

132 McCredie Road, Guildford West

Historical Heritage Constraints Assessment

Report to Goodman

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 artefact

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EXECUTIVE SUMMARY

Project overview

This Historical Heritage Constraints Assessment has been prepared by Artefact Heritage to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 132 McCredie Road, Guildford West NSW 2161, in the Cumberland Council Local Government Area (LGA). The site is legally described as Lot 1 in DP596315.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Pluto Data Centre (SSD-69223466) dated 4 April 2024. Requirement 20- Environmental Heritage states:

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.

The purpose of this Historical Heritage Constraints Assessment is to identify whether the proposed development will result in direct or indirect impacts to Environmental Heritage. If it is found that the proposed development will result in impacts to heritage and/ or historical (non-Aboriginal) archaeological resources, a Statement of Heritage Impact and an Historical Archaeological Assessment would be required under the project Secretary's Environmental Assessment Requirements.

The Site

The study area (Figure 1) is located at 132 McCredie Road, Guildford West (Lot 1 DP 596315), which is located within the Cumberland Local Government Area (LGA) in the Parish of St John, County of Cumberland. It is bordered by McCredie Road on its northern side and surrounded by properties used for industrial and recreational purposes to the east, south and west. The study area is approximately 71,710 m² in size.

Conclusions

Historical heritage

A search of statutory heritage registers has identified no listed heritage items within the study area, or within a 250-metre buffer of the study area. Preliminary historical research undertaken has identified low potential for the study area to contain historical heritage values, as the dwelling present in 1943 and the southern industrial complex have been demolished. This report has not identified historical heritage values associated with the extant warehouse structure.

Historical archaeology

The review of historical documentation and historical aerial imagery has identified that the study area is unlikely to contain historical archaeological resources. If present, remains of the dwelling visible in

the 1943 aerial imagery or of the southern industrial complex would be unlikely to meet the threshold for local significance. Therefore, the study area has low potential to contain significant historical archaeological remains.

Likely impacts to environmental heritage

This constraints assessment has not identified any potential direct or indirect impacts to the heritage significance of environmental heritage. As such, a SoHI or HAA are not triggered under the project SEARs.

Recommendations

The following recommendations are therefore made:

- Further historical heritage assessment, such as a SoHI or HAA are not recommended
- An unexpected heritage finds procedure should be prepared and incorporated into the Construction Environment Management Plan (CEMP) to be implemented through the works
- A brief heritage induction should be prepared to advise contractors of what to do in the event that an unexpected heritage find is encountered. The heritage induction should be delivered as part of the project environmental induction given at project commencement

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1.0 INTRODUCTION

1.1 Project background

A State Significant Development Application (SSDA) has been prepared in support of a proposed data centre at 132 McCredie Road, Guildford West NSW 2161. The site is zoned E4 General Industrial and has a road frontage to McCredie Road. The developable site area is 71,710 sqm.

The proposed development comprises:

- Site preparation works including bulk excavation and removal of existing hard standing and structures on the site, tree and vegetation clearing, and bulk earthworks;
- Construction, fit out and operation of a data centre with an approximate building height of 25.77m and total gross floor area of 29,444 m2 comprising:
 - At-grade parking for 53 car parking spaces and 2 accessible car parking spaces
 - Two (2) loading dock spaces.
 - Two (2) levels of technical data hall floor space with incorporating a total of nine (9) data halls
 - Ancillary office space
- Provision of required utilities, including:
 - Fuel storage
 - Two (2) Switch-rooms
 - Four (4) Industrial water storage tanks
- Vehicle entry and egress driveways located along McCredie Road
- Internal access road
- Associated landscaping and site servicing
- Installation of services and drainage infrastructure.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Pluto Data Centre (SSD-69223466) dated 4 April 2024. Requirement 20- Environmental Heritage states:

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.

The purpose of this Historical Heritage Constraints Assessment is to identify whether the proposed development will result in direct or indirect impacts to Environmental Heritage. If it is found that the proposed development will result in impacts to heritage and/ or historical (non-Aboriginal) archaeological resources, a Statement of Heritage Impact and an Historical Archaeological Assessment would be required under the project Secretary's Environmental Assessment Requirements.

