



artefact

20/05/2026

Andoni Ribes
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Dear Andoni,

Re: 35-39 Darley Street East Mona Vale - Aboriginal Heritage Impact Assessment

Artefact Heritage and Environment Pty Ltd (Artefact Heritage) have been engaged by Inca Group on behalf of *The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust* to prepare an Aboriginal Heritage Impact Assessment (AHIA) to satisfy the Planning Secretary's Environmental Assessment Requirements (SEARs) for a proposed State Significant Development (SSD -113872990). The SSD is a residential housing development at **35-39 Darley Street East Mona Vale**.

This report outlines the results of an Aboriginal Heritage Impact Assessment (AHIA) which follows the requirements of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (Department of Environment, Climate Change and Water [DECCW] 2010a), hereafter the Due Diligence Code of Practice, and includes recommendations as to whether an Aboriginal Cultural Heritage Assessment (ACHAR) is required.

This report has been prepared by Rebeca Bryant (Senior Heritage Consultant, Artefact Heritage) and reviewed by Josh Symons (Technical Director, Artefact Heritage).

1.0 PROJECT INFORMATION

A new residential housing development is proposed for 35-39 Darley Street East Mona Vale. The proposed SSD (113872990) will comprise approximately 55 residential apartments with basement car parking. The proponent (*The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust*) is seeking Aboriginal heritage assessments to satisfy the anticipated project SEARs prior to lodgement.

1.1 Description of the study area

The study area is situated at 35-39 Darley Street East, Mona Vale on the northern side of a low rise, approximately 300 m northwest of Mona Vale Beach, and approximately 32 km northeast of Sydney CBD. It currently contains a residential townhouse complex, undercover carparking, and an inground pool. It is legally defined as DP SP18919 and is rectangular in shape. The entrance and front of the study area face Darley Street East along the northeast boundary, and there are low-density residential townhouses adjacent to the east, southwest, and western borders.

It is within the Northern Beaches Council Local Government Area (LGA) and within the Metropolitan Local Aboriginal Land Council. The location of the study area is illustrated in Figure 1.

1.2 Proposed works

The applicant is seeking consent for the demolition of the existing site structures and the construction of a multi-storey residential apartment building overlying a three-level basement car park (Plus Studio 2026). See Appendix B for detailed plans of the development. These proposed works will include deep subsurface excavations up to 10 m in depth below the ground level (eiaustralia: 2026:1).

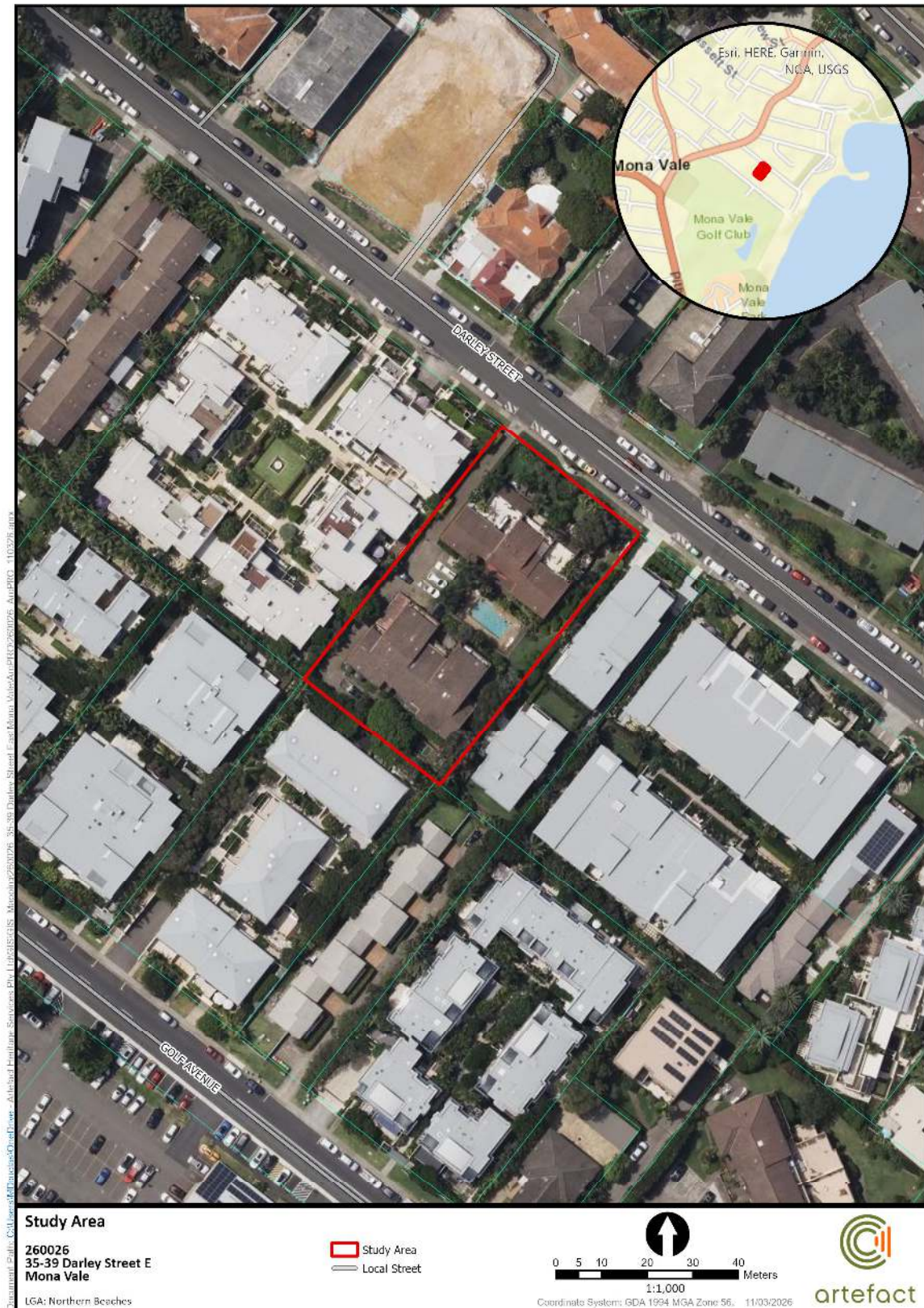
1.3 Statutory framework

This assessment follows the standards for initial assessment of potential impacts to Aboriginal heritage set out in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (Department of Environment, Climate Change and Water [DECCW] 2010; Henceforth the Due Diligence Code of Practice).

Undertaking Due Diligence involves reasonable and practical steps to:

1. Identify whether or not Aboriginal objects are, or are likely to be, present in an area
2. Determine whether or not their activities are likely to harm Aboriginal objects (if present)
3. Determine whether further assessment is required

Figure 1: Study area



2.0 BACKGROUND

2.1 Aboriginal Heritage Information Management System (AHIMS) search

NOTE: The location of Aboriginal sites is considered culturally sensitive information. It is advised that this information, including the AHIMS data appearing on the heritage map for the proposal be removed from this report if it is to enter the public domain.

A search of the Aboriginal Heritage Information Management System (AHIMS) database (Client ID 1092056) was completed on 13 February 2026 for a search area measuring approximately 6 km x 6 km surrounding the study area (Figure 2). The parameters of this search were:

GDA 1994 MGA 56	340330.0 – 346330.0 m E 6269246.0 – 6275246.0 m N
Number of sites	43
Client Service ID	1092056

A total of 43 registered Aboriginal sites were identified within the search area. There are no registered Aboriginal sites within the study area. The closest AHIMS sites identified in the search are AHIMS 45-6-1226 and AHIMS ID 45-6-1227, located approximately 600 m to the northeast of the study, and the other one, AHIMS Site 45-6-0112 is approximately 2 km to the south. All of these have been recorded as open sites 'shell midden/artefact'. However, the site cards for all three only states that shell was recorded and do not detail if the shell was assessed as being culturally modified, and no 'stone' artefacts were recorded on the site cards.

Sites can be recorded as 'open' or 'closed'. The closed sites are typically rock shelters that have formed in outcropping sandstone. There are 15 closed sites and 28 open sites in the 6 km x 6km search area. One AHIMS site is listed as 'not a site', and all the other sites, except AHIMS ID 45-6-2688 which has been destroyed, are listed as 'valid' under the 'site status' field.

The AHIMS database also records sites using a list of 20 standard site features, and more than one feature can be used for each site. The search results identified 6 site features for the 43 AHIMS sites within the extensive search. These features are described in Table 1 and the frequency of each site is summarised in Table 2.

The highest frequency of Aboriginal site features within the extensive search are sites that contain followed by and 'Artefact, Shell' (n=30, 42%), 'Artefact' (n=25, 35%), 'Art (Pigment or Engraved)' (n=9, 13%), 'Potential Archaeologic Deposit (PAD)' (n=4, 6%), 'Burial' (n=2, 3%), 'Grinding Groove' (n=1, 1%), and Potential Archaeological Deposit. The Potential Archaeological Deposits (PADs) are not Aboriginal objects, but rather locations where such objects are expected to be found.

The nature and location of registered Aboriginal sites is a reflection of past Aboriginal land use practices but are also influenced by historical land-use, and the nature and extent of previous archaeological investigations. The sites along the surf beach foreshores have been registered as shell midden/artefact. The majority of them were registered by one individual Alan Heath in 1978, including AHIMS 45-6-1226 and AHIMS ID 45-6-1227 which are within 600 m of the study area. Another AHIMS Site (ID 45-6-0112) was registered by archaeologist Jo McDonald at the lake entrance at North Narrabeen, approximately 2 km to the south of the study area. It was part of her wider coastal foreshore investigation.

The sites within the 6 km x 6 km search area become more varied further to the west, along the Pittwater foreshore and inland to the less developed areas of Ingleside. Here there are still a number of shell midden sites but also rockshelters with stone artefacts, and pigment art and/or engravings.

The higher concentration of registered sites in those locations, as opposed to the paucity of sites closer to the study area, is likely due to lack of development in those places because they are within public spaces or Nature Reserves/National Parks. However, there would have been many more sites along the beaches which have either been destroyed or are within private properties which have not been investigated and/or registered. There are also a number of Aboriginal objects including axes and other stone artefacts, which have been collected over the years and are held in the Australian Museum and private collections.

The distribution of recorded sites within the AHIMS extensive search area is shown in Figure 2.

Table 1: AHIMS identified site features

Site Feature	Description
Potential Archaeological Deposit (PAD)	An area that was identified as having potential for sub-surface Aboriginal objects.
Art (Pigment or Engraved)	Art is found in shelters, overhangs and across rock formations. Techniques include painting, drawing, scratching, carving, engraving, pitting, conjoining, abrading and the use of a range of binding agents and the use of natural pigments obtained from clays, charcoal and plants.
Artefact	Objects such as stone tools, modified glass or shell showing evidence of use by Aboriginal people.
Shell	An accumulation or deposit of shellfish from beach, estuarine, lacustrine or riverine species resulting from Aboriginal gathering and consumption. Usually found in deposits previously referred to as shell middens. Must be found in association with other objects like stone tools, fish bones, charcoal, fireplaces/hearths, and burials. Will vary greatly in size and components.
Grinding Grooves	A groove in a rock surface resulting from manufacture of stone tools such as ground edge hatchets and spears, may also include rounded depressions resulting from grinding of seeds and grains.
Burial	A traditional or contemporary (post-contact) burial of an Aboriginal person, which may occur outside designated cemeteries and may not be marked, e.g. in caves, marked by stone cairns, in sand areas, and along creek banks.

Table 2: Frequency of site features in the 43 AHIMS sites

Site Types			Frequency	Percentage
Shell			30	42
Artefact			25	35
Art (Pigment or Engraving			9	13
Potential Archaeological Deposit (PAD)	26	57	4	6
Burial			2	3
Grinding Groove			1	1
Total			71	100%

Figure 2: Registered AHIMS sites within a 6 km radius of the study area

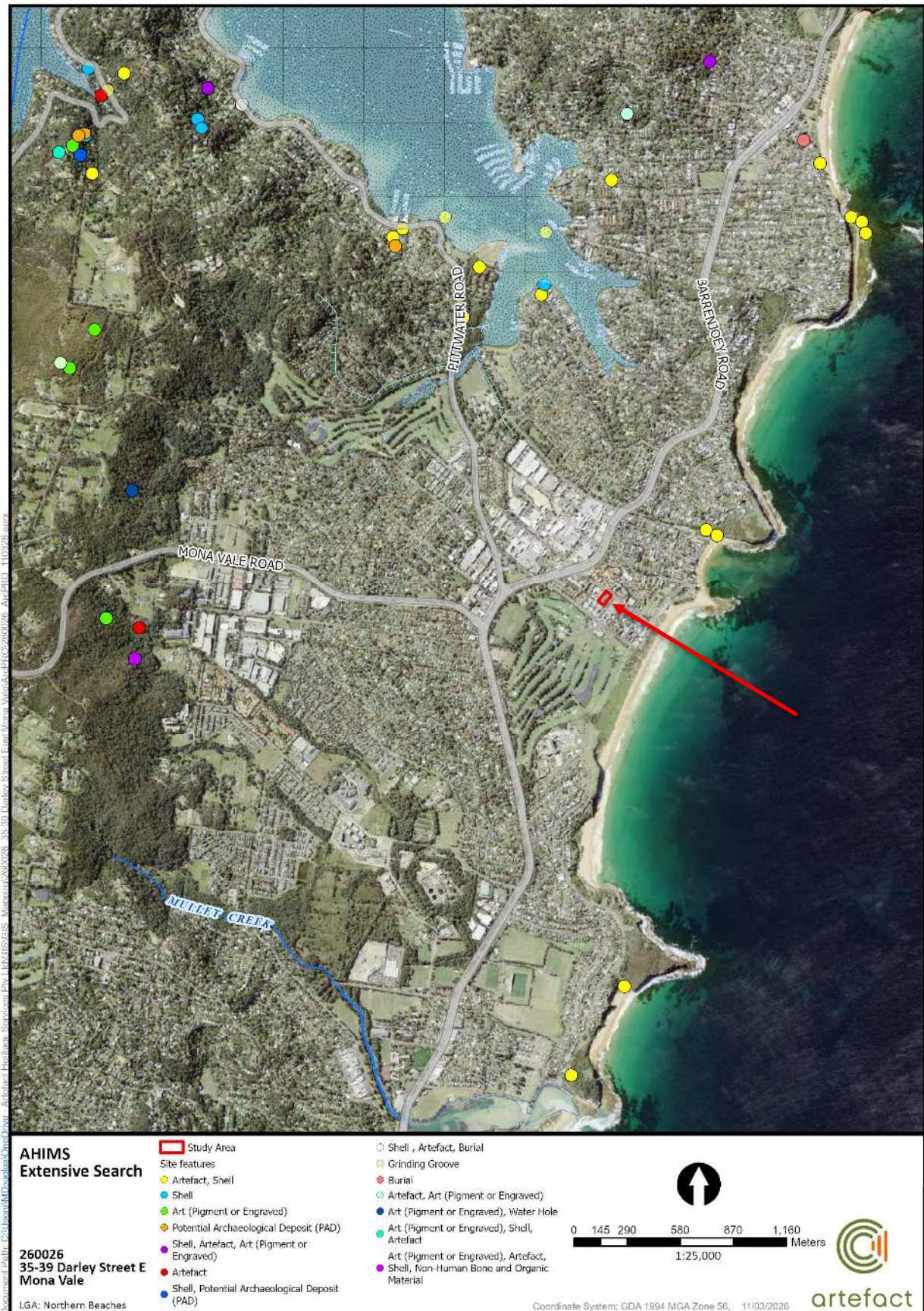


Figure 3: Registered AHIMS sites within 600 m of study area outlined in red



2.2 Environmental Context

The following summary of the environmental context of the study area provides an overview of resources and landforms relevant to the study area. Environmental information is also useful when assessing whether archaeological remains of Aboriginal activities are likely to be present.

The study area is located on the crest of a small rise that slopes down moderately-steeply towards Mona Vale Beach approximately 270 m to the east. The geology within the study area is Hawkesbury Sandstone (Figure 3), which is approximately 250 million years old and is seen exposed on the cliff faces on beach headlands and outcrops within the Northern Beaches. The sandstone can weather down into a sandy topsoil, and the underlying layers of soils mix with shales lenses and mudstone interbeds to form a clay. Approximately 150 m to the north and south of the study area the geology comprises younger <12,000-year-old Holocene sands, which are considered to be archaeologically sensitive

The majority of the southwest portion of the study area is mapped as being within the Warriewood soil landscape (Figure 4) which is characterised by rolling swales, depressions and infilled lagoons. Soils can be deep (>150 cm), depending on where they are situated in the landform. They generally comprise dark brownish grey to brownish black loamy sand overlaying bleached light grey to dull yellow clean quartz sand grains that have compacted over time. These types of soils are typically prevalent in market garden in the Northern Beaches and are subject to erosion after initial land clearing

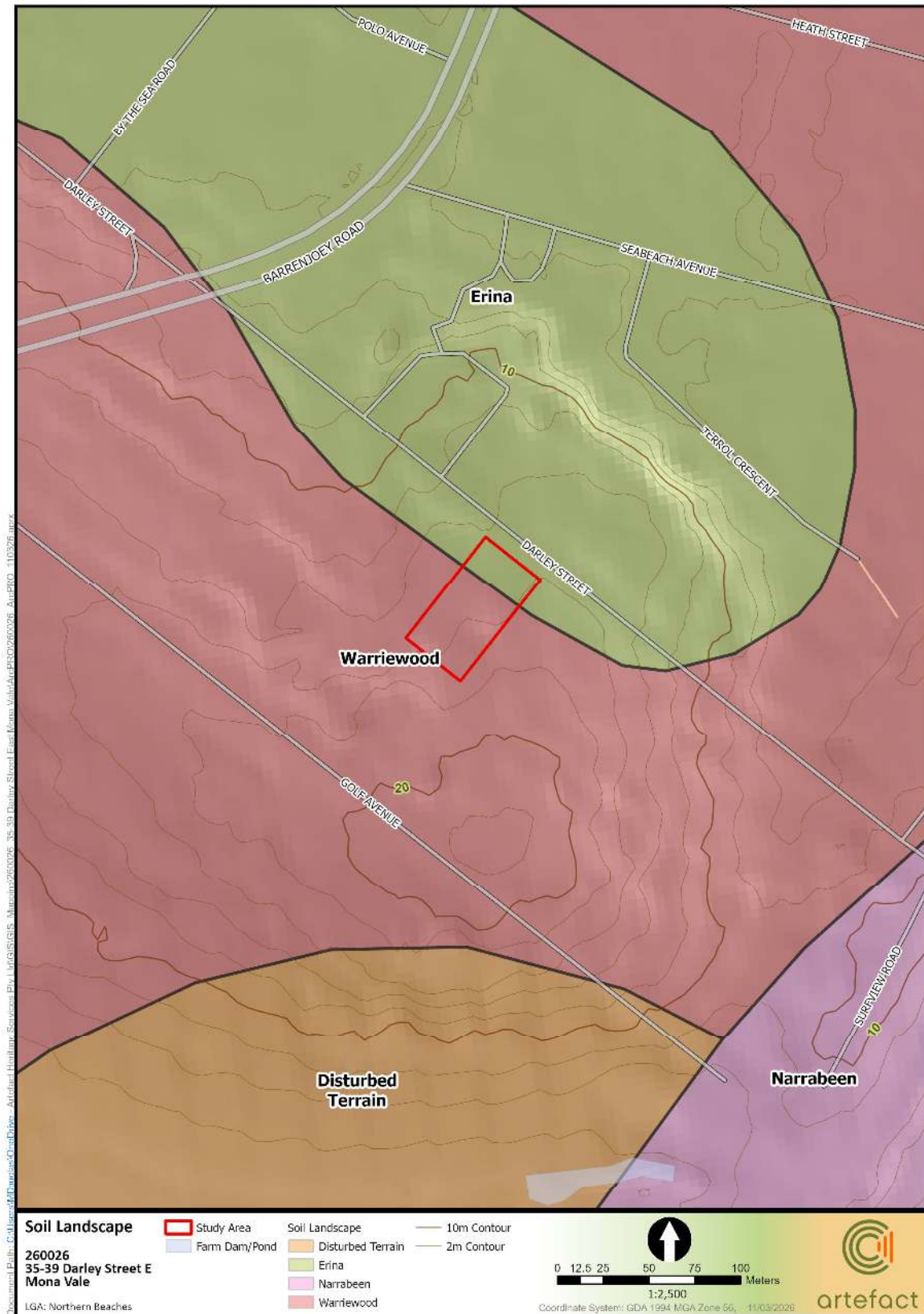
The Erina soil landscape is mapped as being within the northeast portion of the study area (Figure 4) which borders Darley Street East. It is associated with undulating to rolling rises and low hills. Soils generally comprise brownish-black fine sandy loam, overlaying yellowish-brown sandy clay loam. On crests and upper slopes there can be up to 15 cm of sandy loam overlying hard setting, earthy, yellowish-brown sandy clay loam. There may also be sandstone derived soil of crests and slopes which can be up to 20 cm deep and overly mottle, yellowish-brown sandy clay (eSPADE, 2025).

The original vegetation in this area would have been tall open-forest with a variety of Eucalyptus trees, along with open-heath including banksias, she-oak, golden wattle, and native rosemary. This would have supported a range of native fauna, including marsupials, reptiles, and bird species, as the main food source. The pelts of the marsupials including possums would have provided material to make warm cloaks and blankets. Although there are no freshwater creeks mapped near the study area water would have most likely been available from ephemeral springs.

2.2.1 Geotechnical Investigation

Eiaustralia (2025) undertook geotechnical investigations to a depth of 10 m within the study area to inform the proposed works. This included drilling of four boreholes 'BH1M, BH2M, BH3, and BH4M' within the exposed areas of the lot. In general, the underlying stratigraphy of the study area comprised up to 1.5 m concrete and fill mixed with sand and clay overlying Class V highly weathered sandstone. The geotechnical results indicate that the original topsoil from the Warriewood and Erina soil landscape is no longer present and that the boreholes had penetrated the underlying geology

Figure 5 Underlying soil landscape of the study area (outlined in red)



2.3 Previous archaeological studies

The Northern Beaches LGA is particularly archaeologically sensitive due to the presence of outcropping Hawkesbury sandstone which can form rock shelters for past habitation of Aboriginal populations and provide a medium for grinding axe edges, and to make engravings and/or pigment art. There is also underlying sand dune systems which have been found to contain Aboriginal objects and ancestral remains (burials) below layers of historical disturbance, or in areas which have not been subject to development, including National Parks, coastal foreshores, and private properties. There is also the potential for rock shelters to contain Aboriginal objects, such as tools made from stone, bone or shell, as well as cultural shell middens and burials. Below is a summary of the more relevant archaeological investigations and research studies to provide contextual information. It is also important to note that a number of Aboriginal burials have been recovered from the Northern Beaches and Eastern Suburbs coastal foreshores in the last 5 years.

Ross 1974

In 1974 the Sydney University Prehistory Group undertook archaeological investigations around the Belrose and Beacon Hill areas, which are approximately 9 km and 10 km southwest (respectively) from the current study area. And another survey was undertaken along Deep Creek in Narrabeen and Terry Hills approximately 5 km northwest of the current study area.

A number of engravings previously identified by the surveyor Campbell (1890s) were relocated in a reserve in Belrose, along with human-like anthropomorphic figures. Axe grinding groove were identified in a reserve at Beacon Hill close to Wheeler Creek, and a number of other engravings were relocated within private property in Beacon Hill. One site in a back garden contained a hammerhead shark engraving on a rock platform with water channels carved into the rock to divert water into holes. Axe grinding grooves were also around these waterholes.

The survey undertaken along Deep Creek identified engravings of a turtle, kangaroo and crest-shaped objects. These had not been recorded thorough an earlier survey of the area, and it was believed that some of them had been redone later by Europeans. A rock shelter with five artefacts made of quartz and jasper were found. Another site close to Monash Golf Club featured fish, a dolphin, snake and a shield on sandstone platform. The area around Terry Hills also noted rock engravings of figures including male and female figures, a shield, and kangaroo. Axe grinding grooves were also located there.

Brayshaw, McDonald Consultant Archaeologists 1987

Brayshaw McDonald Consultant Archaeologists (BMCA) undertook an archaeological survey for a bicentenary coast walk from Palm Beach to Queenscliff. The survey also included Mona Vale Headland to the north of the study area, and Turimetta Headland to south of the study area, and investigated previously recorded sites as well as identifying five new ones.

The investigation noted that although Hawkesbury sandstone was found to be outcropping along the headland it was generally found to be rough and unsuitable for engravings. The high levels of exfoliation of the sandstone were also considered to be pronounced and indicated a low probability for the survival of Aboriginal engravings. Although it was suggested that there was a high potential for sandstone platforms to contain engravings on Dee Why Head and Bangalley Head, but none were found.

The background research also found that the 12 sites that had been recorded along the proposed walking route were all shell midden, and this was the only site type recorded along the route from the southern end of Palm Beach to Long Reef. However, several rock engravings including one at Palm Beach and the Long Reef were recorded but not precisely located.

Denise Donlon 1995, Aboriginal Burials in the Sydney Basin

Physical Anthropologist Denise Donlon undertook research into Aboriginal burials in the Sydney Basin for the Australian Institute of Aboriginal and Torres Strait Islander Studies. At the time of the investigation 75 of the 319 burials were recorded as being in a sand or sand dune contexts, and 56 were found on a bay/lake/harbour/swamp landform. Most of these were found in nearly every beach in the Northern Beaches including in sand dunes at Mona Vale Beach and Bongin Bongin Bay (300 m – 400 m east of the study area). Although most of the burials were poorly recorded and the depths unknown, the recorded depths ranged from 0.5 to 5 m below the ground surface.

Since Donlon's investigation numerous burials have been accidentally uncovered in sand bodies during development, or during archaeological investigations. Including Palm Beach, Manly and Vaucluse in the last five years.

Fullagar, McDonald and Donlon 2009

In 2007 the skeletal remains of an adult Aboriginal male were exposed during service works near a bus stop on Ocean Street, Narrabeen approximately 17 km to the north of the current study area. The remains were dated to approximately 4,000 years before present (BP) and stone artefacts were recovered in association with the burial during the subsequent archaeological excavation.

The stone artefacts were made from quartz, silcrete and quartzite and 12 of these were identified as 'backed blades.' These are small, pointed stone implements that have a sharp edge and pointy end. They can be secured to a wooden implement such as a spear by the rough 'backing' which facilitates the attachment. One backed artefact was found lodged between two of the vertebrae near the hip. Other backed artefacts were found adjacent to or lodged in other vertebrae further up the spine suggesting two spears had penetrated the back. Other backed blades with signs of use-wear retrieved within the grave that indicated this tool-type was also used for piercing, cutting and lacerating elements of spears and knives.

GML Heritage Pty Ltd 2025, 156-164 Ocean Street, Narrabeen: Aboriginal Cultural Heritage Assessment Report (ACHAR). Report prepared for Centurion Project Management on behalf of Indigo by Moran Partnership

In 2025, GML Heritage Pty Ltd (GML) completed an ACHAR for the proposed works at 156-164 Ocean Street, Narrabeen, located approximately 5 km south of the study area. The report identified that the project area overlies a Holocene-aged coastal sand barrier and is within 30 m of the site where the complete skeleton of an Aboriginal male "Narrabeen Man" had been identified in 2005 (discussed above), GML predicted that the Narrabeen foreshore has a high potential for archaeological preservation due to the sand barrier having a high sediment supply. The report identified the project area had been subjected to significance disturbance in some areas which had modified the landform through levelling, while other disturbance, such as service pipes and pits, was assessed to have impacted or partially removed natural sediment. However, geotechnical investigations suggested that intact aeolian sands were present under impacted areas. As such, excavation was recommended in accordance with the Archaeological Research Design for the project as the project area had the potential to contain high social and scientifically significant Aboriginal archaeological deposits.

3.0 VISUAL INSPECTION

The visual inspection of 35-39 Darley Street East, Mona Vale was undertaken on 17th February 2026 in fine weather. In attendance was Rebecca Bryant (Senior Heritage Consultant, Artefact Heritage), and Josh Marr (Site Officer, Metropolitan Local Aboriginal Land Council).

The study area is located at the crest of a small rise that slopes down moderately-steeply down towards Mona Vale Beach approximately 270 m to the east (Figure 6). At the time of the inspection there were two separate two-storied apartment buildings within an inground swimming pool in the centre of the study area, with open-air car parking in the middle of the two structures (Figure 7). Construction of the buildings and pool would have required subsurface excavation to create a level area for footings and the base of the pool. There is also a large covered carpark/storage space within the southern portion which has been excavated into the slope (Figure 8, and Figure 9) and numerous drainage pits are located within the carpark areas and grounds. All of these structures with associated sub-surface services would have required deep excavations into the underlying soil landscapes.

The grounds within the study area which have not been built upon have been landscaped with turf and introduced plants. There are also flower beds bordered by sandstone retaining walls lining paved walking tracks. There were a number of discrete exposures within these open areas that comprise of red/yellow clayey soils (Figure 10, Figure 11, Figure 12). A few of these surface exposures also contained non-artefactual stone, including water-rolled quartz pebbles (Figure 13), most likely introduced to the study area from landscaping.

No Aboriginal objects or areas of Archaeological potential were identified during the visual inspection, and there is a low probability that any may still be present within the study area given that the land has been modified through the previous construction of the apartments, inground pool, and installation of below-ground services. These works would have included excavations into the underlying any sand body to flatten the area which would have removed *in situ* soil deposit which may have contained Aboriginal objects. The exposed areas contained clay and clayey soil which is consistent to what was identified during recent geotechnical investigations. The results were discussed within Josh Marr who agreed that the area does not warrant further archaeological investigations through archaeologically test excavation but did recommend that the area be monitored after the demolition of the existing structures and excavation into the underlying soil.

Figure 6: View south east outside of No. 35-39 Darley Street. .



Figure 7: View south east north over swimming pool and apartment buildings to the left



Figure 8: Covered car park, partially excavated into slope

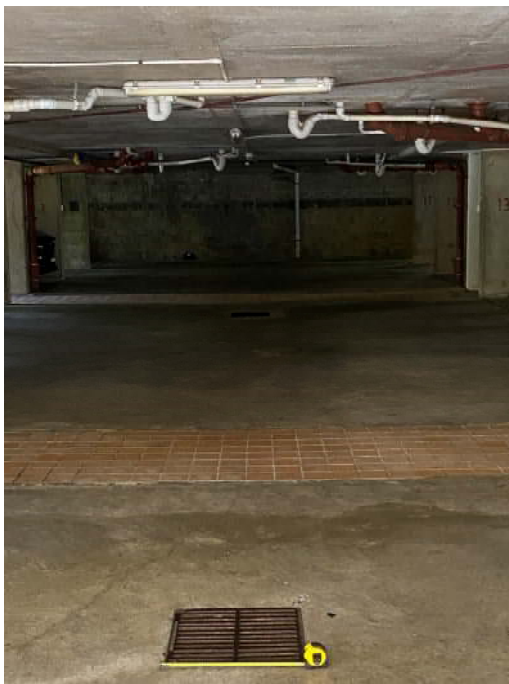


Figure 9: View facing southwest within covered car park.



Figure 10: View facing south within southern section, showing exposed clayey soil.



Figure 11: View facing southeast along southeastern boundary showing paved areas.



Figure 12 View facing east showing exposed section in area along lot boundary.:



Figure 13: Close-up of quartz pebble on exposed clay soil on lot boundary



4.0 ABORIGINAL HERITAGE POTENTIAL OF THE WORKS FOOTPRINT

Archaeological potential is closely related to levels of ground disturbance. However, other factors are also taken into account when assessing archaeological potential, such as whether the area is within a landscape feature that is likely to indicate the presence of Aboriginal objects.

4.1 Landscape features that are likely to indicate the presence of Aboriginal objects

Particular landscape features in NSW are known to have been favoured locations for repeated or long-term occupation and, hence, more likely to retain archaeological evidence of past Aboriginal use. The Due Diligence Code of Practice identifies five landscape features that indicate the likely existence of Aboriginal objects, these include:

- *Within 200m of water, or*
- *Located within a sand dune system, or*
- *Located on a ridge top, ridge line, or headland, or*
- *Located within 200m below of a cliff face, or*
- *Within 20m of or in a cave, rock shelter, or cave mouth (Environment 2010)*

The study area is located within the Warriewood and Erina soil landscapes, which can be part of sand dune systems. However, the sandy soils within the study area where archaeological objects would likely to have been has been removed through subsurface excavation to level the land and construct two buildings, a pool, and associated sub-surface structures.

Landscape Feature	Presence in works footprint
Within 200m of water	No
Located within a sand dune system	Yes. The study area is located within the Warriewood and Erina sandy soil landscape. However, the geo technical investigations show that there is no remnant sand soil profile remaining.
Located on a ridge top, ridge line, or headland	No
Located within 200 m below of a cliff face	No
Within 20m of or in a cave, rock shelter, or cave mouth (Environment 2010)	No

4.2 Ground disturbance

Archaeological potential is closely related to levels of ground disturbance. However, other factors are also taken into account when assessing archaeological potential, such as whether artefacts were located on the surface, and whether the area is within a landscape feature that is likely to indicate the presence of Aboriginal objects. The Due Diligence Code of Practice defines disturbed land:

Sec 7.5 (4) For the purposes of this clause, land is disturbed if it has been the subject of human activity that has changed the lands surface, being changes that remain clear and observable.

This includes disturbed land via:

-
- (a) soil ploughing*
 - (b) construction of rural infrastructure*
 - (c) clearing of vegetation*
 - (e) construction of buildings and the erection of other structures*
 - (f) construction or installation of utilities and other similar services (such as above or below ground electrical infrastructure, water or sewerage pipelines, stormwater drainage and other similar infrastructure)*
-

Background research indicates that extensive historical land disturbance in the form of land clearing, and construction of previous and current residential structures, and underground services, has significantly levelled and modified the original landscape. These works would have included subsurface excavations into the soil which would have removed the top portion of the sand soil profile. Historical imagery shows that the current lot boundary originally comprised two lots with buildings (possibly a pool within one) in 1961 (Figure 14). These lots were then combined sometime in the 1970's and an historical aerial from 1978 (Figure 15) shows that the existing apartment buildings and pool were under construction during this year. A colour aerial from 1986 aerial (Figure 16) of the lot shows the completion of the works, which appear to have remained unchanged over the subsequent years until present.

Visual inspection of the study area that showed exposed areas of sandy clay and clay, along with a review of the geotechnical investigation on the property, confirm previous works have removed the sand topsoil (Eiaustralia 2026).

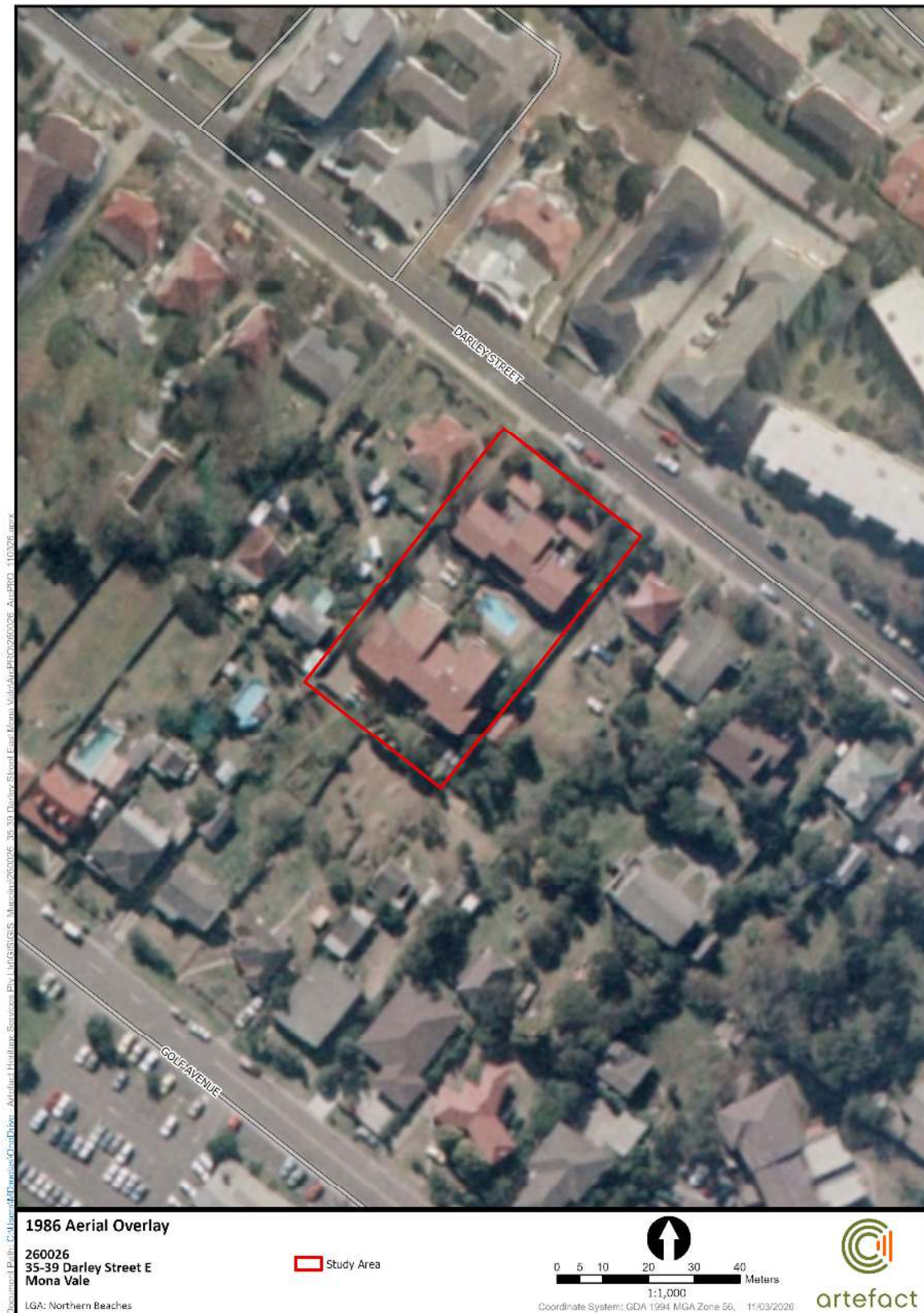
Figure 14: 1961 aerial with study area in red: extant house visible



Figure 15: 1978 aerial with study area



Figure 16: 1986 aerial within the study area



5.0 THE DUE DILIGENCE PROCESS

The Due Diligence Code of Practice provides a series of questions that must be answered to determine the outcome of the due diligence process. These questions are addressed in Table 3.

Table 3: Due Diligence questions and responses

Question	Answer	Comment
Will the activity disturb the ground surface or any culturally modified trees	Y	The proposed works will disturb the ground surface via excavation. There are no culturally modified trees within the works footprint.
Are there any: - Confirmed AHIMS records - Other sources of information - Landscape features	Y	There are no AHIMS sites identified within the study area. The works footprint is located within a sand dune system, However the sandy soils associated with this system have been removed through historical excavation and levelling. No Aboriginal objects were identified during visual inspection of the works footprint. Aboriginal objects are unlikely to be present in the works footprint, and therefore it is unlikely that the proposed works would result in harm to Aboriginal objects.
Can harm to Aboriginal objects be avoided	Y	No Aboriginal objects were identified during visual inspection of the works footprint. Aboriginal objects are unlikely to be present in the works footprint, and therefore it is unlikely that the proposed works would result in harm to Aboriginal objects.
Does a desktop assessment and visual inspection confirm the presence of Aboriginal objects, or that they are likely to be there	N	The desktop assessment and visual inspection indicated that the works footprint had been subject to significant levels of disturbance. It is considered unlikely that Aboriginal objects are present within the works footprint.
Is further assessment required	N	Works may proceed with caution. Aboriginal objects encountered as unexpected finds remain protected under the National Parks and Wildlife Act 1974. Where Aboriginal objects are encountered archaeological assessment will be required.

6.0 CONCLUSION

The following conclusions and recommendations regarding Aboriginal heritage are based on consideration of:

- The *Planning Secretaries Environmental Assessment Requirements: Housing* 21. Aboriginal Cultural Heritage
- DECCW Due Diligence Code of Practice
- The results of the AHIMS search, background research and visual inspection
- The likely impacts of the proposed development

It was found that:

- Only the works footprint was subject to site inspection and assessment in this report
- There has been extensive historical ground surface modification within the works footprint which have removed the original sand topsoil.
- The works footprint does not contain any identified Aboriginal objects
- Desktop research and the site inspection indicate that unidentified Aboriginal objects are unlikely to be present in the works footprint

The following advice and recommendations are therefore made:

- The works footprint does not contain and is not likely to contain any Aboriginal objects. It is recommended that no further Aboriginal heritage assessments or investigations are required, and the proposed works can proceed with caution
- It is advised that this AHIA does not constitute consent to harm Aboriginal objects, nor it is a 'site clearance' mechanism to allow activities to occur in an area where Aboriginal objects are likely or known to be present
- Additional Aboriginal heritage assessment must be undertaken where it is identified that works will extend outside the assessed works footprint boundary
- If Aboriginal objects are discovered during the proposed works, works must stop immediately, and an assessment must be undertaken in accordance with Part 6 of the *National Parks and Wildlife Act 1974*. It is recommended that a **stop-work procedure** be developed to allow proper assessment and management of any unexpected Aboriginal objects. A sufficiently experienced and qualified archaeologist should be engaged immediately to address the unexpected find and advise on further actions.

Metropolitan Local Aboriginal Land Council (MLALC) have recommended that:

- MLALC agree that archaeological test excavations are not considered warranted but would like to monitor the area for Aboriginal objects after the demolition of the existing structures and excavation into the underlying soil.

7.0 REFERENCES

Brayshaw McDonald Pty Ltd. 1987, Archaeological Survey of Bicentennial Coastal Walkway Queenscliff – Palm Peach. Report for Warringah Shire Council.

Department of Environment, Climate Change and Water (DECCW), 2010, *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*.

Donlon, D. 1995, Aboriginal Burials in the Sydney Basin, unpublished report for Australian Institute of Aboriginal and Torres Strait Islander Studies

eSPADE, 2025. *Erina and Warriewood Soil Landscape*.

GML, 2025 156-164 Ocean Street, Narrabeen. Aboriginal Cultural Heritage Assessment Report.

Historical Land Records Viewer.

EIAustralia, 2026, Geotechnical Investigation 35-39 Darley Street , Mona Vale, NSW

Ross, A. 1974. Deep Creek Survey. Sydney University Prehistory Group.

Spatial Collaboration Portal. *Historical Imagery*.

APPENDIX A: AHIMS EXTENSIVE SEARCH

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-2590	BR1;Boundary Road, Ingleside;	AGD	56	340680	6271900	Closed site	Valid	Artefact : -	Shelter with Deposit	3893
	Contact	Recorders	Mary Dallas Consulting Archaeologists (MDCA)					Permits		
45-6-2592	BR2;Burrawang Ridge Estate, Healesville;	AGD	56	340500	6271950	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	3893
	Contact	Recorders	Mary Dallas Consulting Archaeologists (MDCA)					Permits		
45-6-1564	Crystal Bay;	AGD	56	343260	6274343	Open site	Valid	Shell : -, Artefact : -	Midden	417
	Contact	Recorders	ASRSYS					Permits		
45-6-1565	Bayview;	AGD	56	342537	6273871	Open site	Valid	Shell : -, Artefact : -	Midden	417
	Contact	Recorders	ASRSYS					Permits		
45-6-1566	Bayview;	AGD	56	342349	6274142	Open site	Valid	Shell : -, Artefact : -	Midden	417
	Contact	Recorders	ASRSYS					Permits		
45-6-1438	Bayview;	AGD	56	342899	6274061	Closed site	Valid	Shell : -, Artefact : -	Shelter with Midden	
	Contact	Recorders	ASRSYS					Permits		
45-6-1440	Bayview Midden;	AGD	56	342451	6273595	Closed site	Valid	Shell : -, Artefact : -	Shelter with Midden	
	Contact	Recorders	ASRSYS					Permits		
45-6-1891	Winji Jimmi.; Duplicate of 45-6-3990	GDA	56	342982	6273905	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	Margrit Koettig,Ms.Yvonne Kaiser-Glass					Permits		
45-6-1371	Church Point;	AGD	56	341055	6274849	Closed site	Valid	Shell : -, Artefact : -, Art (Pigment or Engraved) : -	Shelter with Art,Shelter with Midden	
	Contact	Recorders	ASRSYS					Permits		
45-6-1381	Foleys Hill;	AGD	56	340641	6272646	Open site	Not a Site	Art (Pigment or Engraved) : -, Water Hole : -	Not an Aboriginal Site,Rock Engraving,Water Hole/Well	
	Contact	Recorders	ASRSYS					Permits		
45-6-1387	McCarr's Creek;	GDA	56	340345	6274685	Closed site	Valid	Art (Pigment or Engraved) : -, Shell : -, Artefact : -	Rock Engraving,Shelter with Art,Shelter with Midden	
	Contact	Recorders	Doctor.Jo McDonald,Mr.Phil Hunt					Permits		
45-6-1221	Newport; Midden	AGD	56	344568	6274142	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	Alan Heath					Permits		
45-6-1222	Newport; Midden 2	AGD	56	344628	6274117	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	Alan Heath					Permits		
45-6-1226	Mona Vale Beach; Midden	AGD	56	343776	6272435	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	Alan Heath					Permits		

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-1388	Foleys Hill;;	GDA	56	340405	6273508	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	ASRSYS,Kelleher Nightingale Consulting Pty Ltd,Kelleher Nightingale Consulting Pt							
45-6-1408	Irrubel Road;Newport;	AGD	56	343796	6274993	Closed site	Valid	Shell : -, Artefact : -, Art (Pigment or Engraved) : -	Rock Engraving,Shelter with Midden	
	Contact	Recorders	ASRSYS							
45-6-1314	Church Point;McCarr's Creek;	AGD	56	340424	6274379	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	ASRSYS							
45-6-1315	Church Point;Browns Bay;	AGD	56	340596	6274931	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	ASRSYS							
45-6-1365	Newport;Irrubel Road;	AGD	56	343344	6274710	Closed site	Valid	Artefact : -, Art (Pigment or Engraved) : -	Rock Engraving,Shelter with Deposit	
	Contact	Recorders	ASRSYS							
45-6-0738	QP5;Narrabeen Head;	AGD	56	343040	6269450	Open site	Valid	Artefact : -, Shell : -	Midden,Open Camp Site	1263,105569
	Contact	Recorders	Doctor.Jo McDonald,Smith							
45-6-0112	Turimetta Head;	AGD	56	343330	6269940	Closed site	Valid	Shell : -, Artefact : -	Shelter with Midden	1263,105569
	Contact	Recorders	Metro Water Sewerage Drainage Board							
45-6-0932	Church Point;	AGD	56	341240	6274761	Closed site	Valid	Shell : -, Artefact : -, Burial : -	Burial/s,Shelter with Midden	
	Contact	Recorders	ASRSYS							
45-6-1611	Browns Bay;Church Point;	AGD	56	340507	6274838	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	ASRSYS							
45-6-2645	Newport Burial	AGD	56	344310	6274559	Open site	Valid	Burial : -		
	Contact	Recorders	Mr.Phil Hunt							
45-6-2688	1927 Pittwater Rd Midden 1	AGD	56	342118	6274082	Open site	Destroyed	Shell : -, Artefact : -		
	Contact	Recorders	Jim Wheeler							
45-6-2689	1927 Pittwater Rd Midden 2	AGD	56	342066	6274034	Open site	Valid	Shell : -, Artefact : -		1991,2062,2371
	Contact	Recorders	Jim Wheeler							
45-6-2789	1927 Pittwater Rd - PAD	AGD	56	342078	6273986	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		
	Contact	Recorders	T Russell							
45-6-1227	Mona Vale Beach;	AGD	56	343836	6272405	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	Recorders	Alan Heath							

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-2909	Shelter PAD 1 Browns Bay; PITT-099	GDA	56	340485	6274790	Open site	Valid	Potential Archaeological Deposit (PAD) : -		
	<u>Contact</u>	<u>Recorders</u>	Mr.Phil Hunt							
45-6-2910	Shelter Browns Bay; PITT-097	GDA	56	340490	6274775	Closed site	Valid	Shell : -		
	<u>Contact</u>	<u>Recorders</u>	Mr.Phil Hunt							
45-6-2915	Shelter PAD 2 Browns Bay; PITT-212	GDA	56	340455	6274775	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	<u>Contact</u>	<u>Recorders</u>	Mr.Phil Hunt							
45-6-1224	Newport;Bungan Head;	AGD	56	344648	6274057	Open site	Valid	Shell : -, Artefact : -	Midden	
	<u>Contact</u>	<u>Recorders</u>	Alan Heath							
45-6-1223	Newport;	AGD	56	344399	6274434	Open site	Valid	Shell : -, Artefact : -	Midden	
	<u>Contact</u>	<u>Recorders</u>	Alan Heath							
45-6-2952	MC1 Rock Shelter with Midden	GDA	56	340576	6275000	Closed site	Valid	Artefact : 1		101883
	<u>Contact</u>	<u>Recorders</u>	Mr.Michael Therin							
45-6-3025	Minkara Shelter 2 PITT 079	GDA	56	341104	6274870	Closed site	Valid	Shell : -		
	<u>Contact</u>	<u>Recorders</u>	Aboriginal Heritage Office							
45-6-3026	Minkara Shelter 3 - PITT 080	GDA	56	341124	6274820	Closed site	Valid	Shell : -		
	<u>Contact</u>	<u>Recorders</u>	Aboriginal Heritage Office							
45-6-3029	Barcoola Engraving PITT082	GDA	56	340420	6274720	Open site	Valid	Art (Pigment or Engraved) : -		
	<u>Contact</u>	<u>Recorders</u>	Mr.Phil Hunt,Aboriginal Heritage Office							
45-6-3209	Ingleside 4	GDA	56	340540	6273714	Open site	Valid	Art (Pigment or Engraved) : -		
	<u>Contact</u>	<u>Recorders</u>	Mr.Mark Rawson,Kelleher Nightingale Consulting Pty Ltd							
45-6-3211	Ingleside 1	GDA	56	340355	6273535	Open site	Valid	Grinding Groove : -		
	<u>Contact</u>	<u>Recorders</u>	Mr.Mark Rawson,Kelleher Nightingale Consulting Pty Ltd,Kelleher Nightingale Con: Permits							
45-6-3671	Barcoola Shelter 2 PITT083	GDA	56	340465	6274670	Open site	Valid	Shell : 100, Potential Archaeological Deposit (PAD) : 1		
	<u>Contact</u>	<u>Recorders</u>	Mr.Phil Hunt							
45-6-3581	Church Point Midden	GDA	56	340506	6275147	Open site	Valid	Shell : -		
	<u>Contact</u>	<u>Recorders</u>	Miss.Alandra Tasire,Comber Consultants Pty Limited							
45-6-4055	Narrabeen Creek Mung Shelter	GDA	56	340760	6271920	Open site	Valid	Art (Pigment or Engraved) : 1, Artefact : 1, Shell : 1, Non-Human Bone and Organic Material : 1		



AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : Mona Vale 6km x 6km

Client Service ID : 1092056

<u>SiteID</u>	<u>SiteName</u>	<u>Datum</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>	<u>Context</u>	<u>Site Status **</u>	<u>SiteFeatures</u>	<u>SiteTypes</u>	<u>Reports</u>
	<u>Contact</u>	<u>Recorders</u>	Mr.Phil Hunt					<u>Permits</u>		
45-6-3990	Winji Jimmi Reserve Midden - Duplicate of 45-6-1891	GDA	56	342998	6273963	Open site	Valid	Shell : -		
	<u>Contact</u>	<u>Recorders</u>	Mr.Bob Conroy					<u>Permits</u>		

**** Site Status**

Valid - The site has been recorded and accepted onto the system as valid

Destroyed - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution.

Partially Destroyed - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground

Not a site - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 13/02/2026 for Rebecca Bryant for the following area at Datum :GDA, Zone : 56, Eastings : 340330.0 - 346330.0, Northings : 6269246.0 - 6275246.0
with a Buffer of 0 meters.. Number of Aboriginal sites and Aboriginal objects found is 43

This information is not guaranteed to be free from error omission. Heritage NSW and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

APPENDIX B: PROPOSED WORKS

MATERIALS LEGEND

CL01 - CLADDING TYPE 01, BRONZE
CL02 - CLADDING TYPE 02, OFF-WHITE

AF01 - APPLIED FINISH 01, OFF-WHITE
AF02 - APPLIED FINISH 02, OFF-WHITE
VERTICAL PROFILE

GL01 - GLAZING TYPE 01, CLEAR
GLAZING

BAL01 - BALUSTRADE TYPE 01, CLEAR
GLAZING



1 ELEVATION - NORTH WEST
SCALE: 1:200@A1



2 ELEVATION - SOUTH EAST
SCALE: 1:200@A1

REV	DATE	REVISION DESCRIPTION	BY	CHK
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03	03	Issue	WS	JW
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ELEVATIONS - SHEET 02

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20895

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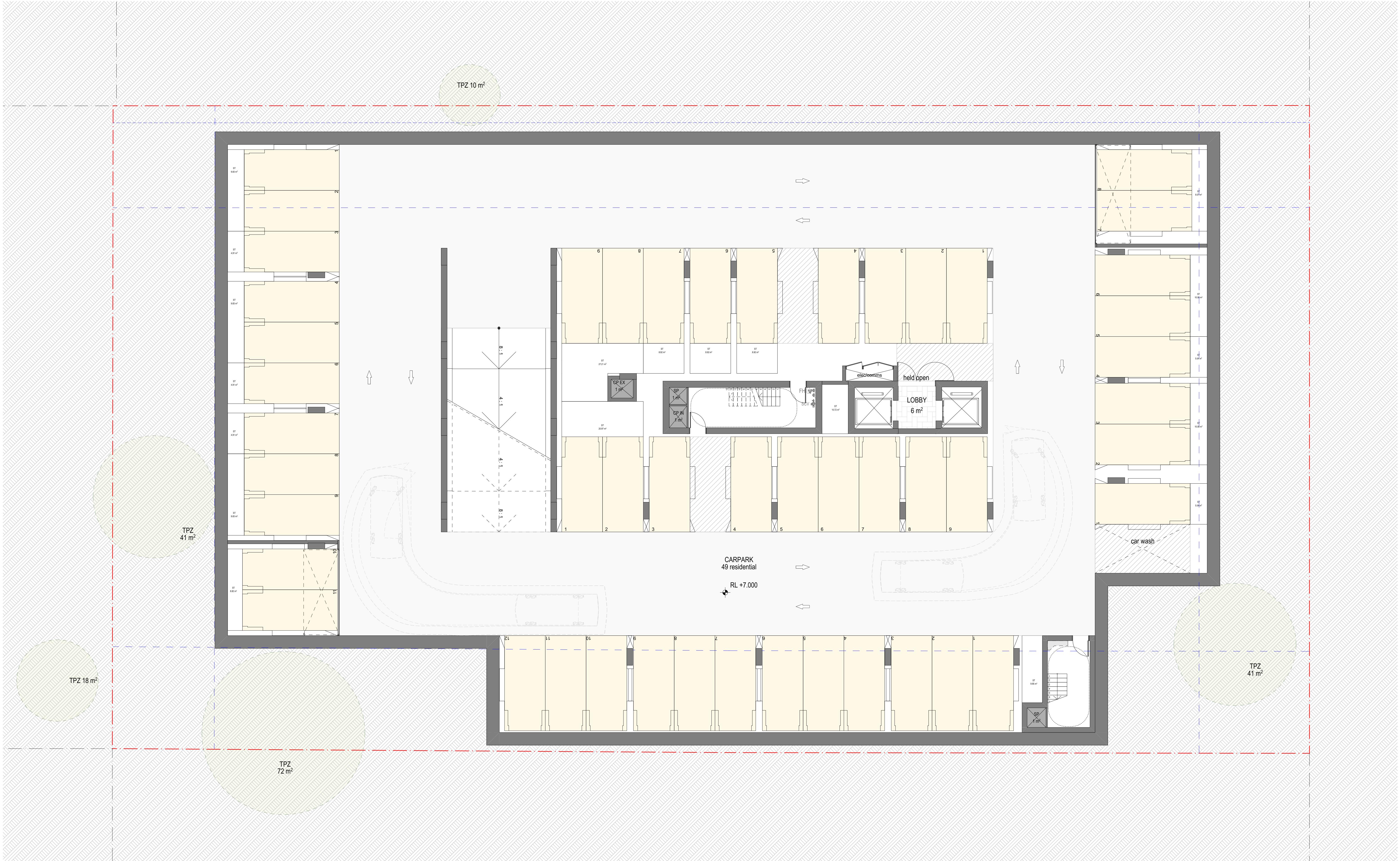
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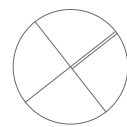
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**GENERAL FLOOR PLAN -
BASEMENT 03**

