which indicates the potential for subfloor deposits, though these are likely to have been subject to disturbance.</p>	North: Moderate South: Moderate-High

Phase	Potential Resources	Discussion	Potential
Phase 4: Railway Works and Construction (1943-1990)	North: Railway tracks and infrastructure South: Building foundations, casual finds and deep deposits.	The construction of the Railway Yards after 1943 caused moderate-high levels of disturbance within the northern portion of the subject site. The terrace housing in this location was demolished and the area reappropriated for railway storage purposes. Evidence associated with these activities would include railway tracks and associated infrastructure. Additional buildings were constructed within the southern portion of the subject site at this time. In 1975, these were demolished to make way for the Eastern Suburbs Railway Line. Evidence of these buildings may include foundations, casual finds and deep deposits.	North: Moderate-High South: Moderate-High
Phase 6: Eveleigh Estate (1990-Present)	Eveleigh Estate (extant)	The Eveleigh Estate was constructed in 1990 with the northern portion consisting of a residential area and the southern portion consisting of recreational land. These features remain extant.	North: High (extant) South: High (extant)

CONSTRAINTS AND OPPORTUNITIES

The above preliminary assessment of archaeological potential has demonstrated that the northern (Lot 21 DP 835061 and Lot 122 DP 1030021) and southern portions of the subject site (Lot 22 DP 835061) developed independently from the mid-20th century onwards. The historical archaeological constraints and opportunities which apply to each will therefore be discussed separately to reflect this.



GDA 1994 MGA Zone 56

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Project No: P0045616

Project Manager: Alexandra Ribeny

CONSTRAINTS AND OPPORTUNITIES

Explorer Street, South Eveleigh

Department of Planning and Environment

■ Subject Area
 ■ Northern Portion (Lot 21 DP 835061 & Lot 122 DP 1030021)
 ■ Southern Portion (Lot 22 DP 835061)

Figure 15 – Constraints and Opportunities

Southern Portion

The southern portion of the subject site was initially included within King’s 1794 land grant and was subsequently incorporated within the Waterloo Estate. The preliminary assessment of archaeological potential has established that there is low potential for evidence of this early period of the site’s occupation, owing to the degree of subsequent disturbance associated with the residential development of the site from the late 19th century onwards.

This preliminary assessment has further established that there is moderate-high potential for historical archaeological resources associated with late 19th century terraces and evidence of their occupation,

owing to the low degree of subsequent disturbance associated with the establishment of the Eveleigh Estate.

Although an assessment of the potential significance of these archaeological resources is outside the scope of this document, it is anticipated that **at a minimum**, high integrity *in-situ* archaeological resources which could evidence the early residential history of the site may meet the **threshold for local significance**.

The preferred design option in the Master Plan indicates that the southern portion of the subject site would be retained for recreational purposes. On the grounds of the above, it is recommended that an Historical Archaeological Impact Assessment (HAIA) be prepared prior to any works which would involve disturbance in this location. The HAIA should make recommendations as to whether the works can proceed under a Section 139 Exemption or Section 140 Excavation Permit Application under the *Heritage Act 1977*.

Northern Portion

Until c.1943 the northern portion of the subject site followed a similar history of development to the southern, with its inclusion within King's 1794 land grant, the subsequent Waterloo Estate and late 19th century residential subdivision and development. From 1943, however the northern portion was characterised by its incorporation within the Eveleigh Railway Workshops.

As demonstrated in the Literature Review, a large number of archaeological publications have been prepared for the vicinity of the subject area. These have established the following in relation to the archaeological potential and significance of the precinct:

- there is generally moderate-high potential for evidence of railway infrastructure, including railway tracks and building footings; and
- potential relics are likely to be of low to moderate significance for their ability to contribute information about the development and operation of the North Eveleigh Workshop Site.

The preferred design option in the Master Plan would see the northern portion of the subject site developed for residential purposes, including three multi-storey flat buildings with basement levels. Given the historical association of the northern portion of the subject site with the State heritage-listed Eveleigh Railway Workshops (SHR no.01140), it is considered that the following would be required for any proposed works which would require disturbance of the ground surface in this location:

- Historical Archaeological Impact Assessment (HAIA)
- Archaeological Research Design and Monitoring Methodology (ARD&MM)
- An application for a Section 140 Excavation Permit under the *NSW Heritage Act 1977* might be required.
- If the development proceeds under a State Significance Development Application (SSDA) the project will be exempted from an Excavation Permit under the *NSW Heritage Act 1977*.

Yours sincerely,

A handwritten signature in black ink, appearing to be a stylized name.



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