1.2 Study area

The site (Figure 1) is located on Gandangara Land and is in the Smithfield Industrial Area within the Cumberland Local Government Area (LGA). It is bounded by McCredie Road to the north.

The front part of the site adjoins the Guildford Transmission Substation, which is located immediately to the east and fronts onto McCredie Road. Other industrial uses are located further east, with residential properties beyond.

The Guildford West Sports Ground, which comprises several playing fields, is located to the south of the Guildford Transmission Substation. The playing fields bound the southern part of the site to the east. The playing fields / public recreation area also about the southern boundary of the site.

Prospect Creek is located to the south of the public recreation area and is zoned C2 Environmental Protection. The area to the south of Prospect Creek is predominately characterised by low density single storey residential housing.

The site is located in the south eastern corner of the Smithfield Industrial Estate and is within close proximity of the Cumberland Highway (A28) and M4 and M7 motorways, which provide access to Sydney CBD, western Sydney and the south. A range of large format industrial uses are located to the west and north west of the site. The Smithfield Industrial Estate extends across the A28 to Gipps Road (approximately 3km west of the site). It forms part of the broader Smithfield Wetherill Park industrial area, which is one of the largest of its kind in the Southern Hemisphere and makes a significant contribution to the New South Wales and Australian economies.

The site has a net developable area of 71,710 sqm and is currently vacant. It previously operated as a Castrol Lubricants facility. However, the majority of the site has now been cleared and subject to category 1 remediation works. A single storey office building is located on the northern portion of the site fronting McCredie Road. The building is vacant.

The proposal seeks consent for development to be constructed and operated in two phases to reflect the staged availability power supply. The proposed stages involve the following:

Stage 1: Construction of the main data centre building as well as the car park, perimeter access road, site access/exit driveways and landscaping. Stage one will involve the fit-out and operation of five of the 9 proposed data halls at levels 1 and 2 as well as the associated electrical rooms, generators, storage and office rooms.

Stage 2: Completion of the ultimate development scheme involving the extension of the building to the south with an additional four data halls, associated electrical rooms and generators, and associated landscaping and external works. The electrical substations will also be constructed in the north of the site during this phase.

The works are to be completed in four (4) construction stages, as per below:

Stage 1:

- CC1 – Site Preparation works (including but not limited to vegetation removal, earthworks & piling, installation of footings, retaining walls)
- CC2 – Inground services installation, structural works
- CC3 – Façade construction, installation of services, fit out
- CC4 – Landscaping and external works

Stage 2:

- CC1 – Site Preparation works (earthworks & piling, installation of footings)
- CC2 – Inground services installation, structural works
- CC3 – Façade construction, installation of services, fit out
- CC4 – Landscaping and external works

1.3 Methodology and limitations

This report has been prepared to determine if a SoHI and/ or HAA are required to support the SSDA (SSD-69223466) for the Project Pluto Data Centre. This report presents a preliminary overview of the historical heritage and historical archaeological values of the study area, consisting of the results of high-level historical research, high-level cartographic analysis, and a review of statutory heritage registers. This report does not constitute a SoHI or HAA. No detailed assessment of heritage significance, archaeological potential or the impacts of the proposed development are assessed in this report. This report does not assess Aboriginal cultural heritage.

1.4 Author identification

This report was prepared by Emma Jones (Heritage Consultant, Artefact), maps were prepared by Mike Douglas (GIS specialist, Artefact). Technical review and input were provided by Josh Symons (Technical Executive, Artefact).

