

135 Badgerys Creek Road, Bradfield

Statement of Heritage Impact

Report to Creative Vision

September 2025



 artefact

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EXECUTIVE SUMMARY

Project overview

Artefact Heritage and Environment have been engaged by Creative Vision on behalf of the Bradfield Corporation Pty Ltd (the Applicant) to prepare a Statement of Heritage Impact for the development proposal at 135 Badgerys Creek Road, Bradfield (Lot 7 DP 243457). The development proposal would include the construction of a mixed use development (which is generally compliant with the Aerotropolis Precinct Plan). The proposal has been declared State Significant Development (State Significant Development–77458970) under the *Environmental Planning and Assessment Act 1979*.

This Statement of Heritage Impact has identified heritage items which may be impacted by the proposal, outlines mitigation measures to reduce the level of impact, and identifies other management or statutory obligations.

This Statement of Heritage Impact is submitted to the Department of Planning, Housing and Infrastructure in support of the State Significant Development Application.

Approval Pathway

The development proposal has been declared State Significant Development (State Significant Development–77458970) under the *Environmental Planning and Assessment Act 1979*. The Secretary's Environmental Assessment Requirements issued on 30 January 2025 outline that a Statement of Heritage Impact would be required to inform the Environmental Impact Statement for the development proposal. This report meets the Statement of Heritage Impact requirement for Item 19 of the project Secretary's Environmental Assessment Requirements:¹

SEAR	Documentation	Response / Location in Report
19. Environmental Heritage		
<ul style="list-style-type: none">Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	<ul style="list-style-type: none">Statement of Heritage ImpactArchaeological Assessment	This report meets the Statement of Heritage Impact requirement for Item 19 of the Secretary's Environmental Assessment Requirements.

Summary of findings

This Statement of Heritage Impact has made the following conclusions:

- The study area is not listed on any statutory or non-statutory heritage registers
- The study area is located within the vicinity of four heritage listed items:

¹ NSW Government, Planning Secretary's Environmental Assessment Requirements, Application number: SSD-77458970, Project name: 135 Badgerys Creek Road, Bradfield (Lot 7 in DP 243457).

State Heritage Register

- Kelvin (SHR no. 00046) (State): ~990 m northeast of the study area

SEPP (Precincts–Western Parkland City) 2021

- Mount Pleasant homestead (SEPP no. I4) (Local): ~1.23 km northwest of the study area
- Kelvin (SEPP no. I3) (State): ~990 m northeast of the study area

Camden LEP 2010

- Cottage (LEP no. I2) (Local): ~1.91 km south of the study area

Liverpool LEP 2008

- Bringelly Public School Group, including Schoolhouse and former headmaster’s residence (LEP no. 7) (Local): ~1.4 km south of the study area
- The development proposal would not be located within a heritage item curtilage. For this reason, the development proposal would not cause any physical impacts to any built heritage items, resulting in **no physical impacts**

Little to no visual impacts to:

- Mount Pleasant homestead (SEPP no. I4) (Local)
- Cottage (LEP no. I2) (Local)
- Bringelly Public School Group, including Schoolhouse and former headmaster’s residence (LEP no. 7) (Local)

Minor adverse impacts to:

- Kelvin (SHR no. 00046) (State).
- The development proposal would result in an overall **Minor adverse** cumulative impact.

Ultimately, despite the minor visual and cumulative impacts outlined above, the development proposal would be sympathetic to the future development as part of the Bradfield City Centre.

Recommendations and mitigation measures

Based on the development proposal and the findings of this Statement of Heritage Impact, it is recommended that the following mitigation measures are implemented prior to and during the development proposal which requires bulk excavation works.

Heritage Management Ref.	Mitigation Measure	Description
General		
NAH1	Heritage Induction	All staff involved in the proposed works, including design professionals and tradespeople, must receive a heritage induction prior to the commencement of works. The heritage induction should cover the historical values of the site and the potential for the project to encounter significant archaeological resources, and its potential impact on the surrounding heritage items

Heritage Management Ref.	Mitigation Measure	Description
NAH2	Consultation	<p>The induction should make contractors aware of the recommendations and mitigation methods included in this report, including the procedure to follow in the event that an unexpected archaeological find is encountered. Clear lines of communication must be established for the reporting of any such finds and for procedures to be rapidly implemented.</p> <p>A copy of this report should be provided to Liverpool City Council, Camden Council, and Heritage NSW to inform them of the development proposal and the potential impacts to heritage items in the vicinity of the study area.</p>

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1.0 INTRODUCTION

1.1 Project background

Artefact Heritage and Environment (Artefact Heritage) have been engaged by Creative Vision on behalf of the Bradfield Corporation Pty Ltd (the Applicant) to prepare a Statement of Heritage Impact (SoHI) for the development proposal at 135 Badgerys Creek Road, Bradfield (Lot 7 DP 243457) (the study area). The development proposal would include the construction of a mixed-use development (which is generally compliant with the Aerotropolis Precinct Plan), as detailed in Section 6.0.

This development proposal has been declared State Significant Development (SSD–77458970) under the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Secretary’s Environmental Assessment Requirements (SEARs) issued on 30 January 2025 outline that a SoHI would be required to inform the Environmental Impact Statement (EIS) for the development proposal. This report has been prepared to meet the Statement of Heritage Impact requirement for Item 19 of the project SEARs:²

Table 1: Item 19 of the project SEARs

SEAR	Documentation	Response / Location in Report
19. Environmental Heritage		
<ul style="list-style-type: none"> Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	<ul style="list-style-type: none"> Statement of Heritage Impact Archaeological Assessment 	<p>This report has been prepared to meet the Statement of Heritage Impact requirement for Item 19 of the SEARs.</p>

This SoHI is submitted to the Department of Planning, Housing and Infrastructure in support of the SSD Application.

1.2 Study area

The study area is located at 135 Badgerys Creek Road, Bradfield (Lot 7 DP 243457) within the suburb of Bradfield, NSW. The study area is within the Liverpool Local Government Area (LGA) and the Parish of Bringelly, within the County of Cumberland. The study area is approximately 2.02 hectares of semi-rural land and is located approximately 250 m to the future Bradfield Metro Station and 4 km to the Western Sydney Airport.

The site shares a western frontage with Badgerys Creek Road. The eastern boundary of the site adjoins the State government-led Bradfield City Centre which is set to be a vibrant 24/7 global city, driving advancements in industry and will support 10,000 more homes and 20,000 new jobs in Western Sydney.

As defined by the Aerotropolis Precinct Plan, the site is located within the Aerotropolis Core Precinct which is envisioned as an attractive place for workers, residents and visitors. The Aerotropolis Core

² NSW Government, Planning Secretary’s Environmental Assessment Requirements, Application number: SSD-77458970, Project name: 135 Badgerys Creek Road, Bradfield (Lot 7 in DP 243457).

Precinct will leverage the positive economic impact of the adjacent Western Sydney Airport and Bradfield City Centre. It will attract business hubs, research and development, professional services and creative industries in addition to providing residential development within walking distance of the Bradfield Metro station and proximity to blue and green infrastructure.

The location of the study area is illustrated in Figure 1.

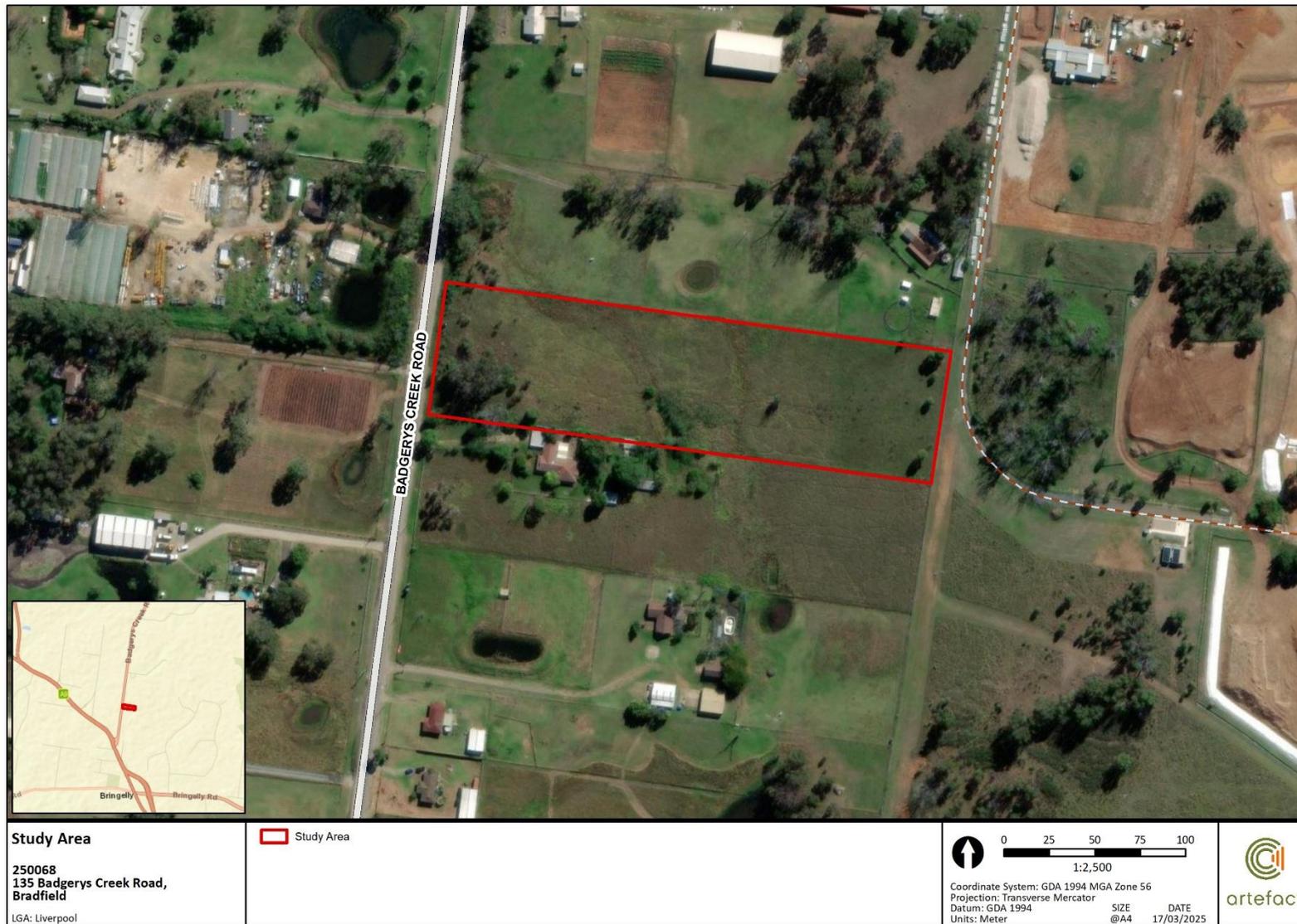


Figure 1: Location of study area

1.3 Methodology

This SoHI identifies listed heritage items within the vicinity of the study area and assesses the heritage impact of the proposed development on the heritage places and provides recommendations and mitigation measures to minimise the heritage impact. It includes a summary history of the locality and place, identification of relevant heritage listings and reasons for their listing, assesses possible heritage impacts arising from the works, and offers recommendations to mitigate any impacts while enabling the required project outcomes.

This report was informed by a review of the following existing documentation:

- Heritage NSW databases including the SHR, Local Environmental Plans (LEPs) and Section 170 (s170) Heritage & Conservation Register listings, and non-statutory heritage databases such as the Register of the National Trust and the National Trust of Australia (NSW)
- Existing heritage studies and reports for the study area and locality
- Background historical literature including local history studies and resources, primary historical records and aerial photography.

This report was prepared in accordance with the principles and procedures established by the following documents:

- *Guidelines for preparing a statement of heritage impact*³
- *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*⁴
- *Assessing heritage significance—Guidelines for assessing places and objects against the Heritage Council of NSW criteria*.⁵

1.4 Author identification and acknowledgements

This report was prepared by Jonny Love (Senior Heritage Consultant). The Aboriginal historical background was prepared by Dr Stephen Gapps (Senior Associate – Historian), with mapping input provided by Mike Douglas (GIS Officer). Sarah-Jane Zammit (Senior Associate) provided technical input and Josh Symons (Technical Director) managed Quality Assurance review.

1.5 Limitations

This report provides an assessment of built heritage and its values only and does not assess Aboriginal cultural heritage or historical archaeology. For an assessment of Aboriginal archaeological resources within the study area, please see the Archaeological Technical Report (ATR), the Aboriginal Cultural Heritage Assessment Report (ACHAR), and Archaeological Test Excavation Report (ATER) prepared by Artefact Heritage.⁶ For a preliminary assessment of historical archaeological resources

³ Heritage NSW, 2023B. Guidelines for preparing a statement of heritage impact.

⁴ Australia ICOMOS 2013 The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance.

⁵ NSW Government, Department of Planning and Environment, Assessing Heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria, 2023.

⁶ Artefact Heritage and Environment (2025), Archaeological Technical Report: 135 Badgerys Creek Road, Bradfield, Report prepared for Creative Vision; Artefact Heritage and Environment (2025), Aboriginal Cultural Heritage Assessment Report: 135 Badgerys Creek Road, Bradfield, Report prepared for Creative Vision; Artefact Heritage and Environment (2025), Archaeological Test Excavation Report: 135 Badgerys Creek Road, Bradfield, Report prepared for Creative Vision.

within the study area, please see the Historical Heritage Advice Memo (HHAM) prepared by Artefact Heritage.⁷

This report uses historical documentation prepared by third party heritage professionals. Desktop historical research has been undertaken to supplement this existing information. This report only assesses listed heritage items within the vicinity of the study area which may be impacted by the development proposal (illustrated below in Figure 4).

⁷ Artefact Heritage and Environment (2025), Historical Heritage Advice Memo: 135 Badgerys Creek Road, Bradfield, Report prepared for Creative Vision.

2.0 LEGISLATIVE CONTEXT

2.1 Overview

This section discusses the heritage management framework, notably legislative and policy context, applicable to the proposed development and study area.

2.2 Identification of heritage listed items

Heritage listed items were identified through a search of relevant state and federal statutory and non-statutory heritage registers:

- World Heritage List (WHL)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- State Heritage Register (SHR)
- Section 170 (s170) Heritage and Conservation Registers
- NSW State Heritage Inventory database
- Schedule 5 of the Liverpool Local Environmental Plan (LEP) 2008
- Schedule 5 of the Camden LEP 2010
- State Environmental Planning Policy (Precincts–Western Parkland City) 2021.

Items listed on these registers have previously been assessed against the heritage assessment guidelines relevant to their peak governing body. Items that are of Commonwealth, National and World heritage significance have been assessed in accordance with the Environmental Protection and Biodiversity Conservation Act 1999 (the EPBC Act). Items of State or Local significance have been assessed against the NSW Heritage Assessment guidelines. Assessments of heritage significance as they appear in relevant heritage inventory sheets and documents, are provided in this assessment. There are several items of legislation that are relevant to the current study area. A summary of the relevant Acts and the potential legislative implications are provided below.

2.3 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legislative framework for the protection and management of matters of national environmental significance, that is, flora, fauna, ecological communities and heritage places of national and international importance. Heritage items are protected through their inscription on the World Heritage List, Commonwealth Heritage List, or the National Heritage List. The EPBC Act stipulates that a person who has proposed an action that will, or is likely to, have a significant impact on a World, National or Commonwealth Heritage site must refer the action to the Minister for Sustainability, Environment, Water, Population and Communities (hereafter Minister).

The Minister will then determine if the action requires approval under the EPBC Act. If approval is required, an environmental assessment would need to be prepared. The Minister would approve or decline the action based on this assessment. A significant impact is defined as “an impact which is important, notable, or of consequence, having regard to its context or intensity.” The significance of the action is based on the sensitivity, value and quality of the environment that is to be impacted, and the duration, magnitude and geographic extent of the impact. If the action is to be undertaken in

accordance with an accredited management plan, approval is not needed and the matter does not need to be referred to the Minister.

2.3.1 The World Heritage Convention

The *Convention Concerning the Protection of World Cultural and National Heritage* (the World Heritage Convention) was adopted by the General Conference of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) on 16 November 1972, and came into force on 17 December 1975. The World Heritage Convention aims to promote international cooperation to protect heritage that is of such outstanding universal value that its conservation is important for current and future generations. It sets out the criteria that a site must meet to be inscribed on the World Heritage List (WHL) and the role of State Parties in the protection and preservation of world and their own national heritage.

The concept of a buffer zone was first included in the Operational Guidelines for the Implementation of the World Heritage Convention in 1977 and recognises the value of the environment that surrounds a site. The buffer zone acts as an additional layer of protection for World Heritage sites. It is a space that is itself not of outstanding universal value, but that influences the value of a World Heritage site.

2.3.1.1 World Heritage List

There are **no** items listed on the WHL within, or within the vicinity of the study area.

2.3.2 Commonwealth Heritage List

The CHL was established under the EPBC Act, to protect Indigenous, historic, and natural heritage places owned or controlled by the Australian Government. The CHL and EPBC Act contain provisions for the management and protection of listed places under Commonwealth ownership or control. These include places connected to defence, maritime safety, communications, customs and other government activities that also reflect Australia's development as a nation.

There are **no** items listed on the WHL within, or within the vicinity of the study area.

2.3.3 National Heritage List

The NHL is a list of places with outstanding heritage value to our nation, including places overseas. So important are the heritage values of these places that they are protected under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). This means that a person cannot take an action that has, will have, or is likely to have, a significant impact on the national heritage values of a national heritage place without the approval of the Australian Government Minister for the Environment.

There are **no** items listed on the NHL within, or within the vicinity of the study area.

2.4 Heritage Act 1977

The NSW *Heritage Act 1977* (Heritage Act) is the primary item of State legislation affording protection to items of environmental heritage in NSW. The Heritage Act is designed to protect both listed heritage items, such as standing structures, and potential archaeological remains or relics.

Under the Heritage Act, 'items of environmental heritage' includes places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW

SHR and are given automatic protection under the Heritage Act against any activities that may damage or affect its heritage significance.

2.4.1 State Heritage Register

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act and is a list of places and objects of particular importance to the people of NSW, including archaeological sites.

To carry out activities within the curtilage of an SHR-listed item, approval must be sought under a Section 60 of the Act. In some circumstances where works are minor in nature and assessed to have minimal impact on the heritage significance of the SHR-listed item, they can be undertaken under a Section 57(2) Exemption⁸ or in accordance with agency or site-specific exemptions.

There are **no** items listed on the SHR within study area.

A summary of SHR listed items within the vicinity of the study area is outlined below:

- Kelvin (SHR no. 00046) (State).⁹

2.4.2 Conservation Management Plan

Under Section 38A of the Heritage Act, if a Conservation Management Plan (CMP) is prepared for an item listed on the SHR, the Heritage Council of NSW may endorse the plan, and use the CMP to make regulations or provisions in relation to the SHR item. A CMP is not required under the Heritage Act, however the Heritage Council of NSW continues to recommend the preparation of CMPs as best practice heritage management documents for places of State Heritage significance and to consider suitable site-specific exemptions.

