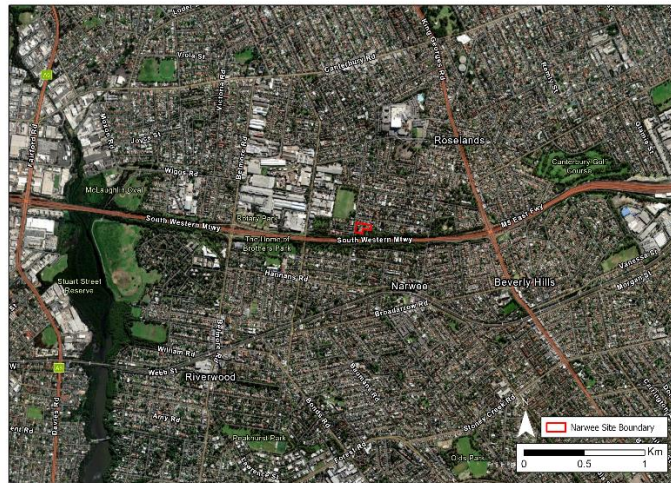


# Proposed Narwee Parkland Care Community

59-67 Karne Street North, Narwee, NSW



## Statement of Heritage Impact

Report to  
**Opal HealthCare**

Dominic Steele Consulting Archaeology  
January 2023

### **Acknowledgement**

We acknowledge the Traditional Custodians of the Country and we recognise First Nations people's continuing connection to the lands, waters, and communities of New South Wales. We pay our respect to Elders both past, present, and emerging, and we extend our respect to all Aboriginal and Torres Strait Islander peoples and their cultures living in Greater Sydney.

**Document control**

Project Name	Proposed Narwee Parkland Care Community. 59-67 Karne Street North, Narwee, NSW. Statement of Heritage Impact
Client Name	Opal HealthCare
Issue	January 2023

### Report summary

Opal HealthCare propose to create ‘Narwee Parkland Care Community’ at 59-67 Karne Street North in Narwee as a State Significant Development under Housing SEPP 2021. The Secretary’s Environmental Assessment Requirements (SEARs) for SSD-45024776 that have been issued require a Statement of Heritage Impact be prepared if there is potential for the proposal to have direct or indirect impacts on the heritage significance of environmental heritage and also an Archaeological Assessment to be prepared if potential impacts to archaeological resources are identified.

This Heritage Impact Statement assesses potential heritage impacts that may result from the proposal and this evaluation is measured against the statutory heritage protection provisions of the *Heritage Act 1977* (as amended), the *National Parks and Wildlife Act 1974* (as amended), and relevant heritage protection, conservation, and management provisions of Canterbury Local Environmental Plan (LEP) 2012 and Canterbury Development Control Plan (DCP) 2012.

### Methods

This report is based on the findings of historical and archaeological heritage research, statutory and non-statutory heritage register searches, geotechnical and ecological information review, and field survey.

### Findings and conclusions

The Karne Street North property does not form part of a Heritage Conservation Area and there are no State or locally listed heritage sites or items located on the or within proximity of the proposed redevelopment site. The property also has no archaeological potential to contain buried Aboriginal objects and relics as defined by the NPW Act and the Heritage Act respectively because bore-logs confirm visual evidence that previous building and demolition activity has cut-down original site levels into the B-horizon clays on the site and removed all original overlying A-horizon topsoils with potential to contain Aboriginal objects and historical-period relics.

### Recommendations

This report recommends:

- This Statement of Heritage Impact addresses and satisfies the Environmental Heritage impact assessment requirements of the Planning Secretary Environmental Assessment Requirements (SSD-45024776) that have been issued for the Narwee Parkland Care Community.
- The site has no potential to contain to archaeological relics and does require an Archaeological Assessment to be prepared because no potential impacts to archaeological resources are identified by this report.
- There are no heritage constraints to the proposed development proceeding.

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## 1.0 Introduction

### 1.1 Background

Opal HealthCare propose to create a new Care Community to be known as ‘Narwee Parkland Care Community’ at 59-67 Karne Street North in Narwee that is located within the City of Canterbury-Bankstown, NSW. The Proponent seeks to have the proposal assessed as a State Significant Development (SSD) under Housing SEPP 2021 and in accordance with Section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary’s Environmental Assessment Requirements (SEARs) for SSD-45024776 were issued in June 2022. The issued SEAR’s require that a Statement of Heritage Impact be prepared if there is potential for the proposal to have direct or indirect impacts on the heritage significance of environmental heritage and also require an Archaeological Assessment to be prepared if potential impacts to archaeological resources are identified. The objectives of these reports are to assess any heritage impacts that may result from the proposal and to outline measures to ensure potential heritage impacts are minimised and mitigated.

**Table 1.1: SEAR’s – 20. Environmental Heritage: heritage assessment requirements and documentation**

Issue and Assessment Requirements	Documentation
<p>20. Environmental Heritage</p> <p>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.</p>	<p>Heritage Impact Statement</p> <p>Archaeological Assessment</p>

**Figure 1.1: Location of the study area for this report at 59-67 Karne Street North in Narwee**



This Heritage Impact Statement assesses potential heritage impacts that may result from the proposed Narwee Parkland Care Community development and this evaluation is measured against the statutory heritage protection provisions of the *Heritage Act 1977* (as amended), the *National Parks and Wildlife Act 1974* (as amended), and relevant heritage protection, conservation, and management provisions of Canterbury Local Environmental Plan (LEP) 2012 and Canterbury Development Control Plan (DCP) 2012.

## 1.2 Proposed development

### 1.2.1 Site location, context and details

The Karne Street North site is located in north Narwee in the City of Canterbury-Bankstown and is situated about 4.5km to the south-east of Bankstown. Narwee is mostly residential housing with commercial and light industrial development. The suburb is bisected by the M5 and the Karne Street North site is situated to the north of the rail line and at the periphery of the suburb's residential neighbourhood.

The site is an irregular L-shaped piece of land that is about 7,149m<sup>2</sup> in size and it combines four individual land parcels that comprise Lot D and Lot C in DP 403467, Lot 2 in DP 518877, and Lot 2 and Lot 3 in DP 16063. The site is accessed by Karne Street N which culminates to the site's south-west, continuing onwards into Arilla Avenue bound by existing residential housing to the north and east, by Karne Street North to the west, and by a reserve (Richard Podmore Dog Park) to the south.

All previous buildings that were formerly located on the site have been demolished (in 2017) and the land has been cleared of above-ground building fabric down to foundation slabs and footings.

**Figure 1.2: The site shown in 2015 before demolition (left) and a view of the existing conditions at the site (right) showing ground slabs and footings left over from demolition of buildings.**





### 1.2.2 Proposed development

The proposal is to create a place to cater for high-care residents (165 Bed) and this will entail construction of a new three-storey building with one level of basement. The concept for the proposal includes provision of public areas, a wellness centre and café, a children's playground, and gardens. architectural plans and elevations for the proposal are appended (**Appendix A**). Potential uses of Aboriginal design (**Appendix B**) are also attached.

## 1.3 Summary of statutory heritage context and controls

On the basis of heritage register searches (National, Commonwealth, State and local) that have been undertaken for this report, an overview of the existing heritage status of the Karne Street North site is detailed below and a summary of the operations of the various statutory Acts that have been considered for this assessment is appended (**Appendix C**).

### 1.3.1 Environment Protection and Biodiversity Act 1999

A portion of the Karne Street North site is affected by the Biodiversity Values Map overlay but the proposed development will not cause a significant impact on biodiversity values including threatened species that are managed under this Act.

### 1.3.2 NSW Heritage Act 1977 (as amended)

There are no SHR-listed heritage sites or items or archaeological sites identified on the property or within the vicinity of the Karne Street North land under this Act.

