



**Kelleher
Nightingale Consulting Pty Ltd**

ABN 26 120 187 671 ACN 120 187 671

Suite 505-507
155 King Street
Sydney NSW 2000
p 02 9232 5373

3 December 2025

Landcom
Level 14, 60 Station Street
PARRAMATTA NSW 2150

**RE. 607 PACIFIC HIGHWAY, CHATSWOOD NSW
PLANNING PROPOSAL AND STATE SIGNIFICANT DEVELOPMENT APPLICATION
ABORIGINAL CULTURAL HERITAGE ADVICE**

Introduction

Landcom is seeking to masterplan a 1.855 hectare site at 607 Pacific Highway, Chatswood NSW. The area is current zoned MU1 (Mixed Use) under the *Willoughby Local Environmental Plan 2012* and legally comprises the following parcels: Lot 3//DP455907; Lot 4//DP455907; Lot 1//DP537580; Lot 2//DP537580; Lot 5//DP524631; Lot 6//DP66854; Lot 2//DP221896; Lot 4//DP 65670; Lot 5//DP 65670; Lot 6//DP65670; Lot 18//DP60346; Lot 1// DP243111; Lot 1//DP503447; Lot 2//DP1223080; Lot 3// DP961402; Lot 6//DP72759; Lot 1//DP216408; Lot 3// DP58646; Lot 1//DP508715; Lot 1//DP204133.

Figure 1 shows the general location of the site and Figure 2 shows the developable area within the total site area. The Project will seek Development Approval via a Concurrent Planning Proposal and State Significant Development Applications for the following:

- **Chatswood Dive Site – Concept and Stage 1 works (SSD-100360960)**
Scope: Concept proposal of 4 mixed use buildings (commercial and residential) with a maximum height of 180 m, public open space and social infrastructure and Stage 1 works including:
 - Earthworks and construction of new residential buildings and associated communal facilities
 - Installation of internal roads, pedestrian pathways, and service infrastructure
 - Stormwater management measures to control runoff and minimise erosion
 - Landscaping and green infrastructure to enhance urban amenity and support incidental biodiversity
- **Chatswood Dive Site – Build-to-Rent (SSD-100006957)**
Scope: Construction of a residential flat building comprising Build-to-Rent housing

The proposal site comprises a former compound/tunnelling dive site for the Sydney Metro - Chatswood to Sydenham project (State Significant Infrastructure [SSI] 7400). The vast majority of the site's developable area is relatively clear of any landscaping and trees due to extensive site earthworks and remediation. There are little to no undisturbed areas across the site (see aerial imagery, Figure 2).

Current Assessment

Landcom engaged Kelleher Nightingale Consulting Pty Ltd (KNC) to provide advice on matters relating to Aboriginal heritage and undertake a review of the need for Aboriginal cultural heritage assessment to further inform the planning and development assessment process for the project.