A CMP has been prepared for the listed SHR item 'Kelvin' (SHR no. 00046) (State):

- Form Architects (2006), *Kelvin Park, 30 The Retreat, Bringelly, Liverpool: Maintenance and Conservation Plan*.¹⁰

2.4.3 Section 170 registers

Under the Heritage Act all government agencies are required to identify, conserve and manage heritage items in their ownership or control. Section 170 (s170) requires all government agencies to maintain a Heritage and Conservation Register that lists all heritage assets and an assessment of the significance of each asset. They must ensure that all items inscribed on its list are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Government on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of items and are based on NSW heritage legislation and guidelines.

There are **no** items listed on s170 Heritage and Conservation registers within, or within the vicinity of the study area.

⁸ Heritage Council of New South Wales, 2021. *Standard Exemptions for Works Requiring Heritage Council Approval*.

⁹ NSW Government, State Heritage Inventory, Kelvin (SHR no. 00046).

¹⁰ Architect and Heritage Consultant: Form Architects (2006), Kelvin Park, 30 The Retreat, Bringelly, Liverpool: Maintenance and Conservation Plan.

2.5 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits.

The EP&A Act also requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act, to provide guidance on the level of environmental assessment required.

- The study area is located within the boundaries of the SEPP (Precincts–Western Parkland City) 2021
- The study area is located within the vicinity of the Liverpool LEP 2008
- The study area is located within the vicinity of the Camden LEP 2010.

2.5.1 Camden Local Environmental Plan 2010

Heritage items listed under Schedule 5 of the Camden LEP 2010 are managed in accordance with the provisions of Section 5.10 Heritage Conservation of the LEP.¹¹

A summary of heritage listed items within the vicinity of the study area is outlined below:

- Cottage (LEP no. I2) (Local).

2.5.2 Liverpool Local Environmental Plan 2008

Heritage items listed on the Liverpool LEP 2008 are managed in accordance with the provisions of the provisions of Section 5.10 Heritage Conservation of the LEP.¹² The Liverpool LEP 2008 no longer applies to the study area and has been superseded by the SEPP (Precincts–Western Parkland City) 2021 which is part of the wider Western Sydney Aerotropolis Plan (WSAP) (2020).

Although the LEP no longer applies to the study area and has been superseded by the SEPP (Precincts–Western Parkland City) 2021, there is one heritage listed item in the vicinity of the study area that is still listed under the Liverpool LEP 2008. This heritage listed item is outlined below:

- Bringelly Public School Group, including schoolhouse and former headmaster's residence (LEP no. 7) (Local).

2.5.3 Western Sydney Aerotropolis Plan (2020)

The first phase of the Western Sydney Aerotropolis Planning Package was finalised in September 2020, and includes the Western Sydney Aerotropolis Plan (WSAP) (2020).¹³ The Plan begins by establishing a vision, objectives and principles to give effect to these objectives. It identifies the intended land use planning outcomes for each of the 10 precincts and a sequenced approach to

¹¹ NSW Government, Camden Local Environmental Plan 2010, Schedule 5, Section 5.10: Heritage Conservation.

¹² NSW Government, Liverpool Local Environmental Plan 2008, Schedule 5, Section 5.10: Heritage Conservation.

¹³ NSW Government, *Western Sydney Aerotropolis Plan*, September 2020.

precinct planning that optimises investment in major infrastructure and creates the impetus to activate the Aerotropolis early.

The plan defines how the broader region's environment, waterways, strategic transport network, infrastructure and economy will combine to transform the Aerotropolis into a contemporary metropolitan city. Complementing Liverpool, Penrith and Campbelltown, the Aerotropolis will be part of the metropolitan city cluster at the heart of the Western Parkland City. The Plan introduces statutory mechanisms to implement the vision and objectives.¹⁴

The study area is located within the following WSAP precinct:

- Aerotropolis Core Precinct (Figure 2).

¹⁴ NSW Government, Western Sydney Aerotropolis Plan, September 2020.

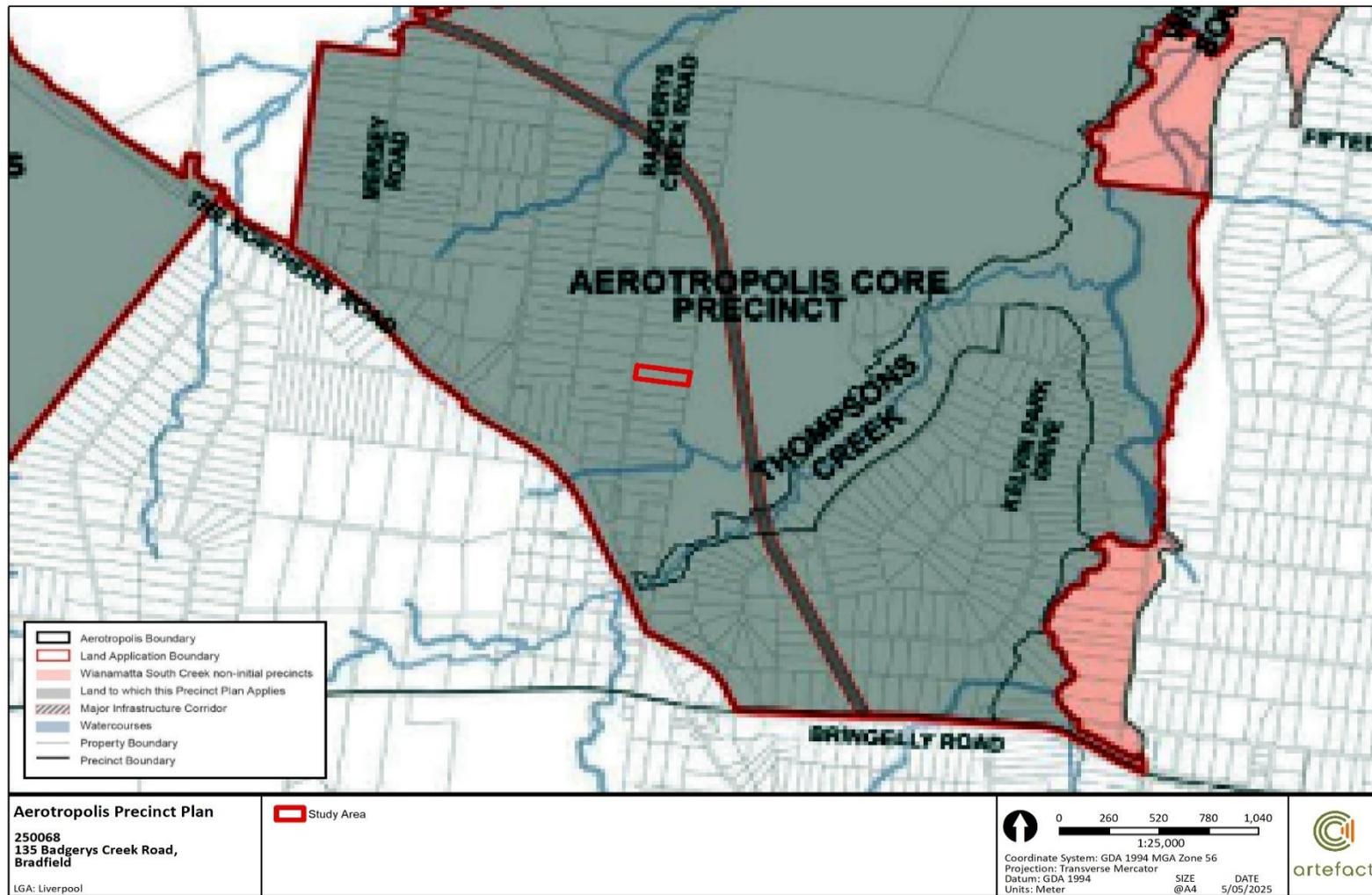


Figure 2: Aerotropolis Precinct Plan Application Map with the location of the study area within the Aerotropolis Core Precinct¹⁵

¹⁵ Western Sydney Aerotropolis Plan, 2020.

2.5.4 State Environmental Planning Policy (Precincts–Western Parkland City) 2021

Heritage items listed under the State Environmental Planning Policy (SEPP) (Precincts–Western Parkland City) 2021 are managed in accordance with the development controls of Section 5.10 Heritage Conservation of the SEPP. The objectives of the SEPP (Precincts–Western Parkland City) 2021 for historical heritage conservation are:¹⁶

- a) to conserve the environmental heritage of the land to which this Policy applies, and
- b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, and

The SEPP (Precincts–Western Parkland City) 2021 then specifies development consent is required for the following:¹⁷

- a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)–
 - i. a heritage item
 - iii. a building, work, relic or tree within a heritage conservation area,
- b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 2 in relation to the item,
- e) erecting a building on land–
 - i. on which a heritage item is located or that is within a heritage conservation area, or
- f) Subdividing land–
 - i. on which a heritage item is located or that is within a heritage conservation area, or

The SEPP (Precincts–Western Parkland City) specifies development consent is not required for the following:¹⁸

- a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—
 - i. is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - ii. would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- d) the development is exempt development.

¹⁶ NSW Government, NSW legislation, State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Part 4.4 Development controls–general, Section 4.26.

¹⁷ NSW Government, NSW legislation, State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Part 4.4 Development controls–general, Section 4.26.

¹⁸ NSW Government, NSW legislation, State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Part 4.4 Development controls–general, Section 4.26.

The SEPP (Precincts–Western Parkland City) specifies the consent authority may require a heritage management document for the following:¹⁹

- a) on land on which a heritage item is located, or
- b) on land that is within a heritage conservation area, or
- c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

There are **no** items listed under the Schedule 2 (Environmental heritage–Western Sydney Aerotropolis) of the SEPP (Precincts–Western Parkland City) within the study area.

A summary of heritage items listed under the Schedule 2 (Environmental heritage–Western Sydney Aerotropolis) of the SEPP (Precincts–Western Parkland City) within the vicinity of the study area is outlined below:

- Kelvin (SEPP no. I3) (State)
- Mount Pleasant homestead (SEPP no. I4) (Local).

2.5.5 Western Sydney Aerotropolis Development Control Plan 2022 (September 2024)

The Western Sydney Aerotropolis Development Control Plan (WSA–DCP) supplements the WSAP and the SEPP (Precincts–Western Parkland City) by providing detailed planning and design guidance for new development.²⁰ The WSA–DCP is not a statutory document, but rather an additional set of planning guidelines. The DCP particularly mentions development controls in relation to the maintenance of historic views and vistas.

Section 2.2.2 of the WSA–DCP outlines the considerations and procedures relating to non-Aboriginal and European heritage. The objective is to provide appropriate conservation and management of non-Aboriginal heritage in the Western Sydney Aerotropolis area. The relevant design objectives for historical heritage are as follows:²¹

- 01. Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item and its setting
- 04. Ensure the continued relevance of historic value through long-term heritage conservation outcomes that reflect the history of the Aerotropolis area.

Appendix D of the WSA–DCP also outlines the required supporting documentation for development applications in relation to built heritage. The required assessments are as follows:²²

D.25 Heritage Impact Statement

- *A Heritage Impact Statement provides a detailed account of the heritage significance of an identified heritage item or conservation area that may be*

¹⁹ NSW Government, NSW legislation, State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Part 4.4 Development controls–general, Section 4.26.

²⁰ NSW Government, Western Sydney Aerotropolis: Aerotropolis Phase 2 Development Control Plan, November 2022 and September 2024.

²¹ NSW Government, Western Sydney Aerotropolis: Aerotropolis Phase 2 Development Control Plan, November 2022 and September 2024.

²² NSW Government, Western Sydney Aerotropolis: Aerotropolis Phase 2 Development Control Plan, November 2022 and September 2024.

impacted by a proposed development (whether or not there is a heritage item or conservation area that may be impacted by a proposed development (whether or not there is a heritage item or conservation area that may be impacted by a proposed development (whether or not there is a heritage item on the subject site or nearby)

- *The statement is to detail what impact the proposed work will have on the heritage significance of the item and what design and construction measures can be implemented to ensure the preservation and conservation of heritage.*
 - *A Heritage Impact Statement is to be prepared for any Das on sites containing a heritage item, adjacent to a site with a heritage item or sites located within a Heritage Conservation Area.*
 - *Ensure planning, urban design and development activities and integrates heritage items into new developments in a sensitive way in accordance with*
 - (a) *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter) 2013;*
 - (b) *Better Placed: Design Guide for Heritage by Government Architect NSW;*
 - (c) *Design in Context: Guidelines for Infill Development in the Historic Environment by NSW Heritage Office & Royal Australian Institute of Architects NSW Chapter*
 - (d) *New Uses for Heritage Places: Guidelines for the adaptation of Historic Buildings and Sites by NSW Heritage Office & Royal Australian Institute of Architects NSW Chapter.*
 - *The Heritage Impact Statement must be prepared by an experienced and qualified heritage consultant.*
-

2.5.6 Western Sydney Aerotropolis Precinct Plan (2024)

The study area is within lands to which the Western Sydney Aerotropolis Precinct Plan (WSAPP) applies, which was finalised in September 2024.²³ The Precinct Plan is primarily used to assess development applications and provides further details on expectations for development in the Aerotropolis. In assessing a development application, the consent authority is to consider:²⁴

- Whether the application is accompanied by an assessment of consistency with the WSAP and this Precinct Plan, as required by clause 275C of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation); and

²³ NSW Government, Department of Planning, Housing and Infrastructure: Western Sydney Aerotropolis Precinct Plan, September 2024.

²⁴ NSW Government, Department of Planning, Housing and Infrastructure: Western Sydney Aerotropolis Precinct Plan, September 2024, Section 1.3.

- If the application is not consistent with one or more Precinct Plan requirements, whether the application is accompanied by a statement to vary the Precinct Plan in accordance with the provisions of the Aerotropolis SEPP.

Non-Aboriginal and European heritage objectives and requirements of the WSAPP are provided in Section 4.4.²⁵ Non-Aboriginal and European heritage objectives of the WSAPP are listed below in Table 2 and requirements are listed below in Table 3.

Table 2: Non-Aboriginal and European heritage objectives

Objective Number	Detail
NA01	Retain links to the history and cultural significance of the land through appropriate conservation and management of heritage items.
NA02	Design and develop in the vicinity of heritage items to protect the heritage significance of the item and its setting.

Table 3: Non-Aboriginal and European heritage requirements

Requirement Number	Detail
NA1	Existing heritage items and their significant elements are to be retained and managed, including implementation of adaptive re-use and land uses which ensure the long term conservation viability of heritage items.
NA2	Position new development, including the design of subdivision and buildings, to maintain visual links, context and significance of the heritage item and its setting.
NA3	Investigate the significance of potential heritage items identified on Figure 4. Where investigations identify heritage values, a heritage management plan is to be prepared outlining the required measures to conserve these values.

The Western Sydney Aerotropolis Precinct Plan map does not identify any heritage items within the study area (Figure 3).

²⁵ NSW Government, Department of Housing and Infrastructure, Western Sydney Aerotropolis Precinct Plan, September 2024.

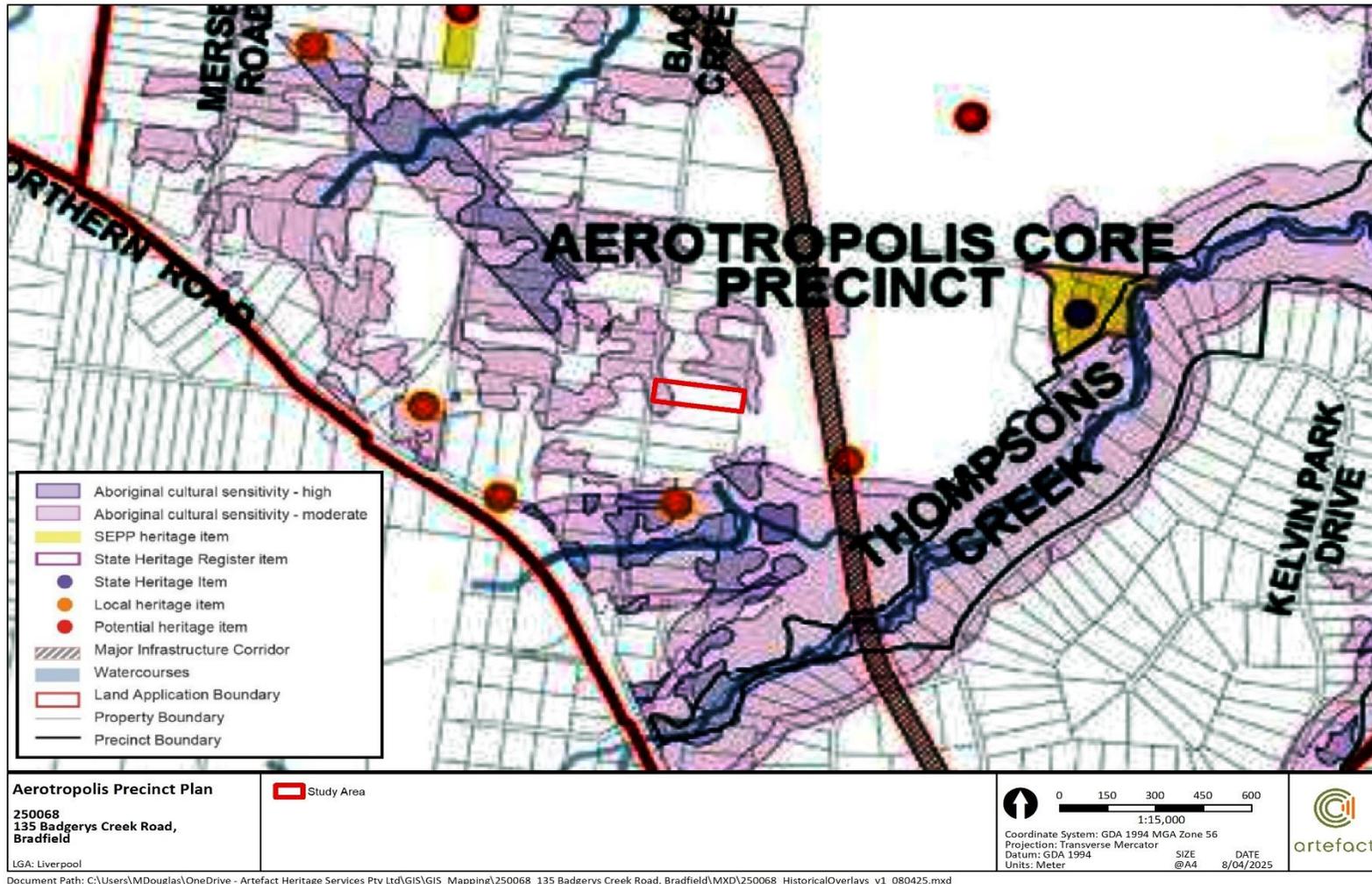


Figure 3: Western Sydney Aerotropolis Precinct Plan with the location of the study area outlined in red. Note that no heritage items have been identified within the study area²⁶

²⁶ NSW Government, Department of Planning, Housing and Infrastructure: Western Sydney Aerotropolis Precinct Plan, September 2024.