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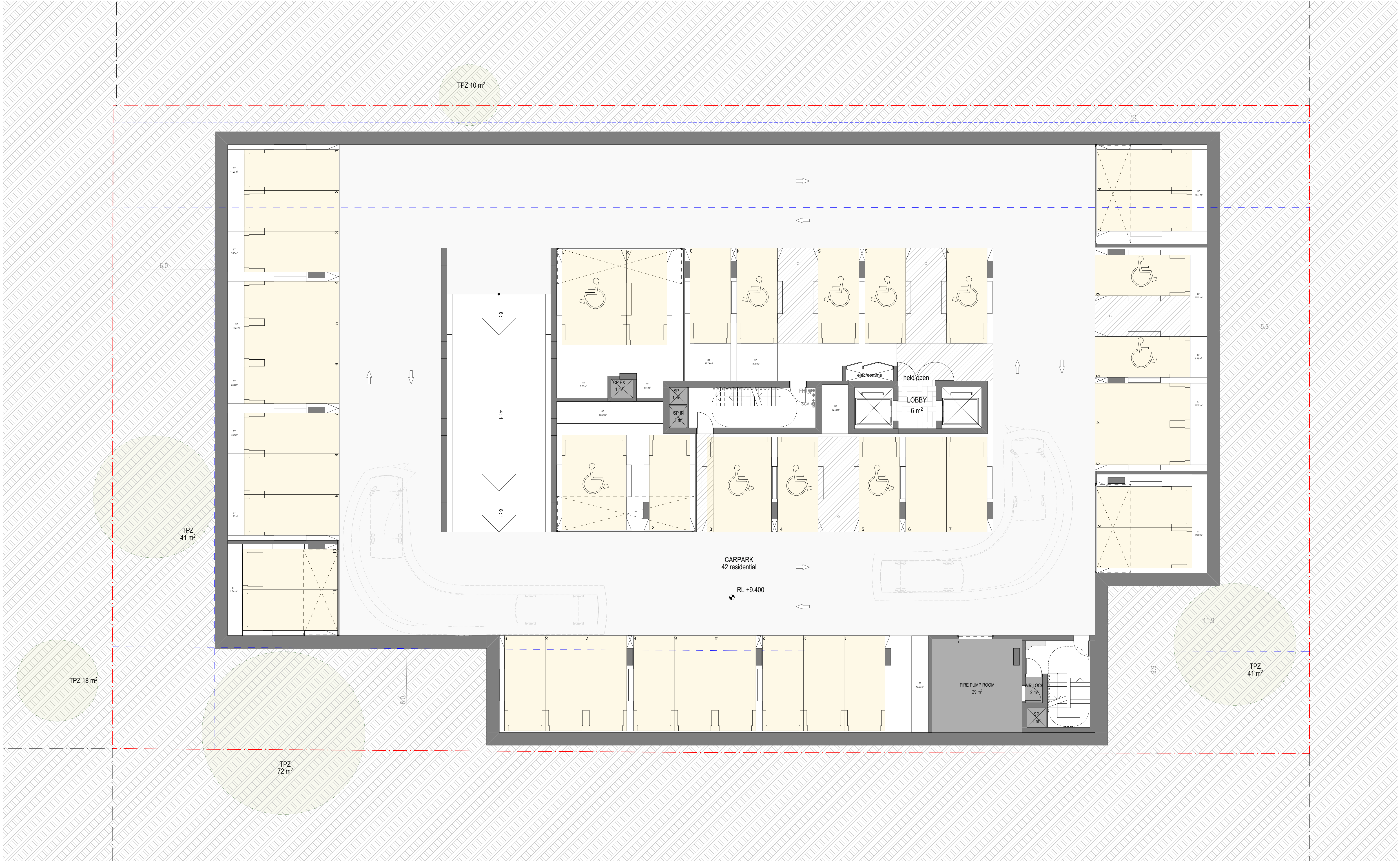
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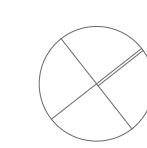
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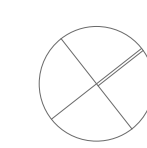
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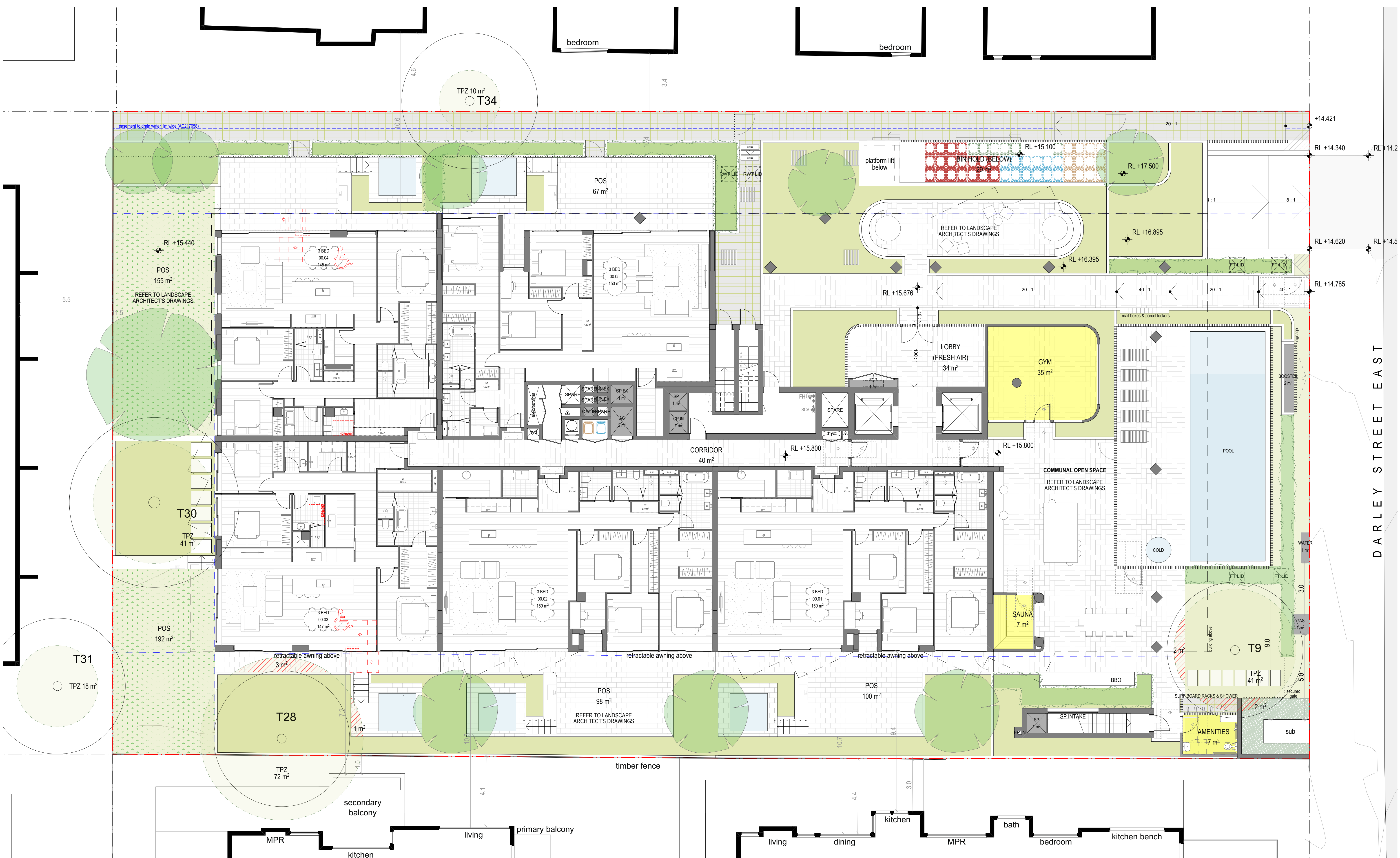
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neighbouring existing buildings partly consists of assumptions based on approved DA drawings & real estate plans

REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
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* neighbouring existing buildings partly consists of assumptions based on approved DA drawings & real estate plans

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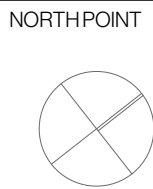
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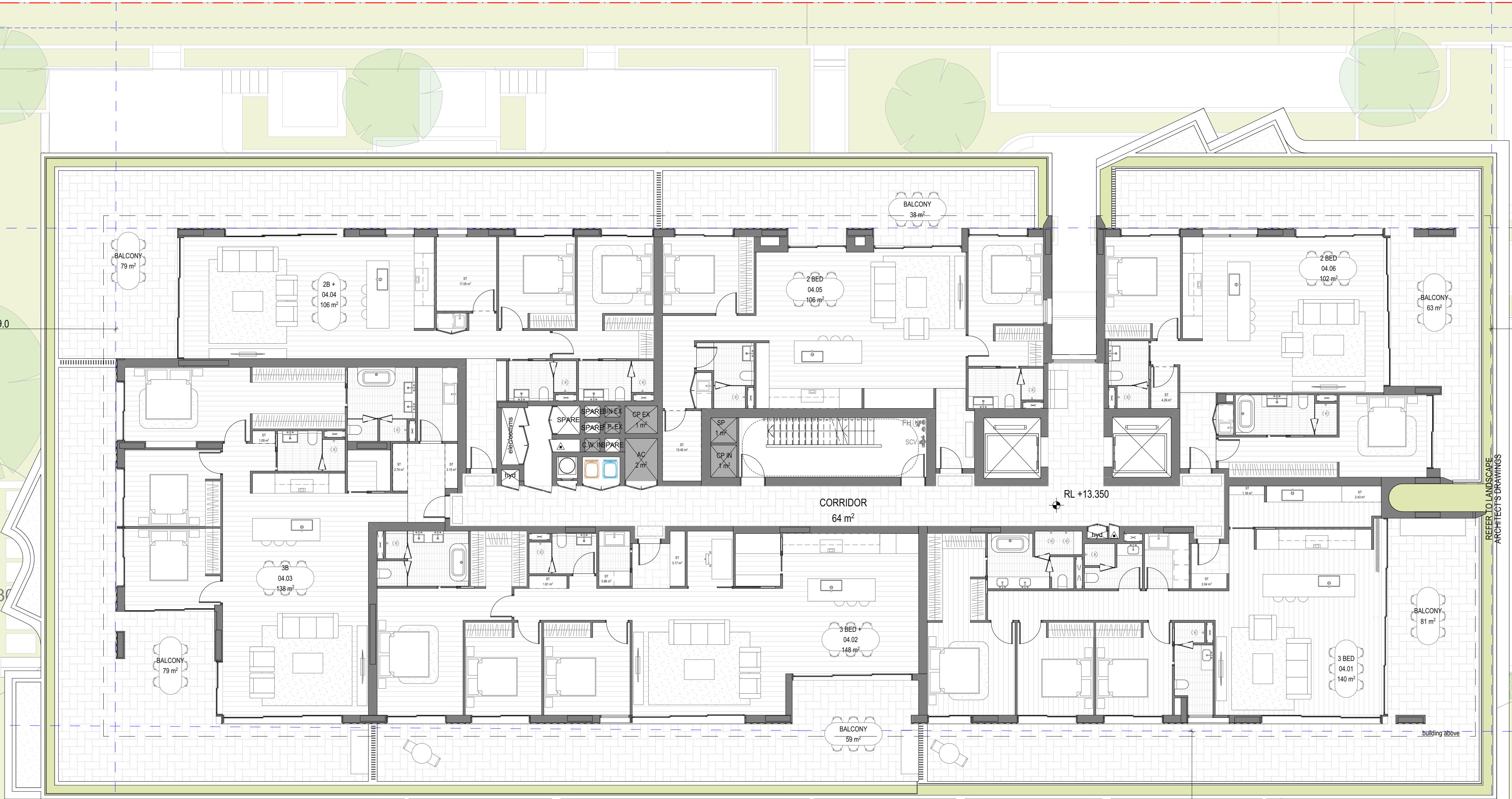
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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 01-03
PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-1001
STAGE
DA
REVISION
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REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
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03	03	Issue		
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A	A	SSDA SUBMISSION - SSD-11387290	WS	JW

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GENERAL FLOOR PLAN - LEVEL 04

PROJECT NUMBER

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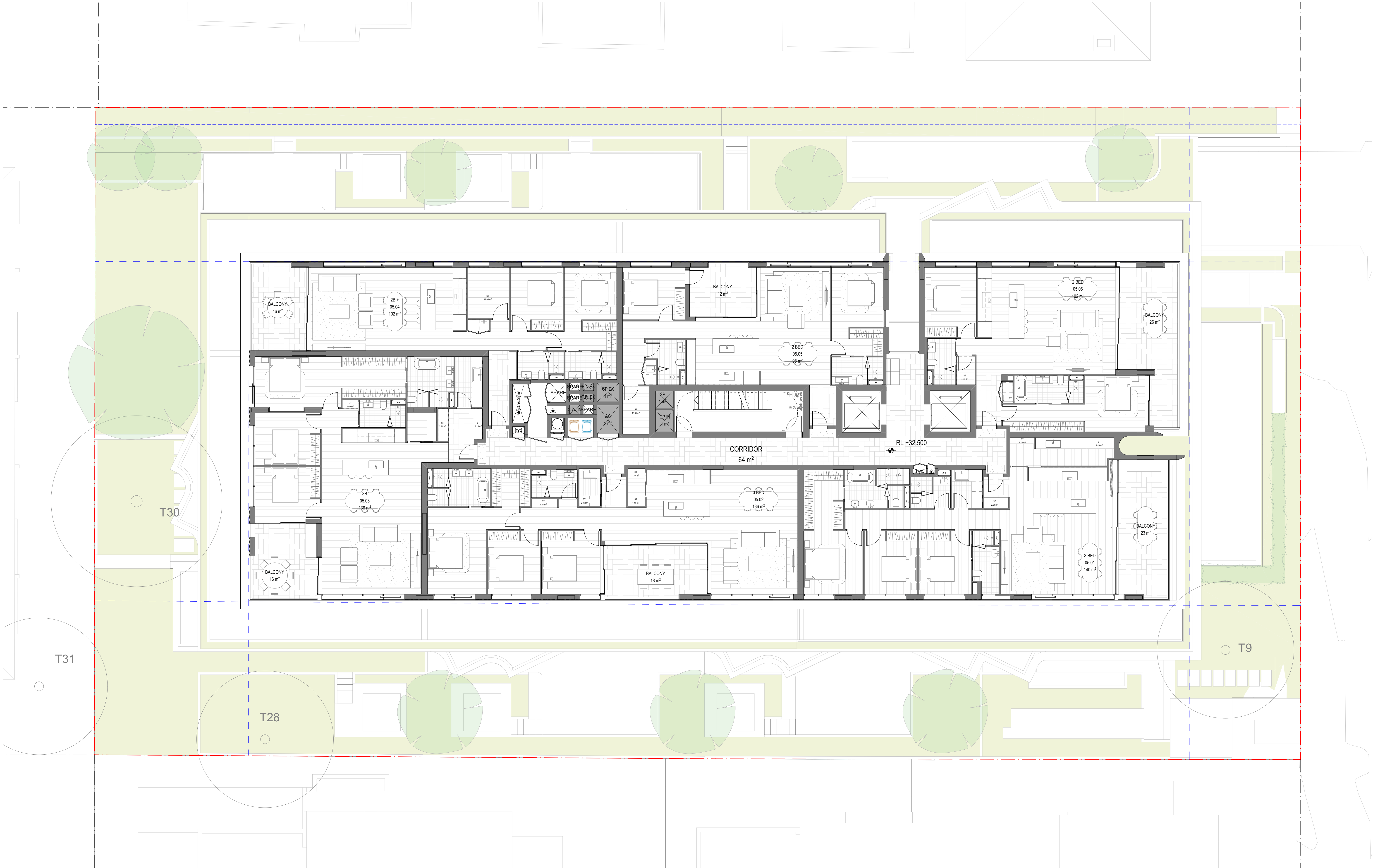
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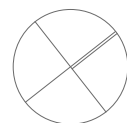
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GENERAL FLOOR PLAN - LEVEL 05-06

PROJECT NUMBER

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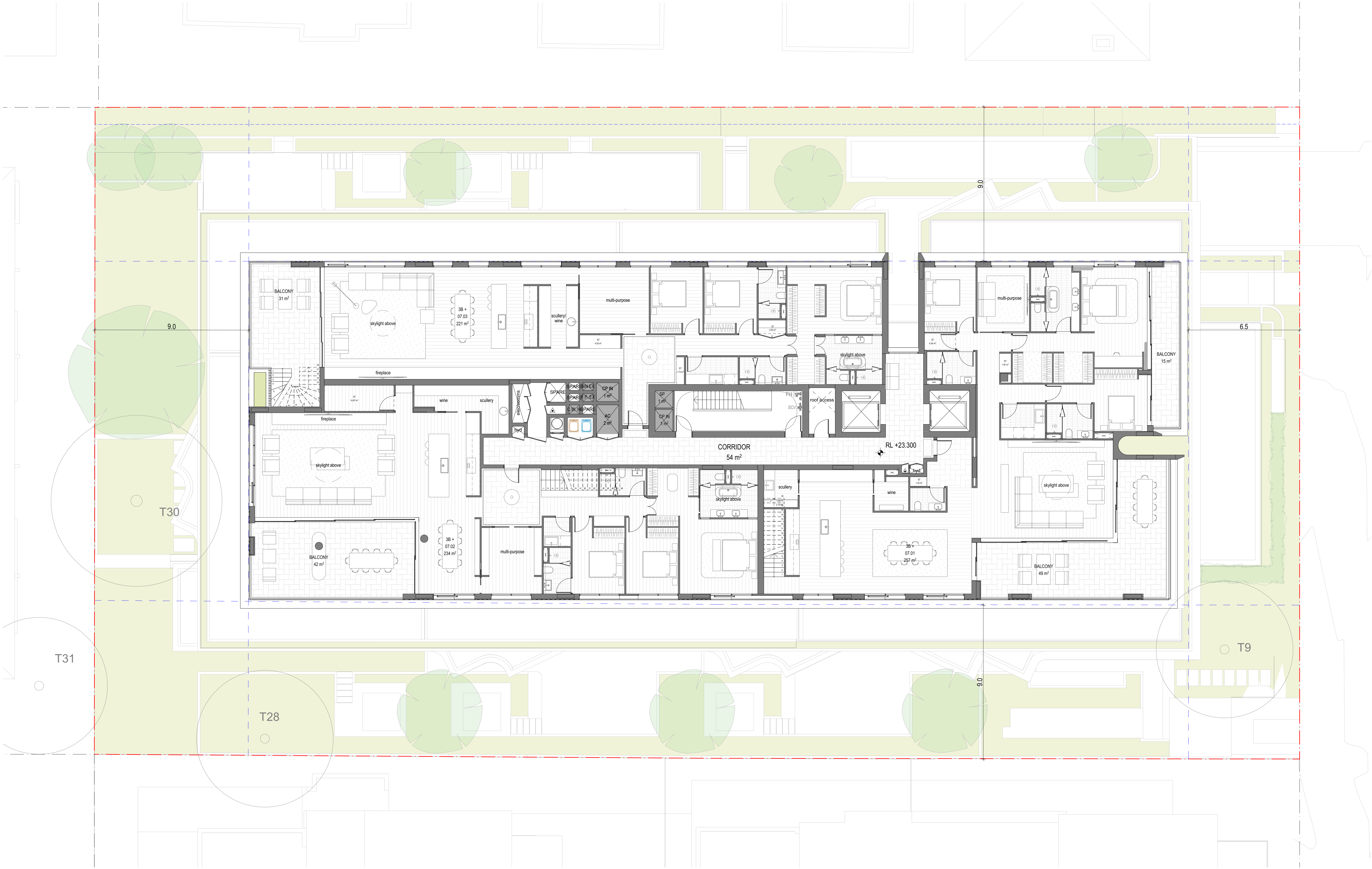
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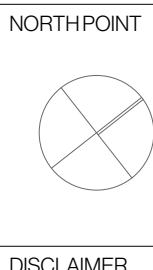
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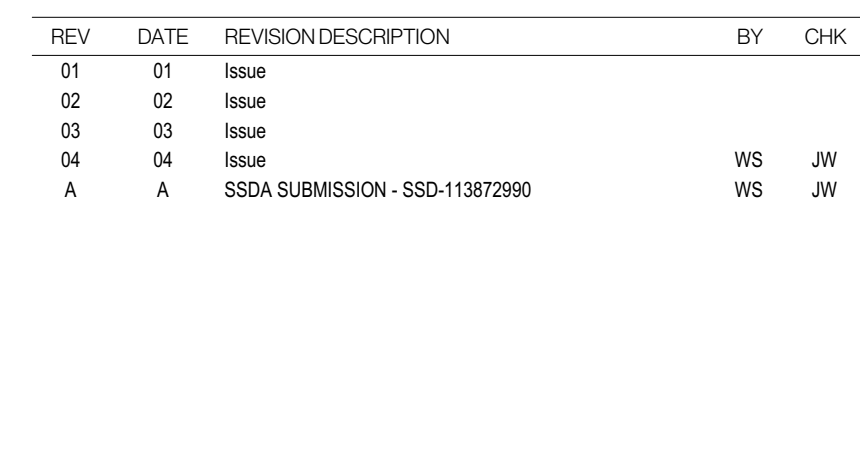
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PROJECT NUMBER	20895
DRAWING NUMBER	PLA-DA-1007
STAGE	DA
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PROJECT NUMBER	STAGE
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