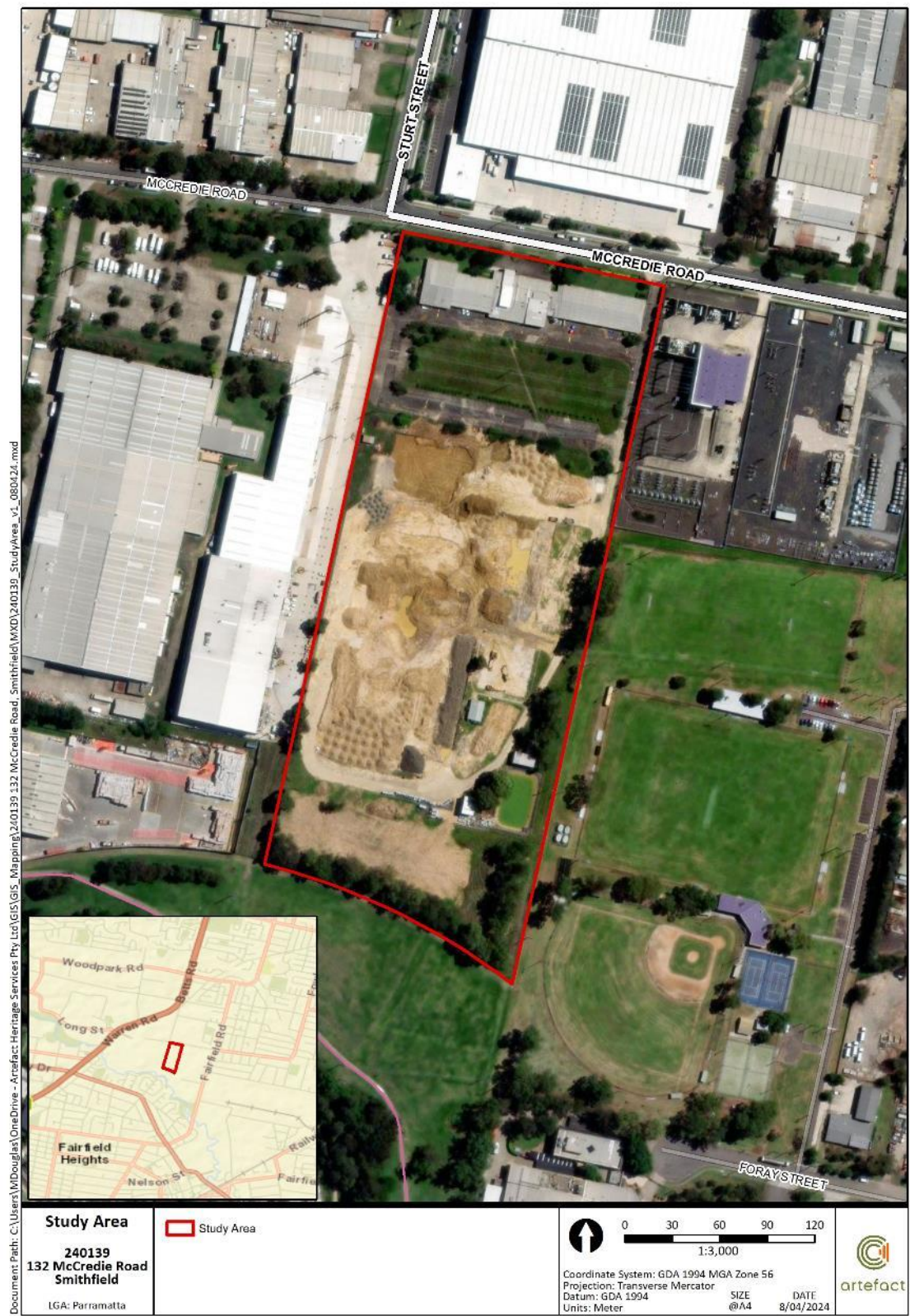


Figure 1: Map showing the location of the study area (Artefact, April 2024)

2.0 LEGISLATIVE CONTEXT

2.1 Introduction

Heritage management in Australia is administered under several State and Federal legislative Acts and their associated guidelines. These Acts include:

- *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act)
- *NSW Heritage Act 1977* (Heritage Act)
- *NSW Environmental Protection and Assessment Act 1979* (EP&A Act)

The Federal EPBC Act governs National heritage and the Commonwealth heritage list. The Heritage Act administers the State heritage register and protection for archaeological sites. The EP&A Act regulates the assessment of local heritage items and SSDAs. Further to these Australian Acts, *Convention Concerning the Protection of World Cultural and National Heritage* (the World Heritage Convention) addresses World heritage values within Australia.

This overview has been provided to contextualise the statutory register searches undertaken to inform this assessment.

2.2 Results of heritage register searches

A search of the following state and federal statutory heritage registers was undertaken to inform this assessment:

- World Heritage List (WHL)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- State Heritage Register (SHR)
- Section 170 Heritage and Conservation Registers
- *Cumberland Local Environmental Plan 2021 (LEP) (2021)*

Items listed on these registers have previously been assessed against the heritage assessment guidelines relevant to their peak governing body. Items that are of Commonwealth, National and World heritage significance have been assessed in accordance with the EPBC Act. Items of state or local significance have been assessed against the NSW Heritage Assessment guidelines.

A search of the federal and state statutory registers undertaken on 2 October 2024 showed that there are no listed heritage items within the study area. The search was expanded to a buffer of 250 metres surrounding the study area and no listed heritage items were identified.

A summary of the search results is presented in Table 1 and Figure 2 below.

Table 1: Summary of statutory register search results

Heritage Register	Item Name	Item ID	Significance
World Heritage List	Nil	Nil	N/A
National Heritage List	Nil	Nil	N/A
Commonwealth Heritage List	Nil	Nil	N/A
State Heritage Register	Nil	Nil	N/A
Section 170	Nil	Nil	N/A
<i>Cumberland Local Environmental Plan 2021</i>	Nil	Nil	N/A



Figure 2: Location of listed heritage sites within and in the vicinity of the study area (Artefact 2024)

3.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

3.1 Methodology

This constraints level assessment of historical archaeological potential has been prepared with preliminary historical research and cartographic analysis. This section presents a concise overview of the historical context of Guildford West to contextualise the development of the study area. A summary of development phases within the study area is presented based on that information, supported by maps and aerial imagery. The section concludes with a discussion of historical land disturbance and a preliminary overview of historical archaeological potential.

This preliminary assessment is designed to determine if an HAA is required.

3.2 Historical development

3.2.1 Cabrogal Country

Many Aboriginal people, like other Indigenous or First Nations people around the world, say they have been living on Country for ‘time immemorial’ – that they have always been here, and their origins lie in the creation of the land and animals. Over the last few decades, archaeologists’ knowledge of deep human time in Australia has expanded from just a few thousand years in the 1950s, to 25,000 years in the 1960s, then 40,000 years, to now around 60,000 years or more.¹

As linguist Jeremy Steele has noted, it is difficult to be precise about traditional language ‘boundaries’ in the Sydney region today. Resource rich may have had shared boundaries, or boundaries with accepted access rights. Indeed, the ease with which Aboriginal people moved in nawi (tied-bark canoes) along the waterways of the Sydney basin suggests hard boundary distinctions should be limited.²

Present-day West Guildford is located near the boundaries of Burramatagal Country and Cabrogal Country. Burramatagal Country centres on the Parramatta River catchment area, while the heartlands of the Cabrogal (or Gabrogal) lie in the low land surrounding three creeks that run from the watershed south of present-day Prospect, Greystanes, Holroyd and Granville. These creeks – Prospect Creek, Cabramatta Creek and Orphan School Creek - all flow south and east through to the Georges River. Prospect Creek is located approximately 550 metres south of the present study area, placing it within the traditional lands of the Cabrogal People.

3.2.2 Early British exploration and the Sydney Wars

From 1798 to 1804, the colonists sent parties to the south of Sydney to find wandering cattle, escaped convicts and a way across the rugged fringes of the Sydney Basin. They all began at Prospect Hill and followed what was to become the Cowpastures Road. Modern day Cabramatta Road some five kilometres south of the present study area was another Aboriginal pathway. At

¹ Karskens et al. 2017. ‘Traces in a lost landscape. Aboriginal archaeological sites. Dyarubbin/Nepean River and contiguous areas, NSW, Australia (Data Paper)’, *Internet Archaeology*. 10.11141/ia.52.; Griffith 2018. *Deep Time Dreaming. Uncovering Ancient Australia*. Melbourne, Victoria: Black Inc.; Belshaw et al. 2020. *Histories of Indigenous Peoples and Canada*. Kamloops, Canada: Thompson Rivers University.