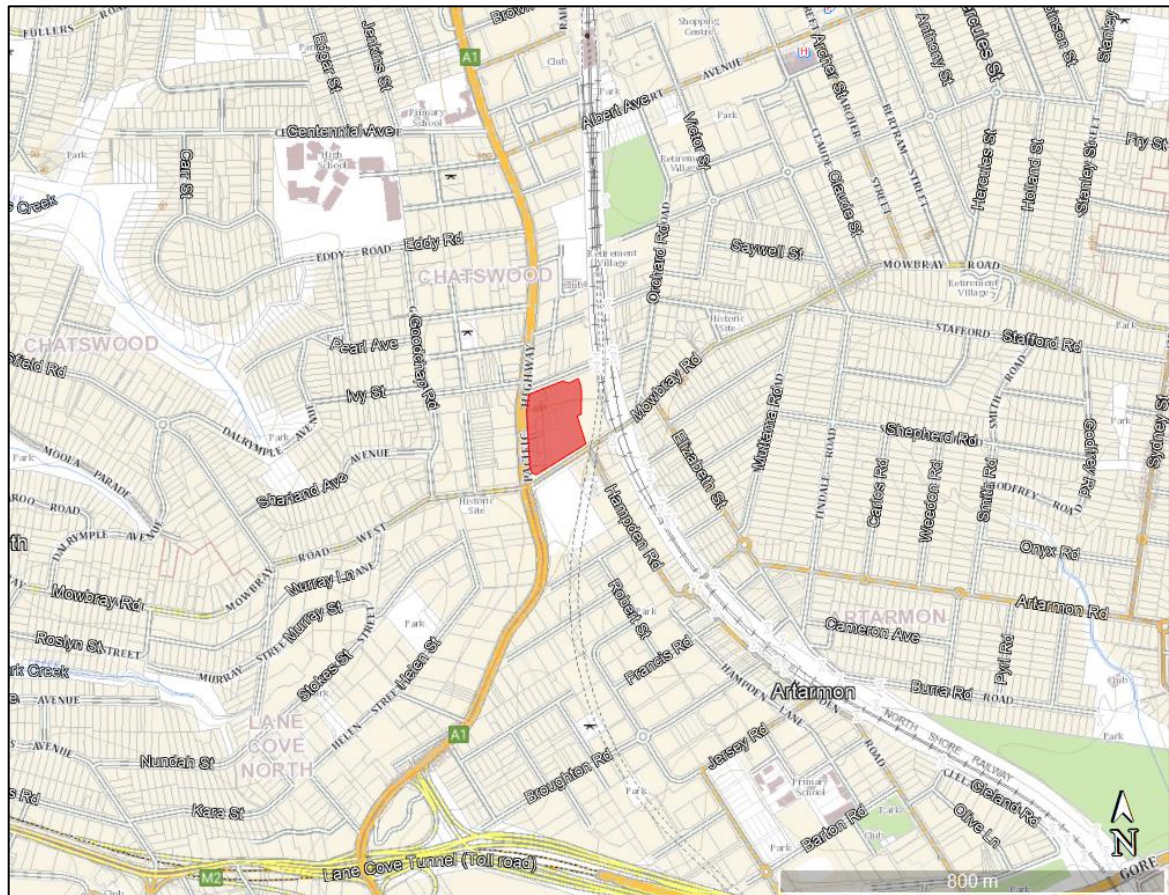


Figure 1. Site context. Proposed developable area shown in red. Base image: NSW SixMaps Spatial Collaboration Portal.



Figure 2. Aerial of the developable area (within total site area).

Aboriginal Heritage Review

Existing Aboriginal Heritage Assessment

The proposed development area comprises a former Sydney Metro - Chatswood to Sydenham (C2S) tunnel dive and compound site. The area was wholly included in a detailed Aboriginal heritage archaeological assessment (Artefact Heritage 2016a) and Aboriginal Cultural Heritage Assessment Report (ACHAR) (Artefact Heritage 2016b) undertaken to inform preparation of the Sydney Metro C2S Environmental Impact Statement (EIS) as the 'Chatswood Dive Site (northern)'. The Aboriginal heritage assessments undertaken for the Sydney Metro C2S fully encompassed the proposed development area.

The Artefact Heritage assessment was undertaken in accordance with the requirements of the project's Secretary's Environmental Assessment Requirements (SEARs). The assessment included review of background information including both archaeological and landscape context, searches of relevant heritage registers and the Aboriginal Heritage Information Management System (AHIMS) database, Aboriginal community consultation with the Metropolitan Local Aboriginal Land Council (LALC), an archaeological field survey, and a full impact assessment.

The existing Aboriginal heritage assessment process for the Sydney Metro C2S EIS (wholly including the current proposed development area) complied with relevant legislation and Heritage NSW guidelines, including:

- *Environmental Planning and Assessment Act 1979* (NSW)
- *National Parks and Wildlife Act 1974* (NSW)
- *Aboriginal Land Rights Act 1983* (NSW)
- *Native Title Act 1993* (Commonwealth)
- *Native Title (New South Wales) Act 1994* (NSW)
- Standard Instrument- Principal Local Environmental Plans (LEPs)
- *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*
- *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW*
- *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW*
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*

Background information review did not identify any previously recorded Aboriginal heritage sites within or near the Chatswood Dive Site (northern) EIS assessment area or the current proposed development area. The closest previously recorded site to the proposed development area was AHIMS site 45-6-2938, a surface artefact(s) site recorded adjacent to the rail corridor two kilometres to the south, which was assessed as not subject to any impacts as a result of the works.

Landscape review and consideration of the predictive model developed for the project indicated that more frequently visited areas with archaeological evidence of repeated and overlapping activities would be more likely to occur in close proximity to high order watercourses, raw material resources, or prominent features in the landscape. The Chatswood Dive Site (northern) was located on a crest landform context away from major watercourses, suggesting that overall archaeological potential was likely to be low.