2.6 Summary

A search of all relevant heritage registers was undertaken in June 2025. The study area is not located within the curtilage of any heritage listed items. The study area is within the vicinity of four heritage listed items as outlined in Table 4 and shown in Figure 4.

Table 4: Summary of statutory register search results

Item name	Register	Listing ID	Significance	Distance to study area
Kelvin	SHR	SHR no. 00046	State	~990 m northeast
	SEPP (Precincts – Western Parkland City) 2021	SEPP no. 13		
Mount Pleasant homestead	SEPP (Precincts – Western Parkland City) 2021	no. 14	Local	~1.23 km northwest
Cottage	Camden LEP 2010	no. 12	Local	~1.91 km south
Bringelly Public School Group, including Schoolhouse and former headmaster's residence	Liverpool LEP 2008	no. 7	Local	~1.4 km south

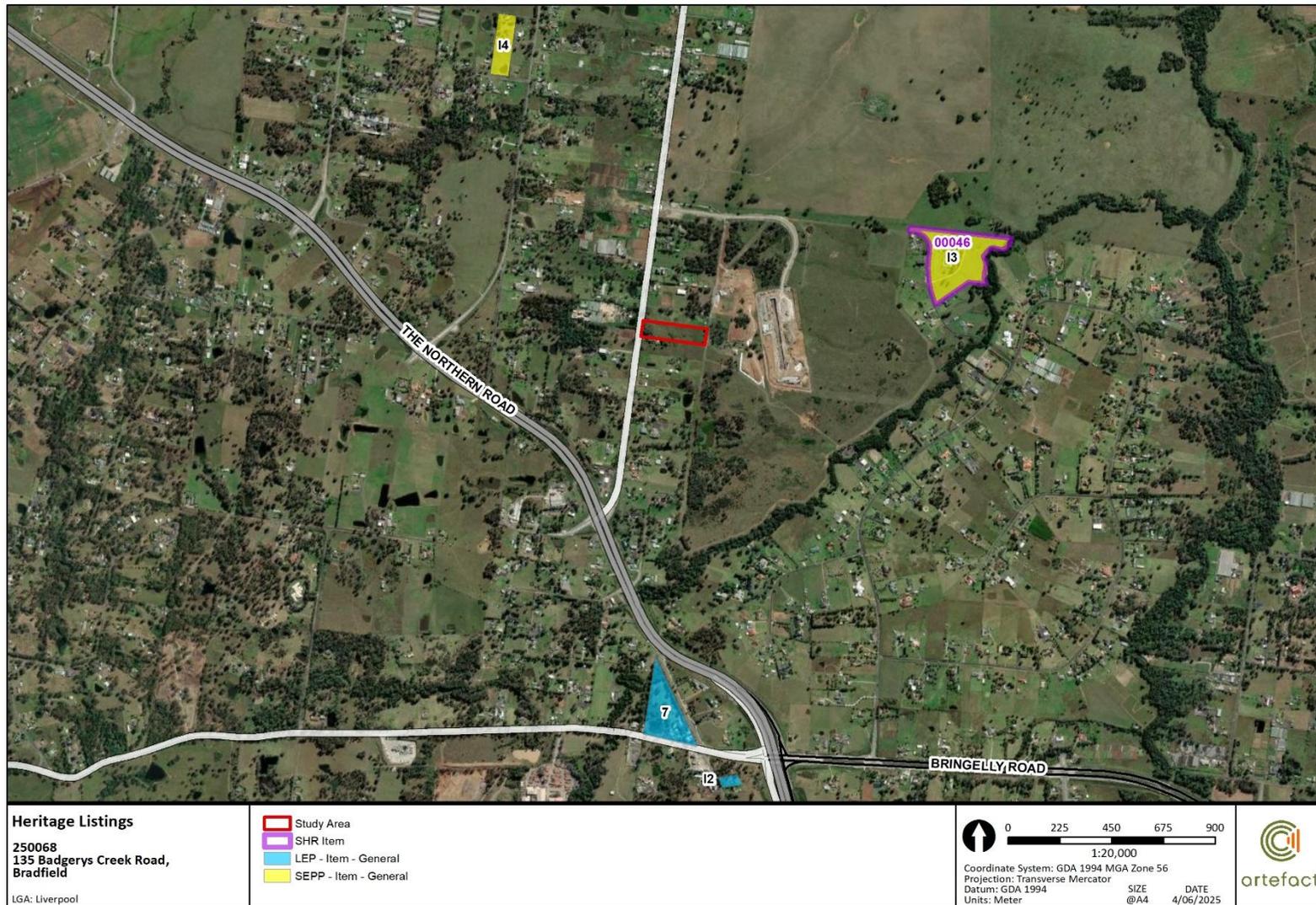


Figure 4: Heritage items within the vicinity of the study area

3.0 HISTORICAL BACKGROUND

3.1 Aboriginal histories

3.1.1 Sydney region

Many Aboriginal people, like other Indigenous or First Nations people around the world, say they have been living on Country for ‘time immemorial’ – that they have always been here, and their origins lie in the creation of the land and animals. As Elder Aunty Jenny Munro expresses:

‘...from time immemorial, we believe as Aboriginal people, Australia has been here from the first sunrise, our people have been here along with the continent, with the first sunrise. We know our land was given to us by Baiami, we have a sacred duty to protect that land’

Over the last few decades, archaeologists’ knowledge of deep human time in Australia has expanded from just a few thousand years in the 1950s, to 25,000 years in the 1960s, then 40,000 years, to now around 60,000 years or more.²⁷

Archaeological evidence of Aboriginal people living in the Sydney region from Shaw’s Creek west of the Dyarubbin (Nepean) River is dated at around 14,000 years ago and numerous other sites in the area have been dated at around 15,000 ago. While Cranebrook Terrace, near Penrith in Western Sydney, has been dated to 41,700 years and a site near Parramatta at 30,000 years old, there is growing consensus among archaeologists and historians that people have lived across the Sydney region from around 50,000 years ago.²⁸

Given the devastating impact of violent dispossession and disease upon Aboriginal people in the Sydney region during colonisation, the precise identification of language groups and historical traditional lands or Country for a given area is often difficult today. However, it is widely accepted that the south west area of the Sydney basin is Darug Country. Gandangara people were often referred to by early colonists as the ‘mountains tribe’ and lived mainly to the south and west of the Nepean River, though there is evidence for shared hunting and ceremonial occasions on the north and eastern side of the river.²⁹

3.1.1 Bradfield, Bringelly, Kemps Creek and Badgerys Creek region

Badgerys Creek, Thompsons Creek, Kemp’s Creek, and Eastern Creek all flow into Wianamatta-South Creek, which flows north through St Marys and meets the Nepean River near Windsor. While not all the creek lines appear to have been directly associated with Darug groups, many people were certainly later described by Europeans such as the ‘South Creek Tribe’ or the ‘Mulgoa Tribe’. Prior to

²⁷ Belshaw, Nickel & Horton, 2020. ‘Histories of Indigenous Peoples and Canada’; Griffith, 2018, *Deep Time Dreaming*, p. 112; Karskens, *The Colony. A history of early Sydney*, 2009, p 25. Munro in Currie, *An Aboriginal history of Willoughby*, 2008, p. 4.

²⁸ Attenbrow, 2010, *Sydney’s Aboriginal past*, pp 18-20; Nanson, Young & Stockton, 1987, ‘Chronology and palaeoenvironment of the Cranebrook Terrace’, p. 77; Williams, et al., 2017, ‘The Cranebrook Terrace revisited’, pp 100-109; Attenbrow, 2012, ‘Archaeological evidence of Aboriginal life in Sydney’. See Williams et al., 2012, ‘A terminal Pleistocene open site on the Hawkesbury River’ for comparison of site ages along Dyarubbin. Karskens, Burnett & Ross are confident that ‘Aboriginal people were living on Dyarubbin/ the Nepean River as long as 50,000 years ago’ (2017, ‘Traces in a Lost Landscape’, p. 4).

²⁹ This historical overview does not seek to contest traditional or current definitions of affiliation with Country and acknowledges that multiple interpretations of such identity may exist. Gapps, *Cabrogal to Fairfield* pp. 30-33; Murray and White, *Dharug & Dungaree*, p. 20.

colonization, Aboriginal people in the relatively resource rich Sydney region lived in extended family groups estimated at around 30 to 50 people. These groups were associated with certain territories or places that gave clan members particular social and economic rights and obligations. Each of the estimated 30 clans in the Sydney region had a name often associated with a place or resource such as the Cabro (Gabra) gal (people) at modern day Cabramatta.

Clan groups moved around a defined area in response to changing seasons and the availability of food and other resources. European observers mistakenly took this as a nomadic lifestyle, when in fact they moved around a 'limited and deeply known' area. There were also forms of more sedentary agriculture and aquaculture, and villages such as those described by early colonial diarists at Kamay-Botany Bay and later accounts of '70 huts' at Bent's Basin on the Nepean River west of Sydney.³⁰

People living inland across the Cumberland Plain focused on hunting small animals, gathering plants and catching freshwater fish and eels (Figure 5). Banksia flowers, wild honey, varieties of yam and burrawang nuts (macrozamia - a cycad palm with poisonous seeds that require processing to remove toxins) were recorded as important food sources. Xanthorrhoea, also known as the grass tree, had many uses - the nectar was eaten, the stalk used as a spear and the resin as a glue. Small animals such as bandicoots and wallabies were hunted with traps and snares. Watkin Tench noted the skill in cutting toeholds in trees to swiftly climb to hunt possums.³¹

The landscape and environment before Europeans arrived was a finely managed one. In 1804 Henry Waterhouse described the land around Cowpastures as 'a beautiful park, totally divested of underwood, interspersed with rich, luxuriant grass ... except where recently burnt'.

These forests that had been managed by many generations of Aboriginal people through such methods as what is known as 'firestick farming'. Fire was an important tool and also used to open up tracks, to 'clean country', drive animals into the paths of hunters, cooking, warmth, treating wood, cracking open stones and for a place to gather, dance and share stories and knowledge (Figure 6).³²

The Sydney region was a landscape rich with the imprints of activity, art and culture such as rock engravings and paintings, scarred and carved trees, ceremonial rock and mound structures, cooking ovens, villages of bark huts, stone tool quarries, grinding grooves and tool-making sites, burial and other shell middens, and other artefacts. All this activity had a lasting impact on the landscape, and many elements such as rock engravings, in particular, survive or have been kept intact or cared for by community members. Over time, many Aboriginal pathways were taken up by the colonists and made into roads, some still on the same routes today.³³

³⁰ Gapps, 2010, *Cabrogal to Fairfield City*, pp 26-60; Attenbrow, 2010, *Sydney's Aboriginal past*, P. 78; Karskens, 2009, *The Colony*, p. 36; Gammage, 2012, *The biggest estate on earth*, P. 281-304.

³¹ Tench, 1793 [2004], *A complete account of the settlement at Port Jackson*, p. 82, 230; Kohen, 1985, *Aborigines in the west*, p. 9; Attenbrow, 2010, *Sydney's Aboriginal past*, P. 41.

³² Waterhouse quoted in *Historical records of New South Wales* Vol. 5 (Bladen, 1897, p. 359); White, 1790 [2003], 'Journal of a Voyage to New South Wales', p. 163; Gammage, 2012, *The biggest estate on earth*, pp 163-185; Griffith, 2018, *Deep time dreaming*, P. 240.

³³ Griffith, 2018, *Deep time dreaming*, P. 241; Gammage, 2012, *The biggest estate on earth*, p. xix; Attenbrow, 2012, *Sydney's Aboriginal past*.

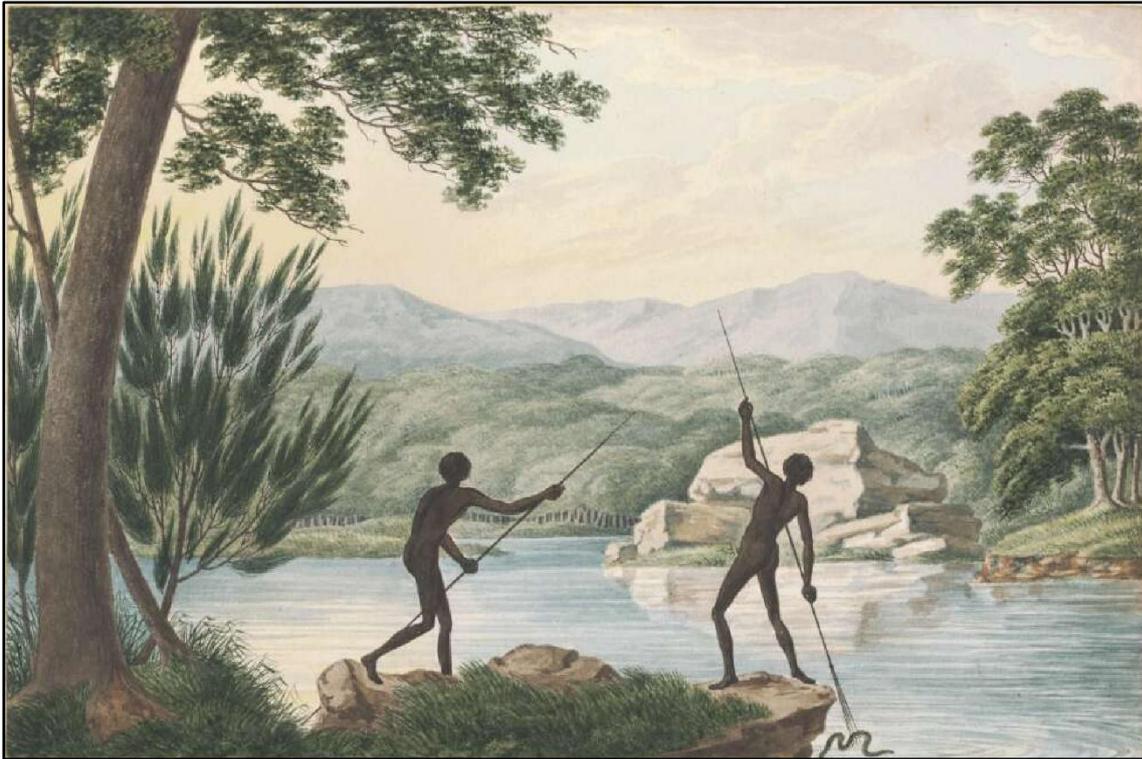


Figure 5: Sketch by Joseph Lycett of two Aboriginal men spearing eels, c. 1817³⁴



Figure 6: Sketch by Joseph Lycett of Aboriginal men hunting wildlife and 'cleaning Country'³⁵

³⁴ Two Aboriginal Australian men fishing for eels, New South Wales, ca. 1817 [picture]/[Joseph Lycett], accessed <https://nla.gov.au/nla.obj-138499671/view>.

³⁵ The University of Newcastle, The Lycett Album ca. 1820: Aboriginal People of Newcastle and Lake Macquarie in European Colonial Art.

3.2 Early European settlement

3.2.1 Sydney region – a British colony

The establishment of the British colony of New South Wales in 1788 marked the start of a penal settlement. Following the American War of Independence, Britain, grappling with social turmoil amid profound agricultural, industrial, and societal transformations, confronted the predicament of overcrowded prisons and prison ships. In the absence of a suitable destination for transporting convicts, the discovery and annexation of the east coast of Australia by Lieutenant James Cook in 1770 gained renewed significance. Sir Joseph Banks, a prominent botanist who had accompanied Cook on the voyage, ardently advocated for "Botany Bay" as an ideal location for a new British settlement and convict colony. Motivated by strategic and commercial considerations, the British government resolved to undertake this new colonial initiative.³⁶

The inaugural colony, established in Sydney, comprised approximately 850 convicts, along with their Marine guards and officers, under the leadership of Governor Arthur Phillip. Arriving at Botany Bay in the "First Fleet" of nine transport ships accompanied by two small warships in January 1788, the settlers found the area unsuitable for habitation. For this reason, the British chose to establish the settlement at Sydney Cove (known as Port Jackson) where the first Governor's House was constructed (Figure 7 and Figure 8).

3.2.2 Sydney region – Aboriginal land with a British colony

The local Aboriginal people were increasingly displaced from Country following this European settlement and devastated by violent clashes and new diseases including what Aboriginal people called smallpox or galgala. Despite the massive death and disruption to Aboriginal lives across Sydney from the smallpox disease, in 1790s resistance warfare against the colonizers began largely under the leadership of the famous warrior Pemulwuy. At one-point settlers gathered 'what arms they could' and 'seven or eight' Aboriginal people were 'killed on the spot' in what was the first recorded massacre of Aboriginal people in the British colony. This 'constant sort of war' as one colonist described it, continued until Governor Macquarie ordered the now infamous military campaign across the Sydney region that ended in the Appin Massacre of April 17th, 1816.³⁷

Sydney Aboriginal society was not static and did not cease after contact with Europeans. Both material and cultural traditions of Aboriginal Sydney continued after the devastation to Aboriginal society, sometimes for example, by incorporating non-Aboriginal materials in traditional elements such as using glass and ceramics to make spear points and other tools. Twenty-nine engraved and pigment art sites have been dated to the period after European arrival. Some creation and other stories told to R. H. Mathews by Gandangarra people in 1901 were carried on for generations and survive today.³⁸

³⁶ Parliament of New South Wales, '1788 to 1810' - Early European Settlement.

³⁷ Gapps, 2018, *The Sydney Wars*, pp 125-155, 226-255.

³⁸ Irish & Gowan, 2013, *Where's the evidence? The archaeology of Sydney's Aboriginal history*, p. 61. There are several sites in Western Sydney where flaked glass has been recorded, for example at Prospect and Oran Park (Artefact Heritage, 2022, 'Aspect Industrial Estate', p. 18). See also Goward, 2011, 'Aboriginal glass artefacts of the Sydney region'; Smith & Jennings, 2011, 'The petroglyphs of Gundungurra Country', P. 241.

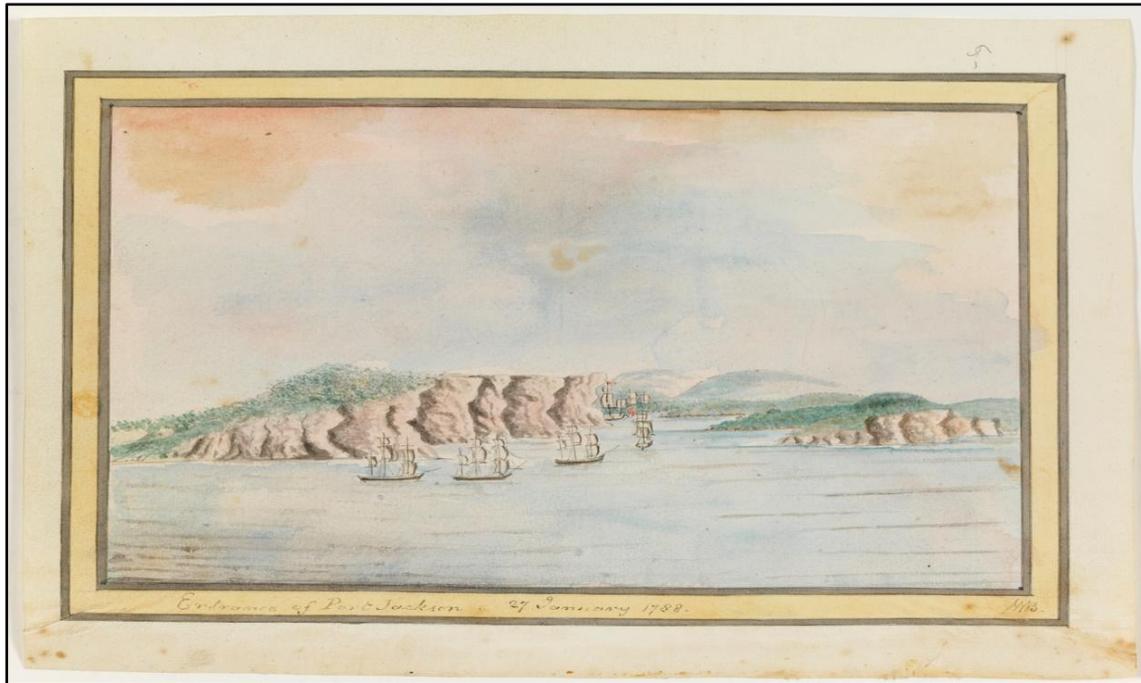


Figure 7: The British colony at the entrance of Port Jackson, 1788³⁹

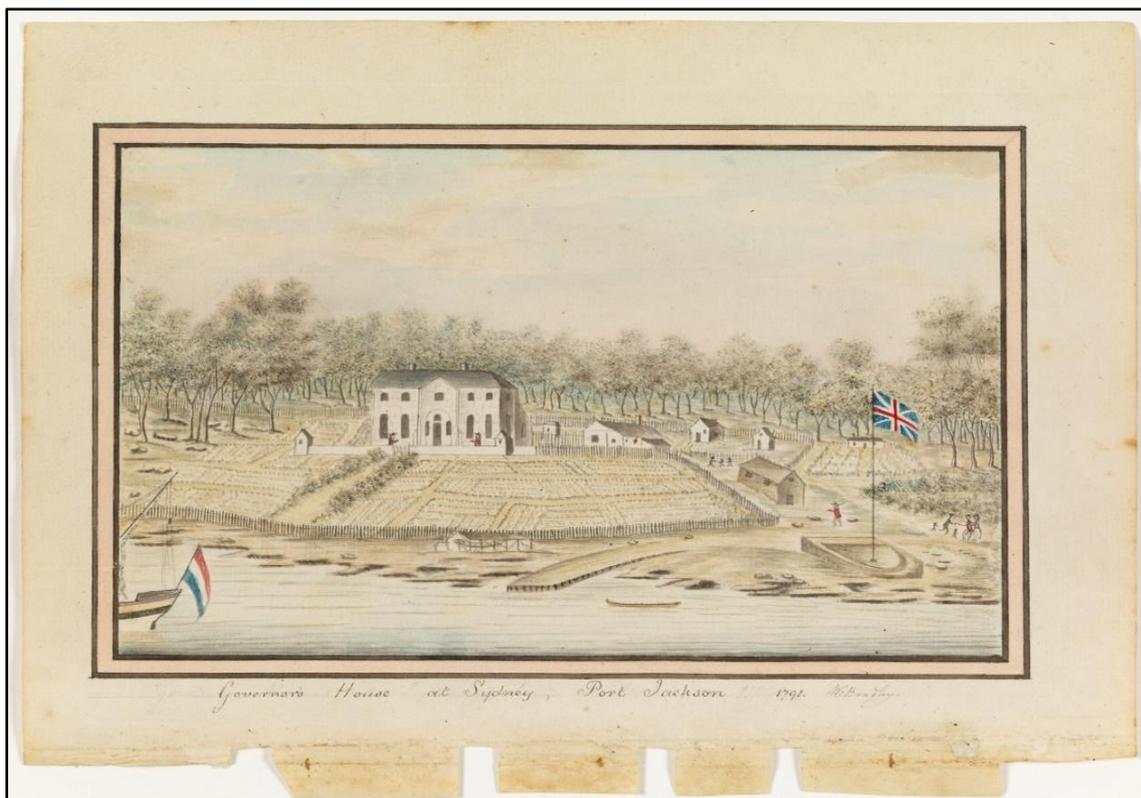


Figure 8: Governor's House at Sydney, 1791⁴⁰

³⁹ State Library New South Wales, William Bradley drawings from his journal 'A Voyage to New South Wales', ca. 1802.

⁴⁰ State Library New South Wales, William Bradley drawings from his journal 'A Voyage to New South Wales', ca. 1802.

3.2.3 Resistance warfare and conflict, 1814–1816

The summers of 1812 and 1813 had been dry, and by early 1814 the entire greater Sydney region was in a period of drought. In May 1814 the Gazette reported 'violences between the natives and ourselves, which from the tranquillity and good understanding that for the last 5 or 6 years' it had hoped 'were not again likely to occur.' But in February and May there were attacks at George Cox's farm at Mulgoa and at Governor Macquarie's private secretary John Thomas Campbell's farm near Wallacia.⁴¹

The conflict soon spread to the Appin district as relations between Dharawal peoples and the colonist population soured. Raids and killings took place, which left settlers clamouring for action. Macquarie immediately requested more troops and arms from Britain and continued earlier efforts to expand the constabulary and encouraged the formation of civilian paramilitary 'Associations'. He ordered a 'a small military Party to the disturbed District' but was disappointed that on the troops' arrival 'the Natives retired without being attacked or Suffering in any degree for their temerity'.

Macquarie's hopes were soon dashed. In June, there were apparently 'hordes of natives' near the 'Cow Pasture Settlement' creating 'considerable alarms among the Settlers' many of whom were fleeing like war refugees; 'wives and children have forsaken their dwellings and sought shelter in securer places'. In what was a remarkable and alarming report if true, the Gazette newspaper continued:⁴²

'The natives of Jarvis's Bay are reported on good authority to have coalesced with the mountain tribes [and] ... have declared a determination, that when the Moon shall become as large as the Sun, they will commence a work of desolation, and kill all the whites before them'.

It seemed that what was in effect a declaration of war had been made.

Across the region settlers and shepherds were 'leaving their flocks behind to the mercy of the storm.' Macquarie later noted that 'many of the Settlers have entirely Abandoned their Farms in Consequence of the late Alarming Outrages'. For the traditional owners in the southwest of Sydney, this was a tactical victory in limiting colonial expansion into their homelands. The response from Governor Macquarie was to commence the largest military campaign the colony had yet seen and would ever witness.⁴³

On 18 March Governor Macquarie wrote to Lord Bathurst in London informing him that 'the Native Blacks of this Country, Inhabiting the distant Interior parts, have lately broke out in Open Hostility against the British Settlers residing on the Banks of the River Nepean near the Cow Pastures, and have Committed most daring Acts of Violence on their Persons and Depredations on their Property' and that 'no less than five White Men have been lately Killed by the Natives'. The governor's response was to send a military detachment 'so as to Strike them with Terror against Committing Similar Acts of Violence in future.' He wanted to 'drive the Hostile Natives across the mountains' and clear 'the Country of them entirely'.⁴⁴

On 9 April Macquarie issued Captain Schaw of the 46th Regiment a detailed set of instructions. While there was no formal declaration, Macquarie's instructions had all the hallmarks of a campaign during wartime;

⁴¹ Turbet, P. (2010), *The Fist Frontier: The Occupation of the Sydney Region: 1788 to 1816*, P. 194-198.

⁴² Gazette, 4 June 1814.

⁴³ Gapps, 2022.

⁴⁴ Gazette, 30 March and 4 May 1814.

On any occasion of seeing or falling in with the Natives ... they are to be called on, by your friendly Native Guides, to surrender themselves to you as Prisoners of War.

If they refused to surrender, Schaw was ordered 'to fire upon and compel them to surrender'. After destroying their weapons, any dead were to be 'hanged up on trees in conspicuous situations, to strike the Survivors with the greater terror'. Any Aboriginal people encountered at all – including women and children – were to be held and delivered up as 'Native Prisoners of War' to Windsor or Parramatta to prevent intelligence of the campaign spreading.

On the 16th of April, Wallis continued the search and that night received news that a band of Aboriginal people with 'seven murderers among them' were camped near Broughton's 'Lachlan Vale' farm. One of them was apparently the famed warrior Cannabaygal.⁴⁵

Thomas Noble, a convict servant of William Sykes, led Wallis and his soldiers through the darkness to the place he had seen an encampment. Wallis later reported that when they arrived there, 'the fires were burning but deserted'. In what was a common tactic to reduce the element of surprise, the group were in fact sleeping a short way away from their decoy campfires.

Wallis was about to leave when the soldiers heard a child crying nearby. He quickly 'formed line ranks, entered and pushed on through a thick brush towards the precipitous banks of a deep rocky creek'. Wallis provided only a short description of what occurred next;

'...the dogs gave the alarm and the natives fled over the cliffs, a smart firing now ensued – it was moonlight the grey dawn of morn appearing so dark as to be able only to discern their figures bounding from rock to rock ...'

Considering the tense situation of military patrols in the area, the camp may well have been deliberately situated in a position that offered a viable escape route from a surprise attack. Steep, rocky terrain would have made pursuit difficult and offered an escape route – if given some warning. However, the decoy campfire had failed and the sound of a child crying just at the wrong moment had given the soldiers the opportunity to approach swiftly. If this was indeed an escape route, it now turned into a death trap.⁴⁶

On the 4th of May, Macquarie issued a proclamation designed to set the colony at rest over the period of warfare. It was to be 'stuck up in the most conspicuous and frequently resorted places, read out at church services and published in the Gazette'. It outlined how the campaign had served to 'strike Terror amongst the surviving Tribes, and deter them from the further Commission of such sanguinary Outrages and Barbarities.'

He also introduced four regulations for Aboriginal people that were to be 'rigidly enforced'. None would in future be allowed within a mile of any town or farm carrying spears or other weapons 'on Pain of being deemed and considered in a State of Aggression and Hostility, and treated accordingly'. No more than six Aboriginal people could congregate at farms, and spear-throwing contests were banned. Any Aboriginal person wishing to live peaceably among the colonists would be required to carry a passport, signed by Macquarie, to prevent the person being molested or injured by anyone. The colonists in the Appin area may well have believed conflict would continue there. While further historical and archaeological investigation may reveal more detail, several extant early colonial stone

⁴⁵ Turbet, P. (2010), *The Fist Frontier: The Occupation of the Sydney Region: 1788 to 1816*, P. 241.

⁴⁶ Stephen Gapps (2018), *The Sydney Wars – Conflict in the early colony 1788-1817*, Sydney.

buildings on the Appin plateau such as the 'Beulah' homestead and at 'The Vines' show defensive architectural elements such as rifle slits.⁴⁷

3.2.4 After the Sydney Wars

After the end of the Sydney Wars in 1816, many Aboriginal people in the southern Sydney region found work on farms or in guiding and tracking. Bundle, from the 'Cowpastures Tribe' was recommended to become a constable at Minto. Other families camped and worked on farms – some at the Macarthurs' 'Camden Park' and 'Denham', where the Macarthurs allotted an area of land for Aboriginal people to live on, and this became a meeting place for people travelling, with corroborees noted as being held with hundreds of people for many years at least through the 1820s. In 1826 the so-called 'Liverpool Tribe' were, along with the 'Illawarra districts' reported to be in 'hostilities' with the 'Cowpastures Tribe' – suggesting traditional disputes were still being settled.⁴⁸

Sydney Aboriginal society was not static and did not cease after contact with Europeans. Both material and cultural traditions of Aboriginal Sydney continued after the devastation to Aboriginal society, sometimes for example, by incorporating non-Aboriginal materials in traditional elements such as using glass and ceramics to make spear points and other tools. Twenty-nine engraved and pigment art sites have been dated to the period after European arrival. Some creation and other stories told to R. H. Mathews by Gandangarra people in 1901 were carried on for generations and survive today.⁴⁹



Figure 9: Sketch by Joseph Lycett of Aboriginal men resting by the campfire for the night⁵⁰

⁴⁷ Stephen Gapps (2018), *The Sydney Wars – Conflict in the early colony 1788-1817*, Sydney.

⁴⁸ Gapps, S., 2010. *Cabrogal to Fairfield: a history of a multicultural community*. Fairfield Council, P. 150.

⁴⁹ Irish & Gowan, 2013, '*Where's the evidence? The archaeology of Sydney's Aboriginal history*', p. 61. There are several sites in Western Sydney where flaked glass has been recorded, for example at Prospect and Oran Park (Artefact Heritage, 2022, 'Aspect Industrial Estate', p. 18). See also Goward, 2011, 'Aboriginal glass artefacts of the Sydney region'; Smith & Jennings, 2011, 'The petroglyphs of Gundungurra Country', P. 241.

⁵⁰ Hunter Living Stories, *The Lycett Album ca. 1820: Aboriginal People of Newcastle and Lake Macquarie in European Colonial Art*.

3.3 Early European colonisation of Bringelly

One of the first Europeans recorded in the Bringelly region was George Caley, a government botanist who explored the area in 1802. Soon after, land was granted to a number of prominent colonists with the earliest detected land grant in the Bringelly region issued to Robert Lowe in 1812. Robert Lowe named his land grant 'Birling Gap' (Figure 10). He would later become the magistrate of Bringelly, with his court located near the Bringelly Road and Northern Road intersection. Many convicts who had arrived in Sydney were marched to Liverpool for Labour assignments under Governor Lachlan Macquarie's administration in the early nineteenth century. Robert Lowe regularly assembled the convicts to monitor their movements, as they were not permitted to travel through Bringelly without a signed pass by the Magistrate.⁵¹

During the early nineteenth century, a number of land grants were also issued to other prominent colonists in Bringelly. For example, large portions of land were granted to Judge Advocate Ellis Bent (800 acres), Assistant Surgeon D'arcy Wentworth (1,000 acres), Thomas Laycock (600 acres), and Superintendent of Convicts and former convict himself, William Hutchinson (700 and 220 acres). William Hutchinson's properties became the original site of Bringelly town which was located to the south of the study area.⁵² The region of Bringelly was formerly known to these early European colonists as the Parish of Bringelly, but the town was officially named Bringelly in the 1850s.⁵³

3.3.1 Thomas Laycock and the establishment of Kelvin Park

Thomas Laycock received his 600-acre land grant in 1817 to the east of the study area, which he named 'Cottage Vale' (also later known as the Retreat Farm, the Retreat, Kelvin, and Kelvin Park).⁵⁴ By January 1820, Laycock and his family were living at Cottage Vale.⁵⁵ He constructed a brick homestead, dairy, cellar, coach house and other buildings.⁵⁶ At Cottage Vale, various crops were grown and cattle was raised as Laycock was a large provider of meat to the colonial commissariat.⁵⁷ Major improvements were also undertaken from 1822, with twenty-two convicts – including carpenters and bricklayers – assigned to Laycock and led by William Mitchell.⁵⁸ The presence of carpenters and bricklayers indicates that work on the second, more substantial brick house was occurring in this period. It is possible that the original home on Laycock's land was adapted into a kitchen or convict accommodation after the completion of the new house.⁵⁹ To this day, the homestead at Kelvin Park maintains its colonial Georgian single-storey form and planning and is representative of a gentleman's rural residence of the 1820s.⁶⁰ This homestead is listed as an item of State significance and is located approximately 1 km to the northeast of the study area.⁶¹

⁵¹ Liverpool City Library, Bringelly, accessed <https://mylibrary.liverpool.nsw.gov.au/history/ourstories/suburbs-of-liverpool/bringell>.

⁵² Liverpool City Library, Bringelly, accessed <https://mylibrary.liverpool.nsw.gov.au/history/ourstories/suburbs-of-liverpool/bringelly>.

⁵³ Liverpool City Library, Bringelly, accessed <https://mylibrary.liverpool.nsw.gov.au/history/ourstories/suburbs-of-liverpool/bringelly>.

⁵⁴ Australian Museum Consulting, 2014, p. 22. Cited in: RPS, 2016. *Western Sydney Airport EIS European and other heritage technical report*, p. 27.

⁵⁵ Form Architects, 2006. *Kelvin Park, Bringelly Conservation Management Plan*, p. 15.

⁵⁶ RPS, 2016. *Western Sydney Airport EIS European and other heritage technical report*, p. 27.

⁵⁷ Form Architects, 2006. *Kelvin Park Bringelly Conservation Management Plan*, p. 15.

⁵⁸ Form Architects, 2006. *Kelvin Park Bringelly Conservation Management Plan*, p. 15.

⁵⁹ Form Architects, 2006. *Kelvin Park Bringelly Conservation Management Plan*, p. 16.

⁶⁰ NSW Government, State Heritage Inventory, Kelvin, Statement of Significance.

⁶¹ State Heritage Inventory, 'Kelvin'.

3.4 135 Badgerys Creek Road, Bradfield (the study area)

Most of the large holdings in the Bringelly district survived intact into the second half of the nineteenth century. These land grants included William Hutchinson's 'Hutchinsonian Farm' or 'Hutchinsonian Estate'. Bringelly had the potential to develop as a regional service town due to its location at the intersection of The Northern Road and Bringelly Road. However, it was encircled by the 'Hutchinsonian Estate' that remained in private hands until the 1880s.

Although the 700 acres that comprise the study area were originally granted to Robert Lowe in 1819, historical documentation indicates the land was surrendered by Robert Lowe voluntarily back to crown in 1823 in lieu of receiving 700 acres in the County of Westmoreland (Figure 11 and Figure 12). In 1823 the 700 acres were then granted to William Hutchinson (Figure 13-Figure 15), one of four grants given to Hutchinson in the area. Two grants were located to the north of Bringelly Road and two to the south. A local sketch of the area indicates the entire land extent was referred to as the Cowpasture farms and the Hutchinsonian Estate (Figure 16 and Figure 17).

In the 1828 Census, Hutchinson and his family were listed as living on George Street, Sydney; however, Hutchinson owned 1,915 acres of land in the Bringelly region; 250 acres of which were cleared with 80 acres cultivated. Hutchinson also owned 103 horses and 873 cattle.⁶² Hutchinson's properties were separated into separate titles which were then sub-divided again to be let to tenant farmers.⁶³

For much of the later nineteenth century the Hutchinson estate lay fallow resulting in significant regrowth. Portions of the estate were later cleared, and the property was subdivided and put up for sale. The initial sale failed, and the property was resurveyed and subdivided and placed on the market in 1892 (Figure 18). By this stage Bringelly had a post office (on The Northern Road north of Bringelly Road) and a local public school. This subdivision was only partially successful, and few lots were taken up. The village of Bringelly failed to develop. 1955 to 2005 aerial imagery indicates the study area remained undeveloped from the mid-twentieth century to early twenty first century (Figure 21-Figure 25).