### 1.3.3 National Parks and Wildlife Act 1974

There are no AHIMS-listed Aboriginal objects or archaeological heritage sites identified on the Karne Street North property or within the vicinity of the site that require management under this Act (**Appendix D**).

### 1.3.4 Local government controls

There are no heritage items or archaeological sites on the Karne Street North property or within the vicinity that are listed on Canterbury Local Environmental Plan (LEP) 2012 and that require management under Canterbury Development Control Plan (DCP) 2012.

### 1.3.5 Summary

There are no Heritage Items or Archaeological Sites (Aboriginal or non-Aboriginal) listed on the SHR or CLEP 2012 that are located on the Karne Street North property, nor are any Heritage Items or Archaeological Sites located in close proximity to the site, and the subject site does not form part of a Heritage Conservation Area.

The nearest CLEP 2012-listed Heritage Item to the site is Narwee Railway Station that is identified in Schedule 5 of the CLEP 2012 as comprising ‘Federation and interwar railway station buildings and pedestrian underpass’ (Item No. I151) and is located about 700m to the south-east of the study area.

**Table 1.2: No Heritage Items or Archaeological Sites or Heritage Conservation Areas listed on the SHR or CLEP 2012 are located on the Karne Street North site or occur within close proximity to the land.**

Heritage List	Heritage Items on site or in proximity	Significance
World Heritage List		n/a
National Heritage List		n/a
Commonwealth Heritage List		n/a
Register of National Estate (non-statutory)		n/a
State Heritage Register		n/a
Canterbury LEP 2012	Federation and inter war railway station buildings and pedestrian underpass (#I151)	Local

#### 1.4 Heritage assessment and reporting methodology

This report has been prepared with reference to the guidelines and standards for the preparation of Statements of Heritage Impact as set out in the assessment and reporting documents:

- Australia ICOMOS. 2002 (Revised). The Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance.
- NSW Heritage Office. 1996. NSW Heritage Manual. NSW Heritage Office and the Department of Urban Affairs and Planning. Sydney (revised 2002).
- NSW Heritage Office. 1996. Statement of Heritage Impacts guidelines. NSW Heritage Office and DUAP.
- NSW Heritage Council. 2008a. Levels of Heritage Significance. Assessing Heritage Significance Supplement. NSW Heritage Council.
- NSW Heritage Council. 2008b. Levels of Heritage Significance. Assessing Heritage Significance Supplement. NSW Heritage Council.

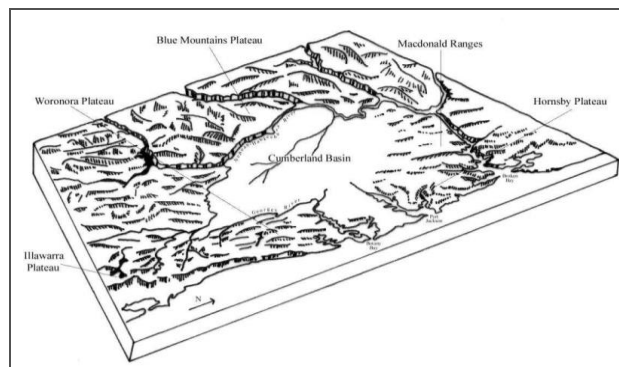
The Aboriginal cultural heritage assessment component of this report has been adapted from an Aboriginal Cultural Heritage Assessment Report (ACHAR) that has been prepared for the proposal (DSCA November 2022).

## 2.0 Landscape heritage context

### 2.1 Character of the Country

Narwee is located in the Cumberland Plain which is one of the six physiographic units of the Sydney region. It is a saucer shaped tectonic depression that underlies western Sydney. The Cumberland Plain is separated from the Blue Mountains Plateau by the Lapstone Structural Complex, which consists of the Nepean Fault, the Kurrajong Fault and the Lapstone Monocline. The northern and southern boundaries of the Plain are less well-defined, with the Hornsby Warp and South Coast Warp producing gentle transitions to the adjoining plateaux. The Hawkesbury-Nepean River flows along the Lapstone Structural Complex and drains through the South and Eastern Creeks systems. The Georges River drains the south-eastern section of the Cumberland Plain.

**Figure 2.1: Block diagram showing the six physiographic units of the Sydney region (adapted from Bannerman and Hazelton (1990) and Benson and Howell (1990b))**



The Cumberland Plain is characterised by gently undulating plains and low hills that are generally 20-150m above sea level. In the far southwest of the region in the vicinity of the Razorback Range, much higher elevations (~350m asl) are reached. The undulating terrain is due to the low mass strength of the Wianamatta Shales, which are highly fissured and weather rapidly to produce clay-rich soils (Young 1991).

The Country at Narwee is characterised by gently undulating plains and low rolling hills and the local landscape has dominant topographic and landscape elements that comprise a north-south trending ridgeline that is located about a kilometre to the east, the Georges River that occurs about four kilometres to the south, and Salt Pan Creek that is located about two kilometres to the west of the site.

The following sections show the site forms part of an established urban residential streetscape that has been previously built on with the buildings having been recently demolished. The land is at an elevation of 22m to 28m AHD and slopes gently from northeast to southeast. The maps below illustrate the key characteristics of the site and surrounding Country.

Figure 2.2: Landscape position today



Figure 2.3: Landscape character - elevation

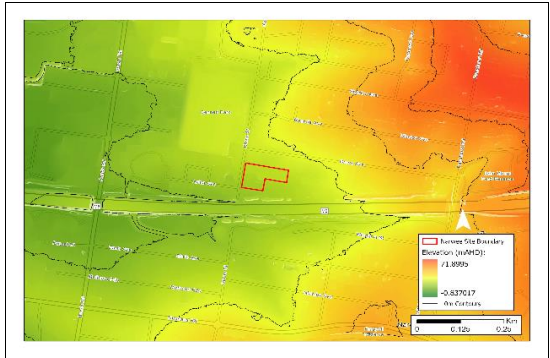
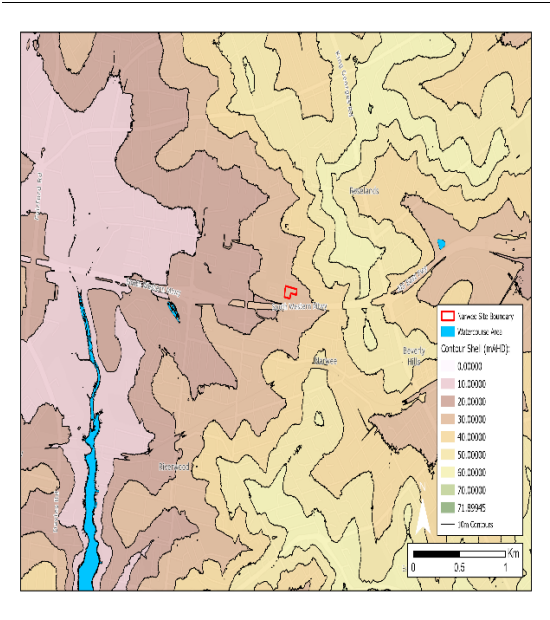


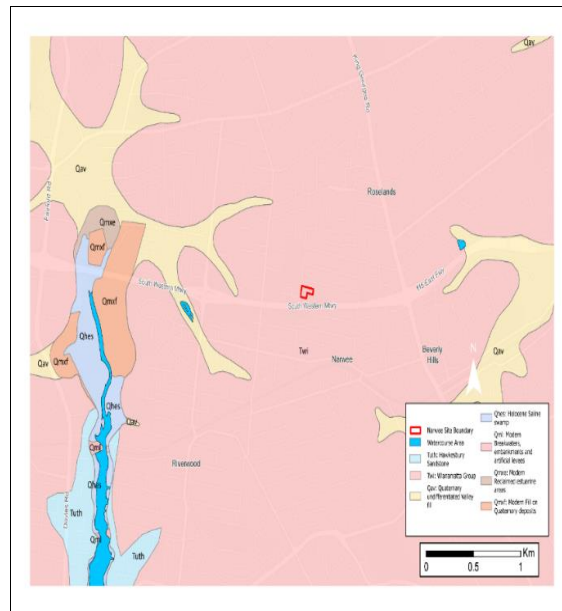
Figure 2.4: Landscape character – topography and terrain



## 2.2 Geology and soils

The geology of the Cumberland Plain is dominated by the Wianamatta Group which consists of three formations that were laid down during a single regressive episode during the Middle Triassic. The three formations of the Wianamatta Group are, in order of decreasing age: Ashfield Shale; Minchinbury Sandstone; and Bringelly Shale. Ashfield Shale was deposited in a lacustrine or shallow marine environment and consists of dark grey to black sideritic claystone and siltstone, dark grey to black siltstone laminite and light grey quartz lithic sandstone laminite. This formation occurs on the northern, south-eastern and western margins of the Plain. Minchinbury Sandstone is also found on the edge. Bringelly Shale was laid down in a coastal plain environment and is distributed extensively throughout the region. This formation is dominated by claystone and siltstone but it also contains lesser amounts of laminite, sandstone, coal, highly carbonaceous claystone and tuff.

Figure 2.5: Geology and soils of the Country

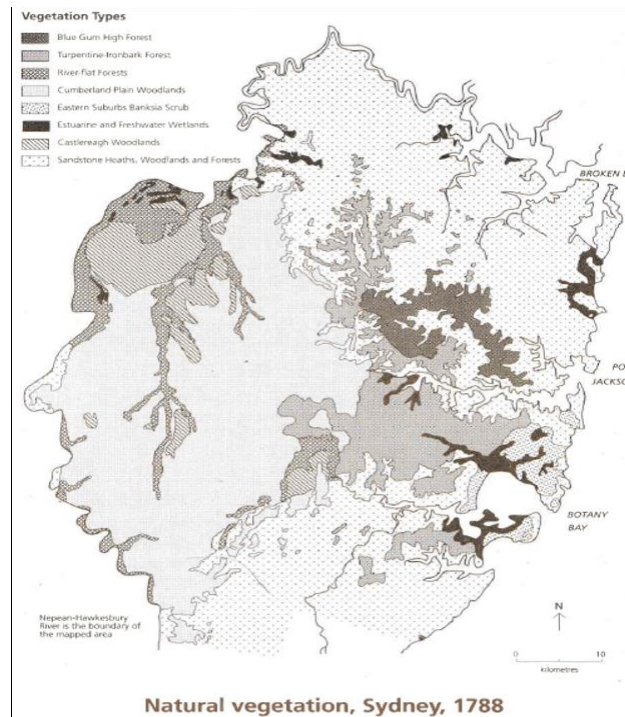


The site is underlain by Ashfield Shale and the soils are of the Blacktown Soil Landscape which is the dominant soil landscape of the Cumberland Plain. This is a residual soil landscape, which means that soils have formed from the in situ weathering of parent material. It consists of low rises and hills underlain by Shale. The landforms usually have broad (200-600m) concave crests and simple slopes with convex foot-slopes. Local relief is 10-50 m and the altitude ranges from 10-200 m. Slopes are generally less than 10% and there is no rock outcrop.

## 2.3 Forest Country

The dominant geology and clay derived soils of the gently undulating topography of the Country before 1788 supported a once extensive and now rare Turpentine-Ironbark Forest that is today a scheduled endangered ecological community under the EPBC Act and TSC Act.

**Figure 2.6: Natural vegetation in Sydney in 1788 (Benson and Howell 1990)**



The forests would have had 20-30m tall trees that formed an open-forest structure and likely have comprised Turpentine (*Syncarpia glomulifera*), White Stringybark (*E. globoidea*), Red Mahogany (*E. resinifera*), and Grey ironbark (*E. paniculata*). Understorey species likely included *Acacia falcata*, *A. parramattensis*, *Dodonaea triquetra*, *Pittosporum undulatum* and *Polyscias sambucifolia*. The understorey would have ranged from dense scrub up to 3m high to open and grassy with scattered shrubs. Dense scrub may have been along watercourses with Paperbarks (*Melaleuca decora* most common) probably found in depressions and on creek flats.

## 3.0 Aboriginal cultural heritage context

### 3.1 Aboriginal Cultural Heritage Assessment Report

The traditional custodians of the Country of which the Karne Street North site forms a small part were the Bidjigal people of the Darug Nation.

An Aboriginal Cultural Heritage Assessment Report (ACHAR) that has been developed by talking with First Nations community groups and individuals has been prepared to inform and guide the Karne Street North project (DSCA November 2022). The ACHAR includes an overview of the First Nations archaeological heritage record for this part of the Cumberland Plain and an outline post-1788 history for the site. The findings of the archaeological heritage impact assessment below is based on the results of Aboriginal Heritage Information Management System (AHIMS) searches, from review of geotechnical data, and from the outcomes of conversations held on-site with the community as part of the ACHAR consultation.

### 3.2 Aboriginal archaeological impact assessment

#### 3.2.1 AHIMS

Searches of AHIMS for this study (**Attachment D**) show that no Aboriginal archaeological sites have previously been recorded within the study area or in any nearby locations. There are no sites in Narwee. One of the nearest known AHIMS sites (AHIMS #45-6-205) is located in Earlwood. It is a rock shelter with art and occupation deposits that is listed on CLEP 2012 (AH1) and was also registered on the NSW State Heritage Register in 2009.

#### 3.2.2 On-site inspection and First Nations community consultation

Site inspections with the First Nations community for the ACHAR show the ground surfaces across the site are visibly disturbed from historic building and demolition works. The site is located on shale geology with clay-loam topsoils (A<sup>1</sup> and A<sup>2</sup> soil horizons) which are the only soils in this local landscape with potential to contain archaeological materials. Geotechnical bore-log information confirms previous building activity has cut down the original site levels to a depth to remove all of the original A-horizon topsoils (with potential to contain Aboriginal objects) and as a result, the site has no soils with potential to contain Aboriginal objects and the site has no archaeological sensitivity.



## 4.0 Post 1788 land use history overview

The Karne Street North site is located on a historical land grant of 100-acres that was given by the Crown to Richard Podmore in 1809-1810. Podmore was a private in the New South Wales Corps when he had arrived in Sydney in 1792. He was initially posted to Norfolk Island (in 1794) where he met Phoebe Flarty with whom he subsequently lived with after returning to Port Jackson. The couple married in 1810 and had at least five children together between 1799-1815. Podmore was discharged from the military in 1805 and worked as a shoemaker. Flarty died in 1817 and their son, Richard (born in 1808), was admitted to the Liverpool Male Orphan School (located in Bonnyrigg Heights) in 1819. Podmore sold his grant to ex-convict, Robert Gardner, in 1820 and he left Sydney for Van Diemen's Land (Tasmania) in 1823. Podmore returned to Sydney in 1825 and continued working as a shoemaker. He died at Liverpool in 1843.

There is no evidence that Podmore built on the land or made any significant changes to it before he sold his grant to ex-convict, Robert Gardner, in 1820. Other forest lands that were first granted in this area at the same time included land to the east of Podmore's grant between today's Penshurst and King Georges Roads that was given to Richard Tuckwell who was another soldier from the same Company. The land is likely to have been used for its timber resources and for animal grazing and probably for cultivation during the earliest periods.

Robert Gardner (aka 'Bob the Gardener') cut-down trees and progressively cleared the land over the next fifty years and developed a farm on Podmore's grant he called 'Sunning Hill Farm'. It was later extended to take in an adjoining 30-acre land grant (Emery's) located to the south-west that was farmed by Gardner's adopted son, Thomas Gardner Whitehall. However, during the 1820s the landscape had few other farms and a sparse settler population and the Country was still largely uncleared ironbark forests. During the 1820s and 1830s the forestland provided both refuge for bushrangers but also animals pursued by the Sydney Hunt Club that held its hunting meetings in the area and hunted deer in the vicinity of 'Bob the Gardener's Farm' (Hurstville City Council Local History Library, n.d).

Robert Gardner died in 1873 and his farm was left to his wife, Sarah. In the following year proposed regional rail alignments included a line that was to follow the eastern side of Iron Cove Creek as far as Dulwich Hill from which point two alternative routes were suggested, one of which would pass through Canterbury. The land at Sunning Hill Farm was bought from Gardner's relatives in the 1880s by a land speculator (William Graham Cameron) who hoped to gain from a proposed railway route that crossed the land but which in 1885 did not eventuate when a more northerly route was decided. Although most of the region had been subdivided by this time the area was only lightly populated with settlements at Dumbleton, Peakhurst, Revesby, Salt Pan, East Hills and Milperra. The primary land use was related to poultry, market, dairying and pig-farming.



**Figure 4.1: 'Trial Survey' line (added later) for the railway through Podmore's land grant, then under planning for Graham Park Estate, shown on 1903 Parish of St George Parish Plan. Approximate location of Narwee Station marked (Aecom Australia Pty Ltd: Figure 4)**



Suburban development occurred in the early twentieth century and between the Wars many War Service homes were built to the west of Canterbury. The rail line was extended to Bankstown in 1909 with proposals for a line to East Hills officially raised after World War One as an extension of this line to Bankstown. The Railway Department proposed a line from Tempe to Salt Pan Creek in 1923 to serve the growing town of Dumbleton (later known as Beverly Hills and located about 2km east of Narwee Station). Residents west of Salt Pan Creek also petitioned to extend the line to East Hills. Approval to construct a railway from Tempe to East Hills was given in 1924 and work began in 1927. The first section to Kingsgrove opened in 1931 as an electrified double track line from Wollie Creek Junction and the second section which included Narwee Station opened as a single-track non-electrified extension to East Hills in the same year.

Sunning Hill Farm had been subdivided about two decades prior to the arrival of the railway (by the Intercolonial Investment Land and Building Company Ltd) in 1912 and was sold-off as ten-acre farms as part of the 'Graham Park Estate'. The name Narwee was adopted when the railway opened in 1931. The landscape was mostly poultry farms and market gardens but residential housing developed slowly during the Depression and World War II but the suburb grew rapidly in the 1950s.

**Figure 4.2: Buildings on the Karne Street North site in 1942 (left) and post-demolition of these in 2017 (Six Maps 2022)**



## 5.0 Existing conditions

### 5.1 Ground disturbance and vegetation

#### 5.1.1 Heritage status

There are no Heritage Items or Archaeological Sites or Heritage Conservation Areas located on the Karne Street North land and none occur within proximity to the site. There is also no record for any building on the Karne Street North lands or any related ‘land improvement activity’ until the first half of the nineteenth century when the structures and street shown in 1942 had been established. There is also no historical evidence that the Karne Street North site was used for specific ‘non-building agricultural use’ prior to that time and which may have occurred in such a way that is likely to have resulted in the creation of an archaeological record of this pre-land subdivision activity.

#### 5.1.2 Ecological status

The City of Canterbury-Bankstown is located within the basin of the Cooks River and extant native vegetation displays elements of the region’s original natural environment prior to 1788. The site is located in close proximity to two endangered ecological communities that consist of a patch of Turpentine-Ironbark Forest that is situated in Wise Reserve, and a stretch of Castlereagh Ironbark Forest which runs along the M5 and along the site’s eastern extent. These remnant ecological communities are rare throughout the metropolitan area and are home to a diversity of native fauna including brush-tail possums and fruit bats, and birds (Group GSA December 2022).

The ecological assessment for the site identified no threatened species (or are expected to occur within the site) and found potential habitat for threatened species limed and minor seasonal foraging habitat for nectarivores species. On this basis, it was concluded by the ecology study that the proposal would not cause a significant impact on biodiversity values including threatened species (Travers Bushfire and Ecology October 2022).

#### 5.1.3 Site images

The images below show the present condition of the Karne Street North site and illustrate the existing urban relationship of the land to the adjacent reserve and streetscapes. The site was until 2017 occupied by buildings that have been demolished down to foundation slabs and footings. The impact this landuse on original soils to contain Aboriginal objects and relics protected by the NPW Act and Heritage Act respectfully

**Figure 5.1: Ground slabs leftover from the recent demolition of buildings that occupied the site.**



**Figure 5.2: The site retains one mature tree and is situated next-door to a reserve with native trees and non-native plantings.**





**Figure 5.3: The original site topography has been altered but can still be read on the ground.**



**Figure 5.4: Relationship of the site and adjacent reserve**





**Figure 5.6: Ground slabs, concrete walkways and car-parking hard stands currently remain on the site.**



## **5.2 Geotechnical information**

Geotechnique Pty Ltd (August 2022) report on the results of drilling of geotechnical boreholes at the site. The soil profiles encountered above bedrock show original topsoils are absent and have been replaced by modern topsoils that occur directly over truncated subsoil clay.

## **5.3 Archaeological evaluation**

There are no known heritage items located on the Karne Street North site or within proximity of the site, and the potential for the site to contain buried Aboriginal objects and historical-period relics is low. This is because bore-logs confirm visual evidence that demonstrate previous building and demolition activity has cut-down the original site levels to a sufficient depth to remove all of the original A-horizon topsoils with potential to contain Aboriginal objects and historical-period relics.

## **6.0 Assessment of potential heritage impact of proposal**

### **6.1 Potential impacts to known heritage items**

The proposed Narwee Care Community development will not impact upon any State or locally listed heritage sites or items including archaeological sites and conservation areas.

The nearest heritage item to the subject site that is listed on the CLEP 2012 is Narwee Railway Station which is located over 700m to the southeast and the proposed redevelopment of the Karne Street North land will have no direct, or indirect, or residual impact on the railway.

### **6.2 Potential impacts to Aboriginal objects and non-Aboriginal relics**

The Karne Street North site is heavily disturbed from past building and demolition activity that has operated to cut-down the original ground surfaces and remove all topsoil, and the site retain little to no potential to retain Aboriginal objects or relics as they are defined and protected by the NPW Act and the Heritage Act respectively.

### **6.3 Canterbury LEP 2012 and DCP 2012**

Canterbury Local Environmental Plan 2012 zones the site R3 Medium Density Residential and Seniors housing is permissible with consent. A portion of the site is affected by the Biodiversity Values Map overlay and is excluded from the Housing SEPP but this does not preclude the permissibility of seniors housing on the site (Group GSA December 2022).

There are no known or potential heritage impacts identified by this report that may result from the proposal and in this regard the proposal is compliant with the heritage controls contained within CLEP 2012 and consistent with CDCP 2012.

### **6.4 Conclusions**

There are no State or locally listed heritage sites or items located on the Karne Street North property or within proximity of the site and the property also has no archaeological potential to contain buried Aboriginal objects and relics as they are defined and protected by the NPW Act and the Heritage Act, respectively.

### **6.5 Recommendations**

It is recommended:

- This Statement of Heritage Impact addresses and satisfies the Environmental Heritage impact assessment requirements of the Planning Secretary Environmental Assessment Requirements (SSD-45024776) that have been issued for the Narwee Parkland Care Community.

- The site has no potential to contain to archaeological relics and does require an Archaeological Assessment to be prepared because no potential impacts to archaeological resources are identified by this report.
- There are no heritage constraints to the proposed development proceeding.

## 7.0 References

Bankstown Historical Society. 1997. **Historical Tour of the Bankstown District**. 6<sup>th</sup> Edition.

Benson, D. & J. Howell. 1990. **Taken for Granted: The Bushland of Sydney and its Suburbs**. Kangaroo Press. Kenthurst.

Geotechnique Pty Ltd. August 2022. Proposed Narwee Parkland Care Community. 59-67 Karne Street North, Narwee. Geotechnical Investigation.

Goodall, H., and A. Cadzow. 2009. **Rivers and Resilience: Aboriginal People on Sydney's Georges River**. UNSW Press.

Group GSA. December 2022. Narwee Parklands Care Community. State Significant Development Application Design Report. Application Number SSD-45024776. Prepared for Opal HealthCare.

Travers Bushfire and Ecology. October 2022. Ecological Assessment Report. Proposed Development: 'Narwee Parklands Care Community'. 59-67 Karne Street Narwee NSW 2209.



## Appendices

### Appendix A

Architectural plans and elevation (Group GSA December 2022)

### Appendix B

Potential use of Aboriginal design (Group GSA December 2022)

### Appendix C

Legislation

### Appendix D

Aboriginal Heritage Information Management System (AHIMS) data

**Appendix A**

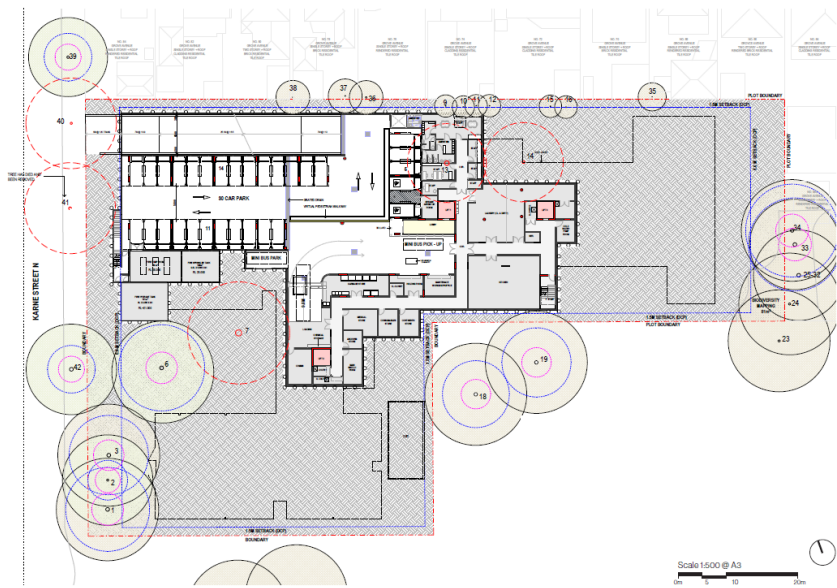
Architectural plans and elevations (Group GSA December 2022)

## 5.6 PLANS

### Basement

**LEGEND**

- Single Bedroom
- Companion Bedroom
- Suite Bedroom
- Scully
- Care
- Front of House / Lobby / Amenity
- Back of House / Car Parking
- Litter - Colling Mounted Track
- Canopy - Ex. Medium Retention Value
- Canopy - Ex. High Retention Value
- TPZ - Ex. Tree
- SRZ - Ex. Tree
- Trees to be Removed

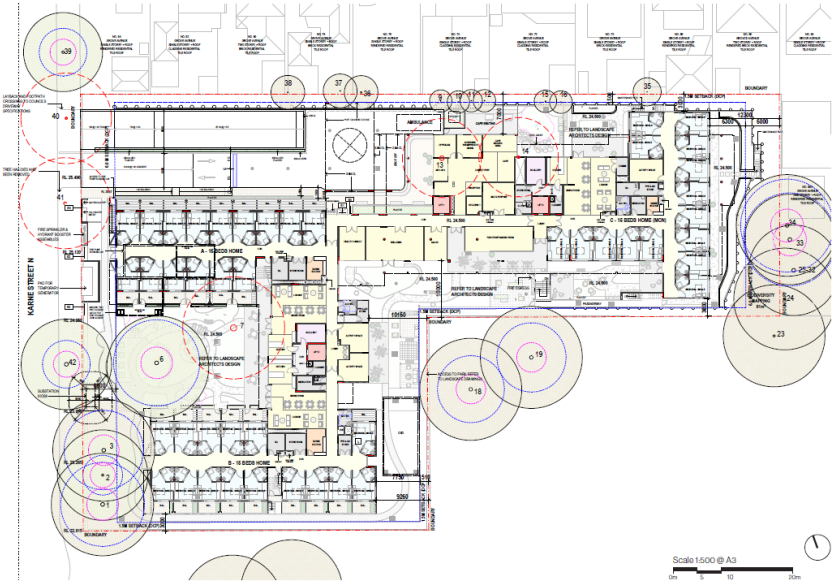


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GROUP SA

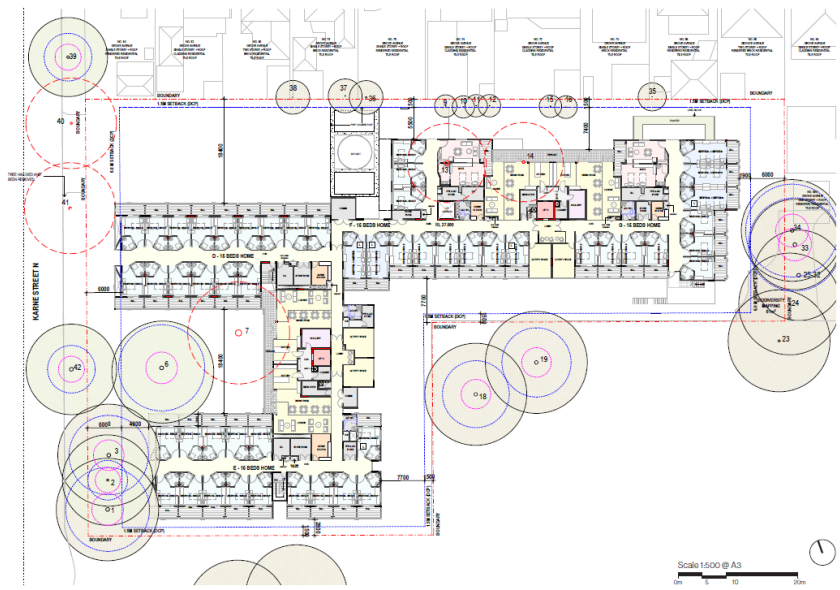
Ground Floor

- LEGEND
- Single Bedroom
  - Companion Bedroom
  - Suite Bedroom
  - Scully
  - Care
  - Front of House / Lobby / Amenity
  - Back of House / Car Parking
  - Litter - Colling Mounted Track
  - Canopy - Ex. Medium Retention Value
  - Canopy - Ex. High Retention Value
  - TPZ - Ex. Tree
  - SRZ - Ex. Tree
  - Trees to be Removed



Level 1

- LEGEND**
- Single Bedroom
  - Companion Bedroom
  - Suite Bedroom
  - Scully
  - Care
  - Front of House / Lobby / Amenity
  - Back of House / Car Parking
  - Litter - Colling Mounted Track
  - Canopy - Ex. Medium Retention Value
  - Canopy - Ex. High Retention Value
  - TPZ - Ex. Tree
  - SRZ - Ex. Tree
  - Trees to be Removed

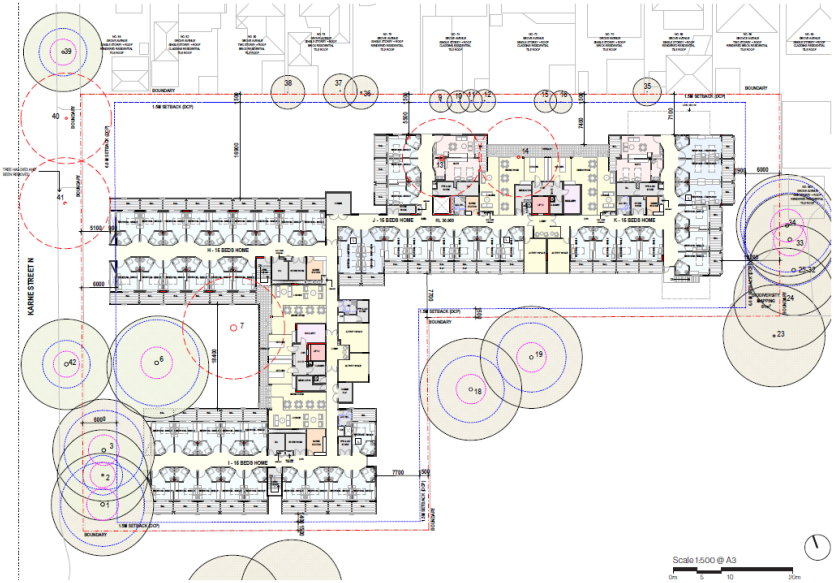


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Level 2

- LEGEND
- Single Bedroom
  - Companion Bedroom
  - Suite Bedroom
  - Scully
  - Care
  - Front of House / Lobby / Amenity
  - Back of House / Car Parking
  - Litter - Colling Mounted Track
  - Canopy - Ex. Medium Retention Value
  - Canopy - Ex. High Retention Value
  - TPZ - Ex. Tree
  - SRZ - Ex. Tree
  - Trees to be Removed



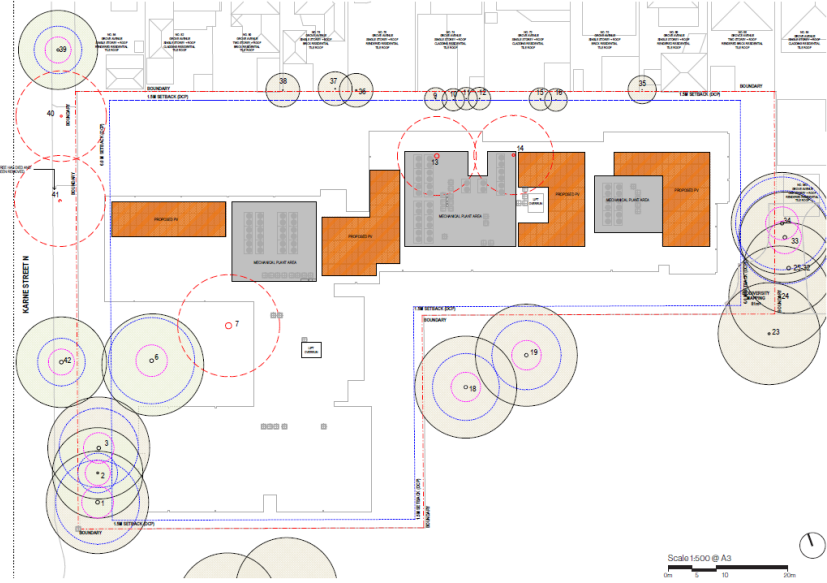
Pg 72 Narwee Parklands Care Community  
For: Opal Health Care

GROUP SA

Roof

LEGEND

- Single Bedroom
- Companion Bedroom
- Suite Bedroom
- Scully
- Care
- Front of House / Lobby / Amenity
- Back of House / Car Parking
- Litter - Colling Mounted Track
- Canopy - Ex. Medium Retention Value
- Canopy - Ex. High Retention Value
- TPZ - Ex. Tree
- SRZ - Ex. Tree
- Trees to be Removed



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GROUP SA

## 5.7 ELEVATIONS

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Northern Elevation



Eastern Elevation





Southern Elevation

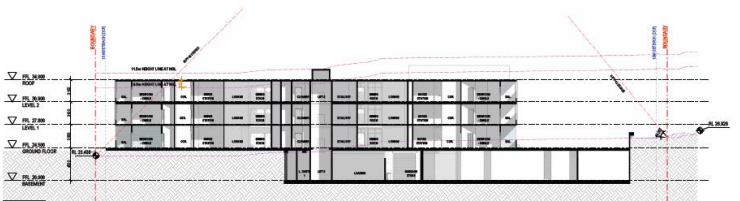


Western Elevation

# 5.8 SECTIONS



Section AA  
Scale 1:200 @ A1



Section BB  
Scale 1:200 @ A1





**Appendix B**

Potential use of Aboriginal design (Group GSA December 2022)

3.5 KEY ISSUES

Ground Disturbance

For Aboriginal people the ground plane is important and should not be disturbed too much or else you change the ecosystem.

Any construction should have as minimal disturbance to the ground as possible.



Important Viewpoints

Elevated spaces provide a good place to look at Country.

How might the design cater for any important views points of Dharawal Country?



Celebrate Country

The project has the potential to celebrate Dharawal Country and culture.

Can individual projects provide a space to celebrate this important Country?



Tell our Stories

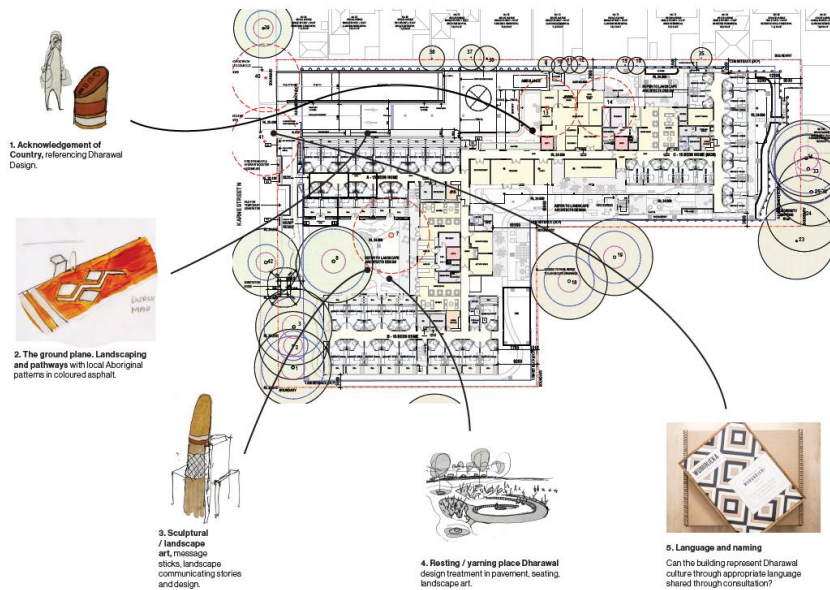
How might we tell the stories of this Country and it's first peoples?



### 3.7 POTENTIAL USE OF ABORIGINAL DESIGN

#### Aims of the Project

- Tell the story of the Narwee area, and of the Dharawal People.
- Incorporate native and endemic plant species through the space.
- Create opportunities for the installation of Aboriginal Art through the space.
- Establish a visual connection between the bedrooms and the outdoors.
- Explore the site-specific boundary conditions, that respond to the neighbouring residences, the dog park and the street.
- Every space to receive direct sunlight to ensure generosity and usability of space
- Substantial landscaped pedestrian routes, to improve the pedestrian experience and view from building.
- Explore how the cultural mapping and Indigenous history can influence the organisation of the buildings and overall site.

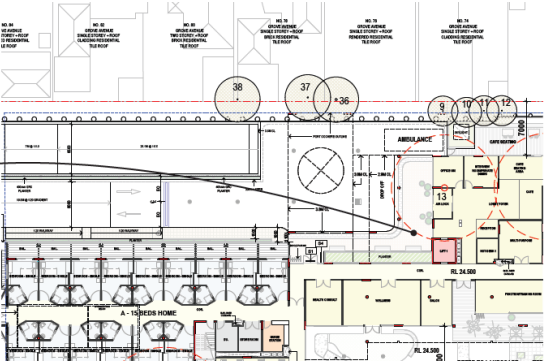


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GROUP SA

1. Entry Statement

Storytelling and wayfinding devices help connect people and orientate them to Dharawal Country and the stories and history that came before.



**2. Ground Plane**

Thresholds can be celebrated with bold pavement design referencing Aboriginal language, colour and patterns.

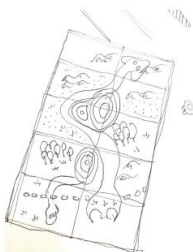
A cultural Mapping of the site, revealing cultural flows and pressures on this site through high quality materials and design.

Education, interactive signage/buttons with speakers which residents/guests can interact with to learn something about the indigenous history of the place or importance of geographic features, flora, fauna.

Re-used sandstone from the site / coloured concrete / asphalt / bitumen

There is potential to re-use sandstone from the site which may lead to an opportunity to create Cultural designs, co-designed by local Aboriginal artists with the design team.

Use of endemic species will attract and enhance the biodiversity of this place. Curating into groves creates places of difference and diversity.







4. Resting / Yarning Places

The landscape can facilitate in cultural practices such as weaving or healing gardens, or spaces specific for Aboriginal people to celebrate their culture.

A physical space to celebrate design and culture - could be an accessible site to enhance certain cultural practices, such as healing or weaving gardens, a yarning circle etc.



# 5.1 INTEGRATION OF ABORIGINAL DESIGN PRINCIPLES

The native and endemic plant species of the local landscape is represented in the design of the project.

Form, expression and materiality seeks to connect the site to Country, and pay respect to the traditional significance of ground and sky in Dharawal lore.

This interpretive framework has provided a conceptual benchmark for developing the design, and has been refined through both consultation and design excellence processes.

The land of the Dharawal includes Georges River and its tributaries. The streams, wetlands and forests throughout this area, offer food and shelter to the native animals. The eroded sandstone, along the river, provide shelters that were decorated with images in red ochre, white clay or charcoal.

Dharawal people lived in harmony with the land. They used many different land management techniques, including the burning off of areas to clear the under story vegetation and promote growth of grasses suited for macropods. The land was also used to manufacture tools, such as Red Silcrete tools. These tools were traditionally made by heat treating stone to stabilise and strengthen the material.



Eroded Sandstone



Endemic Tree, Eucalyptus



Red Clay Soil used to Manufacture Red Silcrete Tools



Earthy Toned Regrowth of Eucalyptus Gumtree after planned bushfire



**Appendix C**

**Legislation**

## Commonwealth legislation

### *Environment Protection and Biodiversity Act 1999*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework for the protection and management of places of national environmental significance. The heritage lists addressed by the EPBC Act include the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage List (WHL), the National Heritage List (NHL), and the Commonwealth Heritage List (CHL). World Heritage properties in Australia are matters of national environmental significance that are protected and managed under the EPBC Act. The NHL protects places with outstanding value to the nation. The CHL protects items and places owned or managed by Commonwealth agencies. Ministerial approval is required for actions that would have a significant impact on items and places on the WHL, NHL or CHL. Any action that is likely to have a significant impact on a matter of National Environmental Significance may only progress with Commonwealth approval under Part 9 of the Act and any action will also require approval if:

- It is undertaken on Commonwealth land and will have or is likely to have a significant impact.
- It is undertaken outside Commonwealth land and will have or is likely to have a significant impact on the environment on Commonwealth land.
- It is undertaken by the Commonwealth and will have or is likely to have a significant impact.

The Act defines ‘environment’ as comprising natural and cultural environments and includes consideration of Aboriginal and historic cultural heritage sites and items. Under the Act, protected heritage items are listed on the NHL or CHL.

### State legislation and heritage controls

#### *NSW Heritage Act 1977 (as amended)*

The *NSW Heritage Act 1977* (as amended) provides statutory protection for (primarily) non-Indigenous heritage and the requirements for management in NSW. The purpose of the Act is to conserve the environmental heritage of the State. Environmental heritage is defined under Section 4 of the Heritage Act as consisting of ‘*those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.*’ The Act provides protection for archaeological heritage through the operation of the ‘relics’ provision that protect ‘relics’ which may form part of the State’s environmental heritage, but which have not been listed on the SHR or are protected by an Interim Heritage Order. Section 139 of Division 9 of the Heritage Act states:

- (1) A person must not disturb or excavate any land knowing or having any reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved,

damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

(2) A person must not disturb or excavate any land on which the person had discovered or exposed a relic except in accordance with an excavation permit.

(3) ...

(4) The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following:

- a. Any relic of a specific kind or description,
- b. Any disturbance or excavation of a specified kind or description,
- c. Any disturbance or excavation of land in a specified location or having specified features or attributes,
- d. Any disturbance or excavation of land in respect of which an archaeological assessment approved by the *Heritage Council* indicates that there is little likelihood of there being any relics in the land.

An Excavation Permit is required to disturb or excavate land issued under s.140 and s.141 of the Act, or under s.60 and s.63 of the Act where ‘relics’ are situated within sites listed on the SHR. Section 139 of the Act prohibits excavating or disturbing of land leading to a relic being discovered, exposed, moved, damaged or destroyed. Discoveries of relics must be notified to the NSW Heritage Council under s. 146 of the Act.

Amendments were made to the Act in 2009 that has re-defined a ‘relic’ as an archaeological deposit, resource or feature that has heritage significance at a local or State level. This significance-based approach to identifying ‘relics’ is consistent with the way other heritage items such as buildings, works, precincts or landscapes are identified and managed in NSW. The key issue is whether a deposit, artefact, object or material evidence is significant according to the significance criteria outlined in The Burra Charter. If it is significant, it will need to be managed under the ‘relics’ provisions of the Act. If such material is deemed not to meet the threshold of local or State significance, then it does not need to be managed as a ‘relic’ under the Heritage Act.

Items that are listed on the State Heritage Register are considered to be of sufficient cultural significance to be worthy of conservation into the future for the heritage of the State. Such listings are managed under s.57 of the *Heritage Act 1977* except where this is exempt under s.89J(1)(c) of the *Environmental Planning and Assessment Act (1979)* for SSD’s that have been granted development consent. Thereby, approvals to alter a SHR listing from the Heritage Council and the requirement for an Excavation Permit to be sought under the Heritage Act are not required for State Significant Developments authorised by a development consent.

***National Parks and Wildlife Act 1974 and Regulation 2009***

Legislation that provides statutory protection for Aboriginal heritage in NSW are the National Parks and Wildlife Act 1974 (as amended) and the National Parks and Wildlife Regulation 2009. The NPW Act protects Aboriginal objects and Places, and the Regulation provides a framework for undertaking activities and exercising due diligence. Heritage NSW (HNSW) manages the protection of Aboriginal heritage through the provisions of the NPW Act which was amended (NPW Act Amendment Act) in 2010.

Part 6 of the NPW Act protects Aboriginal objects and Places by establishing offences of harm for destroying, defacing, damaging, or moving Aboriginal objects from the land. Under s.86 of the NPW Act, it is an offence to knowingly, or cause or permit harm to an Aboriginal object (or Place) without prior written consent from the Director-General. Defences and exemptions to the offence of harm include that harm is carried out under the terms of an approved Aboriginal Heritage Impact Permit (AHIP). Section 87 of the NPW Act provides for defences of harm if due diligence has determined no Aboriginal object would be harmed, compliance with regulations or an approved Code of Practice was followed, and if it is shown as a low impact act and/or an unintended omission.

Section 5 of the NPW Act defines an Aboriginal object as: any deposit, object, or material evidence (not being a handicraft for sale) relating to Indigenous and non-European habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

A Declared Aboriginal Place (under Section 84 of the NPW Act) that is or was of special significance with respect to Aboriginal culture may or may not contain Aboriginal objects and the protection provided to Aboriginal objects and places applies irrespective of their significance or issues of land tenure.

SSD's that have been granted a development consent are exempt from the provisions of the NPW Act. However, issued SEARs for SSD's still require detailed Aboriginal cultural heritage impact assessment and development of appropriate impact avoidance, mitigation, and management measures for proposed development site's with potential Aboriginal archaeological sensitivity.

***Environmental Planning and Assessment Act (1979)***

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the environmental and land use planning system for NSW to encourage good management and conservation of natural resources and the built environment. The Act requires proposed developments to comply with relevant planning controls according to their nature, scale, location and potential impacts on the physical and social environment.

The EP&A Act allows for creation of environmental planning instruments such as State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs). Local heritage items, including archaeological items,

identified Aboriginal Places, and heritage conservation areas are protected through listings on LEPs. The Act also requires potential Aboriginal and historical archaeological resources to be assessed and impacts evaluated in accordance with requirements of the *National Parks and Wildlife Act 1974* and the *Heritage Act 1977*.

Dependent upon which Part of the EP&A Act a project is to be assessed under, differing requirements for the assessment of Aboriginal cultural heritage (and historic heritage) may apply. For State Significant Developments that have been granted development consent, under s.4.4.1 of the EP&A Act, (1c) an approval under Part 4, or an excavation permit under s.139, of the *Heritage Act 1977* or (1d) an Aboriginal Heritage Impact Permit is not required under s.90 *National Parks and Wildlife Act 1974*.

#### **Local government controls**

Canterbury Local Environmental Plan (LEP) 2012 and Canterbury Development Control Plan (DCP) 2012 regulate development in Canterbury Bankstown LGA. Part 5 Section 5.10 of the CLEP 2012 concerns heritage conservation and provides a list of identified heritage items, heritage conservation areas and archaeological sites. The CLEP 2012 is supported by the CDCP 2012 that provides heritage conservation controls, standards and guidelines for development on land that is identified as a Heritage Item, Archaeological Site or an Aboriginal Site in CLEP 2012



**Appendix D**

**Aboriginal Heritage Information Management System (AHIMS) data**



## AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Narwee 50m

Client Service ID : 719782

Dominic Steele Archaeological Consulting

Date: 26 September 2022

21 Macgregor Street

CROYDON New South Wales 2132

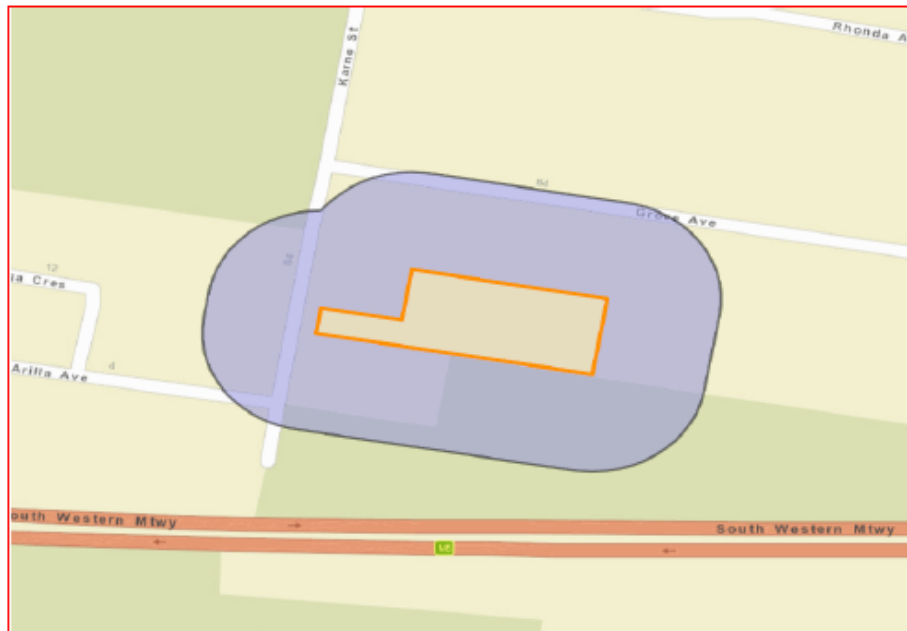
Attention: Dominic Steele

Email: dsca@bigpond.net.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot: 2, DP:DP518877, Section: - with a Buffer of 50 meters, conducted by Dominic Steele on 26 September 2022.**

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



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

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



## AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Narwee 200m

Client Service ID : 719783

Dominic Steele Archaeological Consulting

Date: 26 September 2022

21 Macgregor Street  
CROYDON New South Wales 2132

Attention: Dominic Steele

Email: dsca@bigpond.net.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 2, DP:DP518877, Section: - with a Buffer of 200 meters, conducted by Dominic Steele on 26 September 2022.

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



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

0	Aboriginal sites are recorded in or near the above location.
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0	Aboriginal places have been declared in or near the above location. *
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## AHIMS Web Services (AWS)

### Search Result

Your Ref/PO Number : Narwee 1km

Client Service ID : 719784

Dominic Steele Archaeological Consulting

21 Macgregor Street

CROYDON New South Wales 2132

Attention: Dominic Steele

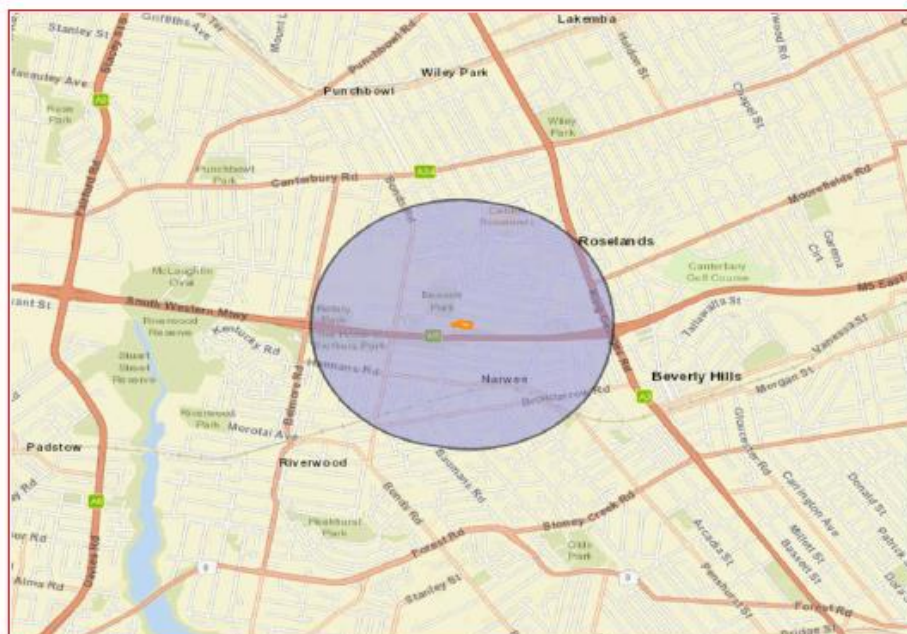
Email: dsca@bigpond.net.au

Date: 26 September 2022

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 2, DP:DP518877, Section: - with a Buffer of 1000 meters, conducted by Dominic Steele on 26 September 2022.

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



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

0 Aboriginal sites are recorded in or near the above location.

0 Aboriginal places have been declared in or near the above location. \*