Archaeological site inspection of the Chatswood Dive Site (northern) (the current proposed development area) was undertaken. The area was confirmed as being highly disturbed, consisting of a built environment intersected by existing road and rail infrastructure. Observations of the rail corridor indicated that any natural landform was likely to have either been removed for the cutting or built over for the embankment and viaduct structure. The area between Mowbray Road, Pacific Highway and Nelson Road consisted of one – two storey built structures and a large hardstand car park. It was considered that even minor surface disturbance associated with building, road construction and removal of structures was likely to have had a significant impact or result in the removal of natural A horizon contexts from the underlying soils. No Aboriginal objects, archaeological sites or areas of archaeological potential were identified.

The level of disturbance meant that any Aboriginal deposits that were once present were considered likely to have been destroyed. It was considered that Aboriginal archaeological sites were highly unlikely to occur in areas previously subject to these high levels of landscape modification and disturbance. Due to the landscape context and largely modified nature of the Chatswood Dive Site (northern) and surrounding area, no areas of archaeological potential were identified within the Sydney Metro C2S area of works or the current proposed development site.

Based on the level of past impacts no subsurface archaeological potential was identified for this area and no known, potential or intangible cultural heritage values were identified. Across the wider Sydney Metro C2S project footprint, no specific areas of cultural or social significance were identified through consultation with Aboriginal stakeholders or in the ACHAR.

Following the completion of the environmental assessment process, the Sydney Metro C2S project was approved by the NSW Minister for Planning in January 2017 (SSI 7400) and the project was completed in 2023. The current proposed development area at 607 Pacific Highway (the Chatswood Dive Site (northern)) was subject to impact as a result of its use as a tunnel dive site and compound for the project. No natural landforms or surface deposits remain within the area.

Updated Database Searches (AHIMS and other heritage registers)

An updated search of the Heritage NSW AHIMS database was conducted on 18 July 2025 to identify any registered (known) Aboriginal sites within or adjacent to the proposed development area, and to confirm the findings of the existing Aboriginal heritage assessments covering the area (Appendix A). The AHIMS database search was conducted within the following coordinates (GDA 94 Zone 56):

Easting: 331260.0 - 331815.0
Northing: 6257655.0 - 6258335.0
Buffer: 0 metres (coordinates included a c. 200 metre buffer)
Number of records on AHIMS database: 0

The AHIMS search confirmed that there are no previously recorded Aboriginal archaeological sites within or near the current proposed development area. The findings of the AHIMS search correlate with the findings of the existing detailed Aboriginal heritage assessments for the proposed development area from the Sydney Metro C2S project.

In addition, a search was undertaken of the following statutory and non-statutory heritage registers for Aboriginal heritage items:

- State Heritage Register
- State Heritage Inventory
- Willoughby Local Environmental Plan 2012
- Section 170 Heritage and Conservation Registers
- National Heritage List
- Commonwealth Heritage List
- Australian Heritage Database
- Australian Heritage Places Inventory
- Register of the National Estate – Non-statutory archive.

No Aboriginal archaeological sites or Aboriginal heritage items were recorded on these databases within or in close proximity to the proposed development site. The findings of the additional register searches correlate with the findings of the existing detailed Aboriginal heritage assessments for the proposed development area from the Sydney Metro S2C project project.

The proposed development area contains a local heritage listed item “Mowbray House – Heritage Item – General (Local)” under the Willoughby Local Environmental Plan 2012. The heritage listed Mowbray House is to be considered for adaptive reuse and inclusion in the overall development. This item is not relevant to Aboriginal heritage.

Aboriginal Community Consultation

The existing Aboriginal heritage assessments from the Sydney Metro S2C project, which wholly encompass the current proposed development area, included comprehensive Aboriginal community consultation.

Consultation with the Aboriginal community was undertaken for the ACHAR in accordance with the Heritage NSW *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*. No registered Native Title claimants were identified in relation to the project footprint (including the current proposed development area). For the Aboriginal archaeological assessment, a representative from the relevant Local Aboriginal Land Council (LALC; Metropolitan LALC) attended the archaeological survey of proposed construction sites as part of the EIS investigation.

No further Aboriginal community consultation is warranted as the proposed development area contains no identified Aboriginal heritage values and no further assessment is required. The existing Sydney Metro C2S assessment and approval process has demonstrated adequate and comprehensive community consultation which described no specific areas of Aboriginal cultural attachment or intangible cultural heritage values within the project footprint (including the current proposed development area).

Conclusion and Recommendations

The proposed development area has previously been subject to detailed and comprehensive Aboriginal archaeological and heritage assessment as part of the Sydney Metro C2S environmental assessment and approvals process. The assessments have included consultation in accordance with relevant legislative requirements, the Sydney Metro C2S project SEARs and Heritage NSW guidelines including the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*. The Aboriginal archaeological assessment and ACHAR for the project wholly encompassed the current proposed development area.