3.5 Late-nineteenth and twentieth Century – Luddenham, Badgerys Creek, and Bringelly

3.5.1 Bringelly Public School and Post Office

The town of Bringelly emerged very gradually after the establishment of the post office and school in the mid-nineteenth century. Bringelly had the potential to develop as a regional service town, as the town was located at the intersection of The Northern Road and Bringelly Road. However, subdivisions were only partially successful. The settlement of Bringelly was established in 1891 with the subdivision of grants in the area. Although the wider area was known as the Parish of Bringelly, the town officially became Bringelly when the post office, opened in 1857, was named Bringelly Post Office in 1863.⁶⁴ The Bringelly Public School was established in 1878 with the headmasters residence completed by 1894.

3.5.2 Twentieth century development and subdivision in Bringelly

By 1900, the second generation of large landowners had subdivided most of their properties. Many of the smaller lots had been purchased by local families that had been former tenants. The principal

⁶² Liverpool City Council, n.d. History of our suburbs: Bringelly.

⁶³ Perumal Murphy in Austral 2011.

⁶⁴ Bringelly Fact Sheet n.d. Extent Heritage 2020.

agricultural activities undertaken within the district included dairying, orcharding, pig-raising, potato-growing, grazing and grain production. Industrial activities were mainly associated with the processing of agricultural products. The 1935 and 1947 Map of Liverpool show that there was increased development in the town to the south of the study area (Figure 19 and Figure 20).

Throughout the late 20th century, much of the private land in Luddenham and Bringelly continued in its original use as farming land for a variety of resources. Dairy and poultry farms remained common, while other properties were involved in wine production, bee keeping, timber getting, and market gardening.⁶⁵

The area continued to grow as further subdivision occurred and associated infrastructure and community facilities were established or upgraded. The Northern Road and Elizabeth Drive had become major roads in South-Western Sydney, connecting Camden, Liverpool and Campbelltown to Penrith and the Blue Mountains. Great connection to Sydney and the surrounding areas came as a result of major infrastructure projects, such as the construction of the M4. Maps from c.1974 show the plans of the M4, marked 'expressway', proceeding through Marsden's land. In 1975 the farm was purchased by the NSW Planning and Environment Commission and leased to Maclaurin until his death in 1978. In 1984 the property was leased to the Sisters of Mercy as a training area for unemployed locals. The estate is currently run by CatholicCare Western Sydney and Blue Mountains and major restoration works were completed in 2016.⁶⁶

From the 1980s the potential of constructing a second Sydney Airport between Badgerys Creek and Luddenham was discussed.⁶⁷ As extensions to Sydney Kingsford Smith occurred in the early 1990s the proposal was delayed but was revisited upon the Howard Government's election.⁶⁸ A process of land acquisition occurred throughout the late 1990s and early 2000s.

3.5.3 Bringelly RAAF Base

In 1949, the Commonwealth Government purchased the land to the east of the study area for the Bringelly RAAF Base and the establishment of the Overseas Telecommunications Commission (OTC) Site, which was constructed between 1952 and 1955 as a high frequency radio transmission base.⁶⁹ From 1954, the Government began negotiating the purpose of the current site of the Bringelly RAAF Base, however the process was delayed until 1959.⁷⁰ Construction of the site commenced in the same year, with its main purpose to receive high radio frequency transmissions in coordination with RAAF bases at Glenbrook and Londonderry.⁷¹

By 1961, the main receiving station, several supporting buildings, three staff houses (at least), and several transmission masts were located across the site. Throughout the 1960s the site grew further, with six additional staff residences established.⁷² By 1978, the structural layout of the site was at its largest, however new transmission masts continued to be established across the land until the 1980s.

In 1990, the importance of RAAF Bringelly was increased by the introduction of microwave technology, which enabled Glenbrook and Bringelly to connect directly without going through Londonderry, however the site also became increasingly automated by the new technology.⁷³ In the early 2000s, residential development in Bringelly increased, making the possibility of high frequency

⁶⁵ Australian Museum Consulting, 2014. *Badgerys Creek Initial Environmental Survey: Historic Heritage*, p. 28.

⁶⁶ NSW Office of Environment and Heritage, 2000. 'Mamre'.

⁶⁷ Australian Museum Consulting, 2014. *Badgerys Creek Initial Environmental Survey: Historic Heritage*, p.29.

⁶⁸ Australian Museum Consulting, 2014. *Badgerys Creek Initial Environmental Survey: Historic Heritage*, p.29.

⁶⁹ ERM, April 2011. *RAAF Bringelly Receiving Station NSW Heritage Assessment*, p. 17.

⁷⁰ ERM, April 2011. *RAAF Bringelly Receiving Station NSW Heritage Assessment*, p. 17.

⁷¹ ERM, April 2011. *RAAF Bringelly Receiving Station NSW Heritage Assessment*, p. 17.

⁷² ERM, April 2011. *RAAF Bringelly Receiving Station NSW Heritage Assessment*, p. 17.

⁷³ ERM, April 2011. *RAAF Bringelly Receiving Station NSW Heritage Assessment*, p. 18.

transmissions unsafe through residential areas.⁷⁴ Simultaneously, RAAF transmissions were being increasingly transferred out of NSW to Queensland, the Northern Territory, and Western Australia.⁷⁵ The site was decommissioned in the early 2000s and by 2005 some of the staff buildings had been removed.

3.6 Twenty-first Century Luddenham and Bringelly

During the twenty-first century much of the area around Luddenham, Badgerys Creek and Bringelly maintained its rural character and continued to be an important agricultural area for dairy, vineyards, poultry farms and orcharding. In contrast, the surrounding townships of Penrith, Campbelltown and Liverpool had become major urban towns, and rapid subdivision and suburban development had occurred as far south as Camden. Some suburban development had occurred at Bringelly and Luddenham however much of the area maintained its rural nature and continued to be utilised for small-scale farming.

The confirmation of the Western Sydney International Airport location at Badgerys Creek resulted in a major change for the area throughout the mid-2010s. In preparation for the opening of the airport, several infrastructure projects have been investigated or approved in the region, including the upgrades of Elizabeth Drive, The Northern Road, Bringelly Road, and the development of the future M12 Motorway, connecting the M7 to the Western Sydney International Airport. Construction of the airport officially began in September 2018. In March 2019 it was announced that the Western Sydney International Airport would be named after Nancy-Bird Walton, one of Australia's pioneering female pilots who was instrumental in the development of the Royal Flying Doctors.

There has also been significant upgrading of existing main roads, particularly The Northern Road and Bringelly Road. Access to main roads has also seen the development of warehousing and transport facilities on former rural properties. The area will be transformed significantly over the coming decades with the development in the initial Aerotropolis precincts, including a new city centre in the Aerotropolis Core Precinct at Bringelly, known as Bradfield City Centre. The Western Sydney International Airport will act as a catalyst for this development and is currently under construction with the first runway set to open in 2026. The region will also gain its first rail link with the construction of the Sydney Metro-Western Sydney Airport line from St Marys to the Aerotropolis Core. Additionally, in 2022 development for the Sydney Metro Western Sydney Airport (SM WSA) project involved the removal of the surviving RAAF buildings.

⁷⁴ ERM, April 2011. *RAAF Bringelly Receiving Station NSW Heritage Assessment*, p. 18.

⁷⁵ ERM, April 2011. *RAAF Bringelly Receiving Station NSW Heritage Assessment*, p. 18.



Figure 10: 1834 Bringelly Parish map with the location of the study area outlined in red. Note the study area is within the original land grant of Robert Lowe⁷⁶

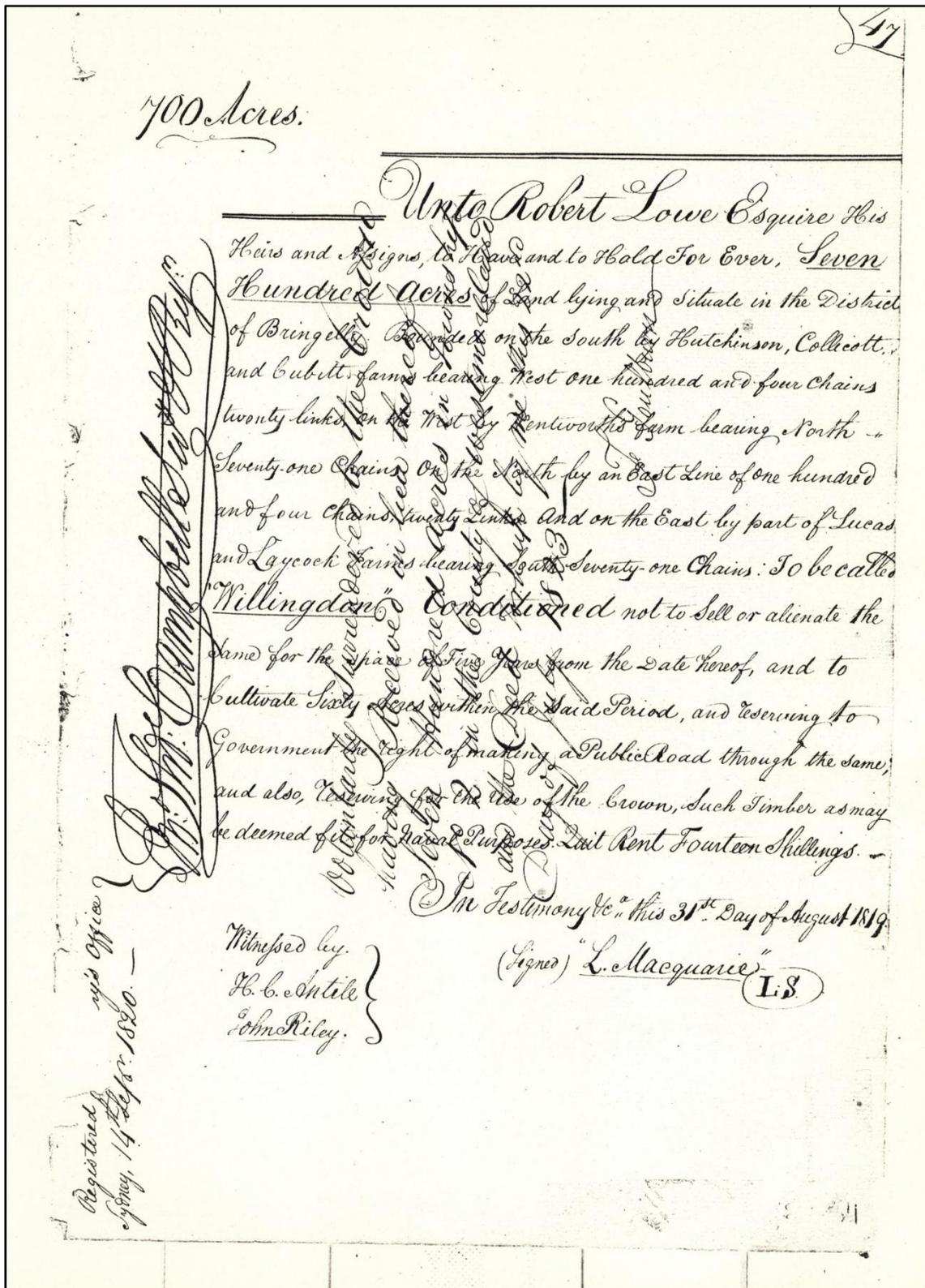
⁷⁶ Historical Land Records Viewer.

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Surname.	Christian Names.	Situation.	Area.			Allotment No.	Section No.	Serial No.	Page.
			a.	r.	p.				
LORD	Simeon	Liberty Plains	160					3	115 ✓
LORD	Simeon	Evan	1170					4	92 ✓
LORD	Simeon	Evan	1170					5	135 ✓
LORD	Simeon	Cabramatta.	269					5	131 ✓
LORD	Simeon	Minto	200					5	132 ✓
LORD	Simeon	Minto	200					5	133 ✓
LORD	Simeon	Minto	200					5	134 ✓
LORD	Simeon	Liberty Plains	800					6	74 ✓
(See R.P.A. Vol. 1330 Fol. 232) (Appn. 11392).									
(See R.P.A. Vol. 2950 Fols 94 & 95) (Appn. 21677).									
LORD	Simeon	Evan	1000					8	274 ✓
LORD	Simeon	Sydney	600					14	194 ✓
(See R.P.A. Vol. 1652 Fols 146 to 148) (Appn. 13,892).									
LOUGHLIN	Timothy	Botany Bay	80					4	267
LOUGHLIN	Timothy	Airds	80					8	11
LOUTHERBOROUGH	Paul	Prospect	40					11	132
LOVE	Jno.	Ponds	30					1	76
LOVE	Jno.	Field of Mars.	90					1	156
LOVE	Jno.	Airds & Upper Minto.	45					8	1
LOVEDAY	Edward	Hawkesbury River	200					1	174
LOVEGROVE	Wm.	East Bargo	30					15	20
LOW	Gustavus A.	Bringelly	100					6	137
LOWE	Robt.	Bringelly	500					6	135
LOWE	Robt.	Bringelly	1000					7	63
LOWE	Robt.	Bringelly (Surrendered)	700					12	47
LOWE	Robt.	Kelso	100					16	18
LOWE	Robert	Bolton	2000					18	89
LOWRY	Jas.	Toongabbee (Lease)	30					2	383
LUAR	Thos.	Hawkesbury River (cancelled)	30					1	142
LUAR	Thos.	Mulgrave Place	30					2	311
LUCAS (OR McLUCAS)	Daniel	Upper Minto	100					7	71

Figure 11: Robert Lowe Deed (Source: Historic Land Records Viewer R.P.A Volume 1652 Folders 146 to 148)



Transcript of perpendicular text: "Voluntarily surrendered to the Crown having received in lieu thereof seven hundred acres in focused by 2 in the county of Westmoreland and the deed for by me this 22nd day of July 1823

Figure 12: Robert Lowe 700-acre deed with surrender of land detailed (Source: Historic Land Records Viewer Serial no. 12 page 47)

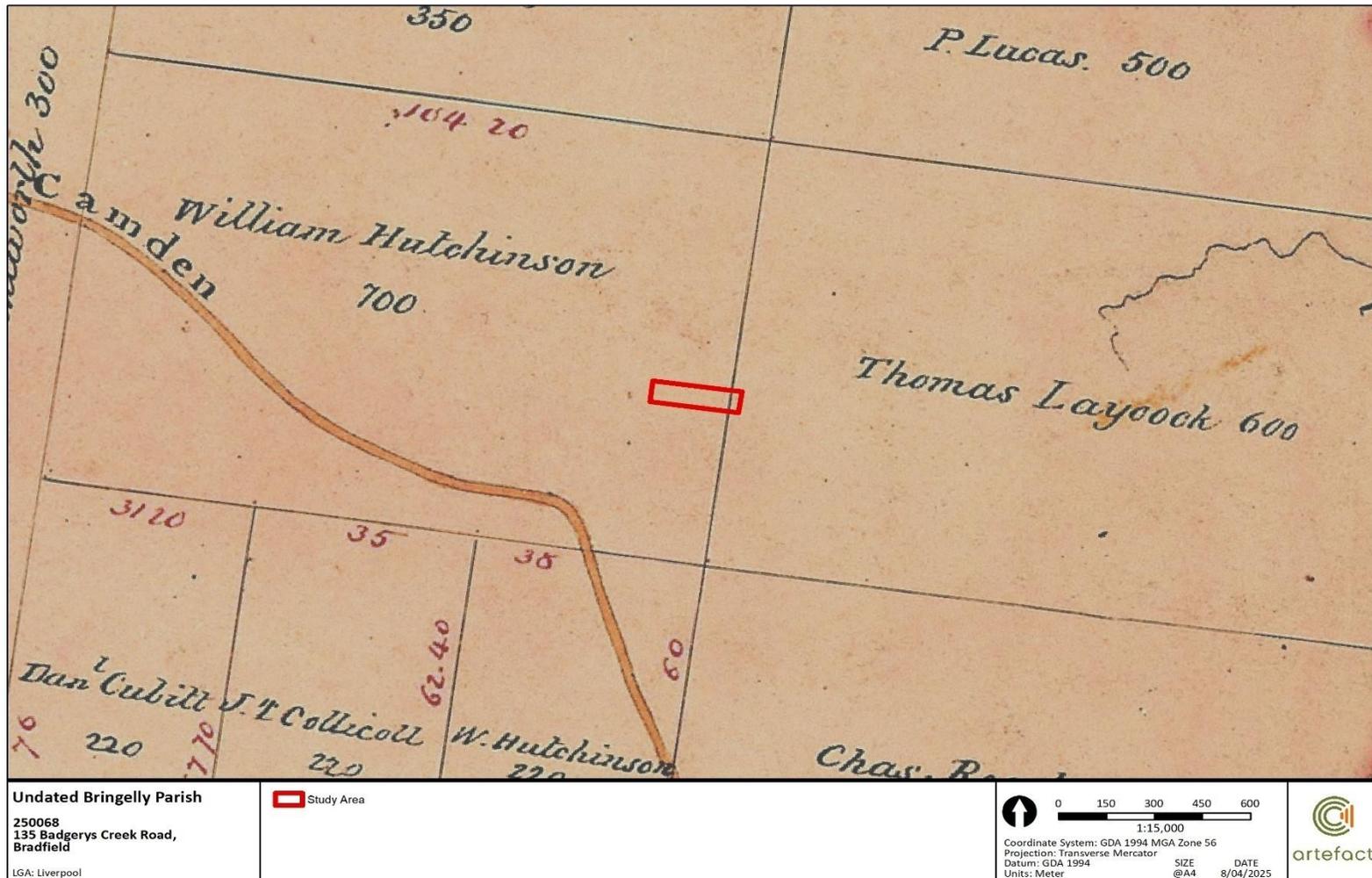


Figure 13: Undated Bringelly Parish map with the location of the study area outlined in red. Note the study area is now within William Hutchinson's property⁷⁷

⁷⁷ Historical Land Records Viewer.

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Surname.	Christian Names.	Situation.	Area.			Allotment No.	Section No.	Serial No.	Page.
			a.	r.	p.				
HUME	Elizabeth M	District not stated.	60					4	152
HUME	Elizth M.	Parramatta	60					6	14
(See R.P.A. Vol.1483, Fol.176) (Appn.12523).									
(See R.P.A. Vol.2861, Fol.106) (Appn.13310).									
HUME	Fras.R.	Appin	80					15	22
HUME	Hamilton.	Appin	100					8	231
HUME	Jno.K.	Appin	80					15	24
HUNT	Dennis	Concord	25					1	151
HUNT	Samuel	Field of Mars	325					1	159
HUNTER	Stephen	Castle Hill	40					6	198
HURD	Jno.	District not stated	30					4	266
HUSSEY	Saml.	Norfolk Island	12					1	37
HUTCHINSON	Jno.	Evan	200					11	18
HUTCHINSON	Wm.	Bringelly	250					6	136
HUTCHINSON	Wm.	Bringelly	220					6	183
HUTCHINSON	Wm.	Cook	600					8	247
HUTCHINSON	Wm.	Sydney	52					12	33
HUTCHINSON	Wm.	Sutton	700					14	96
HUTCHINSON	Wm.	Sydney	1400					14	171
HUTCHINSON	Wm.	East Bargo	50					17	31
HUTCHINSON	Wm.	Bringelly	700					18	170
HYAMS	Henry	Hawkesbury River	30					1	123
(See R.P.A. Vol.1311, Fol.131) (Appn.10747).									
HYNDES	Thos.	District not stated.	100					4	159
HYNES (See Hines)	Patrick	Mulgrave Place	30					2	317

Figure 14: William Hutchinson 700-acre land grant (Source: Historic Land Records Viewer R.P.A Volume 2861 folder 106 Appin. 13310)

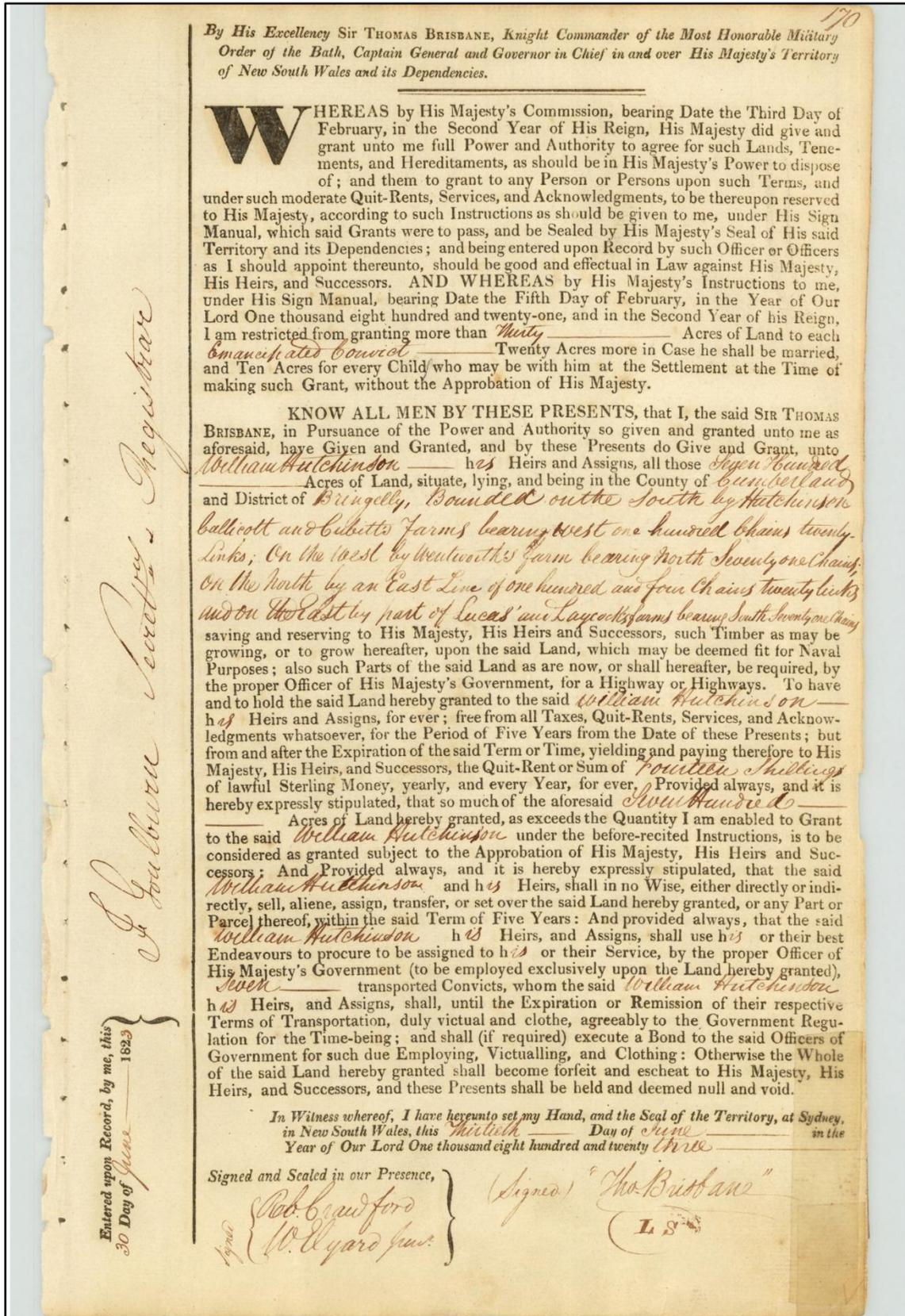


Figure 15: William Hutchinson 700-acre land grant 1823 (Source Historic Record Land Viewer Serial no. 18 page 170)

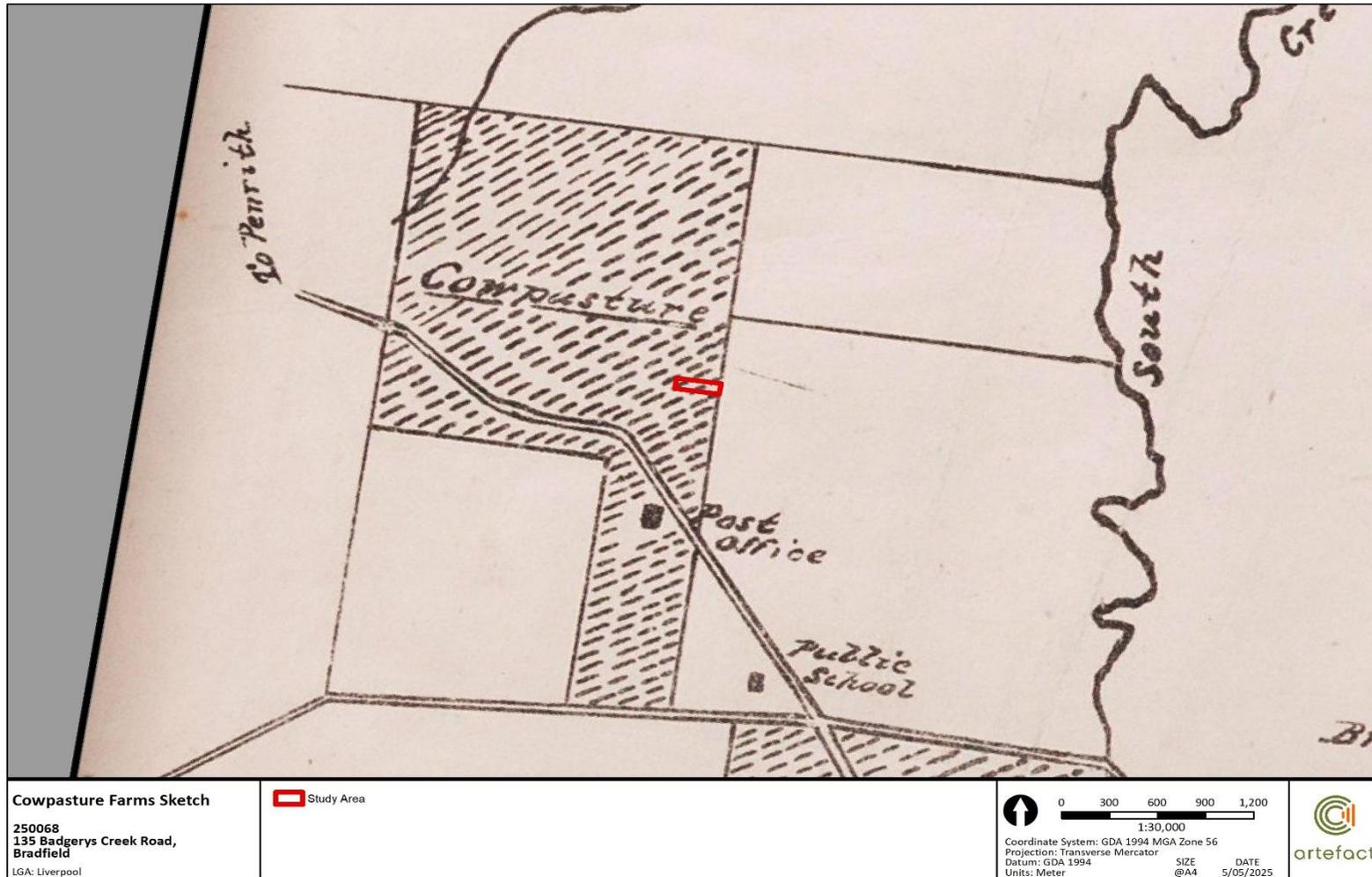


Figure 16: Cowpastures Farm Sketch with the location of the study area outlined in red. Note the study area is within the Cowpasture Farm⁷⁸

⁷⁸ National Library of Australia.



Figure 17: 1885 Hutchinson Estate map with the location of the study area outlined in red⁷⁹

⁷⁹ National Library of Australia.

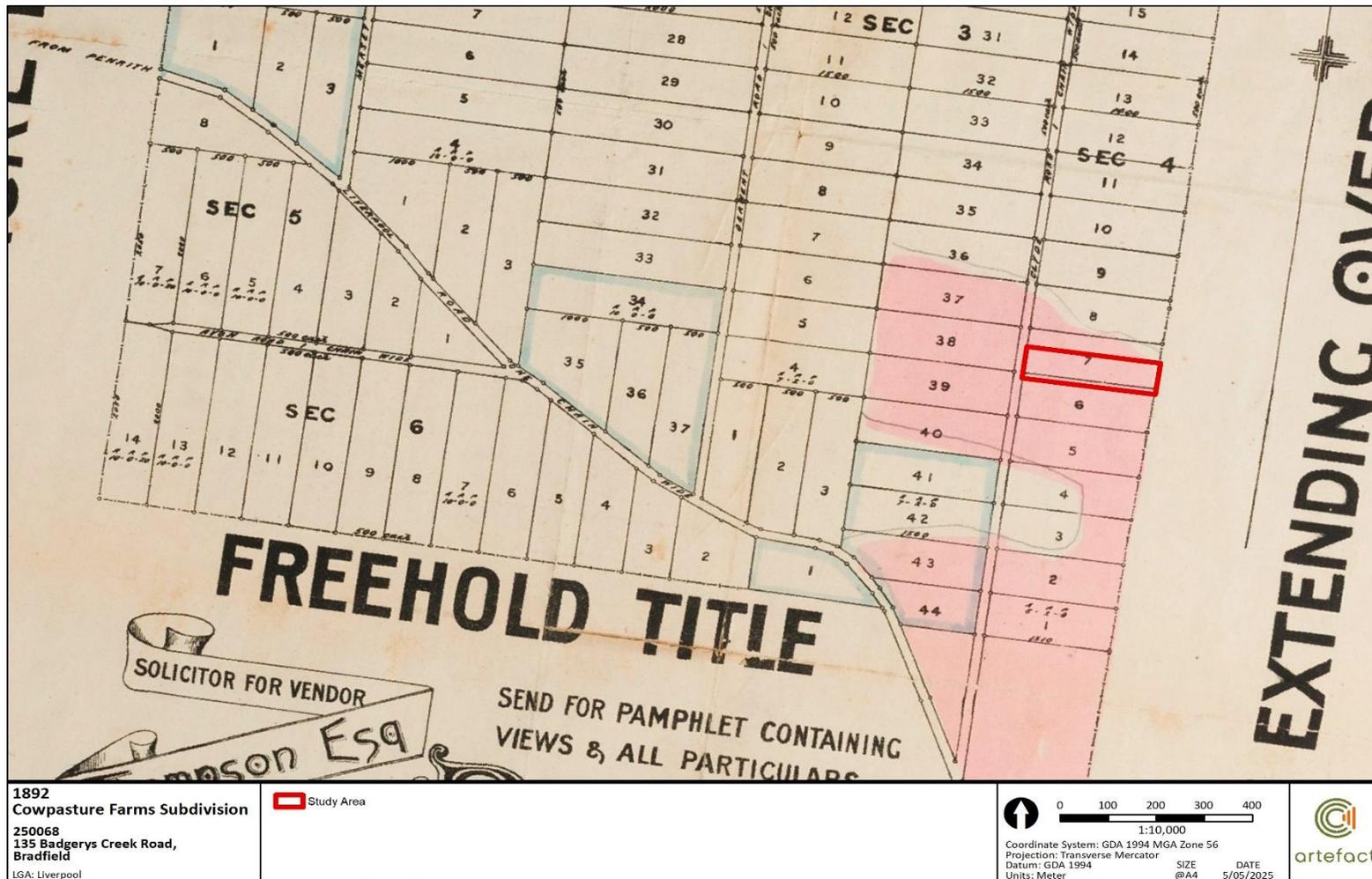


Figure 18: 1892 Cowpasture Farms Subdivision Plan with the location of the study area outlined in red⁸⁰

⁸⁰ National Library of Australia.

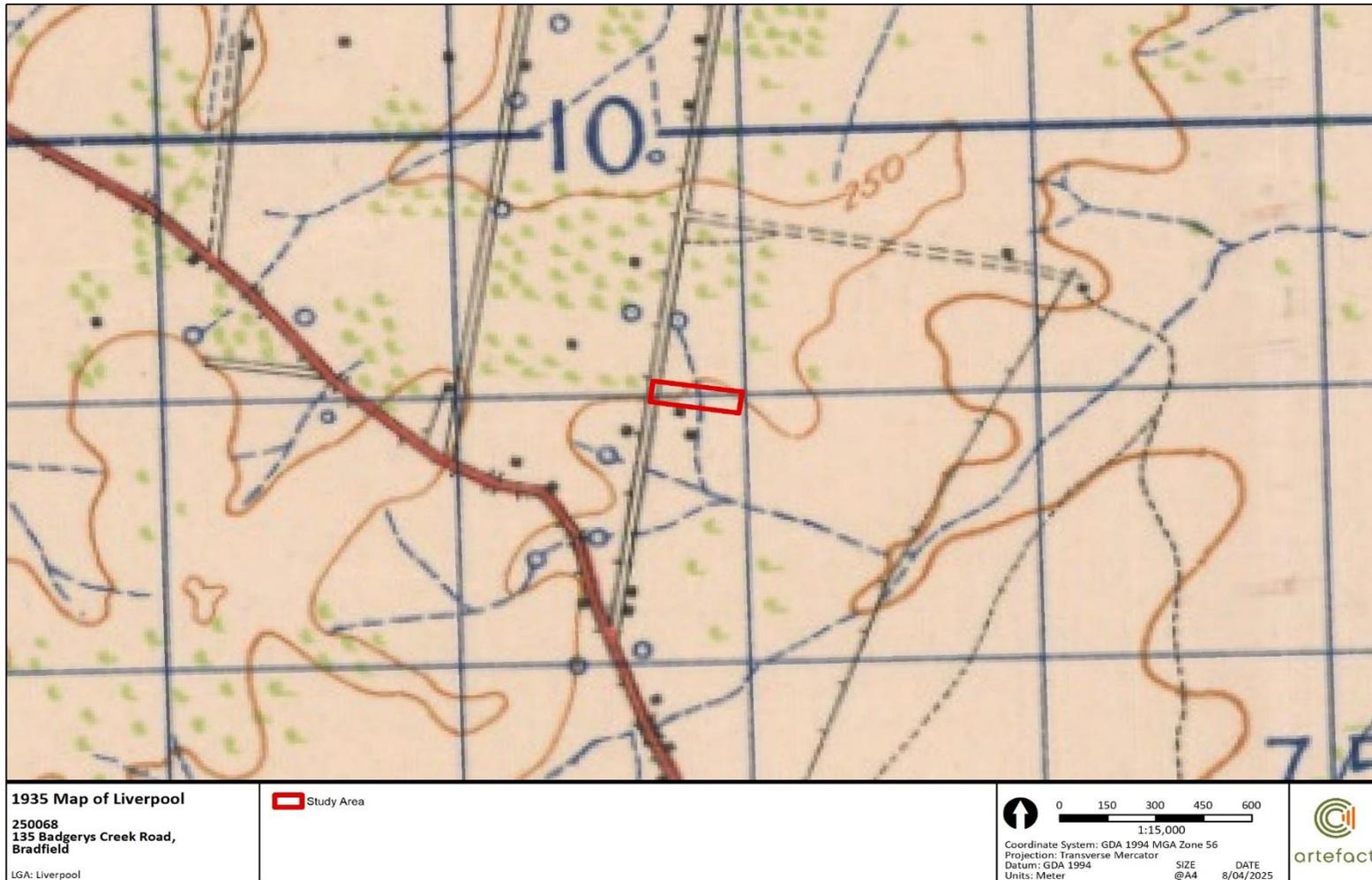


Figure 19: 1935 Map of Liverpool with the location of the study area outlined in red⁸¹

⁸¹ National Library of Australia.

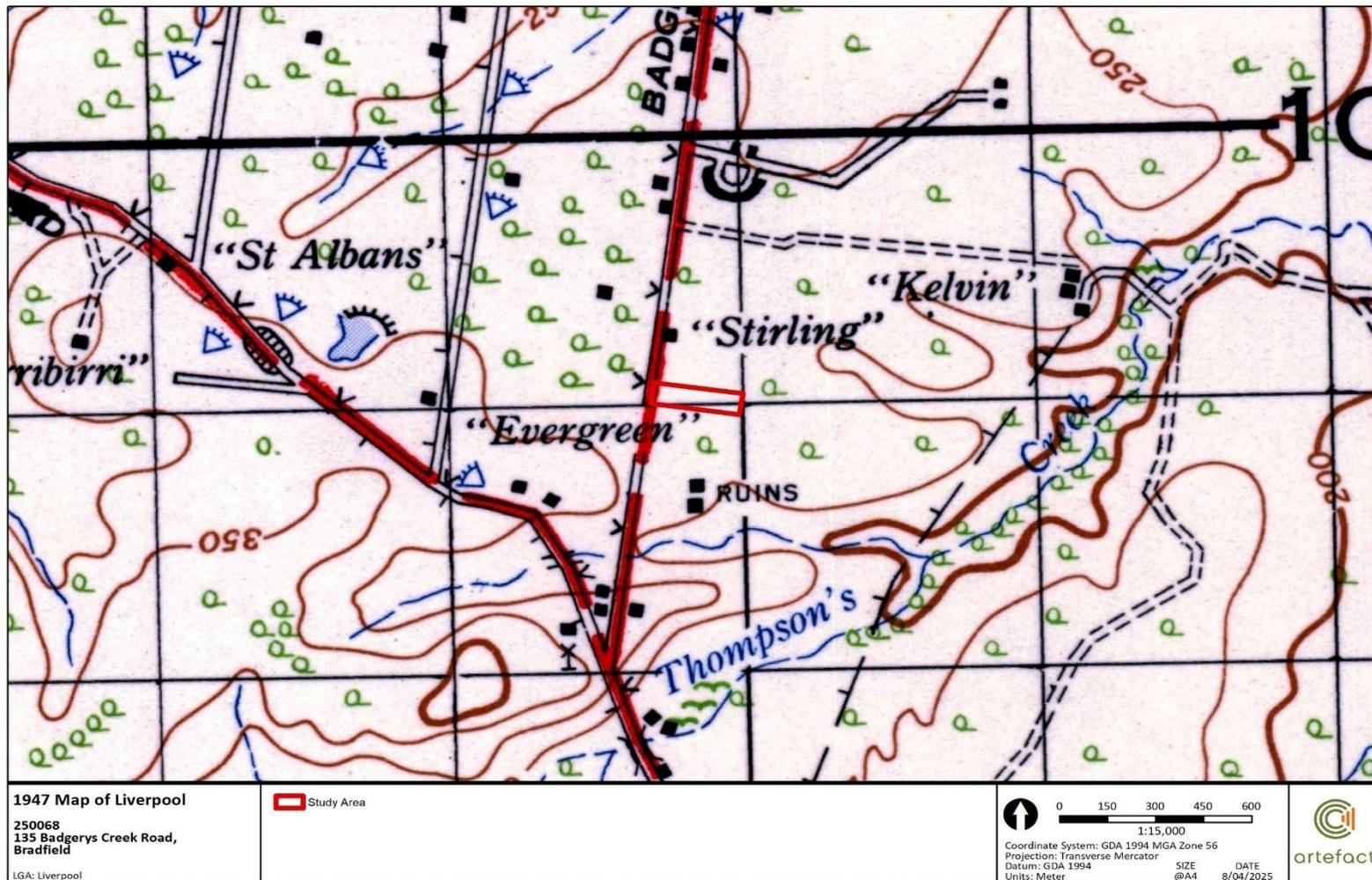


Figure 20: 1947 Map of Liverpool with the location of the study area outlined in red⁸²

⁸² National Library of Australia.

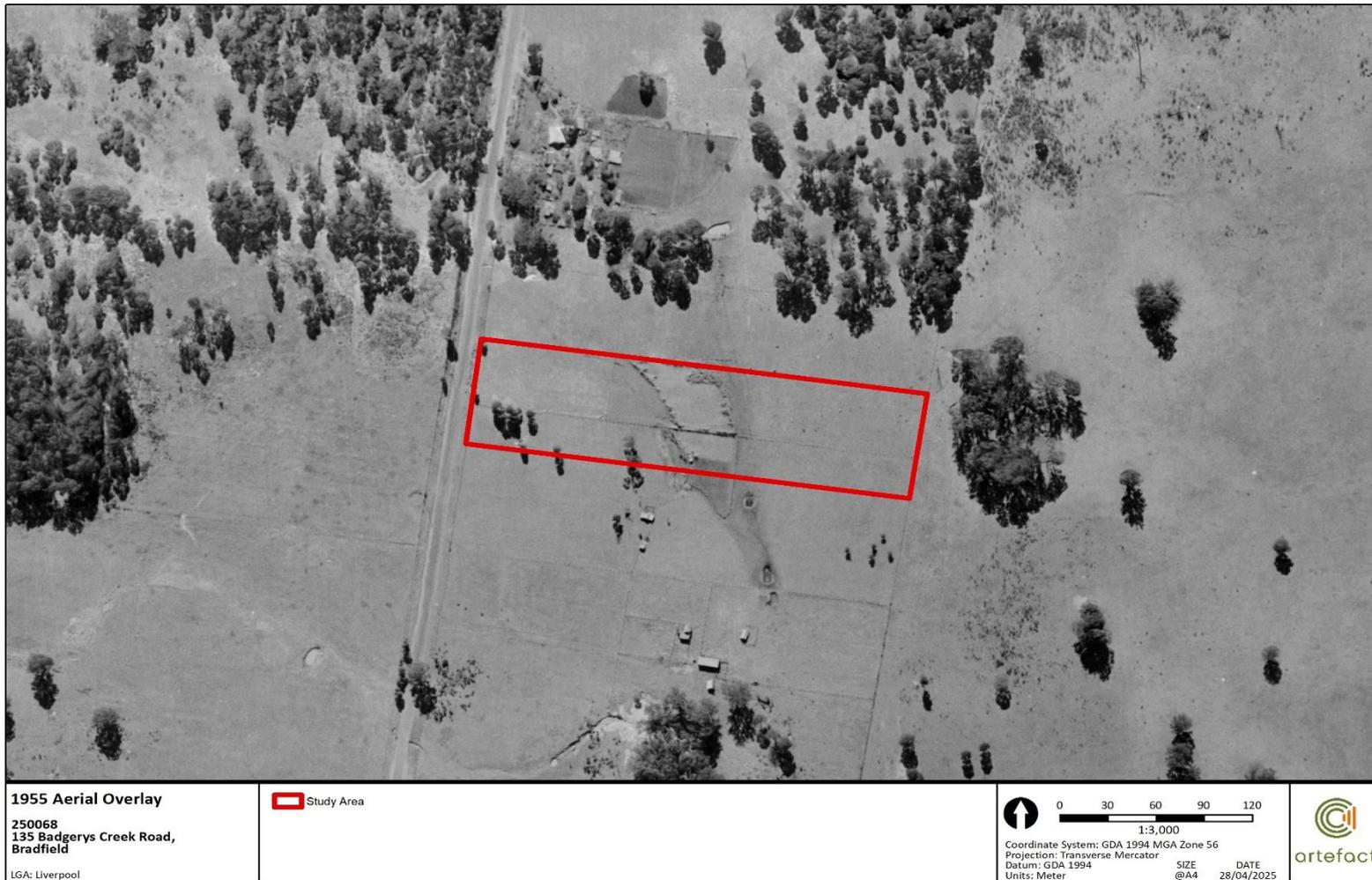


Figure 21: 1955 aerial image with the location of the study area outlined in red. Note the potential drainage line through the centre of the study area⁸³

⁸³ Spatial Collaboration Portal Aerial Viewer.



Figure 22: 1965 aerial image with the location of the study area outlined in red⁸⁴

⁸⁴ Spatial Collaboration Portal Aerial Viewer.



Figure 23: 1986 aerial image with the location of the study area outlined in red⁸⁵

⁸⁵ Spatial Collaboration Portal Aerial Viewer.



Figure 24: 1998 aerial image with the location of the aerial image outlined in red⁸⁶

⁸⁶ Spatial Collaboration Portal Aerial Viewer.



Figure 25: 2005 aerial image with the location of the study area outlined in red⁸⁷

⁸⁷ Spatial Collaboration Portal Aerial Viewer.

4.0 PHYSICAL CONTEXT

4.1 Site inspection

A physical inspection of the study area was undertaken on 29 April 2025 by Jonny Love (Heritage Consultant) and Lily Hackett to record the site from a historical and built heritage perspective. The area proposed for development was inspected to inform the assessment of built heritage that may be affected by the project. The inspection was undertaken on foot and a photographic record was made.

4.1.1 Study area

The study area is approximately 20,625 m² (2.0625 hectares) of semi-rural land bounded by semi-rural land to the north and south, the Bradfield City development to the east, and Badgerys Creek Road to the west. The study area is within the boundaries of the Aerotropolis Core Precinct of the Western Sydney Aerotropolis Precinct Plan.

The study area is characterised by a gentle slope from east to west following the natural terrain. This gentle slope reaches a depression in the centre of the study area. No residential development or in-ground utilities associated with water, electrical services or gas were identified. Concreted PVC pipes were located within the northwest portion of the study area but their purpose was unknown. A depression running across the centre of the study area, as shown in 1955 aerial imagery (Figure 21), suggested that a drainage channel may be present. However, despite this area being dry on the day of the site inspection, no evidence of this drainage line within the depression of the study area was identified and no evidence of ground disturbance was identified.

Surface visibility and ground exposure across the study area was near nil due to coverage from the dense grass and vegetation. Some areas of visibility remained in areas of disturbance around planted and imported trees. There was no observed disturbance across the majority of the study area, suggesting that intact soils may be present.

4.1.2 Heritage items

The study area is within the vicinity of four heritage items, as detailed in Section 2.6. The summary for the heritage items is outlined below:

- Kelvin (SHR no. 00046) (State)
- Mount Pleasant homestead (SEPP no. I4) (Local)
- Cottage (Camden LEP 2010 no. I2) (Local)
- Bringelly Public School Group, including Schoolhouse and former Headmaster's residence (Liverpool LEP 2008 no. 7) (Local).

The study area and the heritage items are separated by active roadways (including Bringelly Road, The Northern Road, Badgerys Creek Road, and The Retreat), residential property and land, Bradfield City development and surrounding tree coverage. In addition, the study area and the heritage items were separated by a significant distance, with 'Kelvin' (SHR no. 00046) approximately 990 m to the northeast of the study area, the 'Cottage' (Camden LEP 2010 no. I2) approximately 1.91 km to the south of the study area, 'Bringelly Public School Group, including Schoolhouse and former headmaster's residence' (Liverpool LEP 2008 no. 7) approximately 1.4 km to the south of the study area, and 'Mount Pleasant homestead' (SEPP no. I4) approximately 1.23 km to the northwest of the study area. Consequently, the view lines and vistas from the study area towards the heritage items

were partly obscured particularly to the north, east and west where the land sloped upwards towards the crest. However, as the land surrounding the study area is relatively flat and contains low-density residential properties with no major high-rise apartment developments, there are limited view lines to the land surrounding the study area.

The view lines from 'Kelvin' (SHR no. 00046) towards the study area were obscured by the distance, tree coverage, landform, and Bradfield City development. However, the space above the study area in which the development proposal would be constructed had partial view lines. The view lines from the 'Cottage' (Camden LEP 2010 no. I2), the 'Bringelly Public School Group, including Schoolhouse and former headmaster's residence' (Liverpool LEP 2008 no. 7), and the Mount Pleasant homestead (SEPP no. I4) towards the study area were obscured by the distance, The Northern Road, Bringelly Road, Badgerys Creek Road, the inclining landform, and surrounding tree coverage.



Figure 26: Overview of the landform of the study area, view east



Figure 27: Overview of the landform of the study area, with views northeast toward 'Kelvin' (SHR no. 00046)



Figure 28: Depression within the central landform of the study area, view west



Figure 29: Overgrown grass following the sloping terrain, with views northeast toward 'Kelvin' (SHR no. 00046)



Figure 30: Depression within the central landform of the study area, view west



Figure 31: Trimmed grass following the sloping terrain, view south towards the Cottage (Camden LEP 2010 no. I2) and Bringelly Public School (Liverpool LEP 2008 no. I7)



Figure 32: View of the study area showing the slope gentle slope towards the depression of the landform



Figure 33: Trimmed grass following the sloping terrain, view south towards the Cottage (Camden LEP 2010 no. 12) and Bringelly Public School (Liverpool LEP 2008 no. 17)



Figure 34: View along the eastern portion of the study area showing the imported trees and lack of ground visibility, view south towards the Cottage (Camden LEP 2010 no. 12) and Bringelly Public School (Liverpool LEP 2008 no. 17)



Figure 35: View north of the study area showing the inclining landform



Figure 36: View northwest of the study area towards the Mount Pleasant homestead (SEPP no 14)



Figure 37: View from Kelvin (SHR no. 00046) towards the study area

5.0 SIGNIFICANCE ASSESSMENT

5.1 Methodology

Determining the significance of heritage items or a potential archaeological resource is undertaken by utilising a system of assessment centred on the *Burra Charter* (Australia ICOMOS 2013). The principles of the charter are relevant to the assessment, conservation and management of sites and relics. The assessment of heritage significance is outlined through legislation in the *Heritage Act* and implemented through the *NSW Heritage Manual*, the *Archaeological Assessment Guidelines*⁸⁸ and the document *Assessing Significance for Historical Archaeological Sites and 'Relics'*.⁸⁹

If an item meets one of the seven heritage criteria and retains the integrity of its key attributes, it can be considered to have heritage significance (see Table 5). The significance of an item or potential archaeological site can then be assessed as being of local or State significance. If a potential archaeological resource does not reach the local or state significance threshold, then it is not classified as a relic under the *Heritage Act*.

'*State heritage significance*', in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

'*Local heritage significance*', in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.⁹⁰

Table 5: NSW heritage assessment criteria

Criteria	Description
A – Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B – Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.
C – Aesthetic or Technical Significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D – Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E – Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F – Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.
G - Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

⁸⁸ NSW Heritage Office 1996, 25-27.

⁸⁹ NSW Heritage Branch 2009.

⁹⁰ This section is an extract based on the Heritage Office Assessing Significance for Historical Archaeological Sites and Relics 2009: 6.

5.2 Integrity

Integrity relates to whether all the attributes that convey heritage significance are extant within the subject site and not eroded or under threat.⁹¹ Integrity is a measure of the wholeness and intactness of the place and its attributes. Examining the conditions of integrity, therefore requires assessing the extent to which the subject site or element:

- a) includes all elements necessary to express its heritage significance
- b) is of adequate size to ensure the complete representation of the features and processes which convey the property's heritage significance
- c) suffers from adverse effects of development and/or neglect.

Table 6: Levels of Integrity

Level	Definition
High	The physical fabric of the property and/or its significant features is in good condition, and the impact of deterioration processes controlled. A significant proportion of the elements necessary to convey the totality of the heritage significance conveyed by the property is included. ⁹²
Moderate	The physical fabric of the property and/or its significant features have undergone some modifications. The changes may be reversible.
Low	The physical fabric of the property and/or its significant features have undergone substantial modifications and the original is irretrievable
N/A	Modern and / or intrusive fabric
Unknown	Elements that cannot be evaluated (i.e. natural ventilation systems where their continued operation cannot be determined, fabric that cannot be inspected)

5.3 Existing heritage assessments

135 Badgerys Creek Road, Bradfield (the study area) is not a listed heritage item and does not have any known or potential heritage items within its curtilage. The following statements of significance area for heritage items within the vicinity of the study area, which could have the potential to be impacted visually by the development proposal.

5.3.1 Statements of significance

5.3.1.1 Kelvin (SHR no. 00046) (State)

The following Statement of Significance has been extracted, in full, from the SHI listing for 'Kelvin' (SHR no. 00046) (State):⁹³

Kelvin Park, formerly known as Cottage-ville or Retreat Farm, is able to demonstrate the pastoral development of Bringelly from 1818. Although there is

⁹¹ Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS 2011, p10.

⁹² Sheridan Burke, The long and winding road: a challenge to ICOMOS members, in *Changing World, Changing Views of Heritage: heritage and social change* ICOMOS, 2010.

⁹³ NSW Government, State Heritage Inventory, Kelvin SHR no. 00046.

only a remnant (9.784 ha) of the original 1200 acre site (486ha), the homestead and farm buildings in their current setting with extensive views over rural land, is still able to demonstrate the principles of 19th century farm estate architecture, planning and design.

Kelvin Park is significant for its association with a number of people and organisations of importance in NSW's cultural history, including Thomas Laycock Junior who established the farm at Bringelly, and later owners, John Thomas Campbell and Alfred Kennerley. The lease of the property by the Australian Agricultural Company, the country's oldest agricultural and pastoral development company established in 1824, is of particular significance.

The homestead at Kelvin Park retains its colonial Georgian single-storey form and planning and is representative of a gentleman's rural residence of the 1820s. Despite some modifications it retains the architectural elements and character that make it a good example of its type. The kitchen wing and servants' quarters are modest examples of early colonial Georgian style architecture but similarly retain their original form and planning. All of these buildings are evidence of the establishment of a home and farm by Thomas Laycock.

The brick coach house at Kelvin Park retains its picturesque, early Victorian form, planning and much of its original detailing. It is evidence of the development of the property in the 1850s by Alfred Kennerley, who later became Premier of Tasmania.

The two slab barns are evidence of Kelvin Park as a working farm from 1818 until, at least, the mid-20th century. The structures demonstrate 19th century building methods and farm practice.

The buildings at Kelvin Park belong to an important and rare group of colonial Georgian and early Victorian farm buildings that contribute to the historic rural landscape. They are evidence of continuity of land use for farming for 187 years (to 2005).

The form of, and elements within, the garden, courtyard areas and entry to the property are evidence of the planning of the homestead complex by Laycock and subsequent owners and express the status they hoped to convey.

The homestead of Kelvin Park retains important historic views to the east to Thompson's Creek and beyond to South Creek. The site also retains views of other historically related rural landscapes beyond the current boundaries such as the pasture and stands of trees to the north. Both views contribute to the site's significance and maintain the context of the homestead group.

Kelvin Park group, including the homestead complex and remnant of farmland is significant at local, regional, state and national levels. All areas of the site are considered equally significant. (FORM Architects, 12/2006, slightly modified, Read, S., 12/2006)

NB: neither the above nor below statements address the archaeological potential of the site).

The Kelvin Park site landscaping is a significant component of the Kelvin Park group. The early numerous tree plantings contribute to making the site a notable landmark in the area. The remaining details of driveways, fencing and entrances also contribute to the historic and social evidence provided by the site of its original

patterns of occupation and use. The site is part of an intact early 19th century farm complex that is now rare within the wider urbanised environs of Liverpool. There is the potential to gain more information on the site from further archaeological and documentary research. (LEP listing/landscape).

The setting of the house on a knoll above a creek, its remnant layout of early buildings and garden, and its fine, mature trees, particularly its variety of old pines, add greatly to the character and significance of the property. The garden and setting are considered to have regional significance (Perumal Murphy Wu, 1990)

Built by Thomas Laycock junior, 1820, having received the Bringelly grant in 1818. He returned to Australia in 1817 after fighting for England in the American War of 1812. An early house of quality and rich historical associations being one of the charming country houses of the 1820s. It is well sited above Thompson's Creek and is surrounded by a beautifully landscaped garden. (AHC, 1998)

5.3.1.2 Mount Pleasant homestead (SEPP Precincts–Western Parkland City 2021 no. I4)

The following Statement of Significance has been extracted, in full, from the SHI listing for 'Mount Pleasant homestead' (SEPP no. I4) (Local):⁹⁴

Mount Pleasant is an intact example of a Federation farm cottage in the western districts of Liverpool. The form and shape of the original house are representative of a typical Australian country house with the main roof extending at a lower pitch over open verandahs. Much original fabric and detailing has been retained. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.

5.3.1.3 Cottage (Camden LEP 2010 no. I2) (Local)

The following Statement of Significance has been extracted, in full, from the SHI listing for the 'Cottage' (Camden LEP 2010 no. I2) (Local):⁹⁵

The dwelling is now a rare 20th Century survivor of the historical growth of Bringelly village, and which would be worthy of further historical research as to its associations with the Village centre.

