URBIS

ABORIGINAL CULTURAL HERITAGE ASSESSMENT

Opal Healthcare Bayview
Annam Road, Bayview, NSW

Prepared for
OPAL HEALTHCARE
23 September 2025

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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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Term	Definition
Aboriginal ceremony and dreaming site	Previously referred to as mythological sites, these are spiritual/story places where no physical evidence of previous use of the place may occur, e.g. natural unmodified landscape features, ceremonial or spiritual areas, men's/women's sites, dreaming (creation) tracks, marriage places etc. These are Aboriginal site features recordable on AHIMS.
Aboriginal cultural heritage	The tangible (objects) and intangible (dreaming stories, legends and places) cultural practices and traditions associated with past and present-day Aboriginal communities.
Aboriginal object	As defined in the NPW Act, any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises NSW, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.
Aboriginal place	As defined in the NPW Act, any place declared to be an Aboriginal place (under s.84 of the NPW Act) by the Minister administering the NPW Act, by order published in the NSW Government Gazette, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture. It may or may not contain Aboriginal objects.
Aboriginal resource and gathering sites	Related to everyday activities such as food gathering, hunting, or collection and manufacture of materials and goods for use or trade. These are Aboriginal site features recordable on AHIMS.
AHIMS	Aboriginal Heritage Information Management System. A register of previously reported Aboriginal objects and Aboriginal places in NSW, managed under Section 90 of the NPW Act.
AHIP	Aboriginal Heritage Impact Permit. A permit issued under Section 90, Division 2 of Part 6 of the NPW Act.
Archaeology	The scientific study of material remains of past human life, including artefacts, relics, ruins, buildings and their environment and context.
Art	Art is found in shelters, overhangs and across rock formations. Techniques include painting, drawing, scratching, carving engraving, pitting, conjoining, abrading and the use of a range of binding agents and the use of natural pigments obtained from clays, charcoal and plants. These are Aboriginal site features recordable on AHIMS.
Artefact	Objects such as stone tools, and associated flaked material, spears, manuports, grindstones, discarded stone flakes, modified glass or shell demonstrating evidence of use of the area by Aboriginal people. These are Aboriginal site features recordable on AHIMS.
Artefact scatter	Multiple artefacts associated with one another in the same context. These are recordable on AHIMS as ‘artefacts’.
Burial	A traditional or contemporary (post-contact) burial of an Aboriginal person, which may occur outside designated cemeteries and may not be marked, e.g. in caves, marked by stone cairns, in sand areas, along creek banks etc. These are Aboriginal site features recordable on AHIMS.
Ceremonial ring	A Raised earth ring associated with ceremony. These are Aboriginal site features recordable on AHIMS.
Cliff	A steep rock face

Term	Definition
Code of Practice	*Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010b).
Conflict site	Previously referred to as massacre sites where confrontations occurred between Aboriginal and non-Aboriginal people, or between different Aboriginal groups. These are Aboriginal site features recordable on AHIMS.
DECCW	Department of Environment, Climate Change and Water NSW.
Due Diligence Code	*Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010a)
Dune	As defined in the Due Diligence Code, a sand ridge or sand hill formed by the wind.
Earth mound	A mounded deposit of round to oval shape containing baked clay lumps, ash, charcoal and, usually, black or dark grey sediment. The deposit may be compacted or loose and ashy. Mounds may contain various economic remains such as mussel shell and bone as well as stone artefacts. Occasionally they contain burials. These are Aboriginal site features recordable on AHIMS.
EPA Act	*Environmental Planning and Assessment Act 1979* (NSW)
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
Fish trap	A modified area on watercourses where fish were trapped for short-term storage and gathering. These are Aboriginal site features recordable on AHIMS.
Grinding grooves	A groove in a rock surface resulting from manufacture of stone tools such as ground edge hatchets and spears, or rounded depressions resulting from grinding of seeds and grains. These are Aboriginal site features recordable on AHIMS.
Harm	As defined in the NPW Act, to destroy, deface, damage or move an Aboriginal object or destroy, deface or damage a declared Aboriginal place. Harm may be direct or indirect (e.g. through increased visitation or erosion). Harm does not include something that is trivial or negligible.
Habitation structure	Structures constructed by Aboriginal people for short- or long-term shelter. Temporary structures are commonly preserved away from the coastline and may include historic camps of contemporary significance. Smaller structures may make use of natural materials such as branches, logs and bark sheets or manufactured materials such as corrugated iron to form shelters. Archaeological remains of a former structure such as chimney/fireplace, raised earth building platform, excavated pits, rubble mounds etc. These are Aboriginal site features recordable on AHIMS.
Headland	A narrow piece of coastal land that projects from a coastline into the sea or ocean
Hearth	Aboriginal site feature recordable on AHIMS. Cultural deposit sometimes marked by hearth stones, usually also contains charcoal and may also contain heat treated stone fragments.
Isolated find	A single artefact found in an isolated context. These are recordable on AHIMS as ‘artefacts’.

Term	Definition
Modified Trees	Trees which show the marks of modification as a result of cutting of bark from the trunk for use in the production of shields, canoes, boomerangs, burials shrouds, for medicinal purposes, foot holds etc, or alternately intentional carving of the heartwood of the tree to form a permanent marker to indicate ceremonial use/significance of a nearby area, again these carvings may also act as territorial or burial markers. These are Aboriginal site features recordable on AHIMS.
Non-human bone and organic material	Objects which can be found within cultural deposits as components of an Aboriginal site such as fish or mammal bones, ochres, cached objects which may otherwise have broken down such as resin, twine, dilly bags, nets etc. These are Aboriginal site features recordable on AHIMS.
NPW Act	*National Parks and Wildlife Act 1974*
NPW Regulation	*National Parks and Wildlife Regulation 2019*
Ochre quarry	A source of ochre used for ceremonial occasions, burials, trade and artwork. These are Aboriginal site features recordable on AHIMS.
PAD	A 'potential archaeological deposit'. An area where Aboriginal objects may occur below the ground surface. These are Aboriginal site features recordable on AHIMS.
Ridge	A compound landform element comprising a narrow crest that is longer than its width
Ridge top (or ridgeline)	The crest of a ridge that extends along its highest contours
Shell	An accumulation or deposit of shellfish from beach, estuarine, lacustrine or riverine species resulting from Aboriginal gathering and consumption. Usually found in deposits previously referred to as 'shell middens.' These are Aboriginal site features recordable on AHIMS.
SSDA	State Significant Development Application, under Division 4.7 of the EP&A Act
Stone arrangement	Human produced arrangements of stone usually associated with ceremonial activities, or used as markers for territorial limits or to mark/protect burials. These are Aboriginal site features recordable on AHIMS.
Stone quarry	A source of stone which was quarried and used for the production of stone tools by Aboriginal people. These are Aboriginal site features recordable on AHIMS.
Waterhole	A source of fresh water for Aboriginal groups which may have traditional ceremonial or dreaming significance and/or may also be used to the present day as a rich resource gathering area (e.g. waterbirds, eels, clays, reeds etc). These are Aboriginal site features recordable on AHIMS.
Waters	As defined in the Due Diligence Code, the whole or any part of any river, stream, lake, lagoon, swamp, wetlands, natural watercourse and tidal waters (including the sea), where the boundary of tidal waters is defined as the high-water mark.

EXECUTIVE SUMMARY

This Aboriginal Cultural Heritage Assessment ('ACHA') is submitted to the Department of Planning, Housing and Infrastructure (**DPHI**) on behalf of Principal Healthcare Finance Pty Limited (**Opal Healthcare**) in support of a State Significant Development Application (**SSDA**) (SSD-77240466) for a 177 bed residential aged care facility (**RACF**) at 36-42 Cabbage Tree Road, Bayview (**the site**) (Figure 1 and Figure 2).

The ACHA was undertaken in accordance with the requirements of regs. 60 and 61 of the *National Parks and Wildlife Regulation 2019* (NSW) and the following guidelines:

- *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH 2011b) ('the Assessment Guidelines').
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010a) ('the Consultation Guidelines')
- *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010b) ('the Code of Practice').

The aim of the ACHA is to investigate whether future development of the subject area is likely to impact any Aboriginal objects or Aboriginal places that may exist within the subject area and to formulate measures for avoiding or minimising any such impacts.

The ACHA concluded that:

Conclusion 1 – Known Aboriginal Objects and Places

No known Aboriginal objects or Aboriginal places have been identified that are within the curtilage of the subject area.

Conclusion 2 – Sensitive Landscape Features

The subject area is located within 200m of a tributary of Cahills Creek. This is considered indicative of likely past Aboriginal land use.

Conclusion 3 – Ground Disturbance

Construction of Opal Healthcare Bayview Development, associated roads, landscaping and provision of underground services to the network of structures will likely have involved significant disturbance to the shallow soil profile. Natural movement of the weak soils and disturbance through historical and modern development reduce archaeological potential within the subject area.

Geotechnical investigations confirm natural A horizon soils have been removed from the subject area.

Conclusion 4 – Archaeological Potential

Applying the predictive model, the Aboriginal archaeological potential of the subject area is assessed to be **low.**

Conclusion 5 – Significance Assessment

The subject area has moderate social and cultural significance to the local Aboriginal community for its location within the broader landscape. No cultural significance specific to the subject area was identified.

Conclusion 6 – Impact Assessment

As the proposed ground disturbing works encompass an area of low potential, the proposed development is unlikely to cause direct harm to Aboriginal objects.

Based on the above conclusions, Urbis recommends the following:

Recommendation 1 – Submission of Report

A copy of this report should be submitted with the Environmental Impact Statement (EIS) in support of SSD-77240466.

Recommendation 2 – Archaeological Induction

Due to low archaeological potential across the subject area no further archaeological investigation is recommended. However, potential for artefacts still remains upon the recommendations of Laperouse LALC a recommended that an Archaeological Induction be included in project inductions for all site contractors. This would provide guidance on potential archaeological features which may be uncovered during site works. The induction could be prepared by the Metropolitan LALC or Urbis and would supplement and inform the following chance finds procedures. A presentation by the LALC or Urbis should be provided to demolition and earthworks personnel at the initiation of the project.

Recommendation 3 – Unexpected Finds Protocol: Archaeological Material

In the event that any archaeological material is uncovered during any site works, the following steps must be carried out:

(a) All works must halt in the immediate area of the find to prevent any further impacts to the archaeological material.

(b) The find must not be moved 'out of the way' without assessment.

(c) A suitably qualified archaeologist and the Registered Aboriginal Parties for the ACHA must be contacted to determine the significance of the objects.

(d) If determined to be an Aboriginal object, the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) and the management outcome for the site included in the information provided to AHIMS.

(e) Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken.

(f) The Applicant must consult with the Aboriginal community representatives, the archaeologist(s) and Heritage NSW to develop and implement management strategies for all Aboriginal objects.

(g) Works may only recommence in the vicinity of the find with the approval of Heritage NSW.

Recommendation 4 – Unexpected Finds Protocol: Human Remains

In the event that clearly identifiable human remains are uncovered during any site works, the following steps must be carried out:

(a) All works must cease immediately in that area and the NSW Police and Heritage NSW contacted.

(b) The find must not be moved 'out of the way' without assessment.

(c) A suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains.

(d) The Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the human remains.

(e) Works shall only recommence with the approval of Heritage NSW.

1. INTRODUCTION

Urbis has been commissioned by Bloompark on behalf of Opal HealthCare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment ('ACHA') of part of the Opal Healthcare Bayview development which is located on a part of the existing Aveo Bayview Gardens bounded by Annam Road and links to Cabbage Tree Road, Bayview, NSW, legally described as Lot 121 DP789400 ('the subject area'). The subject area covers an area of approximately 6,000m^2 (Figure 1 and Figure 2).

The ACHA is submitted to the Department of Planning, Housing and Infrastructure (**DPHI**) on behalf of Principal Healthcare Finance Pty Limited (**Opal Healthcare**) in support of a State Significant Development Application (**SSDA**) (SSD-77240466) for a 177 bed residential aged care facility (**RACF**) at 36-42 Cabbage Tree Road, Bayview (**the site**). Approval is being sought under the Secretaries Environmental Assessment Requirements (SEARs) for Seniors Housing which has specific requirements for Aboriginal archaeology as outlined in Table 1.

This ACHA addresses the following relevant SEARs set out in the Table below.

Table 1 – SEARs requirements

SEARs Request	Documentation
21. Aboriginal Cultural Heritage Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site	Aboriginal Cultural Heritage Assessment Report

The ACHA was undertaken in accordance with the requirements of regs. 60 and 61 of the *National Parks and Wildlife Regulation 2019* (NSW) and the following guidelines:

- *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH 2011b) ('the Assessment Guidelines').
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010a) ('the Consultation Guidelines')
- *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010b) ('the Code of Practice').

The aim of the ACHA is to investigate whether future development of the subject area is likely to impact any Aboriginal objects or Aboriginal places that may exist within the subject area and to formulate measures for avoiding or minimising any such impacts.

1.1. SUBJECT AREA

The subject area is located within Aveo Bayview Retirement Gardens is bounded by Annam Road to the north, west and south and links to Cabbage Tree Road to the south-east. It is legally described as part of Lot 121 DP789400. The development proposal pertains to a portion of Aveo Bayview Gardens of approximately 6,000m^2 adjoining Annam Road in the central portion ('the subject area') (Figure 1 and Figure 2). It is located approximately 2.5 km north of the Sydney CBD and is within the City of Northern Beaches Local Government Area ('Northern Beaches LGA') and the administrative boundaries of Metropolitan Local Aboriginal Land Council ('Metropolitan LALC'). It is currently zoned R2 - Low Density Residential.

The subject area for the SSD also encompasses the existing community centre located adjacent to the subject area. This building has not been included in the subject area for the assessment as the works include structural and internal refurbishment, which does not require ground disturbance.

1.2. PROPOSED ACTIVITY

The Proponent is preparing a submission under the site specific SSDA provisions for Seniors Housing for the proposed Opal Healthcare Bayview development. The proposed development will include the following works:

- Demolition of the existing aged care building and driveway on the site;
- Construction of a three-storey residential aged care facility, accommodating:
  - 177 beds,
  - Basement parking,
  - Ground floor ancillary facilities;
- Construction of a community room, to be located on the Aveo Bayview Gardens Retirement Living (**Aveo BGRL**) site;
- Construction of a new driveway, to be located on the Aveo BGRL site;
- Torrents Title subdivision of the Opal Healthcare Bayview site from Aveo BGRL;
- Associated amenities and landscaping works;
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description, refer to the Environmental Impact Statement prepared by Beam Planning. Plans of the proposed development are provided in Appendix A.

1.3. STATUTORY CONTEXT

The protection and management of Aboriginal cultural heritage items, places and archaeological sites within New South Wales is governed by the relevant Commonwealth, State or local government legislation. These are discussed below in relation to the present subject area.

Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (Cth) ('the EPBC Act') provides protection for properties and places listed on the World Heritage List ('WHL'), the National Heritage List ('NHL') and the Commonwealth Heritage List ('CHL').

The WHL is a list of properties around the world considered to be of outstanding value to humanity, the NHL is a list of places of outstanding significance to the nation and the CHL is a list heritage places owned or controlled by the Australian Government. The WHL, NHL and CHL may include properties and places of Aboriginal heritage significance, in addition to places of natural and historical significance.

It is an offence under sections 15A, 15C, 27A and 27C of the EPBC Act to take any action that is likely to have a significant impact of the relevant heritage values of a place listed on the WHL, NHL or CHL. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the WHL, NHL or CHL.

Properties and places listed on the WHL, NHL or CHL, are included in the Australian Heritage Database ('AHD'). The AHD also includes places under consideration, or that may have been considered, for any one of these lists. A search of the AHD was undertaken on 24 February 2025. The search did not identify any Aboriginal heritage properties or places within the curtilage of the subject area that are protected under the EPBC Act.

The National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (NSW) ('the NPW Act') protects 'Aboriginal objects' and 'Aboriginal places' in NSW. The NPW Act defines 'Aboriginal objects' and 'Aboriginal places' as follows:

- **Aboriginal object** means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal 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.

- **Aboriginal place** means any place, which may or may not contain Aboriginal objects, that is declared to be an Aboriginal place under section 84 of the NPW Act because it is or was of special significance with respect to Aboriginal culture.

Under section 86 of the NPW Act, it is an offence to harm or desecrate an Aboriginal object or Aboriginal place. Section 87 of the NPW Act provides the following defences to prosecution under s. 86 of the NPW Act:

- The harm was to a previously unknown Aboriginal object, other than a modified tree, and was caused by a low impact activity as defined in reg. 58 of the NPW Reg.
- The harm was to a previously unknown Aboriginal object and due diligence was exercised by the Proponent to determine whether the activity would harm an Aboriginal object and reasonably determined that no Aboriginal object would be harmed, per section 87(2) of the NPW Act.
- The harm or desecration was authorised by an Aboriginal Heritage Impact Permit ('AHIP'), per section 87(1) of the NPW Act.
- The harm or desecration was authorised by an approved State Significant Development Application, per section 4.41(1)(d) of the *Environmental Planning and Assessment Act 1979* (NSW).

As noted in Section 1 above, the ACHA was undertaken in support of a State Significant Development Application, which seeks approval for the proposed works outlined in Section 1.2.

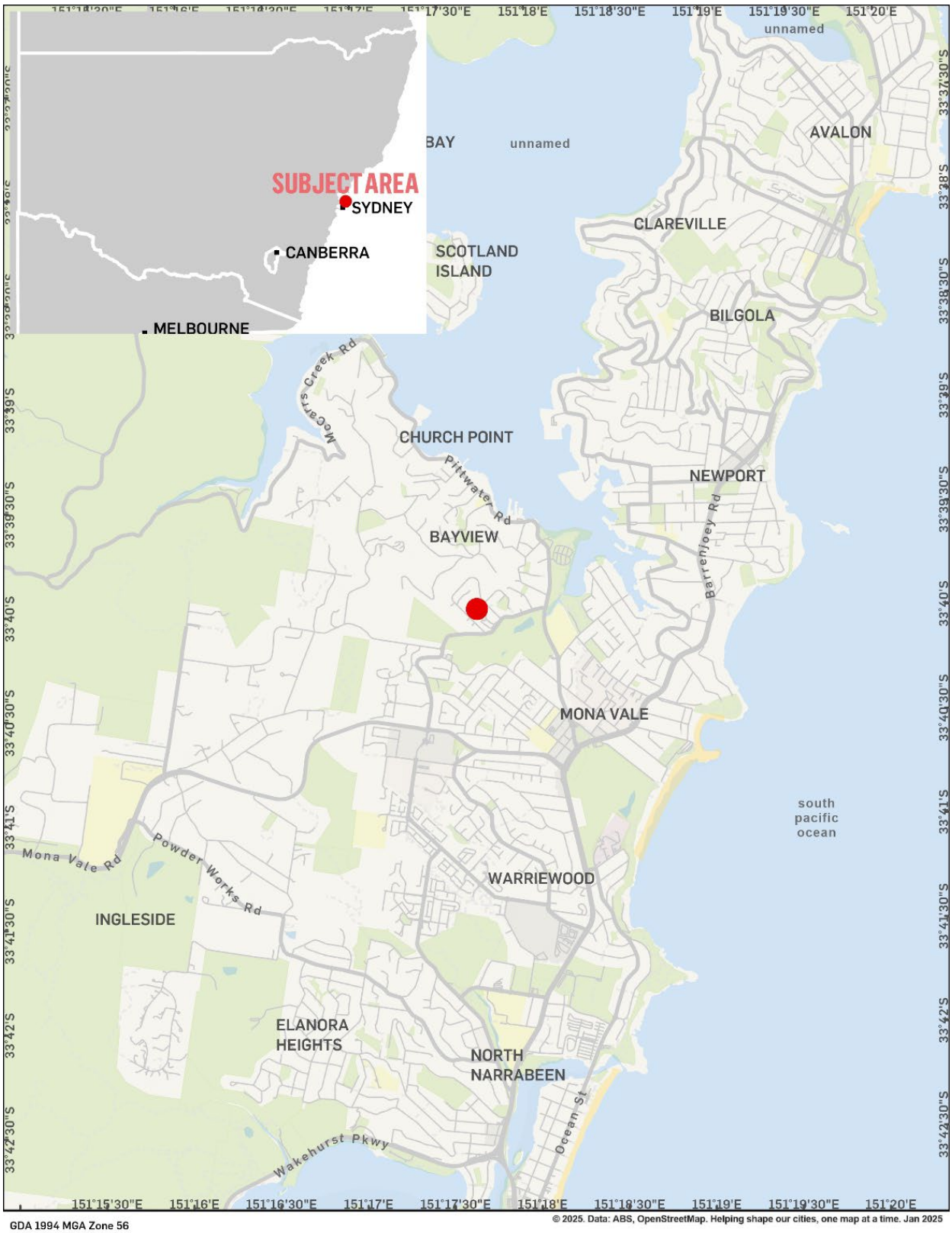
1.4. AUTHORSHIP

The present report has been prepared by Owen Barrett (Senior Consultant, Urbis Archaeology), with review and quality control undertaken by Ali Byrne (Urbis Associate Director.

Owen Barrett holds a Bachelor of Arts (Archaeology and Paleoanthropology) and a Diploma (Indigenous Archaeology) from the University of New England. Ali Byrne holds a Bachelor of Arts (Archaeology) from the University of Sydney.

1.5. LIMITATIONS

The ACHA is limited to consideration of Aboriginal objects and places. Historical heritage properties and places protected under the EPBC Act and historical heritage items and relics protected under the *Heritage Act 1977* (NSW) are not considered.



GDA 1994 MGA Zone 56

1 KM

Project No: P0058100
Project Manager: Ali Byrne

Subject Area

© 2025. Data: ABS, OpenStreetMap. Helping shape our cities, one map at a time. Jan 2025

REGIONAL LOCATION
Opal Bayview Residential Aged Care Facility
Bloompark

Figure 1 – Regional location of the subject area

Figure 2 – Subject area. Proposed development footprint shaded orange

2. ABORIGINAL CONSULTATION

Consultation with the Aboriginal community is required under reg. 60 of the NPW Reg and the Consultation Requirements. The purpose of consultation with Aboriginal people is to understand their views and concerns about the proposed project and to understand the cultural values present in the area that may be harmed. Consultation ensures that Aboriginal people have the opportunity to improve assessment outcomes by providing relevant cultural information, influencing assessment methodology, contributing to the development of cultural heritage management options and reviewing and commenting the draft assessment report.

The Consultation Requirements outline a four-stage consultation process that includes the following:

- Stage 1 – Notification of project proposal and registration of interest.
- Stage 2 – Presentation of information about the proposed project.
- Stage 3 – Gathering information about the cultural significance.
- Stage 4 – Review of draft cultural heritage assessment report.

The following section documents the conduct and results of the Aboriginal consultation undertaken as part of the present assessment.

2.1. STAGE 1 – NOTIFICATION AND REGISTRATION

The aim of Stage 1 of Aboriginal consultation is to identify, notify and register Aboriginal people who hold cultural knowledge relevant to determining the cultural significance of Aboriginal objects and/or places in the subject area.

2.1.1. Native Title

An email request and online search of the National Native Title Tribunal (NNTT) registers and databases was undertaken on 30 January 2025. The search identified no pending Native Title claims or Native Title registrations for the subject area.

2.1.2. Identification of Cultural Knowledge Holders

To identify Aboriginal people who may be interested in registering as Aboriginal parties for the project, the organisations stipulated in Section 4.1.2 of the Consultation Guidelines were contacted on 12 December 2024 (Table 2). A copy of the email sent to the each of the contacted organisations is included in **Appendix C**. A total of 57 Aboriginal parties with a potential interest in the subject area were identified during this stage.

Table 2 – Contacted organisations

Organisation	Notification Sent	Response Received
Greater Sydney Local Land Services	12 December 2024	13 December 2024
Heritage NSW	12 December 2024	17 December 2024
Metropolitan Local Aboriginal Land Council	12 December 2024	n/a
National Native Title Tribunal	12 December 2024	12 December 2024
NTS Corp	12 December 2024	n/a
Office of the Registrar, Aboriginal Land Rights Act 1983	12 December 2024	13 December 2024
Northern Beaches Council	12 December 2024	n/a

Letters were sent to the 57 identified Aboriginal parties by either email or mail on 30 January 2025 to notify them of the proposed project. The letters included a brief introduction to the project and the project location including a map of the subject area and set a deadline for response of 13 February 2025, providing 14 days to register an interest. A copy of the letter is included in **Appendix C**.

A public notice was also placed in a local newspaper to open registration to the broader Aboriginal community. An online search was undertaken to identify local newspapers within the Bayview area. The search did not identify any local newspapers with circulation in Kensington. The public notice was therefore placed in the online classified advertisement section of the Daily Telegraph ('https://www.buysearchsell.com.au'). The advertisement was published online on 30 January 2025 and registration was open until 13 February 2025, providing the required 14 days to register an interest. A copy of the advertisement is included in Appendix C.

2.1.3. Registration of Interest

A total of seven Aboriginal parties registered interest in the project as a result of this phase (Table 3). The Metropolitan Local Aboriginal Land Council was registered despite not responding. Acknowledgement emails were made by Urbis to all respondents to confirm registration had been received.

A list of the Registered Aboriginal Parties (RAPs) was provided to Heritage NSW and Metropolitan Local Aboriginal Land Council on 10 March 2025 (see Appendix C).

Table 3 – Registered Aboriginal Parties

Registered Party	Contact
Metropolitan Local Aboriginal Land Council	Nathan Moran
A1 Indigenous Services	Carolyn Hickey
Didge Ngunawal Clan	Lily and Paul Boyd
Kamilaroi Yankuntjatjara Working Group	Phil Kahn
Mura Gadi Aboriginal Corporation	Tiarna Bird
Ngambaa	Kaarina Slater
Wurrumay Culture Heritage Consultants	Vicky Slater
Yarrawalk Pty Ltd	Scott Franks

2.2. STAGE 2 & 3 – PRESENTING AND GATHERING INFORMATION

The aim of Stages 2 and 3 of the community consultation process is to provide RAPs with information about the scope of the proposed project and the proposed ACHA methodology, to gather feedback on the proposed project and proposed methodology and to gather any cultural information that the RAPs wish to share.

2.2.1. Presentation of Project Information and Methodology

A Stage 2 & 3 information pack was sent to registered Aboriginal parties via email on 14 February 2025. The information pack was prepared as a combination of Stage 2 and 3 of the Consultation Guidelines, and included the following information:

- An outline of the proposal and an overview of the subject area.
- The proposed methodology for the ACHA, including the impact assessment process and input points for RAPs into the investigation and assessment.
- Critical timelines and milestones for the completion of assessment activities and delivery of reports.
- Agreed roles, functions and responsibilities.
- A request for comment on methodology, recommendations for site investigation any cultural information the respondent wished to share.

A response to the Stage 2 & 3 information pack was requested by 14 March 2025, providing 28 days to respond. A copy of the Stage 2 & 3 information pack is included in Appendix C. Two responses were received in relation to the Stage 2 & 3 information pack. The responses are included in Appendix C and addressed in Table 4 below.

Table 4 – RAP responses to the Stage 2 & 3 information pack

RAP	Comments	Urbis Response
Didge Ngunawal Clan	We have a strong connection to the area and we know that there are middens and rocket sites upon this area	Urbis acknowledges Didge Ngunawal Clan's connection to the land and thanks them for their response.
Mura Gadi Aboriginal Corporation	We have a deep connection to the land, with our family having lived and grown up in the area for generations. We represent a number of clans, including the Ngunnawal, Darkinjung, Dharug, Garigal, and Gumbaynggirr peoples. Our commitment is to share our knowledge and ensure that Aboriginal culture remains at the forefront, preserving it so that nothing is lost to history. Areas of significance In the Bayview area, as part of the traditional lands of the Garigal people, there are several areas of significance that would have been important to the Aboriginal community, both historically and culturally. These areas are tied to the natural environment, including land, water, and resources, which held deep spiritual, cultural, and practical value. Below are a few key areas of significance: 1. Pittwater and Surrounding Waterways: The Pittwater area, including the bays, coves, and inlets, would have been an important site for the Garigal people. The waterways provided abundant resources such as fish, shellfish, and other marine life. The Garigal people would have used these waters for fishing and transportation, and it was likely an important part of their social and ceremonial life. 2. Narrabeen Lagoon: Although a bit further south of Bayview, Narrabeen Lagoon is a significant area for the Guringai and Garigal people. It is a site of rich ecological resources, particularly important for fishing and gathering food. The lagoon and surrounding areas would have been used for hunting waterfowl and harvesting aquatic plants. 3. Ku-ring-gai Chase National Park: To the north of Bayview, Ku-ring-gai Chase National Park is part of the traditional lands of the Garigal people and holds great significance. This park contains many sacred sites, including rock engravings, ceremonial grounds, and areas rich in plant and animal life. The park has many Indigenous heritage sites that reflect the long history of the area and its importance to the Aboriginal community. 4. Indigenous Rock Engravings and Sites: The region surrounding Bayview contains various rock	Urbis acknowledges Mura Gadi Aboriginal Corporation's connection to the land and thanks them for their response. We acknowledge the significance of the Bayview area to the Aboriginal community and recognise the importance of several sites and places within this locality.

RAP	Comments	Urbis Response
	engravings and archaeological sites that reflect the presence of the Garigal people. These sites often have deep cultural significance, serving as markers for navigation, sacred places, and areas for ceremonial practices. While the specific locations may be protected, these sites are part of the broader heritage of the Northern Beaches region. 5. Bushland and Coastal Areas: The natural bushland surrounding Bayview, including the coastal ecosystems, would have been important to the Garigal people for a variety of reasons. The rich diversity of plants and animals would have provided a sustainable source of food, medicines, and materials for making tools. The coastal environment, with its abundant marine life, was crucial for survival and cultural practices. These areas of significance reflect the strong connection that the Garigal and Guringai people had with their land and waters. Their traditional knowledge of the environment was key to their survival and cultural practices. Today, these areas are often celebrated for their natural beauty and ecological importance, but they also carry deep cultural and historical meaning for the Aboriginal people of the region.	

2.2.2. Site Visit and Meeting

A separate communication was sent on 14 March 2025 to Metropolitan LALC and and Mura Gadi Aboriginal Corporation. The communication invited the RAPs to register for a site visit and meeting to be held on 21 March 2025 as part of Stage 2 & 3 of the consultation process.

The purpose of the site inspection and meeting was to conduct a thorough briefing with the RAPs about the proposed development, to conduct a walkover of the subject area with the RAPs, to discuss the information provided in the Stage 2 & 3 information pack and to discuss potential archaeological mitigation strategies.

The RAPs who attended the site visit and meeting are listed in Table 5 below.

Table 5 – RAP attendees at site visit and meeting

RAP	Representative
Mura Gadi Aboriginal Corporation	Tiarna Bird and Peter Carroll
Metropolitan Local Aboriginal Land Council	Jordan Marr

Table 6 – RAP comments during site visit and meeting

RAP	Comment	Urbis Response
Metropolitan LALC (KYWG)	Monitoring in the location of deep excavations would allow	Urbis thanks Metropolitan LALC for their input. We recommend a detailed Archaeological Induction if provided to site contractors would

	for confirmation of the presence or lack of natural soils.	mitigate the risk to potential cultural features. This could be prepared and presented by Metropolitan LALC or by Urbis.

2.3. REVIEW OF DRAFT ACHA REPORT

The aim of Stage 4 of the community consultation process is to prepare and finalise an ACHA report with input from RAPs.

A draft of the present ACHAR was sent to RAPs via email on 28 May 2025 with comment on the draft ACHAR requested by 25 June 2025, providing 28 days to respond. One response was received in relation to the Stage 4 draft ACHA report. The responses are included in Appendix C and addressed in Table 7 below.

Table 7 – RAP responses to the Stage 4 Draft ACHA Report

RAP	Comments	Urbis Response
Kamilaroi Yankuntjatjara Working Group	Thank you for your ACHA draft for Opal Bayview Annam Road, Bayview. We would like to see connecting with County for this project to educate the wider community of our rich culture. We have reviewed your report, and we would like to agree to your recommendation.	Thanks for the response. The client is preparing a connecting with country for the project. We can fill you in on the results if you wish.

3. DESKTOP ASSESSMENT

The aim of the desktop assessment is to determine whether any known Aboriginal objects are located within the subject area and whether the subject area is likely to retain any unknown Aboriginal objects. The findings of the desktop assessment inform the archaeological survey of the subject area and contribute to the determining whether an archaeological test excavation is required.

3.1. ARCHAEOLOGICAL CONTEXT

The archaeological context of the subject area encompasses previous archaeological and ethnohistorical studies that are relevant to determining the nature and distribution of Aboriginal archaeological material within the local region and subject area and local region.

3.1.1. Aboriginal Land Use

Ethnohistorical accounts provide a basis for understanding how Aboriginal people lived prior to the arrival of Europeans and therefore the nature and distribution of archaeological material that is likely to be found in the archaeological record. Such accounts are inherently biased by the cultural norms of the observer and behavioural modifications in response to the awareness of being observed (the so-called 'Hawthorne Effect'). Nevertheless, by comparing and contrasting these observations with archaeological evidence and cultural information from the Aboriginal community, it is possible to establish a general understanding of the lives of Aboriginal people.

The archaeological record provides evidence of the long occupation of Aboriginal people in Australia. Current archaeological record establishes occupation of the Australian mainland by as early as 65,000 years before present (BP) (Clarkson et al. 2017). The oldest date for a site in the Sydney region is at Pitt Town on the Hawkesbury River, approximately 41 km west of the present subject area, which is dated to around 36,000 years ago (Williams et al. 2014).

The Aboriginal population in the greater Sydney region is estimated to have been between around 4000 and 8000 people at the time of European contact (Attenbrow 2010). Given the early contact with Aboriginal people in the Sydney region, more is known about these groups than those that inhabited regional areas.

Shortly after European arrival in 1788, the Pittwater region was explored by Governor Arthur Phillip (Phillip 1788). The ethnographic records account meetings with the local Aboriginal people. During one of these meetings, it was recorded that Caregal (or Garigal) was initially given as name of 'a man, or a tribe who resided to the northward of Port Jackson. Although in a later account, Nanebarre an Aboriginal interpreter, stated that 'Caregal' referred to man's name who lived at or near Broken Bay (Hunter 1793). It is difficult to fully ascertain the boundaries of the Clans due to early biases of Europeans and their arbitrary divisions of Country. The boundary of their area however is generally accepted to extend from Narrabeen Lagoon to Broken Bay and even as far north as the Central Coast (Pittwater Council PoM 2009).

The coastal hinterland of swamplands, creeks, and shorelines in the Northern Beaches area would have provided the Garigal abundant resources to subsist upon. Living in small family groups, the clan followed short term habitation patterns according to the seasons and food supply. Pittwater located to the north of the subject area was one such coastal occupation site providing shelter and resources. While the main part of the Garigal diet would have consisted of fish, other animals such as waterbirds and eels would have been hunted in the nearby swamplands. Although traditionally a women's task, both men and women were noted to partake in fishing expeditions using canoes made of fired wood (Govett 1836).

As was the case throughout Australia, the local Aboriginal people of the region around the subject area employed stone tools for everyday tasks. Stone artefacts are common in the archaeological record, partly due to their common use, but also because they are resistant to degradation and therefore survive on the ground surface and in subsurface deposits. Flaked artefacts are typically the most common type of stone artefact encountered, in part due to their long and ubiquitous use, but also due to their high discard rate and the large amount of waste produced during manufacture. Ground edged stone tools are also known to have been utilised by Aboriginal people in the broader region (Tench 1789) and appear in the archaeological record around 4,000 BP (Attenbrow 2010:102). After European contact, Aboriginal people of the Sydney region continued to manufacture tools, sometimes employing new materials such as bottle glass or ceramics (Attenbrow 2010:103-104).

In addition to stone tools, the local Aboriginal people are likely to have utilised the resources afforded by the local forests and waterways. Ethnographic accounts detail the heavy reliance on small bark huts for shelter

recounting that they were “formed of pieces of bark from several trees put together in the form of an oven with an entrance large enough to hold six to eight people” (Tench 1789). The ephemeral nature and perishable material from which these dwellings were built means that they are unlikely to survive in the archaeological record. By contrast, caves and overhangs provided shelter in coastal areas where Hawkesbury sandstone is exposed, typically near waterways. These shelters provide ideal conditions for preservation of evidence of Aboriginal habitation, including discarded tools and faunal material as well as engraved and pigment art. The following section discusses the prevalence of known art sites in the broader region.

Based on the above background, it is possible that similar evidence of Aboriginal occupation will also be present within original and/or intact topsoils within the present subject area.

3.1.2. Declared Aboriginal Places

The NSW State Heritage Inventory (SHI) includes all declared Aboriginal places within NSW, in addition to historic heritage items listed on the State Heritage Register (SHR), listed Interim Heritage Orders (IHOs) and items listed on Local Environment Plans (LEPs) and State Environmental Planning Policies (SEPPs).

A search of the SHI was undertaken on 6 February 2025. The search did not identify any declared Aboriginal places, or any other heritage items, within the subject area.

3.1.3. Registered Aboriginal Objects

The Aboriginal Heritage Information Management System (AHIMS) is a database of registered Aboriginal sites in NSW. Each registered Aboriginal site includes one or more site ‘features’, which may be considered an Aboriginal object under the NPW Act. An Aboriginal site may include one or more site features.

The *Guide to completing the AHIMS Site Recording Form* (OEH 2012) lists 20 different features that may be recorded on AHIMS. The most common site features registered in NSW are artefacts, modified trees, art, grinding grooves and shell deposits (see Glossary for definitions). However, the likelihood of any particular site feature being found will vary according to region and environment. Less common site features that are encountered are burials, ceremonial rings, earth mounds, fish traps, habitation structures, hearths, non-human bone and organic material, ochre quarries, stone arrangements and stone quarries (see Glossary for definitions).

Other Aboriginal site features that are recorded on AHIMS but are not necessarily ‘Aboriginal objects’ within the meaning of that term as it is defined in the NPW Act (i.e. are not a ‘deposit, object or material evidence… relating to the Aboriginal habitation of the area’) are potential archaeological deposits (PADs), Aboriginal ceremony and dreaming sites, Aboriginal resource and gathering sites, conflict sites and waterholes (see Glossary for definitions). These features are only considered to be ‘Aboriginal objects’ for the purpose of the NPW Act if accompanied by at least one of the other site types defined above.

The AHIMS database also provides information on the context of registered Aboriginal sites. Sites that are recorded as ‘closed’ context are those that include a cave or rock overhang, while all other sites are recorded as ‘open’ context.

It should be noted that the AHIMS register does not represent a comprehensive list of all Aboriginal objects or places as it is limited to sites that have been previously identified and registered. Registration is typically the result of previous archaeological investigation, so the number of registered Aboriginal sites in area is dependent on the amount of such research previously undertaken.

A search of the Aboriginal Heritage Information Management System (AHIMS) was carried out on 13 February 2025 (AHIMS Client Service ID: 954689 & 954648) for an area of approximately 4 km x 4 km centred on the subject area. The search was undertaken to determine if:

- There are any registered Aboriginal sites registered within the curtilage of the subject area.
- There are any registered Aboriginal sites near the subject area that might extend into it.
- There is any association of Aboriginal sites or site features with certain landscape features within the broader region that may be instructive for determining the likelihood of Aboriginal sites within the subject area.

The Basic and Extensive AHIMS search results are included in **Appendix A**. The results of the search are discussed below.

3.1.3.1. Identified Sites

A total of 47 Aboriginal sites are registered within the search area. Of these sites, one was identified as 'Not a Site' in the search results, and two as duplicates, reducing the total number of identified Aboriginal sites to 44. The locations of the 44 identified Aboriginal sites are shown in Figure 3.

The search did not identify any Aboriginal objects or Aboriginal places within the curtilage of the subject area.

The nearest registered sites are #45-6-1440, a shell midden located within a small rock overhang approximately 650 m to the northeast and #45-6-2688 and #45-6-2689 consisting of middens with artefacts, located approximately 720 m north-east. These sites are all located within 200m of Pittwater shoreline. Given their distance from the subject area and their association with water, neither site is likely to represent what might be anticipated within the subject area.

3.1.3.2. Site Features

A summary of site features across the registered Aboriginal sites within the search area is provided in Table 8. Among the 44 registered Aboriginal sites in the search area, a total of 65 site features were identified of eight different types: Art, Artefacts, Burials, Grinding Grooves, Modified Trees, Non-Human Bone & Organic Material, Potential Archaeological Deposits (PADs) and Shell.

Of these site features, shell was the most common, present in 73% of registered sites and making up 49% of registered site features (n = 32). The high representation of shell midden sites is consistent with the location of the subject area in the vicinity of low-lying swampland and associated aquatic resources. Art was the next most common site type, making up 25% of sites and 17% of overall site features within the search area (n = 11). The high prevalence of art sites also reflects the proximity of the subject area to coastal waterways, with sandstone overhangs and exposures providing a canvas for engraved and pigment art. Artefacts were present at 23% of registered sites, making up 15% of site features (n = 11). This finding is consistent with the important role of stone tools in the everyday lives of Aboriginal people discussed in Section 3.1.1 above.

The contexts of the registered Aboriginal sites within the AHIMS search area are also summarised in Table 8 below. Sites in a closed context are those within a cave, outcropping or rock overhang, while those in an open context are not. Marginally more registered sites appear in a closed context, making up 52% of sites overall (n = 23). The number of open context sites is similar, making up 48% (n = 21). These numbers are consistent with the location of the subject area in the vicinity of natural swampy waterways and associated sandstone platforms and overhangs, as well as clusters of sites further inland.

The spatial distribution of registered sites within the search area is demonstrated in Figure *3* below. Most sites are clustered around the creeks and bays of Pittwater. These findings are consistent with predictive models for NSW, which consider the proximity of natural waterways to be indicative of likely past Aboriginal land use.

Table 8 – Summary of registered Aboriginal site features in the AHIMS search area

Site Features	**Number**			**Frequency**	
	Open Context	*Closed Context*	*Total*	*% of Total Sites*	*% of Total Features*
Shell	15	17	32	73	49
Art	4	7	11	25	17
Artefact	2	8	10	23	15
PAD	1	5	6	14	9
Non-Human Bone & Organic Material	1	2	3	7	5
Grinding Groove	1	0	1	2	2
Burial	0	1	1	2	2

Site Features	Number			Frequency	
	Open Context	*Closed Context*	*Total*	*% of Total Sites*	*% of Total Features*
Modified Tree	0	1	1	2	2

The AHIMS search results indicate a pattern of land use within the search area. The majority of sites are in association with the shoreline of Pittwater and reveal the reliance upon aquatic resources indicated by the high number of shell sites. The relatively high proportion of closed sites also indicate a preference for the rocky outcrops of the estuary shoreline for shelter and as art sites. The ridgeline leading to Church point to the north-west of the subject area also has a concentration of art sites. The patterns revealed by this analysis do not indicate that similar site features are likely in the present subject area due to a lack of similar sensitive landforms. However, the Creekline adjacent to the subject area is indicative of past Aboriginal land use.

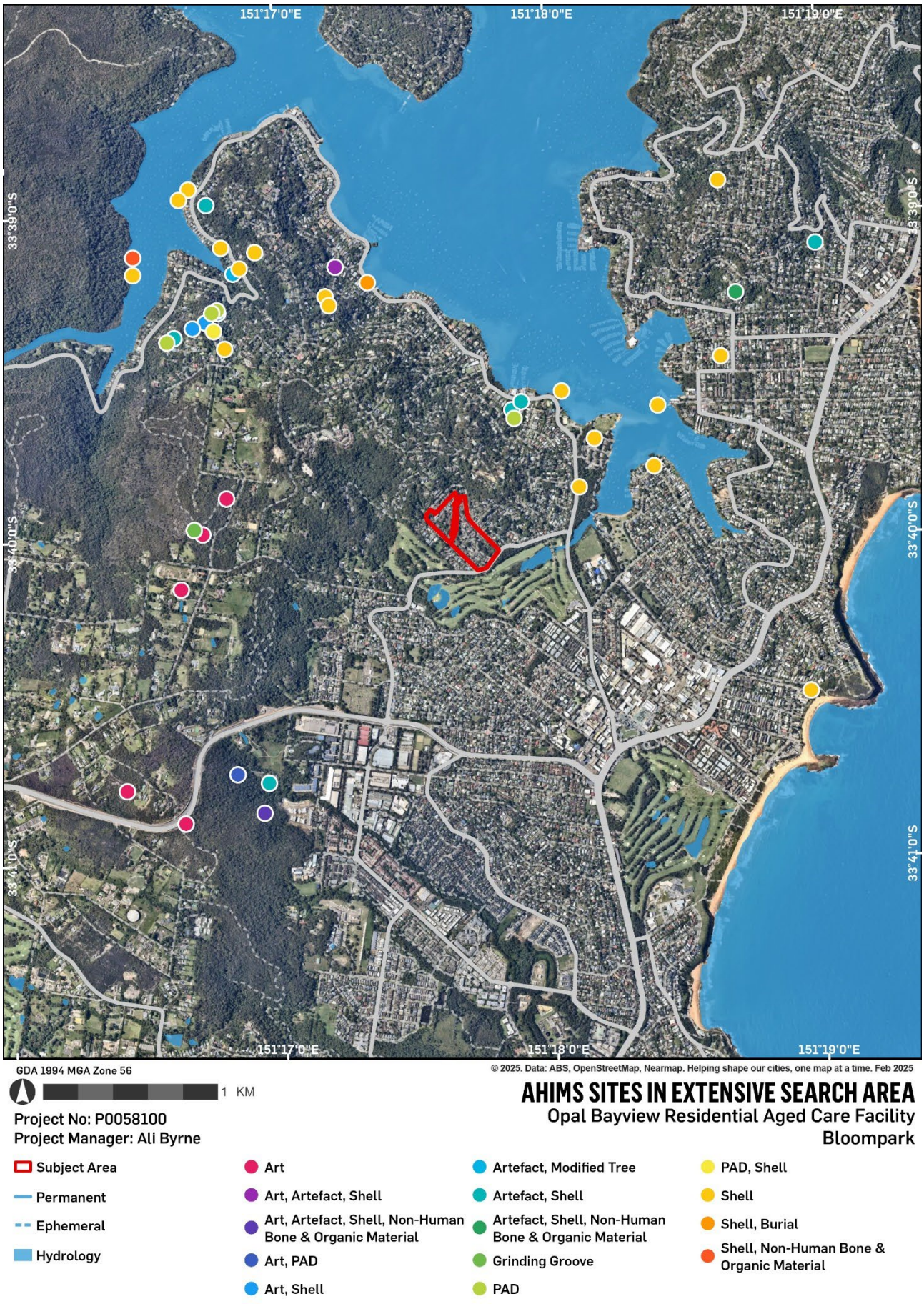


Figure 3 – Locations of registered Aboriginal site in AHIMS search area

Figure 4 – Locations of registered Aboriginal site in proximity to the subject area

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3.1.4. Previous Archaeological Investigations

Previous Aboriginal archaeological investigations undertaken within or near to the subject area may provide information about known Aboriginal sites that have not previously registered on the AHIMS database. Additionally, Aboriginal archaeological investigations undertaken in the broader region may provide information on the types of archaeological site features that are likely to occur within the subject area.

3.1.4.1. Investigations of the Subject area

No previous archaeological reports relating directly to the subject area have been identified.

3.1.4.2. Regional Investigations

No previous archaeological reports relating directly to the Bayview and Pittwater area have been identified. However, a review of relevant investigations in the broader area, also in association with an aquatic landscape of estuaries, lagoons and coastal resources is provided below.

Artefact Heritage (2023) conducted an ACHA for 11 Tilley Lane, Frenchs Forest, approximately 10km south-west of the current subject area situated between Middle Harbour and Narrabeen Lagoon. It was concluded that due to a lack of registered sites on the Aboriginal Heritage Information Management System (AHIMS) and significant disturbance and land modification through construction and demolition phases of historical development no further archaeological investigation was required. The ACHA also acknowledged that proponent engagement of Gaimarigal Group to provide advice and input into the design of the development for the purposes of fulfilling Connecting with Country principles would accordingly acknowledge Indigenous heritage in the area.

Biosis (2014) Conducted a Due Diligence Aboriginal Heritage Assessment for Mona Vale Hospital approximately 2.4km south-east of the subject area in consultation with the Metropolitan LALC. The site was located approximately 270m west of the coast, and the closest waterway was Narrabeen Creek approximately 1km to the west. It was assessed that the area had undergone significant modifications in the past due to construction and that the potential for Aboriginal cultural material to be present was very low.

Australian Museum Business Services (AMBS, 2012) undertook an archaeological survey and Aboriginal heritage assessment for the Northern Beaches Hospital site approximately 10km south-west of the current subject area situated between Middle Harbour and Narrabeen Lagoon. AMBS concluded that, overall, the Northern Beaches Hospital site demonstrated high levels of disturbance from modern development including apparent lack of substantial intact topsoil.

3.1.5. Existing Predictive Models

Predictive models are used to determine the likelihood of Aboriginal archaeological material being located within a particular area. A review of existing predictive models relevant to the region around subject area is relevant for formulating a predictive model for the present assessment.

The *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010c) ('The Due Diligence Code') provides an overarching predictive model for the entirety of NSW. The Due Diligence Code specifies the following 'relevant landscape features' that are considered indicative of likely past Aboriginal land use:

- Areas within 200 m of waters including freshwater and the high tide mark of shorelines.
- Areas located within a sand dune system.
- Areas located on a ridge top, ridge line or headland.
- Areas located within 200 m below or above a cliff face.
- Areas within 20 m of or in a cave, rock shelter, or a cave mouth.

There are no known Pittwater region-specific predictive models applicable to the local area. A review of other investigations in proximity to estuarine waterways, however, may contribute to the general model of the Due Diligence Code outlined above.

Artefact Heritage (2020) produced a predictive model for the Metro line from the Inner West to Parramatta which encompassed an estuarine environment similar to that of Pittwater to the north of the current subject area. The predictive statements for the study area were as follows:

- The survivability of Aboriginal objects would be largely dependent on the extent and nature of subsequent phases of historical construction activities.
- Sub-surface artefact sites tend to consist of lower density isolated occurrences in areas away from major watercourses such as freshwater, marine and estuarine areas.
- More frequent and higher concentrations of sub-surface artefact sites are likely to occur in the vicinity of major watercourses such as freshwater, marine and estuarine areas.
- Shell midden sites are more likely to be identified in close proximity to marine and estuarine areas. Due to land reclamation in many areas, former marine and estuarine areas may be setback from contemporary shoreline areas.
- Sandstone shelters suitable for archaeological deposit and outcrops suitable for engravings may be preserved in ridge crest and ridge slope landform contexts.
- Surviving portions of deeper soil profiles within the study area, such as the Parramatta Sand Body, may provide stratified evidence of occupation.

3.2. ENVIRONMENTAL CONTEXT

The environment context of the subject area encompasses the natural landscape and the impacts of historical human activity. These aspects of the environmental context are relevant to predicting the potential for unknown Aboriginal objects occurring within the subject area.

3.2.1. Natural Landscape

The purpose of reviewing the natural landscape of the subject area is twofold. It assists in the prediction of the intensity and nature of Aboriginal land use and deposition of archaeological material in the subject area by considering the landforms and resources that would have played a part in the everyday lives of Aboriginal people. It also assists in the determining the likelihood that that those material remains would have survived any natural geomorphological process or historical ground disturbance (discussed in Section 3.2.2 below).

Topography: The subject area is located on elevated rolling footslopes between low lying swampy ground associated with Cahill Creek to the south and east, and rising terrain to the north-west (Figure 5).

Soils and Geology: The NSW Soil and Land Information System (SALIS) indicates that the subject area is located within the Erina soil landscape (Figure 6). The Erina soil landscape is characterised by undulating to rolling rises and low hills of sandy loam over hard setting sandy clay loam. On slopes such as are found within the subject area the soil A-horizon typically comprises up to 20 cm of weak, brownish-black fine sandy loam overlying 20 - 25 cm of hard setting, earthy, yellowish-brown sandy clay loam on reddish brown clay B horizon. The underlying geology of both soil landscapes is fine-grained sandstones and claystones of the Narrabeen group. Rock outcrops are rarely present.

The Erina soil landscape of the subject area could be seen as a transition between the steep colluvial soils of the Watagan soil landscape in the northern portion of the Bayview Gardens site and the alluvial Deep Creek soil landscape on its south-eastern boundary.

Geotechnical investigations completed July 2025 by WSP indicate that all topsoils within the subject area have been removed. Beneath hardstand, pavement and bedding materials only grey, orange brown, or mottled silty clay continued to bedrock at depths ranging from 1.7 to 3.0 meters. Results are outlined in more detail in the following section.

Geomorphic Activity: The mode of geomorphic activity in the subject area is erosional. The location of the subject area on lower footslopes indicate potentially moderately deep colluvial deposition.

Vegetation: The natural vegetation of the Erina soil landscape is typified by tall open-forest (wet sclerophyll forest) with open-heath in exposed coastal locations. Common species of the open-forest include spotted gum Eucalyptus maculata, grey ironbark E. paniculata and forest oak Allocasuarina torulosa. Associations of turpentine Syncarpia glomulifera and Sydney blue gum E. saligna are also common. Cultural markings may occur on a wide variety of tree species, including those likely to have been present in the Erina soil landscapes.

Hydrology: The subject area was formerly located above a system of swamps (now partially reclaimed land) associated with Cahills Creek approximately 400m to the south-west. A tributary/drainage line of Cahills creek passes immediately to the west of the subject area, bisecting Bayview Gardens (Figure 6).

The relevance of the natural landscape for the present assessment is discussed in the application of the predictive model to determining Aboriginal archaeological potential in Section 3.4.2 below.

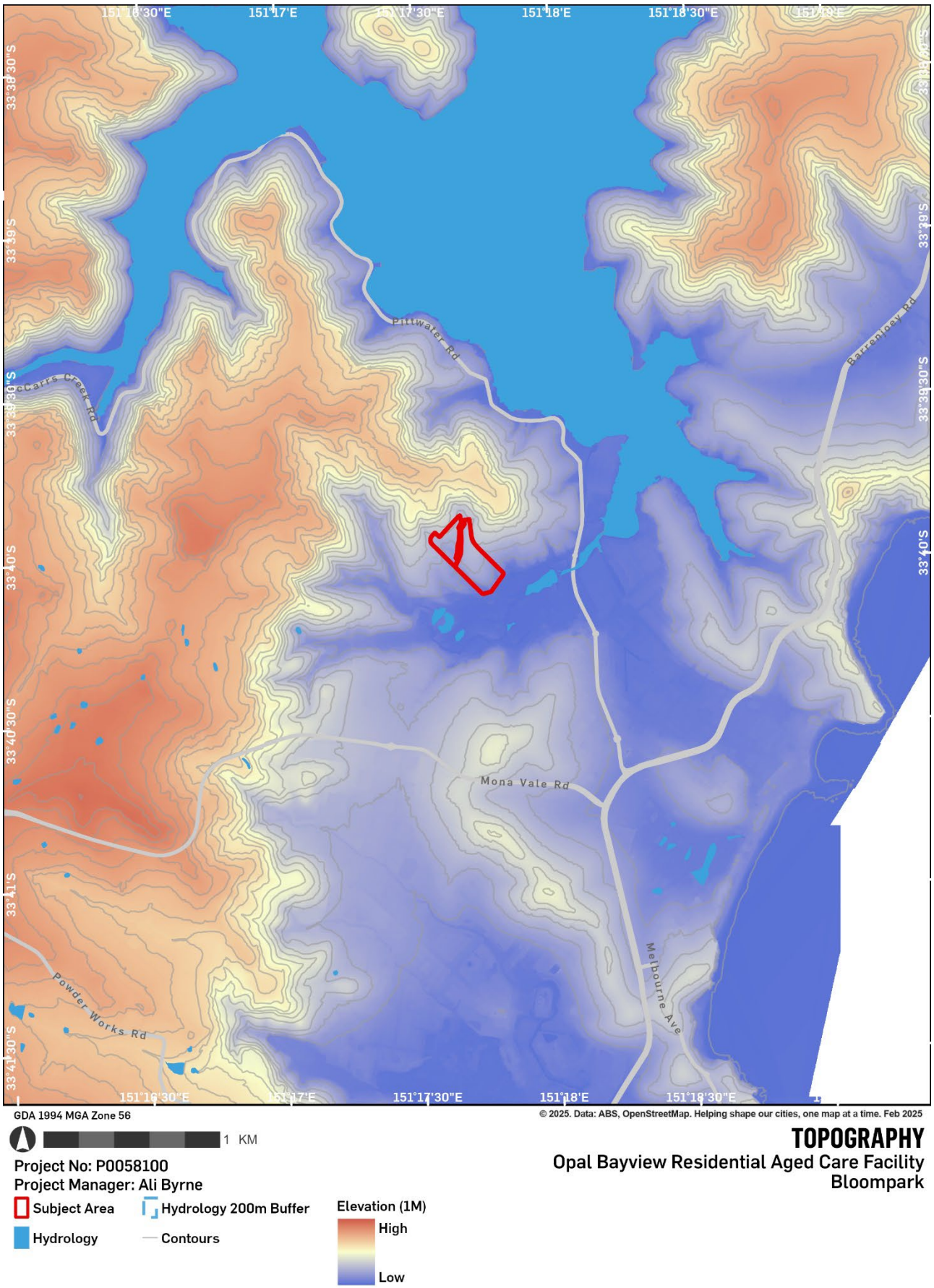

Figure 5 – Topography

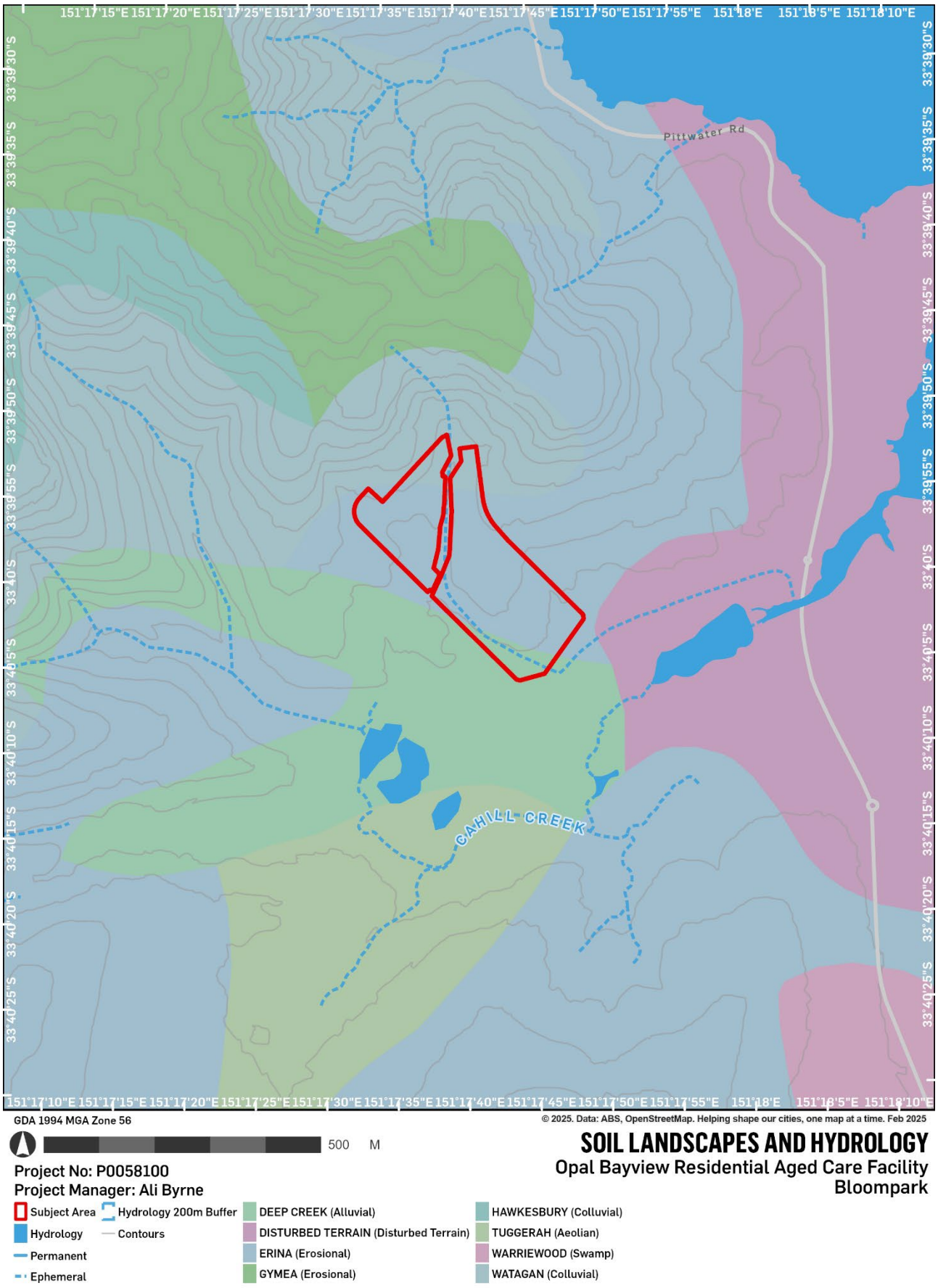

Figure 6 – Soil landscapes and hydrology

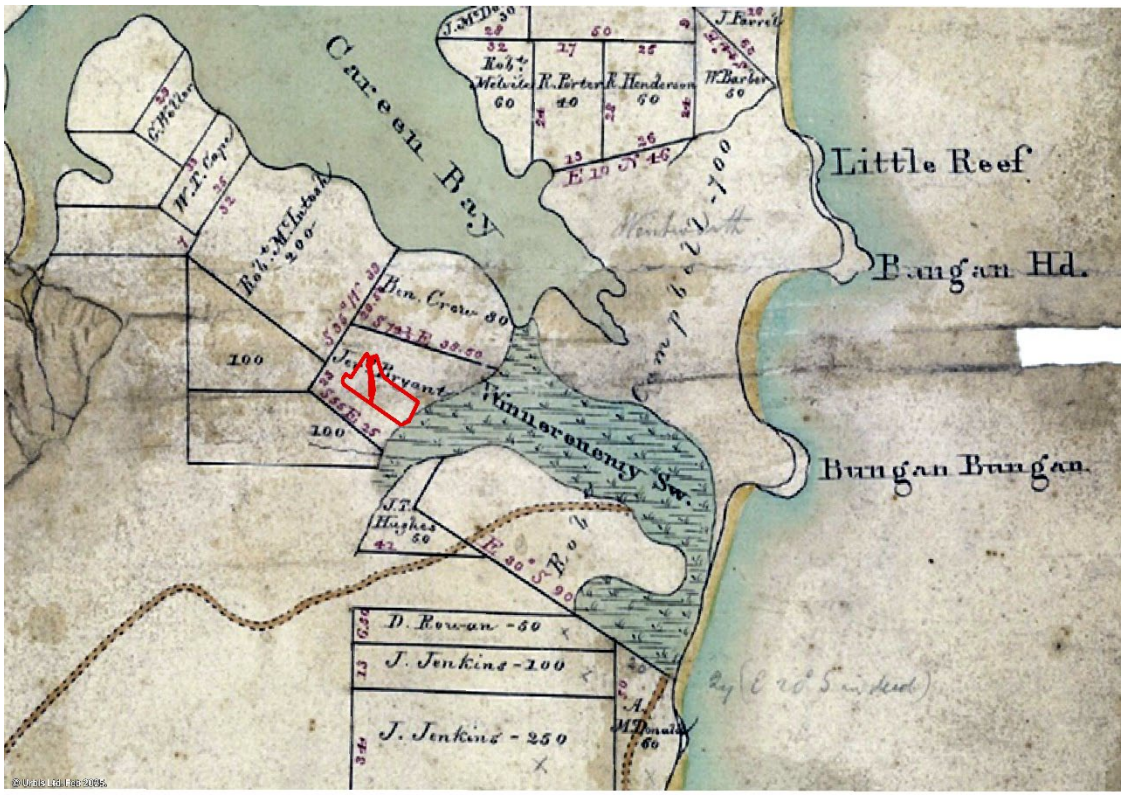

Figure 7 – Extract from Map of the coastal area between Broken Bay and Middle Harbour, parishes of Narrabeen and Manly Cove 1842, showing the approximate location of the Bayview Gardens (red outline).

Source: State Library of New South Wales Z/M4 811.14/1842/1

3.2.2. Historical Ground Disturbance

Disturbance to the natural landscape, either through human activity (e.g., clearing of vegetation, ploughing and construction of buildings) or natural processes (e.g., erosion), reduces the likelihood of deposited Aboriginal objects being retained, either through destruction of the Aboriginal objects or their removal. Ground disturbance may affect the natural topsoil (A-horizon), within which subsurface Aboriginal archaeological remains are typically found, and other surface features associated with Aboriginal objects, such as trees, rock platforms and rock overhangs.

For the purpose of the present assessment, historical ground disturbance is rated according to the following scheme:

- **High**: all or most topsoil has been removed, with at most only a small part of the lower portion of topsoil possibly remaining intact
- **Moderate**: the upper part of the topsoil has been substantially disturbed or removed, but a substantial amount remains intact
- **Low**: little or no disturbance or removal of topsoil, with all or most topsoil remaining intact

The degree of disturbance is relative to the depth of the natural topsoil. For example, disturbance of the upper 30 cm of a natural soil profile by ploughing may be high if the topsoil is only 30 cm deep, but only moderate if the topsoil is 1 m deep.

Bayview was named for its outlook onto Pittwater and was officially recognised when Bayview Post Office was opened in 1882. By 1821 the first land grants had occurred, 200 acres to Robert McIntosh and 80 acres each to Peter Patullo and Jeremiah Bryant. Figure 8 below shows Bayview Gardens entirely within Bryant allotment. It is likely that land clearing began soon after. During the nineteenth century several small farms, producing fruit, vegetables and poultry, developed along this sheltered north-facing shore. Bayview became a holiday destination when the coach service from Manly extended there in the 1880s. It was also reached by boat from

Sydney with visitors staying in guesthouses. During the second half of the twentieth century Bayview became a residential suburb. (Northern Beaches Council online).

In 1924 John Orr settled in Bayview purchasing Winnererremy Swamp at the location of the current Bayview Golf Club to the south and east of the subject area. Most of the land on which the golf course now stands was a low-lying marsh fed from the surrounding hillsides (Bayview Golf Club 1998). Figure 7 below shows an extract from a map of the coastal area between Broken Bay and Middle Harbour in 1842 with the location of Bayview Gardens in red.

Sir Edward Hallstrom, director of the Taronga Park Zoological Gardens 1941 – 1967, set up a privately funded flora and fauna sanctuary that persisted until shortly before his death in 1970, when the land was sold to become Bayview Gardens. Hallstrom's vision was 'zoos without cages'. This property along with others owned by Hallstrom also provided feed for Taronga Zoo (Pittwater Online News 2016). John Bungey, landscape designer, was involved in the development of this site from 1975. Bungey reported to the Manly, Warringah and Pittwater Historical Society that the large-scale development attempted to retain much of the native vegetation including Scribbly Gum, Swamp Mahogany and Angophora. The development took approximately 10 years to complete (Pittwater Online News 2012).

Figure 9 to Figure 11 below show aerial photographs of Bayview Gardens throughout the latter half of the 20th century. Figure 9 shows Bayview Gardens in 1951 presumably from the time of Hallsrom's ownership. Some mature trees are present along with rows of new plantings. These are possibly in line with Hallstrom's vision of an open-air animal sanctuary providing habitat and feed for native animals. There is an access road leading to two structures within the current subject area. In 1971 the vegetation has matured across the majority of the site. Additional structures have been constructed, predominantly in the eastern portion of the Bayview Gardens. By 1986 the Bayview Gardens has been predominantly developed except for the western portion of the subject area.

Based on the above, historical ground disturbing activities within the subject area have included land clearance, cultivation of trees and construction of roads and structures. While relatively minor in the early phases of development likely involving relocation and disturbance of the shallow soil profile, the construction of Bayview Gardens Retirement Village, associated roads, landscaping and provision of underground services to the network of structures will likely have involved significant disturbance to the shallow soil profile.

Geotechnical investigations were conducted in July 2025 by WSP. Results indicate that all topsoils within the subject area have been removed. Beneath hardstand, pavement and bedding materials only grey, orange-brown, or mottled silty clay continued to sandstone bedrock at depths ranging from 1.7 to 3.0 meters. Results are attached at Appendix D and summarised in Table 9 as follows:

Table 9 – Geotechnical Borehole results

Borehole #	Fills/ pavement	A horizon soil	B horizon soil
BH01	Pavement layers and bedding to 0.5m	absent	Silty clay to sandstone bedrock at 2.5m
BH02	Concrete and bedding to 30cm; sandy silty clay fill to 1.1m	absent	Silty clay to sandstone bedrock at 2.8m
BH03	Asphalt and bedding to 0.4m	absent	Silty clay to sandstone bedrock at 2.8m
BH04	Removed from investigation		
BH05	Asphalt and bedding to 0.4m	absent	Silty clay to sandstone bedrock at 3.0m
BH06	Pavement layers and bedding to 0.4m	absent	Silty clay to sandstone bedrock at 2.2m

Borehole #	Fills/ pavement	A horizon soil	B horizon soil
BH07	Pavement layers and bedding to 0.5m	absent	Silty clay to sandstone bedrock at 2.0m
BH08	Asphalt and bedding to 0.3m	absent	Silty clay to sandstone bedrock at 1.7m
BH09	Asphalt and bedding to 0.3m	absent	Silty clay to target depth at 1.3m

The relevance of historical ground disturbance for the present assessment is discussed in the application of the predictive model to determining Aboriginal archaeological potential in Section 3.4.2 below.

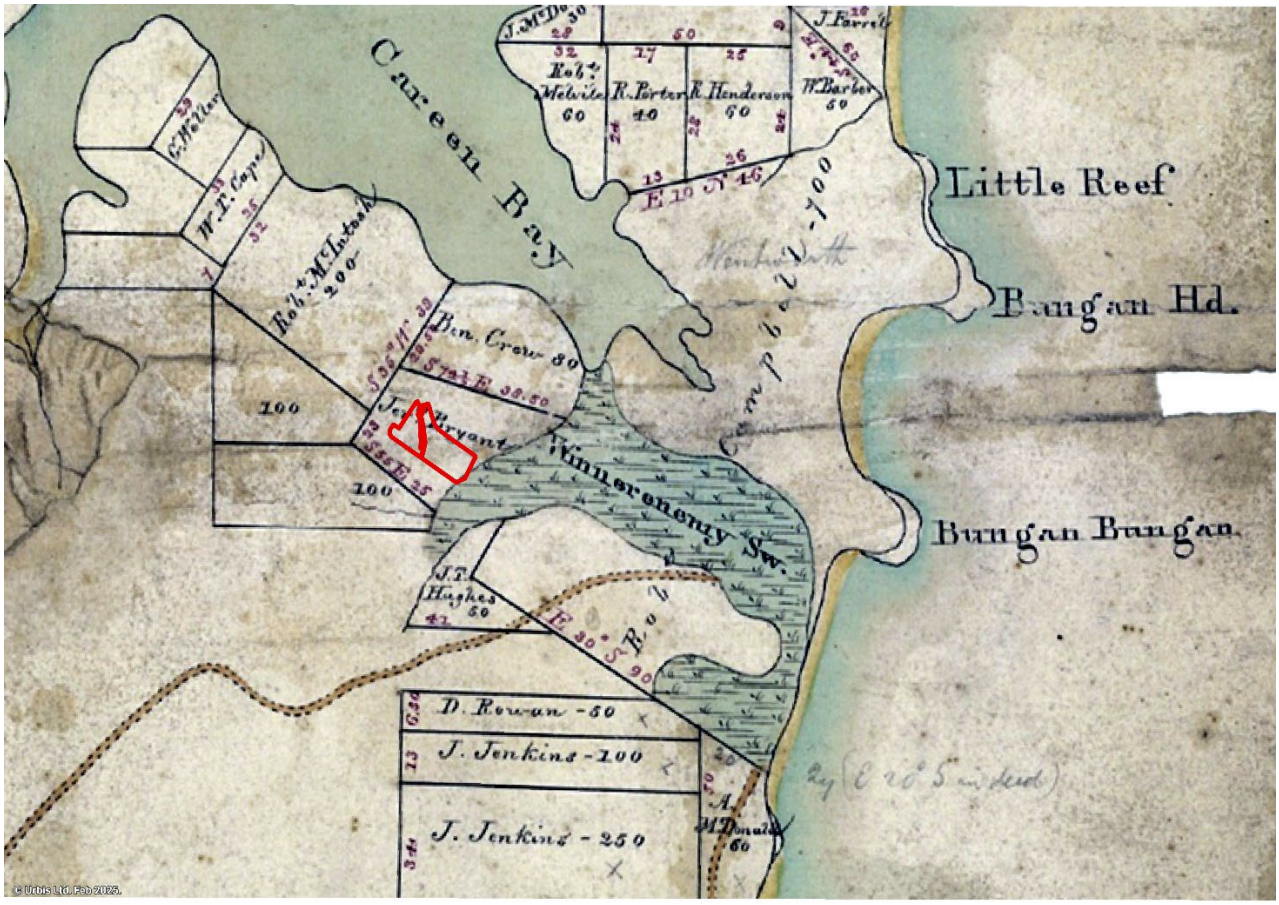

Figure 8 – Extract from Map of the coastal area between Broken Bay and Middle Harbour, parishes of Narrabeen and Manly Cove 1842, showing the approximate location of the Bayview Gardens (red outline).

Source: State Library of New South Wales Z/M4 811.14/1842/1

Figure 9 – Aerial image of Bayview Gardens; approximate boundary of subject area shaded orange; 1951
Source: NSW Government, Historical Imagery Viewer

Figure 10 – Aerial image of Bayview Gardens; approximate boundary of subject area shaded orange; 1971
Source: NSW Government, Historical Imagery Viewer

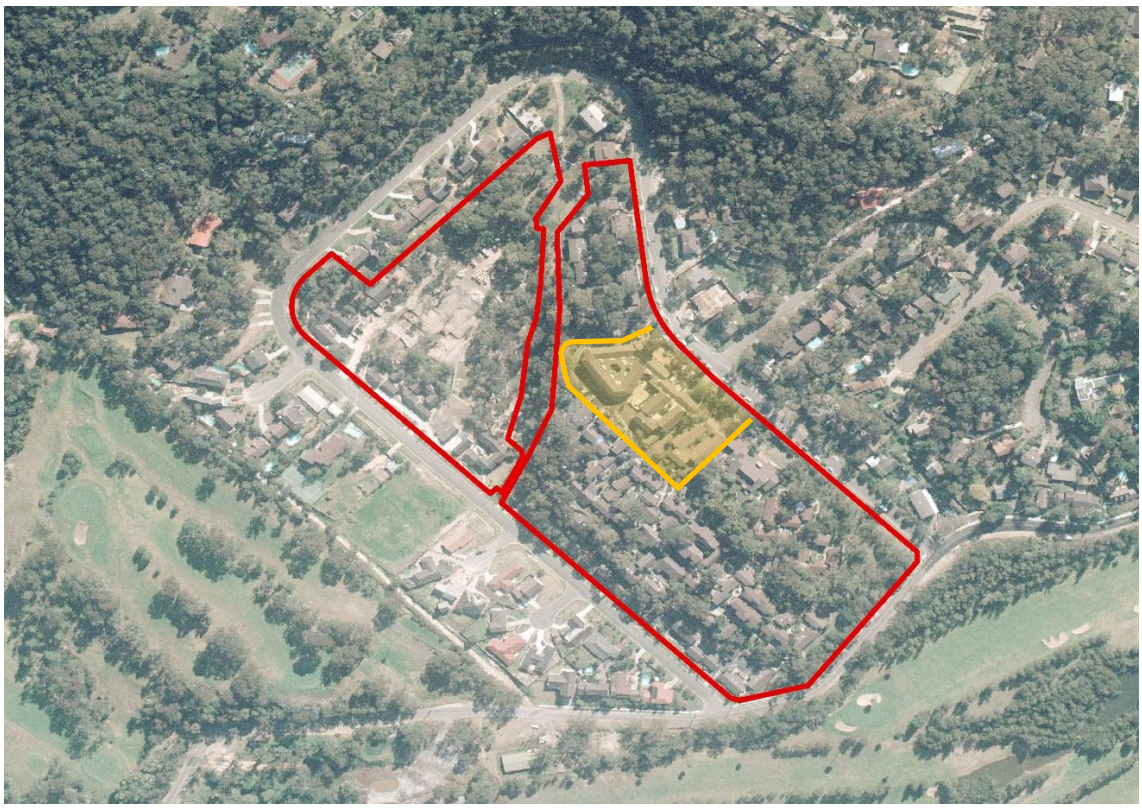

Figure 11 – Aerial image of Bayview Gardens; approximate boundary of subject area shaded orange; 1971
Source: NSW Government, Historical Imagery Viewer

3.3. LOCAL & REGIONAL CHARACTER

The evidence from Sections 3.1 and 3.2 is synthesised below to highlight the main issues and regional character of Aboriginal land use and the material traces that it has produced, in accordance with Requirement 11 of the Code of Practice.

Archaeological and ethnographic evidence indicates that Aboriginal land use in the local area and region was heavily reliant on water, particularly the resources provided by the swamps that covered much of the lower-lying areas of the coastal dune systems. Evidence of inhabitation, such as discarded artefacts and hearths, are likely to occur in association with these former swamplands. The ocean was also an important provider of resources. Rock exposures that occur near the coastline providing a substrate for art and grinding grooves and aiding the preservation of other deposits and shelter for inhabitation, evidenced by floor deposits of shell and artefacts.

3.4. ARCHAEOLOGICAL POTENTIAL

The Aboriginal archaeological potential of an area is the likelihood that it retains material evidence of past Aboriginal land use. The purpose of undertaking an assessment of Aboriginal archaeological potential is to inform the sampling strategy for the subsequent archaeological survey, to determine if an archaeological test excavation is required and, if so, inform the sampling strategy for that excavation.

3.4.1. Predictive Model

A predictive model for the present assessment has been formulated based on existing predictive models and the local and regional character summarised above (Section 3.3).

The landscape features are considered relevant for indicating likely past Aboriginal land use in the region are those indicated in The Due Diligence Code.

Aboriginal archaeological potential is further dependent on erosional transport and historical ground disturbance. Archaeological material is more likely to accumulate in aggraded landforms than eroded landforms, while higher ground disturbance reduces the likelihood of archaeological material surviving.

Synthesising the above predictors, Aboriginal archaeological potential is rated according to the following scheme:

- **Very High**: at least one relevant landscape feature, low ground disturbance and an aggraded landform
- **High**: at least one relevant landscape feature and either: (i) low ground disturbance and an eroded landform; or (ii) moderate ground disturbance and an aggraded landform
- **Moderate**: at least one relevant landscape feature, moderate ground disturbance and an eroded landform
- **Low**: no relevant landscape features and low or moderate ground disturbance
- **Very Low**: high ground disturbance

Expected site features are based on the following associations with landscape features:

- Artefacts are expected to be found in association with all sensitive landscape features.
- Hearths are expected to be found in association with higher ground at the margins of swamps.
- Shell middens are expected to be found in association with water.
- Art and grinding grooves are expected to be found in association with rock exposures near water.

The predictive model described above is applied in the following section to determine the Aboriginal archaeological potential of the subject area and likely site features.

3.4.2. Assessment of Potential

Based on the predictive model outlined in the preceding section, the archaeological potential of the present subject area is assessed as follows.

The entire subject area is located within a shallow erosional soil profile on rolling foothillls (the Erina soil landscape) and within 200 m of water (creek and reclaimed swamp system) (Section 3.2). Therefore while hydrology is considered indicative of likely past Aboriginal land use under the predictive model presented in the preceding section, there is no predictable focus of Aboriginal activity within the landscape. Based on this land use is most likely to be materially manifested as low-density subsurface deposits of discarded stone artefacts. Natural movement of the weak soils down slope is likely to disperse any such material evidence. Furthermore, subsequent human activity, including land clearance, construction and demolition of buildings, installation of services and landscaping, would have disturbed or removed at least part of the natural soil. Historical ground disturbance across most of the subject area is likely **high.**

Synthesising the above factors according to the archaeological rating scheme presented in the preceding section, it is determined that there is **low** potential for Aboriginal archaeological remains to be retained across the subject area.

Potential Aboriginal site features to be retained within the subject area are artefacts, based on the location of the subject area near a waterway, and grinding grooves or art should rock outcrops remain despite modern disturbance.

3.5. SUMMARY

The desktop assessment of the subject area is summarised as follows:

- No known Aboriginal objects, or Aboriginal places have been identified that are within, or likely to be within, the curtilage of the subject area.
- The subject area is located within 200 m of water (part of a now-reclaimed swamp system to the west of the subject area) which is considered indicative of likely past Aboriginal land use.
- The subject area is within an erosional landscape of rolling hills on lower slopes (the Erina soil landscapes). Natural movement of the weak soils and disturbance through historical and modern development reduce archaeological potential within the subject area.
- Applying the predictive model, the Aboriginal archaeological potential of the subject area is assessed to be **low** for artefacts, grinding grooves and art across the subject area.

4. VISUAL INSPECTION

A visual inspection was undertaken to confirm the assessment of archaeological potential within the subject site and to determine if any Aboriginal objects were present as surface expressions. The visual inspection of the subject area was undertaken on 21 March 2025 September 2024 by Owen Barrett (Urbis Senior Consultant, Archaeology) Tiarna Bird and Peter Carroll (Mura Gadi Aboriginal Corporation) and Jordan Marr (Metro LALC). Also present was Harry Bate (Senior Project Manager, Bloompark).

The visual inspection was undertaken in overcast conditions. Ground Surface Visibility (GSV) was estimated to be 0% across the subject area being covered by hardstand, and vegetation in landscaped garden beds.

No Aboriginal objects were identified during the visual inspection of the subject area.

The visual inspection confirmed historical ground disturbance across the entire subject area. The entirety of the subject area has been impacted by terracing, levelling and landscaping of the steep landform for structures, vehicle access and parking. Mature native trees were observed on the site however these were not of an age to have cultural markings.

While no Aboriginal objects were identified, the potential for natural soils beneath hardstand was discussed. Jordan Marr of Metro LALC expressed a desire to be present for the removal of hardstand at the location of deep excavations for the underground carpark to assess subsurface conditions. However, Urbis believe that given the low archaeological potential of the subject area, a detailed Archaeological Induction would instead be an appropriate mitigation measure. This induction would be provided by Metropolitan LALC or Urbis to site contractors and would supplement and inform the following chance finds procedures.

Figure 15 – View north towards Annam Road showing change in grade to street level in rearground, centre of subject area

Figure 16 – View north towards Annam Road showing change in grade to street level in right rearground; north- east portion of subject area

Figure 17 – View east at rear of subject area; large terraced area for vehicle access (not to be impacted)

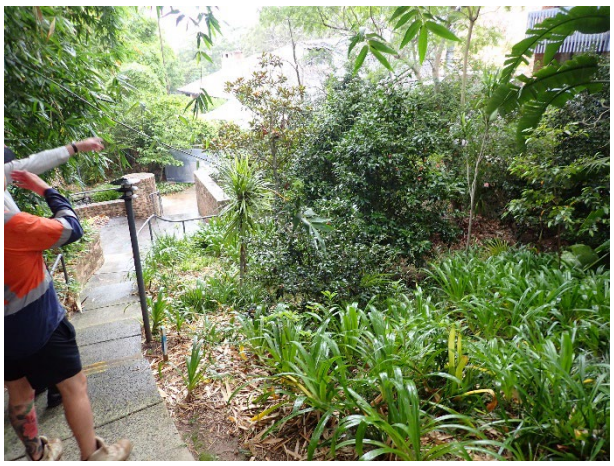

Figure 18 – Landscaped garden beds and vehicle access along western boundary of site

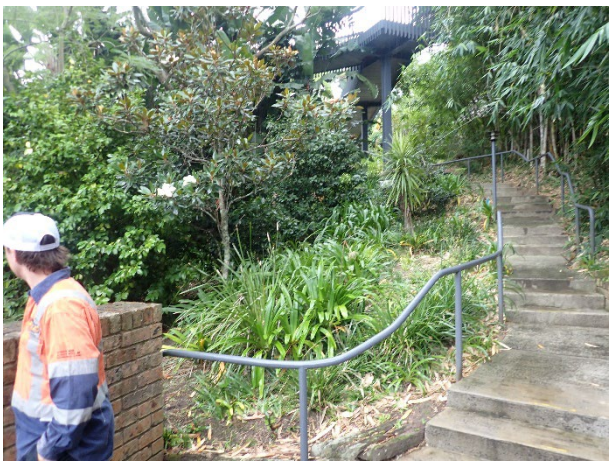

Figure 19 – View south east at the south-eastern portion of the subject area; steep terrain to be impacted by excavation for an entrance to the underground carpark

Figure 20 – View north-west at the south-eastern portion of the subject area; steep terrain to be impacted by excavation for an entrance to the underground carpark

5. SIGNIFICANCE ASSESSMENT

The following is an assessment and discussion of the cultural significance of the subject area, made in consultation with the RAPs. The assessment follows principles and procedures outlined in the Burra Charter the Assessment Guidelines.

5.1. FRAMEWORK FOR ASSESSMENT

The Burra Charter defines cultural significance as being derived from the following values: social or cultural value, historic value, scientific value and aesthetic value. Aesthetic, historic, scientific and social values are commonly interrelated. All assessments of heritage values occur within a social and historic context. Therefore, all potential heritage values will have a social component.

Heritage significance is assessed by considering each cultural or archaeological site against the significance criteria set out in the Assessment Guidelines. The Assessment Guidelines require that the assessment and justification in a statement of significance includes a discussion of whether any value meets the following criteria:

- Does the subject area have a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons? – social value.
- Is the subject area important to the cultural or natural history of the local area and/or region and/or state? – historic value.
- Does the subject area have potential to yield information that will contribute to an understanding of the cultural or natural history of the local area and/or region and/or state? – scientific (archaeological) value.
- Is the subject area important in demonstrating aesthetic characteristics in the local area and/or region and/or state? – aesthetic value.

Assessment of each value should be graded in terms that allow the significance to be described and compared (e.g. high, moderate, or low). In applying these criteria, consideration should be given to:

- Research potential: *does the evidence suggest any potential to contribute to an understanding of the area and/or region and/or state's natural and cultural history?*
- Representativeness: *how much variability (outside and/or inside the subject area) exists, what is already conserved, how much connectivity is there?*
- Rarity: *is the subject area important in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised? Is it in danger of being lost or of exceptional interest?*
- Education potential: *does the subject area contain teaching sites or sites that might have teaching potential?*

The Aboriginal heritage significance of the subject area is assessed in the following section within the framework outlined above.

5.2. ASSESSMENT OF HERITAGE VALUES

The following assessment of the social or cultural, historic, scientific and aesthetic values of the subject area has been prepared in accordance with the Assessment Guidelines.

In acknowledgment that the Aboriginal community themselves are in the best position to identify heritage values, the assessment is informed by consultation with the Aboriginal community undertaken as part of the ACHA (Section 2 above).

5.2.1. Social or Cultural Value

Social or cultural value encompasses the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment for Aboriginal people. Social or cultural value is how people express their connection with a place and the meaning that place has for them. Places of social or cultural value have associations with contemporary community identity. These places can have associations with tragic or warmly remembered experiences, periods, or events. Communities can experience a sense of loss should a place of

social or cultural value be damaged or destroyed. Social or cultural values can therefore only be identified through consultation with Aboriginal people.

Tiarna Bird of Mura Gadi Aboriginal Corporation expressed a generational cultural connection with the area and the association with to the natural environment. Important wider landscape features held deep spiritual, cultural, and practical value for Aboriginal people. Highlighted were the waterways of Pittwater and Narrabeen Lagoon and as well as bushland and coastal areas (Section 2.2.1).

5.2.2. Historic Value

Historic value encompasses the history of aesthetics, science and society. A place may have historic value because it is associated with a historic figure, event, phase or activity in an Aboriginal community. The significance of a place will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment. Places may also have 'shared' historic values with other (non-Aboriginal) communities.

No historical associations between Aboriginal people and the subject area have been identified. The subject area is therefore unlikely to have historic value insofar as it relates to Aboriginal cultural heritage.

5.2.3. Scientific (Archaeological) Value

Scientific value relates to the importance of a landscape, area, place or object because of its rarity, representativeness and the extent to which it may contribute to further understanding and information. Information about scientific value will be gathered through any archaeological investigation undertaken.

No known Aboriginal objects have been identified within the subject area. The majority of the subject area has also been assessed as having low potential for retaining Aboriginal objects due to moderate to high disturbance. It is therefore unlikely that there would be any Aboriginal objects within the subject area that could yield information about the cultural or natural history of the local area or region.

On the basis that there is low potential for archaeological resources to be retained within the subject area , the subject area is provisionally assessed as having low scientific value. Should any Aboriginal objects be identified within the subject area during the proposed works, the scientific (archaeological) value of those objects should be assessed.

5.2.4. Aesthetic Value

Aesthetic value of a place relates to the sensory, scenic, architectural and creative aspects of a place. It may include visual aspects, such as form, scale, colour, texture and material of the fabric, and the smells and sounds associated with the place and its use.

It is evident that the natural form of the subject area has been altered through land clearance and modification of the landscape for construction. However, the presence of mature vegetation and the incised creek Gully adjacent to the subject area retain a vestige of the natural landscape that would have existed prior to European contact. The subject area therefore retains aesthetic value insofar as it relates to Aboriginal cultural heritage.

Individual Aboriginal objects may have aesthetic value in their own right. There are no known Aboriginal objects within the subject area that could be assessed for aesthetic value. In the event that any Aboriginal objects are identified within the subject area during the proposed works, these should be assessed for aesthetic value.

5.3. STATEMENT OF SIGNIFICANCE

The subject area has moderate social and cultural significance to the local Aboriginal community for its proximity to the nearby important landscape features such as bushland and aquatic environments of Pittwater. Owing to the proximity of the swampland it is likely that surrounding area formed a single cultural landscape characterised by utilisation of swampland resources and nearby camping on higher ground. The assessment of significance is reduced due to the absence of any known Aboriginal sites or evidence of a specific cultural association with the subject area itself and due to historical ground disturbance.

The assessment of significance should be updated in the event that any Aboriginal objects are found within the subject area during the proposed works.

6. IMPACT ASSESSMENT

The following is an assessment of the potential impact of the proposed development on any Aboriginal objects and/or Aboriginal places within the subject area and the possible strategies for avoiding or minimising harm to those Aboriginal objects and/or Aboriginal places.

6.1. FRAMEWORK FOR ASSESSMENT

The potential harm to Aboriginal objects and Aboriginal places that is likely to be caused by a proposed activity is the effect of that activity on the Aboriginal heritage values identified above. According to the NPW Act, 'harm' to an object or place includes any act or omission that:

- Destroys, defaces, or damages the object or place.
- Moves the object from the land on which it had been situated.
- Causes or permits the object or place to be harmed.

Harm does not include something that is trivial or negligible, such as picking up and replacing a small stone artefact, breaking a small Aboriginal object below the surface when you are gardening, crushing a small Aboriginal object when you walk on or off a track, picnicking, camping or other similar recreational activities.

The Assessment Guidelines define harm to Aboriginal objects and Aboriginal places as being either 'direct' or 'indirect':

- **Direct harm** may occur as the result of any activity which disturbs the ground including, but not limited to, site preparation activities, installation of services and infrastructure, roadworks, excavation, flood mitigation measures.
- **Indirect harm** may affect sites or features located immediately beyond or within the area of the proposed activity. Examples include, but are not limited to, increased impact on art in a shelter from increased visitation, destruction from increased erosion and changes in access to wild food resources.

The present assessment of potential harm follows the principles of ecologically sustainable development (ESD), in particular the precautionary principle and the principle of inter-generational equity:

- The **precautionary principle** states that full scientific certainty about the threat of harm should never be used as a reason for not taking measures to prevent harm from occurring.
- The **principle of inter-generational equity** holds that the present generation should make every effort to ensure the health, diversity and productivity of the environment, which includes cultural heritage, is available for the benefit of future generations. If a site type that was once common in an area becomes rare, the loss of that site (and site type) will result in an incomplete archaeological record and will negatively affect intergenerational equity.

Consideration of potential harm to Aboriginal objects and Aboriginal places according to ecologically sustainable development (ESD) principles allows for an understanding of the cumulative impact of the proposed activity and an understanding of how harm can be avoided or minimised, if possible.

6.2. ASSESSMENT OF POTENTIAL HARM

The assessment of potential harm considers harm that may occur to both known Aboriginal objects and as yet unknown Aboriginal objects within the subject area.

The desktop assessment and site inspection identified no known Aboriginal objects within the subject area. The subject area has been assessed has having low Aboriginal archaeological potential due to high levels of disturbance through previous modification of the steep landscape for construction purposes.

6.3. INTER-GENERATIONAL EQUITY

The cumulative impact of any development on Aboriginal sites relates to the extent of the proposed impact on the site and how this will affect both the proportion of this type of Aboriginal site in the area and the impact this destruction will have on Aboriginal cultural heritage values generally in the area.

As there are no known Aboriginal objects within the site, the present impacts to intergenerational equity would be considered nil.

6.4. AVOIDANCE & MINIMISATION OF HARM

All practicable measures must be taken to avoid harm (i.e. protect and conserve) any significant Aboriginal objects within the subject area along with their cultural heritage values. The precautionary principle states that full scientific certainty about the threat of harm should never be used as a reason for not taking measures to prevent harm from occurring.

If harm to Aboriginal objects and/or Aboriginal places is unavoidable, management strategies must be considered to minimise the harm. The type of management strategies proposed must be appropriate to the significance of Aboriginal heritage values, Aboriginal objects and/or Aboriginal places. Harm avoidance and minimisation measures must be feasible and within the financial viability of the proposed activity.

The desktop assessment and site inspection identified no known Aboriginal objects within the subject area. The subject area has been assessed has having low Aboriginal archaeological potential due to high levels of disturbance through previous modification of the steep landscape for construction purposes. A detailed archaeological induction should be provided to all site contractor to mitigate risk to potential archaeological features.

7. CONCLUSIONS & RECOMMENDATIONS

The ACHA concluded that:

Conclusion 1 – Known Aboriginal Objects and Places

No known Aboriginal objects or Aboriginal places have been identified that are within the curtilage of the subject area.

Conclusion 2 – Sensitive Landscape Features

The subject area is located within 200m of a tributary of Cahills Creek. This is considered indicative of likely past Aboriginal land use.

Conclusion 3 – Ground Disturbance

Construction of Opal Healthcare Bayview Development, associated roads, landscaping and provision of underground services to the network of structures will likely have involved significant disturbance to the shallow soil profile. Natural movement of the weak soils and disturbance through historical and modern development reduce archaeological potential within the subject area.

Geotechnical investigations confirm natural A horizon soils have been removed from the subject area.

Conclusion 4 – Archaeological Potential

Applying the predictive model, the Aboriginal archaeological potential of the subject area is assessed to be **low.**

Conclusion 5 – Significance Assessment

The subject area has moderate social and cultural significance to the local Aboriginal community for its location within the broader landscape. No cultural significance specific to the subject area was identified.

Conclusion 6 – Impact Assessment

As the proposed ground disturbing works encompass an area of low potential, the proposed development is unlikely to cause direct harm to Aboriginal objects.

Based on the above conclusions, Urbis recommends the following:

Recommendation 1 – Submission of Report

A copy of this report should be submitted with the Environmental Impact Statement (EIS) in support of SSD-77240466.

Recommendation 2 – Archaeological Induction

Due to low archaeological potential across the subject area no further archaeological investigation is recommended. However, due to the potential for artefacts, grinding grooves and art to remain within the subject area within remnant natural soils or on rock outcrops, it is recommended that an Archaeological Induction be included in project inductions for all site contractors. This would provide guidance on potential archaeological features which may be uncovered during site works. The induction could be prepared by the Metropolitan LALC or Urbis and would supplement and inform the following chance finds procedures. A presentation by the LALC or Urbis should be provided to demolition and earthworks personnel at the initiation of the project.

Recommendation 3 – Unexpected Finds Protocol: Archaeological Material

In the event that any archaeological material is uncovered during any site works, the following steps must be carried out:

(a) All works must halt in the immediate area of the find to prevent any further impacts to the archaeological material.

(b) The find must not be moved ‘out of the way’ without assessment.

(c) A suitably qualified archaeologist and the Registered Aboriginal Parties for the ACHA must be contacted to determine the significance of the objects.

(d) If determined to be an Aboriginal object, the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) and the management outcome for the site included in the information provided to AHIMS.

(e) Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken.

(f) The Applicant must consult with the Aboriginal community representatives, the archaeologist(s) and Heritage NSW to develop and implement management strategies for all Aboriginal objects.

(g) Works may only recommence in the vicinity of the find with the approval of Heritage NSW.

Recommendation 4 – Unexpected Finds Protocol: Human Remains

In the event that clearly identifiable human remains are uncovered during any site works, the following steps must be carried out:

(a) All works must cease immediately in that area and the NSW Police and Heritage NSW contacted.

(b) The find must not be moved 'out of the way' without assessment.

(c) A suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains.

(d) The Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the human remains.

(e) Works shall only recommence with the approval of Heritage NSW.

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A SELECT PLANS OF PROPOSED DEVELOPMENT

CALDERFLOWER
architecture

OPAL BAYVIEW

SSDA ARCHITECTURE DESIGN REPORT-DRAFT

ISSUE A -7 AUGUST 2025

Presented By.

CALDERFLOWER ARCHITECTURE

For.

OPAL HEALTHCARE

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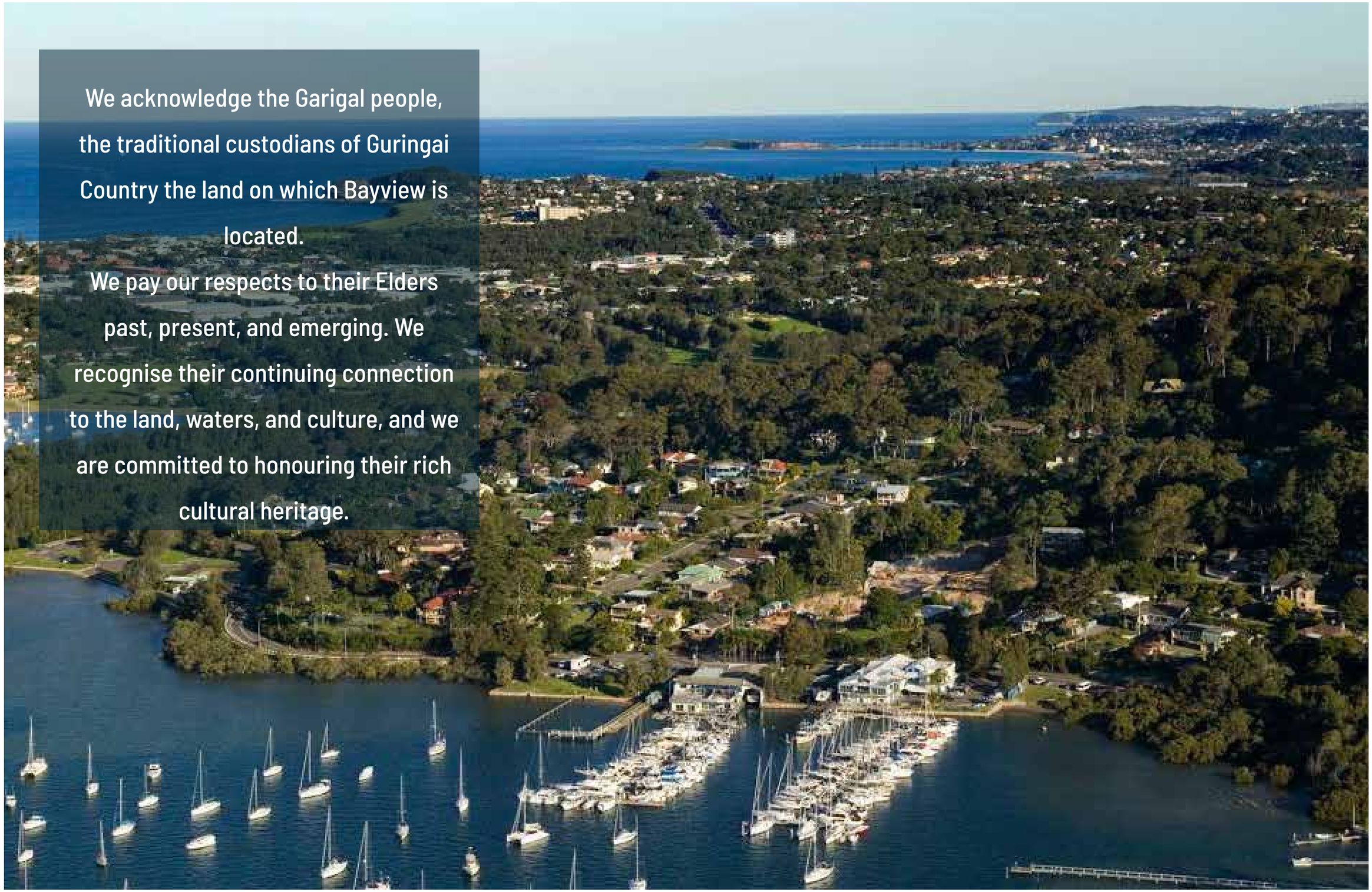

We acknowledge the Garigal people, the traditional custodians of Guringai Country the land on which Bayview is located.

We pay our respects to their Elders past, present, and emerging. We recognise their continuing connection to the land, waters, and culture, and we are committed to honouring their rich cultural heritage.

INTRODUCTION

This Design Report has been prepared in support of a State Significant Development Application (SSDA) for the proposed Opal Bayview Residential aged Care Facility, located in Bayview, New South Wales. The proposal seeks to deliver a high-quality residential care environment that responds to the unique topography, character, and amenity of the surrounding context, while aligning with the objectives of the SEPP (Housing) 2021 and the principles of the Seniors Housing Design Guide (2023).

This development is intended to replace the existing older style care home on the site and to compliment the existing Bayview Retirement Village to extend their ageing in place strategies and offer high care to the community.

The development has been designed with a strong focus on resident wellbeing, environmental sustainability, and contextual integration. It incorporates passive and active design strategies to ensure long-term operational efficiency and comfort. This report outlines the design rationale, site analysis, planning framework alignment, and architectural intent, demonstrating how the proposal responds to both policy requirements and the needs and expectations of future residents.

Visualisation of the proposed project site.

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
Nominated Architect: Lara Calder NSW Registration 6955

CONSULTANT LIST

Clients	Opal Healthcare
Project Manager	Bloompark
Architecture	Calderflower Architects
Landscape Architects	Taylor Brammer Landscape Architects
Planning	Beam Planning
Traffic	TTPA
Access	Formiga1
Civil Engineer	Birzulis
Structural Engineer	Birzulis
Mechanical Services	Osborne & Smith
Electrical Services	JHA
Hydraulic Service	JHA
Fire Services	JHA
Survey	CMS
Arborist	Heartwood Tree Consulting
Ecologist	Urbis
Social engagement	Willowtree Planning
Aboriginal Heritage	XXX

TO BE UPDATED

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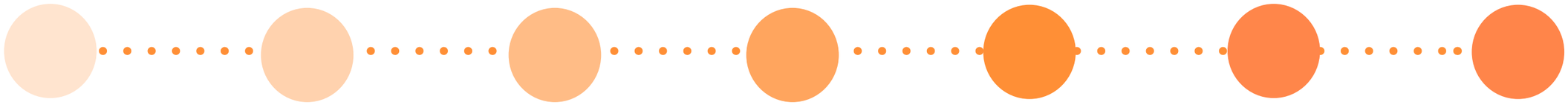
TIMELINE



Concept design
22 October 2024

SEARS Issued
15 October 2024

DPHI Meeting
16 May 2025

Walk on Country
19 May 2025

Meeting with Northern Beaches Council
03 June 2025

Community Consultation
21 July 2025
31 July 2025

Submission of SSDA

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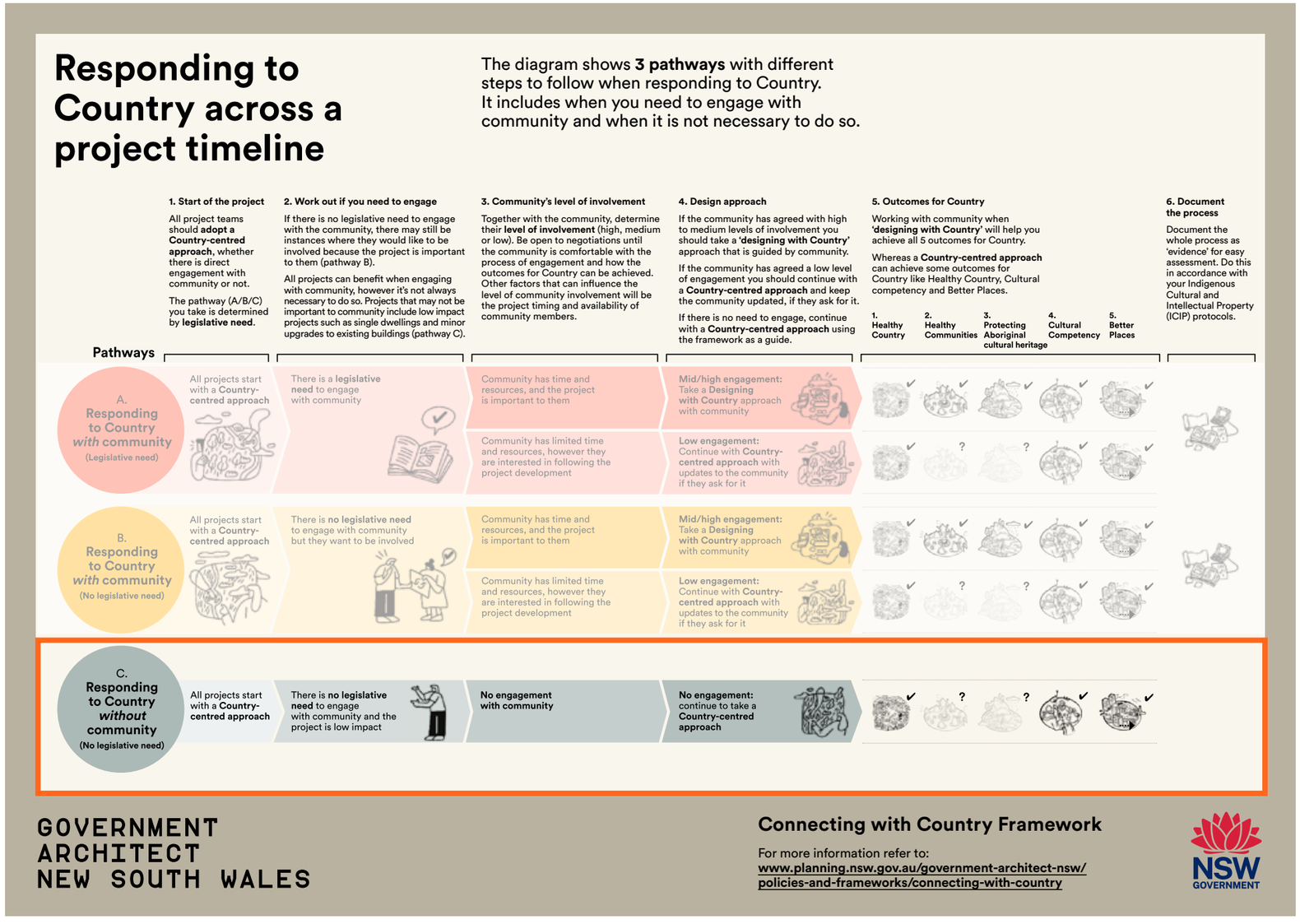
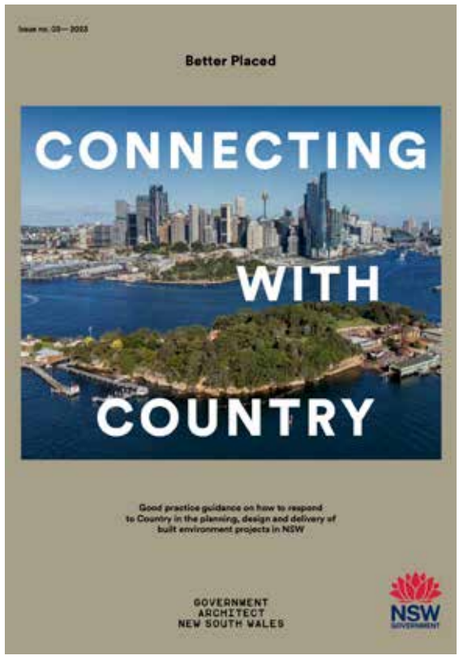
DESIGN IN RESPONSE TO COUNTRY





Connecting with Country Framework

In reference to the NSW Government Architect's 'Connecting with Country' framework, the proposed design aligns with **Pathway C- Responding to Country without community involvement**.

While the project has no legislative requirement to engage with community and is assessed as having low impact, the design has still been guided by a Country-centred approach, ensuring that key principles of respect, recognition, and cultural sensitivity are embedded throughout the process.

WALK ON COUNTRY

Walk on country with Taylor Brammer, Bloompark and Calderflower, dated 19th may 2025.

Images capturing natural landscape on site.

PART 1

SITE LOCATION AND CONTEXT

1

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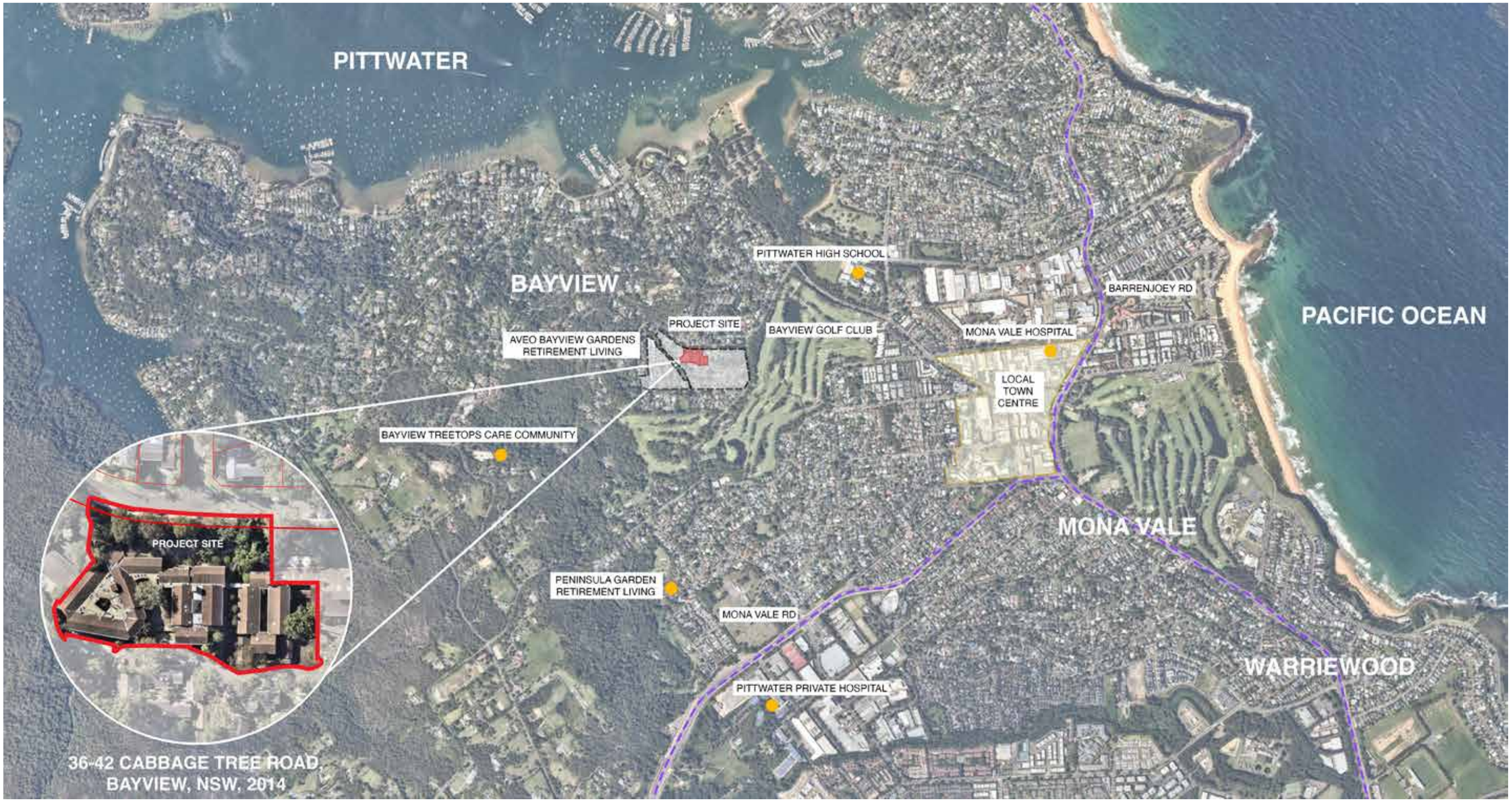
SITE ANALYSIS

SITE LOCATION



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SITE ANALYSIS

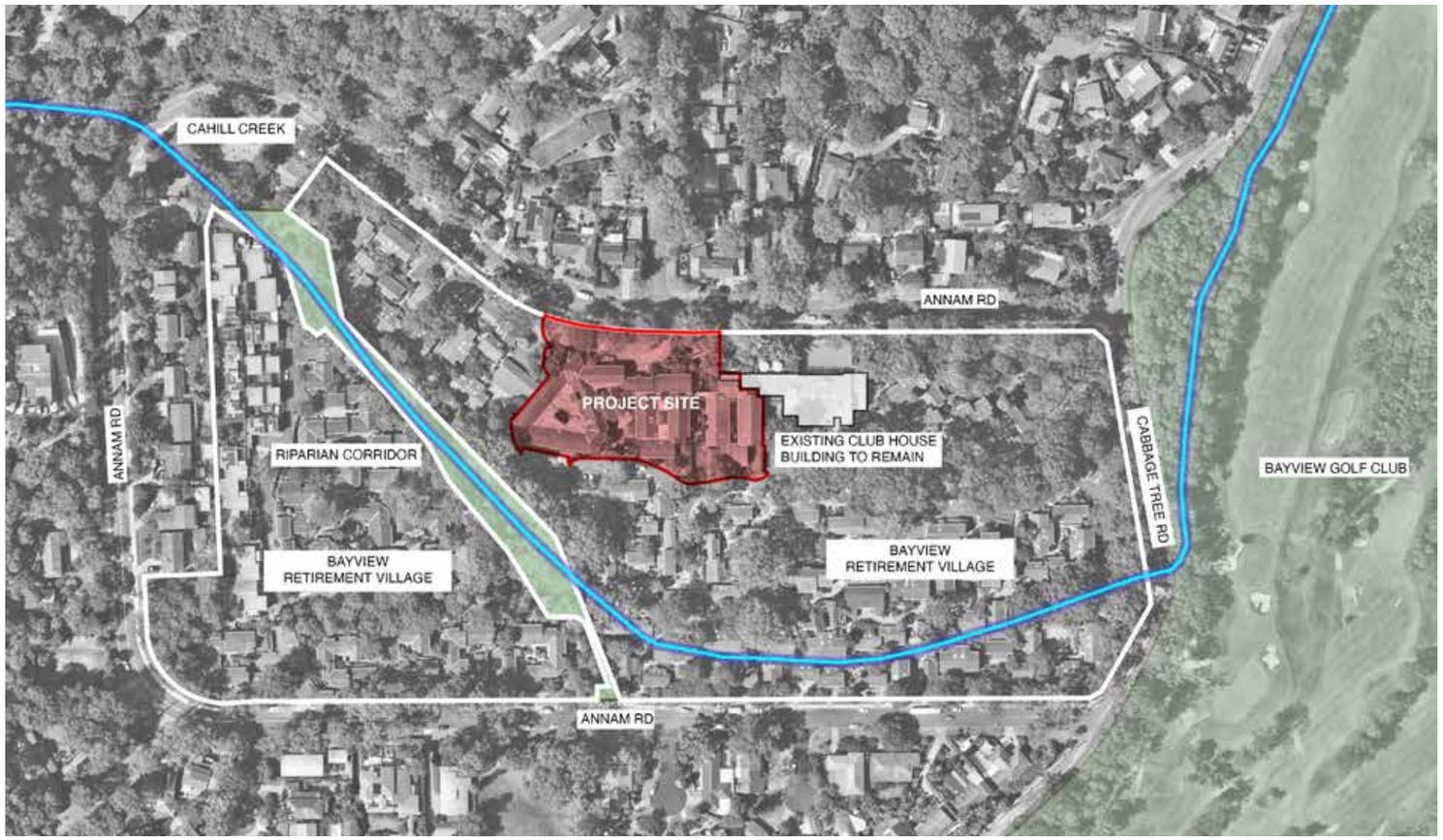
SITE CONTEXT- 36/42 CABBAGE TREE ROAD BAYVIEW

The project site is currently part of the existing retirement village located at, Lot Pt 121, DP 789400 (No 36 - 42) Cabbage Tree Road, Bayview. The existing village is an established development comprising of a mix of single storey villas and two storey unit buildings and includes a community clubhouse and 73 bed existing decommissioned age care building which this proposal is intended to replace.