No Aboriginal objects, archaeological sites or areas of Aboriginal archaeological potential were identified within the current proposed development area (assessed as the Chatswood Dive Site (northern)), which comprised a highly disturbed urban landscape between major road and the existing heavy rail line. No areas of Aboriginal cultural attachment or intangible cultural heritage values were identified.

Subsequent construction of the Sydney Metro C2S project has wholly impacted the current proposed development area including substantial excavation works and remediation. No natural landforms or surface deposits remain within the area. The current proposed development area displays no surface or subsurface Aboriginal archaeological potential.

Updated AHIMS register and other heritage database searches correlated with the findings of the existing detailed Aboriginal heritage assessments from the Sydney Metro C2S project. No Aboriginal heritage items or places were identified within or in proximity to the proposed development area.

On this basis, it is considered that no further Aboriginal heritage assessment is warranted for the Planning Proposal or SSD Application for 607 Pacific Highway, Chatswood. No further Aboriginal community consultation for Aboriginal heritage is warranted as the proposed development area contains no identified Aboriginal heritage values and no further assessment is required.

If you have any questions or require further information, please do not hesitate to contact me on 02 9232 5373 or email Matthew.Kelleher@knconsult.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Matthew Kelleher', written in a cursive style.

Dr Matthew Kelleher
Director/Archaeologist

Appendix A AHIMS Search Results



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 2503_Chatswood

Client Service ID : 1025174

Kelleher Nightingale Consulting Pty Ltd (Generic users)

Date: 18 July 2025

Kelleher Nightingale Consulting Pty Ltd Level 10, 25 Blight Street
Sydney New South Wales 2000

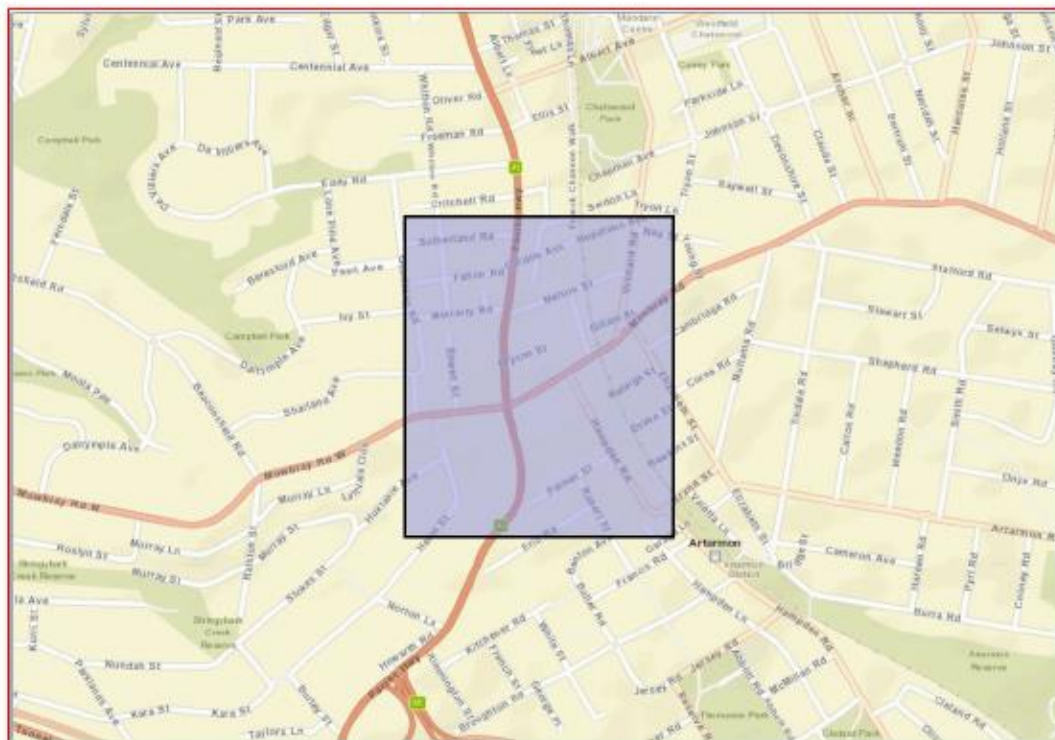
Attention: Matthew Kelleher

Email: knc.ahims@gmail.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Datum :GDA, Zone : 56, Eastings : 331260.0 - 331815.0, Northings : 6257655.0 - 6258335.0 with a Buffer of 0 meters, conducted by Matthew Kelleher on 18 July 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *