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# COMPASS 2 WAREHOUSE & DISTRIBUTION CENTRE EASTERN CREEK NEW SOUTH WALES

## STATEMENT OF HERITAGE IMPACT

DRAFT REPORT

CHARTER HALL

24 November 2021

Charter Hall 

**DOCUMENT INFORMATION**

<b>Project:</b>	Compass 2 Warehouse & Distribution Centre
<b>Services required:</b>	Statement of Heritage Impact
<b>Client:</b>	Charter Hall
<b>Prepared by:</b>	William Andrews
<b>Project number:</b>	21151

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## EXECUTIVE SUMMARY

Austral Archaeology (Austral) has been commissioned by Tactical Group, on behalf of Charter Hall (the proponent) to undertake a Statement of Heritage Impact (SoHI) for the proposed development at Eastern Creek Drive, (Lot 1, DP1274322) Eastern Creek, New South Wales (NSW) [the study area]. The proposed development consists of the construction of a large warehouse and associated infrastructure (Project Nerio). This report will form part of a State Significant Development (SSD) application being made under Part 5 of the *Environmental Planning and Assessment Act 1979* (EPA Act).

The study area consists of Lot 1, DP1274322. The study area is located within the suburb of Eastern Creek and is within the Blacktown Local Government Area (LGA).

The purpose of this statement of heritage impact is to assess the potential impact from the development on the significance of any archaeological values that may be present within or in the vicinity of the study area. The report will provide suitable management recommendations should impacts to archaeological values be anticipated.

### IDENTIFIED ARCHAEOLOGICAL VALUES

It is concluded that there are minimal historical archaeological potential and sensitivity within the study area owing to its use as an outer paddock of a large estate which was mostly used to graze cattle. There is minimal potential for archaeological remains of interest to present that relate to any phases of occupation within the Hayes and Perkins eras.

Research has shown that no significant buildings or activities occurred within the study area and as such the site has limited heritage significance.

The proposed development consists of a range of activities that may impact on the potential archaeological remains within the study area. However, as there is a low archaeological potential within the study area, the effect of these impacts is likely to be minimal.

### ADDRESSING THE SEARS

Key Issue No. & Description	Issue & Assessment Requirements	How It Is Addressed
<b>Issue 19. Environmental Heritage</b>	Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	<ul style="list-style-type: none"> <li>This report has been prepared in accordance with Heritage NSW guidelines and has assessed the significance of the study area.</li> <li>The report has completed a desktop and field assessment of the property and concluded that there is no heritage significance within the study area.</li> <li>As such, the report required no further assessment.</li> </ul>

### RECOMMENDATIONS

To mitigate the harm documented in this assessment, it is recommended that:

- 1) Based on the lack of significance uncovered during the undertaking of this report, no further historic heritage assessment is required. Works can proceed as required
- 2) If historical archaeological relics not assessed or anticipated by this report are found during the works, all works in the immediate vicinity are to cease immediately and the Heritage Division be notified in accordance with the conditions of the Section 60 permit. A qualified archaeologist is to be contacted to assess the situation and consult with the Heritage Division of the Office of Environment and Heritage regarding the most appropriate course of action.

- 3) Should the actual development be altered significantly from the proposed concept design, then a reassessment of the heritage/archaeological impact may be required. This includes any impacts not explicitly stated in Section 8 and the installation of any subsurface services.
- 4) A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage Division.



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# 1. INTRODUCTION

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Austral Archaeology (Austral) has been commissioned by Tactical Group, on behalf of Charter Hall (the proponent) to undertake a Statement of Heritage Impact (SoHI) for the proposed development at Eastern Creek Drive, (Lot 1, DP1274322) Eastern Creek, New South Wales (NSW) [the study area]. The proposed development consists of the construction of a large warehouse and associated infrastructure (Compass 2 Warehouse & Distribution Centre). This report will form part of a State Significant Development (SSD) application being made under Part 5 of the *Environmental Planning and Assessment Act 1979* (EPA Act).

The study area consists of Lot 1, DP1274322. The study area is located within the suburb of Eastern Creek and is within the Blacktown Local Government Area (LGA).

The location of the study area is shown in Figure 1.1, Figure 1.2 and Figure 1.3.

## 1.1 PROPOSED DEVELOPMENT

The proposal include the construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek, comprising:

- minor earthworks involving cut and fill works;
- site preparation works and servicing;
- warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room;
- external hardstands and landscaping;

The proposed works are show in Figure 1.4.

## 1.2 METHODOLOGY

The methodology supporting this report involved a period of research to locate additional background material and to prepare a synthesis of the historical research to reflect better and understand the historical context of the study area.

The report is underpinned by the philosophy of the International Council on Monuments and Sites (ICOMOS) and the *Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter), the practices and guidelines of the NSW Heritage Division and the requirements of the *Blacktown Local Environmental Plan 2015* (Blacktown LEP) and *Blacktown Development Control Plan 2015* (Blacktown DCP).

## 1.3 ASSESSMENT OBJECTIVES

The purpose of this historical heritage assessment is to assess the potential impact of the development on the significance of any heritage values that may be present within or in the vicinity of the study area. The report will provide suitable management recommendations should impacts to heritage values be anticipated.

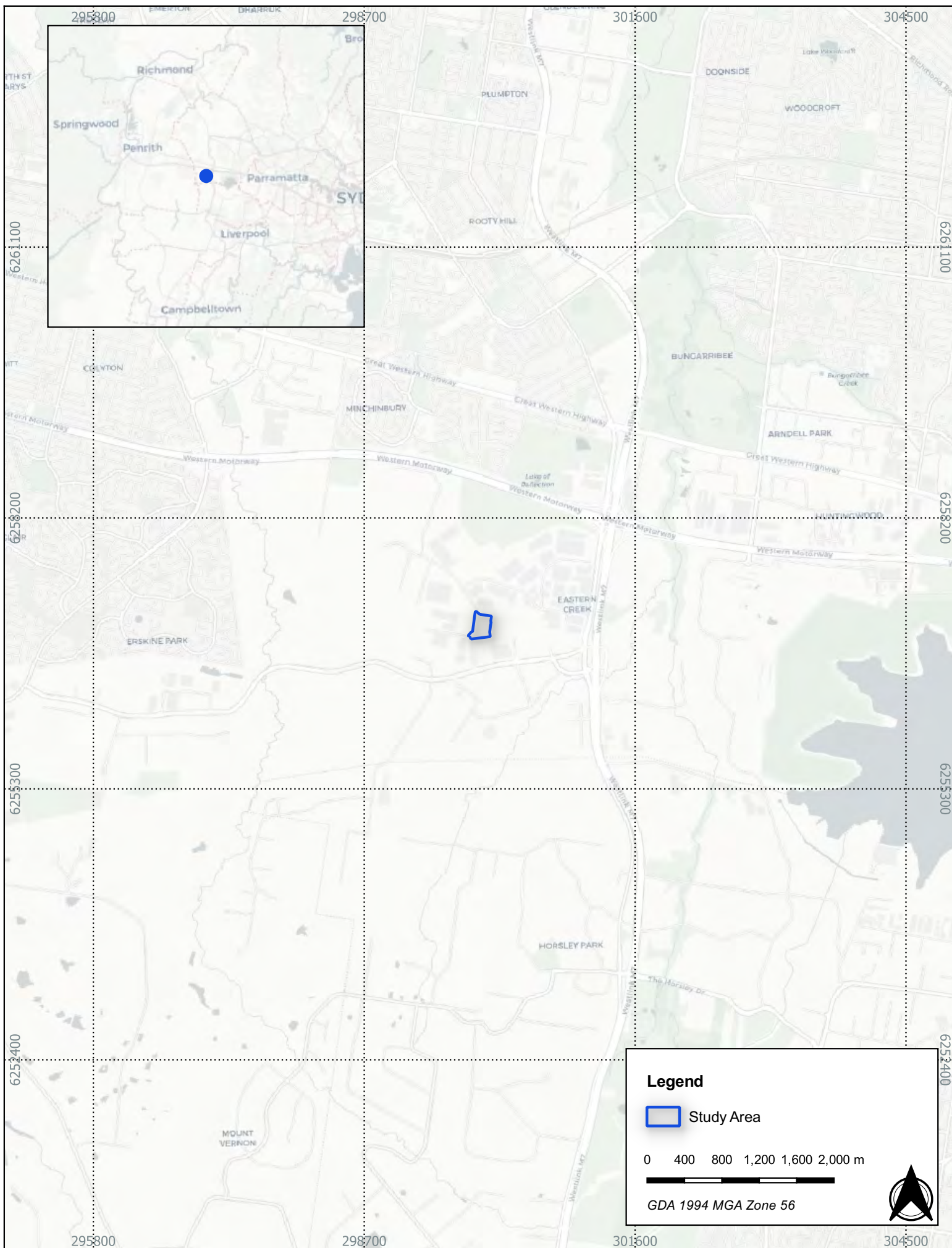
The objectives of this report are to:

- Identify any potential historical heritage or archaeological values within or in the vicinity of the study area;
- Produce an archaeological predictive model and sensitivity map to guide any management decisions regarding the study area;
- Make a statement of significance regarding any historical heritage values that may be impacted by the proposed development;
- Assess the impact of the proposed works on any identified heritage values; and
- Make appropriate management and mitigation recommendations.



## 1.4 PROJECT TEAM AND ACKNOWLEDGEMENTS

The project team has been led by Stephanie Moore (Senior Archaeologist, Austral) who has managed the project and provided input into the assessment approach and management recommendations. The assessment was authored by William Andrews (Archaeologist, Austral). Stephanie Moore (Senior Archaeologist, Austral) reviewed the draft report for quality assurance and technical adequacy.



**Figure 1.1 - Location of the study area**

21151 - Charter Hall, Eastern Creek

Source: Nearmap

Drawn by: WA Date: 2021-11-04



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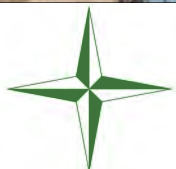


**Figure 1.2 - Detailed aerial of the study area**

21151 - Charter Hall, Eastern Creek

Source: Nearmap

Drawn by: WA Date: 2021-11-04



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**Figure 1.3 - Study area and neighbouring properties**

21151 - Charter Hall, Eastern Creek

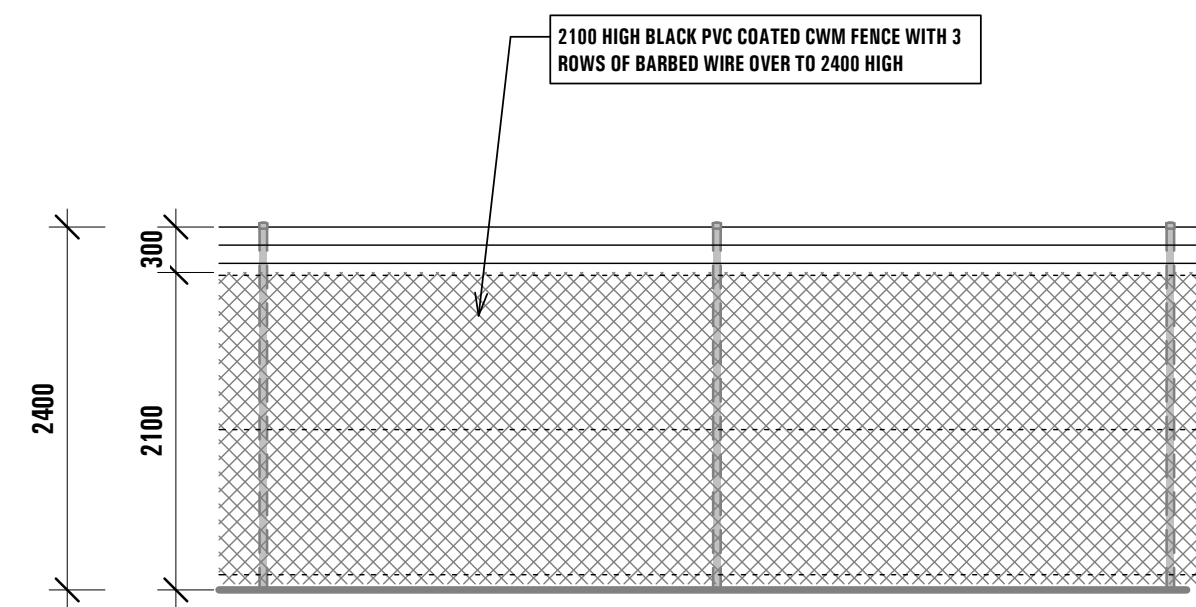
Source: Nearmap, NSW DCDB

Drawn by: WA Date: 2021-11-04



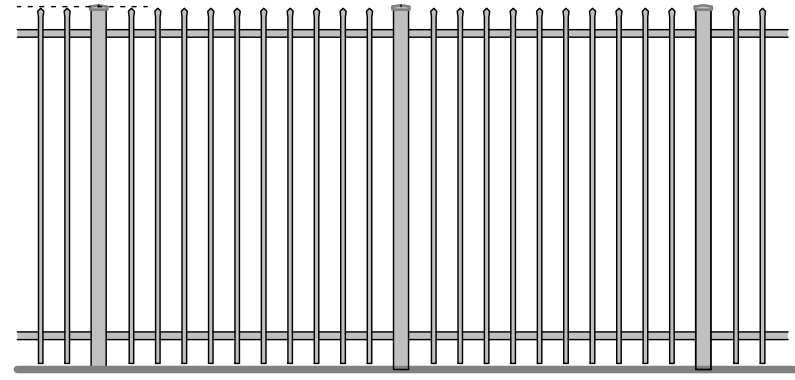
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### FENCING - 01 (CWM)

1 : 50



### FENCING - 02 (PALISADE)

1 : 50

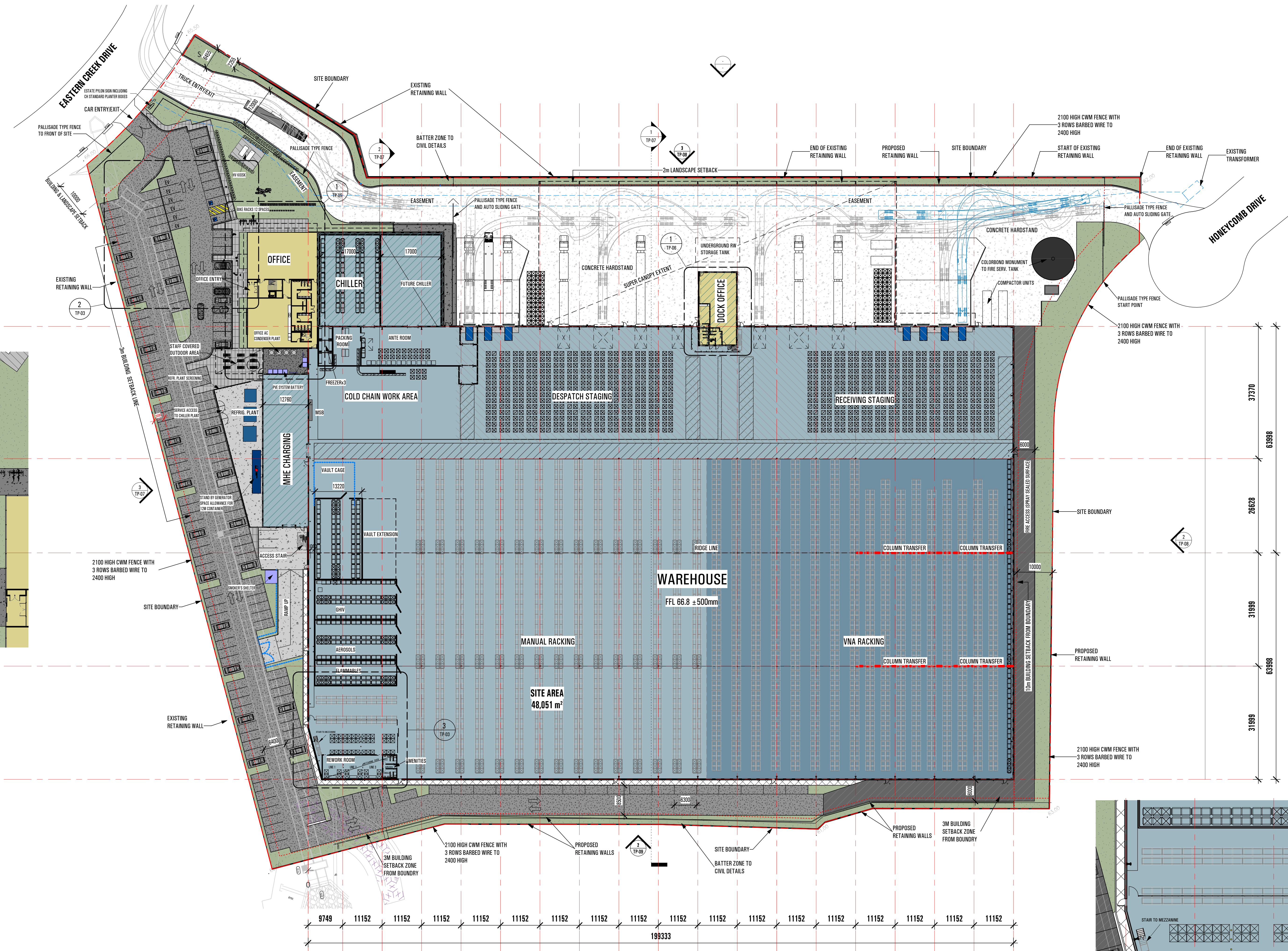


### CAR PARK DETAIL

1 : 250

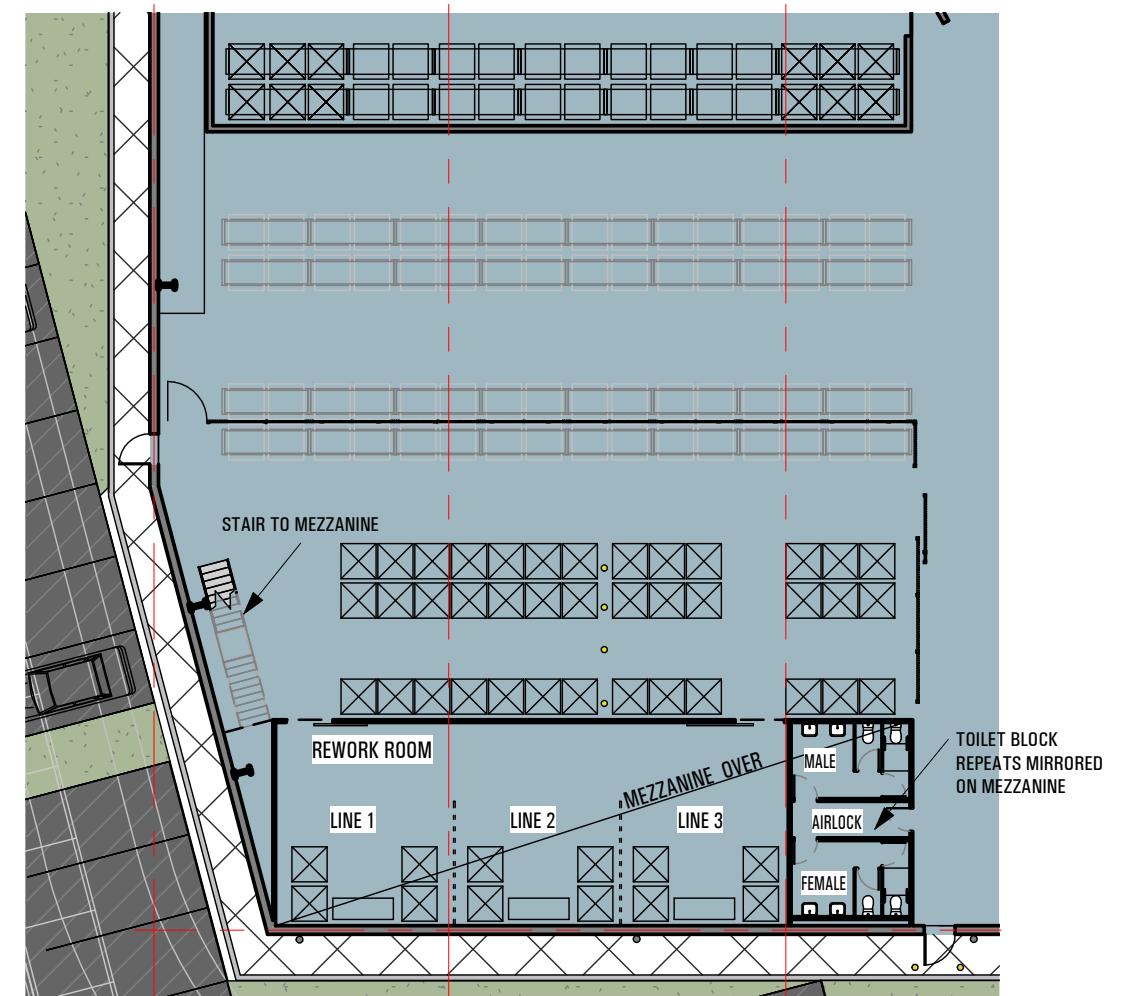
### DEVELOPMENT SUMMARY

TOTAL SITE AREA (APPROX)	48,053 M <sup>2</sup>
WAREHOUSE AREA (GFA)	20,280 M <sup>2</sup>
FORKLIFT CHARGING	500 M <sup>2</sup>
FREEZER	920 M <sup>2</sup>
TOTAL WAREHOUSE (GFA)	21,700 M <sup>2</sup>
WAREHOUSE STAGING AREAS (HATCHED) - EXCLUDED FROM GFA.	5,120 M <sup>2</sup>
2 STOREY DOCK OFFICE	450 M <sup>2</sup>
2 STOREY MAIN OFFICE	1,300 M <sup>2</sup>
TOTAL OFFICE AREA	1,750 M <sup>2</sup>
TOTAL BUILDING AREA	28,570 M <sup>2</sup>
TOTAL SITE EFFICIENCY	59.5%
CAR PARKING CALCULATION	
CAR PARKING SPACES	184 NO.
LANDSCAPE CALCULATION	
ACTUAL PROVIDED LANDSCAPED AREA	2,915M <sup>2</sup>
6% OF TOTAL SITE AREA	



### SITE PLAN

1 : 500



### REWORK AREA DETAIL

1 : 250



## 1.5 LIMITATIONS OF THE REPORT

This report includes an assessment of archaeological and built heritage values to support the SSD application being made by the proponent. The report must be read in conjunction with the SSD application as it refers to supporting documentation not included within this report. This report not include an assessment of Aboriginal cultural heritage that may be present within the study area.

The results, assessments and judgements contained in this report are constrained by the standard limitations of historical research and by the unpredictability inherent in archaeological zoning from the desktop. Whilst every effort has been made to gain insight into the historical values of the study area, Austral cannot be held accountable for errors or omissions arising from such constraining factors.

## 1.6 ABBREVIATIONS

The following are common abbreviations that are used within this report:

<b>Austral</b>	Austral Archaeology Pty Ltd
<b>Burra Charter</b>	Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance 2013
<b>CBD</b>	Central Business District
<b>CHL</b>	Commonwealth Heritage List
<b>DCP</b>	Development Control Plan
<b>DPC</b>	Department of Premier and Cabinet
<b>EPA Act</b>	Environmental Planning and Assessment Act 1979
<b>EPBC Act</b>	Environmental Protection and Biodiversity Act 1999
<b>EPI</b>	Environmental Planning Instrument
<b>Heritage Act</b>	NSW Heritage Act 1977
<b>ICOMOS</b>	International Council on Monuments and Sites
<b>IHO</b>	Interim Heritage Order
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>NHL</b>	National Heritage List
<b>NPW Act</b>	National Parks and Wildlife Act 1974
<b>The Proponent</b>	Charter Hall
<b>RNE</b>	Register of the National Estate
<b>SEPP</b>	State Environmental Planning Policy
<b>SHI</b>	State Heritage Inventory
<b>SHR</b>	State Heritage Register
<b>SoHI</b>	Statement of Heritage Impact
<b>SSDA</b>	State Significant Development Application
<b>Study Area</b>	Lot 1, Eastern Creek Drive, Eastern Creek
<b>Blacktown DCP</b>	Blacktown Development Control Plan 2015
<b>Blacktown LEP</b>	Blacktown Local Environmental Plan 2015
<b>WSEA</b>	Western Sydney Employment Area

Refer also to the document Heritage Terms and Abbreviations, published by the Heritage Office and available on the website: <http://www.environment.nsw.gov.au/heritage/index.htm>.



## 2. STATUTORY CONTEXT

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The following section summarises the relevant statutory context, including heritage listings, acts, and environmental planning instruments which are relevant to the study area and its cultural heritage.

### 2.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) established the Australian Heritage Council (formerly the Australian Heritage Commission) and provides for the protection of cultural heritage at a national level and items owned or managed by the Commonwealth. The EPBC Act has established two heritage registers:

- Commonwealth Heritage List (CHL): for significant items owned or managed by Commonwealth Government agencies;
- National Heritage List (NHL): for items assessed as being of national cultural significance.

A referral under the EPBC Act that is approved by the Australian Heritage Council is required for works to an item registered on either of these lists to ensure that the item's significance is not impacted upon.

**No part of the study area appears on either the CHL or the NHL**

The Australian Heritage Council is also responsible for keeping the Register of the National Estate (RNE). In 2007 the RNE was frozen and no further sites were added to it. For Commonwealth properties, the RNE was superseded by the CHL and NHL lists. The RNE is now retained as an archive of information about more than 13,000 places throughout Australia.

**No part of the study area appears on the RNE.**

### 2.2 NSW HERITAGE ACT 1977

The Heritage Council is the approval authority under the Heritage Act for works to an item on the State Heritage Register (SHR). Section 57(1) of the Heritage Act identifies the need for Heritage Council approval if the work involves the following tasks:

- Demolishing the building or work;
- Damaging or despoiling the place, precinct or land, or any part of the place, precinct or land;
- Moving, damaging or destroying the relic or moveable object;
- Excavating any land for the purpose of exposing or moving the relic;
- Carrying out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct;
- Altering the building, work, relic or moveable object;
- Displaying any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct; and
- Damaging or destroy any tree or other vegetation on or remove any tree or other vegetation from the place, precinct or land.

Demolition of an SHR item (in whole) is prohibited under the Heritage Act, unless the item constitutes a danger to its occupants or the public. A component of an SHR item may only be demolished if it does not contribute to the significance of the item.

Section 57(1) of the Heritage Act also applies to archaeological remains (such as relics) within an SHR site, and excavation can only proceed subject to approval of a Section 60 application by the Heritage Division of OEH.

**No part of the study area appears on the SHR.**

### **HERITAGE AND CONSERVATION REGISTER (SECTION 170 REGISTER)**

Under Section 170 of the Heritage Act, government instrumentalities must keep a Heritage and Conservation Register (a Section 170 Register) which contains items under the control or ownership of the agency, and which are, or could, be listed as heritage items (of State or local significance). Road reserves within the study area are owned by the Department of Roads and Maritime Services.

**No part of the study area appears on any Section 170 Heritage and Conservation registers.**

## **2.3 ENVIRONMENTAL PLANNING INSTRUMENTS**

An Environmental Planning Instrument (EPI) is made under the EPA Act. An EPI can be a Development Control Plan (DCP), Local Environmental Plan (LEP) or a State Environmental Planning Policy.

### **STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY EMPLOYMENT AREA) 2009**

The current SEPP for the study area is the Western Sydney Employment Area (WSEA). Part 6 of the WSEA deals with miscellaneous provisions, with Section 33J dealing specifically with heritage conservation. .

**No part of the study area is listed on Schedule 5 of the SEPP.**

The associated DCP for this SEPP is the Employment Lands Precinct Plan, Eastern Creek Precinct. Section 9.1 deals with conservation of non-indigenous heritage. Sections within this DCP deal with the conservation of known heritage sites.

### **BLACKTOWN LOCAL ENVIRONMENTAL PLAN 2015**

The current LEP for the study area is the Blacktown LEP. Part 5.10 of the Blacktown LEP deals with heritage conservation, and subsections (2) and (3) determine whether development consent needs to be granted by Blacktown Council prior to commencement of any activities that may impact cultural heritage. Heritage items are listed under Schedule 5, Part 1 of the Blacktown LEP.

**No part of the study area is listed on Schedule 5 of the Blacktown LEP.**

### **BLACKTOWN DEVELOPMENT CONTROL PLAN 2015**

The applicable DCP for the study area is the Blacktown DCP. Part A Section 4.4 of the Blacktown DCP outlines design controls to be implemented when dealing with heritage items in general. Section 4.4.2 details the requirements for development within the vicinity of a heritage item. Section 4.4.2 includes the following development controls:

- Development Applications on land adjacent to and/or adjoining a heritage item must be accompanied by a Heritage Impact Statement that addresses:
  - The impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item
  - The size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works
  - Any modifications that are needed to reduce the impact of the proposed development on the heritage significance of the heritage item
- The design and siting of new works must complement the form, orientation, scale and style of the heritage item
- Development must maintain significant or historic public domain views to and from the heritage item
- Development in the same street as a heritage item that is part of a streetscape of buildings of consistent style, form and materials should incorporate the dominant style, form and materials of the streetscape

- Development is not permitted beneath the drip zone of trees that are integral to the significance of a heritage item
- Materials and colours of the facade of new developments must be complementary to an adjoining and/or adjacent heritage item
- Development must have effective screen planting on side and rear boundaries adjoining a heritage item, with planting to achieve a minimum mature height of 10m
- Front and side fences are to be no higher than the fence on an adjoining heritage item. Front fences should be open and transparent, such as timber picket or metal palisade. Side fences should be timber. No metal panel fencing is to be constructed on the boundary of any heritage item.

## 2.4 SUMMARY OF HERITAGE LISTINGS

Table 2.1 lists the relevant statutory and non-statutory registers, listings and orders, and identifies those in which any part of the site is listed. The location of heritage items in relation to the study area are outlined in Figure 2.1.

**Table 2.1 Summary of heritage register listings for the subject study area**

Register/Listing	Inclusion	Statutory implications
NHL	No	None
CHL	No	None
RNE	No	None
SHR	No	None
SEPP (WSEA) 2009	No	None
Blacktown LEP 2015	No	None
Blacktown DCP	No	None





**Figure 2.1 - Location of nearby heritage items**

21151 - Charter Hall, Eastern Creek

Source: NSW LPI Aerial, HNSW

Drawn by: WA Date: 2021-11-04





## 3. HISTORICAL CONTEXT

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The following historical background is designed to contextualise a site-specific history which will aid in the understanding of the heritage values of the study area. This work will provide a useful and concise summary of the history of the study area.

### 3.1 PRE-EUROPEAN HISTORY

The range of environments and landscapes within the Cumberland Plain had a profound influence on the lives of the traditional Aboriginal communities who lived there. As hunters and gatherers, Aboriginal people were reliant on their surroundings to provide food. Their transitory lifestyle affected population size, social interactions and degree of mobility, which can be confirmed in the archaeological record.

Population estimates at the time of contact are notoriously problematic as Aboriginal groups avoided early European settlers and were highly mobile. Another factor that complicates an accurate estimation is the effect of European diseases such as influenza and smallpox, which decimated Aboriginal populations soon after contact. Governor Philip estimated the number of Aboriginal people in coastal Sydney to be in the order of 1,000 individuals before 1792. However, it is unlikely that the early European explorers were able to successfully grasp the traditional population size. More recent estimates of the contact period population of the greater Sydney region place the number between five and eight thousand, although other estimates are much lower (Turbet 2001). For the western Cumberland Plain, Kohen has estimated a pre-contact population of 500 to 1,000 people, or a minimum overall density of about 0.5 persons per kilometre<sup>2</sup> (Attenbrow 2003).

Early writers recorded several named Aboriginal groups as occupying the Sydney region after the First Fleet arrived in 1788. Many of the colonists' reports included the names of groups that were associated with certain areas of land (Attenbrow 2003).

At the time of European contact, the land surrounding the study area was inhabited by a clan of the Darug-speaking people. Judge-advocate David Collins noted in his records in 1798 that the Gahbrogal lived "away from the coast, but near saltwater/brackish conditions since they ate estuarine teredo worms called cah-bro" (Attenbrow 2003). It was only after the 1870s that names such as the Darug came into use to describe Aboriginal language groups (Attenbrow 2003, p.31). In the second half of the 19<sup>th</sup> century, Reverend William Ridley recorded the language that he said was spoken at "George's River, Cowpasture and Appin...from the mouth of the George's River, Botany Bay, and for about 50 miles [80 kilometres] to the south-west" (Attenbrow 2003).

### 3.2 HISTORY OF THE EASTERN CREEK AREA

#### 3.2.1 EARLY DEVELOPMENT – 1789 TO 1819

In 1789, Watkin Tench and his party undertook a journey west of the newly established colony, walking through much of modern-day Blacktown to the Nepean. Governor Phillip, after hearing of the journey, named a hill Tench's Prospect Mount, which has since become shortened to Prospect Hill. By 1791, a dozen convicts had been granted 30-50 acres grants around the base of Prospect Hill (Sharpe 2000, p.72).

This began European development in the area and it was not long before the region was being cultivated by Europeans. Roads such as Windsor Road and the Great Western Highway were created to service the areas. The period between 1818 and 1820 saw an influx of grants awarded between South Creek and Prospect. Settlers in the area were provided with tools, seeds and stock to get their farms off to a good start (Nicolaidis 2000, p.16).

### 3.3 HISTORICAL SKETCH OF THE STUDY AREA

The following section seeks to document the known development history of the site.

#### 3.3.1 PHASE 1 – 1819 TO 1859

William Hayes, an emancipist, was granted 200 acres (80.9 ha) of land which included the study area in 1819, in the Parish of Melville, bordering on William Michin's "Minchinbury" estate to the north, John Thomas Campbell's 1,100 acres (445 ha) to the west and Eastern Creek to the east. As such, Hayes' grant was mostly surrounded by large estates, however, there was a collection of smaller holdings to the south (Figure 3.1).

Hayes purchased some of the smaller surrounding properties, expanding his land holdings up to 690 acres (279.2 ha), matching the size of surrounding larger estates (Cultural Resources Management 2005, p.8). However, it appears that Hayes was not living on the property at the time and likely had left it as open fields without a manager, as a notice from 1827 states:

*"Whereas several evil-disposed persons have heretofore made it a practice of crossing my Farm at the Eastern Creek, and breaking down the fences thereon; Notice is hereby given, that any Person or Persons found crossing or trespassing thereon with Cattle, Sheep or otherwise, in future will be prosecuted as the law directs" (The Sydney Gazette and New South Wales Advertiser, Wednesday 12 September 1827, pg. 4.)*

Hayes was residing on a property at South Creek at the time, and it is possible that the land was being leased. However, the fact that people could run livestock through his fences, without the tenants knowing seems to suggest that there was no one living in the study area at the time.

In 1828, Hayes moved the family to the estate and named it Lucan Park. A grant application in 1828 stated that the property included a house, stables, dairy, men's huts, cattle sheds and outbuildings. A clarification later stated that there was a 10 roomed house, 4 stall stable, two granaries, sheds with out-houses for the servants, a dairy and a kitchen (Cultural Resources Management 2005, pp.8–9).

Growing older, Hayes decided to sell the estate to his son in law, Charles Roberts for £800 in 1832. The pair purchased the neighbouring property in the east, determined to turn it into a stud and racing track. In 1839, Roberts purchased Hayes share in the neighbouring property and became the sole owner. 6 years later, Hayes and his wife agreed with Roberts to allow him to manage all their properties in their stead. William Hayes passed away in 1849 and full ownership of all the properties passed to Margaret Roberts, Hayes' daughter (Cultural Resources Management 2005, p.9).

By 1850, the Roberts family had begun to feel the sting of financial difficulties and were forced to subdivide and sell off parts of the estate. The eastern portion originally purchased by Hayes and Roberts was kept and remained Lucan Park, with the western half won in a legal battle with Adolphus William Young in 1853. It is not clear what the issue was but given the families financial problems it is likely that it was related to payment. Young sold the property to Moyse Rousell in 1859 (NSW LPI BK62 NO895).





**Figure 3.1 Parish map of Melville showing early grant locations**

21151 - Charter Hall, Eastern Creek



### 3.3.2 PHASE 2 – 1859 - 1920

It appears that Moyse Rousell had leased the property to Alfred Edward Perkins, a medical practitioner from Marrickville (BK 62 NO 895). The estate became known as Perkins Estate. Crown Plans from 1880 show the realignment of Wallgrove Road and its surroundings in high detail, with no buildings shown within the boundary of the study area. A house is depicted to the south of Wallgrove Road approximately 420 metres to the south-east of the study area (Figure 3.2).

Alfred Perkins purchased the property from Rousell in 1902, after a long period of leasing (BK 908 NO 737). Alfred quickly sold the property to his son Frederick Edwin Francis Perkins, an Engineer, in 1910 (BK 1136 NO 649). Frederick passed away in 1917 and passed the property down to James Campbell Perkins and Jesse Campbell (BK 1136 NO 649). It appears that James was a railway official and sold the property to a colleague, Francis William Watts from Rooty Hill in 1920, ending the long line of Perkins that had owned the estate (BK 1206 NO 318).

### 3.3.3 PHASE 3 – 1920 - NOW

Historic aerials from 1947 show the study area in an undeveloped and mostly uncleared area of the former Perkins property (Figure 3.3). Homesteads and outbuildings are shown on the southern side of Wallgrove Road around 400 metres to the south of the study area. This is likely the same building shown on the surveyor's plan from 1880, and is probably the Perkins residence. There is no historical evidence to suggest construction within the study area in the past, and it is likely to be an outer paddock that saw little use other than grazing.

The property was purchased by Ray Fitzpatrick Quarries in 1961, it is unclear if it was originally intended to be used as a quarry. However, historic aerial imagery shows that the site was only ever cleared of all vegetation at the time of purchase and then remained unchanged until 2005 (Figure 3.4, Figure 3.5). As such, no quarrying activities occurred within the boundaries of the study area. Evidence suggests the study area received no historic construction activities and is unlikely to contain any evidence of past use practices.

The Perkins house to the south of the study area remained standing until 1998 when it was demolished.

Since then it appears that the study area has been affected by earthworks and the removal of vegetation, with likely erosion occurring due to the construction of an industrial area around the site.

## 3.4 CHRONOLOGY OF THE STUDY AREA

Based on the historical background presented, it is possible to summarise the chronology of the study area. This is presented in Table 3.1.

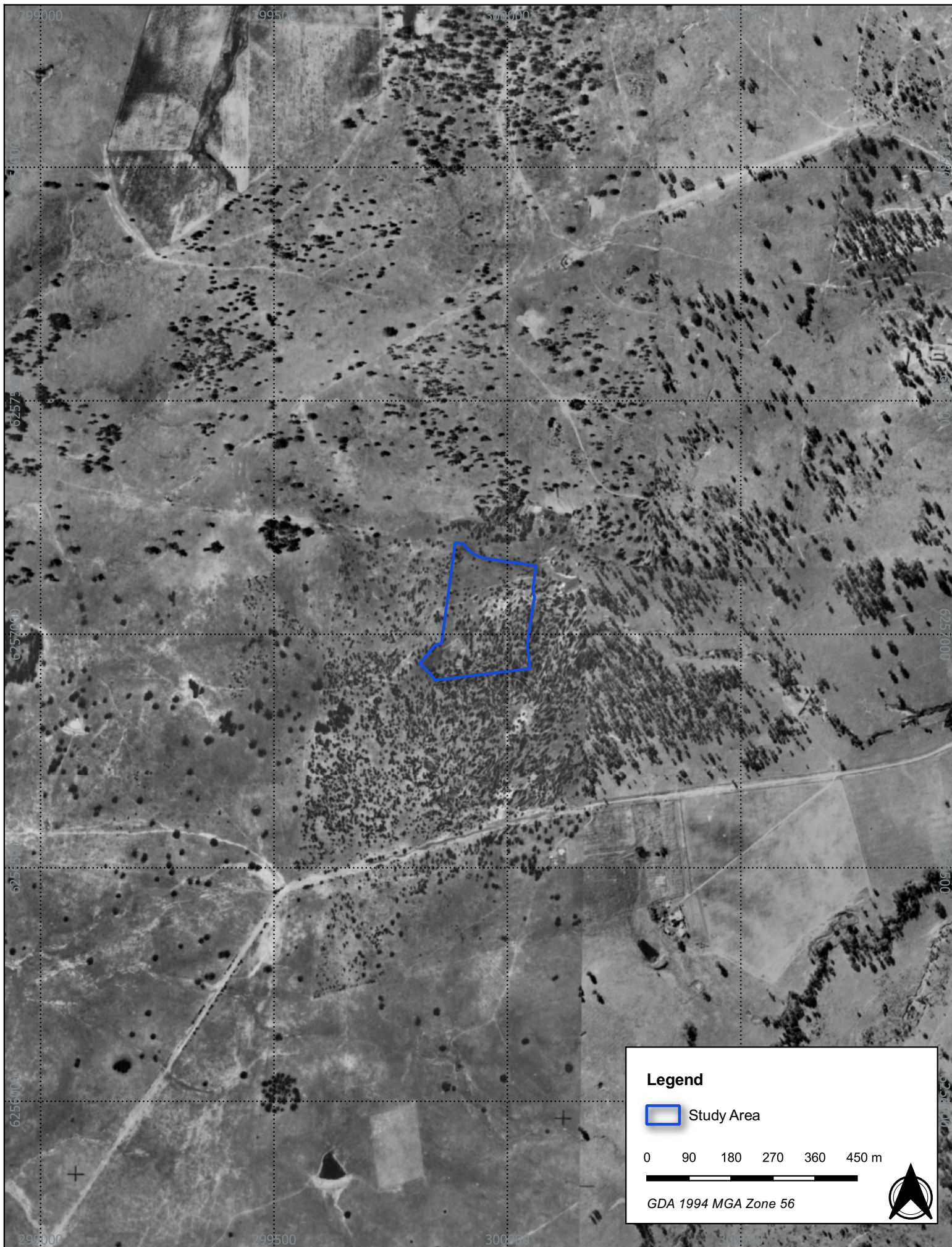
**Table 3.1 Summary of chronological events relating to the study area**

Phase	Summary	Date range
1	William Hayes receives 200 acres (80.9 ha) grant	1819
1	Adolphus William Young wins property in a legal battle	1853
1	Moyse Rousell purchases the property	1859
2	Alfred Edward Perkins purchases the property	1902
2	Frederick Edwin Francis Perkins purchases the property	1910
2	James Campbell Perkins and Jesse Campbell inherit the property on Frederick's death	1918
2	Francis William Watts purchases the property	1920
3	Ray Fitzpatrick Quarries Pty Ltd purchases the property	1961
3	Jacfin Pty Ltd purchases the property	1979









**Figure 3.3 - 1947 Historic aerial imagery of the study area**

21151 - Charter Hall, Eastern Creek

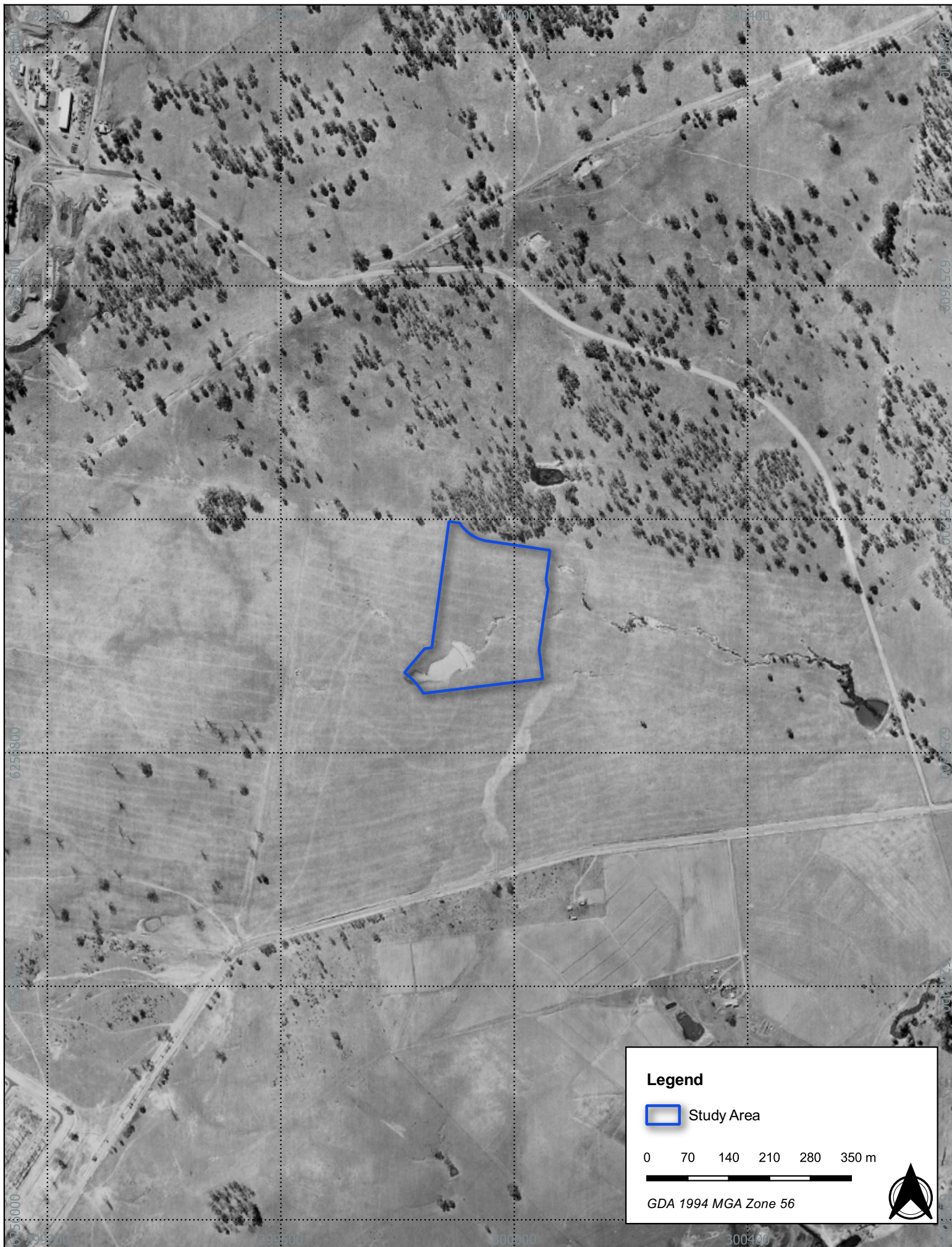
Source: NSW Spatial Collaboration Portal

Drawn by: WA Date: 2021-11-23



**A U S T R A L**  
**ARCHAEOLOGY**





**Figure 1965 Historic aerial imagery of the study area**  
 21151 - Charter Hall, Eastern Creek

Source: NSW Spatial Collaboration Portal

Drawn by: WA Date: 2021-11-23







**Figure 3.5 - 2005 Historic aerial imagery of the study area**

21151 - Charter Hall, Eastern Creek

Source: NSW Spatial Collaboration Portal

Drawn by: WA Date: 2021-11-23



**A U S T R A L**  
**ARCHAEOLOGY**



## 4. PREDICTIVE STATEMENTS

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An assessment of archaeological potential usually considers the historic sequence of occupation in comparison to the structures that are currently extant, as well as the impact that the more recent constructions and works would have had on the earlier occupation phases and, as such, the likely intactness of the archaeological resource. This, in turn, is tied in with the extent to which a site may contribute knowledge not available from other sources to current themes in historical archaeology and related disciplines.

Regarding the assessment of the study area, the archaeological potential depends upon the anticipated likelihood for the survival of buried structural fabric and cultural deposits as well as an estimation of archaeological integrity. Structural fabric refers to what is generally regarded as building or civil engineering remnants. Cultural deposits refer to archaeological deposits, i.e. deposited sediments containing artefacts *et cetera*.

Having analysed the historical evidence in the previous chapters, the following section presents a summary of the potential for a physical archaeological resource to be present in the study area, that is, its archaeological sensitivity/potential.

The following predictive model draws on the areas of known archaeological sensitivity. As a general rule of archaeology, sites first redeveloped in either the 19<sup>th</sup> or early 20<sup>th</sup> century can also retain evidence of occupation from previous periods. It is also common that such evidence can be recovered even when sites have been redeveloped or disturbed by modern construction activity. Based on the detailed background history, the following general predictive statements can be made:

- It is unlikely that there is any physical evidence of the occupation of the study area by the Hayes family, as their homestead was located outside the study area and has been subjected to a previous archaeological study. There may be remnants of old fencing or farming implements, however, these are unlikely to be significant and will not be closely associated with the family and their activities on the estate. It is also likely that the wholesale removal of vegetation from the study area has removed, destroyed or displaced these items.
- It is unlikely that there is any physical evidence of the occupation of the study area by the Perkins family. As their homestead is located outside the study area and were unlikely to have constructed anything within the study area. Again, discarded artefacts from the use of the area as an outer paddock may be present but will not be not significant.
- The area is likely to be subject to disturbance from the widespread construction around the study area. As such, any material within the study area is likely to have been disturbed by the installation of underground services, displaced by erosion due to the removal of vegetation and the use of heavy machinery.

As such, no parts of the study area are considered likely to contain archaeological potential.

## 5. SITE INSPECTION

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### 5.1 SITE INSPECTION METHODOLOGY

The site inspection was conducted by Stephanie Moore (Senior Archaeologist, Austral) on 22 November 2021. The aims of the inspection were to confirm the nature of any heritage values associated with the study area, and the relationship between it and other recorded or previously unidentified heritage items in the surrounding area.

For the purposes of this assessment, a heritage item is a “place, building, work, relic, moveable object or precinct” (as per the definition in Part 1 (4) of the Heritage Act).

The inspection consisted of a pedestrian survey of the study area to examine areas of ground disturbance and identify any heritage values associated with the study area. The inspection was recorded using notes and photographs.

### 5.2 SITE INSPECTION RESULTS

The study area consists of a vacant lot within an industrial estate in Eastern Creek, NSW. The site is bounded by a stormwater overflow basin to the north-east, by Eastern Creek Drive to the south-west, and by large industrial buildings to the east and west. The building to the east of the study area is still under construction. The study area is grassed, with various patches of exposure noted throughout (Figure 5.1).

The study area is low lying and generally appears to be flood prone, showing areas of inundation after recent rains (Figure 5.2). The elevation of the study area varies, with high points on the east and west, although these appear to be artificial and associated with construction of the surrounding buildings and the stormwater infrastructure (Figure 5.3). The remainder of the study area generally slopes to the north, towards the stormwater detention basin.

There is significant ground disturbance throughout the study area, predominantly resulting from the installation of stormwater infrastructure, including pits, pipes, and outlets (Figure 5.4 and Figure 5.5). There is also disturbance resulting from construction in the neighbouring properties, such as the construction of a retaining wall along the eastern boundary (Figure 5.6).

**No heritage values or areas of archaeological potential were identified during the site inspection.**



**Figure 5.1** North facing photograph of the study area



**Figure 5.2** View north along area of exposure, showing signs of surface wash





**Figure 5.3** View south across study area, showing elevated area containing stormwater infrastructure



**Figure 5.4** View north-east across the study area showing ground disturbance from infrastructure installation





**Figure 5.5** View north to stormwater infrastructure in adjoining lot. Black fencing indicates outflow headwall to detention basin



**Figure 5.6** View east to adjoining development, showing retaining wall and ground impacts



## 6. ASSESSMENT OF SIGNIFICANCE

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An assessment of cultural significance seeks to establish the importance that a place has to the community. The concept of cultural significance is intrinsically tied to the fabric of the place, its history, setting and its relationship to other items in its surrounds and the response it evokes from the community.

The assessment of cultural significance with respect to archaeological sites can present difficulties because the nature and extent of the "relics" are often indeterminate and value judgements therefore need to be made based on potential attributes. The element of judgement can be greatly reduced by historical or other research, as has been completed for the current study. Archaeological deposits and features provide important evidence of the history and settlement of New South Wales. These heritage items may include deposits containing material culture (artefacts) that can be analysed to yield information regarding early urban development that is unavailable from other sources. Archaeological investigations can reveal much about technology, industry, past economic and social conditions and people's lives.

Sites that contain these elements therefore have scientific value that may be of considerable significance when analysed in association with documentary evidence. It is through this potential to reveal information about the past use of a place that archaeological sites have heritage significance.

### 6.1 BASIS FOR ASSESSMENT

The Burra Charter of Australia ICOMOS was formulated in 1979 (revised 1999 and 2013) [Australia ICOMOS 2013], based largely on the Venice Charter (for International Heritage) of 1966. The Burra Charter is the standard adopted by most heritage practitioners in Australia. The Charter divides significance into four categories for the purpose of assessment. They are: Aesthetic, Historical, Scientific/Technical, and Social significance.

The Heritage Council of NSW has established a set of seven criteria to be used in assessing cultural heritage significance in NSW, and specific guidelines have been produced to assist archaeologists in assessing significance for subsurface deposits (Heritage Council of New South Wales 2009; NSW Heritage Office 2001). The Heritage Council's criteria incorporate those of the Burra Charter, but are expanded to include rarity, representative value, and associative value.

In order to determine the significance of a historical site, the Heritage Council have determined that the following seven criteria are to be considered (NSW Heritage Office 2001):

- **Criterion (a):** an item is important in the course, or pattern, of NSW's cultural or natural history (or the local area);
- **Criterion (b):** an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the local area);
- **Criterion (c):** an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- **Criterion (d):** an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the local area);
- **Criterion (e):** an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area);
- **Criterion (f):** an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area); and
- **Criterion (g):** an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or the local area).

These criteria were designed for use on known or built heritage items, where above ground heritage is both tangible and easily identified. Due to the nature of archaeology being that it is invisible until disturbed, the presence and attributes of archaeological material must be assumed



based on the recorded levels of disturbance, known site history and the creation of predictive statements. Ultimately, the actual presence of archaeological material can only ever be framed in terms of the potential for it to be present. The following assessment therefore deals with the built and archaeological potential within the study area in a consolidated manner.

## 6.2 LEVELS OF SIGNIFICANCE

The Heritage Act allows for the protection of heritage items of State or local significance. The levels of significance can be defined as:

- Items of State significance are of special interest in a State context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection of association to the State.
- Items of local significance are of special interest to the LGA. They are important to the local community and often form an important part of the local identity. Collectively, such items reflect the cultural or natural history of the given area.

## 6.3 SIGNIFICANCE ASSESSMENT

The following section addresses the significance of the potential archaeological resource in accordance with the criteria adopted in the Heritage Council's significance guidelines for archaeological deposits (Heritage Council of New South Wales 2009, pp.11–13), using selected questions from the guidelines.

**Table 6.1 Assessment of Significance**

Criterion	Assessment of Significance
(a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the local area);	The study area has been used as an outer paddock of a large estate for most of its European history. Therefore it is of limited importance. As such, it <b>does not</b> meet the threshold for listing under this criterion.
(b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the local area);	The study area forms part of a large estate owned by the Hayes and Perkins families, however, it is a minor association and nothing of import exists within the study area. As such, it <b>does not</b> meet the threshold for listing under this criterion.
(c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);	The archaeological resource of the study area is minimal and associated with farming, of which there is a wide knowledge base for the area. As such, it <b>does not</b> meet the threshold for listing under this criteria.
(d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the local area);	The study area forms part of a large estate owned by the Hayes and Perkins families, however, it is a minor association and nothing of import exists within the study area. As such, it <b>does not</b> meet the threshold for listing under this criterion.
(e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area);	The study area is unlikely to contain any significant archaeological material. As such, it <b>does not</b> meet the threshold for listing under this criterion.
(f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area); and	The study area is indicative of a typical farm in the region. As such, it <b>does not</b> meet the threshold for listing under this criterion.
(g) an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural	The study area is indicative of a typical farm in the region.

Criterion	Assessment of Significance
places or cultural or natural environments (or the local area).	As such, it <b>does not</b> meet the threshold for listing under this criterion.
Integrity/Intactness	Archaeological evidence at this site is likely to be subject to minor disturbance, with some areas of major disturbance.

#### 6.4 STATEMENT OF SIGNIFICANCE

- There are minimal archaeological resources likely to be present within the study area. Anything contained within the study area is likely to be associated with the use of the study area as another paddock in a large estate.
- Whilst part of estates which are of local significance, significance is generally associated with homesteads and buildings of the estate. Of which none are or were contained within the study area.
- The study area likely saw minimal use over its European history, with livestock grazing within its boundaries being the common use of the area.

As such, the archaeological resource within the study area is **not considered** to meet the Heritage Significance Criteria (at the local level).

## 7. STATEMENT OF HERITAGE IMPACT

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The purpose of this section is to present a comprehensive assessment of the impacts to the identified archaeological values associated with the study area from the proposed works.

### 7.1 PROPOSED WORKS

The proposed works include the removal of existing vegetation, bulk earthworks to level the site, excavations for underground services and footings, construction of the warehouse and associated infrastructure. A copy of the proposed design and its location is shown in Figure 1.4.

### 7.2 ASSESSED IMPACTS

Impacts to the study area would result from all aspects of the development. The removal of vegetation is likely to have minimal impact on the study area, just affecting the very top layers of soil. Bulk earthworks will have a major impact on the area, as large portions of the site will be excavated, removed or repositioned within the site. Excavations for underground services will remove large quantities of soil, which will be reburied in different locations. The construction of the warehouse is likely to have a large impact on the site, covering the ground surface and having a large heavy building and concrete pads pressing down on the earth and anything below it.

### 7.3 PREDICTED IMPACT ON THE POTENTIAL ARCHAEOLOGICAL RESOURCE

The following section provides an assessment of each element of the proposed works and whether the task has the potential to impact the identified archaeological resource.

#### **PREDICTED IMPACTS WITH THE POTENTIAL TO HARM THE ARCHAEOLOGICAL RESOURCE**

Excavations and construction of infrastructure are likely to have large effects on any potential archaeological resource. However, as there is predicted to be limited archaeological material within the study area the effect of these tasks will be minimized.

### 7.4 CONSIDERATION OF HERITAGE VALUES IN THE DESIGN PROCESS

The following questions are taken from the Heritage Division's guidelines to preparing statements of heritage impact (Heritage Office and Department of Urban Affairs & Planning 1996).

#### **WHAT ASPECTS OF THE PROPOSAL RESPECT OR ENHANCE THE HERITAGE SIGNIFICANCE OF THE STUDY AREA?**

As the study area does not hold a significant connection to the Lucan Park or Perkins Estate, there is little that can be done to enhance the heritage significance of the study area.

Heritage interpretation signs could describe the history of the estates, but the nearby Southridge house is likely to flag the significance of the study area as part of a larger estate.

#### **WHAT ASPECTS OF THE PROPOSAL COULD HAVE A DETRIMENTAL EFFECT ON THE HERITAGE SIGNIFICANCE OF THE STUDY AREA?**

As there is limited heritage significance and the area is already heavily developed, there is likely to be a minimal effect on the heritage significance of the study area.

#### **HAVE MORE SYMPATHETIC OPTIONS BEEN CONSIDERED AND DISCOUNTED?**

As there is little significance within the study area and the heavy development surrounding the study area, there is no need to consider more sympathetic options.



## 8. CONCLUSIONS AND RECOMMENDATIONS

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### 8.1 CONCLUSIONS

The study area falls within an external part of a large estate that was significant to the local area at the beginning and middle of the 1800s. However, as the study area falls within a largely unimportant outer paddock this significance is greatly reduced.

It is unlikely that any archaeological material related to the Hayes or Perkins family will be found within the study area. Any material that is found is likely to be discarded agricultural implements and waste related to grazing animals, which is of little significance.

As such, there is limited heritage significance within the study area and the proposed development is unlikely to harm any archaeological material present.

### 8.2 RECOMMENDATIONS

To mitigate the harm documented in this assessment, it is recommended that:

- 1) Based on the lack of significance uncovered during the writing of this report, no further historic heritage assessment is required. Works can proceed as required
- 2) If historical archaeological relics not assessed or anticipated by this report are found during the works, all works in the immediate vicinity are to cease immediately and the Heritage Division be notified in accordance with the conditions of the Section 60 permit. A qualified archaeologist is to be contacted to assess the situation and consult with the Heritage Division of the Office of Environment and Heritage regarding the most appropriate course of action.
- 3) Should the actual development be altered significantly from the proposed concept design, then a reassessment of the heritage/archaeological impact may be required. This includes any impacts not explicitly stated in Section 8 and the installation of any subsurface services.
- 4) A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage Division.

## 9. REFERENCES

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Australia ICOMOS 2013, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood, VIC.

Cultural Resources Management 2005, *Lucan Park Homestead Site, M7 Motorway, Eastern Creek. Archaeological Investigation*.

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