² Steele J 2008. ‘The Aboriginal language of Sydney’, MA thesis, Macquarie University, 2008; Rowley J 1878. ‘Language of the Aborigines of the George’s River, Cowpastures and Appin’, *Journal of the Anthropological Institute of Great Britain and Ireland*; Hill, R. and Thornton, G., 1892. *Notes on the Aborigines of New South Wales with personal reminiscences of the tribes formerly living in the neighbourhood of Sydney and the surrounding districts*. Sydney, New South Wales: Government Printer; Goodall H. and Cadzow A 2009. *Rivers and Resilience; Aboriginal people on Sydney’s Georges River*. Sydney, New South Wales: UNSW Press

present day Carne's Hill at the junction of Cowpastures and Bringelly roads, in 1804 the botanist George Caley (who was informed by his guide 'Daniel' Moowattin) described a 'native pathway'.³

From 1798 to the 1810s settlement had expanded across the area with land grants at Bankstown, Cabramatta and a small settlement that failed, Portland Place. As was the case right across the Sydney region, Aboriginal people were faced with the choice of accepting the colonisers and trying to work with them or fighting back. Bidjigal warrior Pemulwuy began to lead a significant guerilla resistance movement against the colonists in the 1790s. Warrior Pemulwuy began to lead a significant resistance movement against the colonists in the 1790s. Resistance warfare against the expanding frontier took place from the earliest years of the nineteenth century, culminating in the Appin Massacre of 1816. After the end of the Sydney Wars in 1816, many Aboriginal people in the southern Sydney region found work on farms or in guiding and tracking.

3.2.3 Guildford and Old Guildford

In 1817, Lieutenant Samuel North was granted 640 acres (259 hectares) in present-day Old Guildford approximately 3 kilometres south east of the present study area. North named his grant 'Guildford' due to his personal ties with the Earl of Guildford. A small village developed around North's grant, centred on Dog Trap Road, which is known today as Woodville Road.⁴ The present study area is not encompassed by this grant, and records of historical development or land use for land within the study area do not exist for this period. The earliest land grant to encompass the study area was made to William Sherwin in 1831 (Figure 3). In 1885, Sherwin's estate was subdivided for residential development.⁵

In 1876, a railway station was opened approximately 1 kilometre north of village which took the name Guildford as it was the closest settlement to the newly constructed station. A town sprang up around Guildford station, which quickly became known as Guildford, while the original village was referred to as "Old Guildford".⁶ The original land release took place further east of the study area, bounded by present day Fairfield Road to the west and McCredie Road (then Guildford Road) to the south.⁷

3.2.4 Guildford West

As development increased around the Guildford area throughout the first half of the twentieth century, Guildford West was separated from Guildford in 1944 to distinguish between different parts of the Guildford area.⁸ Analysis of subdivision plans indicates that most development in the Guildford region, which encompasses Guildford, Old Guildford, and Guildford West, predominantly took place to the east of the study area, where larger lots were subdivided for residential development.

Aerial imagery of the Guildford area tells a similar story. While residential development sprang up to the east and south of the study area, what is now known as 132 McCredie Road remained largely undeveloped throughout the first half of the twentieth century. Aerial imagery from 1943 shows a small dwelling with associated outbuildings and landscaping present in the south west of the study

³ (Flynn 1997: 17; Gapps 2010: 87-88), from south Sydney Harvard referenced by Stephen

⁴ Parramatta History and Heritage 2015. *Lackey's Pub, Dog Trap Road, Granville*. Accessed via <https://historyandheritage.cityofparramatta.nsw.gov.au/blog/2015/06/18/lackeys-pub-granville> (2 October 2024)

⁵ Extent Heritage 2019. *Heritage Inventory Sheet: Late Victorian/ Federation Residence*. Sheet prepared for Cumberland City Council.