The village is a leafy precinct with mature trees and generous landscaping with a riparian corridor and the Cahill Creek that runs through the sloping terrain from the northern corner to the Bayview Golf Course on the south east.

The principal entry to the village is from Cabbage Tree Road at the southern end and low point of the site. An internal road network extends through the village and connects at various points to Annam road which surrounds the village on the north, east and western boundaries. Dwelling houses are located across Annam Road located on slightly higher ground. The Bayview Golf Course lies to the east.

The Village comprises 273 residential units (80 x 1 bedroom, 154 x 2 bedroom, and 1 X 3 bedroom self-contained unit; and 18 x1 bedroom, 2 bedroom and 20 Studio serviced apartments. Associated facilities comprise a 39 garages, 151 carports and 22 open car spaces.



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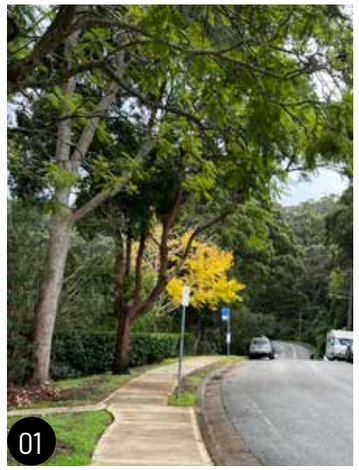
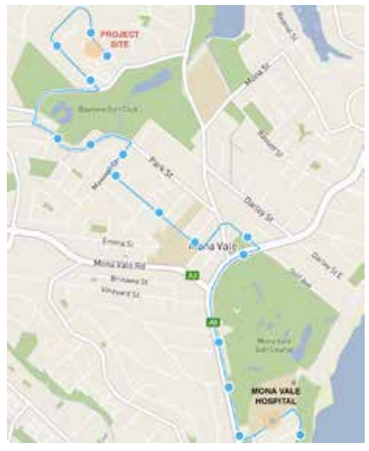
SITE ANALYSIS

VEHICLE ACCESS AND TRANSPORT

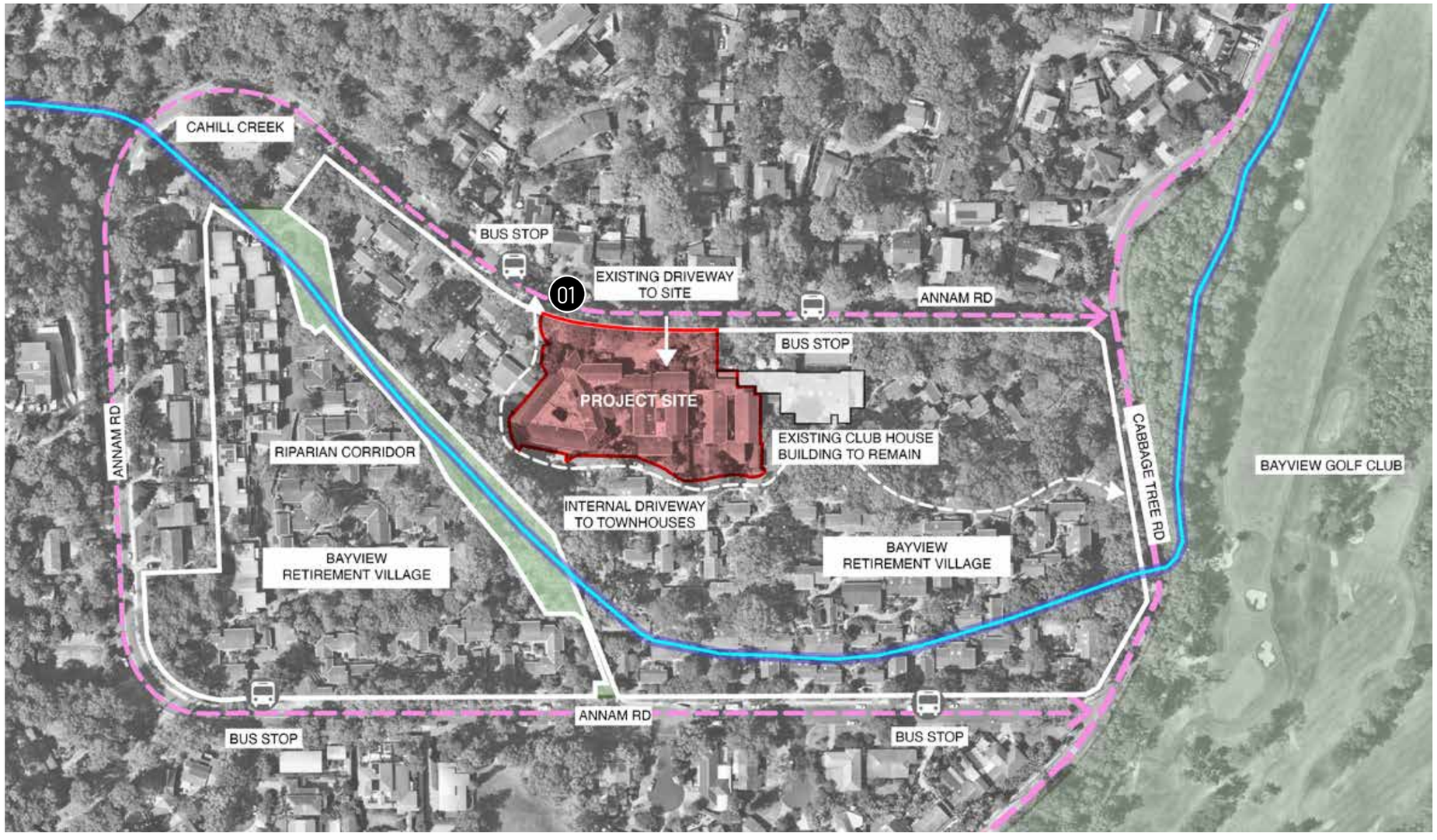
The main vehicle entry to the village is via Cabbage Tree Road, and the project site is accessed via Annam Road, a quiet local street off Cabbage Tree Road that follows most of the perimeter of the Bayview Retirement Village. Bus services will be accessed via Annam Road only, on the eastern side of the retirement village, providing connections for residents to Mona Vale Hospital and retail centres including Pittwater Place Shopping Centre.



ANNAM RD BUS STOP ADJACENT TO THE PROJECT SITE



BUS NETWORK ROUTE FROM BAYVIEW RETIREMENT VILLAGE TO MONA VALE HOSPITAL



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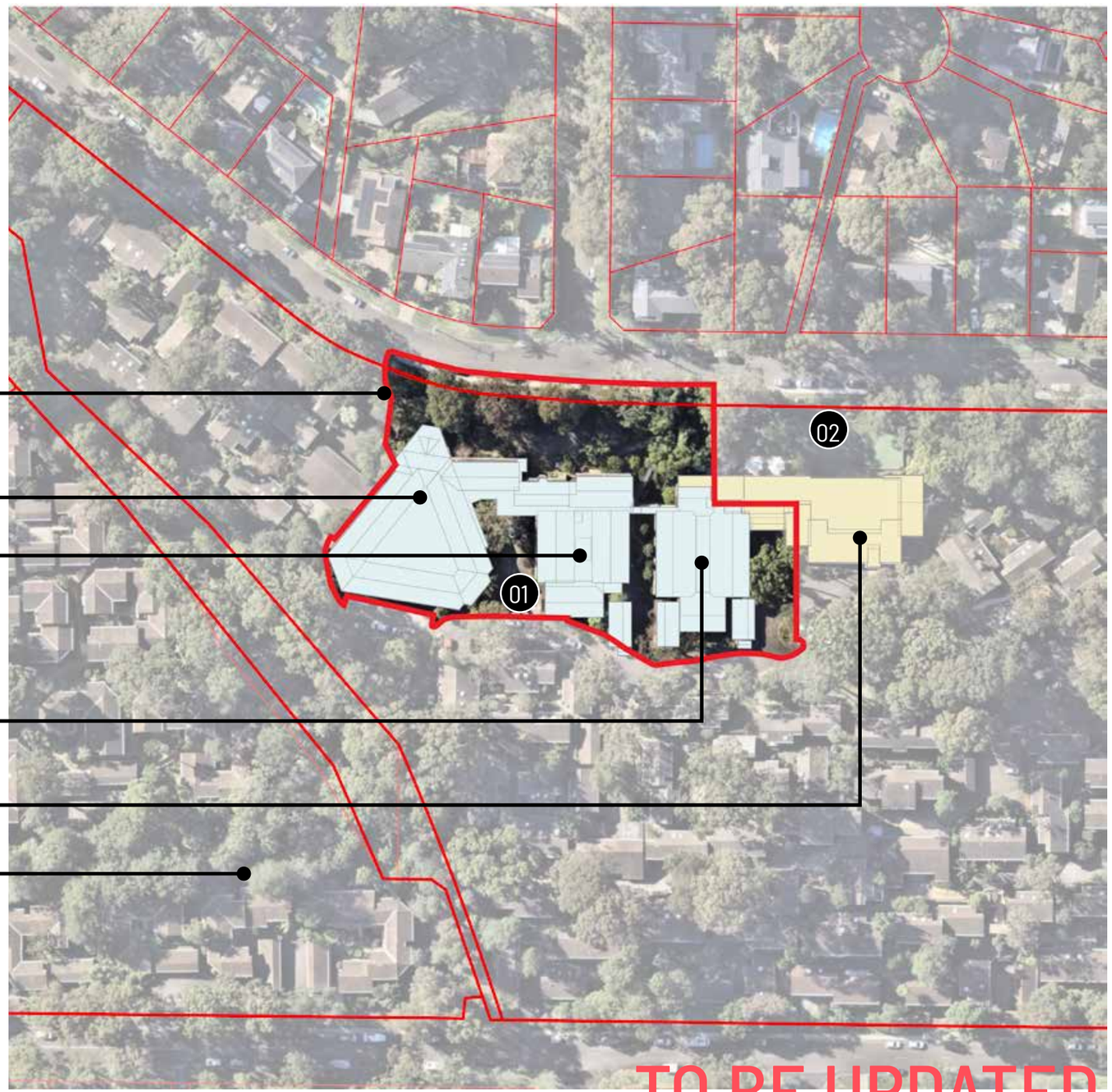
SITE CONTEXT

CURRENT SITE USE

The project site is being redeveloped as a new contempory aged care home by Opal Healthcare. The site is currently part of the Bayview Retirement Village that is intended to be subdivided into a separate land ownership by Opal Healthcare. The project involves demolition of the decommissioned aged care facility and vacant serviced apartment building which is attached to the Bayview Retirement Village community.

EXISTING AGED CARE FACILITY

BAYVIEW RETIREMENT VILLAGE CLUBHOUSE



Adjacent to the existing apartment building is the community club house, which serves as a hub for recreational and social activities for residents of the Bayview Retirement Village. The clubhouse is not a part of this development, but will require partial reconstruction following the demolition of the structures on the adjacent site

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SITE CONTEXT

NEIGHBOURING PROPERTIES

NEIGHBOURS AT NO.97 ANNAM RD

NEIGHBOURS AT NO.101 ANNAM RD

To the east of the site across Annam Road are residential properties typically two to three stories.

BAYVIEW RETIREMENT VILLAGE VILLA

BAYVIEW RETIREMENT VILLAGE CARE FACILITY

Adjacent to the project site inside the Bayview retirement village comprises a mix of single level villas and low-rise apartment buildings, typically one to two storeys in height. The clustered units are characterized by brown tiled skillion roofs with exposed timber rafters and predominantly light brown or reddish-brown face brick with lightweight infill panels.

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SITE CONTEXT

VEGETATION

The site is nestled within the mature landscape setting of the established village, featuring large canopy trees, native understorey planting, and curated garden landscapes associated with the retirement village. The established vegetation provides strong visual character that promotes resident amenity.

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SITE CONTEXT

EXISTING STREETSCAPE

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SITE ANALYSIS

PLANNING CONTROLS

LGA: Northern beaches Council

Zone: R2: Low Density Residential (under the Northern Beaches Local Environmental Plan)

Site area: 6,063 m^2

Maximum Building Height (LEP): 8.5 metre

Non-Discretionary Building Height (Housing SEPP): 9.5 metres

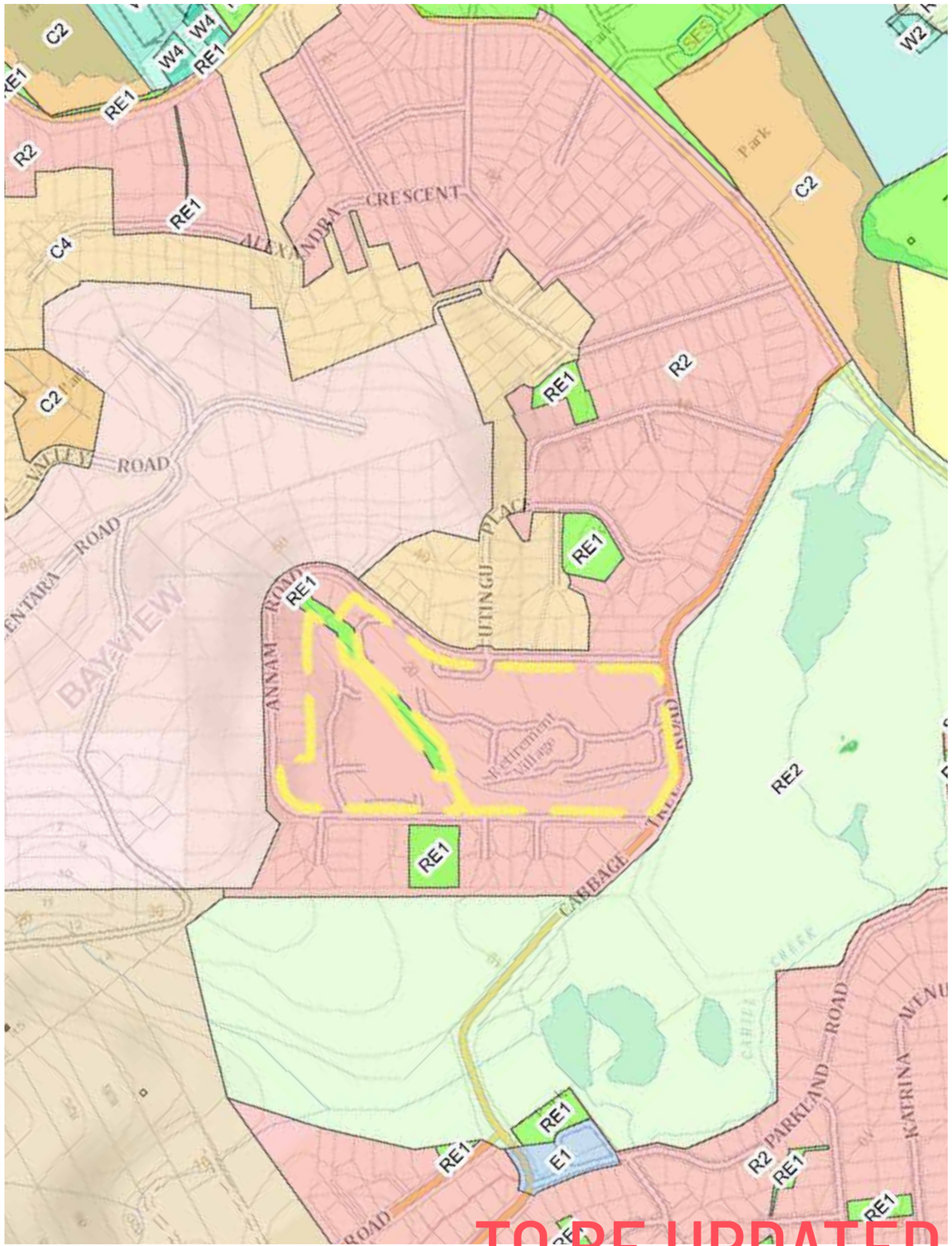
Maximum Floor Space Ratio (FSR): not specified in LEP

Non-Discretionary Building FSR (Housing SEPP): 1:1

No flood prone land

Bush fire: See separate report

No heritage overlays detected



TO BE UPDATED

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SITE ANALYSIS

EXISTING SITE + BUILT STRUCTURE

BUILDINGS TO BE DEMOLISHED SHOWN IN RED

EXISTING RESIDENTIAL AGED CARE DRIVEWAY ENTRY OFF ANNAM ROAD

EXISTING DRIVEWAY USED BY EXISTING AGED CARE AND RETIREMENT VILLAGE RESIDENTS

BAYVIEW RETIREMENT VILLAGE RESIDENT CARPORT

MAIN RETIREMENT VILLAGE ENTRY

BAYVIEW RETIREMENT VILLAGE CLUBHOUSE TO BE RETAINED

BAYVIEW RETIREMENT VILLAGE CLUBHOUSE CARPARK

BAYVIEW RETIREMENT VILLAGE

EXISTING BAYVIEW RETIREMENT VILLAGE INTERNAL ROADWAY

RIPARIAN CORRIDOR

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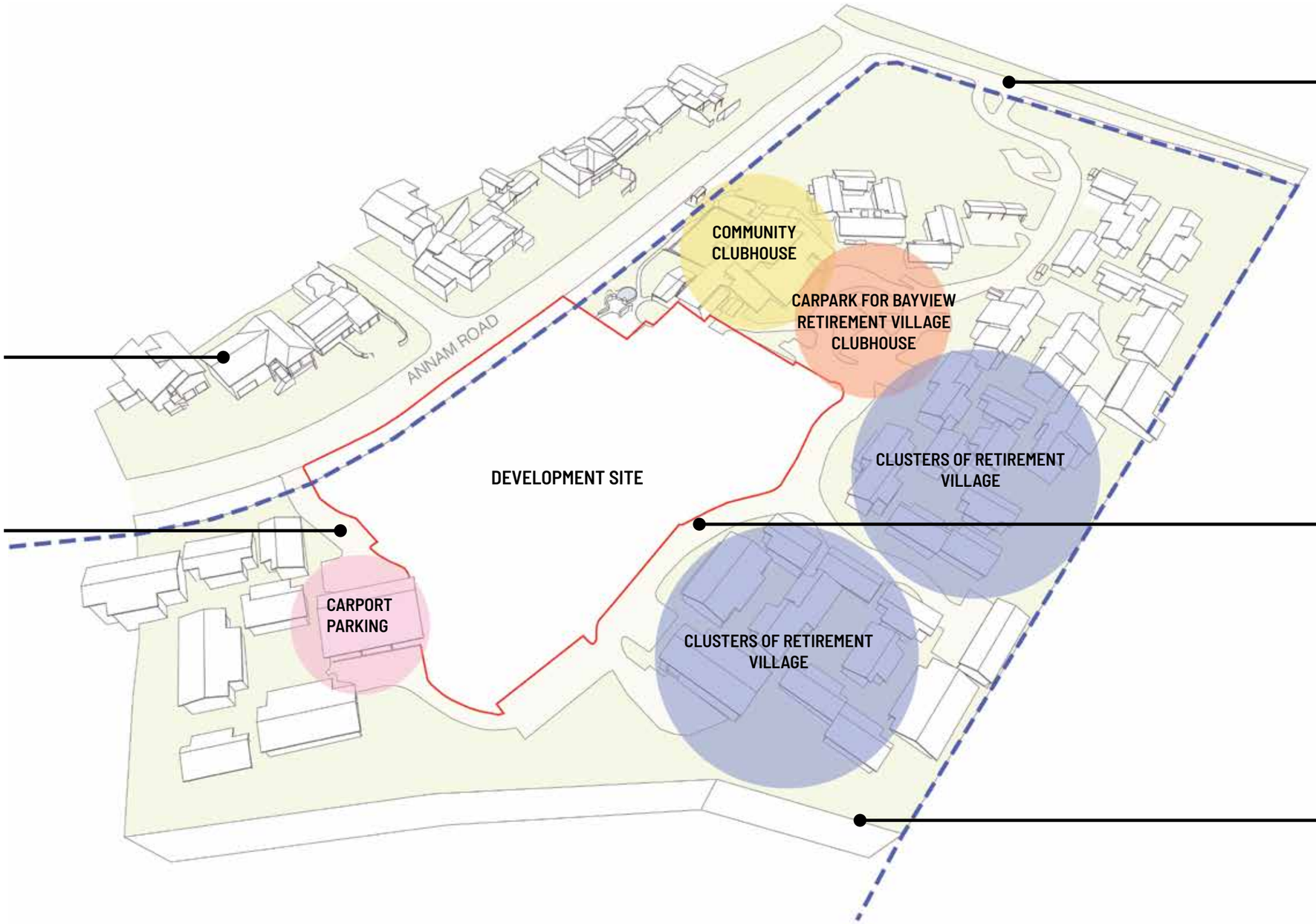
SITE ANALYSIS

CONTEXT- ADJACENT LAND USES



MAIN RETIREMENT VILLAGE ENTRY IS FOR VILLAGE USE ONLY AND WILL NOT GIVE ACCESS TO THE NEW AGED CARE SITE

NEIGHBORING RESIDENTIAL HOUSES

RETIREMENT VILLAGE DRIVEWAY ENTRY + EXIT TO BE ALLOCATED FOR VILLAGE RESIDENT CARPARKING ONLY

INTERNAL BAYVIEW RETIREMENT VILLAGE ROADWAY ROAD IS FOR VILLAGE RESIDENT USE ONLY WITH NO ACCESS TO NEW AGED CARE SITE

BAYVIEW RETIREMENT VILLAGE

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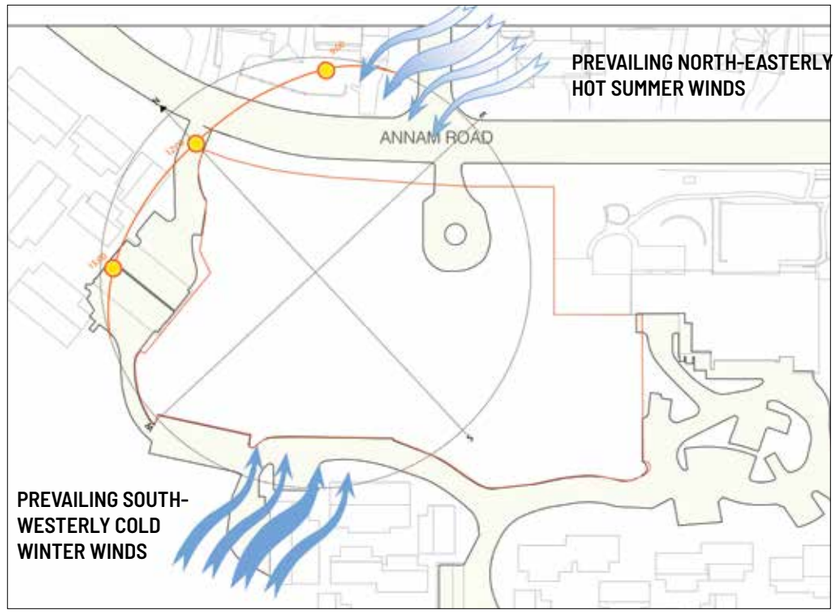
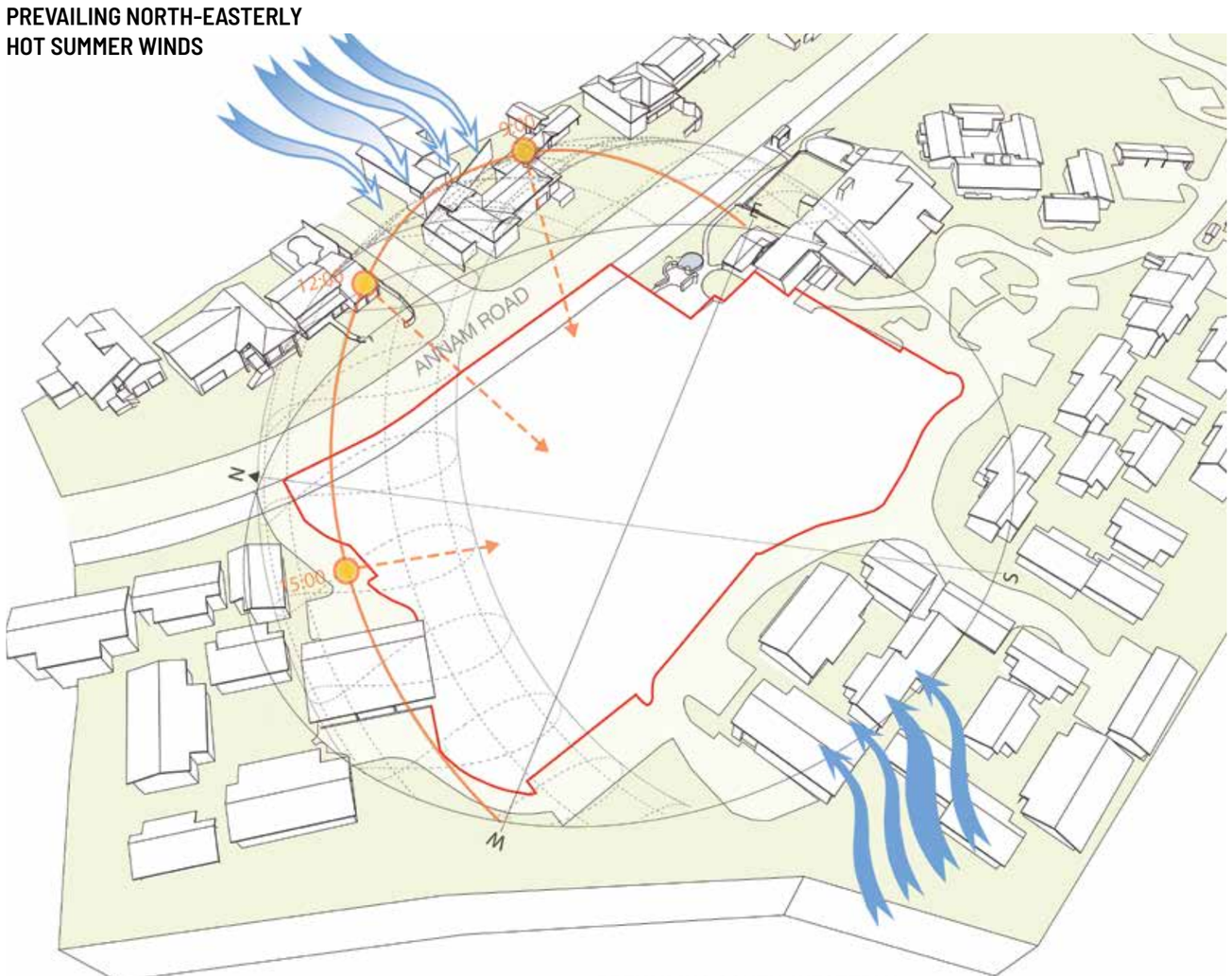
SITE ANALYSIS

SUN PATH



The site benefits from cooling north-easterly sea breezes during summer. In winter, south-westerly winds dominate.



PREVAILING WINDS

SITE BOUNDARY

SUN PATH

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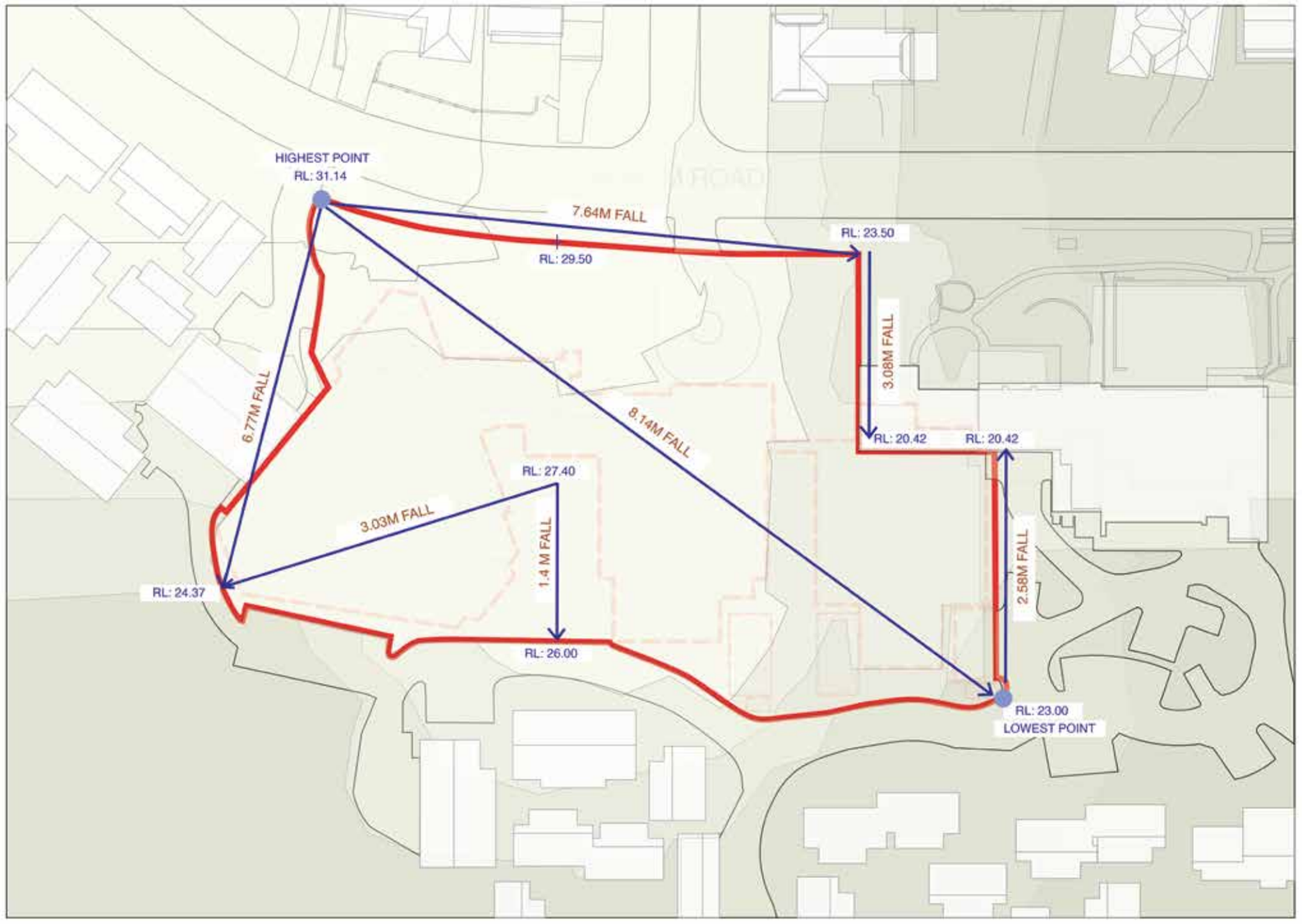
SITE ANALYSIS

TOPOGRAPHY AND SLOPE



The land parcel that is the development site has a sloping topography that generally descends from the northern corner (Annam Road) toward the southern corner of the site.
The highest point is located at the northwest corner with a RL of 31.14, while the lowest point sits in the southeast corner at RL 23.00, resulting in an overall fall of approximately 8.14 metres across the site.

The site also slopes away from the Annam street boundary towards the internal roadway boundary of the village. Annam road to the east of the site is a steeply sloping public road. The existing driveway entry off Annam Road that accessed the decommissioned aged care is proposed to be maintained as access to the new facility forecourt.

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SITE ANALYSIS

PROPOSED LAND PARCEL AND BOUNDARIES

The development site is an irregularly shaped property which is shaped by the existing road boundaries and the adjacency with the community building. The development site is separated from the village by the internal roadways to the south and north, with existing carport to the north and pubic carpark to the south. The public carpark to the south is heavily shaded by large mature canopy trees and will provide a leafy outlook from the site. The site will maintain its visual adjacency with the village and is proposed to be separated from Bayview Retirement Village with a palisade fencing and quality landscaping.

The building will be identified by the village as part of an ongoing localised care strategy.

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SITE ANALYSIS

RIPARIAN CORRIDOR

A small waterway feeding Cahill Creek is located to the west of the site across the internal roadway. The creek's bed is densely planted with trees and provides an attractive green outlook to the site. The riparian corridor does not intersect or constrain the project site boundary, and there are no identified protection zones affecting the development within the site. The corridor contributes positively to the visual amenity, offering a green buffer and potential to frame view corridors toward the surrounding bushland and escarpment.

PART 2

DESIGN STRATEGIES

2

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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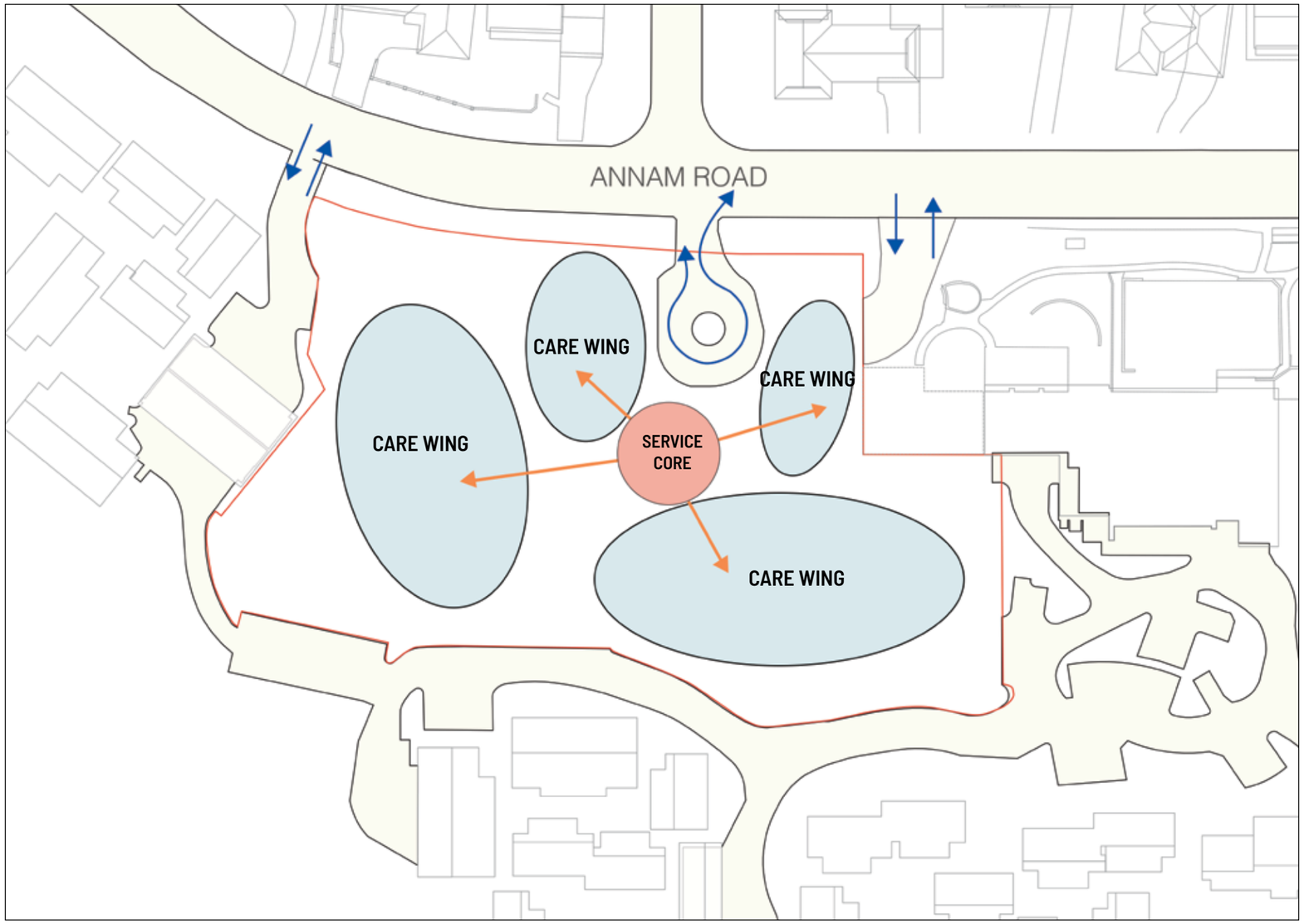
DESIGN STRATEGY 1

PLANNING CONCEPT

The proposed residential age care building is to be arranged with a centralised service core with radiating resident wings. The central location of the service core will provide distribution of resident rooms to each side of the site and is intended to manage travel distances for service operations, staff, residents and visitors. The central core will access all levels of the building and hence the bulk of the massing is positioned towards the center of the site.



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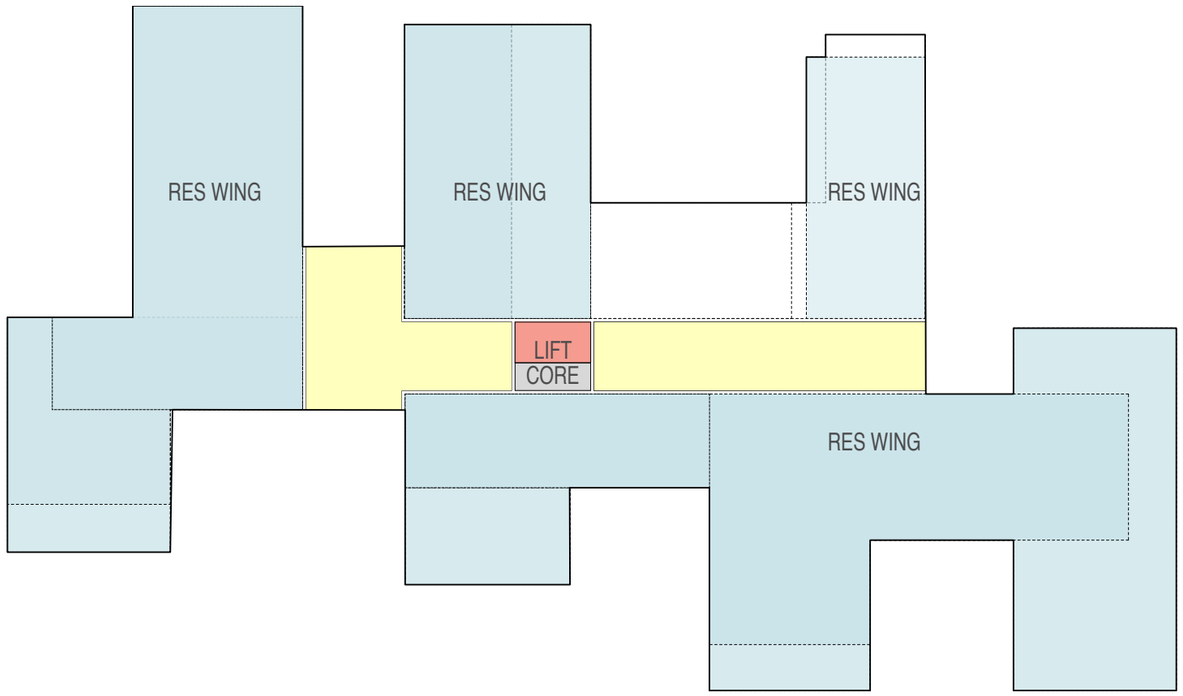
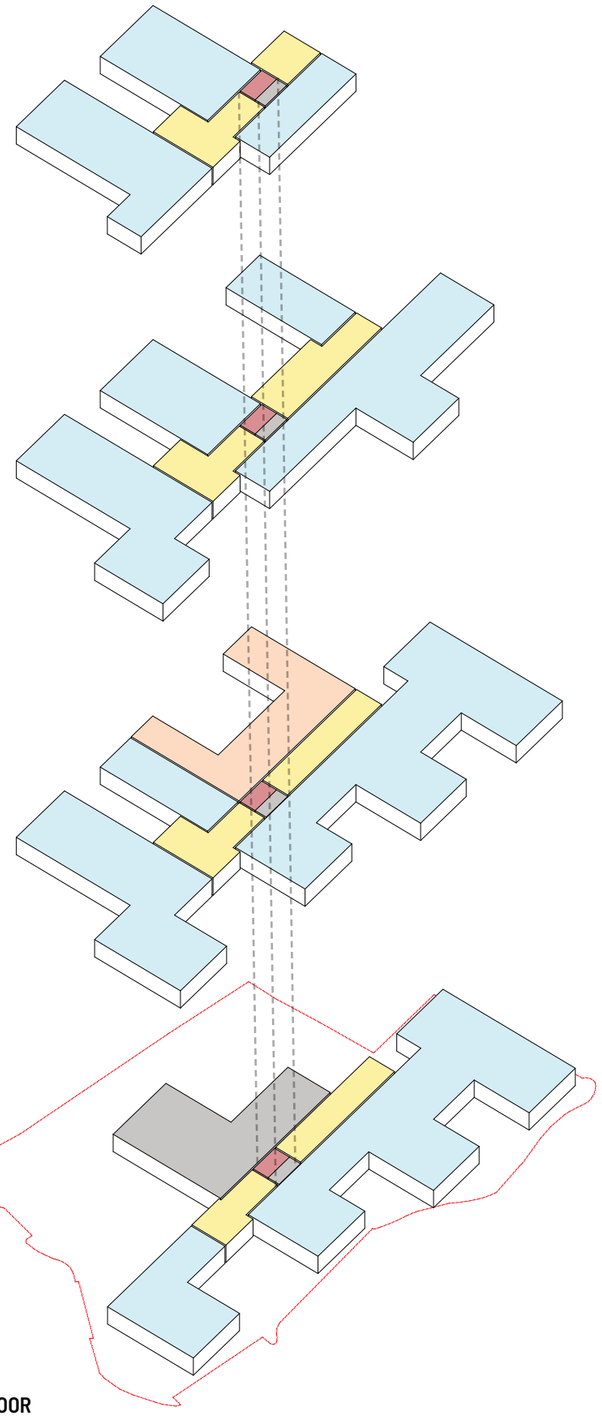
DESIGN STRATEGY 1

PLANNING CONCEPT- TO SHOW DEVELOPMENT OF FLOOR PLAN, MASSING AND FORM

Internally, resident rooms are organised into smaller households, ensuring short, manageable corridor lengths that improve wayfinding and are designed to avoid an and reduce institutional feel. Floor plates reduce in size with increased setbacks as they get higher. The building will be configured with short wings extending outward from a central spine element.





CARE WING

FRONT OF HOUSE + ENTRY

BACK OF HOUSE/ SERVICES + CARPARK

CIRCULATION

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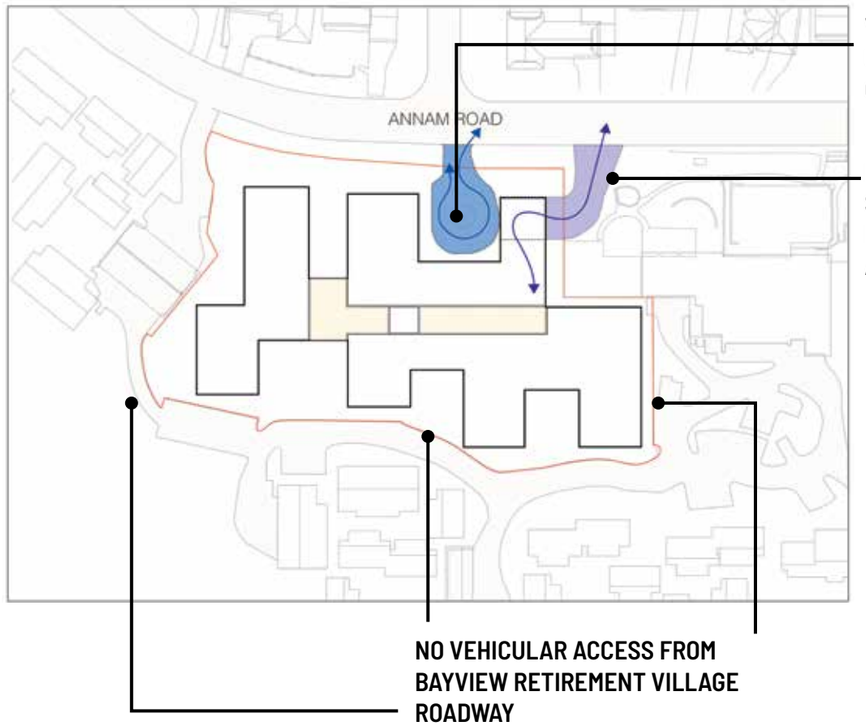
DESIGN STRATEGY 2

DEFINING SEPARATE ENTRY AND SERVICE DRIVEWAYS



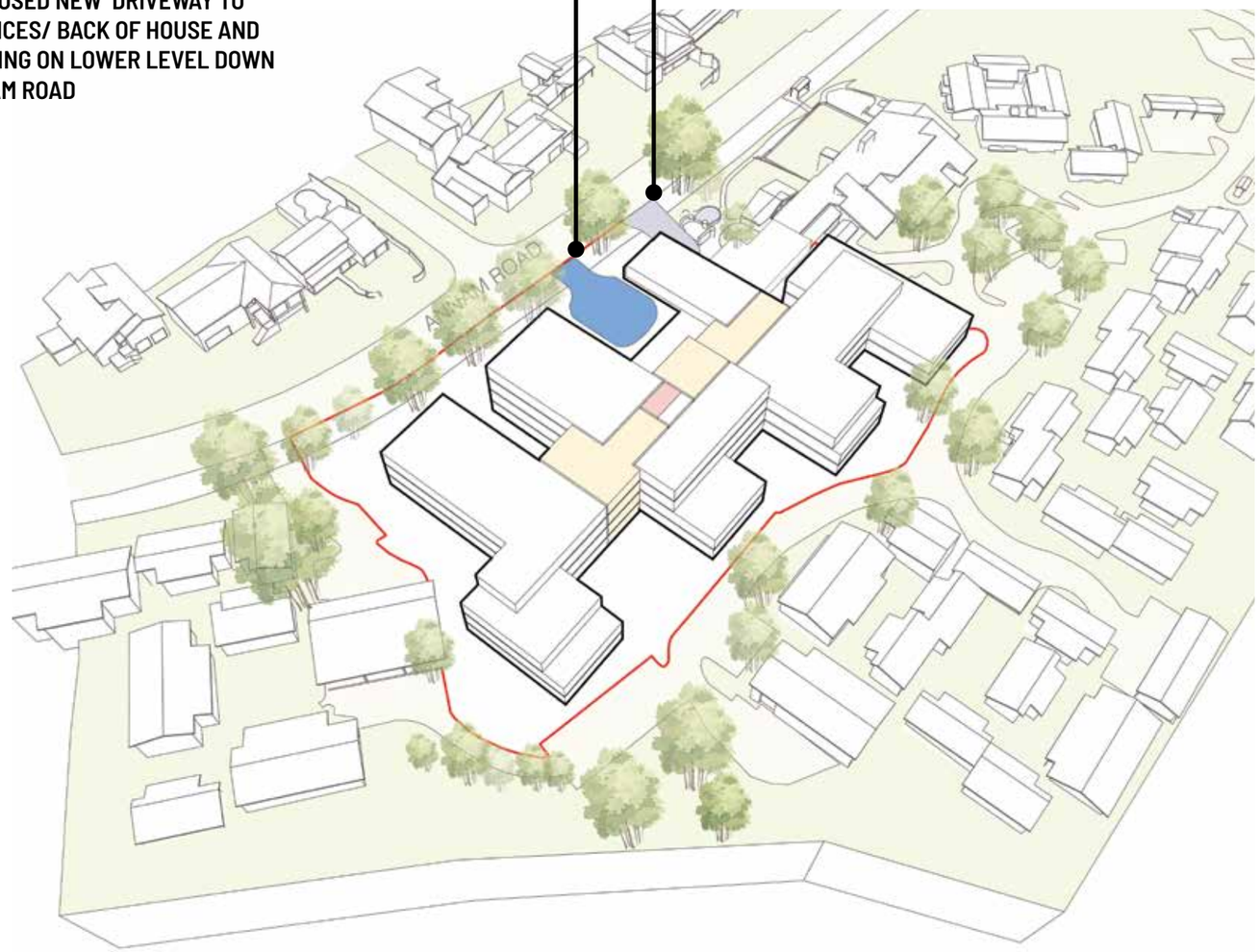
VEHICULAR ACCESS TO NEW FORECOURT ENTRY- USING EXISTING ENTRY DRIVEWAY LOCATION AND CROSSING

PROPOSED NEW DRIVEWAY TO SERVICES/ BACK OF HOUSE AND PARKING ON LOWER LEVEL DOWN ANNAM ROAD

NO VEHICULAR ACCESS FROM BAYVIEW RETIREMENT VILLAGE ROADWAY

VEHICULAR ACCESS TO NEW FORECOURT ENTRY- USING EXISTING ENTRY DRIVEWAY LOCATION AND ACROSS

PROPOSED NEW DRIVEWAY TO SERVICES/ BACK OF HOUSE AND PARKING ON LOWER LEVEL DOWN ANNAM ROAD



All vehicular access to development is from Annam Road with no vehicular connection to the Bayview Retirement Village internal road. Separation of front entry and service driveway aligns with the Seniors Housing Design Guideline.

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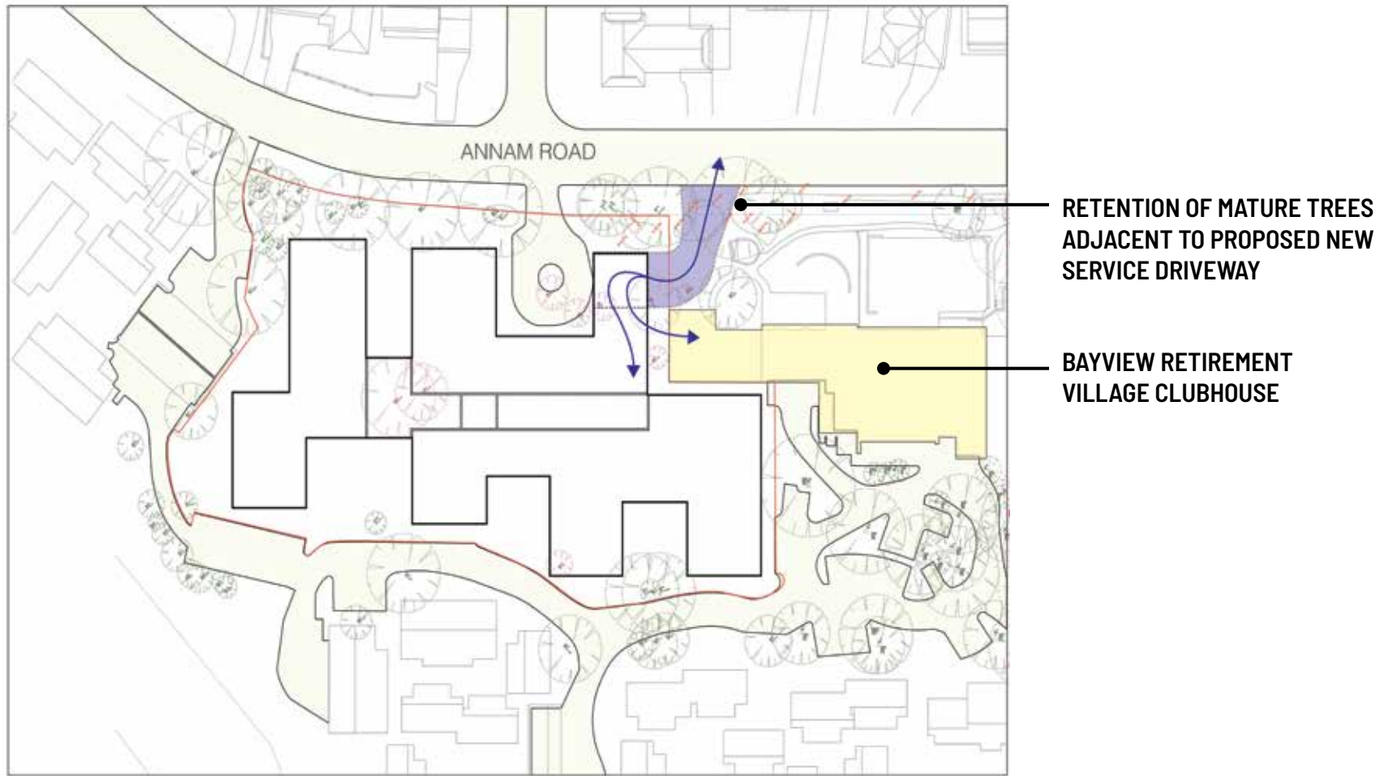
DESIGN STRATEGY 2

SERVICE DRIVEWAY



The proposed location of the driveway has been carefully considered to optimise site access for service vehicles to minimise their impact on both the surrounding streetscape and existing vegetation. Aligning with the site's topography, the access point proposed off Annam Road enables a near-level transition into the basement, avoiding a steep drop and complex regrading. This location supports the retention of mature eucalypt trees on Annam Road.

Additionally, this siting enables shared servicing access with the adjacent Bayview retirement village clubhouse with the provision of carparking for the Bayview Retirement Village provided in the new development. A passenger lift will be provided from the new Bayview retirement village basement carpark to provide accessible access to the village at the southern end of the development.

Service vehicles are typically restricted to daylight hours and traffic movement at nighttime is limited.

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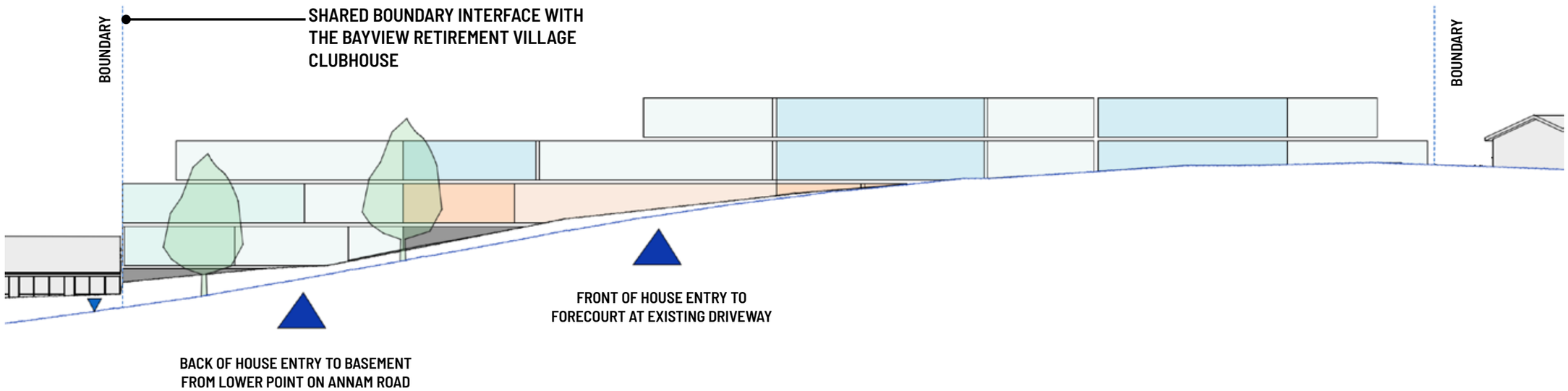
DESIGN STRATEGY 3

WORKING WITH THE SLOPE



ANNAM ROAD ELEVATIONAL DIAGRAM

- CARE WING
- FRONT OF HOUSE + ENTRY
- BACK OF HOUSE/ SERVICES + CARPARK
- CIRCULATION

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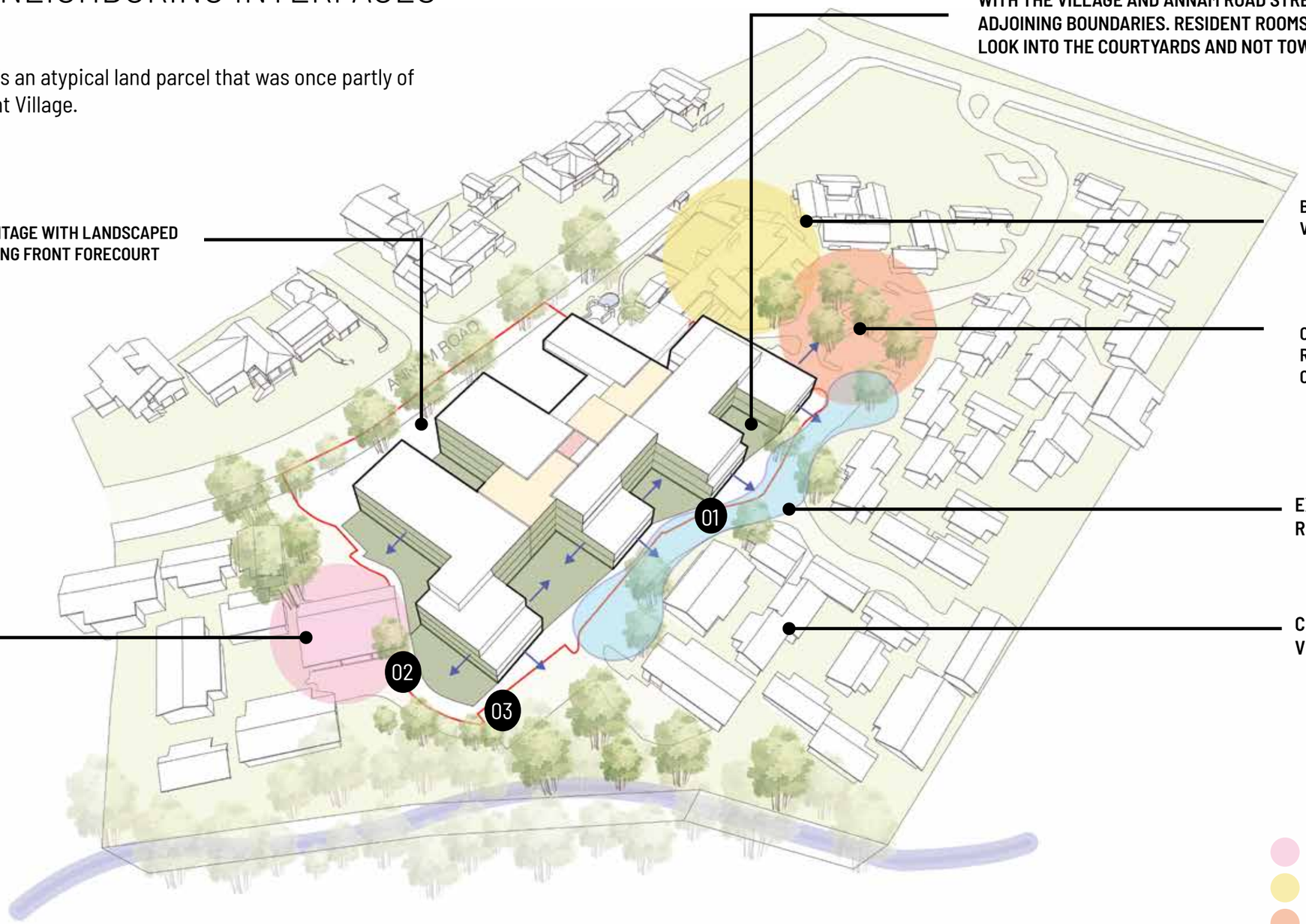
DESIGN STRATEGY **4**

OBSERVING NEIGHBORING INTERFACES

The development site is an atypical land parcel that was once partly of the Bayview Retirement Village.



DEEP LANDSCAPED COURTYARDS ARTICULATE THE INTERFACE WITH THE VILLAGE AND ANNAM ROAD STREETSCAPE AROUND THE ADJOINING BOUNDARIES. RESIDENT ROOMS AND BALCONIES WILL LOOK INTO THE COURTYARDS AND NOT TOWARDS THE VILLAGE.

ARTICULATED STREET FRONTAGE WITH LANDSCAPED COURTYARDS AND WELCOMING FRONT FORECOURT

BAYVIEW RETIREMENT VILLAGE CLUBHOUSE

CARPARK FOR BAYVIEW RETIREMENT VILLAGE CLUBHOUSE

EXPOSURE TO BAYVIEW RETIREMENT VILLAGE

CLUSTERS OF RETIREMENT VILLAGE

CARPORT PARKING

CARPORT PARKING

COMMUNITY CLUBHOUSE

CLUBHOUSE CARPARK

COURTYARD

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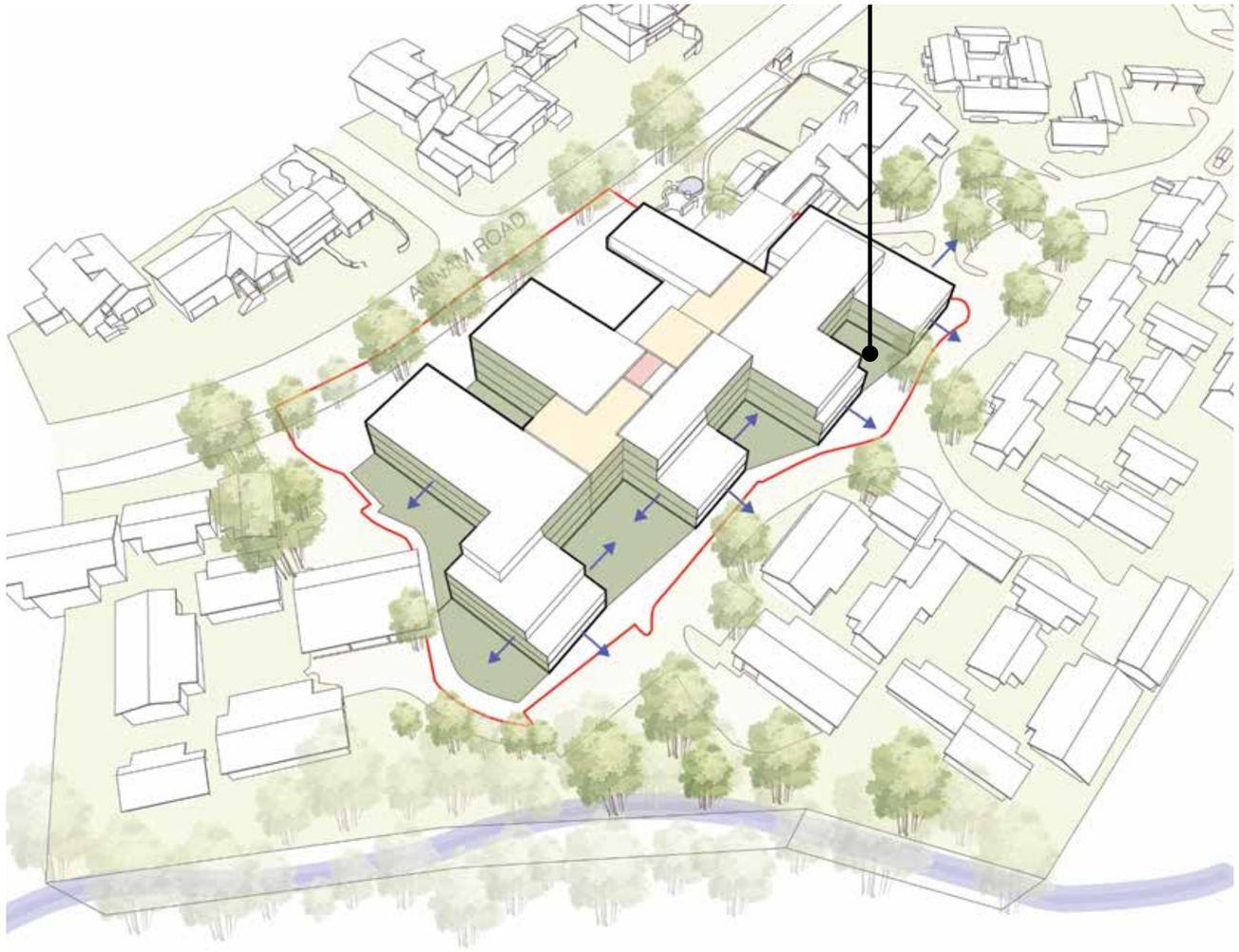
DESIGN STRATEGY **4**

COURTYARD ARTICULATION

The design of the new residential age care adopts an inward-facing layout, with resident rooms and balconies oriented toward central landscaped courtyards. This approach minimizes overlooking impact for the adjacent small scale retirement living precinct. The courtyard provide relief + interlocks new green courtyards with existing bush like setting

CREATION OF COURTYARDS FOR RESIDENT ROOMS TO LOOK ONTO. AVOIDS OVERLOOKING TOWARDS HOUSING IN BAYVIEW RETIREMENT VILLAGE TO SOUTH



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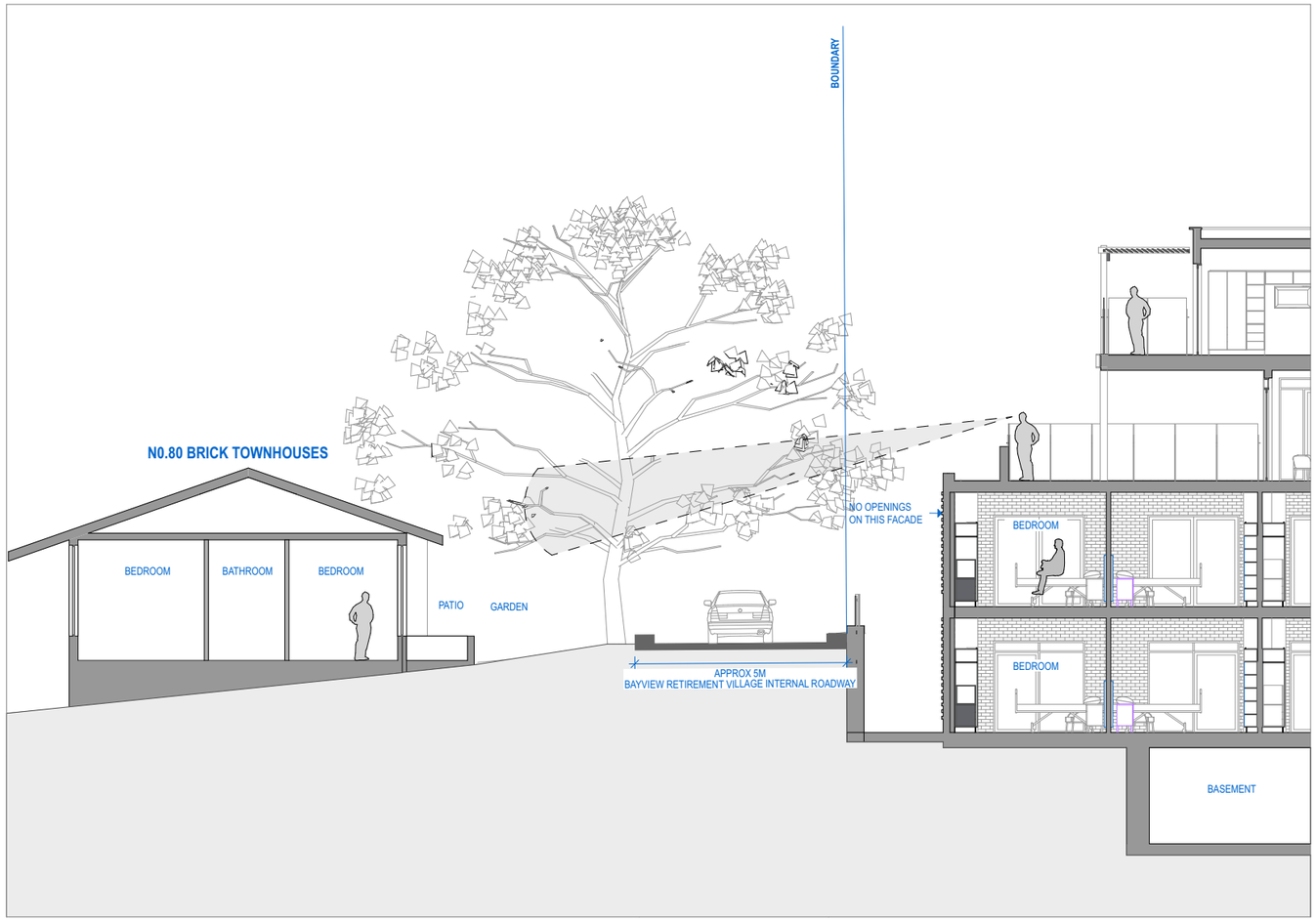
Nominated Architect: Lara Calder NSW Registration 6955

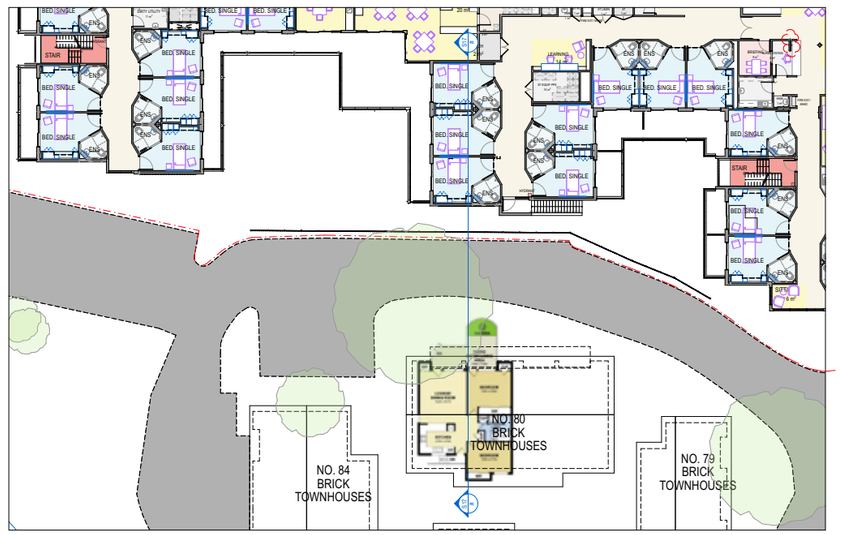
DESIGN STRATEGY 4

OBSERVING NEIGHBORING INTERFACE- PRIVACY + OVERLOOKING



All bedroom balconies are oriented inward toward the central courtyard, away from the neighbouring residences. A significant level difference and vegetated buffer further enhances privacy, with approx. 9m separation across the Bayview internal roadway.

The section highlights how design strategies have been employed to reduce visual impact on surrounding dwellings and maintain respectful neighbour relationships.



FLOOR PLAN SHOW INDICATIVE ONLY

SOURCE: *https://img.agentaccount.com/99ea21ac8c455a8512ed050d9721daaa024dac6*

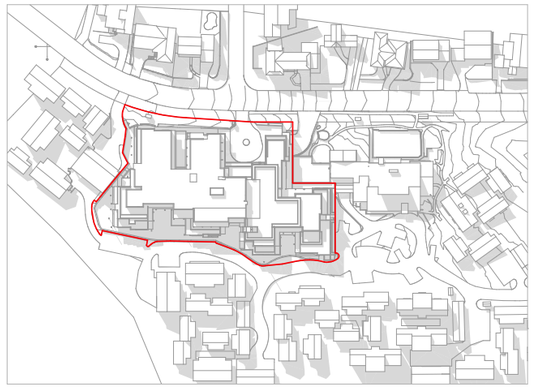
TO BE UPDATED

DESIGN STRATEGY 4

OBSERVING NEIGHBORING INTERFACE- SHADOW DIAGRAMS EXISTING AND PROPOSED

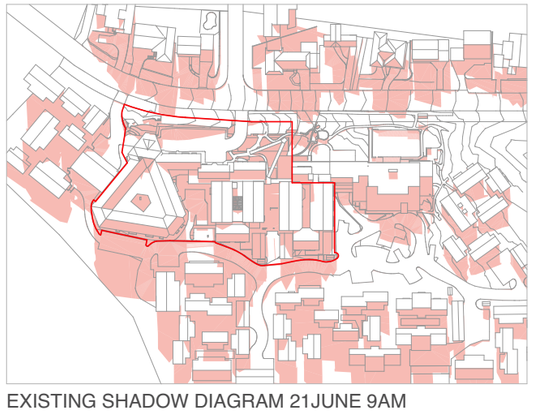
PROPOSED SHADOW DIAGRAM 21JUNE 9AM

PROPOSED SHADOW DIAGRAM 21JUNE 10AM

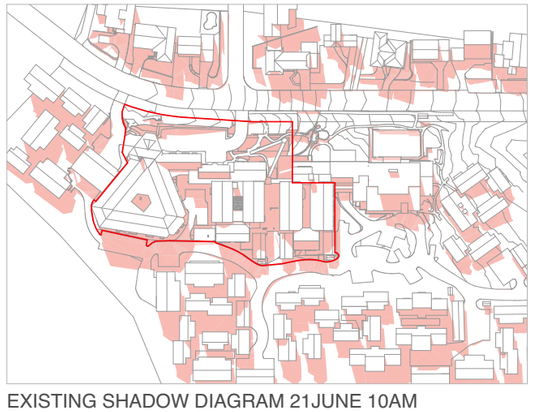


PROPOSED SHADOW DIAGRAM 21JUNE 11AM

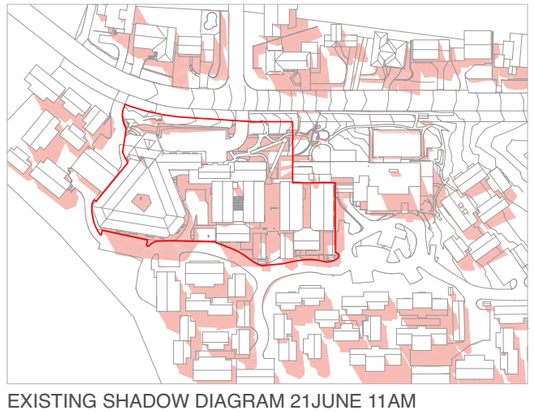
PROPOSED SHADOW DIAGRAM 21JUNE 12PM



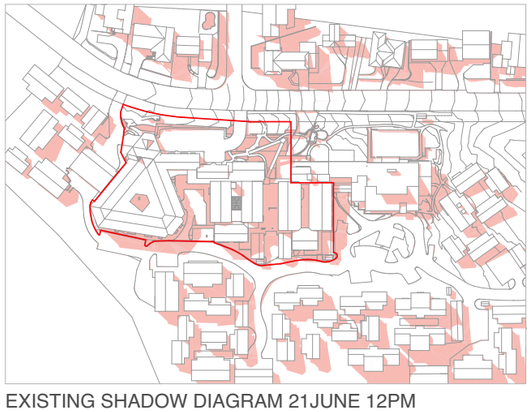
EXISTING SHADOW DIAGRAM 21JUNE 9AM



EXISTING SHADOW DIAGRAM 21JUNE 10AM



EXISTING SHADOW DIAGRAM 21JUNE 11AM



EXISTING SHADOW DIAGRAM 21JUNE 12PM

PROPOSED SHADOWS

EXISTING SHADOWS

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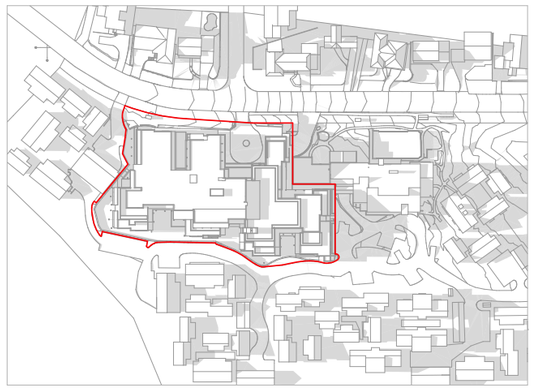
DESIGN STRATEGY 4

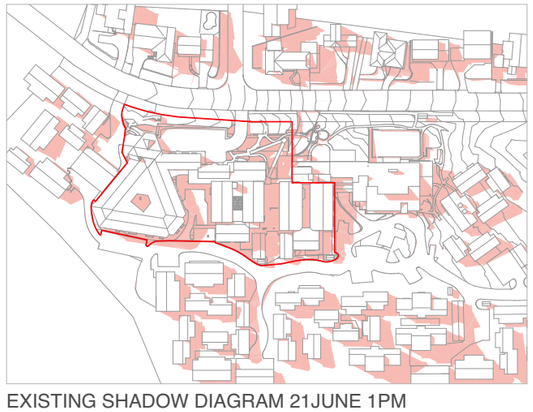
OBSERVING NEIGHBORING INTERFACE- SHADOW DIAGRAMS EXISTING AND PROPOSED

PROPOSED SHADOW DIAGRAM 21JUNE 1PM

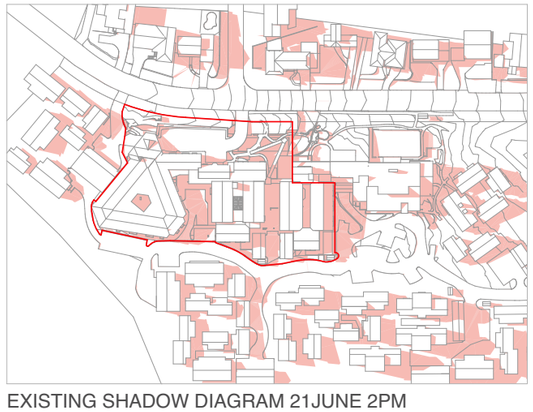
PROPOSED SHADOW DIAGRAM 21JUNE 2PM



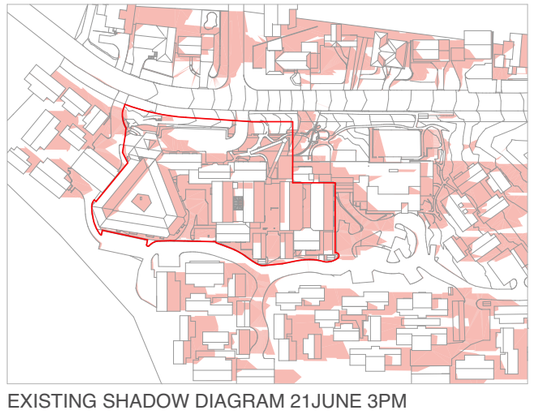
PROPOSED SHADOW DIAGRAM 21JUNE 3PM



EXISTING SHADOW DIAGRAM 21JUNE 1PM



EXISTING SHADOW DIAGRAM 21JUNE 2PM



EXISTING SHADOW DIAGRAM 21JUNE 3PM

PROPOSED SHADOWS

EXISTING SHADOWS

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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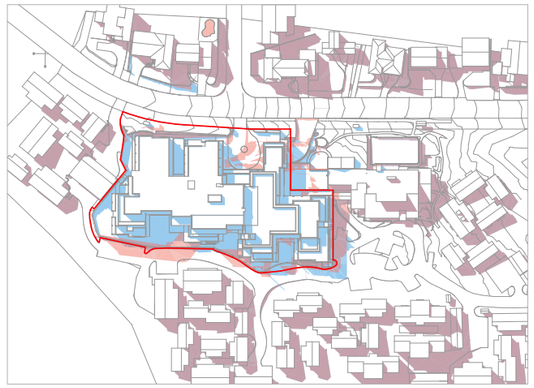
DESIGN STRATEGY 4

OBSERVING NEIGHBORING INTERFACE- OVERLAY OF EXISTING SHADOW ON PROPOSED

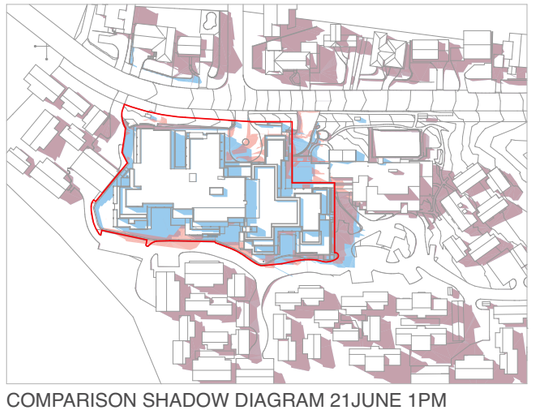
COMPARISON SHADOW DIAGRAM 21JUNE 9AM

COMPARISON SHADOW DIAGRAM 21JUNE 10AM

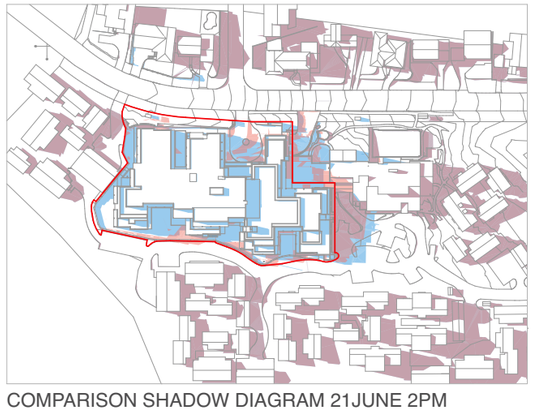
COMPARISON SHADOW DIAGRAM 21JUNE 11AM



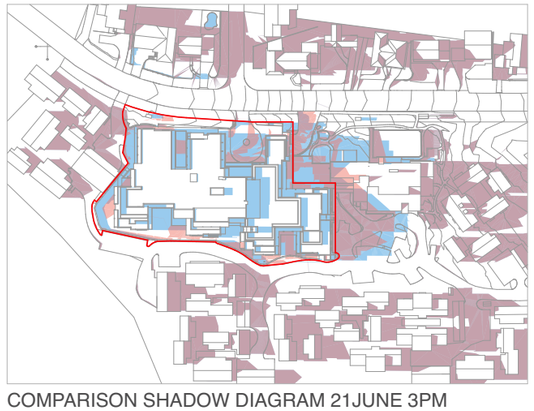
COMPARISON SHADOW DIAGRAM 21JUNE 12PM



COMPARISON SHADOW DIAGRAM 21JUNE 1PM



COMPARISON SHADOW DIAGRAM 21JUNE 2PM



COMPARISON SHADOW DIAGRAM 21JUNE 3PM

ADITIONAL OVERSHADOWING

REDUCED OVERSHADOWING

CHANGE IN OVERSHADOWING (OVERLAY SHOWS EXISTING AND PROPOSED SHADOWS)

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DESIGN STRATEGY **5**

CHARACTER + ARTICULATION OF BUILDING FORM

Sydney red gum tree

Rock

Sydney blue gum tree

Red nandina berries

Red-browed finch bird

DESIGN STRATEGY **5**

CHARACTER + ARTICULATION OF BUILDING FORM

COLOURED CLADDING

CONCRETE

TIMBER-LOOK SCREEN

POWDER-COATED WINDOW & DOOR FRAME

EXTRUDED BRICK PATTERN

SANDALWOOD BRICK

TYPICAL FACADE DETAIL

INSPIRATION IMAGE

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Nominated Architect: Lara Calder NSW Registration 6955

DESIGN STRATEGY **5**

CHARACTER + ARTICULATION OF BUILDING FORM

LOUVRE AWNING

BALUSTRADE

POWDER-COATED STRUCTURE

COLOURED CLADDING

EXTRUDED BRICK PATTERN

SANDALWOOD BRICK

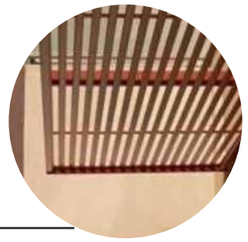
TYPICAL FACADE DETAIL

INSPIRATION IMAGE

DESIGN STRATEGY **5**

CHARACTER + ARTICULATION OF BUILDING FORM

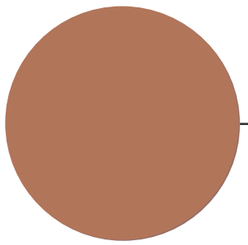
SCREEN



LOUVRE AWNING

COLOURED CLADDING

BALUSTRADE



POWDER-COATED STRUCTURE

TYPICAL FACADE DETAIL

SANDALWOOD BRICK

INSPIRATION IMAGE

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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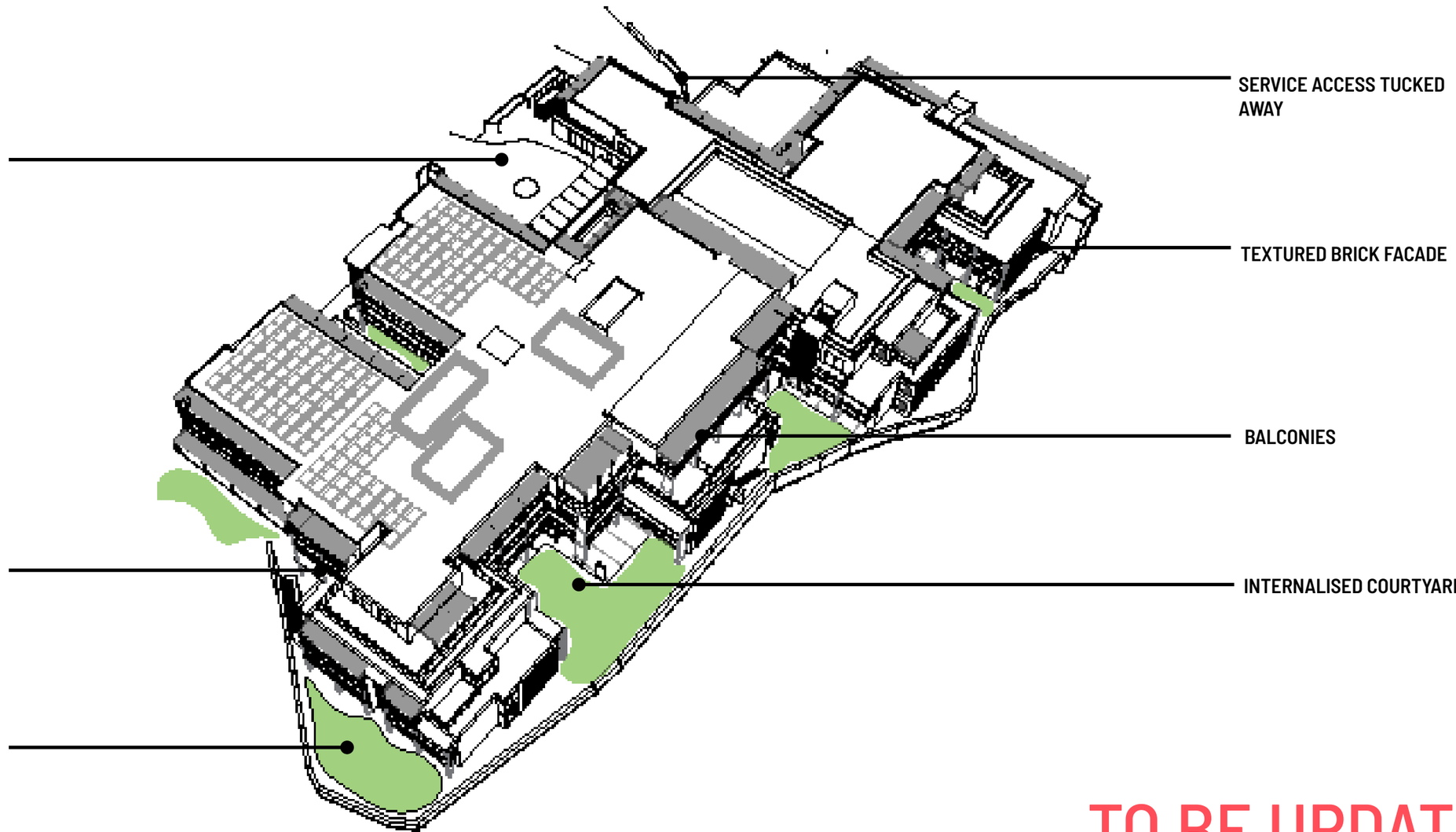
DESIGN STRATEGY **5**

CHARACTER + ARTICULATION OF BUILDING FORM

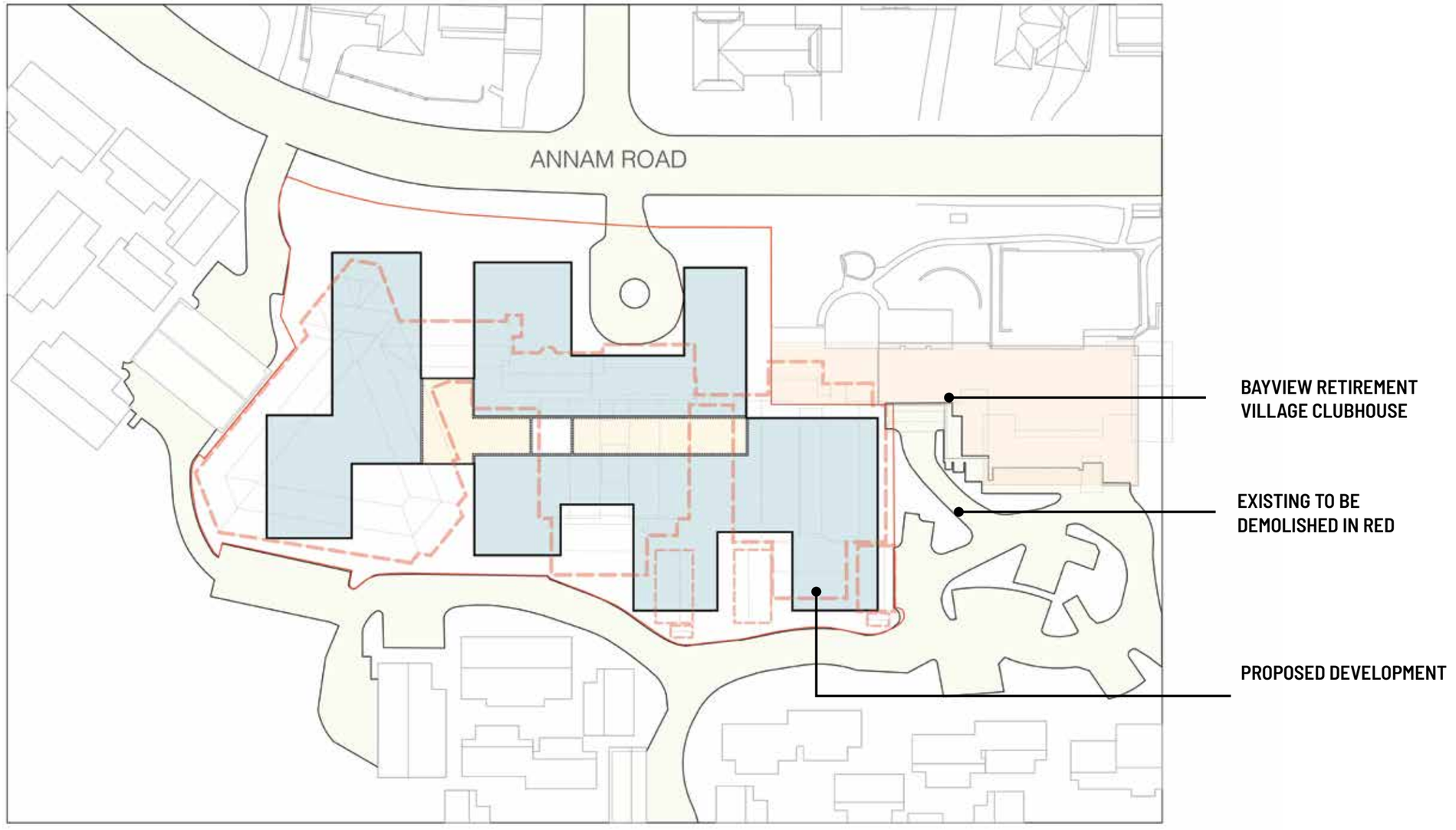
The proposed built form is defined by a careful articulation of massing that alternates between solid and void, creating depth, rhythm, and a strong sense of place. Internalised courtyards and balconies break down the overall scale of the building while fostering an intimate and human centred environment. This interplay of recessed balconies and open courtyard spaces introduces dynamic in-and-out expressions along the facade, enhancing both visual interest and functional outdoor amenity.



TO BE UPDATED

DESIGN STRATEGY 6

ADJACENCY TO EXISTING- CLUBHOUSE + SHARED BOUNDARY



TO BE UPDATED

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VISUALIZATION

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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VISUALIZATION

PART 2.1

ARCHITECTURAL DRAWINGS

2.1

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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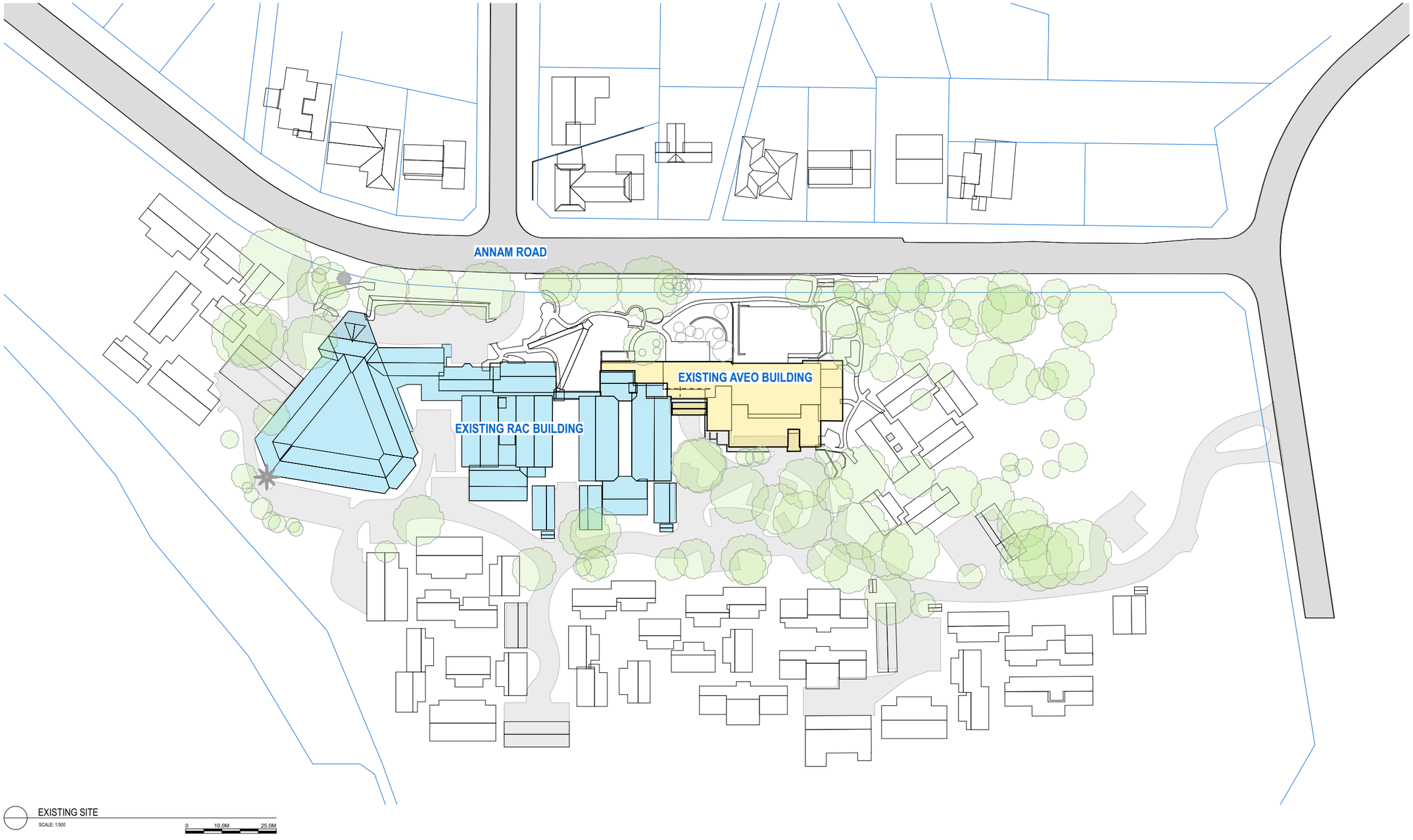

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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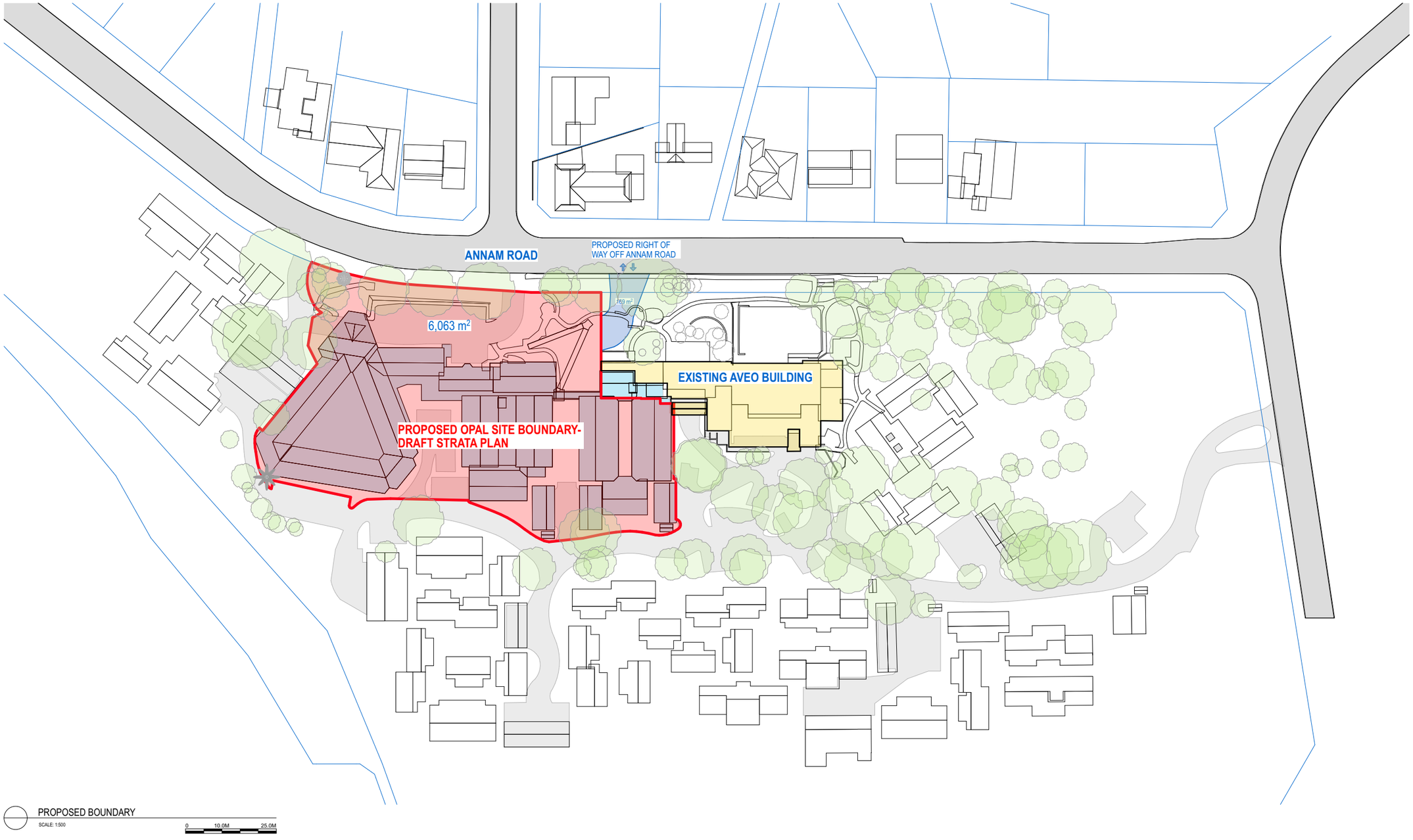
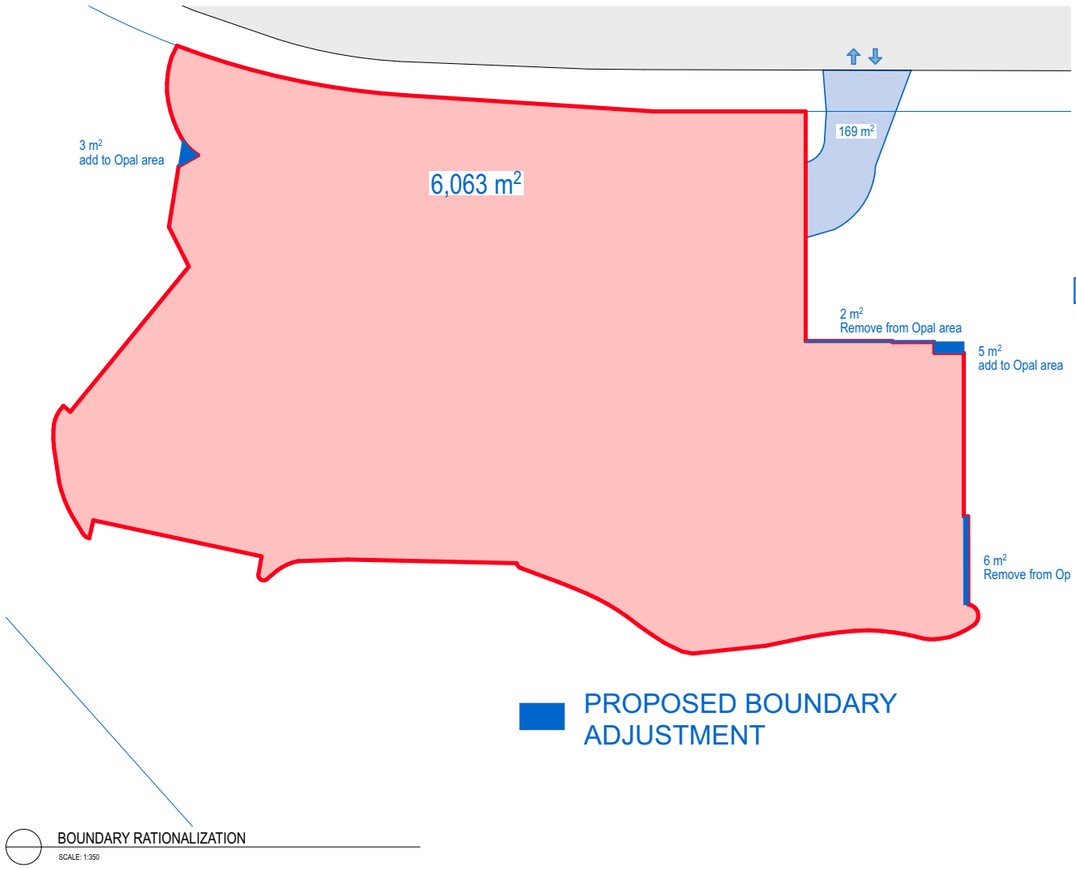
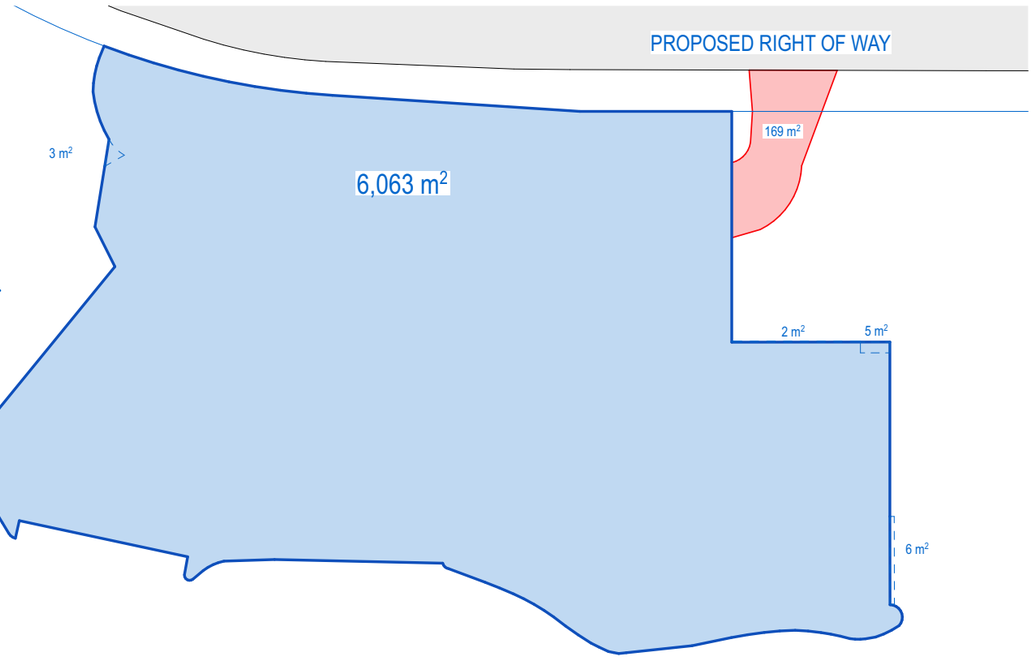
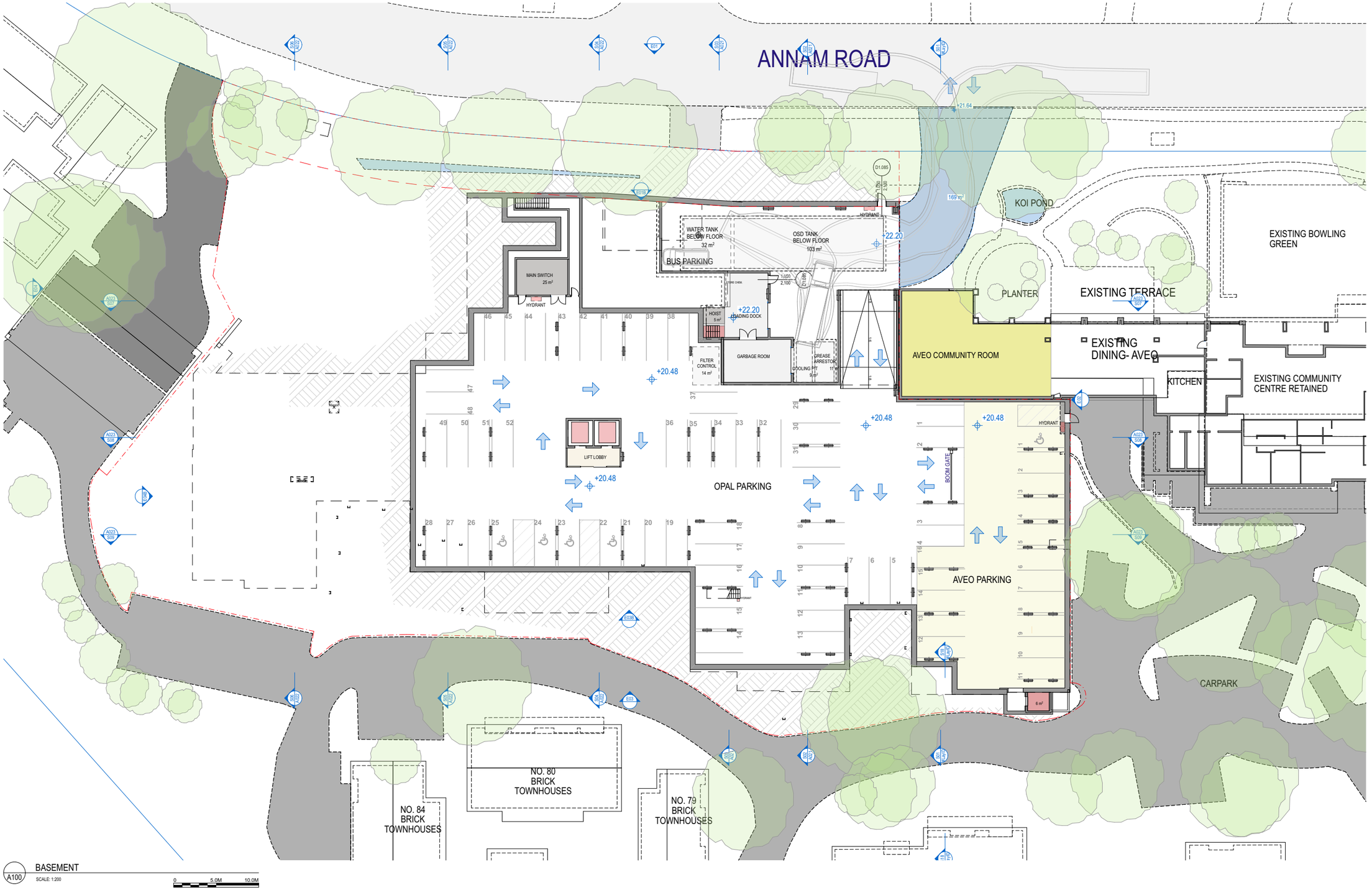

ANNAM ROAD
PROPOSED RIGHT OF WAY OFF ANNAM ROAD
169 m²
6,063 m²
EXISTING AVEO BUILDING
PROPOSED OPAL SITE BOUNDARY- DRAFT STRATA PLAN
PROPOSED BOUNDARY
SCALE: 1:500
0
10.0M
25.0M



BOUNDARY RATIONALIZATION
SCALE: 1:350



BOUNDARY PROPOSED
SCALE: 1:350



A100 BASEMENT
SCALE: 1:200
0 5.0M 10.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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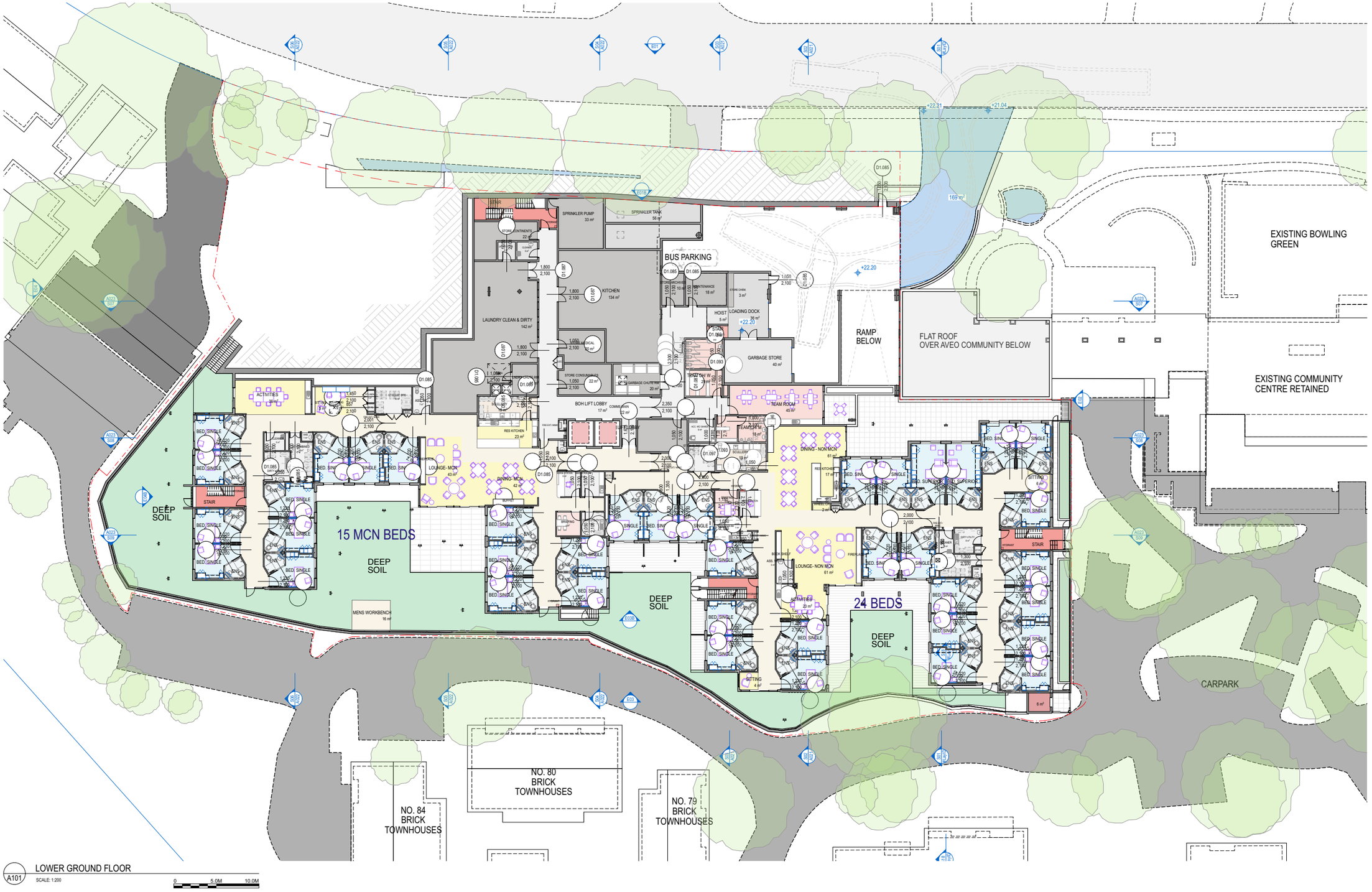
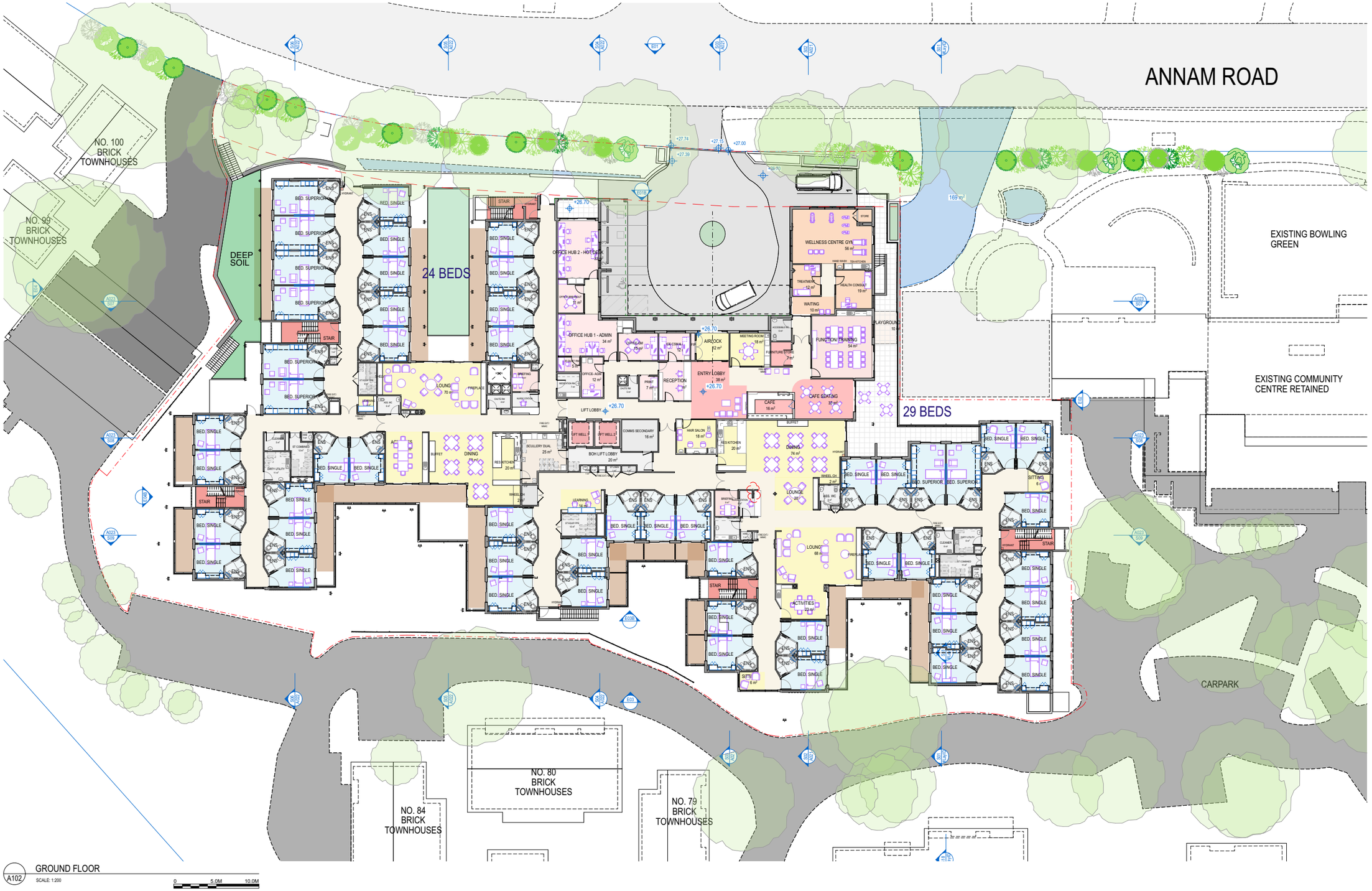


A101 LOWER GROUND FLOOR
SCALE: 1:200
0 5.0M 10.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
Nominated Architect: Lara Calder NSW Registration 6955



A102 GROUND FLOOR
SCALE: 1:200
0 5.0M 10.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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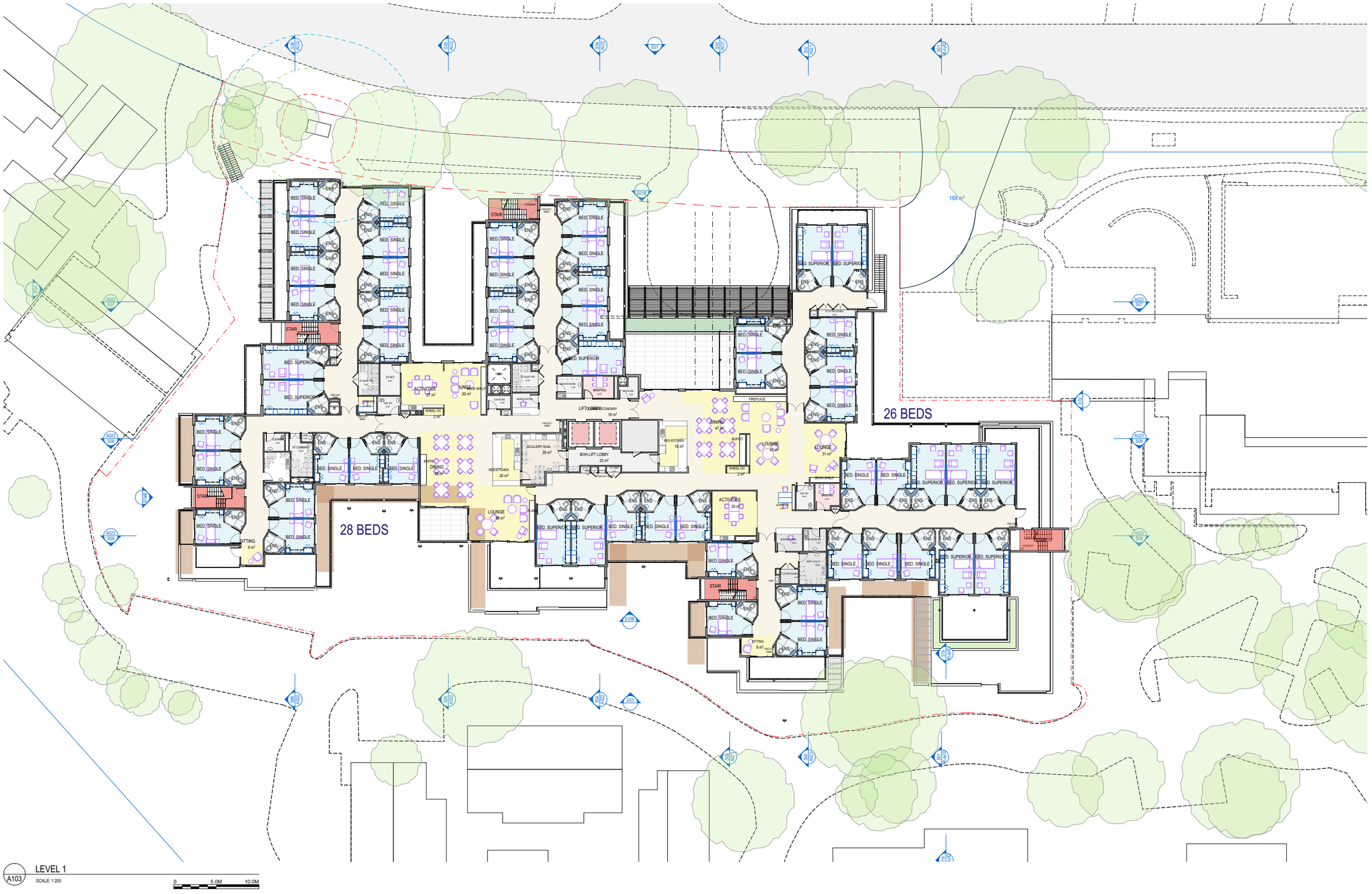
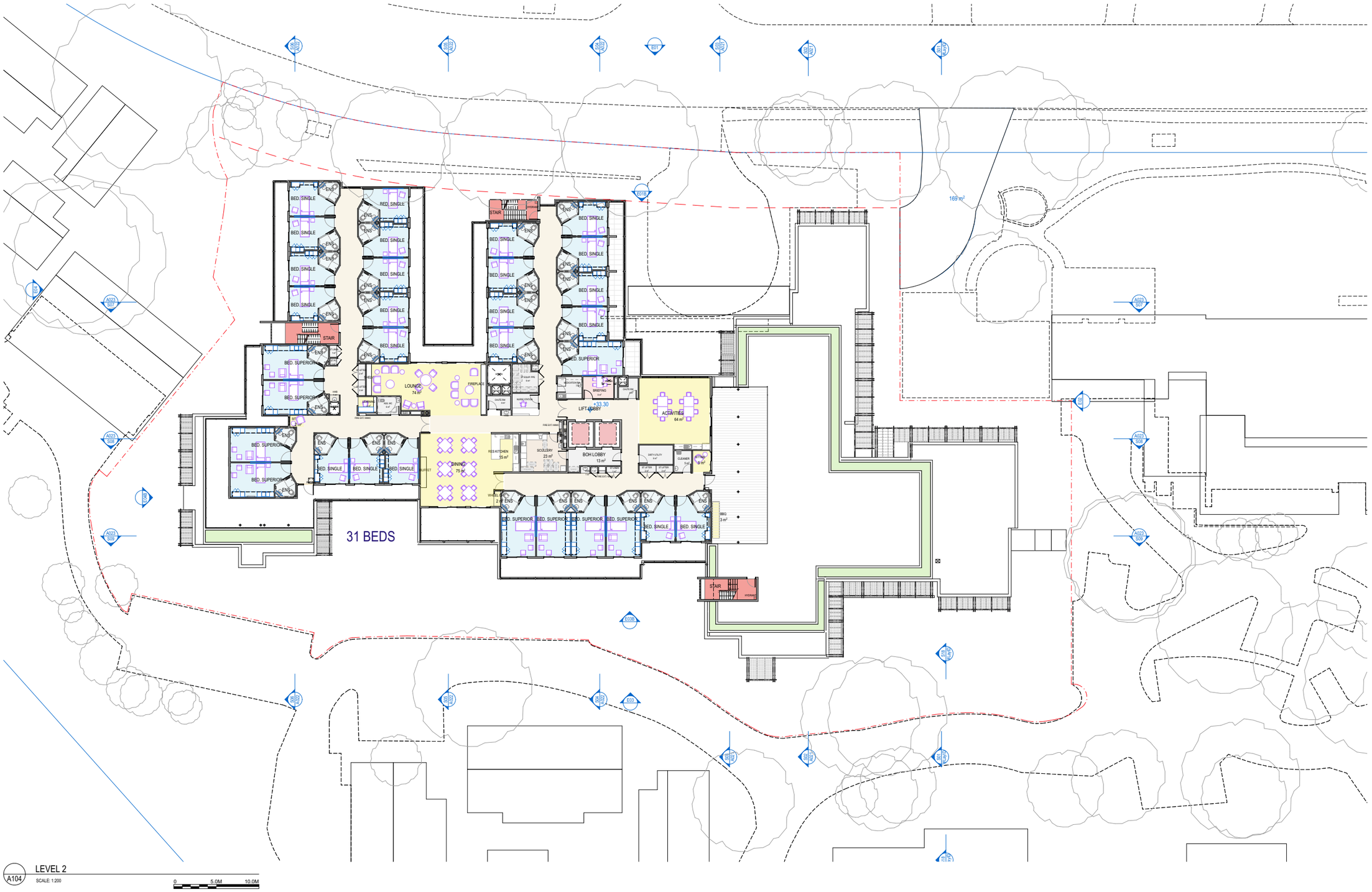

28 BEDS
26 BEDS
LEVEL 1
A103
SCALE: 1:200
0
5.0M
10.0M



Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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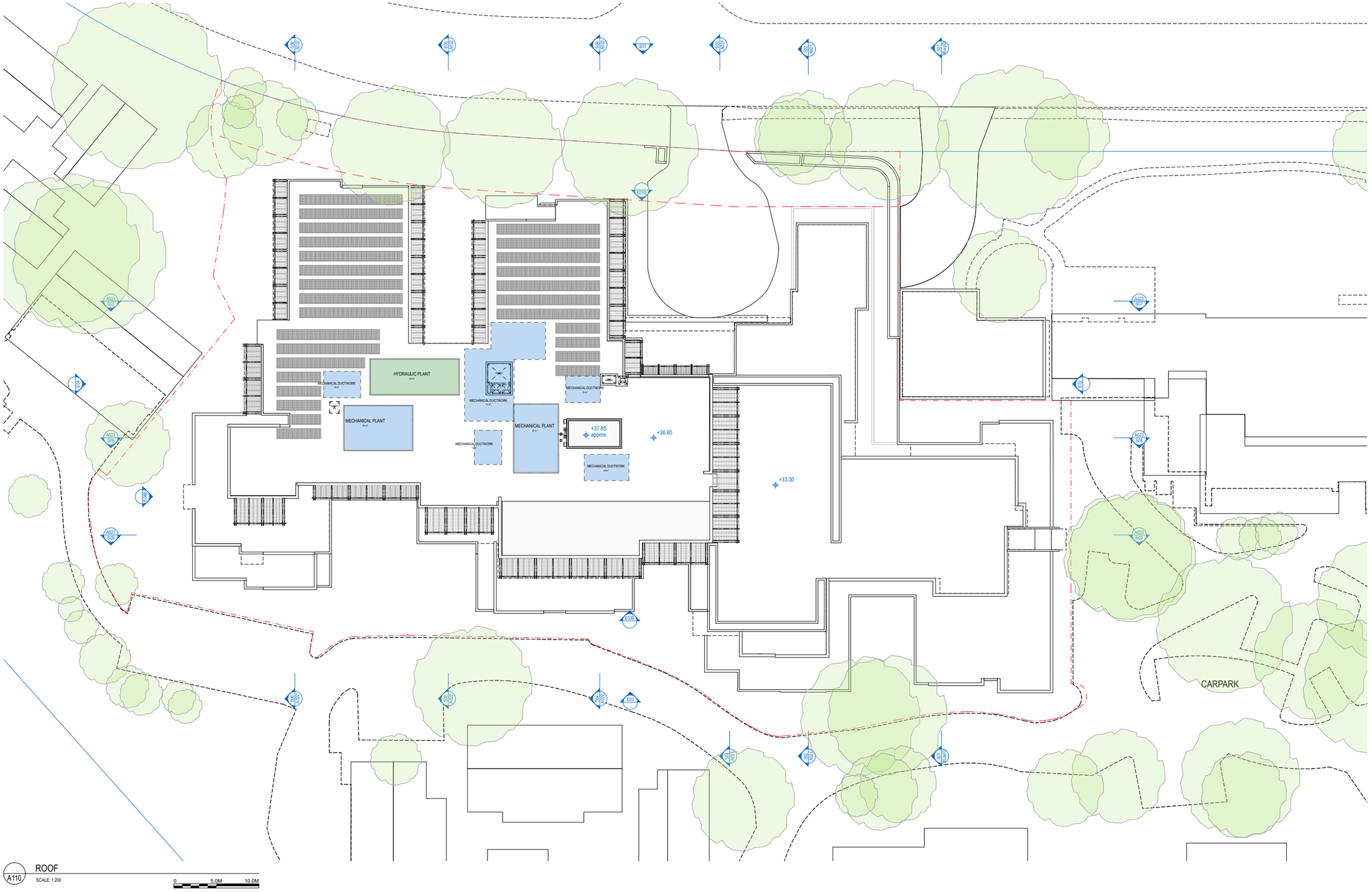

A110 ROOF
SCALE: 1:200
0 5.0M 10.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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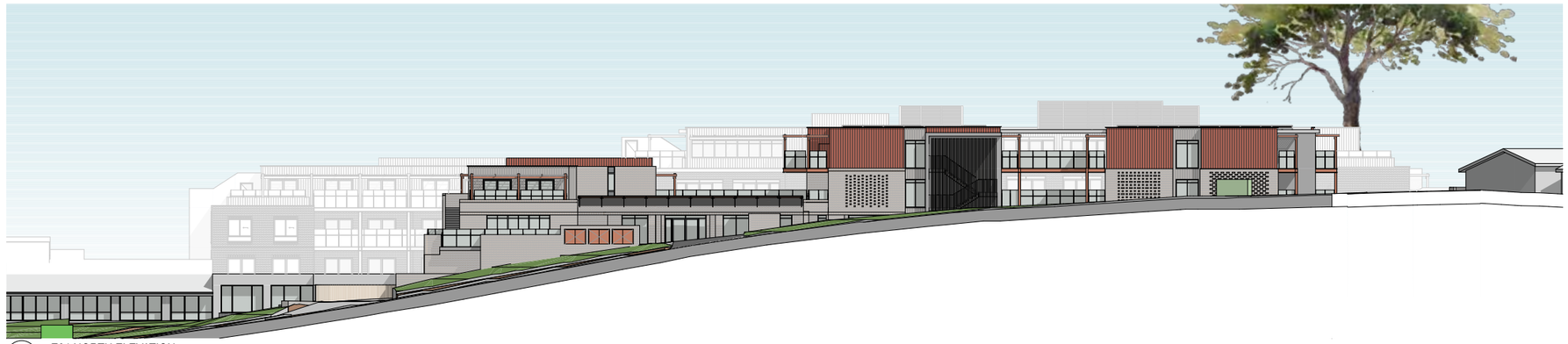
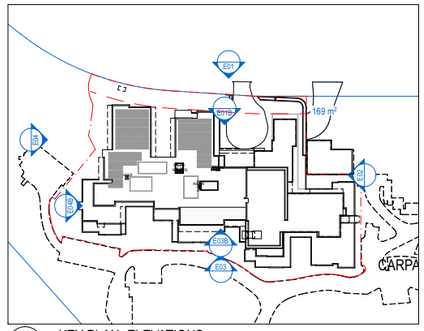


A200 E01 NORTH ELEVATION
SCALE: 1:200
0 5.0M 10.0M



A200 KEY PLAN- ELEVATIONS
SCALE: 1:1000
0 20.0M 50.0M

A200 E01 NORTH ELEVATION (WITH TREES)
SCALE: 1:200
0 5.0M 10.0M

A200 E01B NORTH ELEVATION- INSIDE BOUNDARY
SCALE: 1:200
0 5.0M 10.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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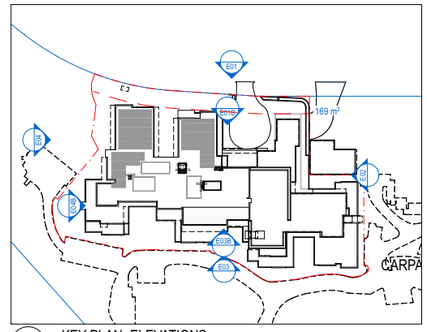
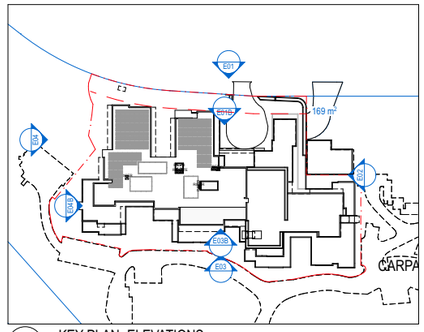
A201 E02 EAST ELEVATION
SCALE: 1:200
0 5.0M 10.0M



A201 KEY PLAN- ELEVATIONS
SCALE: 1:1000
0 20.0M 50.0M

A201 E02 EAST ELEVATION (WITH TREES)
SCALE: 1:200
0 5.0M 10.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
Nominated Architect: Lara Calder NSW Registration 6955



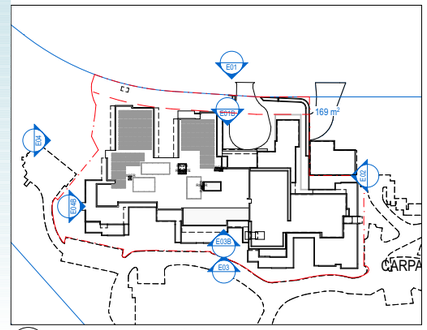
A202 KEY PLAN- ELEVATIONS
SCALE: 1:1000
0 20.0M 50.0M

A202 E03 SOUTH ELEVATION
SCALE: 1:200
0 5.0M 10.0M

A202 E03B SOUTH ELEVATION- INSIDE BOUNDARY
SCALE: 1:200
0 5.0M 10.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
Nominated Architect: Lara Calder NSW Registration 6955

A203 E04 WEST ELEVATION
SCALE: 1:200 0 5.0M 10.0M



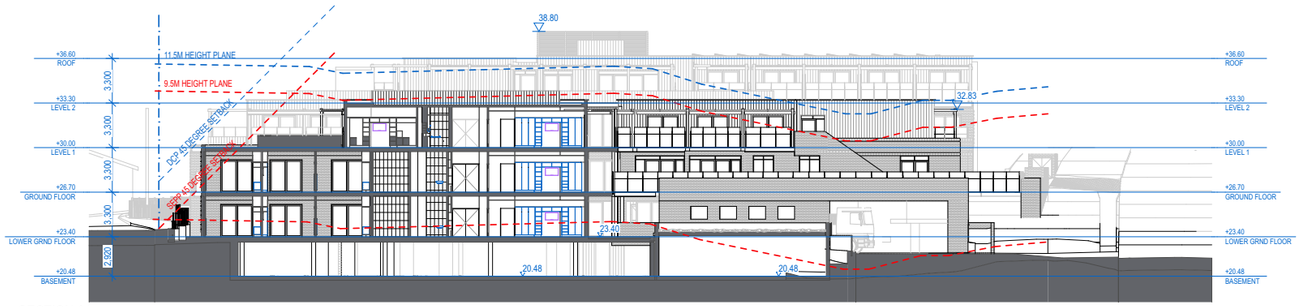
A203 KEY PLAN- ELEVATIONS
SCALE: 1:1000 0 20.0M 50.0M

A203 E04 WEST ELEVATION (WITH TREES)
SCALE: 1:200 0 5.0M 10.0M

A203 E04B WEST ELEVATION- INSIDE BOUNDARY
SCALE: 1:200 0 5.0M 10.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
Nominated Architect: Lara Calder NSW Registration 6955

CALDERFLOWER



A210 SECTION 01

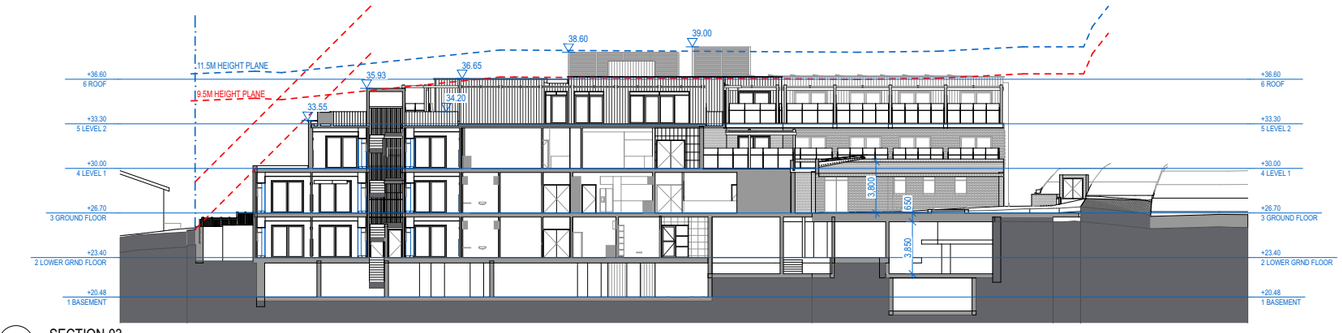
SCALE: 1:200

0 5.0M 10.0M

A210 SECTION 02

SCALE: 1:200

0 5.0M 10.0M



A210 SECTION 03

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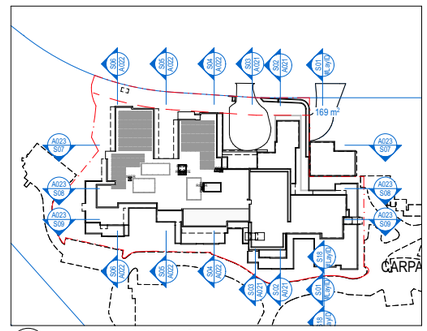

A210 KEY PLAN- SECTIONS

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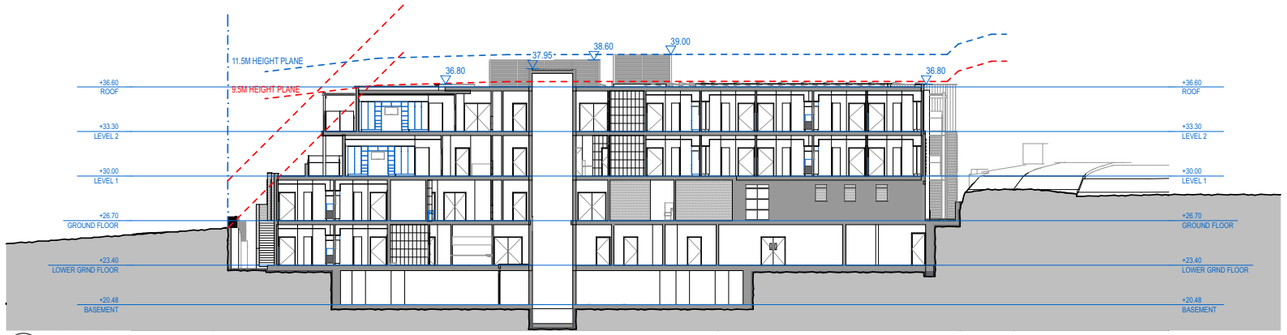

A211 SECTION 04

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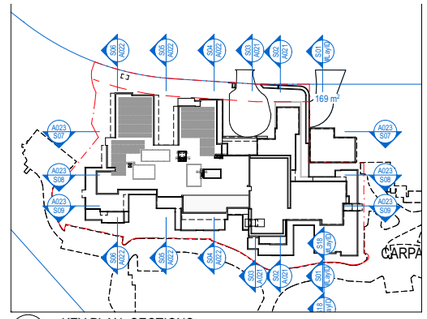

A211 KEY PLAN- SECTIONS

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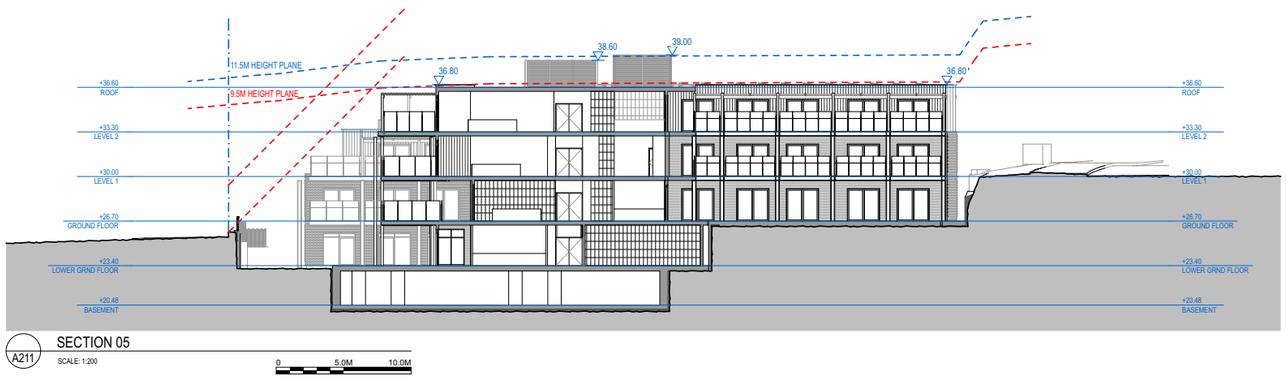

A211 SECTION 05

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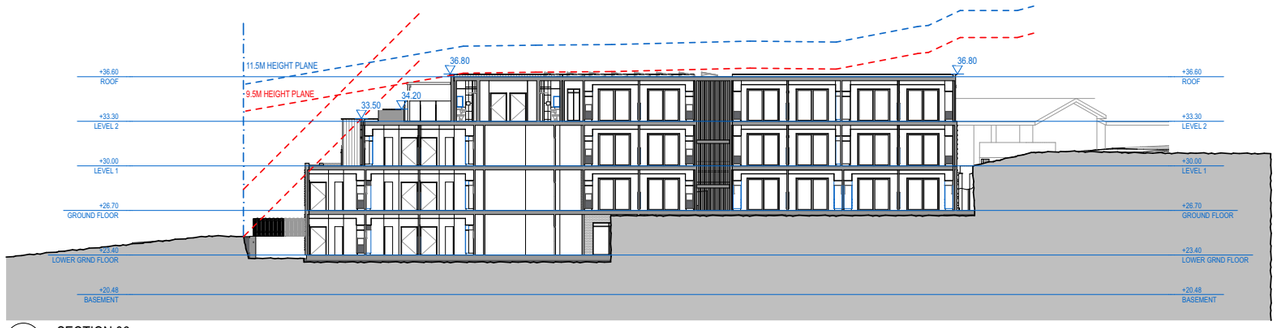

A211 SECTION 06

SCALE: 1:200

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Nominated Architect: Lara Calder NSW Registration 6955

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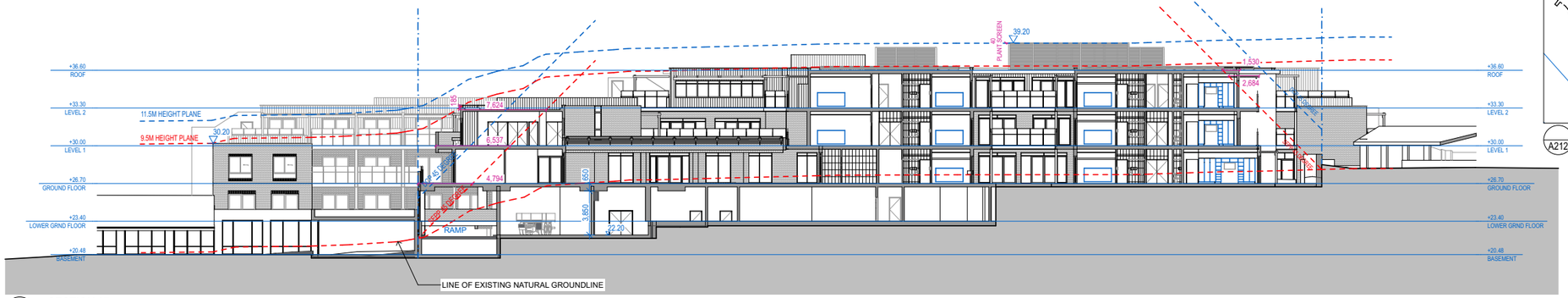

A212 SECTION 07

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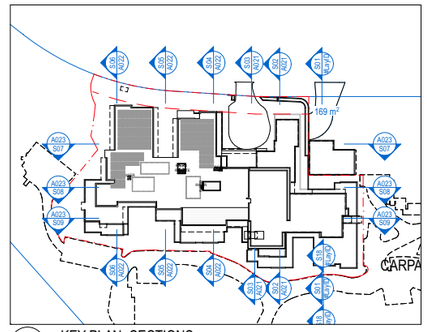

A212 KEY PLAN- SECTIONS

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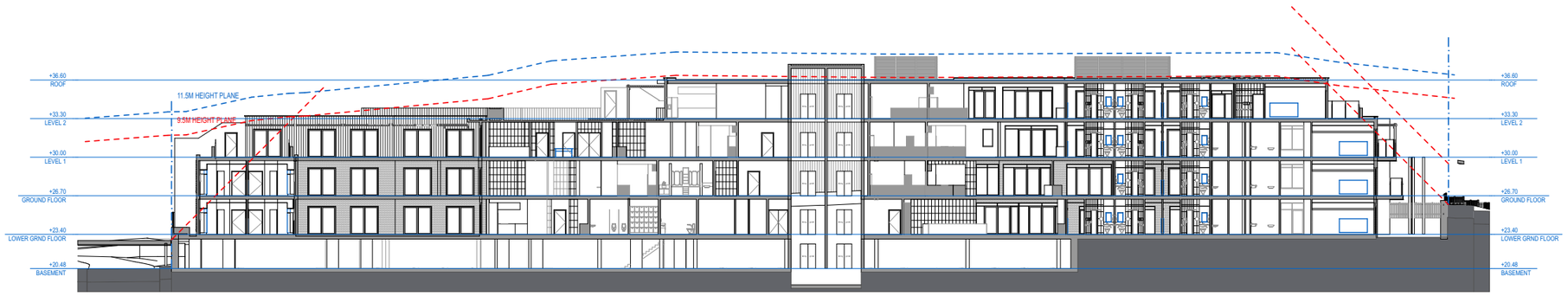

A212 SECTION 08

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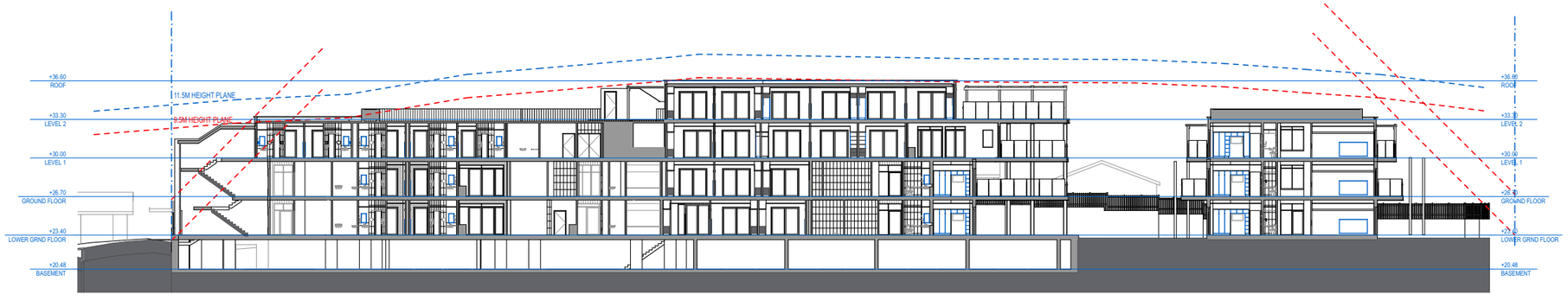

A212 SECTION 09

SCALE: 1:200

0 5.0M 10.0M

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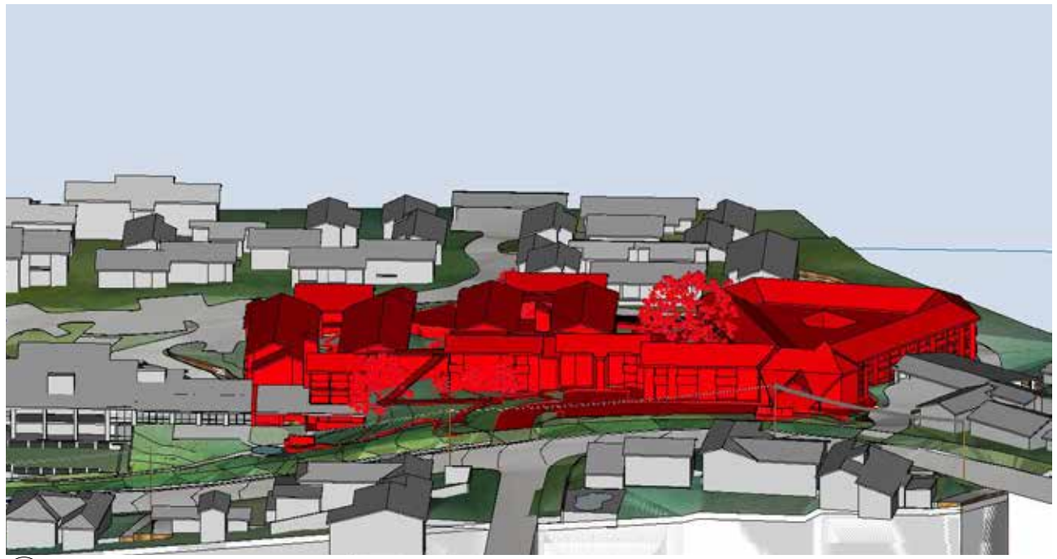
JUNE 21 9AM

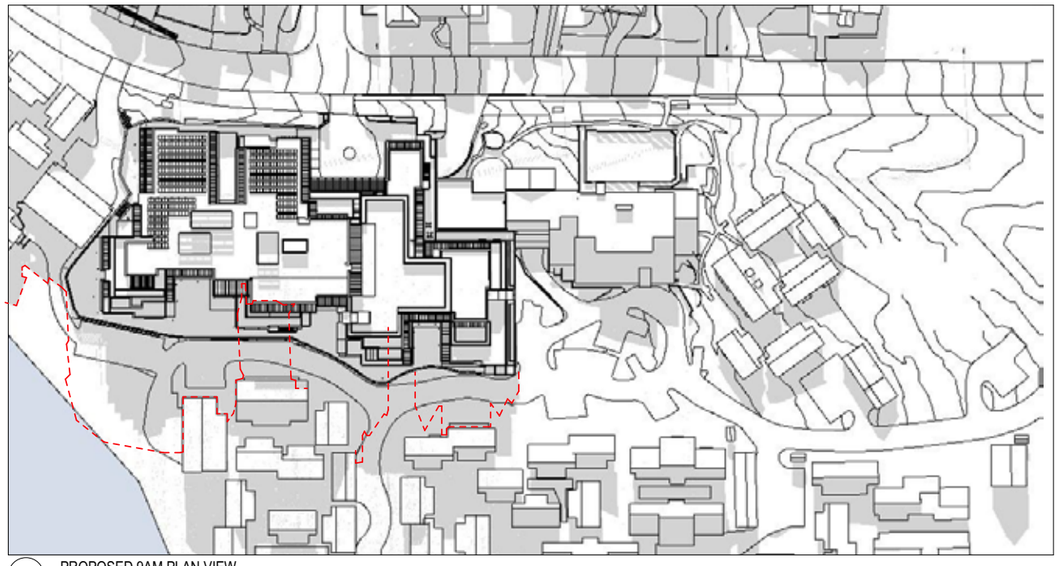


A51 EXISTING 9AM

EXISTING

A51 PROPOSED & DEMO 9AM

EXISTING & PROPOSED



A51 PROPOSED 9AM PLAN VIEW

SCALE: 1:100

0 2.0M 5.0M

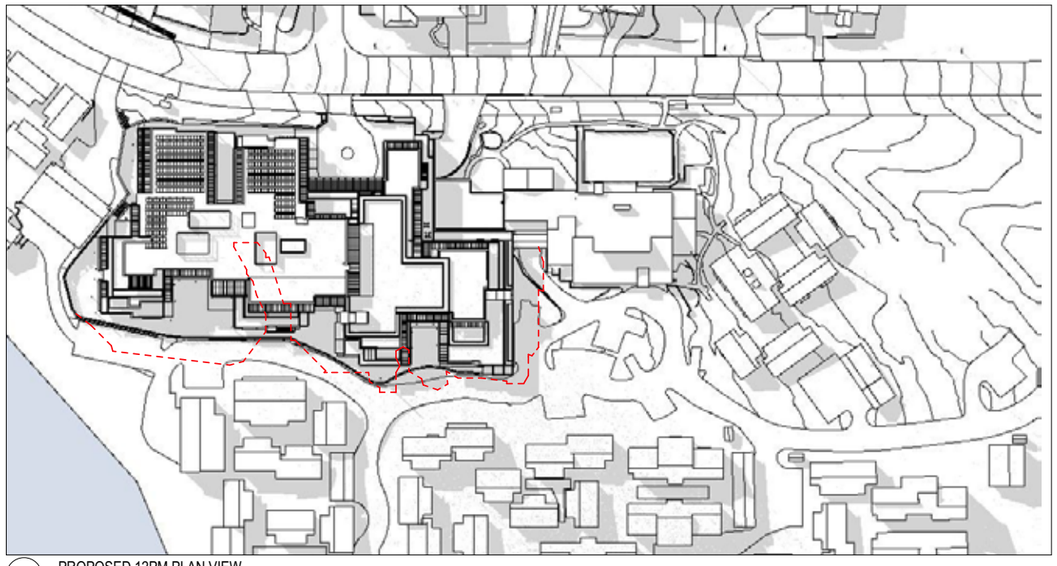
A51 PROPOSED 9AM

PROPOSED

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
Nominated Architect: Lara Calder NSW Registration 6955

JUNE 21 12PM

A52 EXISTING 12PM

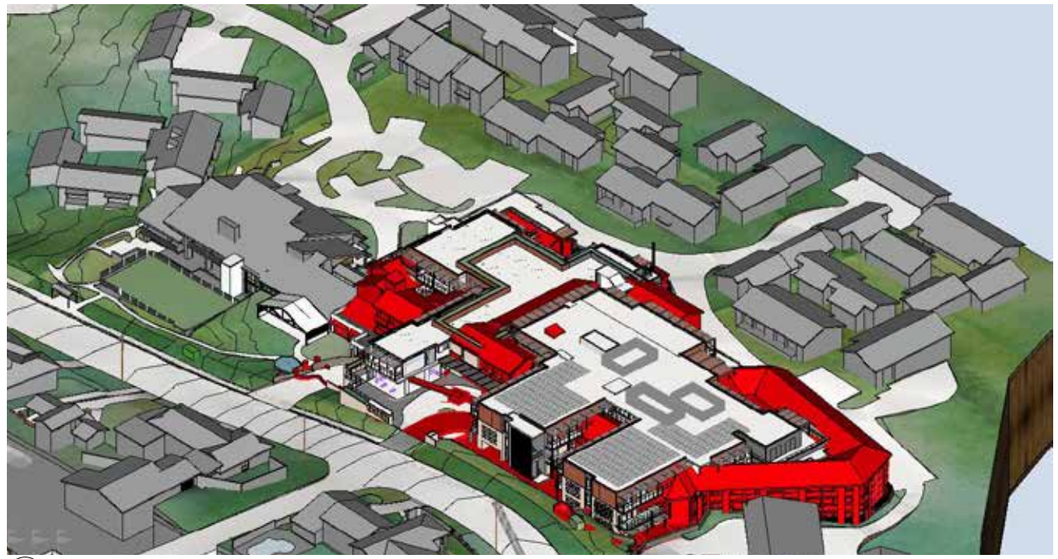


A52 PROPOSED 12PM PLAN VIEW

SCALE: 1:100

0 2.0M 5.0M

EXISTING



A52 PROPOSED & DEMO 12PM

A52 PROPOSED 12PM

EXISTING & PROPOSED

PROPOSED

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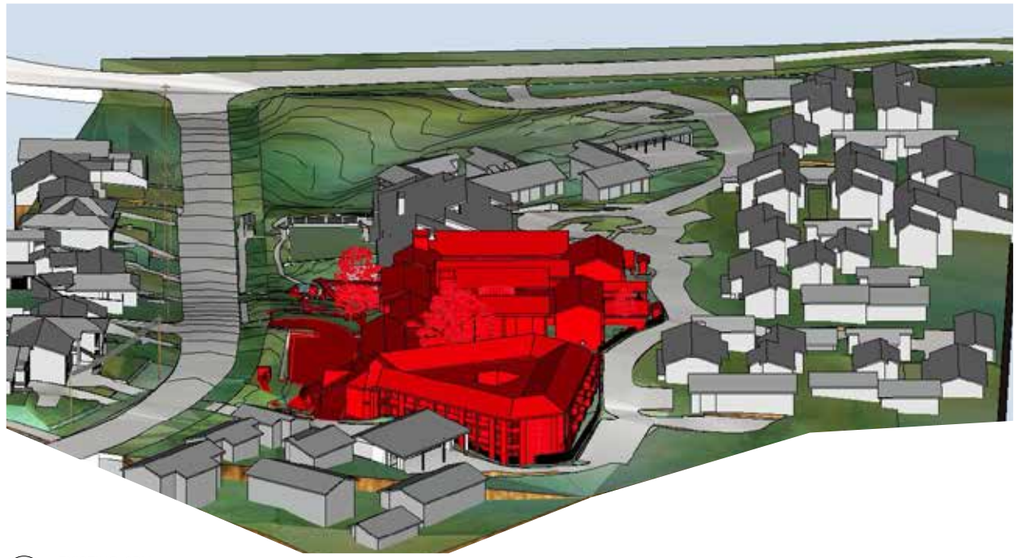
JUNE 21 3PM



A53 EXISTING 3PM

EXISTING

A53 PROPOSED & DEMO 3PM

EXISTING & PROPOSED

A53 PROPOSED 3PM PLAN VIEW

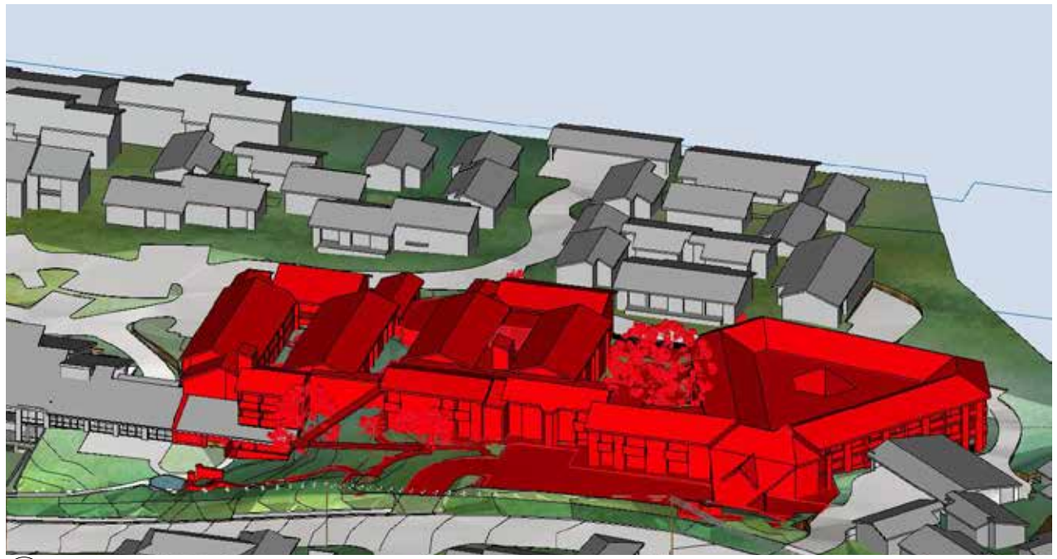
SCALE: 1:100

0 2.0M 5.0M

A53 PROPOSED 3PM

PROPOSED

JUNE 21 10AM

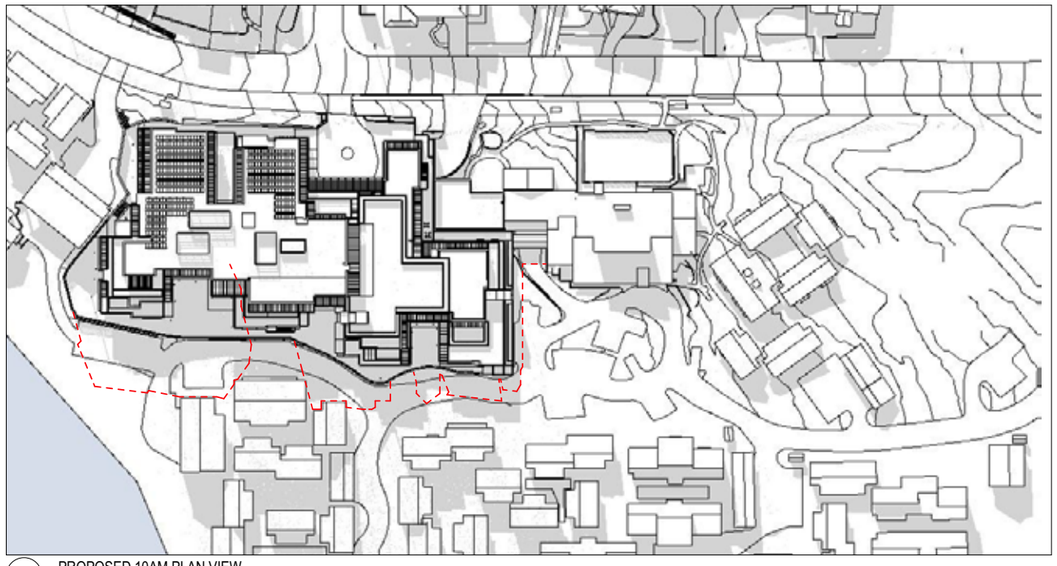


A54 EXISTING 10AM

EXISTING

A54 PROPOSED & DEMO 10AM

EXISTING & PROPOSED



A54 PROPOSED 10AM PLAN VIEW

SCALE: 1:100

0 2.0M 5.0M

A54 PROPOSED 10AM

PROPOSED

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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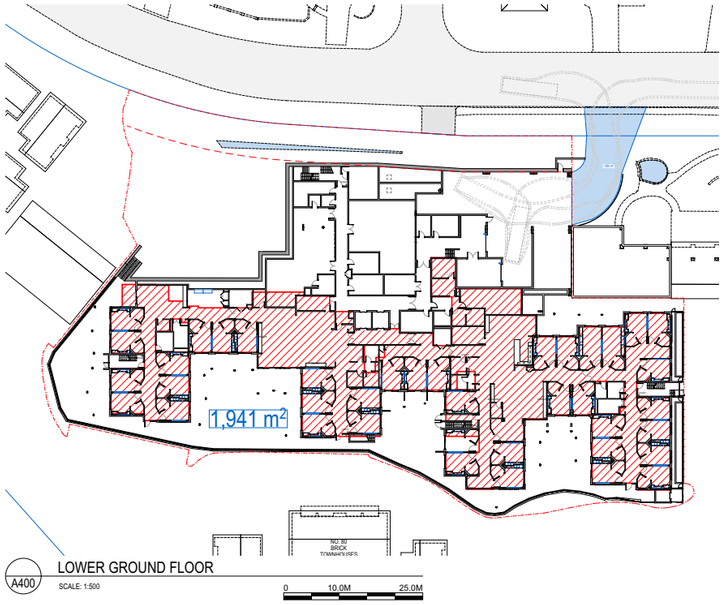
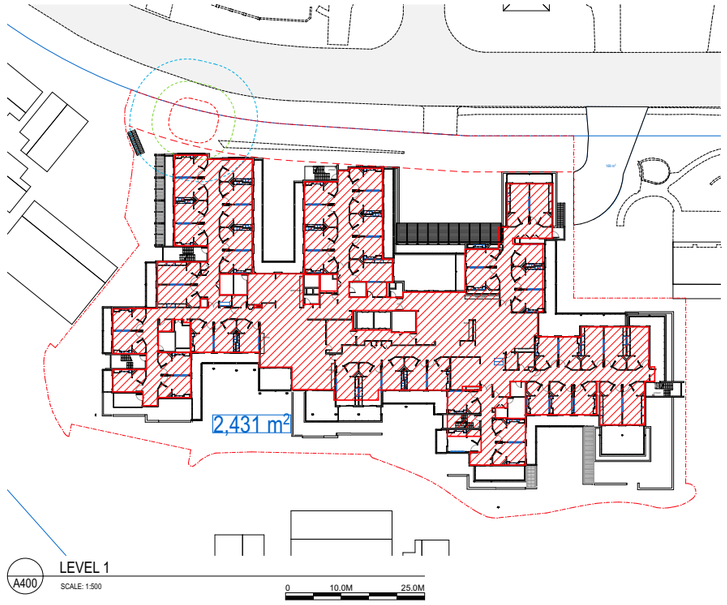


A400 LOWER GROUND FLOOR
SCALE: 1:500
0 10.0M 25.0M



A400 LEVEL 1
SCALE: 1:500
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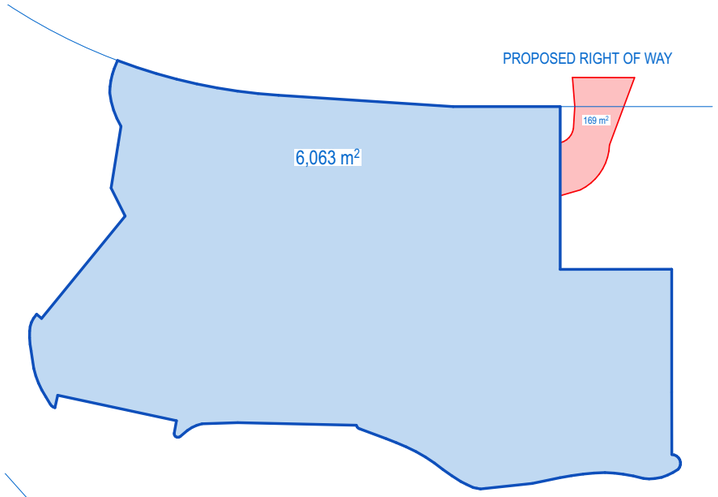
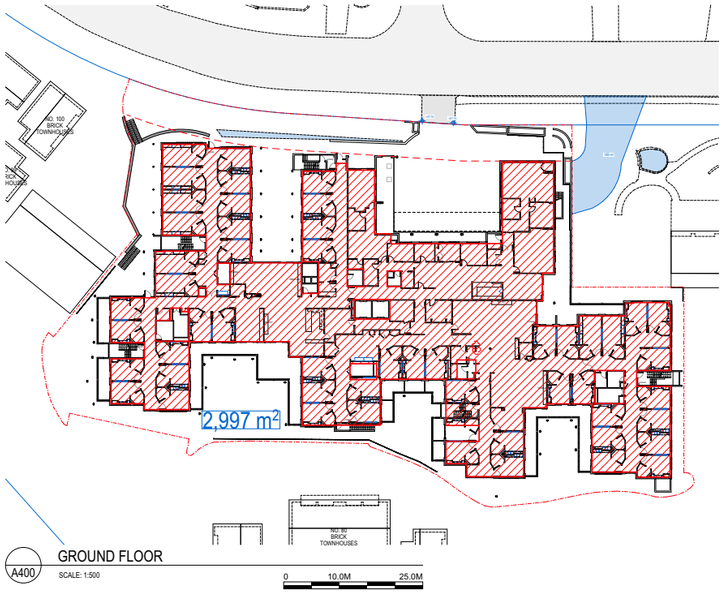


A400 SITE AREA
SCALE: 1:500
0 10.0M 25.0M



A400 GROUND FLOOR
SCALE: 1:500
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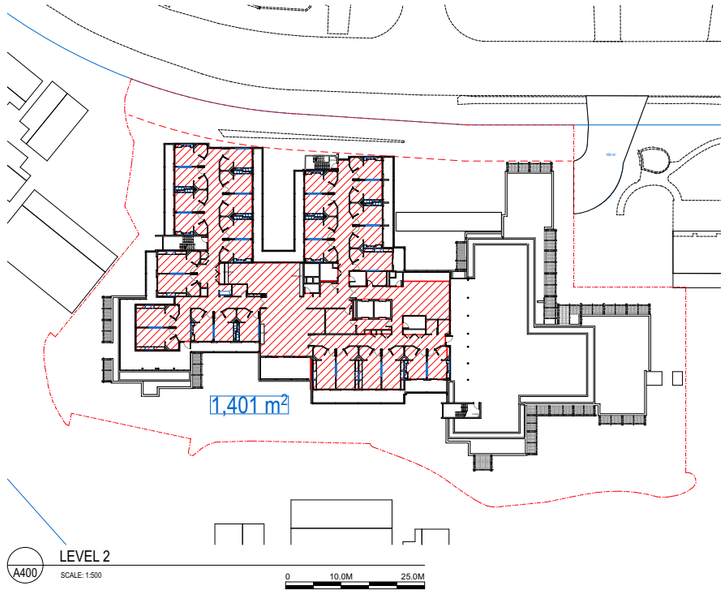


A400 LEVEL 2
SCALE: 1:500
0 10.0M 25.0M

GFA - RACF	
Home Story Name	Area
LOWER GRND FLOOR	1,941.34
GROUND FLOOR	2,997.35
LEVEL 1	2,430.80
LEVEL 2	1,401.21
	8,770.70 m²

FSR= 1.45: 1

State Environmental Planning Policy (Housing) 2021 [NSW]

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from another building, measured at a height of 1.4m above the floor—

(a) excluding the following—

(i) columns, fin walls, sun control devices and elements, projections or works outside the general lines of the internal face of an external wall,

(ii) cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts,

(iii) car parking and internal access to the car parking,

(iv) space for the loading and unloading of goods, including access to the space,

(v) areas for common vertical circulation, including lifts and stairs,

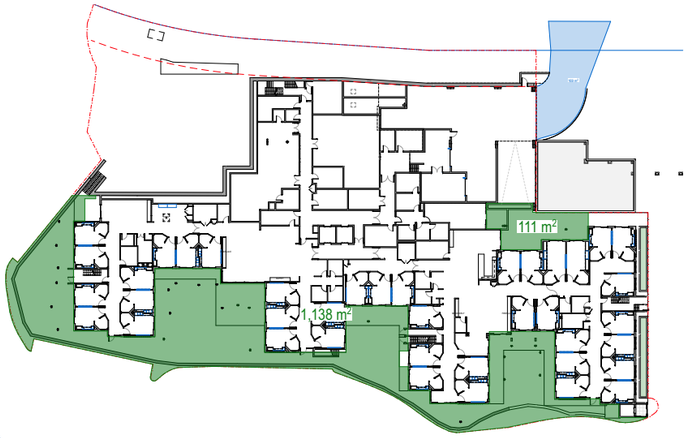
(vi) storage, vehicular access, garbage and services within the basement,

(vii) for a residential care facility—floor space used for service activities provided by the facility within the basement,

(viii) terraces and balconies with outer walls less than 1.4m high,

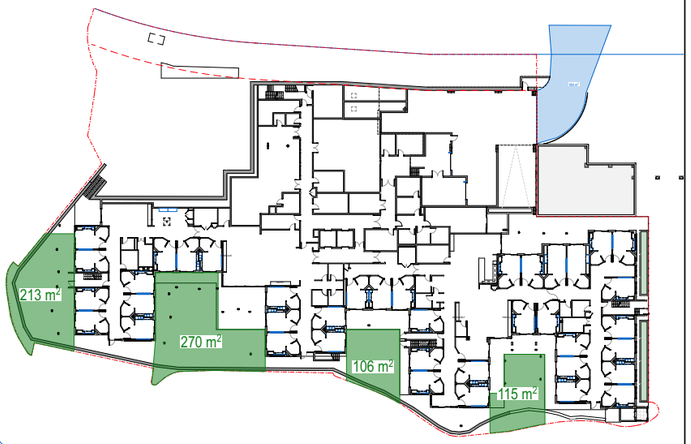
(ix) voids above a floor at the level of a storey or storey above,

TO BE UPDATED



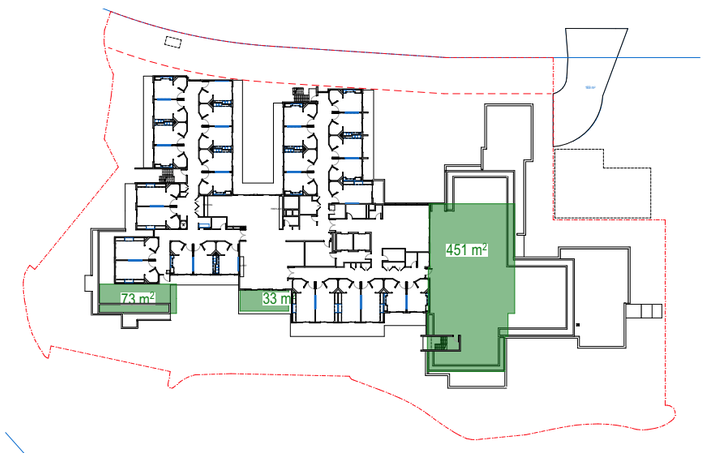
A401 LANDSCAPE AREA- LOWER GROUND FLOOR
SCALE: 1:500 0 10.0M 25.0M

A401 LANDSCAPE AREA- LEVEL 1
SCALE: 1:500 0 10.0M 25.0M



A401 DEEP SOIL AREA- LOWER GROUND FLOOR
SCALE: 1:500 0 10.0M 25.0M

A401 LANDSCAPE AREA- GROUND FLOOR
SCALE: 1:500 0 10.0M 25.0M



A401 LANDSCAPE AREA- LEVEL 2
SCALE: 1:500 0 10.0M 25.0M

A401 GROUND FLOOR
SCALE: 1:500 0 10.0M 25.0M

DA LANDSCAPE AREAS	
Home Story Name	Area
LOWER GRND FLOOR	111.04
LOWER GRND FLOOR	1,137.63
GROUND FLOOR	5.80
GROUND FLOOR	147.40
GROUND FLOOR	710.26
LEVEL 1	11.77
LEVEL 1	21.89
LEVEL 1	23.05
LEVEL 1	45.16
LEVEL 1	53.35
LEVEL 2	33.04
LEVEL 2	72.72
LEVEL 2	450.90
	2,824.01 m² TOTAL LANDSCAPE AREA

LANDSCAPE REQUIRED:

15m² PER BED

15m² x 177 BEDS = **2,655m² REQUIRED**

State Environmental Planning Policy (Housing) 2021 [NSW]

at least 15m2 of landscaped area for every bed

landscaped area means the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area

LANDSCAPE AREAS

DEEP SOIL REQUIRED:

15% OF SITE AREA

15% OF 6063m2 = **909m² REQUIRED**

State Environmental Planning Policy (Housing) 2021 [NSW]

a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,

deep soil zone means a landscaped area with no buildings or structures above or below the ground

DA DEEP SOIL AREAS		
Home Story Name	Area	
LOWER GRND FLOOR	105.94	REAR OF SITE
LOWER GRND FLOOR	114.57	REAR OF SITE
LOWER GRND FLOOR	212.74	REAR OF SITE
LOWER GRND FLOOR	270.09	REAR OF SITE
GROUND FLOOR	354.58	FRONT OF SITE
	1,057.92 m²	**TOTAL DEEP SOIL**

DEEP SOIL= **17%** OF 6063m2

66% AT REAR OF SITE

DEEP SOIL AREAS

TO BE UPDATED

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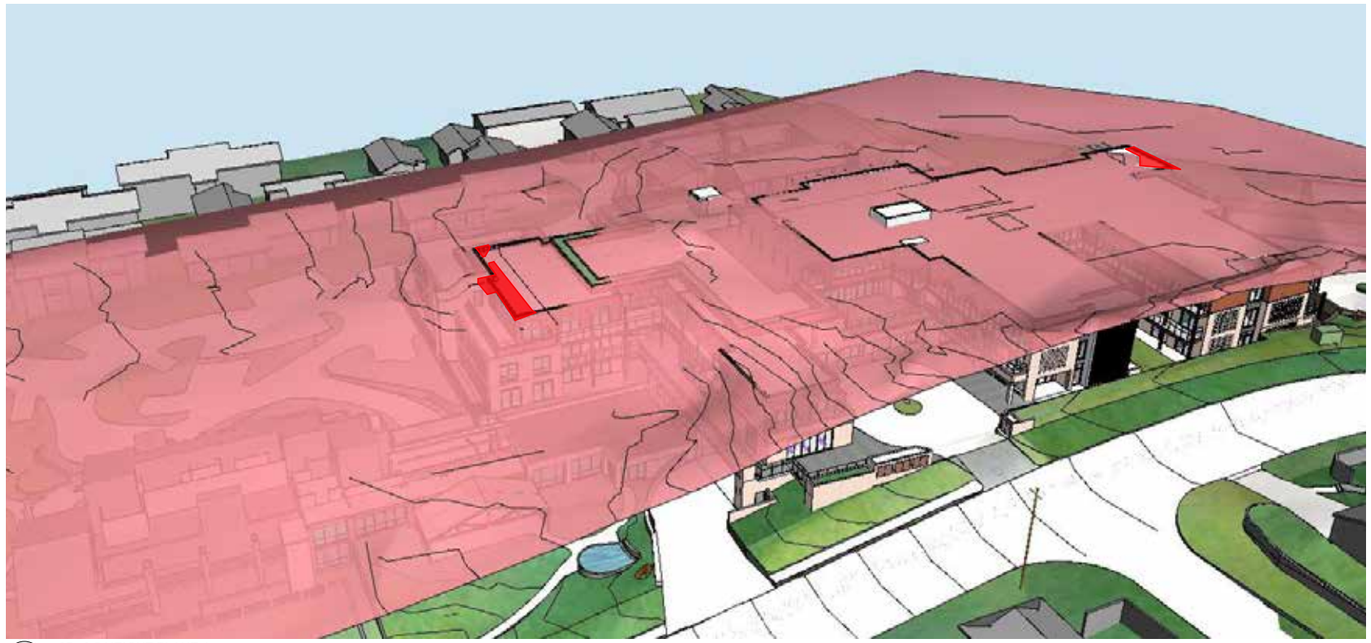

A402 3D- 9.5 HEIGHT PLANE 1
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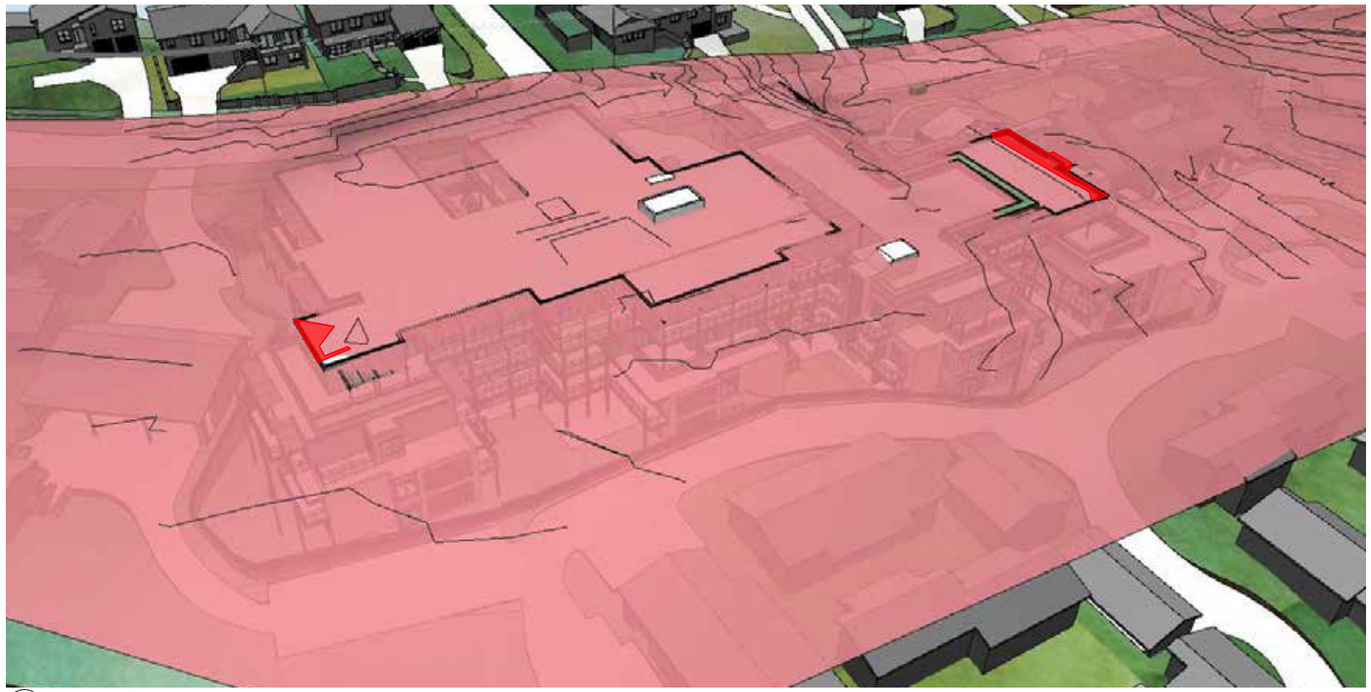
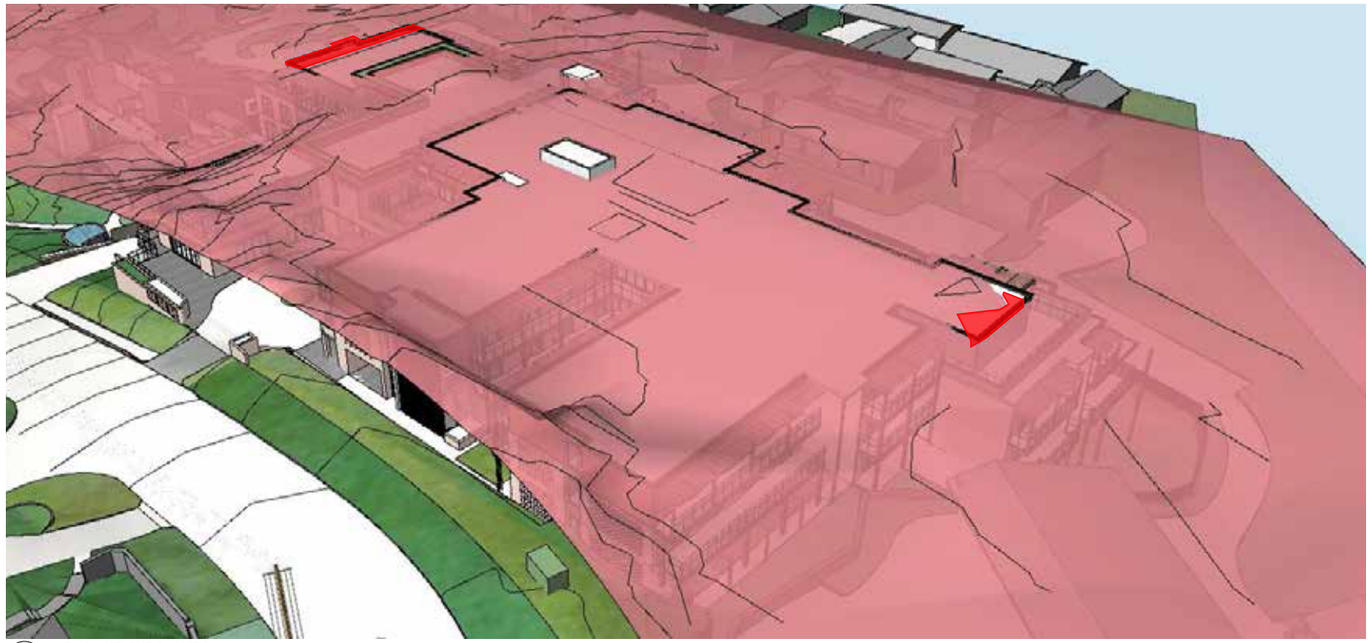


A402 3D- 9.5 HEIGHT PLANE 2
NOT TO SCALE

TO BE UPDATED



A403 3D- 9.5 HEIGHT PLANE 3

NOT TO SCALE

A403 3D- 9.5 HEIGHT PLANE 4

NOT TO SCALE

TO BE UPDATED

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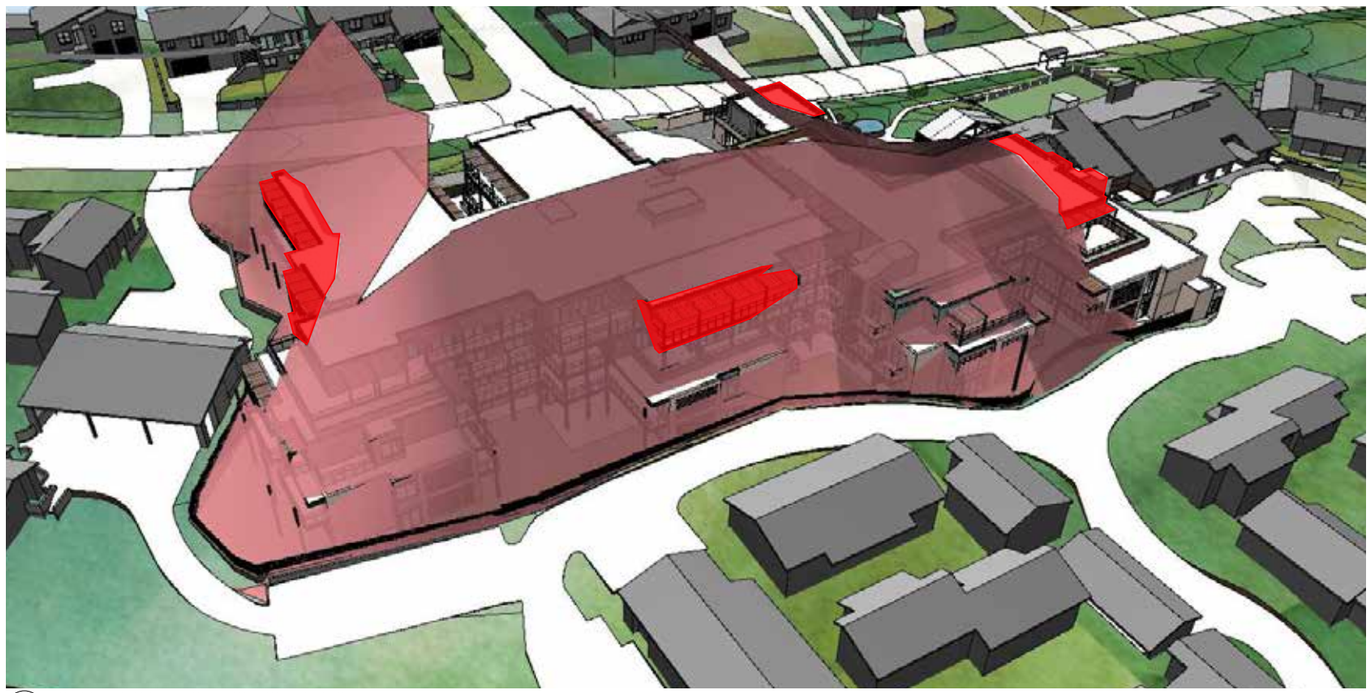
A404 SEPP- 45 DEGREE ANGLE FROM BOUNDARY 1
NOT TO SCALE



A404 SEPP-45 DEGREE ANGLE FROM BOUNDARY 2
NOT TO SCALE

TO BE UPDATED

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A405 SEPP-45 DEGREE ANGLE FROM BOUNDARY 3
NOT TO SCALE

A405 SEPP-45 DEGREE ANGLE FROM BOUNDARY 4
NOT TO SCALE

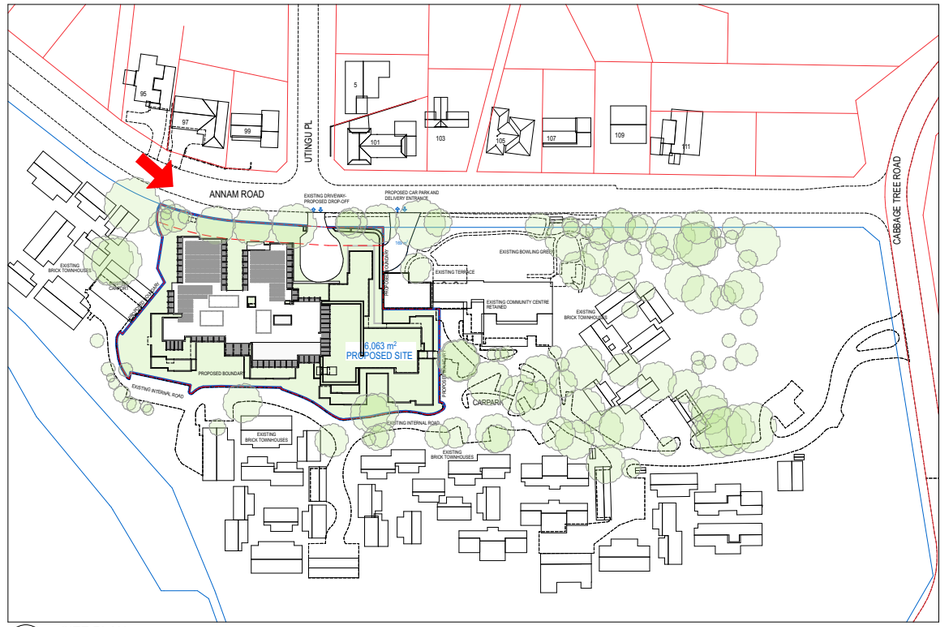
TO BE UPDATED

STREET VIEW 1- WITH TREES

NOT TO SCALE

STREET VIEW 1- WITH TREES EXISTING

NOT TO SCALE



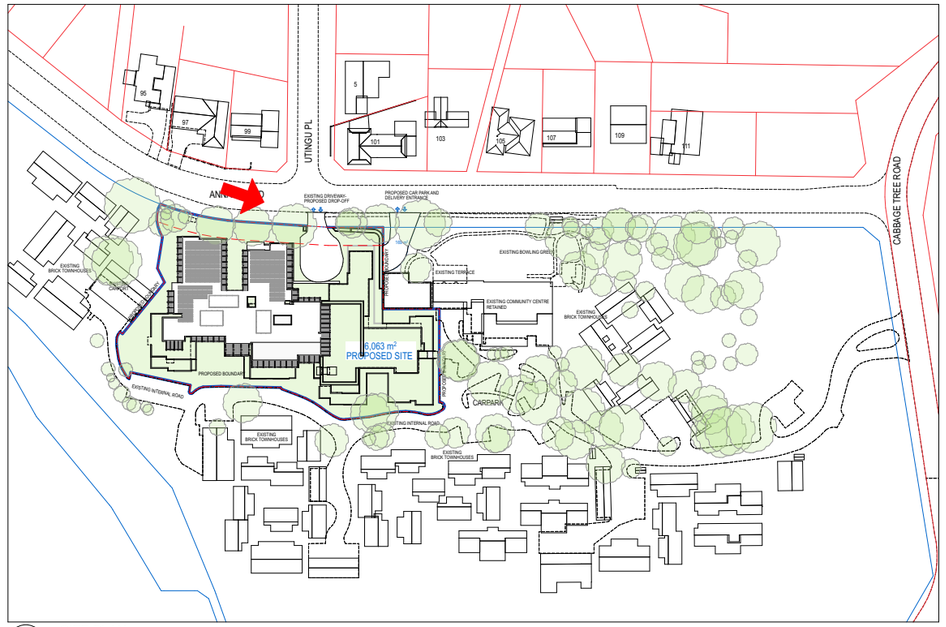
SITE PLAN

SCALE: 1:1000

0 20.0M 50.0M

STREET VIEW 2- WITH TREES
NOT TO SCALE

STREET VIEW 2- WITH TREES EXISTING
NOT TO SCALE



SITE PLAN
SCALE: 1:1000

0 20.0M 50.0M

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
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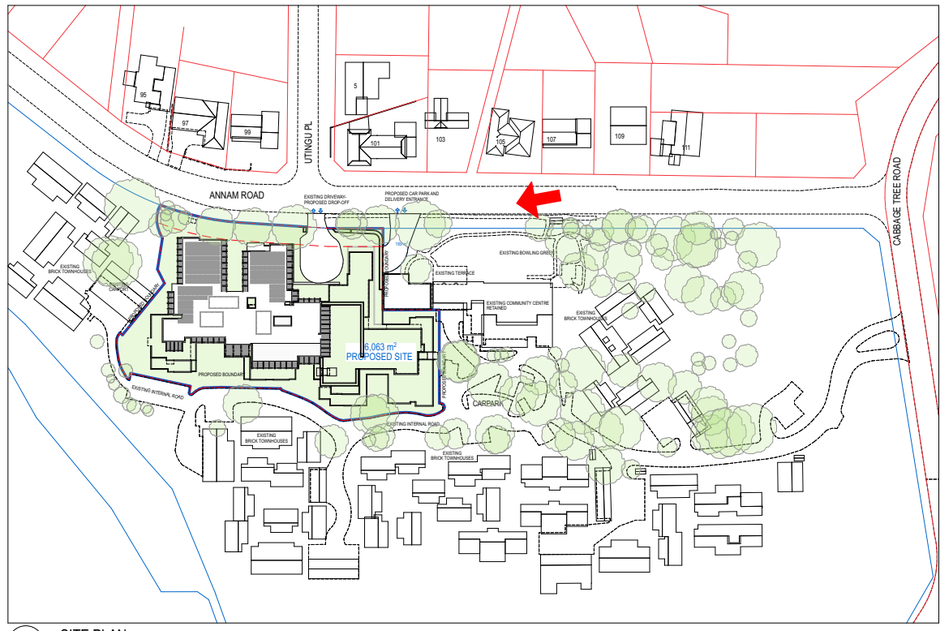
STREET VIEW 3- WITH TREES

NOT TO SCALE

STREET VIEW 3- WITH TREES EXISTING

NOT TO SCALE



SITE PLAN

SCALE: 1:1000

0 20.0M 50.0M

INTERNAL STREET 3D- TREES 3
NOT TO SCALE

INTERNAL STREET 3D- TREES 3 EXISTING
NOT TO SCALE

SITE PLAN
SCALE: 1:1000

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3D- TREES 1

NOT TO SCALE

3D- TREES 2

NOT TO SCALE

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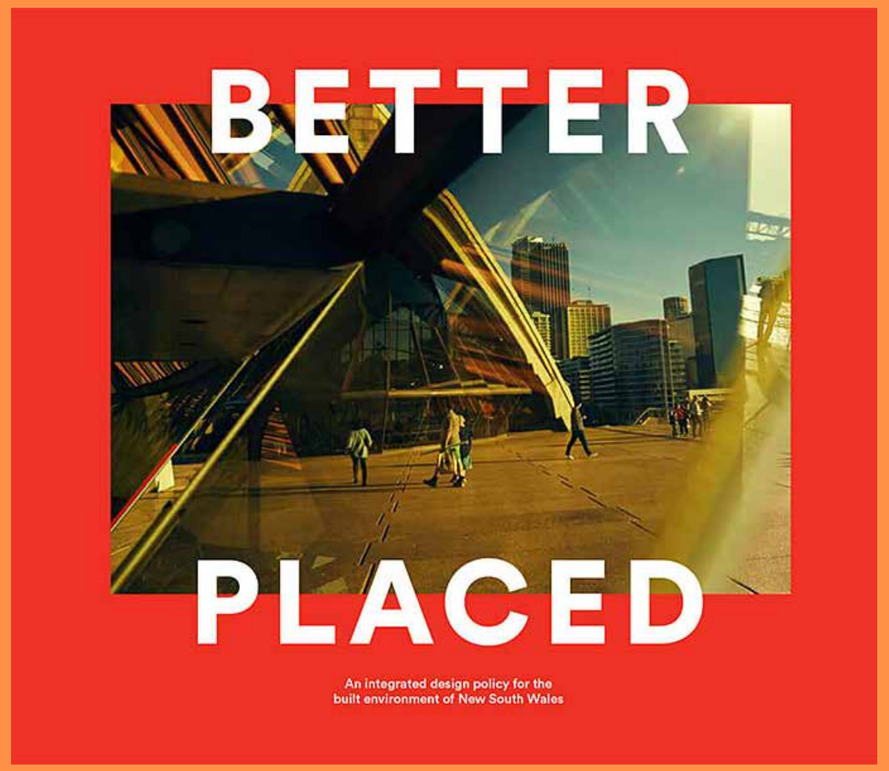
CALDERFLOWER
architecture

OPAL BAYVIEW

BETTER PLACED RESPONSE REPORT

ISSUE A -07 AUGUST 2025



Presented By.

CALDERFLOWER ARCHITECTURE

For,

OPAL HEALTHCARE

INTRODUCTION

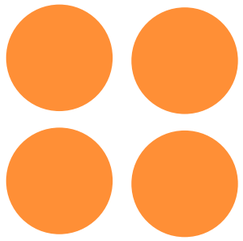
Published by the NSW Government 'Better placed' document summarises an integrated design policy for the built environment in New South Wales. It includes seven objectives for good design.

"Achieving these objectives will ensure our cities and towns, our public realm, our landscapes, our buildings and our public domain will be healthy, responsive, integrated, equitable, and resilient."

The following report demonstrates how these objectives have been addressed in the design for the proposed Opal Bayview residential Age Care Centre (RAC).

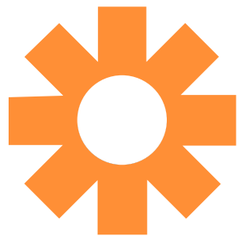
BETTER FIT

BETTER PERFORMANCE



BETTER FOR COMMUNITY

BETTER FOR PEOPLE



BETTER WORKING

BETTER VALUE

BETTER LOOK AND FEEL

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Nominated Architect: Lara Calder NSW Registration 6955

OBJECTIVE 1

BETTER FIT

"Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspiration. It also contributes to evolving character and setting."

LOCAL

CONTEXTUAL

OF ITS PLACE

RESPONSE:

The Opal Bayview Residential Age Care Building is deeply contextual and of its place, responding sensitively to the physical, social, and environmental characteristics of its location. Nestled within the larger Aveo Bayview Gardens Retirement Living precinct, the development is uniquely positioned almost like an island, yet harmoniously integrated with its neighbouring retirement villas.

The new residential aged care facility is sited on the footprint of the previously decommissioned aged care building and serviced apartments, allowing for efficient land reuse and minimal disturbance to soil and site's natural features. The building sits gently within the site's natural topography responding to the sloping landscape without excessive excavation. Like fingers spreading across the terrain, the plan steps with the land, gradually scaling down as it approaches adjoining residential areas.

This approach minimises environmental disruption, improves constructability, and helps the new development relate harmoniously to its low-scale, bushland surroundings.

The design is grounded in the local character, with low scale built form, gentle rooflines, and a material palette that reflects the muted tones and textures of the surrounding architecture. The building's orientation and courtyards acknowledge the site's sloping topography and capitalise on view corridors, while the inward facing balconies provide a sense of safety, familiarity, and serenity for residents key considerations in aged care environments.

This project contributes to the evolving identity of the precinct by providing vital care services in a setting that reinforces a sense of belonging, and supports ageing in place within the community.

Level 1/44-46 Chippen Street Chippendale NSW 2008 **T** (02) 9698 9822 **E** email@calderflower.com.au
Nominated Architect: Lara Calder NSW Registration 6955

OBJECTIVE 2

BETTER PERFORMANCE

"Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design."

SUSTAINABLE

ADAPTABLE

DURABLE

RESPONSE:

Sustainable
The design aims to reduce environmental impact over its lifespan, incorporating passive solar access, natural ventilation strategies, and low maintenance landscape integration. By co-locating aged care with retirement living, the project also contributes to long-term social sustainability, supporting ageing in place.

Adaptable
Communal and courtyard areas are multi-functional, capable of supporting a range of seasonal activities, wellness programs, or quiet retreat, ensuring the building remains responsive to resident needs and operational shifts over time.

Durable
Material selection favours longevity and resilience, suited to both the coastal climate and the operational demands of aged care. The construction incorporates robust, pre-finished materials that resist corrosion and wear, significantly reducing the need for regular upkeep. These include low-corrosion metals, durable brickwork, and high-quality cladding systems that are both visually consistent and functionally enduring. This ensures the facility can perform effectively in the long term with minimal intervention, aligning with the operational demands of aged care environments and whole-of-life sustainability principles.

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Nominated Architect: Lara Calder NSW Registration 6955

OBJECTIVE 3

BETTER FOR COMMUNITY

"The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities"

INCLUSIVE

CONNECTED

DIVERSE

RESPONSE:

The Project is designed with inclusivity at its core. It offers a place of dignity, care, and belonging for older individuals who require higher levels of support, allowing them to remain close to their existing social networks and within a familiar neighbourhood.

Although the design adopts an internalised courtyard layout for comfort and safety, it maintains connection to its wider context through pedestrian links, shared landscape zones, and proximity to the community centre. These subtle gestures ensure the development feels open and welcoming, not isolated.

Furthermore, the development contributes to diversity within the local housing fabric by adding residential aged care to a suburb primarily characterised by detached housing and independent living units. This inclusion of different housing typologies enriches the social and functional landscape of Bayview, supporting a more resilient, intergenerational community.

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Nominated Architect: Lara Calder NSW Registration 6955

OBJECTIVE 4

BETTER FOR PEOPLE

"The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people."

SAFE

COMFORTABLE

LIVEABLE

RESPONSE:

The Project is designed with people at its center offering a safe, comfortable, and dignified environment that supports the daily lives and wellbeing of its residents, many of whom require specialised care.

The internal courtyard layout fosters a sense of enclosure and familiarity, enhancing emotional comfort and passive safety by allowing residents to engage with the outdoors in a secure setting. Views to greenery and the inclusion of quiet, shaded resting areas contribute to a calming, therapeutic environment that supports mental and physical wellness.

Circulation routes are clear, legible, and accessible, with gentle gradients and minimal level changes, making movement easy for people with mobility aids or cognitive impairments. The spatial arrangement reflects patterns of living specific to aged care, such as shorter travel distances, visual connections to staff, and access to communal and private spaces with ease.

By creating a place that is livable, secure, and emotionally supportive, the design enables residents to retain autonomy, engage with others, and feel at home all of which are essential in promoting a prosperous and fulfilling later life.

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OBJECTIVE 5

BETTER WORKING

"Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well utilised."

FUNCTIONAL

EFFICIENT

FIT FOR PURPOSE

RESPONSE:

The Proposal presents a highly connected and efficient model of aged care, tailored to meet the specific needs of residents while remaining adaptable to future care models. The design reflects a deep understanding of the site's operational, spatial, and programmatic requirements ensuring the facility is not only functional and efficient, but also fit for purpose.

The building is organised into a series of care wings, each operating as a small household model of 15 beds, fostering a sense of community, familiarity, and comfort for residents. These households are carefully co-located with shared communal areas and back-of-house services, allowing multiple wings to function seamlessly as one operational unit.

This spatial arrangement enhances staff efficiency and resource management while supporting flexible care delivery, including respite and palliative care.

All internal and external spaces are designed to be fully accessible, with clear and legible pathways that support intuitive movement for both residents and visitors. Wayfinding is simplified through visual connections, central courtyards, and the consistent rhythm of the architectural form.

Overall, the project delivers a purpose built aged care facility that works efficiently today, yet remains adaptable, durable, and responsive to the changing needs of an ageing population over time.

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Nominated Architect: Lara Calder NSW Registration 6955

OBJECTIVE 6

BETTER VALUE

"Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry."

CREATING VALUE

ADDING VALUE

RESPONSE:

The Project contributes long term social, economic, and environmental value by addressing the growing need for accessible and dignified aged care accommodation within an established community setting. As part of the broader retirement living precinct, the project promotes diversity and inclusion by offering residential aged care services that complement existing independent living options creating a continuum of care that supports seniors through changing life stages.

The design adds value by building on the site's existing landscape and community infrastructure, while introducing new communal courtyards, wellness focused amenities, and efficient service layouts that reduce operational costs over time.

By providing flexible, accessible, and adaptable housing, the facility enhances quality of life for residents and ensures that care is delivered in an environment that feels personal and connected.

Beyond immediate functionality, the project creates lasting value for the broader community by setting a benchmark for inclusive, place based aged care design in the Northern Beaches region.

OBJECTIVE 7

BETTER LOOK AND FEEL

"The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement."

ENGAGING

INVITING

ATTRACTIVE

RESPONSE:

The Project has been designed to create a welcoming and aesthetically calming environment that prioritises comfort, dignity, and a sense of belonging for its residents. The building form is layered and articulated, with attention given to scale, texture, and materiality to ensure it integrates harmoniously with the surrounding retirement villas and natural landscape. At the heart of the design is a clearly defined and inviting entrance, carefully positioned to establish a sense of arrival without overwhelming the human scale. Framed by soft landscaping and natural materials, the entry experience sets the tone for the rest of the building welcoming, grounded, and approachable. The entrance leads directly into a legible circulation spine and central courtyard, reinforcing both clarity and comfort for visitors and residents.

The facade composition of the project is carefully articulated to evoke a residential character rather than a clinical or institutional presence. The use of dark brickwork, textured pre-finished panels, and warm-toned detailing introduces a sense of domesticity and visual richness, grounding the building within its leafy, low-scale surroundings.

Architectural modulation is achieved through a stepped massing strategy that follows the site's natural slope. This not only reduces the building's perceived bulk but also creates human-scaled forms that visually break down the development into smaller, more approachable components. The building's height recedes as it approaches adjoining residences, ensuring compatibility with the surrounding villa typology and enhancing view corridors through the site.
Generous communal gardens and courtyard spaces are interwoven throughout the plan, providing secure yet open areas for rest, recreation, and social connection. These green zones enhance the sensory quality of the environment and contribute to the building's engaging and attractive presence within the site.

Overall, the building's look and feel are guided by the needs of its users creating a place that is inviting at first glance, and comforting in long-term experience.

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Nominated Architect: Lara Calder NSW Registration 6955

CALDERFLOWER

architecture

APPENDIX A BASIC AND EXTENSIVE AHIMS SEARCH RESULTS

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : P0058100

Client Service ID : 975119

Urbis Pty Ltd - Angel Place L8 123 Pitt Street

Date: 13 February 2025

Level 8 123 Angel Street
Sydney New South Wales 2000

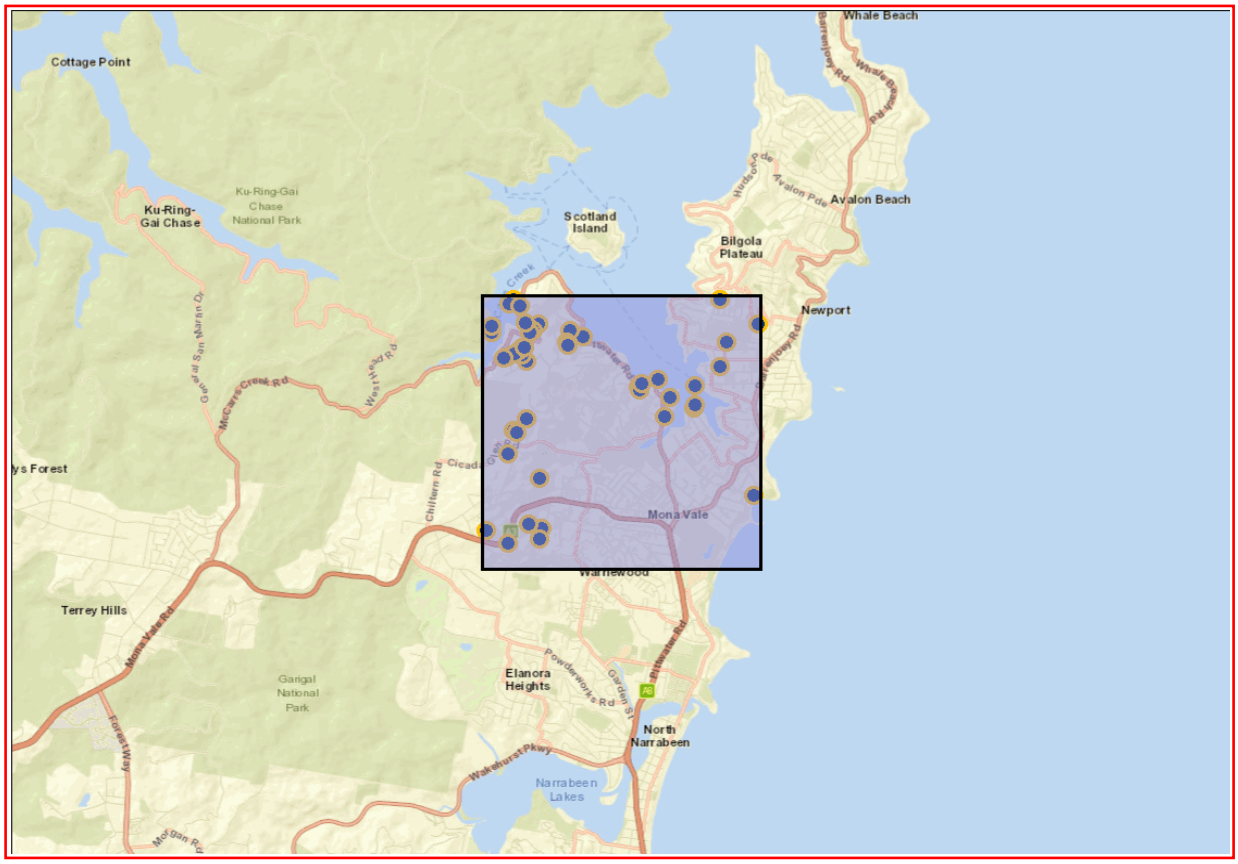
Attention: Pedro Silva

Email: psilva@urbis.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Datum :GDA, Zone : 56, Eastings : 339930.0 - 343930.0, Northings : 6271539.0 - 6275539.0 with a Buffer of 0 meters, conducted by Pedro Silva on 13 February 2025.

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



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

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

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : P0058100

Client Service ID : 975128

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-0932	Church Point;	AGD	56	341240	6274761	Closed site	Valid	Shell : -, Artefact : -, Burial : -	Burial/s,Shelter with Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1566	Bayview;	AGD	56	342349	6274142	Open site	Valid	Shell : -, Artefact : -	Midden	417
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-2590	BR1;Boundary Road, Ingleside;	AGD	56	340680	6271900	Closed site	Valid	Artefact : -	Shelter with Deposit	3893
	Contact	**Recorders**	Mary Dallas Consulting Archaeologists (MDCA)					**Permits**		
45-6-2689	1927 Pittwater Rd Midden 2	AGD	56	342066	6274034	Open site	Valid	Shell : -, Artefact : -		
	Contact	**Recorders**	Jim Wheeler					**Permits**	1991	
45-6-1312	Church Point;McCarr's Creek	AGD	56	339900	6274800	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	**Recorders**	Alan Heath					**Permits**		
45-6-1314	Church Point;McCarr's Creek;	AGD	56	340424	6274379	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-2908	Botham Reserve Midden 1; PITT-210	GDA	56	340320	6275480	Open site	Valid	Shell : -		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		
45-6-1891	Winji Jimmi.; Duplicate of 45-6-3990	GDA	56	342982	6273905	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	**Recorders**	Margrit Koettig,Ms.Yvonne Kaiser-Glass					**Permits**		
45-6-1226	Mona Vale Beach; Midden	AGD	56	343776	6272435	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	**Recorders**	Alan Heath					**Permits**		
45-6-2909	Shelter PAD 1 Browns Bay; PITT-099	GDA	56	340485	6274790	Open site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		
45-6-2912	Botham Reserve Midden 2; Pitt-211.	GDA	56	340265	6275420	Open site	Valid	Shell : -		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		
45-6-3671	Barcoola Shelter 2 PITT083	GDA	56	340465	6274670	Open site	Valid	Shell : 100, Potential Archaeological Deposit (PAD) : 1		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		
45-6-3029	Barcoola Engraving PITT082	GDA	56	340420	6274720	Open site	Valid	Art (Pigment or Engraved) : -		
	Contact	**Recorders**	Mr.Phil Hunt,Aboriginal Heritage Office					**Permits**		
45-6-0812	Church Point	GDA	56	340240	6274630	Closed site	Valid	Shell : -, Artefact : -	Shelter with Midden	
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		
45-6-2915	Shelter PAD 2 Browns Bay; PITT-212	GDA	56	340455	6274775	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		

Report generated by AHIMS Web Service on 13/02/2025 for Pedro Silva for the following area at Datum :GDA, Zone : 56, Eastings : 339930.0 - 343930.0, Northings : 6271539.0 - 6275539.0 with a Buffer of 0 meters.. Number of Aboriginal sites and Aboriginal objects found is 47

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AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : P0058100

Client Service ID : 975128

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-1564	Crystal Bay;	AGD	56	343260	6274343	Open site	Valid	Shell : -, Artefact : -	Midden	417
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1565	Bayview;	AGD	56	342537	6273871	Open site	Valid	Shell : -, Artefact : -	Midden	417
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1117	Foleys Hill Art	GDA	56	339975	6272042	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	**Recorders**	Mr.R Taplin,Kelleher Nightingale Consulting Pty Ltd,Miss.Kristen Taylor					**Permits**		
45-6-2789	1927 Pittwater Rd - PAD	AGD	56	342078	6273986	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		
	Contact T Russell	**Recorders**	Jim Wheeler					**Permits**		
45-6-3209	Ingleside 4	GDA	56	340540	6273714	Open site	Valid	Art (Pigment or Engraved) : -		
	Contact	**Recorders**	Mr.Mark Rawson,Kelleher Nightingale Consulting Pty Ltd					**Permits**		
45-6-1616	Mona Vale Road	GDA	56	340310	6271857	Closed site	Valid	Art (Pigment or Engraved) : -, Artefact : -	Shelter with Art,Shelter with Deposit	510,3893
	Contact	**Recorders**	Margrit Koettig,Doctor.Jo McDonald,Kelleher Nightingale Consulting Pty Ltd,Miss.K					**Permits**		
45-6-1438	Bayview;	AGD	56	342899	6274061	Closed site	Valid	Shell : -, Artefact : -	Shelter with Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1315	Church Point;Browns Bay;	AGD	56	340596	6274931	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1365	Newport;Irrubel Road;	AGD	56	343344	6274710	Closed site	Valid	Artefact : -, Art (Pigment or Engraved) : -	Rock Engraving,Shelter with Deposit	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-2688	1927 Pittwater Rd Midden 1	AGD	56	342118	6274082	Open site	Destroyed	Shell : -, Artefact : -		
	Contact	**Recorders**	Jim Wheeler					**Permits**	1991,2062,2371	
45-6-1371	Church Point;	AGD	56	341055	6274849	Closed site	Valid	Shell : -, Artefact : -, Art (Pigment or Engraved) : -	Shelter with Art,Shelter with Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1313	Church Point;McCarr's Creek	AGD	56	339900	6274900	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
41-6-0028	Botham Reserve Midden 2; PITT-211 (same as 45-6-2912)	GDA	56	340265	6275420	Open site	Valid	Shell : -		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		

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SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-4055	Narrabeen Creek Mung Shelter	GDA	56	340760	6271920	Open site	Valid	Art (Pigment or Engraved) : 1, Artefact : 1, Shell : 1, Non-Human Bone and Organic Material : 1		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		
45-6-3025	Minkara Shelter 2 PITT 079	GDA	56	341104	6274870	Closed site	Valid	Shell : -		
	Contact	**Recorders**	Aboriginal Heritage Office					**Permits**		
45-6-3211	Ingleside 1	GDA	56	340355	6273535	Open site	Valid	Grinding Groove : -		
	Contact	**Recorders**	Mr.Mark Rawson,Kelleher Nightingale Consulting Pty Ltd,Kelleher Nightingale Con					**Permits**		
45-6-1611	Browns Bay;Church Point;	AGD	56	340507	6274838	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1387	McCarr's Creek;	GDA	56	340345	6274685	Closed site	Valid	Art (Pigment or Engraved) : -, Shell : -, Artefact : -	Rock Engraving,Shelter with Art,Shelter with Midden	
	Contact	**Recorders**	Doctor.Jo McDonald,Mr.Phil Hunt					**Permits**		
45-6-1388	Foleys Hill;;	GDA	56	340405	6273508	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	**Recorders**	ASRSYS,Kelleher Nightingale Consulting Pty Ltd,Kelleher Nightingale Consulting Pt					**Permits**		
45-6-1408	Irrubel Road;Newport;	AGD	56	343796	6274993	Closed site	Valid	Shell : -, Artefact : -, Art (Pigment or Engraved) : -	Rock Engraving,Shelter with Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1417	Ingleside;Cabbage Tree Rd;	AGD	56	340177	6273003	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-2952	MC1 Rock Shelter with Midden	GDA	56	340576	6275000	Closed site	Valid	Artefact : 1		101883
	Contact	**Recorders**	Mr.Michael Therin					**Permits**	3293	
45-6-3168	BARCOOLA SHELTER 3 PITT225	GDA	56	340200	6274605	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		
45-6-3026	Minkara Shelter 3 - PITT 080	GDA	56	341124	6274820	Closed site	Valid	Shell : -		
	Contact	**Recorders**	Aboriginal Heritage Office					**Permits**		
45-6-2592	BR2;Burrawang Ridge Estate, Healesville;	AGD	56	340500	6271950	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	3893
	Contact	**Recorders**	Mary Dallas Consulting Archaeologists (MDCA)					**Permits**		
45-6-0054	Church Point;	AGD	56	340317	6275200	Closed site	Valid	Shell : -, Artefact : -	Shelter with Midden	

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AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : P0058100

Client Service ID : 975128

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
	Contact	**Recorders**	Melanie Kennedy					**Permits**		
45-6-3581	Church Point Midden	GDA	56	340506	6275147	Open site	Valid	Shell : -		
	Contact	**Recorders**	Miss.Alandra Tasire,Comber Consultants Pty Limited					**Permits**		
45-6-1440	Bayview Midden;	AGD	56	342451	6273595	Closed site	Valid	Shell : -, Artefact : -	Shelter with Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1457	Salt Pan Cove;	AGD	56	343240	6275348	Open site	Valid	Shell : -, Artefact : -	Midden	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-1381	Foleys Hill;	AGD	56	340641	6272646	Open site	Not a Site	Art (Pigment or Engraved) : -, Water Hole : -	Not an Aboriginal Site,Rock Engraving,Water Hole/Well	
	Contact	**Recorders**	ASRSYS					**Permits**		
45-6-2910	Shelter Browns Bay; PITT-097	GDA	56	340490	6274775	Closed site	Valid	Shell : -		
	Contact	**Recorders**	Mr.Phil Hunt					**Permits**		
45-6-3990	Winji Jimmi Reserve Midden - Duplicate of 45-6-1891	GDA	56	342998	6273963	Open site	Valid	Shell : -		
	Contact	**Recorders**	Mr.Bob Conroy					**Permits**		

**** Site Status**

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

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

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

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

Report generated by AHIMS Web Service on 13/02/2025 for Pedro Silva for the following area at Datum :GDA, Zone : 56, Eastings : 339930.0 - 343930.0, Northings : 6271539.0 - 6275539.0 with a Buffer of 0 meters.. Number of Aboriginal sites and Aboriginal objects found is 47

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APPENDIX B REGISTERED ABORIGINAL PARTY CONSULTATION LOG

Date	Time	Type	Contacted	Contacted Individual	Contacted by	Contacted by Individual	Subject	Reply	Comment
Stage 1 Agency notice									
12/12/2024	4:18pm	Email	LLS GA, MetroLALC, ORALRA, HNSW, NTS Corp, NNTT, Northern Beaches Council	NA	Urbis	Ginger-Rose Harrington (GH)	Stage 1.2	Requested by 06/01/2025	NA
12/12/2024	4:41pm	Email	Urbis	GH	NNTT	Tahlia	Stage 1.2	NA	Good morning, Thank you for your enquiry regarding Register Searches. To enable us to complete the search appropriately and adequately, please forward your request, along with a Geospatial Search Form, to the following email address: GeospatialSearch@NNTT.gov.au A Geospatial Search Form must accompany your request. Search request forms
13/12/2024	3:33pm	Email	Urbis	GH	LLS GS	NA	Stage 1.2	NA	...However, GS LLS feels that it is not a primary source of contact for First Nations (Aboriginal) communities or persons that may inform or provide comment on development or planning issues. GS LLS strongly recommends you contact Environement and Heritage NSW to seek their advice on all-inclusive contact lists of persons and organisations who 'speak for Country' and that may assist with your investigation.
13/12/2024	1:57pm	Email	Urbis	Natalie Taylor (NT)	ORALRA	NA	Stage 1.2	NA	Dear Natalie, Please find attached the response from the Office of the Registrar, ALRA to your letter of 12 December 2024 regarding the proposed construction of a 160+ residential aged care facility at Bayview, NSW. If you have any further questions, please respond by return email. Kind Regards
17/12/2024	4.51PM	Email	Urbis	GH	Heritage NSW	Barry Gunther	Stage 1.2		Stakeholder list provided
6/01/2025	4:49pm	Email	Urbis	GH	NTS Corp	Simon Peyrachon	Stage 1.2	NA	Good afternoon, Thank you for your email. First of all, happy new year! As is common in the December period with deadlines and Christmas shut down, the NTSCORP Notifications Team was incredibly busy. Therefore, we kindly request an extension for the attached notification of 14 days from today's date (making it Monday 20th of January 2024). Please confirm whether this is feasible by replying to this email. Thank you in advance for your flexibility, Kind regards,
30/01/2025	2:22pm	Email	NNTT	NA	Urbis	GH	Stage 1.1 Native Titl	NA	As requested by NTT above, the Stage 1.2 email was forwarded with a geospatial search request to GeospatialSearch@NNTT.gov.au
30/01/2025	4:14pm	Email	Urbis	GH	NNTT	NA	Stage 1.1 Native Titl	NA	No overlap.
Stage 1 RAP notice/advertisement									
30/01/2025						PUBLIC NOTICE - NEWS CONCIERGE			
30/01/2025	1:11pm	Email	All RAPs	NA	Urbis	GH	Stage 1.3 RAP Invitation	Requested by 13/02/2025	NA
30/01/2025	1:15pm	Email	Urbis	GH	Yarrawalk PTY Limited	Scott Franks	Stage 1.3 RAP Invitation	NA	Ginger, Hello happy new year, Please register our interest in this project.
30/01/2025	2:15pm	Email	Urbis	GH	Mura Gadi Aboriginal Corporatio	Tiarna Bird	Stage 1.3 RAP Invitation	NA	Good afternoon, I would like to register interest in the project. Also I've attached insurance certificate of currencies to go on file. Thank you Tiarna Bird Director Mura Gadi Aboriginal Corporation
30/01/2025	5:38pm	Email	Urbis	GH	Ngambaa Cultural Connections	Kaarina Slater	Stage 1.3 RAP Invitation	NA	Hi Ginger On behalf of Ngambaa Cultural connections I would like to register my expression of interests for the Opal Bayview Gardens. Myself Kaarina Slater will be the nominating contact person for this project or any upcoming consultation Kind regards Kaarina Slater Ngambaa Cultural connections
30/01/2025	4:57pm	Email	Urbis	GH	DNC	Paul Boyd & Lilly Carroll	Stage 1.3 RAP Invitation	See below	Didn't say he would like to register an interest in the Opal Bayview project and just wondering why we haven't been a part of your Projects for a long time now
3/02/2025	11:26am	Email	DNC	Paul Boyd & Lilly Carroll	Urbis	GH	Stage 1.3 RAP Invitation	See below	Response to question and request for rates/insurances

3/02/2025	5:57pm	Email	Urbis	GH	DNC	Paul Boyd & Lilly Carroll	Stage 1.3 RAP Invitation	NA	Our rates for this project is $1000 day rate $550 Half day Plz get back to me as we are hard working, fully experienced and fully insured and ready to go I can't get hold of printer as I'm in the bush out at Jindabyne!!! Thanks heaps
4/02/2025	1:27pm	Email	Urbis	GH	KYWG	Phil Khan	Stage 1.3 RAP Invitation	NA	Requested to register
6/02/2025	12.49PM	Email	Urbis	GH	Wurrumay	Vicky Slater	Stage 1.3 RAP Invitation	NA	Requested to register
7/02/2025	10.30AM	Email	Urbis	GH	A1 Indigenous Services	Carolyn Hickey	Stage 1.3 RAP	NA	Requested to register
17/02/2024	10:39am	Email	Urbis	GH	Amanda Hickey Cultural Services	Amanda Hickey	Stage 1.3 RAP	NA	Requested to register
18/02/2025	5:33pm	Email	Urbis	GH	Murra Bidgee Mullangari	Darleen Johnson ; Ryan Johnson	Stage 1.3 RAP	NA	Requested to register
10/03/2025	12:27	Email	HNSW and Metro LALC	N/A	Urbis	OB	STAGE 1.6	N/A	RAP notification
Stage 2 and 3									
14/02/2025	11:33 AM	Email	All RAPs	Various	Urbis	OB	Stages 2 and 3 project information and methodology		Please reply by 14 March 2025
14/02/2025	12.19PM	Email	Urbis	OB	Mura Gadi Aboriginal Corporatio	Tiarna Bird	Stage 2.3 response	Questionnaire; CULTURAL SIGNIFICANCE; rates; insurances	
17/02/2025	10.43AM	Email	Urbis	OB	Didgengunawal Clan	Paul Boyd and Lily Carroll	Stage 2.3 response	Questionnaire; CULTURAL SIGNIFICANCE; rates; insurances	
Site Survey									
14/03/2025	9:28am	Email	Metro LALC	N/A	Urbis	Hayley Campbell (HC)	Site Inspection Invitation	N/A	Requested availability for 21/03/25 for a site inspection. Booking form was sent attached to email.
14/03/2025	9:49am	email	Mura Gadi	N/A	Urbis	N/A	Site Inspection Invitation	N/A	Requested availability to be provided for 21/03/2025.
Stage 4									
28/05/2025	2:05 PM	Email	All RAPs in register	various	Urbis	OB	ACHA review	Please respond by 25 June	
13/06/2025	1.11PM	Email	Urbis	OB	KYWG	Kadibulla Khan	ACHA review	Agree to recommendations. Suggest CwC.	
24/06/2025	10:22 AM	Email	KYWG	Kadibulla Khan	Urbis	OB	response	Informed of CwC.	

APPENDIX C REGISTERED ABORIGINAL PARTY CONSULTATION DOCUMENTATION

From: Ginger-Rose Harrington
To: Geospatial Search Requests
Cc: Ali Byrne; Owen Barrett
Subject: FW: Stage 1.2 Notice - Aveo Bayview Gardens Retirement Living [SEC=OFFICIAL]
Date: Thursday, 30 January 2025 2:22:00 PM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
Geospatial Search Request.pdf

Good afternoon,

I am emailing to request a geospatial search of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400.

Please find attached the detailed geospatial search request form for further information.

Take care,
Ginger

GINGER-ROSE HARRINGTON
CONSULTANT

D +61 2 8424 5139
E gharrington@urbis.com.au
SHAPING CITIES AND COMMUNITIES
URBIS

ANGEL PLACE, LEVEL 8, 123 PITT STREET
SYDNEY, NSW 2000, AUSTRALIA
GADIGAL COUNTRY
T +61 2 8233 9900

From: Geospatial Search Requests
To: Ginger-Rose Harrington
Subject: RE: SR25/117 - Stage 1.2 Notice - Aveo Bayview Gardens Retirement Living [SEC=OFFICIAL]
Date: Thursday, 30 January 2025 4:14:10 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

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Your ref: *P0058100* **Our ref:** *SR25/117*

Dear *Ginger-Rose*,

Thank you for your search request, please find your results below.

Search Results
The results provided are based on the information you supplied and are derived from a search of the following Tribunal databases:

0. Schedule of Native Title Determination Applications
1. Register of Native Title Claims
2. Native Title Determinations
3. Indigenous Land Use Agreements (Registered and notified)

Results for overlapping native title matters in NSW:

Feature ID	Tenure	Cadastre Data As At	Feature Area SqKm	Overlapping Native Title Feature				
				NNTT File Number	Name	Category	Overlap Area SqKm	% Selected Feature
121//DP789400	FREEHOLD	16/01/2025	0.0749	No overlap			-	0.00%

From:	Ginger-Rose Harrington
To:	gs.service@lls.nsw.gov.au; metrolalc@metrolalc.org.au; Aboriginal Owners; NTSCORP Notifications; OEH HD Heritage Mailbox; enquiries@nntt.gov.au; council@northernbeaches.nsw.gov.au
Cc:	Ali Byrne
Subject:	Stage 1.2 Notice - Aveo Bayview Gardens Retirement Living
Date:	Thursday, 12 December 2024 4:18:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png BayviewAgedCare_1.2AgencyNotice.pdf

---

Good afternoon,

Urbis is currently undertaking an Aboriginal Cultural Heritage Assessment (ACHA) Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 ('the subject area'). Overall, the site is located within the Northern Beaches Council Area.

As part of the consultation process for the ACHA, we are seeking to compile a list of Aboriginal people and organisations who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places that may exist within the subject area. You have been contacted in accordance with the requirements established in the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010). We are aware that some organisations do not provide response to this request.

If you are aware of any Aboriginal persons and/or organisations that may hold an interest in the project, we request that you please provide their details by return email at your earliest convenience and preferably by **5:00pm, 6th January 2025.**

For further details, please refer to the formal letter attached.

Kind regards,

GINGER-ROSE HARRINGTON
CONSULTANT

D +61 2 8424 5139
E gharrington@urbis.com.au

SHAPING
CITIES AND
COMMUNITIES

URBIS

ANGEL PLACE, LEVEL 8, 123 PITT STREET
SYDNEY, NSW 2000, AUSTRALIA
GADIGAL COUNTRY
T +61 2 8233 9900

ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

12 December 2024

To whom it may concern,

OPAL RESIDENTIAL AGED CARE FACILITY, BAYVIEW– ABORIGINAL CULTURAL HERITAGE ASSESSMENT – REQUEST FOR INFORMATION

Urbis has been commissioned by Bloompark c/o of Opal Healthcare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment ('ACHA') of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 ('the subject area').

The subject area is located in Northern Beaches Council Area.

The ACHA is being prepared to support a State Significant Development Application (SSDA), which will seek approval for the construction of a 160+ residential aged care facility at Bayview, NSW.

The Proponent can be contacted via:

Harry Bate
Senior Project Manager
Bloompark
Suite 3.02
165 Walker St,
North Sydney NSW 2060
E: hbate@bloompark.com.au

The ACHA is to be carried out in accordance with the *National Parks and Wildlife Regulation 2019* (NSW) and the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DEECW 2010) and will include consultation with the Aboriginal community. Urbis therefore seeks to compile a list of Aboriginal parties who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places that may exist within the subject area.

If you are aware of any Aboriginal parties who may hold relevant cultural knowledge, we request that you please provide their details at your earliest convenience and preferably by 6th January 2024 in writing to:

Natalie Taylor
Archaeology Assistant

Urbis Pty Ltd
Level 8, 123 Pitt Street, Sydney 2000
E: ntaylor@urbis.com.au

The proponent will write to each Aboriginal person or group whose details are provided to notify them of the proposed project and invite them to register an interest in the community consultation process.

Please do not hesitate to contact us should you have any queries in relation to the provided information.

Yours faithfully,

Ali Byrne
Associate Director
+61 2 8233 7669
abyrne@urbis.com.au

OFFICE OF THE REGISTRAR
ABORIGINAL LAND RIGHTS ACT 1983 (NSW)

13 December 2024

By email: ntaylor@urbis.com.au

Natalie Taylor
Urbis Pty Ltd
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Dear Natalie,

Aboriginal Cultural Heritage Assessment – OPAL RESIDENTIAL AGED CARE FACILITY, BAYVIEW

We refer to your email to this Office, dated 12 December 2024 requesting contact information for Aboriginal organisations, stakeholders and/or people who may have cultural knowledge relevant for the proposed construction of a 160+ residential aged care facility at Bayview, NSW.

Under Section 170 of the Aboriginal Land Rights Act 1983 (NSW), the Office of the Registrar is required to maintain the Register of Aboriginal Owners (RAO) for New South Wales. A search of the RAO has shown that there are currently no Registered Aboriginal Owners in the project area.

We suggest you contact Metropolitan Local Aboriginal Land Council on (02) 8394 9666 or via email nmoran@metrolalc.org.au as they may wish to participate or contribute.

Yours sincerely

Rachel Rewiri
Project Officer
Office of the Registrar, Aboriginal Land Rights Act 1983

Address: Level 1, 6PSQ, PARRAMATTA NSW 2150
Post: P.O Box 787 PARRAMATTA NSW 2124
Phone: 02 8575 1160

From: Barry Gunther
To: Ginger-Rose Harrington
Subject: Heritage NSW Aboriginal stakeholder list for Aveo Bayview Gardens Retirement Living.
Date: Tuesday, 17 December 2024 4:51:35 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
Heritage NSW Aboriginal stakeholder list for Northern Beaches LGA.docx
BayviewAgedCare_1.2AgencyNotice.pdf

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Hi Ginger,

Please find attached the Heritage NSW Aboriginal stakeholder list for Aveo Bayview Gardens Retirement Living.

regards

Barry Gunther
Aboriginal Senior Assessment Officer
Heritage NSW
Department of Climate Change,
Energy, the Environment and Water
Season's greetings from Heritage NSW.

To prepare for the upcoming festive season and shut down period please note that Heritage NSW will not be accepting new applications for assessment as of 5pm Friday 13 December 2024.

Heritage NSW will be operating with reduced staff from 5pm Friday 20th December 2024 until 9am Monday 6 January 2025.

From: Ginger-Rose Harrington <gharrington@urbis.com.au>
Sent: Thursday, December 12, 2024 4:19 PM

From: LLS GS Service Mailbox
To: Ginger-Rose Harrington
Subject: RE: Stage 1.2 Notice - Aveo Bayview Gardens Retirement Living
Date: Friday, 13 December 2024 3:33:48 PM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png
image017.png

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Good afternoon Ginger-Rose,

Thank you for your recent email seeking assistance to identify Aboriginal stakeholders who have cultural knowledge in relation to the North Ryde Data Centre project in NSW or who may hold an interest in Country at your project area.

Greater Sydney Local Land Services (GS LLS) acknowledges that Local Land Services (formerly as Catchment Management Authorities) has been listed in Section 4.1.3.(g) of the Aboriginal Cultural Heritage Consultation requirements for proponents 2010, to support Part 6, of the NSW National Parks and Wildlife Act 1974 as a source of information to obtain the 'names of Aboriginal people who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places'.

GS LLS understands and respects the significant role and values that tangible and intangible Aboriginal Cultural Heritage holds for First Nations/Aboriginal people with Country. GS LLS also partners with many First Nations communities on Caring for Country projects that aim to protect and enhance those tangible and intangible values in Country including Aboriginal Cultural Heritage. GS LLS considers Aboriginal Cultural Heritage matters in relation to its role in land management and considers cultural heritage issues in the context of Natural Resource Management.

However, GS LLS feels that it is not a primary source of contact for First Nations (Aboriginal) communities or persons that may inform or provide comment on development or planning issues.

GS LLS strongly recommends you contact Environement and Heritage NSW to seek their advice on all-inclusive contact lists of persons and organisations who 'speak for Country' and that may assist with your investigation.

Kind Regards

Customer Service Team
Local Land Services Agency
Department of Primary Industries
and Regional Development

T 02 4724 2100 **E** gs.service@lls.nsw.gov.au
nsw.gov.au/dpird

Level 4, 2-6 Station Street, Penrith NSW 2750

From:	Enquiries
To:	Ginger-Rose Harrington; gs.service@lls.nsw.gov.au; metrolalc@metrolalc.org.au; Aboriginal Owners; NTSCORP Notifications; OEH HD Heritage Mailbox; council@northernbeaches.nsw.gov.au
Cc:	Ali Byrne
Subject:	RE: Stage 1.2 Notice - Aveo Bayview Gardens Retirement Living [SEC=OFFICIAL]
Date:	Thursday, 12 December 2024 4:41:28 PM
Attachments:	image007.png image008.png image009.png image010.png image011.png image012.png image013.png

You don't often get email from enquiries@nntt.gov.au. Learn why this is important

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OFFICIAL

Good morning,

Thank you for your enquiry regarding Register Searches. To enable us to complete the search appropriately and adequately, please forward your request, along with a Geospatial Search Form, to the following email address: GeospatialSearch@NNTT.gov.au

A Geospatial Search Form must accompany your request. Search request forms are available for download from our website at: http://www.nntt.gov.au/assistance/Geospatial/Pages/Geospatial_Searches.aspx

Please note:

Cultural Heritage - The existence or otherwise of native title is quite separate to any matters relating to Aboriginal cultural heritage. In NSW, the National Native Title Tribunal has undertaken steps to remove itself from the formal list of sources for information about indigenous groups in development areas.

Kind regards,

Tahlia

National Native Title Tribunal | Brisbane

Level 5, Harry Gibbs Commonwealth Law Courts, 119 North Quay, Brisbane QLD 4000

p. (07) 3052 4040 **| e.** enquiries@nntt.gov.au

www.nntt.gov.au

National Native Title Tribunal

I acknowledge the traditional custodians of the lands where we live, learn and work.

A Reconciled Future

Season's Greetings

The NNTT offices will be closing for the Christmas and New Year holiday period and will be operating with reduced staff between:

***4:30pm, Tuesday 24th December 2024** to **8:30am, Tuesday 7th January 2025**.*

For urgent assistance during this period, please send an email to: NNTT_Registrar@nntt.gov.au
For all other assistance please send an email to: enquiries@nntt.gov.au and we will respond on our return in 2025.

Wishing you safe and happy holidays.

From: NTSCORP Notifications
To: Ginger-Rose Harrington
Subject: RE: Stage 1.2 Notice - Aveo Bayview Gardens Retirement Living
Date: Monday, 6 January 2025 4:49:00 PM
Attachments: image008.png
image009.png
image010.png
image011.png
image012.png
image013.png

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Good afternoon,

Thank you for your email.

First of all, happy new year!

As is common in the December period with deadlines and Christmas shut down, the NTSCORP Notifications Team was incredibly busy. Therefore, we kindly request an extension for the attached notification of 14 days from today's date (making it **Monday 20th of January 2024**).

Please confirm whether this is feasible by replying to this email.

Thank you in advance for your flexibility,

Kind regards,

Simon Peyrachon | Paralegal

ntscorp

NTSCORP proudly acknowledge that our office is situated on the country of the Gadigal People. We also acknowledge and pay our respect to their Elders past and present.
e: speyrachon@ntscorp.com.au | **w** www.ntscorp.com.au
Level 1, 44-70 Rosehill Street, Redfern, NSW 2016 Australia

From: Ginger-Rose Harrington <gharrington@urbis.com.au>
Sent: Thursday, 12 December 2024 4:19 PM
To: gs.service@lls.nsw.gov.au; metrolalc@metrolalc.org.au; Aboriginal Owners <aboriginalowners@oralra.nsw.gov.au>; NTSCORP Notifications <notifications@ntscorp.com.au>; OEH HD Heritage Mailbox <heritagemailbox@environment.nsw.gov.au>; enquiries@nntt.gov.au; council@northernbeaches.nsw.gov.au
Cc: Ali Byrne <abyrne@urbis.com.au>
Subject: Stage 1.2 Notice - Aveo Bayview Gardens Retirement Living

OPAL RESIDENTIAL AGED CARE FACILITY, BAYVIEW, NSW ABORIGINAL CULTURAL HERITAGE ASSESSMENT – REGISTRATION OF INTEREST

30/1/2025

Urbis has been commissioned by Bloompark on behalf of of Opal Healthcare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment ('ACHA') of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 ('the subject area').

The ACHA is being prepared to support a State Significant Development Application (SSDA), which will seek approval for the construction of a 160+ residential aged care facility at Bayview, NSW.

The Proponent can be contacted via: Harry Bate Senior Project Manager Bloompark Suite 3.02 165 Walker St, North Sydney NSW 2060E: hbate@bloompark.com.au

The ACHA will be conducted in accordance with the relevant guidelines under the NSW National Parks and Wildlife Act 1974, including the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010). The ACHA will include a community consultation process with registered Aboriginal parties.

The Proponent is seeking the registration of Aboriginal persons or groups who may hold cultural knowledge relevant to determining the significance of Aboriginal object(s) and/or place(s) that may be present in the subject area. Urbis, on behalf of the Proponent, hereby invites you to register an interest in the community consultation process for the above project

Please register your interest in writing to the contact details provided below by 13 February 205:

Ginger-Rose Harrington

Consultantt

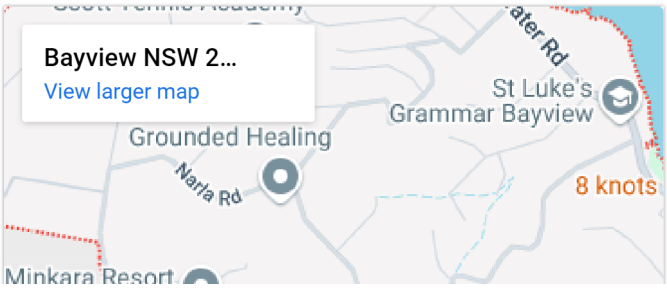
Urbis Pty Ltd

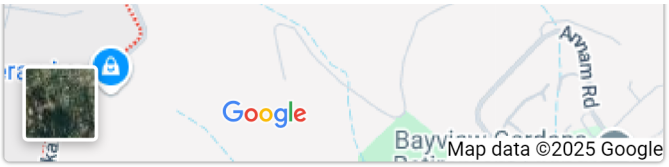
Level 8, 123 Pitt Street, Sydney 2000

E: gharrington@urbis.com.au

Please be advised that the Proponent is required to forward the names of all RAPs to the Metropolitan Local Aboriginal Land Council and Heritage NSW unless instructed to withhold that information.

Bayview 2104





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Australia

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From:	Ginger-Rose Harrington
To:	Ali Byrne
Cc:	Owen Barrett
Bcc:	"cazadirect@live.com"; "amandahickey@live.com.au"; "James.eastwood@y7mail.com"; "hamptonralph46@gmail.com"; "kinghampton77@gmail.com"; "baduchts@gmail.com"; "barkingowlcorp@gmail.com"; "jrcarroll888@gmail.com"; "bidjawong@gmail.com"; "bilingachts@gmail.com"; "butuheritage@gmail.com"; "cullendullachts@gmail.com"; Ishitha Lyka; "paulhand1967@gmail.com"; "justinecoplin@optusnet.com.au"; "daruglandobservations@gmail.com"; "dharugchts@gmail.com"; "archaeology@dharugngurra.org.au"; "didgengunawalclan@yahoo.com.au"; "darrenjohnduncan@gmail.com"; "Ginninderra.corp@gmail.com"; "goobahchts@gmail.com"; "bunjil.smith@gmail.com"; "goodradigbee1@outlook.com"; "gulagachts@gmail.com"; "gunyuuchts@gmail.com"; "tilerpaul76@gmail.com"; Guringai Tribal Link Aboriginal Corporation; "jerringong@gmail.com"; "juliaannnarayan2018@gmail.com"; "philipkhan.acn@live.com.au"; "officeadmin@metrolalc.org.au"; Ishitha Lyka; "munyungachts@gmail.com"; "mura.cultureservices@gmail.com"; "murrabidgeemullangari@yahoo.com.au"; "murramarangchts@gmail.com"; "murrumbul@gmail.com"; "ngambaa.culturalconnections@gmail.com"; "nundagurri@gmail.com"; "pemulwuyd@gmail.com"; "thauairachts@gmail.com"; "gamila_roi@yahoo.com.au"; "thoorganura@gmail.com"; "scott@tocomwall.com.au"; "scott@yarrawalk.com.au"; "Waawaar.awaa@gmail.com"; "waarlan12@outlook.com"; "walbunja@gmail.com"; "walgaluchts@gmail.com"; "wingikarachts@gmail.com"; "woriwooilywa@gmail.com"; "wullunglb@gmail.com"; "wurrumay31@outlook.com"; "yerramurra@gmail.com"; "RAW.CulturalHealing@hotmail.com"; "guthersic@gmail.com"; "gaduchts@gmail.com"; "pathwaysforsearching@gmail.com"; "jtimbery@hotmail.com"; "admin@gadhungalmarring.com.au"
Subject:	Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date:	Thursday, 30 January 2025 1:11:00 PM
Attachments:	P0058100_BayviewAgedCare_Stage1.3_Invitation.pdf image001.png image002.png image003.png image004.png image005.png image006.png

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Good morning,

Urbis has been commissioned by Bloompark on behalf of Opal Healthcare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment (ACHA) of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 (the 'subject area').

In accordance with Section 4.1.3 of the *Aboriginal cultural heritage consultation requirements for proponents 2010*, Urbis proposes to invite Aboriginal people and/or organisations who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places that may exist within the subject area.

Please find attached the official invitation letter with further information.

If you would like to register your interest in this project, please respond in writing by clearly stating your interest and nominating a contact person by **5:00pm, 13th February 2025.**

Kind regards,

GINGER-ROSE HARRINGTON
CONSULTANT

D +61 2 8424 5139
E gharrington@urbis.com.au

SHAPING CITIES AND COMMUNITIES

URBIS

ANGEL PLACE, LEVEL 8, 123 PITT STREET
SYDNEY, NSW 2000, AUSTRALIA
GADIGAL COUNTRY
T +61 2 8233 9900

ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

30th January 2025

To whom it may concern,

OPAL RESIDENTIAL AGED CARE FACILITY, BAYVIEW– ABORIGINAL CULTURAL HERITAGE ASSESSMENT – REGISTRATION OF INTEREST

Please be advised that your contact details have been provided by Heritage NSW in accordance with Section 4.1.2 of the *Aboriginal cultural heritage consultation requirements for proponents* (DECCW, 2010) (hereafter referred as the Consultation Requirements) as a potential Aboriginal stakeholder who may have interest in registering to the abovementioned project.

Urbis has been commissioned by Bloompark on behalf of of Opal Healthcare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment ('ACHA') of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 ('the subject area').

The ACHA is being prepared to support a State Significant Development Application (SSDA), which will seek approval for the construction of a 160+ residential aged care facility at Bayview, NSW.

The Proponent can be contacted via: Harry Bate Senior Project Manager Bloompark Suite 3.02 165 Walker St, North Sydney NSW 2060E: hbate@bloompark.com.au

The ACHA will be conducted in accordance with the relevant guidelines under the NSW *National Parks and Wildlife Act 1974*, including the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010). The ACHA will include a community consultation process with registered Aboriginal parties.

The Proponent is seeking the registration of Aboriginal persons or groups who may hold cultural knowledge relevant to determining the significance of Aboriginal object(s) and/or place(s) that may be present in the subject area. Urbis, on behalf of the Proponent, hereby invites you to register an interest in the community consultation process for the above project.

Should you wish to register your interest in this project, please respond in writing by clearly stating your interest and nominating a contact person by **5:00pm, 13th February 2025** in writing to:

Ginger-Rose Harrington
Consultant
Urbis Ltd
Level 8, 123 Pitt Street

Sydney 2000 NSW
E: gharrington@urbis.com.au

Please be advised that, as per the Consultation Requirements, the Proponent is required to forward the names of Aboriginal persons and groups who register an interest (Registered Aboriginal Parties) to

the Metropolitan Local Aboriginal Land Council and Heritage NSW unless the person or group specifies that they do not want their details released.

Please also be advised that in accordance with Section 3.4 of the Consultation Requirements, inclusion in the consultation process does not automatically result in paid site assessment. The decision on who is engaged for delivering particular services is decided by the proponent and will be based on a range of considerations including skills, relevant experience, and providing necessary certificates of currency.

Please do not hesitate to contact us should you have any queries in relation to the provided information.

Yours faithfully,

Ali Byrne
Associate Director
+61 2 8233 7669
abyrne@urbis.com.au

From: Carolyn .H <cazadirect@live.com>
Sent: Friday, 7 February 2025 10:30 AM
To: Ginger-Rose Harrington <gharrington@urbis.com.au>
Subject: Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)

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Contact: Carolyn Hickey

Mobile: 0411650057

Email: Cazadirect@live.com

Address: 73 Russell St, Emu Plains, NSW 2750

ABN: 20 616 970 327

Hi,

Thank you for your email. I would like to formally register my interest in being involved in all levels of consultation for this project. This includes attending meetings, preparing reports, sharing cultural information and participating in available fieldwork.

About Carolyn Hickey

I am a Traditional Owner with over 25 years of experience in preserving Aboriginal cultural heritage. My extensive cultural knowledge is essential in determining the significance of Aboriginal objects and values within the project area.

I have attached A1 Indigenous Services Insurances.

A1 INDIGENOUS SERVICES, Represents over 100 Indigenous Locals

I agree to my details being shared with OEH and the LALC. Please feel free to contact me using the details provided above.

Kind regards,

Carolyn Hickey

A1 Indigenous Services is a 100% Indigenous-owned Australian company offering a range of services to the construction industry. Our mission is to commit to an innovative approach for a better future for Indigenous employment and community, while improving ways to close the gap in Aboriginal participation in the construction industry. We are dedicated to building strength in Aboriginal communities and our Indigenous labour force.

A1 Indigenous Services is a member of the NSW Indigenous Chamber of Commerce (NSWICC). A business or enterprise carrying the NSWICC Assured logo has met national policy requirements as upheld by FACCI, ensuring that it is identified as a First Nations business owner or entrepreneur and that it demonstrates compliance with government and industry regulators.

From:	Amanda De Zwart
To:	Ginger-Rose Harrington
Subject:	Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date:	Monday, 17 February 2025 10:39:19 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

---

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Hi Ginger,

I hope you are doing well. I apologize for the delay in responding; I just found your email in my junk folder. I would like to express my interest in this project and any upcoming fieldwork opportunities.

I am eager to contribute and look forward to any details you can provide.

Thank you for your understanding and consideration.

Best regards,
Amanda De Zwart

Get Outlook for Android

From: Ginger-Rose Harrington <gharrington@urbis.com.au>
Sent: Thursday, January 30, 2025 1:11:38 pm
To: Ali Byrne <abyrne@urbis.com.au>
Cc: Owen Barrett <obarrett@urbis.com.au>
Subject: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)

Good morning,
Urbis has been commissioned by Bloompark on behalf of Opal Healthcare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment (ACHA) of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 (the 'subject area').
In accordance with Section 4.1.3 of the *Aboriginal cultural heritage consultation requirements for proponents 2010*, Urbis proposes to invite Aboriginal people and/or organisations who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places that may exist within the subject area.
Please find attached the official invitation letter with further information.
If you would like to register your interest in this project, please respond in writing by clearly stating your interest and nominating a contact person by **5:00pm, 13th February 2025.**
Kind regards,

GINGER-ROSE HARRINGTON
CONSULTANT

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E gharrington@urbis.com.au

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From:	Ginger-Rose Harrington
To:	lilly carroll
Cc:	Ali Byrne; Owen Barrett
Subject:	RE: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date:	Monday, 3 February 2025 11:26:00 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

Hi Lilly and Paul,

Thank you for your response. If you would like to register for this project, we would be happy to include you in the future correspondence regarding the project.

To respond to your question, we follow the *Aboriginal cultural heritage consultation requirements for proponents* for all our projects where required. As you're aware, this includes providing project information as well as assessment results to all parties who register their interest, but does not always include fieldwork. When fieldwork is available, we do our best to be fair with regard to attendees.

If you are interested in fieldwork on this project or others, please respond to the Stage 2/3 correspondence with your rates and insurances.

All the best,
Ginger

GINGER-ROSE HARRINGTON
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E gharrington@urbis.com.au

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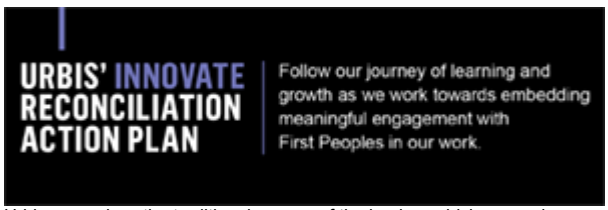

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From: lilly carroll <didgengunawalclan@yahoo.com.au>
Sent: Thursday, 30 January 2025 4:57 PM
To: Ginger-Rose Harrington <gharrington@urbis.com.au>

Subject: Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)

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Hi Ginger

Didn't say he would like to register an interest in the Opal Bayview project and just wondering why we haven't been a part of your Projects for a long time now

Plz reply

Kind regards
Paul boyd and Lily Carroll
Directors DNC
0426 823 944

Sent from Yahoo Mail for iPhone

On Thursday, January 30, 2025, 1:11 pm, Ginger-Rose Harrington <gharrington@urbis.com.au> wrote:

> Good morning,
>
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>
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>
> **Please find attached the official invitation letter with further information.**
>
> If you would like to register your interest in this project, please respond in writing by clearly stating your interest and nominating a contact person by **5:00pm, 13th February 2025.**
>
> Kind regards,

GINGER-ROSE HARRINGTON
CONSULTANT

D +61 2 8424 5139
E gharrington@urbis.com.au

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From: lilly carroll
To: Ginger-Rose Harrington
Subject: Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date: Monday, 3 February 2025 5:57:32 PM
Attachments: IMG_3623.png
IMG_3622.png
image003.png
image004.png
image001.png
image002.png
image005.png
image006.png

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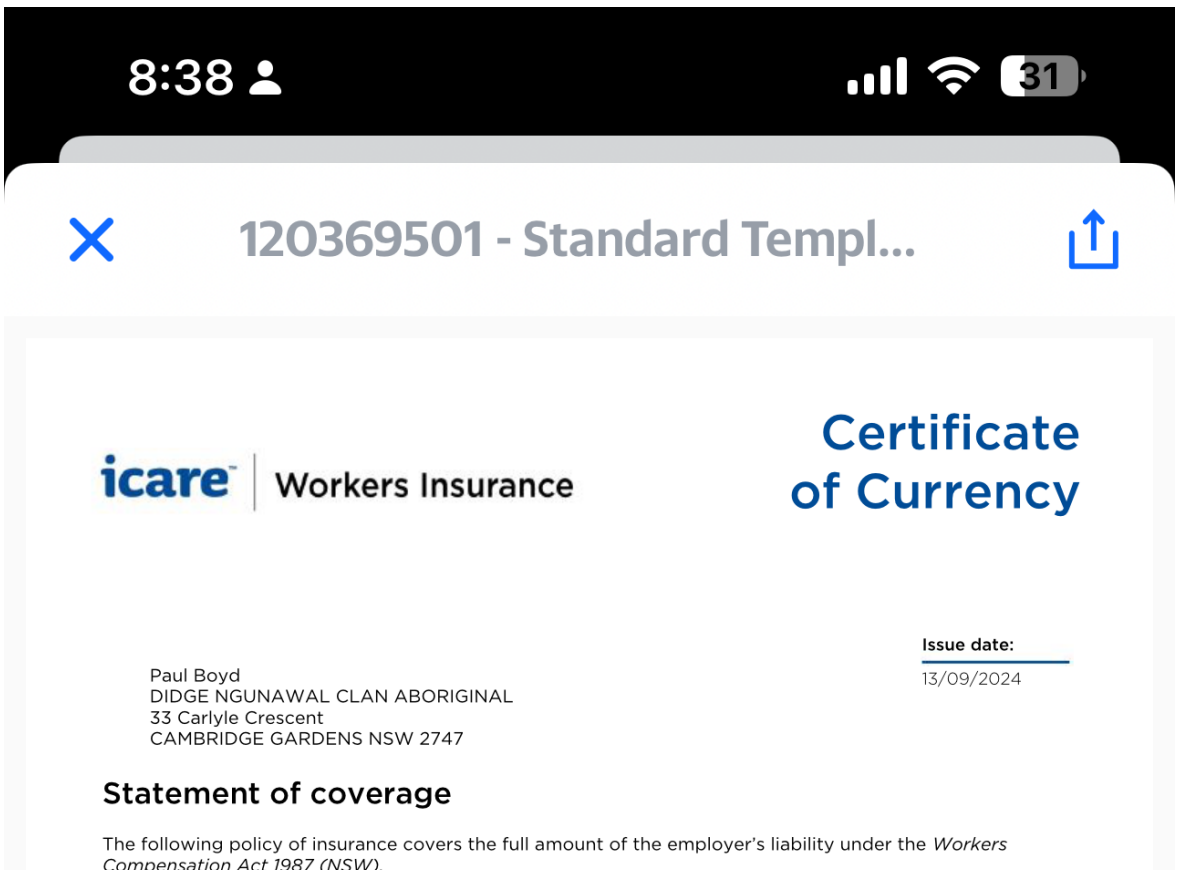
Hi Ginger

Our rates for this project is

$1000 day rate
$550 Half day
Plz get back to me as we are hard working, fully experienced and fully insured and ready to go

I can't get hold of printer as I'm in the bush out at Jindabyne!!!

Thanks heaps
Paul Boyd & Lilly Carroll
Directors DNC
0426823944



Sent from Yahoo Mail for iPhone

On Monday, February 3, 2025, 11:26 am, Ginger-Rose Harrington <gharrington@urbis.com.au> wrote:

> Hi Lilly and Paul,
>
> Thank you for your response. If you would like to register for this project, we would be happy to include you in the future correspondence regarding the project.
>
> To respond to your question, we follow the *Aboriginal cultural heritage consultation requirements for proponents* for all our projects where required. As you're aware, this includes providing project information as well as assessment results to all parties who register their interest, but does not always include fieldwork. When fieldwork is available, we do our best to be fair with regard to attendees.
>
> If you are interested in fieldwork on this project or others, please respond to the Stage 2/3 correspondence with your rates and insurances.
>
> All the best,
> Ginger

GINGER-ROSE HARRINGTON
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D +61 2 8424 5139
E gharrington@urbis.com.au

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From: lilly carroll <didgengunawalclan@yahoo.com.au>
Sent: Thursday, 30 January 2025 4:57 PM
To: Ginger-Rose Harrington <gharrington@urbis.com.au>
Subject: Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)

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Hi Ginger

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Plz reply

Kind regards
Paul boyd and Lily Carroll
Directors DNC
0426 823 944

Sent from Yahoo Mail for iPhone

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> In accordance with Section 4.1.3 of the *Aboriginal cultural*

heritage consultation requirements for proponents 2010, Urbis proposes to invite Aboriginal people and/or organisations who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places that may exist within the subject area.

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Kind regards,

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E gharrington@urbis.com.au

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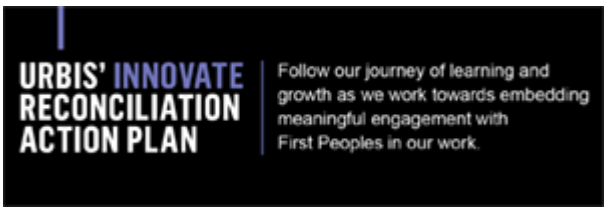

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From:	Phil Khan
To:	Ginger-Rose Harrington
Subject:	Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date:	Tuesday, 4 February 2025 1:27:36 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png Outlook-vzi3mfpi.png 2025 Icare.pdf Public liability 2025.pdf

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Hi Ginger-Rose,

Thank you for informing us that **Urbis** will be involved in an Aboriginal Cultural Heritage Assessment at **Opal Bayview** &,that you are inviting Aboriginal organisations to register, if they wish too be involved in the community consultation process.

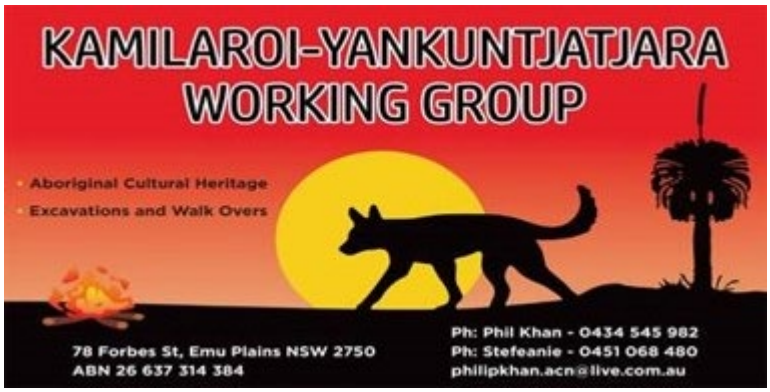
As a senior Aboriginal person for the past 51yrs, I actively participate in the protection of the Aboriginal Cultural Heritage throughout the Sydney Basin, & particularly throughout Western Sydney, on behalf of Kamilaroi-Yankuntjatjara Working Group I wish to provide to you my organisation's registration of interest.

I wish to be involved & participate in all levels of consultation/project involvement. I wish to attend all meetings, participate in available field work & receive a copy of the report.

I have attached a copy of Kamilaroi-Yankuntjatjara Working group's Public Liability Insurance & Workers Compensation certificate.
Our RAPS have up to 16yrs Cultural Heritage experience in - field work which involves manual excavation (digging), sieving , identifying artefacts, setting up transits, setting up equipment, packing equipment, site surveys & attending meetings (Focus groups, CwC, interpretation).

Should you wish me to provide further information, please do not hesitate to contact me or Stefeanie on 0451068480.

Kind Regards
Phil Khan – Director
P 0451068480
E philipkhan.acn@live.com.au
ABN 26 637 314 384



From: Ginger-Rose Harrington <gharrington@urbis.com.au>
Sent: Thursday, 30 January 2025 1:11 PM
To: Ali Byrne <abyrne@urbis.com.au>
Cc: Owen Barrett <obarrett@urbis.com.au>
Subject: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)

Good morning,
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Kind regards,

GINGER-ROSE HARRINGTON
CONSULTANT

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E gharrington@urbis.com.au
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T +61 2 8233 9900

From: Tiarna Bird
To: Ginger-Rose Harrington
Subject: Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date: Thursday, 30 January 2025 2:15:17 PM
Attachments: image002.png
image004.png
image003.png
image001.png
image006.png
image005.png

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Good afternoon, I would like to register interest in the project. Also I've attached insurance certificate of currencies to go on file. Thank you

Tiarna Bird
Director
Mura Gadi Aboriginal Corporation

On Thu, 30 Jan 2025 at 13:11, Ginger-Rose Harrington <gharrington@urbis.com.au> wrote:

> Good morning,
>
> Urbis has been commissioned by Bloompark on behalf of Opal Healthcare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment (ACHA) of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 (the 'subject area').
>
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>
> **Please find attached the official invitation letter with further information.**
>
> If you would like to register your interest in this project, please respond in writing by

From: Darleen Johnson
To: Ginger-Rose Harrington
Subject: Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date: Tuesday, 18 February 2025 5:33:33 PM
Attachments: image006.png
image003.png
image002.png
image005.png
image004.png
image001.png

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Hi Ginger
Please register our company for the above project.
Kind regards
Darleen
0490051102

On Thursday 30 January 2025 at 01:11:18 pm AEDT, Ginger-Rose Harrington <gharrington@urbis.com.au> wrote:

Good morning,

Urbis has been commissioned by Bloompark on behalf of Opal Healthcare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment (ACHA) of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 (the 'subject area').

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Kind regards,

GINGER-ROSE HARRINGTON
CONSULTANT

D +61 2 8424 5139
E gharrington@urbis.com.au

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From:	Kaarina Slater
To:	Ginger-Rose Harrington
Cc:	Ali Byrne; Owen Barrett
Subject:	Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date:	Thursday, 30 January 2025 5:38:12 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image003.png image001.png image005.png image006.png image004.png image002.png

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Hi Ginger

On behalf of Ngambaa Cultural connections I would like to register my expression of interests for the Opal Bayview Gardens.
Myself Kaarina Slater will be the nominating contact person for this project or any upcoming consultation

Kind regards

Kaarina Slater
Ngambaa Cultural connections
0448 917 593

On Thu, 30 Jan 2025, 1:11 pm Ginger-Rose Harrington, <gharrington@urbis.com.au> wrote:

> Good morning,
>
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>
> If you would like to register your interest in this project, please respond in writing by clearly stating your interest and nominating a contact person by **5:00pm, 13th February 2025.**
>
> Kind regards,

From: Vicky Slater <wurrumay31@outlook.com>
Sent: Thursday, 6 February 2025 12:49 PM
To: Ginger-Rose Harrington <gharrington@urbis.com.au>
Subject: Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)

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Good Evening Ginger- Rose.

Hope this email finds you well.

Wurrumay Culture Heritage Consultants would like to register an interest in the above project.

Current Insurances White Card.

Please see attached my work history in Culture Heritage.

Looking forward to hearing from you.

Have a lovely day.

Vicky Slater

On 30 Jan 2025 1:11 pm, Ginger-Rose Harrington <gharrington@urbis.com.au> wrote:

From: Scott Franks
To: Ginger-Rose Harrington
Cc: Ali Byrne; Owen Barrett
Subject: Re: Stage 1.3 - Opal Bayview ACHA (Our Ref#P0058100)
Date: Thursday, 30 January 2025 1:15:43 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

CAUTION: This email originated from outside Urbis group. Don't click on links or attachments unless you trust the sender.

Ginger,

Hello happy new year,

Please register our interest in this project.

Regards
Scott Franks
Yarrawalk PTY Limited
Scott@yarrwalk.com.au
Ph: 0404171544

Breach of Confidentiality
This email and any files transmitted with it are confidential and intended solely for the use of the individual to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. *Although the company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments*.

> On 30 Jan 2025, at 1:11 pm, Ginger-Rose Harrington <gharrington@urbis.com.au> wrote:
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> Good morning,
> Urbis has been commissioned by Bloompark on behalf of Opal Healthcare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment (ACHA) of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, legally described as Lot 121 DP789400 (the 'subject area').
> In accordance with Section 4.1.3 of the *Aboriginal cultural heritage consultation requirements for proponents 2010*, Urbis proposes to invite Aboriginal people and/or organisations who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places that may exist within the subject area.
> **Please find attached the official invitation letter with further information.**

From:	Owen Barrett
To:	metrolalc@metrolalc.org.au
Cc:	Ali Byrne
Subject:	Opal Residential Aged Care Facility, Bayview - Aboriginal Cultural Heritage Assessment - List of Registered Aboriginal Parties
Date:	Monday, 10 March 2025 12:26:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png P0058100_OpalBayview_LALC_Stage1.6.pdf

---

Good afternoon,

In accordance with Section 4.1.6 of the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW, 2010) please find below the compiled list of Registered Aboriginal Parties (RAPs) and notification letter under Section 4.1.3 for the abovementioned project (attached).

Please do not hesitate to contact us should you have any queries in relation to the provided information.

Kind regards

OWEN BARRETT
SENIOR CONSULTANT

D +61 2 8424 5135
E obarrett@urbis.com.au

SHAPING CITIES AND COMMUNITIES

URBIS

ANGEL PLACE, LEVEL 8, 123 PITT STREET
SYDNEY, NSW 2000, AUSTRALIA
GADIGAL COUNTRY
T +61 2 8233 9900

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A critical view of our urban future
cityleaderssurvey.com.au

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ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

10 March 2025

Metropolitan Local Aboriginal Land Council
PO Box 1103
Strawberry Hills, NSW 2016
By email: officeadmin@metrolalc.org.au

To whom it may concern,

OPAL RESIDENTIAL AGED CARE FACILITY, BAYVIEW – ABORIGINAL CULTURAL HERITAGE ASSESSMENT – STAGE 1.6 LIST OF REGISTERED ABORIGINAL PARTIES AND NOTIFICATION LETTER

In accordance with Section 4.1.6 of the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW, 2010) please find below the compiled list of Registered Aboriginal Parties (RAPs) and notification letter under Section 4.1.3 for the abovementioned project (attached to associated email).

Table 1 – List of Registered Aboriginal Parties

Name	**Contact**
Metropolitan Local Aboriginal Land Council	Nathan Moran
A1 Indigenous Services	Carolyn Hickey
Didge Ngunawal Clan	Lily and Paul Boyd
Kamilaroi Yankuntjatjara Working Group	Phil Kahn
Mura Gadi Aboriginal Corporation	Tiarna Bird
Ngambaa	Kaarina Slater
Wurrumay Culture Heritage Consultants	Vicky Slater
Yarrawalk Pty Ltd	Scott Franks

Please do not hesitate to contact us should you have any queries in relation to the provided information.

Kind regards,

Owen Barrett
Senior Consultant
+61 2 8424 5135
obarrett@urbis.com.au

From:	Owen Barrett
To:	heritagemailbox@environment.nsw.gov.au
Cc:	Ali Byrne
Subject:	Opal Residential Aged Care Facility, Bayview - Aboriginal Cultural Heritage Assessment - List of Registered Aboriginal Parties
Date:	Monday, 10 March 2025 12:26:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png P0058100_OpalBayview_HNSW_Stage1.6.pdf

---

Good afternoon,

In accordance with Section 4.1.6 of the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW, 2010) please find below the compiled list of Registered Aboriginal Parties (RAPs) and notification letter under Section 4.1.3 for the abovementioned project (attached).

Please do not hesitate to contact us should you have any queries in relation to the provided information.

Kind regards

OWEN BARRETT
SENIOR CONSULTANT

D +61 2 8424 5135
E obarrett@urbis.com.au

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ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

10 March 2025

Aboriginal Cultural Heritage Regulation Branch
Heritage NSW
Department of Planning & Environment
By email: heritagemailbox@environment.nsw.gov.au

To whom it may concern,

OPAL RESIDENTIAL AGED CARE FACILITY, BAYVIEW – ABORIGINAL CULTURAL HERITAGE ASSESSMENT – STAGE 1.6 LIST OF REGISTERED ABORIGINAL PARTIES AND NOTIFICATION LETTER

In accordance with Section 4.1.6 of the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW, 2010) please find below the compiled list of Registered Aboriginal Parties (RAPs) and notification letter under Section 4.1.3 for the abovementioned project (attached to associated email).

Table 1 – List of Registered Aboriginal Parties

Name	**Contact**
Metropolitan Local Aboriginal Land Council	Nathan Moran
A1 Indigenous Services	Carolyn Hickey
Didge Ngunawal Clan	Lily and Paul Boyd
Kamilaroi Yankuntjatjara Working Group	Phil Kahn
Mura Gadi Aboriginal Corporation	Tiarna Bird
Ngambaa	Kaarina Slater
Wurrumay Culture Heritage Consultants	Vicky Slater
Yarrawalk Pty Ltd	Scott Franks

Please do not hesitate to contact us should you have any queries in relation to the provided information.

Kind regards,

Owen Barrett
Senior Consultant
+61 2 8424 5135
obarrett@urbis.com.au

From:	Owen Barrett
To:	Ali Byrne
Cc:	Ginger-Rose Harrington
Bcc:	officeadmin@metrolalc.org.au; Carolyn .H; didgengunawalclan@yahoo.com.au; philip khan; pathwaysforsearching@gmail.com; Kaarina Slater; wurrumay31@outlook.com; scott@tocomwall.com.au; scott@yarrawalk.com.au
Subject:	Opal Bayview ACHA - Stages 2 and 3 - Project Information (Our Ref#P0058100)
Date:	Friday, 14 February 2025 11:33:00 AM
Attachments:	P0058100_OpalBayview_Stage2-3.pdf image001.png image002.png image003.png image004.png image005.png

---

Good afternoon,

Thank you for registering your interest in the Aboriginal Cultural Heritage Assessment (ACHA) for Opal Residential Aged Care Facility, Annam Road, Bayview, NSW (the subject area).

In accordance with Section 4.2 and 4.3 of the Aboriginal cultural heritage consultation requirements for proponents (DECCW 2010), please find attached a letter which provides information on the project and methodology to be employed for the ACHA.

You will note we have included a request for specific information in the form of a questionnaire. We would appreciate your response to that questionnaire as soon as possible.

If you wish to provide any comments in relation to the attached document, please do so by Close of Business, **14 March 2025.**

Thank you

OWEN BARRETT
SENIOR CONSULTANT

D +61 2 8424 5135
E obarrett@urbis.com.au

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ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

14 February 2025

To whom it may concern,

OPAL RESIDENTIAL AGED CARE FACILITY, BAYVIEW– ABORIGINAL CULTURAL HERITAGE ASSESSMENT – PRESENTING & GATHERING INFORMATION

Urbis has been commissioned by Bloompark on behalf of Opal HealthCare ('the Proponent') to conduct an Aboriginal Cultural Heritage Assessment ('ACHA') of Aveo Bayview Gardens Retirement Living which is bounded by Annam Road and links to Cabbage Tree Road, Bayview, NSW, legally described as Lot 121 DP789400. The development proposal pertains to a portion of Aveo Bayview Gardens of approximately 6,000m^2 adjoining Annam Road in the central portion ('the subject area') (Figure 1 and Figure 2).

The ACHA is being prepared to support a State Significant Development Application (SSDA), which will seek approval for the construction of a 160+ residential aged care facility.

The Proponent can be contacted via:

Harry Bate
Senior Project Manager, Bloompark
Suite 3.02 165 Walker St, North Sydney NSW 2060
E: hbate@bloompark.com.au

The present communication aims to provide all Registered Aboriginal Parties (RAPs) with the proposed project information and an outline of the proposed methodology for the ACHA process, in accordance with Regulations 60(5)-(6) of the *National Parks and Wildlife Regulation 2019* ('NPW Reg') and Section 4.2 and 4.3 of the *Aboriginal cultural heritage consultation requirements for proponents 2010* (Department of Environment, Climate Change and Water NSW) ('the Consultation Requirements'). It further provides the opportunity for RAPs to:

- Contribute to culturally appropriate information gathering and the research methodology.
- Provide information that will enable the cultural significance of Aboriginal objects and/or places on the proposed project area to be determined.
- Have input into the development of any cultural heritage management options.

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SUBJECT AREA

The subject area is located within Aveo Bayview Retirement Gardens is bounded by Annam Road to the north, west and south and links to Cabbage Tree Road to the south-east. It is Legally described as part of Lot 121 DP789400. The development proposal pertains to a portion of Aveo Bayview Gardens of approximately 6,000m^2 adjoining Annam Road in the central portion ('the subject area') (Figure 1 and Figure 2). It is located approximately 2.5 km north Sydney CBD and is within the City of Northern Beaches Local Government Area ('Northern Beaches LGA') and the administrative boundaries of Metropolitan Local Aboriginal Land Council ('Metropolitan LALC'). It is currently zoned R2 - Low Density Residential.

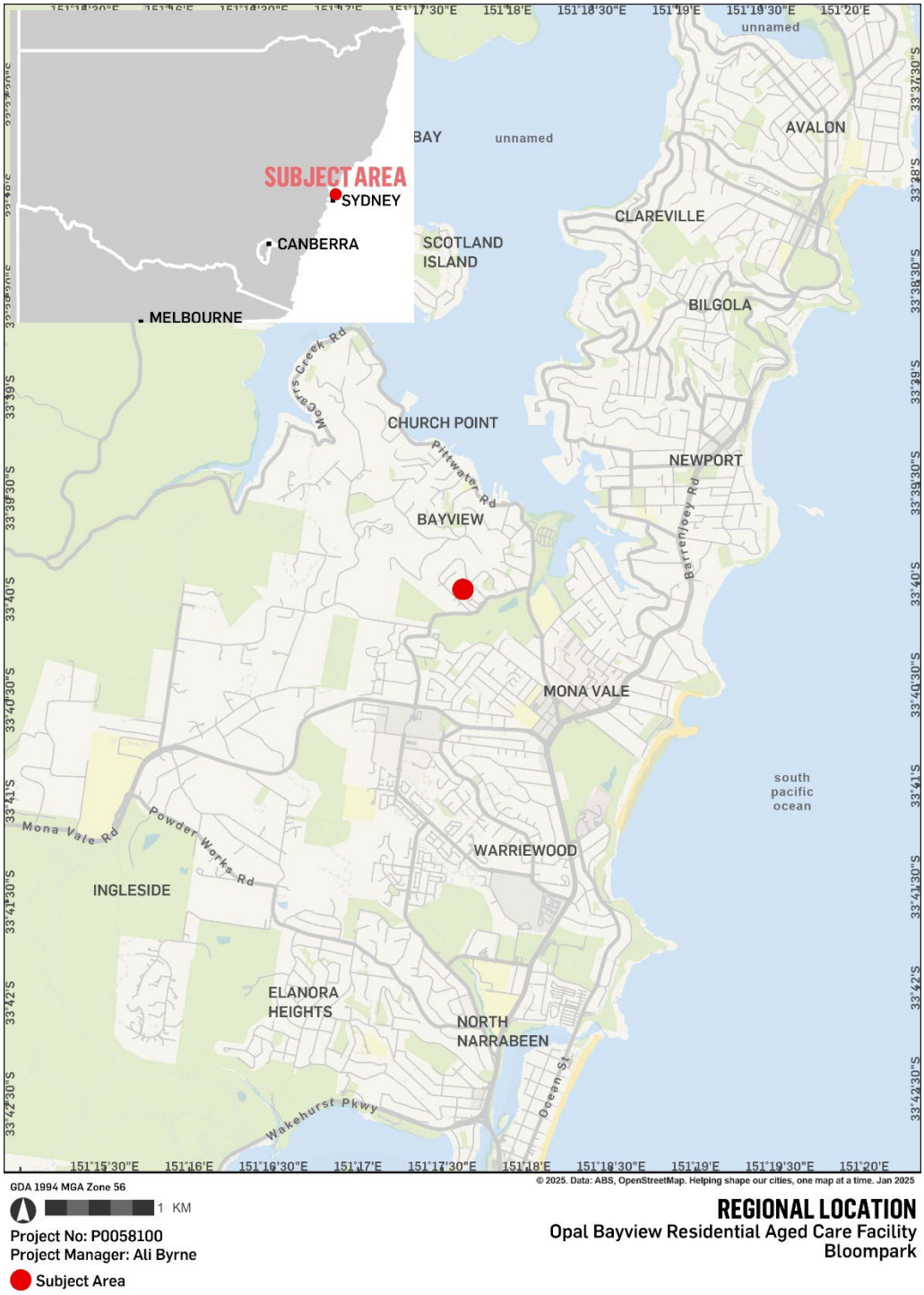

Figure 1 – Regional location of the subject area

Figure 2 – Subject area. Proposed development footprint shaded orange

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PROPOSED WORKS

The Proponent to prepare a submission under the site specific SSDA provisions for Seniors Housing for the proposed Opal Bayview Residential Aged Care Facility (RACF). The project will include the construction of a 160+ residential aged-care facility including residential accommodation, social hubs, outdoor areas including new landscaping entry points, basement carpark and new services.

METHODOLOGY

The proposed impact assessment process for the ACHA, including the input points into the investigation and assessment activities for RAPs, is outlined below, in accordance with Reg. 60(6) of the NPW Reg and Section 4.2.2(b) of the Consultation Requirements.

The ACHA will be conducted in accordance with Part 6 of the *National Parks and Wildlife Act 1974* ('NPW Act') and Part 5 of the NPW Reg. It will further adhere to the following guidelines:

- *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH 2011)
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010)
- *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010)

The ACHA will follow the general methodology described in Table 1 below.

Table 1 – Aboriginal cultural heritage assessment methodology

Stage	Process Method	Description
1	Desktop assessment	Collection and evaluation of background information, including archaeological and historical resources and environmental conditions, to develop a predictive model for archaeological potential.
2 & 3	Consultation with RAPs	Providing information on the project to RAPs and gathering information about the proposed methodology and the Aboriginal cultural heritage values and significance of the subject area.
4	Preparation of draft ACHA report	Synthesis of all information collected during the ACHA process to prepare a draft assessment report and provision of the draft report to the Proponent and the RAPs for comments. The report will include an assessment of significance of any Aboriginal objects or Aboriginal cultural heritage values that may exist within the subject area, an impact assessment and provide management and mitigation measures.

Stage	Process Method	Description
4	Finalisation of ACHA report	Incorporation of all comments from the Proponent and RAPs into ACHA report and finalisation.

Urbis welcomes input and information from the RAPs at any stage throughout the entire process of the ACHA. Consistent with the Consultation Requirements, the formal input points for the consultation are the following:

- During Stage 2 and 3 – Following review of the current communication which presents information about the proposed project and ACHA methodology.
- During Stage 2 and 3 – During or following the site visit and meeting.
- During Stage 4 – Following review of the draft ACHA.

CRITICAL TIMELINES

The critical timelines and milestones for the completion of the ACHA and delivery of reports are presented in Table 2 below, in accordance with Section 4.22 (c) of the Consultation Requirements. Please note the presented timeframes are estimates only and are intended as a guide to allow forward planning of personnel and resources.

Table 2 – Critical timelines

Project Stage	Anticipated Timeframe
Stage 2 and 3: Provision of comments on the provided information and proposed methodology (this document)	Within 28 days of the present document date (i.e. by **14 March 2025**).
Site Inspection	Within 1 week of the completion of Stages 2 and 3
Stage 4: Provision of the draft ACHA report (including the proposed management and mitigation measures) to the RAPs	Within 2 weeks of completion of the site inspection
Stage 4: Provision of comments on the draft ACHA report	Within 28 days of delivery of the draft ACHA report to RAPs
Stage 4: Finalisation of the ACHA report including the consideration of all comments and feedback	Within one week of the closing of the comment period for the draft ACHA report

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ROLES, FUNCTIONS AND RESPONSIBILILTIES

The roles, functions and responsibilities of the proponent and RAPs are defined below, in accordance with Section 4.2.2(d) of the Consultation Requirements.

The roles, functions and responsibilities of the Proponent, Urbis (acting on behalf of the Proponent), RAPs and any other parties involved in the consultation process are those defined in Section 5 of the Consultation Requirements.

Please note that, in accordance with Section 3.4 of the Consultation Requirements, consultation does not include the employment of Aboriginal people to assist in field assessment and/or site monitoring. Furthermore, there is no obligation on the Proponent to employ Aboriginal people registered for consultation. Aboriginal people may provide services to the Proponent through a contractual arrangement separate to the consultation process. Consultation will continue irrespective of potential or actual employment opportunities for Aboriginal people.

GATHERING CULTURAL INFORMATION

Urbis is providing the opportunity for RAPs to identify, raise and discuss their cultural concerns, perspectives and assessment requirements (if any), in accordance with Section 4.2.2(e) of the Consultation Requirements.

Urbis is actively seeking information on the cultural heritage and cultural significance of the subject area. Such information includes the existence of any Aboriginal objects of cultural value to Aboriginal people in or near the subject area (whether declared under s.84 of the NPW Act or not), including places of social, spiritual and cultural value, historic places with cultural significance and potential places/areas of historic, social, spiritual and/or cultural significance.

Please also consider the following when providing information:

- Do you have information on any Aboriginal objects within or near the subject area?
- Do you or somebody you know have information of cultural values, stories in relation to the subject area and if that information can be shared?

If you or your organisation has sensitive or restricted public access information for determining or managing the heritage values of the subject area, it is proposed that the proponent will manage this information (if provided by the Aboriginal community) in accordance with a sensitive cultural information management protocol. It is anticipated that the protocol will include making note of and managing the material in accordance with the following key limitations as advised by Aboriginal people at the time of the information being provided:

- Any restrictions on access of the material.
- Any restrictions on communication of the material (confidentiality).
- Any restrictions on the location/storage of the material.
- Any cultural recommendations on handling the material.
- Any names and contact details of persons authorised within the relevant Aboriginal group to make decisions concerning the Aboriginal material and degree of authorisation.
- Any details of any consent given in accordance with customary law.

- Any access and use by the RAPs of the cultural information.

Please consider the above list when providing your recommendations regarding any culturally sensitive information.

QUESTIONNAIRE

To streamline information gathering during Stage 2 and 3, and to inform the proponent for any field inspection component, Urbis requests the following information from you:

- **Cultural connection:** Please describe the nature of your cultural connection to the country on which the subject area is situated. Please include any relevant cultural knowledge or knowledge of Aboriginal objects or places within the subject area. Have you ever lived in or near the subject area? If you are a Traditional Owner, please state this clearly.
- **Representing your community members:** Please state who you or your organisation represents. Do you or your organisation represent other members of the Aboriginal community? If so, please describe how information is provided to the other members, and how their information and knowledge may be provided back to the proponent and Urbis.
- **Previous experience:** Please list your relevant (for example, in the area of the proposed project) previous experience in providing cultural heritage advice and survey participation.
- **Schedule of Rates:** Please provide your Certificate of Currency including Product and Public Liability Insurance and Worker's Compensation. Please also include a schedule of rates (hourly/half day/day) for fieldwork participation, and include any expenses you may expect to incur, and these will be sought to be reimbursed. *Please note that it is for the discretion for the proponent to decide if they invite RAPs for site works and the consultation process does not guarantee paid employment.*

The above questions are provided as a questionnaire in Appendix A, for your convenience.

Please complete the questionnaire and return it to:

Ginger-Rose Harrington
Consultant
Urbis Ltd
Level 8, 123 Pitt Street
Sydney 2000 NSW
E: gharrington@urbis.com.au

Please provide the requested information by **14 March 2025**. Comments received after that date might be excluded from the draft ACHA report.

Kind regards,

Owen Barrett
Senior Consultant
+61 2 8424 5135
obarrett@urbis.com.au

From: lilly carroll
To: Owen Barrett
Subject: Re: Opal Bayview ACHA - Stages 2 and 3 - Project Information (Our Ref#P0058100)
Date: Saturday, 15 February 2025 10:43:17 AM
Attachments: IMG_3725.png
image001.png
image002.png
image005.png
image003.png
image004.png

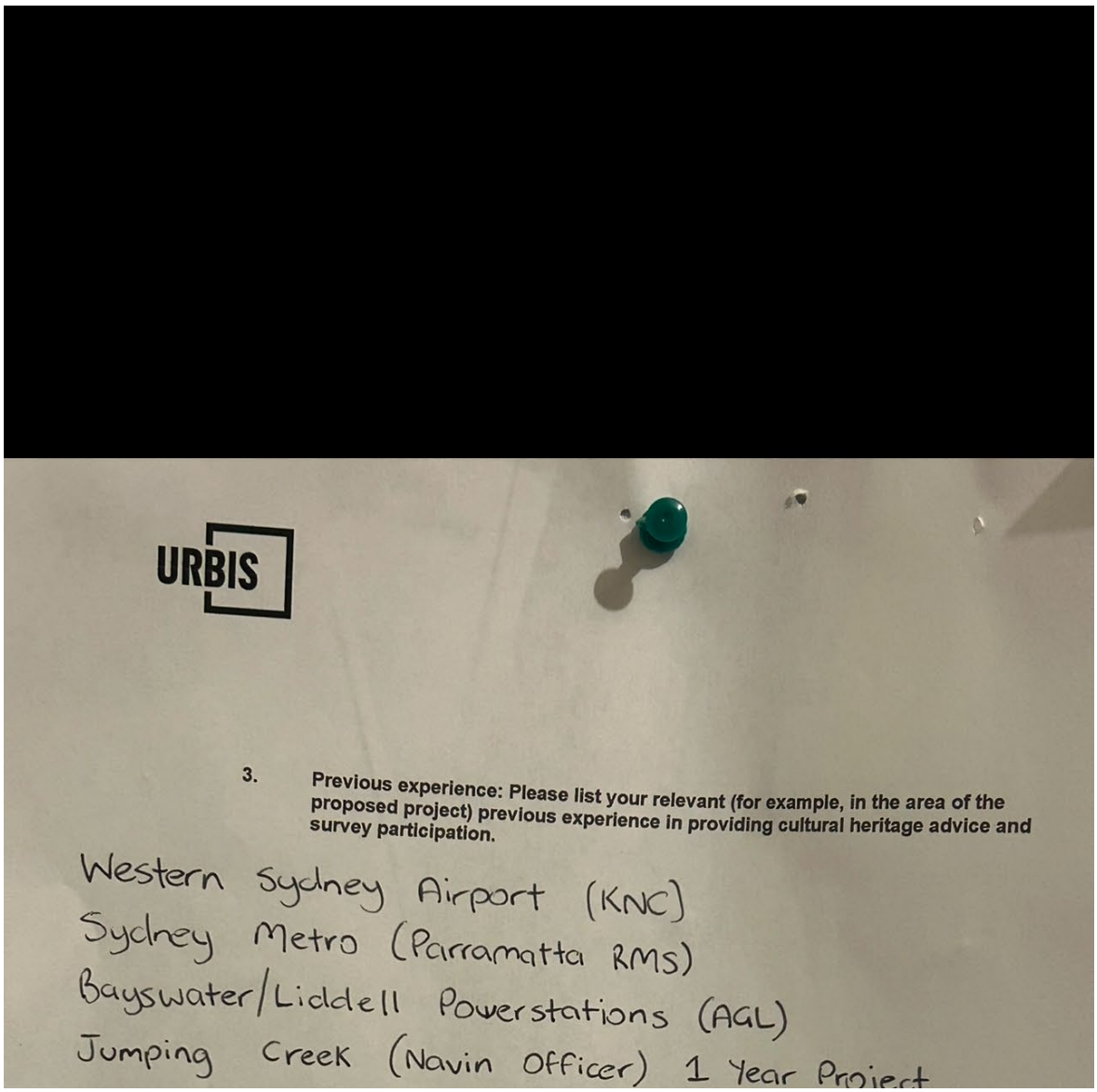
CAUTION: This email originated from outside Urbis group. Don't click on links or attachments unless you trust the sender.

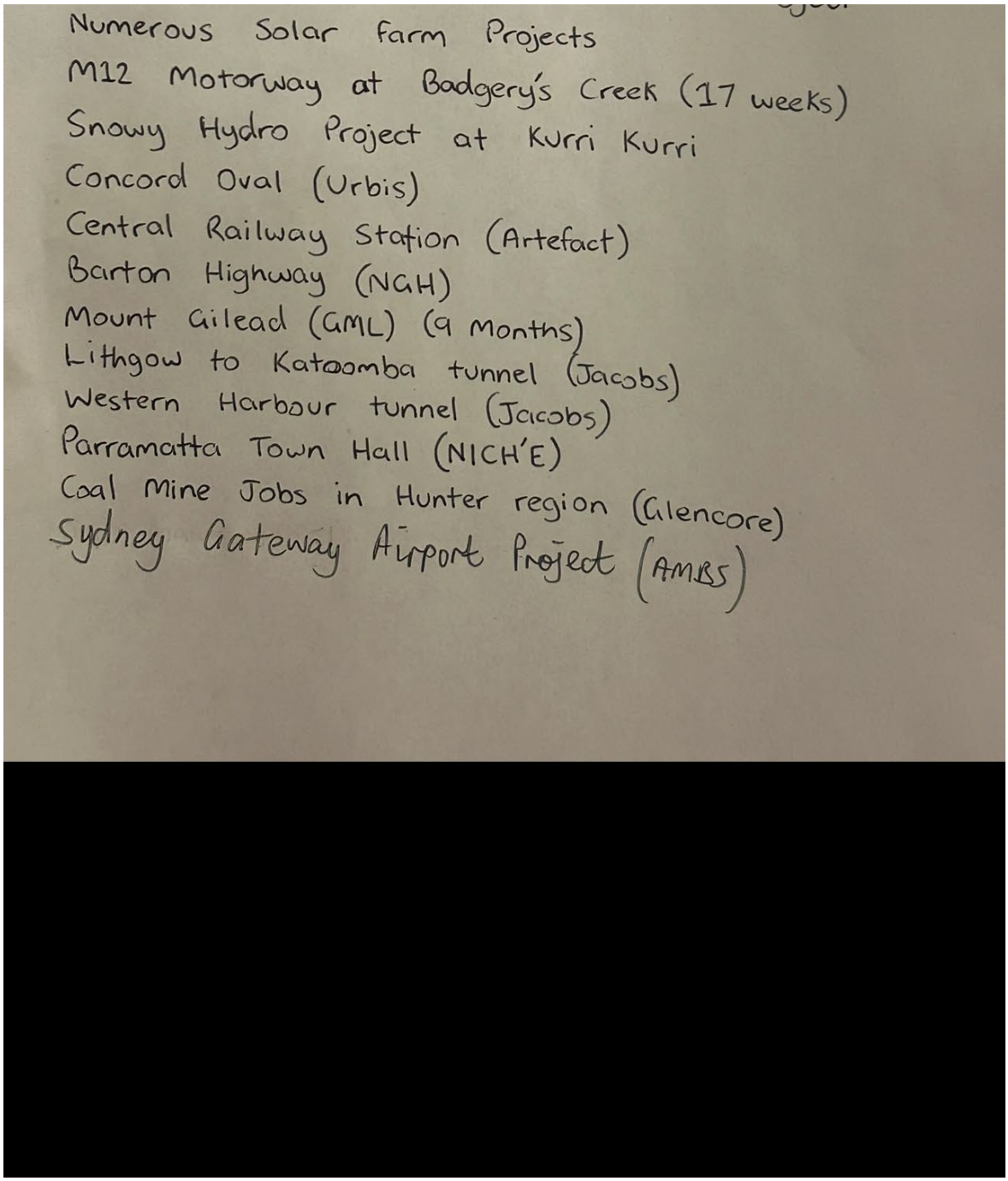
Hi Owen

I'm away from printer and I'm going to answer questionnaire

We have a strong connection to the Area and we know that there are middens and rocket sites upon this area

We represent Philip Carroll an elder to our community





And our rates for o this project as $1000 day rate exclusive GST and $600 half day rate

Kind regards
Paul boyd and Lily Carroll
Directors DNC
0426 823 944

Sent from Yahoo Mail for iPhone

On Friday, February 14, 2025, 10:34 am, Owen Barrett <obarrett@urbis.com.au> wrote:

> Good afternoon,

From: Tiarna Bird
To: Owen Barrett
Subject: Re: Opal Bayview ACHA - Stages 2 and 3 - Project Information (Our Ref#P0058100)
Date: Friday, 14 February 2025 12:19:55 PM
Attachments: image002.png
image005.png
image004.png
image003.png
image001.png

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Goodmorning Owen, attached is answers to your questionaire, also insurances. Fieldwork rate is $100p/h.
Thank you

Tiarna Bird
Director
Mura Gadi Aboriginal Corporation

On Fri, 14 Feb 2025 at 11:34, Owen Barrett <obarrett@urbis.com.au> wrote:

> Good afternoon,
>
> Thank you for registering your interest in the Aboriginal Cultural Heritage Assessment (ACHA) for Opal Residential Aged Care Facility, Annam Road, Bayview, NSW (the subject area).
>
> In accordance with Section 4.2 and 4.3 of the Aboriginal cultural heritage consultation requirements for proponents (DECCW 2010), please find attached a letter which provides information on the project and methodology to be employed for the ACHA.

We have a deep connection to the land, with our family having lived and grown up in the area for generations. We represent a number of clans, including the Ngunnawal, Darkinjung, Dharug, Garigal, and Gumbaynggirr peoples. Our commitment is to share our knowledge and ensure that Aboriginal culture remains at the forefront, preserving it so that nothing is lost to history.

Areas of significance

In the Bayview area, as part of the traditional lands of the Garigal people, there are several areas of significance that would have been important to the Aboriginal community, both historically and culturally. These areas are tied to the natural environment, including land, water, and resources, which held deep spiritual, cultural, and practical value. Below are a few key areas of significance:

1. Pittwater and Surrounding Waterways: The Pittwater area, including the bays, coves, and inlets, would have been an important site for the Garigal people. The waterways provided abundant resources such as fish, shellfish, and other marine life. The Garigal people would have used these waters for fishing and transportation, and it was likely an important part of their social and ceremonial life.
2. Narrabeen Lagoon: Although a bit further south of Bayview, Narrabeen Lagoon is a significant area for the Guringai and Garigal people. It is a site of rich ecological resources, particularly important for fishing and gathering food. The lagoon and surrounding areas would have been used for hunting waterfowl and harvesting aquatic plants.
3. Ku-ring-gai Chase National Park: To the north of Bayview, Ku-ring-gai Chase National Park is part of the traditional lands of the Garigal people and holds great significance. This park contains many sacred sites, including rock engravings, ceremonial grounds, and areas rich in plant and animal life. The park has many Indigenous heritage sites that reflect the long history of the area and its importance to the Aboriginal community.
4. Indigenous Rock Engravings and Sites: The region surrounding Bayview contains various rock engravings and archaeological sites that reflect the presence of the Garigal people. These sites often have deep cultural significance, serving as markers for navigation, sacred places, and areas for ceremonial practices. While the specific locations may be protected, these sites are part of the broader heritage of the Northern Beaches region.
5. Bushland and Coastal Areas: The natural bushland surrounding Bayview, including the coastal ecosystems, would have been important to the Garigal people for a variety of reasons. The rich diversity of plants and animals would have provided a sustainable source of food, medicines, and materials for making tools. The coastal environment, with its abundant marine life, was crucial for survival and cultural practices.

These areas of significance reflect the strong connection that the Garigal and Guringai people had with their land and waters. Their traditional knowledge of the environment was key to their survival and cultural practices. Today, these areas are often celebrated for their natural beauty and ecological importance, but they also carry deep cultural and historical meaning for the Aboriginal people of the region.

From:	Owen Barrett
To:	Ali Byrne
Bcc:	"officeadmin@metrolalc.org.au"; "Carolyn .H"; "didgengunawalclan@yahoo.com.au"; "philip khan"; "pathwaysforsearching@gmail.com"; "Kaarina Slater"; "wurrumay31@outlook.com"; "scott@tocomwall.com.au"; "scott@yarrawalk.com.au"; Cultural Officer
Subject:	Opal Bayview - Draft Aboriginal Cultural Heritage Assessment [our ref:P0058100]
Date:	Wednesday, 28 May 2025 2:04:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png P0058100_OpalBayview_ACHA_RAPreview.pdf

---

Good afternoon,

Thank you for your participation in this project. We can now provide the draft Aboriginal Cultural Heritage Assessment (ACHA) for your review and comment (attached).

Note that we are recommending a Heritage Induction for the project due to low archaeological potential. This will be presented to all site contractors.

Please review the ACHA at your earliest convenience. If you wish to comment, please respond by **25 June 2025.**

Kind regards

OWEN BARRETT
SENIOR CONSULTANT

D +61 2 8424 5135
E obarrett@urbis.com.au

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From: Phil Khan
To: Owen Barrett
Subject: Re: Opal Bayview - Draft Aboriginal Cultural Heritage Assessment [our ref:P0058100]
Date: Friday, 13 June 2025 1:11:31 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
Outlook-22q4ys4d.png

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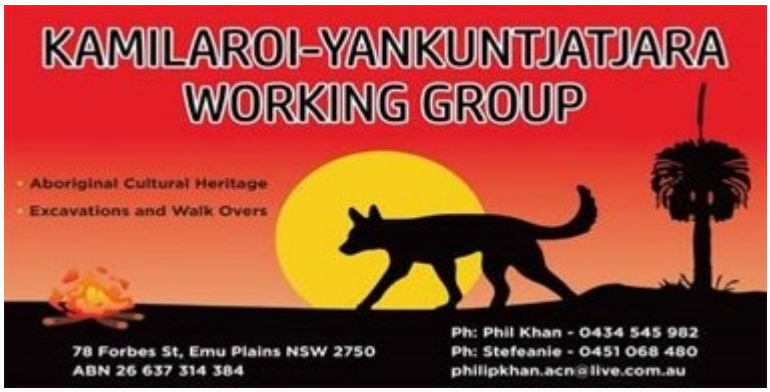
Hi Owen,

Thank you for your ACHA draft for Opal Bayview Annam Road, Bayview.

We would like to see connecting with County for this project to educate the wider community of our rich culture. We have reviewed your report, and we would like to agree to your recommendation.

Kind Regards
Kadibullla Khan
P 0451068480
E philipkhan.acn@live.com.au
ABN 26 637 314 384



From: Owen Barrett <obarrett@urbis.com.au>
Sent: Wednesday, 28 May 2025 2:06 PM
To: Ali Byrne <abyrne@urbis.com.au>
Subject: Opal Bayview - Draft Aboriginal Cultural Heritage Assessment [our ref:P0058100]

Good afternoon,

Thank you for your participation in this project. We can now provide the draft Aboriginal Cultural Heritage Assessment (ACHA) for your review and comment (attached).

Note that we are recommending a Heritage Induction for the project due to low archaeological potential. This will be presented to all site contractors.

Please review the ACHA at your earliest convenience. If you wish to comment, please respond by **25 June 2025.**

From: Owen Barrett
To: Phil Khan
Subject: RE: Opal Bayview - Draft Aboriginal Cultural Heritage Assessment [our ref:P0058100]
Date: Tuesday, 24 June 2025 10:22:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image007.png

Hi Kadi,

Thanks for the response. The client is preparing a connecting with country for the project.

We can fill you in on the results if you wish.

Regards

OWEN BARRETT
SENIOR CONSULTANT

D +61 2 8424 5135
E obarrett@urbis.com.au

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ANGEL PLACE, LEVEL 8, 123 PITT STREET
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Urbis recognises the traditional owners of the land on which we work.
Learn more about our **Reconciliation Action Plan.**

Nominated architects: Kate Paterson - NSW Reg 8585, QLD registration 6148, Caroline Stokes WA registration 1520

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From: Phil Khan <philipkhan.acn@live.com.au>
Sent: Friday, 13 June 2025 1:11 PM
To: Owen Barrett <obarrett@urbis.com.au>
Subject: Re: Opal Bayview - Draft Aboriginal Cultural Heritage Assessment [our ref:P0058100]

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Hi Owen,

Thank you for your ACHA draft for Opal Bayview Annam Road, Bayview.

APPENDIX D GEOTECHNICAL REPORT

Bayview Gardens Borehole Site Management Walkover

Site Engineer: Joey Colladay

03/06/2025

BH Locations

BH01

Bus and Skip bin present at time of site walkover preventing complete repainting of cleared area – no services < 3m from drilling location only rebar which is outlined in the WSP GPP

Bus and Skip bin will need to be moved to different area of carpark prior to drilling

Work Space

BH02

Carparking spaces will need to be cleared of cars before drilling

Area will be Coned off

Work Space

BH02

Carport at former BH4 will remain accessible

BH03

Services markings were identified and defined

18 m of vertical workspace required for drill rig and support vehicles

One lane of traffic to be closed

Work Space

BH03 – Additional Photos

BH05

Clearance area re-marked

Space for one drill rig and support vehicle that can be moved to allow for residents parking spaces to be freed.

WSP Support vehicle to be parked in BH01 carpark only 50 m away

Work Space

BH05 Additional Photos

Work Space

BH06

Nearby irrigation line re-marked

Space for drill rig and support vehicles

Reception still accessible

BH07

Clearance area re-marked

Space for drill rig and support vehicle

WSP Support vehicle to be parked in BH01 carpark only 50 m away

BH07

Clearance area re-marked

Space for drill rig and support vehicle

WSP Support vehicle to be parked in BH01 carpark only 50 m away

BH08

Clearance area re-marked

Space for one drill rig and support vehicle that can be moved to allow for residents parking spaces to be freed while drilling

Two parking spaces impacted during 3-4 hours of drilling

WSP Support vehicle to be parked in BH01 carpark only 50 m away

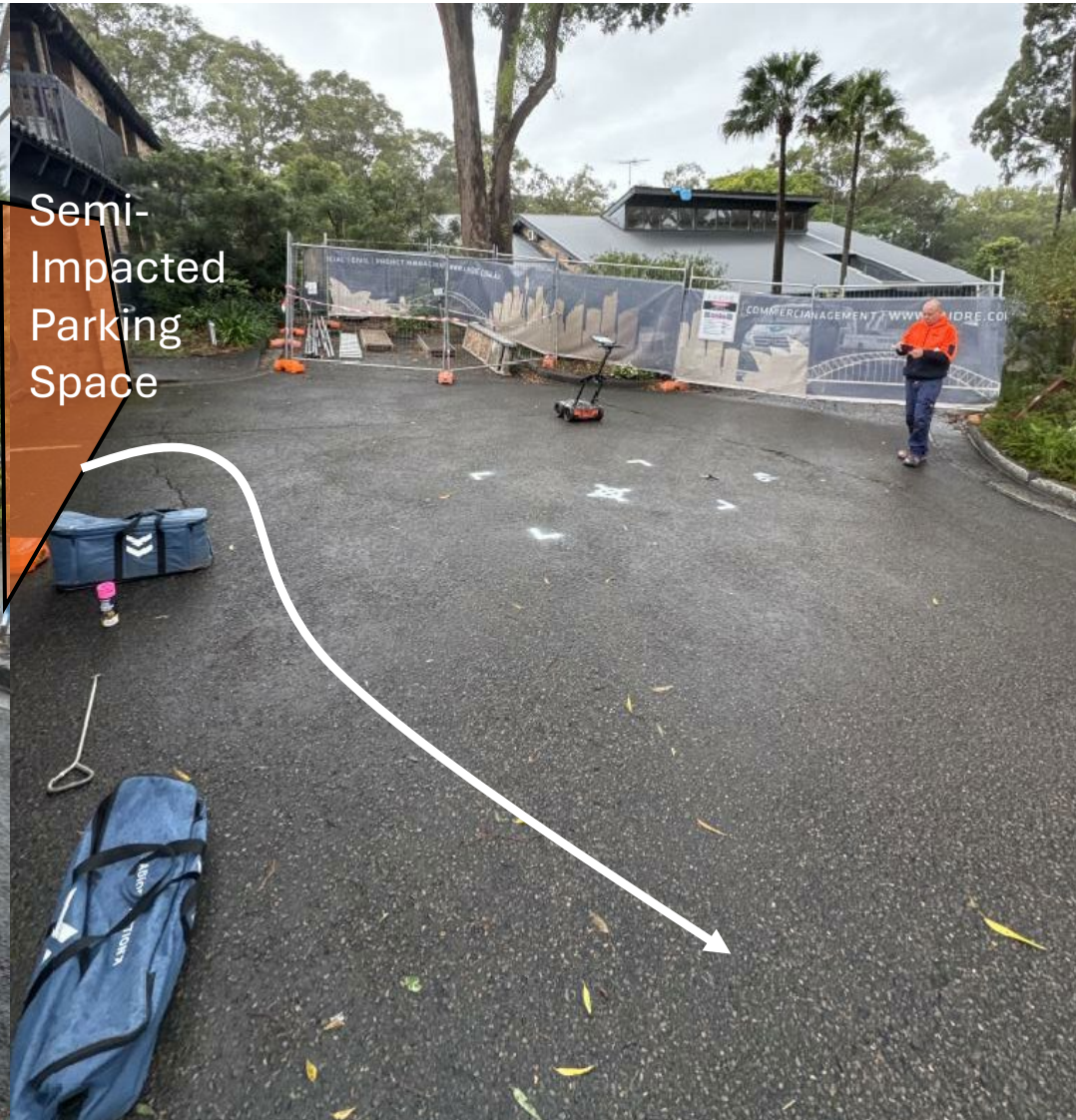
BH08

Back left three parking spaces impacted by drilling works

BH09b

Clearence area re-marked – no services

One parking spot semi-impacted however can be guided out if coming and going



Float Parking

It recommend by Simon Hamilton (Terratest) that the rig be dropped off for drilling inside the Bayview Garden Campus and then be stored off-campus on of the nearby public roads – The 97-105 Block of Annam Road is ideal

Methodology

- Park float truck on Annam Road as described
- Meet AVEO reps on site and check in for day
- Conduct daily site safety assessment with work crew
- Track the rig from float truck to first borehole location, with spotter
- Cone and delineate work zones once in position
- Raise mast of drill rig ensuring clearance from major overhead vegetation and services
- Jack up legs of drill rig
- Commence works

NON-CORE DRILL HOLE - GEOLOGICAL LOG

HOLE NO : BH01

FILE / JOB NO : PS223670
SHEET : 1 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341927, N: 6273574 (MGA2020-56) SURFACE ELEVATION : 28.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest DRILLER : KM

DATE STARTED : 30/6/2025 DATE COMPLETED : 1/7/2025 DATE LOGGED : 1/7/2025 LOGGED BY : HW CHECKED BY : BMS

DRILLING						MATERIAL						
PROGRESS: DRILLING & CASING	PROGRESS: WATER	DRILLING PENETRATION	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	DEPTH (m) RL (m AHD)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	MOISTURE CONDITION	CONSISTENCY RELATIVE DENSITY	STRUCTURE & Other Observations
					0.0 28.0			0.10m FILL: Brick paver, brown grey			ROAD SURFACE
				0.10m ES				0.15m FILL SAND: Fine to coarse grained, grey to brown, well graded			FILL 0.10: PID = 0.1 ppm
				0.30m ES				FILL: CONCRETE, pale grey 0.30m	D		0.15-0.30: Aggregate is angular, 5-20mm
				0.50m ES				FILL Silty SAND: fine to medium grained, grey to dark brown, poorly graded, low plasticity silt 0.50m			FILL 0.30: PID = 0.1 ppm
				0.80m ES	0.5 27.5			Silty CLAY: high plasticity, orange-brown to red-brown, with fine grained sand, trace fine grained gravel			RESIDUAL SOIL 0.50: PID = 0.1 ppm
				SPT 15,17,15 N=32	1.0 27.0			1.00m: becoming pale grey, slightly mottled red			1.00: PID = 0.1 ppm; 1.00: PP >600 kPa
AD/T		F-H	Not Encountered	1.45m	1.5 26.5		CH		w<PL	VSt - H	
					2.0 26.0			2.00m: with fine to medium grained ironstone gravel, sub-angular to sub-rounded		H	2.00: PID = 0.1 ppm
				SPT 30,30/50mm HB N=R 2.70m	2.5 25.5			2.50m SANDSTONE: fine grained, pale grey to pale brown, heavily stained red to orange-red, inferred highly weathered, very low to low strength			HIGHLY WEATHERED MATERIAL
		VH			3.0 25.0			3.07m Continued as Cored Drill Hole			
					3.5 24.5						
					4.0 24.0						
					4.5 23.5						
					5.0 23.0						

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB GLB Log IS AU BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 15:12 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

CORED DRILL HOLE LOG

HOLE NO : BH01

FILE / JOB NO : PS223670

SHEET : 2 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive

PROJECT : Opal Bayview SI

POSITION : E: 341927, N: 6273574 (MGA2020-56) SURFACE ELEVATION : 28.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest DRILLER : KM

DATE STARTED : 30/6/2025 DATE COMPLETED : 1/7/2025 DATE LOGGED : 1/7/2025 LOGGED BY : HW CHECKED BY : BMS

CASING DIAMETER : 65 mm BARREL (Length) : 1.50 m BIT : 8-step BIT CONDITION : good

DRILLING					MATERIAL			FRACTURES		
PROGRESS: DRILLING & CASING	PROGRESS: WATER	(CORE LOSS RUN %) / DRILL DEPTH	RQD (%)	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	DESCRIPTION ROCK TYPE : Colour, Grain size, Structure (texture, fabric, mineral composition, hardness alteration, cementation, etc as applicable)	WEATHERING	ESTIMATED STRENGTH UCS=20·$I_{s(50)}$ ● - Axial ○ - Diametral ■ - UCS VL -2 L -6 M -20 H -60 VH -200 EH	NATURAL FRACTURE (mm) 20 40 100 300 1000	VISUAL	ADDITIONAL DATA (joints, partings, seams, zones, etc) Description, orientation, infilling or coating, shape, roughness, thickness, other
					0.0							
					0.5							
					1.0							
					1.5							
					2.0							
					2.5							
					3.0		3.07m START CORING AT 3.07m					
HQ3	100% RETURN	0% LOSS 3.45	100		3.5		INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine grained, brown to pale grey, thinly to medium bedded at 0°-10°	HW to MW				J, 75°, Fe SN, PR, RF
	100% RETURN	0% LOSS 4.15	23	Is(50) D=0.0300 MPa Is(50) A=0.100 MPa	4.0							P, 5°, Fe SN, PR, RF P, 5°, CN, PR, RF P, 5°, CN, PR, RF J, 90°, CN, PR, RF P, 5°, CN, PR, RF FZ, clay infill P, 10°, Fe SN, PR, RF
	100% RETURN	0% LOSS 5.00	100		4.5							IS, CR infill P, 10°, Fe SN, PR, RF, sand infill J, 70°, healed
					5.0							

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU CORED BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

CORED DRILL HOLE LOG

HOLE NO : BH01

FILE / JOB NO : PS223670
SHEET : 3 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341927, N: 6273574 (MGA2020-56) SURFACE ELEVATION : 28.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest DRILLER : KM

DATE STARTED : 30/6/2025 DATE COMPLETED : 1/7/2025 DATE LOGGED : 1/7/2025 LOGGED BY : HW CHECKED BY : BMS

CASING DIAMETER : 65 mm BARREL (Length) : 1.50 m BIT : 8-step BIT CONDITION : good

DRILLING						MATERIAL			FRACTURES		
PROGRESS: DRILLING & CASING	PROGRESS: WATER	(CORE LOSS RUN %) / DRILL DEPTH	RQD (%)	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	DESCRIPTION ROCK TYPE : Colour, Grain size, Structure (texture, fabric, mineral composition, hardness alteration, cementation, etc as applicable)	WEATHERING / ESTIMATED STRENGTH (UCS=20·$I_{s(50)}$ ● - Axial ○ - Diametral ■ - UCS)	NATURAL FRACTURE (mm)	VISUAL	ADDITIONAL DATA (joints, partings, seams, zones, etc) Description, orientation, infilling or coating, shape, roughness, thickness, other
HQ3	100% RETURN	0% LOSS 6.50	100	Is(50) D=0.0700 MPa Is(50) A=0.200 MPa	5.0 5.5 6.0		INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine grained, brown to pale grey, thinly to medium bedded at 0°-10° *(continued)* 5.00m: becoming dark brown to grey-brown	HW to MW			P, 5°, Fe SN, PR, RF J, 75°, Fe SN, PR, RF
	100% RETURN	0% LOSS 8.00	87	Is(50) D=0.210 MPa Is(50) A=0.530 MPa	6.5 7.0 7.5			HW			FZ, Fe SN, CR infill
	100% RETURN	0% LOSS 9.50	93	Is(50) D=0.0400 MPa Is(50) A=0.150 MPa	8.0 8.5		7.90m INTERBEDDED SILTSTONE (80%) AND SANDSTONE (20%): pale grey to pale red-brown, medium bedded at 0°-5°, sandstone is fine grained 8.47m INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): medium to coarse grained, pale grey to brown-grey, thinly to medium bedded at 5°-10°	MW HW MW to SW			P, 5°, PR, RF, CR infill J, 80°, Fe SN, CU, RF FZ, clay infill, CR infill
	100% RETURN	0% LOSS 10.00	20	Is(50) D=0.0600 MPa Is(50) A=0.130 MPa Is(50) D=0.300 MPa Is(50) A=0.310 MPa	9.0 9.5 10.0		10.00m Hole Terminated at 10.00 m Target depth Groundwater monitoring well installed	HW MW HW			P, 5°, PR, RF, sand infill P, 5°, PR, RF, sand infill FZ, CR infill, sand infill FZ, clay infill

See Explanatory Notes for details of abbreviations & basis of descriptions.

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HOLE NO : BH01

FILE / JOB NO : PS223670
SHEET : 1 OF 2

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive

PROJECT : Opal Bayview SI

POSITION : E: 341927, N: 6273574 (MGA2020-56) SURFACE ELEVATION : 28.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest

DATE STARTED : 30/6/2025 DATE COMPLETED : 1/7/2025 DATE LOGGED : 1/7/2025 LOGGED BY : HW CHECKED BY : BMS

DRILLING				MATERIAL			PIEZOMETER CONSTRUCTION DETAILS					
PROGRESS: DRILLING & CASING	PROGRESS: WATER	GROUND WATER LEVELS	DEPTH (m)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	ID	Type	Stick Up & RL	Tip Depth & RL	Installation Date	Static Water Level
							BH01	Standpipe		5.00 m 23.00 m AHD	1/7/2025	
AD/T			0.0			0.10m FILL: Brick paver, brown grey 0.15m 0.30m FILL SAND: Fine to coarse grained, grey to brown, well graded 0.50m						
			1.0		CH	FILL: CONCRETE, pale grey 0.15-0.30: Aggregate is angular, 5-20mm FILL Silty SAND: fine to medium grained, grey to dark brown, poorly graded, low plasticity silt						
			2.0			CLAY: high plasticity, orange-brown to red-brown, with fine grained sand, trace fine grained gravel 2.50m						
			3.0			1.00m: becoming pale grey, slightly mottled red 2.00m: with fine to medium grained ironstone gravel, sub-angular to sub-rounded 3.07m						
	100% RETURN					SANDSTONE: fine grained, pale grey to pale brown, heavily stained red to orange-red, inferred highly weathered, very low to low strength						
	100% RETURN		4.0			INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine grained, brown to pale grey, thinly to medium bedded at 0°-10°						
	100% RETURN	Not Encountered										
	100% RETURN		5.0			5.00m: becoming dark brown to grey-brown						
HQ3	100% RETURN		6.0									
	100% RETURN		7.0									
	100% RETURN		8.0			7.90m INTERBEDDED SILTSTONE (80%) AND SANDSTONE (20%): pale grey to pale red-brown, medium bedded at 0°-5°, sandstone is fine grained 8.47m						
	100% RETURN		9.0			INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): medium to coarse grained, pale grey to brown-grey, thinly to medium bedded at 5°-10°						
			10.0			Hole Terminated at 10.00 m Target depth 10.00m Groundwater monitoring well installed						
			11.0									

3.00 m

5.00 m

BH01

Gatic Cover

Bentonite

Gravel 5-10mm

End Cap

Bentonite

Sand backfill

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU PIEZOMETER INSTALLATION 2 PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

FINAL REPORT OF CORE PHOTOGRAPHS: BH01

CLIENT:	Bloompark	COORDS: 341927 m E 6273574 m N MGA2020-56	DRILL RIG: GEO205
PROJECT:	Opal Bayview SI	SURFACE RL: 28.00 m DATUM: AHD	CONTRACTOR: Terratest
LOCATION:	Bayview - 5 Main Drive	INCLINATION: -90°	LOGGED: HW DATE: 1/7/25
JOB NO:	PS223670	HOLE DIA: 110 mm HOLE DEPTH: 10.00 m	CHECKED: BMS DATE: 24/7/25

PointID : BH01 Depth Range: 3.07 - 7.00 m

This report of core photographs must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

WSP-AU 6.00.0 LIB.GLB GrfcTbl GAP CORE PHOTO 1 PER PAGE PS223767-0-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

FINAL REPORT OF CORE PHOTOGRAPHS: BH01

CLIENT: Bloompark
PROJECT: Opal Bayview SI
LOCATION: Bayview - 5 Main Drive
JOB NO: PS223670

COORDS: 341927 m E 6273574 m N MGA2020-56
SURFACE RL: 28.00 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: 110 mm HOLE DEPTH: 10.00 m

DRILL RIG: GEO205
CONTRACTOR: Terratest
LOGGED: HW DATE: 1/7/25
CHECKED: BMS DATE: 24/7/25

PointID : BH01 Depth Range: 7.00 - 10.00 m

This report of core photographs must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

WSP-AU 6.00.0 LIB.GLB GrfcTbl GAP CORE PHOTO 1 PER PAGE PS223767O-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

NON-CORE DRILL HOLE - GEOLOGICAL LOG

HOLE NO : BH02

FILE / JOB NO : PS223670
SHEET : 1 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341877, N: 6273566 (MGA2020-56) | SURFACE ELEVATION : 26.00 (AHD) | ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 | MOUNTING : Track | CONTRACTOR : Terratest | DRILLER : KM

DATE STARTED : 2/7/2025 | DATE COMPLETED : 2/7/2025 | DATE LOGGED : 2/7/2025 | LOGGED BY : HW | CHECKED BY : BMS

DRILLING					MATERIAL					
PROGRESS: DRILLING & CASING	PROGRESS: WATER	DRILLING PENETRATION	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	DEPTH (m) RL (m AHD)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	MOISTURE CONDITION	CONSISTENCY RELATIVE DENSITY	STRUCTURE & Other Observations
AD/T		F-H	Not Encountered	0.10m ES	0.0 26.0			FILL: CONCRETE, pale grey 0.13m			ROAD SURFACE
				0.30m ES				FILL SAND: fine to coarse grained, dark orange-brown, poorly graded, trace fine grained gravel 0.30m	M		0.10: PID = 0 ppm 0.11-0.13: Aggregate is angular, 5-20 mm FILL
				0.50m ES	0.5 25.5			FILL Sandy Silty CLAY: low to medium plasticity, dark brown to pale grey, fine to coarse grained sand	w>PL		0.30: PID = 0 ppm 0.50: PID = 0 ppm
				0.80m ES							
				SPT 3,6,16 N=22	1.0 25.0			1.10m			1.00: PID = 0.2 ppm; 1.00: PP >600 kPa
				1.45m	1.5 24.5		CH	Silty CLAY: high plasticity, pale grey to brown-grey, mottled orange-red, with fine to medium grained sand, with coarse grained ironstone gravel, sub-angular to sub-rounded	w<PL	VSt	RESIDUAL SOIL
				2.00m ES	2.0 24.0					H	2.00: PID = 0 ppm
				SPT 15,30,30/100mm HB N=R	2.5 23.5						2.50: PP >600 kPa
		VH		2.90m	3.0 23.0			SANDSTONE: fine grained, red-brown to grey-brown, inferred highly weathered, very low to low strength 3.20m			HIGHLY WEATHERED MATERIAL
					3.5 22.5			Continued as Cored Drill Hole			
					4.0 22.0						
					4.5 21.5						
					5.0 21.0						

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB GLB Log IS AU BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 15:12 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

CORED DRILL HOLE LOG

HOLE NO : BH02

FILE / JOB NO : PS223670
SHEET : 2 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341877, N: 6273566 (MGA2020-56) SURFACE ELEVATION : 26.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest DRILLER : KM

DATE STARTED : 2/7/2025 DATE COMPLETED : 2/7/2025 DATE LOGGED : 2/7/2025 LOGGED BY : HW CHECKED BY : BMS

CASING DIAMETER : 65 mm BARREL (Length) : 1.50 m BIT : 8-step BIT CONDITION : good

DRILLING						MATERIAL				FRACTURES		
PROGRESS: DRILLING & CASING	PROGRESS: WATER	(CORE LOSS RUN %) / DRILL DEPTH	RQD (%)	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	DESCRIPTION ROCK TYPE : Colour, Grain size, Structure (texture, fabric, mineral composition, hardness alteration, cementation, etc as applicable)	WEATHERING	ESTIMATED STRENGTH UCS=20·$I_{s(50)}$ ● - Axial ○ - Diametral ■ - UCS VL -2 L -6 M -20 H -60 VH -200 EH	NATURAL FRACTURE (mm) 20 40 100 300 1000	VISUAL	ADDITIONAL DATA (joints, partings, seams, zones, etc) Description, orientation, infilling or coating, shape, roughness, thickness, other
					0.0							
					0.5							
					1.0							
					1.5							
					2.0							
					2.5							
					3.0							
							3.20m START CORING AT 3.20m					
HQ3	100% RETURN	0% LOSS 3.45	0		3.5		INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine grained, red-brown to dark brown-grey, thinly to medium bedded at 0°-5°	HW to MW				FZ, CR infill P, 5°, Fe SN, PR, RF J, 80°, CU, RF, clay infill IS, CR infill, sand infill J, 80°, IR, RF, CR infill
		0% LOSS	50	Is(50) D=0.500 MPa Is(50) A=0.540 MPa	4.0		3.90m: becoming pale grey to pale red-brown					FZ, clay infill P, 0°, CN, PR, RF
		4.80			4.5			HW				FZ, clay infill
		0% LOSS	75	Is(50) D=0.280 MPa Is(50) A=0.470	5.0							FZ, sand infill, CR infill

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU CORED BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

CORED DRILL HOLE LOG

HOLE NO : BH02

FILE / JOB NO : PS223670
SHEET : 3 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341877, N: 6273566 (MGA2020-56) SURFACE ELEVATION : 26.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest DRILLER : KM

DATE STARTED : 2/7/2025 DATE COMPLETED : 2/7/2025 DATE LOGGED : 2/7/2025 LOGGED BY : HW CHECKED BY : BMS

CASING DIAMETER : 65 mm BARREL (Length) : 1.50 m BIT : 8-step BIT CONDITION : good

DRILLING						MATERIAL				FRACTURES		
PROGRESS: DRILLING & CASING	PROGRESS: WATER	(CORE LOSS RUN %) / DRILL DEPTH	RQD (%)	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	DESCRIPTION ROCK TYPE : Colour, Grain size, Structure (texture, fabric, mineral composition, hardness alteration, cementation, etc as applicable)	WEATHERING	ESTIMATED STRENGTH UCS=20·$I_{s(50)}$ ● - Axial ○ - Diametral ■ - UCS VL -2 L -6 M -20 H -60 VH -200 EH	NATURAL FRACTURE (mm) 20 40 100 300 1000	VISUAL	ADDITIONAL DATA (joints, partings, seams, zones, etc) Description, orientation, infilling or coating, shape, roughness, thickness, other
HQ3	100% RETURN	0% LOSS 6.00	75	MPa Is(50) D=0.140 MPa Is(50) A=0.270 MPa	5.0 5.5 6.0	6.00m	INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine grained, red-brown to dark brown-grey, thinly to medium bedded at 0°-5° *(continued)* 5.10m: becoming medium to coarse grained, pale grey to pale brown, stained orange-red, medium bedded at 10°-20° Hole Terminated at 6.00 m Target depth Groundwater monitoring well installed	HW MW				FZ, clay infill P, 10°, Fe SN, PR, RF J, 70°, CN, PR, RF P, 15°, Fe SN, PR, RF

6.5 7.0 7.5 8.0 8.5 9.0 9.5 10.0

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB GLB Log IS AU CORED BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

HOLE NO : BH02

FILE / JOB NO : PS223670
SHEET : 1 OF 2

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive

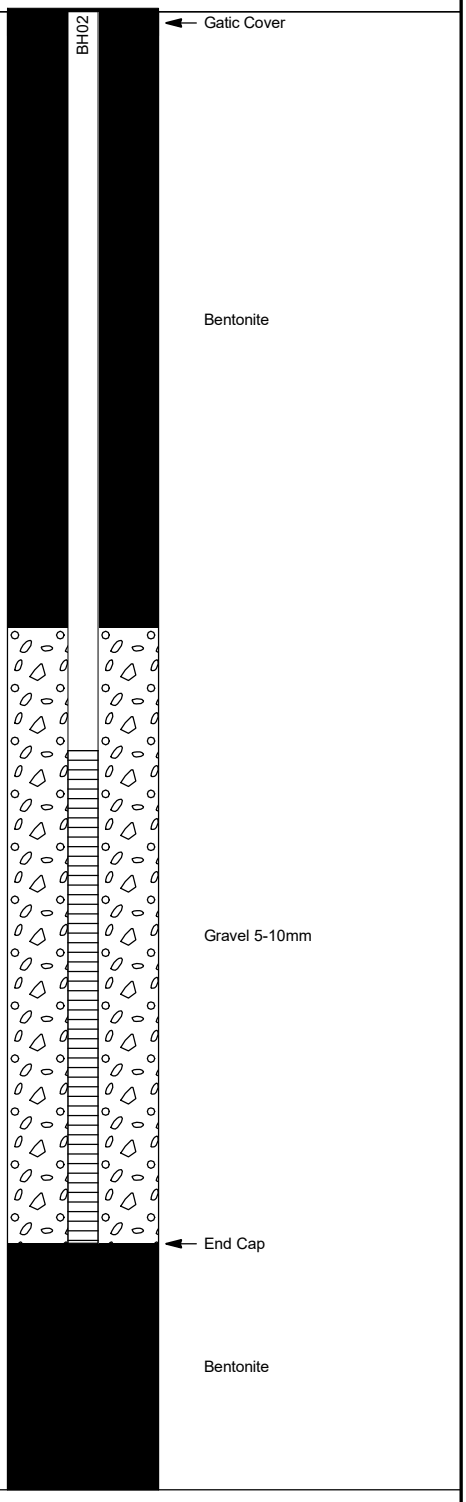
PROJECT : Opal Bayview SI

POSITION : E: 341877, N: 6273566 (MGA2020-56) SURFACE ELEVATION : 26.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest

DATE STARTED : 2/7/2025 DATE COMPLETED : 2/7/2025 DATE LOGGED : 2/7/2025 LOGGED BY : HW CHECKED BY : BMS

DRILLING				MATERIAL			PIEZOMETER CONSTRUCTION DETAILS					
PROGRESS							ID	Type	Stick Up & RL	Tip Depth & RL	Installation Date	Static Water Level
DRILLING & CASING	WATER	GROUND WATER LEVELS	DEPTH (m)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	BH02	Standpipe		5.00 m 21.00 m AHD	2/7/2025	
AD/T		Not Encountered	0.0			0.13m FILL: CONCRETE, pale grey						
						0.30m FILL SAND: fine to coarse grained, dark orange-brown, poorly graded, trace fine grained gravel						
			1.0			FILL Sandy Silty CLAY: low to medium plasticity, dark brown to pale grey, fine to coarse grained sand 1.10m						
						CLAY: high plasticity, pale grey to brown-grey, mottled orange-red, with fine to medium grained sand, with coarse grained ironstone gravel, sub-angular to sub-rounded						
			2.0		CH							
						2.80m SANDSTONE: fine grained, red-brown to grey-brown, inferred highly weathered, very low to low strength						
			3.0			3.20m INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine grained, red-brown to dark brown-grey, thinly to medium bedded at 0°-5°	3.00 m					
HQ3	100% RETURN		4.0			3.90m: becoming pale grey to pale red-brown						
	100% RETURN											
	100% RETURN		5.0			5.10m: becoming medium to coarse grained, pale grey to pale brown, stained orange-red, medium bedded at 10°-20°	5.00 m					
						6.00m Hole Terminated at 6.00 m Target depth Groundwater monitoring well installed						
			6.0									



See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU PIEZOMETER INSTALLATION 2 PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

FINAL REPORT OF CORE PHOTOGRAPHS: BH02

CLIENT:	Bloompark	COORDS: 341877 m E 6273566 m N MGA2020-56	SHEET: 1 OF 1
PROJECT:	Opal Bayview SI	SURFACE RL: 26.00 m DATUM: AHD	DRILL RIG: GEO205
LOCATION:	Bayview - 5 Main Drive	INCLINATION: -90°	CONTRACTOR: Terratest
JOB NO:	PS223670	HOLE DIA: 110 mm HOLE DEPTH: 6.00 m	LOGGED: HW DATE: 2/7/25
			CHECKED: BMS DATE: 24/7/25

PointID : BH02 Depth Range: 3.20 - 6.00 m

This report of core photographs must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

WSP-AU 6.00.0 LIB.GLB GrfcTbl GAP CORE PHOTO 1 PER PAGE PS223767/0-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

NON-CORE DRILL HOLE - GEOLOGICAL LOG

HOLE NO : BH03

FILE / JOB NO : PS223670
SHEET : 1 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341910, N: 6273523 (MGA2020-56) | SURFACE ELEVATION : 26.00 (AHD) | ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 | MOUNTING : Track | CONTRACTOR : Terratest | DRILLER : KM

DATE STARTED : 3/7/2025 | DATE COMPLETED : 4/7/2025 | DATE LOGGED : 4/7/2025 | LOGGED BY : HW | CHECKED BY : BMS

DRILLING						MATERIAL					
PROGRESS: DRILLING & CASING	PROGRESS: WATER	DRILLING PENETRATION	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	DEPTH (m) RL (m AHD)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	MOISTURE CONDITION	CONSISTENCY RELATIVE DENSITY	STRUCTURE & Other Observations
AD/T				0.10m ES	0.0 26.0			0.10m FILL: Asphalt pavement, dark grey			ROAD SURFACE 0.00-0.10: Aggregate is angular, 5-10 mm
				0.30m ES				FILL Gravelly SAND: fine to coarse grained, brown-grey, poorly graded, fine to medium grained gravel, sub-angular to angular	D		FILL 0.10: PID = 0.1 ppm
				0.50m ES	0.5 25.5			0.40m Silty Sandy CLAY: high plasticity, pale grey to brown, mottled red-orange, sand is fine grained, with fine to coarse grained ironstone gravel, sub-rounded			RESIDUAL SOIL 0.50: PID = 0.1 ppm
				0.80m ES							
				SPT 25,10,13 N=23	1.0 25.0						1.00: PID = 0.1 ppm; 1.00: PP >600 kPa
		F-H	Not Encountered	1.45m	1.5 24.5		CH		w<PL	VSt to H	
					2.0 24.0						
				SPT 25,15,30/100mm HB N=R	2.5 23.5						2.50: PP >600 kPa
				2.90m				2.80m SANDSTONE: fine grained, pale grey to pale brown, inferred highly weathered, very low to low strength			HIGHLY WEATHERED MATERIAL
		VH			3.0 23.0			3.10m Continued as Cored Drill Hole			
					3.5 22.5						
					4.0 22.0						
					4.5 21.5						
					5.0 21.0						

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 15:12 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

CORED DRILL HOLE LOG

HOLE NO : BH03

FILE / JOB NO : PS223670
SHEET : 2 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341910, N: 6273523 (MGA2020-56) | SURFACE ELEVATION : 26.00 (AHD) | ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 | MOUNTING : Track | CONTRACTOR : Terratest | DRILLER : KM

DATE STARTED : 3/7/2025 | DATE COMPLETED : 4/7/2025 | DATE LOGGED : 4/7/2025 | LOGGED BY : HW | CHECKED BY : BMS

CASING DIAMETER : 65 mm | BARREL (Length) : 1.50 m | BIT : 8-step | BIT CONDITION : good

DRILLING					MATERIAL				FRACTURES		
PROGRESS: DRILLING & CASING	PROGRESS: WATER	(CORE LOSS RUN %) / DRILL DEPTH	RQD (%)	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	DESCRIPTION ROCK TYPE : Colour, Grain size, Structure (texture, fabric, mineral composition, hardness alteration, cementation, etc as applicable)	WEATHERING	ESTIMATED STRENGTH UCS=20·$I_{s(50)}$ ● - Axial ○ - Diametral ■ - UCS VL -2 L -6 M -20 H -60 VH -200 EH	NATURAL FRACTURE (mm) 20 40 100 300 1000	VISUAL	ADDITIONAL DATA (joints, partings, seams, zones, etc) Description, orientation, infilling or coating, shape, roughness, thickness, other
					0.0							
					0.5							
					1.0							
					1.5							
					2.0							
					2.5							
					3.0		3.10m START CORING AT 3.10m					
HQ3	100% RETURN	0% LOSS 3.40	80		3.5		INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine to coarse grained, pale grey to red-brown, thinly to medium bedded at 5°-10°	HW to MW				FZ, clay infill
	100% RETURN	0% LOSS	83	Is(50) D=0.550 MPa Is(50) A=0.380 MPa	4.0		4.03m: becoming orange-brown to pale grey, with cross bedded at 10°-20°					FZ, clay infill
					4.5							P, 20°, Fe SN, PR, RF
		4.90		Is(50) D=0.0900 MPa				HW				J, 60°, healed
		0% LOSS	100		5.0							

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU CORED BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

CORED DRILL HOLE LOG

HOLE NO : BH03

FILE / JOB NO : PS223670
SHEET : 3 OF 3

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341910, N: 6273523 (MGA2020-56) SURFACE ELEVATION : 26.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest DRILLER : KM

DATE STARTED : 3/7/2025 DATE COMPLETED : 4/7/2025 DATE LOGGED : 4/7/2025 LOGGED BY : HW CHECKED BY : BMS

CASING DIAMETER : 65 mm BARREL (Length) : 1.50 m BIT : 8-step BIT CONDITION : good

DRILLING						MATERIAL				FRACTURES		
PROGRESS: DRILLING & CASING	PROGRESS: WATER	(CORE LOSS RUN %) / DRILL DEPTH	RQD (%)	SAMPLES & FIELD TESTS	DEPTH (m)	GRAPHIC LOG	DESCRIPTION ROCK TYPE : Colour, Grain size, Structure (texture, fabric, mineral composition, hardness alteration, cementation, etc as applicable)	WEATHERING	ESTIMATED STRENGTH UCS=20·$I_{s(50)}$ ● - Axial ○ - Diametral ■ - UCS VL -2 L -6 M -20 H -60 VH -200 EH	NATURAL FRACTURE (mm) 20 40 100 300 1000	VISUAL	ADDITIONAL DATA (joints, partings, seams, zones, etc) Description, orientation, infilling or coating, shape, roughness, thickness, other
HQ3	100% RETURN	0% LOSS	100	Is(50) A=0.0200 MPa	5.0		INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine to coarse grained, pale grey to red-brown, thinly to medium bedded at 5°-10° *(continued)*	MW to SW				P, 10°, Fe SN, PR, RF J, 70°, healed
					5.5		5.30m: becoming pale brown-grey					J, 70°, Fe SN, PR, RF, CR infill
		6.15		Is(50) D=0.250 MPa Is(50) A=0.460 MPa	6.0	6.15m						P, 15°, CN, PR, RF J, 60°, PR, RF, CR infill
							Hole Terminated at 6.15 m Target depth Groundwater monitoring well installed					
					6.5							
					7.0							
					7.5							
					8.0							
					8.5							
					9.0							
					9.5							
					10.0							

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU CORED BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 12:57 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

HOLE NO : BH03

FILE / JOB NO : PS223670
SHEET : 1 OF 2

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive

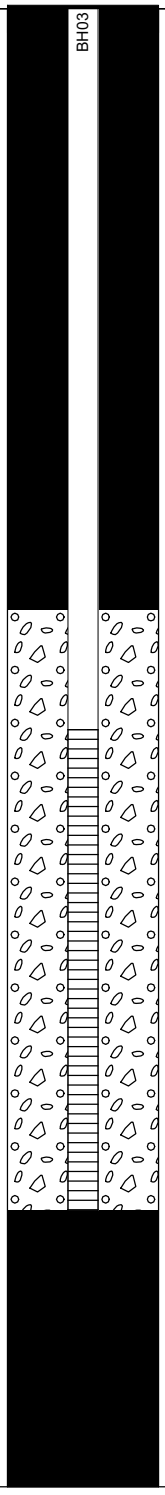
PROJECT : Opal Bayview SI

POSITION : E: 341910, N: 6273523 (MGA2020-56) SURFACE ELEVATION : 26.00 (AHD) ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 MOUNTING : Track CONTRACTOR : Terratest

DATE STARTED : 3/7/2025 DATE COMPLETED : 4/7/2025 DATE LOGGED : 4/7/2025 LOGGED BY : HW CHECKED BY : BMS

DRILLING				MATERIAL			PIEZOMETER CONSTRUCTION DETAILS					
PROGRESS: DRILLING & CASING	PROGRESS: WATER	GROUND WATER LEVELS	DEPTH (m)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	ID	Type	Stick Up & RL	Tip Depth & RL	Installation Date	Static Water Level
							BH03	Standpipe		5.00 m 21.00 m AHD	4/7/2025	
AD/T 65mm		Not Encountered	0.0			0.10m FILL: Asphalt pavement, dark grey 0.00-0.10: Aggregate is angular, 5-10 mm 0.40m FILL Gravelly SAND: fine to coarse grained, brown-grey, poorly graded, fine to medium grained gravel, sub-angular to angular						
			1.0		CH	CLAY: high plasticity, pale grey to brown, mottled red-orange, with fine to coarse grained ironstone gravel, sub-rounded						
			2.0			2.80m						
			3.0			SANDSTONE: fine grained, pale grey to pale brown, inferred highly weathered, very low to low strength 3.10m						
HQ3	100% RETURN					INTERBEDDED SANDSTONE (80%) AND SILTSTONE (20%): fine to coarse grained, pale grey to red-brown, thinly to medium bedded at 5°-10°		3.00 m				
	100% RETURN		4.0			4.03m: becoming orange-brown to pale grey, with cross bedded at 10°-20°						
	100% RETURN		5.0			5.30m: becoming pale brown-grey		5.00 m				
	100% RETURN		6.0			6.15m						
						Hole Terminated at 6.15 m Target depth Groundwater monitoring well installed						



See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU PIEZOMETER INSTALLATION 2 PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 14:10 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

FINAL REPORT OF CORE PHOTOGRAPHS: BH03

CLIENT:	Bloompark	COORDS: 341910 m E 6273523 m N MGA2020-56	SHEET: 1 OF 1
PROJECT:	Opal Bayview SI	SURFACE RL: 26.00 m DATUM: AHD	DRILL RIG: GEO205
LOCATION:	Bayview - 5 Main Drive	INCLINATION: -90°	CONTRACTOR: Terratest
JOB NO:	PS223670	HOLE DIA: 110 mm HOLE DEPTH: 6.15 m	LOGGED: HW DATE: 4/7/25
			CHECKED: BMS DATE: 24/7/25

PointID : BH03 Depth Range: 3.10 - 6.15 m

This report of core photographs must be read in conjunction with accompanying notes and abbreviations. It has been prepared for geotechnical purposes only, without attempt to assess possible contamination. Any references to potential contamination are for information only and do not necessarily indicate the presence or absence of soil or groundwater contamination.

GAP gINT FN. F31
RL1

WSP-AU 6.00.0 LIB.GLB GrfcTbl GAP CORE PHOTO 1 PER PAGE PS223767O-GINT.GPJ <<DrawingFile>> 25/7/2025 12:58 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

NON-CORE DRILL HOLE - GEOLOGICAL LOG

HOLE NO : BH05

FILE / JOB NO : PS223670
SHEET : 1 OF 1

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341901, N: 6273603 (MGA2020-56) | SURFACE ELEVATION : 28.00 (AHD) | ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 | MOUNTING : Track | CONTRACTOR : Terratest | DRILLER : KM

DATE STARTED : 1/7/2025 | DATE COMPLETED : 1/7/2025 | DATE LOGGED : 1/7/2025 | LOGGED BY : HW | CHECKED BY : BMS

DRILLING					MATERIAL					
PROGRESS: DRILLING & CASING	PROGRESS: WATER	DRILLING PENETRATION	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	DEPTH (m) RL (m AHD)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	MOISTURE CONDITION	CONSISTENCY RELATIVE DENSITY	STRUCTURE & Other Observations
AD/T		F-H	Not Encountered	0.10m ES 0.30m ES 0.50m ES 0.80m ES SPT 30/50mm HB N=R 1.05m SPT 7,10,21 N=31 2.95m	0.0 28.0			0.05m FILL: Asphalt pavement, dark grey FILL Gravelly Silty SAND: fine to coarse grained, grey to dark grey, poorly graded, fine to medium grained gravel, sub-angular to sub-rounded 0.40m	D		ROAD SURFACE 0.00-0.05: Aggregate is angular, 5-10 mm FILL 0.10: PID = 0.2 ppm
					0.5 27.5			Sandy Gravelly CLAY: high plasticity, pale grey, mottled orange-red, gravel is fine to medium grained, sub-angular, sand is fine to medium grained		VSt	RESIDUAL SOIL 0.50: PID = 0 ppm
					1.0 27.0						1.00: PID = 0 ppm; 1.00: PP >600 kPa
					1.5 26.5		CH		w<PL		
					2.0 26.0					H	
					2.5 25.5						2.50: PP >600 kPa
		VH		SPT 25,30/50mm HB N=R 4.20m	3.0 25.0			3.00m SANDSTONE: fine grained, pale grey, stained orange, inferred highly weathered, very low to low strength			HIGHLY WEATHERED MATERIAL
					3.5 24.5						
					4.0 24.0			4.20m Hole Terminated at 4.20 m Target depth Grouted to surface			
					4.5 23.5						
					5.0 23.0						

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 15:12 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

NON-CORE DRILL HOLE - GEOLOGICAL LOG

HOLE NO : BH06

FILE / JOB NO : PS223670
SHEET : 1 OF 1

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341916, N: 6273551 (MGA2020-56) | SURFACE ELEVATION : 26.00 (AHD) | ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 | MOUNTING : Track | CONTRACTOR : Terratest | DRILLER : KM

DATE STARTED : 2/7/2025 | DATE COMPLETED : 2/7/2025 | DATE LOGGED : 2/7/2025 | LOGGED BY : HW | CHECKED BY : BMS

DRILLING						MATERIAL					
PROGRESS: DRILLING & CASING	PROGRESS: WATER	DRILLING PENETRATION	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	DEPTH (m) RL (m AHD)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	MOISTURE CONDITION	CONSISTENCY RELATIVE DENSITY	STRUCTURE & Other Observations
AD/T				0.10m ES	0.0 26.0			0.10m FILL: Brick paver, brown grey			ROAD SURFACE
								0.15m FILL SAND: Fine to coarse grained, grey to brown, well graded			0.10: PID = 0.1 ppm
				0.30m ES				FILL: CONCRETE, pale grey	M to W		FILL 0.15-0.40: Aggregate is angular, 5-20 mm
				0.50m ES				0.40m Silty CLAY: high plasticity, pale grey to red-brown, with fine to medium grained sand, trace fine to coarse grained ironstone gravel, sub-rounded			RESIDUAL SOIL 0.50: PID = 0 ppm
				0.80m ES	0.5 25.5						
		F-H		SPT 15,30/100mm HB N=R 1.25m	1.0 25.0						1.00: PID = 0 ppm; 1.00: PP >600 kPa
			Not Encountered		1.5 24.5		CH		w<PL	VSt to H	
					2.0 24.0			2.20m SANDSTONE: fine grained, pale grey to dark brown, inferred highly weathered, very low to low strength			HIGHLY WEATHERED MATERIAL
		VH		SPT 15,30/50mm HB N=R 2.70m	2.5 23.5						
								2.90m Hole Terminated at 2.90 m Target depth Grouted to surface			
					3.0 23.0						
					3.5 22.5						
					4.0 22.0						
					4.5 21.5						
					5.0 21.0						

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB GLB Log IS AU BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 15:12 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

NON-CORE DRILL HOLE - GEOLOGICAL LOG

HOLE NO : BH07

FILE / JOB NO : PS223670
SHEET : 1 OF 1

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341945, N: 6273562 (MGA2020-56) | SURFACE ELEVATION : 28.00 (AHD) | ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 | MOUNTING : Track | CONTRACTOR : Terratest | DRILLER : KM

DATE STARTED : 30/6/2025 | DATE COMPLETED : 30/6/2025 | DATE LOGGED : 30/6/2025 | LOGGED BY : HW | CHECKED BY : BMS

DRILLING					MATERIAL					
PROGRESS: DRILLING & CASING	PROGRESS: WATER	DRILLING PENETRATION	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	DEPTH (m) RL (m AHD)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	MOISTURE CONDITION	CONSISTENCY RELATIVE DENSITY	STRUCTURE & Other Observations
AD/T		F-H	Not Encountered	0.10m ES	0.0 28.0			FILL: Brick paver, brown grey			ROAD SURFACE 0.00-0.10: Aggregate is angular, 5-10 mm
					0.10m 0.15m			FILL SAND: Fine to coarse grained, grey to brown, well graded	D		0.10: PID = 0.2 ppm
				0.30m ES				FILL: CONCRETE, pale grey			FILL 0.15-0.30: Aggregate is angular, 5-20 mm
					0.30m			FILL Silty SAND: fine to medium grained, grey to dark brown, poorly graded, low plasticity silt	D		
				0.50m ES	0.5 27.5 0.50m			Silty CLAY: high plasticity, red-brown to orange-grey, with fine to medium grained sand.			RESIDUAL SOIL 0.50: PID = 0.2 ppm RESIDUAL SOIL
				0.80m ES							
				SPT 5,10,19 N=29	1.0 27.0		CH		w<PL	VSt	1.00: PID = 0.2 ppm; 1.00: PP >600 kPa
				1.45m	1.5 26.5			1.50m: becoming pale grey, mottled red			
					2.00m						
		VH			2.0 26.0			SANDSTONE: fine grained, brown to pale grey, stained red to orange, inferred highly weathered, very low to low strength			HIGHLY WEATHERED MATERIAL 2.00: PID = 0.1 ppm
				SPT 14,30/100mm HB N=R	2.5 25.5						
				2.75m							
					3.0 25.0			3.0m: becoming low to medium strength			
					3.5 24.5						
				SPT 20/50mm HB N=R 4.05m	4.0 24.0						
					4.5 23.5						
					4.70m			Hole Terminated at 4.70 m Target depth Grouted to surface			
					5.0 23.0						

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB GLB Log IS AU BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 15:12 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

NON-CORE DRILL HOLE - GEOLOGICAL LOG

HOLE NO : BH08

FILE / JOB NO : PS223670
SHEET : 1 OF 1

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341926, N: 6273516 (MGA2020-56) | SURFACE ELEVATION : 27.00 (AHD) | ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 | MOUNTING : Track | CONTRACTOR : Terratest | DRILLER : KM

DATE STARTED : 3/7/2025 | DATE COMPLETED : 3/7/2025 | DATE LOGGED : 3/7/2025 | LOGGED BY : HW | CHECKED BY : BMS

DRILLING					MATERIAL						
PROGRESS: DRILLING & CASING	PROGRESS: WATER	DRILLING PENETRATION	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	DEPTH (m) RL (m AHD)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	MOISTURE CONDITION	CONSISTENCY RELATIVE DENSITY	STRUCTURE & Other Observations
AD/T		F-H	Not Encountered	0.10m ES 0.30m ES 0.50m ES 0.80m ES SPT 10,10,17 N=27 1.45m	0.0 27.0			FILL: Asphalt pavement, dark grey	D		ROAD SURFACE 0.00-0.15: Aggregate is angular, 5-10 mm
								0.15m FILL Gravelly SAND: fine to coarse grained, brown-grey, poorly graded, medium to coarse grained gravel, angular			0.10: PID = 0.2 ppm FILL
								0.30m Silty CLAY: high plasticity, pale grey to pale brown, mottled red-orange, with fine to medium grained sand, with medium to coarse grained ironstone gravel, sub-rounded			RESIDUAL SOIL
					0.5 26.5						0.50: PID = 0 ppm
					1.0 26.0		CH		w<PL	VSt to H	1.00: PID = 0 ppm; 1.00: PP >600 kPa
					1.5 25.5			1.70m SANDSTONE: fine grained, pale grey to brown-grey, inferred highly weathered, very low to low strength			HIGHLY WEATHERED MATERIAL
		VH			2.0 25.0						
					2.5 24.5			2.50m Hole Terminated at 2.50 m Target depth Grouted to surface			
					3.0 24.0						
					3.5 23.5						
					4.0 23.0						
					4.5 22.5						
					5.0 22.0						

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB GLB Log IS AU BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 15:12 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

NON-CORE DRILL HOLE - GEOLOGICAL LOG

HOLE NO : BH09

FILE / JOB NO : PS223670
SHEET : 1 OF 1

CLIENT : Bloompark
LOCATION : Bayview 5 Main Drive
PROJECT : Opal Bayview SI

POSITION : E: 341948, N: 6273493 (MGA2020-56) | SURFACE ELEVATION : 26.00 (AHD) | ANGLE FROM HORIZONTAL : 90°

RIG TYPE : GEO205 | MOUNTING : Track | CONTRACTOR : Terratest | DRILLER : KM

DATE STARTED : 3/7/2025 | DATE COMPLETED : 3/7/2025 | DATE LOGGED : 3/7/2025 | LOGGED BY : HW | CHECKED BY : BMS

DRILLING					MATERIAL					
PROGRESS: DRILLING & CASING	PROGRESS: WATER	DRILLING PENETRATION	GROUND WATER LEVELS	SAMPLES & FIELD TESTS	DEPTH (m) RL (m AHD)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION Soil Type, Colour, Plasticity or Particle Characteristic Secondary and Minor Components	MOISTURE CONDITION	CONSISTENCY RELATIVE DENSITY	STRUCTURE & Other Observations
AD/T		F-H	Not Encountered	0.10m ES	0.0 26.0			FILL: Asphalt pavement, dark grey	D		ROAD SURFACE 0.00-0.15: Aggregate is angular, 5-10 mm
				0.30m ES	0.15m			FILL Gravelly SAND: fine to coarse grained, brown-grey, poorly graded, medium to coarse grained gravel, angular			0.10: PID = 0.1 ppm FILL
				0.50m ES	0.30m			Silty CLAY: high plasticity, pale grey to pale brown, mottled orange to red, with fine grained sand, with fine to coarse grained ironstone gravel, sub-rounded to rounded			RESIDUAL SOIL 0.50: PID = 0.4 ppm
				0.80m ES	0.5 25.5		CH		w<PL	H	
				SPT 30/100mm HB N=R 1.10m	1.0 25.0						1.00: PID = 0.3 ppm; 1.00: PP >600 kPa
		VH			1.30m			Hole Terminated at 1.30 m Target depth Grouted to surface			
					1.5 24.5						
					2.0 24.0						
					2.5 23.5						
					3.0 23.0						
					3.5 22.5						
					4.0 22.0						
					4.5 21.5						
					5.0 21.0						

See Explanatory Notes for details of abbreviations & basis of descriptions.

WSP-AU 6.00.0 LIB.GLB Log IS AU BOREHOLE 2A PS223670-GINT.GPJ <<DrawingFile>> 25/7/2025 15:12 10.03.00.09 Datgel Lab and In Situ Tool - DGD | Lib: WSP 6.00.0 2024-06-03 Prj: WSP 6.00.0 2024-06-03

URBIS