⁶ Pollen F, Healey G 1990. *The Book of Sydney Suburbs*. North Ryde, New South Wales: Angus & Robertson Publishers

⁷ [Guildford subdivision plans] [cartographic material]: 097 – Z/SP/G14/96 – Herwood Heights – Guildford – Guildford Rd, Parramatta Rd, The National Ave, Fairfield Rd [1885]. Accessed via <https://collection.sl.nsw.gov.au/record/74Vvqplrx0Ol/zezGgJaEWjaMM> (3 October 2024)

⁸ The Dictionary of Sydney 2021. *Guildford West*. Accessed via https://dictionaryofsydney.org/place/guildford_west (2 October 2024)

area. The remainder of the study area and the adjoining land appears to have been used for low-intensity agricultural and pastoral purposes. No discernible change occurred within the study area between 1943 and 1965 (Figure 4, Figure 5).

By 1978, the dwelling had been demolished, and a large industrial complex was constructed across the study area (Figure 6). A large warehouse structure with silos and outbuildings covered the southern half of the study area and a second, smaller warehouse with an adjoining landscaped area was constructed in the northern half of the study area, facing McCredie Road. Throughout the second half of the twentieth century, industrial development accelerated in Guildford West. Minor alterations were made to the complex between 1961 and 2002 (Figure 7, Figure 8), after which time the southern complex was demolished. The northern warehouse and associated landscaped area remain extant nowadays.



Figure 3: 1868 map of the Parish of St John. The location of the study area is indicated in red (Source: Historical Lands Records Viewer)



Figure 4: Aerial imagery of study area from 1943. The location of the study area is indicated in red (Source: Spatial Collaboration Historical Imagery Viewer)



Figure 5: Aerial imagery of study area from 1965. The location of the study area is indicated in red (Source: Spatial Collaboration Historical Imagery Viewer)



Figure 6: Aerial imagery of study area from 1978. The location of the study area is indicated in red (Source: Spatial Collaboration Historical Imagery Viewer) (Source: Spatial Collaboration Historical Imagery Viewer)



Figure 7: Aerial imagery of study area from 1986. The location of the study area is indicated in red (Source: Spatial Collaboration Historical Imagery Viewer)



Figure 8: Aerial imagery of study area from 2004. The location of the study area is indicated in red (Source: Spatial Collaboration Historical Imagery Viewer)

3.3 Historical archaeological potential

Based on a preliminary review of documentary evidence and historical aerial imagery, it has been determined that the study area is unlikely to contain historical archaeological resources. If present, any such remains would be unlikely to meet the threshold for local significance.

Notable historical development in the study area consists of the residential development visible in the 1943 aerial imagery, which has since been demolished. No evidence of earlier structures has been identified within the study area, suggesting that activities prior to the early residential development identified were limited to land clearance, stock grazing and low-intensity agricultural activities.

A second phase of development occurred with the construction of the industrial complex in the south of the study area, which was demolished in the early 21st century. Recent aerial imagery indicates that bulk earth works have since taken place across the study area. Consequently, archaeological remains of the dwelling complex and southern industrial complex are unlikely to remain nowadays.

In summary, the study area is unlikely to contain significant historical archaeological remains.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

4.1.1 Historical heritage

A search of statutory heritage registers has identified no listed heritage items within the study area, or within a 250-metre buffer of the study area. Preliminary historical research undertaken has identified low potential for the study area to contain historical heritage values, as the dwelling present in 1943 and the southern industrial complex have been demolished. This report has not identified historical heritage values associated with the extant warehouse structure.

4.1.2 Historical archaeology

The review of historical documentation and historical aerial imagery has identified that the study area is unlikely to contain historical archaeological resources. If present, remains of the dwelling visible in the 1943 aerial imagery or of the southern industrial complex would be unlikely to meet the threshold for local significance. Therefore, the study area has low potential to contain significant historical archaeological remains.

4.1.3 Likely impacts to environmental heritage

This constraints assessment has not identified any potential direct or indirect impacts to the heritage significance of environmental heritage. As such, a SoHI or HAA are not triggered under the project SEARs.

4.2 Recommendations

The following recommendations are therefore made:

- Further historical heritage assessment, such as a SoHI or HAA are not recommended
- An unexpected heritage finds procedure should be prepared and incorporated into the Construction Environment Management Plan (CEMP) to be implemented through the works
- A brief heritage induction should be prepared to advise contractors of what to do in the event that an unexpected heritage find is encountered. The heritage induction should be delivered as part of the project environmental induction given at project commencement

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