5.3.1.4 Bringelly Public School Group, including Schoolhouse and former Headmaster's residence (Liverpool LEP 2008 no. 7) (Local)

The following Statement of Significance has been extracted, in full, from the SHI listing for the 'Bringelly Public School Group, including Schoolhouse and former Headmaster's residence' (Liverpool LEP 2008 no. 7) (Local):⁹⁶

The site demonstrates the history of education and settlement in the region. The classroom is representative of the simple, functional design of educational

⁹⁴ NSW Government, State Heritage Inventory, Dwelling and Rural Lot – Mount Pleasant.

⁹⁵ NSW Government, State Heritage Inventory, Cottage LEP no. I2.

⁹⁶ NSW Government, State Heritage Inventory, Bringelly Public School Group, including Schoolhouse and former Headmaster's residence LEP no. 7.

buildings from the late 19th/early 20th century. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.

6.0 THE DEVELOPMENT PROPOSAL

6.1 The proposed works

The proposed development will seek consent for the redevelopment of 135 Badgers Creek Road Bradfield, comprising:

- Enabling works including vegetation removal and earthworks
- The construction of three buildings, comprising:
 - Residential use, including approximately 400 apartment units
 - Hotel use, including approximately 450 hotel rooms
 - Commercial use, including supermarket, food and drink and other commercial uses
 - Medical centre use
 - Childcare centre use
- Construction of two basement structures, including approximately 800 carparking spaces
- Public domain upgrades, including:
 - Construction of an internal road
 - A public plaza
- Rehabilitation and augmentation of the existing riparian corridor
- Landscaping embellishments on the ground level and within the built form
- Services augmentation as required.

Refer to the Environmental Impact Statement (EIS) for a detailed summary of the proposed development.

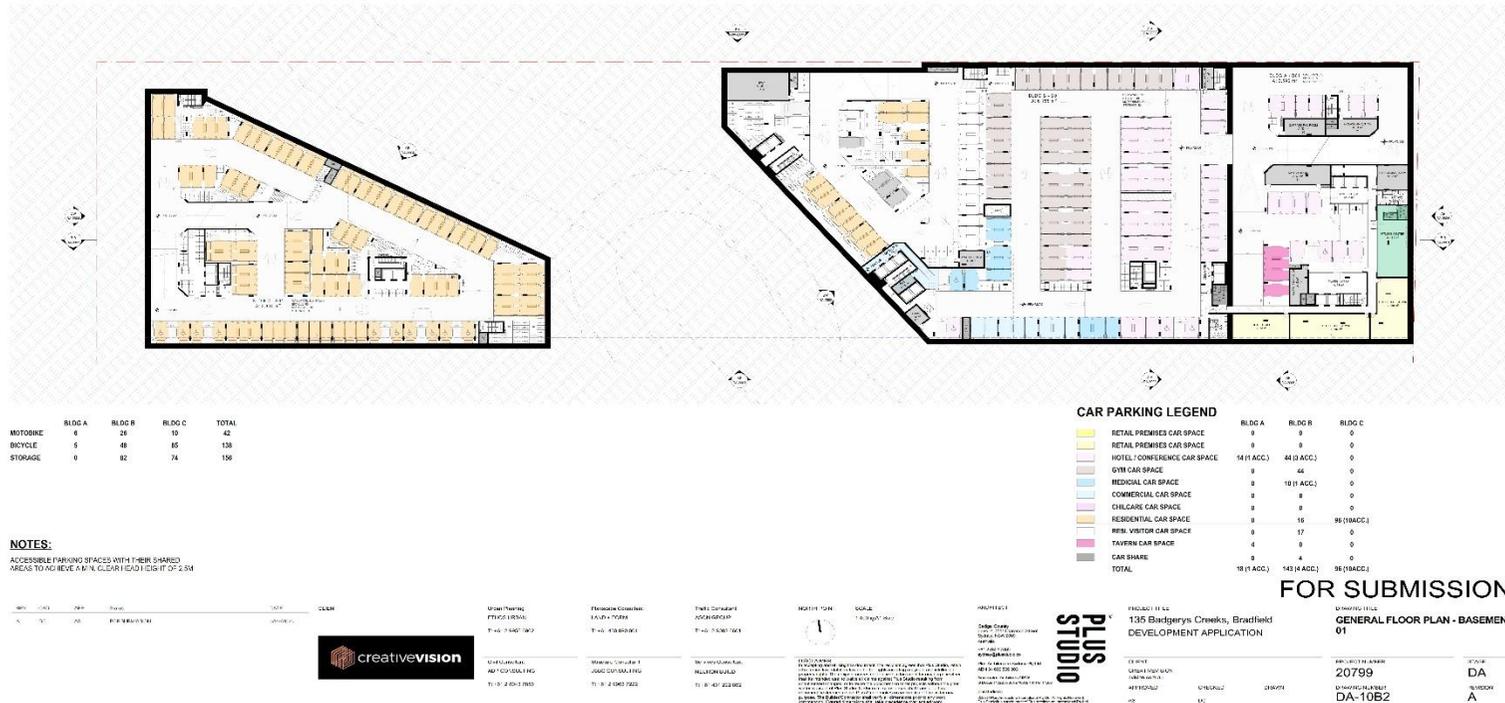


Figure 38: Ground Floor Plan – Basement 01⁹⁷

⁹⁷ Design provided by the client September 2025.

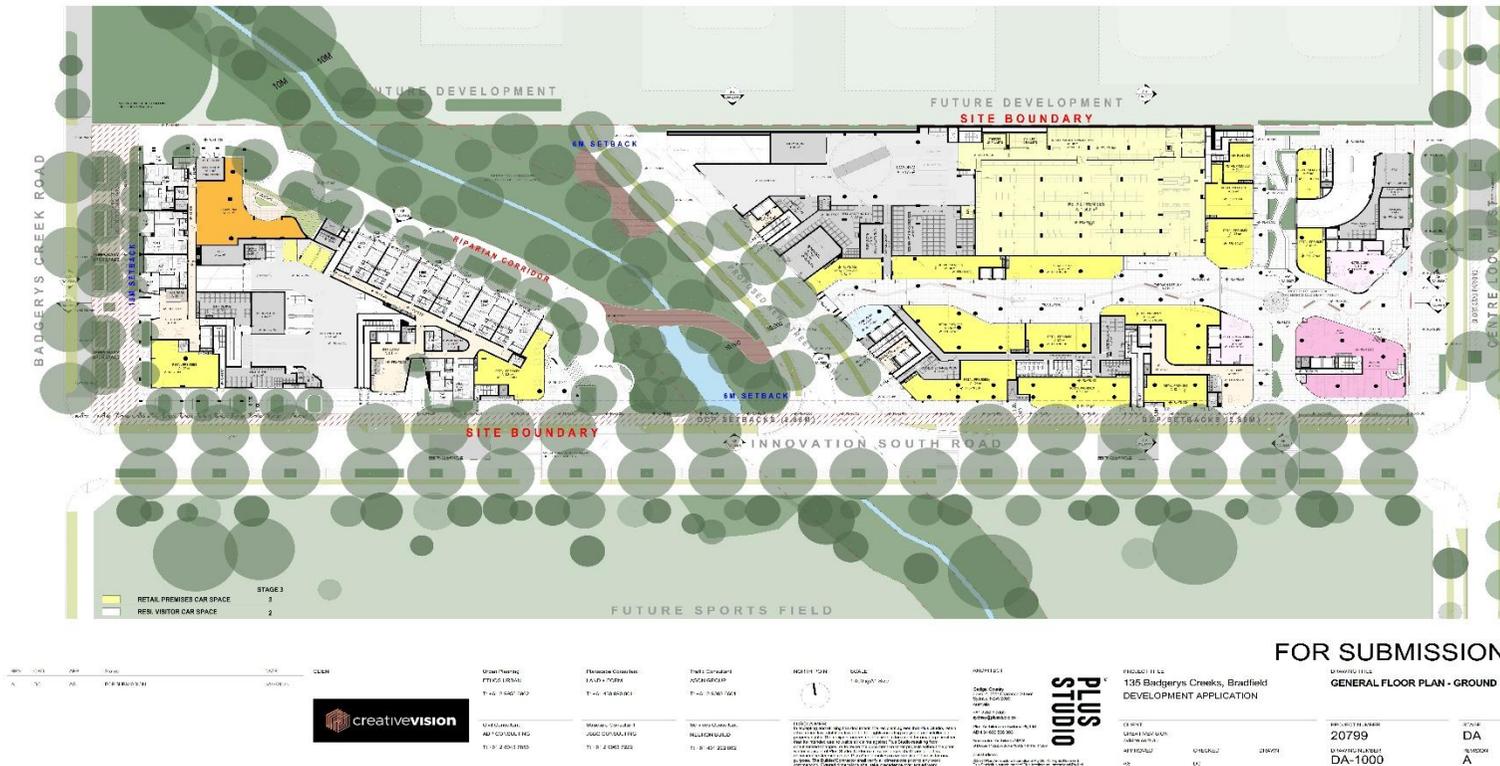
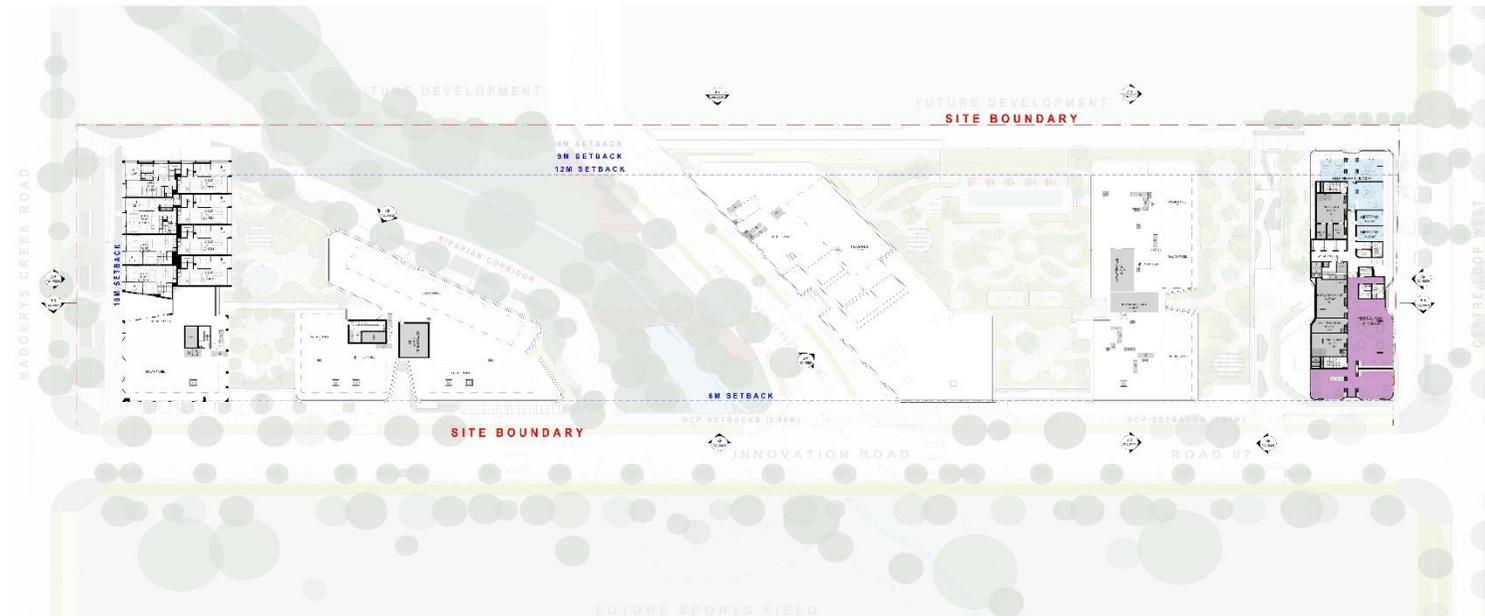


Figure 39: General Floor Plan – Ground⁹⁸

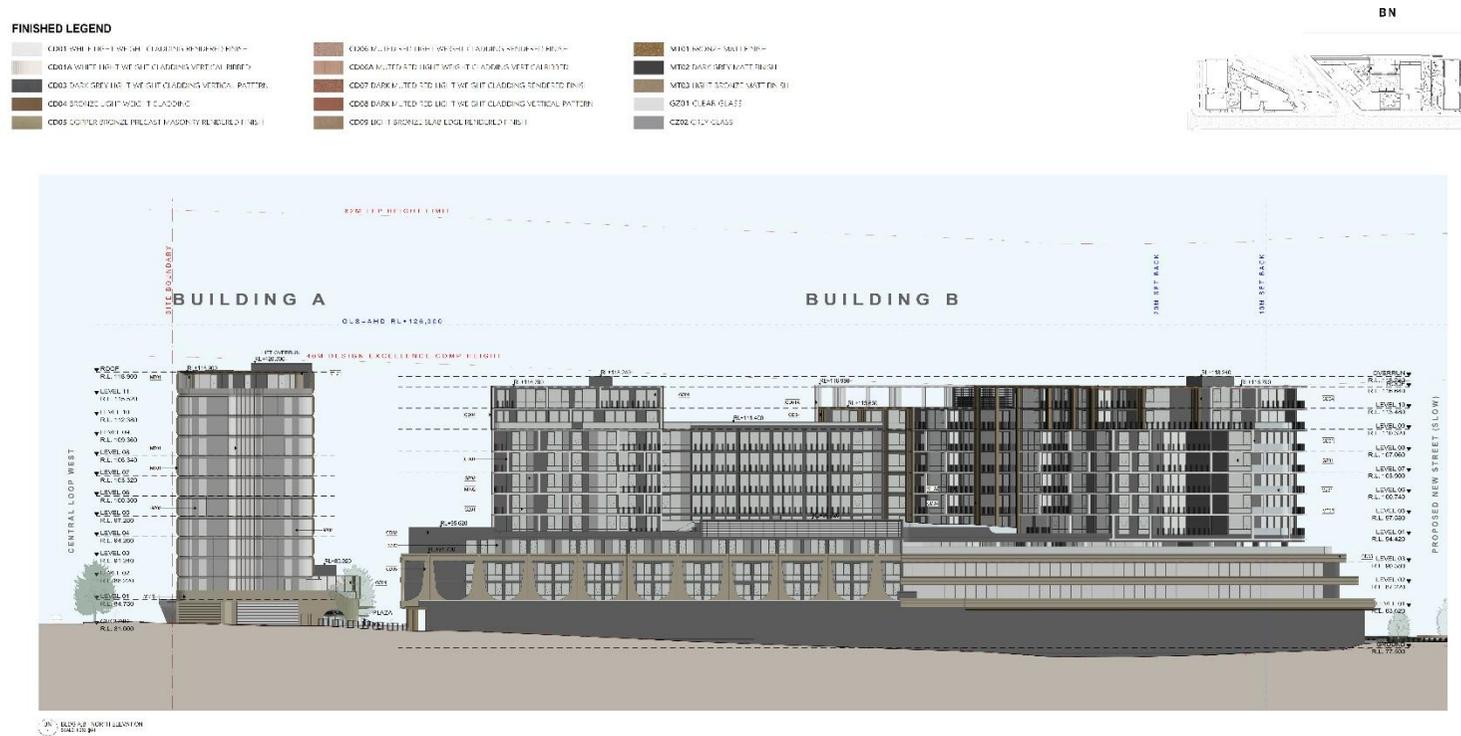
⁹⁸ Design provided by the client September 2025.



<p>DATE: 2025.09.01 SCALE: 1:1000 PROJECT: 135 Badgers Creek Road, Bradfield DEVELOPMENT APPLICATION</p>		<p>CLIENT: creativevision ARCHITECT: PLUS STUDIO PROJECT NO: DA-1011</p>		<p>DESIGNER: PLUS STUDIO ARCHITECT: PLUS STUDIO PROJECT NO: DA-1011</p>		<p>DATE: 2025.09.01 SCALE: 1:1000 PROJECT: 135 Badgers Creek Road, Bradfield DEVELOPMENT APPLICATION</p>		<p>FOR SUBMISSION GENERAL FLOOR PLAN - LEVEL 11</p>	
<p>CREATIVEVISION 135 BADGERS CREEK ROAD BRADFIELD NSW 20799 TEL: 02 8512 7855</p>		<p>PLUS STUDIO 135 BADGERS CREEK ROAD BRADFIELD NSW 20799 TEL: 02 8512 7855</p>		<p>PLUS STUDIO 135 BADGERS CREEK ROAD BRADFIELD NSW 20799 TEL: 02 8512 7855</p>		<p>PLUS STUDIO 135 BADGERS CREEK ROAD BRADFIELD NSW 20799 TEL: 02 8512 7855</p>		<p>PROJECT NO: DA-1011 DATE: 2025.09.01 SCALE: 1:1000 PROJECT: 135 Badgers Creek Road, Bradfield DEVELOPMENT APPLICATION</p>	

Figure 41: General Floor Plan – Level 11¹⁰⁰

¹⁰⁰ Design provided by the client September 2025.



REV	DATE	BY	CHKD	CLASS	DESCRIPTION
A	2025.09.08				FOR SUBMISSION

User Name: PROJECT LEAD	Project Code: 135-20799	Title/Category: STATEMENT OF HERITAGE IMPACT
User Email: ART@CVISION.PK	Billing Contact: JAMES.DONOHUE@PK	Billing Phone: 61 8 947 22382

PROJECT NAME: 135 Badgers Creek, Bradfield DEVELOPMENT APPLICATION	PROJECT NUMBER: 20799	STATE: NSW
PROJECT ADDRESS: 135 BADGERS CREEK RD BRADFIELD NSW 2170	PROJECT NUMBER: DA-2000	STATE: NSW

Figure 42: Building A, B – North Elevation¹⁰¹

¹⁰¹ Design provided by the client September 2025.

FINISHED LEGEND

- CD01 WHITE FINISH TIVE SHIP CLADDING FINISHED FINISH
- CD02A WHITE FINISH TIVE SHIP CLADDING VERTICAL FINISH
- CD03 DARK GREY FINISH TIVE SHIP CLADDING VERTICAL PATTERN
- CD04 BRONZE LIGHT WOOD TIVE SHIP CLADDING
- CD05 COPPER BRONZE FINISH TIVE SHIP CLADDING VERTICAL PATTERN
- CD06 MULTICOLORED FINISH TIVE SHIP CLADDING FINISHED FINISH
- CD06A MULTICOLORED FINISH TIVE SHIP CLADDING VERTICAL FINISH
- CD07 DARK MULTICOLORED FINISH TIVE SHIP CLADDING FINISHED FINISH
- CD08 DARK MULTICOLORED FINISH TIVE SHIP CLADDING VERTICAL PATTERN
- CD09 LIGHT BRONZE BRONZE FINISH TIVE SHIP CLADDING VERTICAL PATTERN
- M101 MIRROR MATT FINISH
- M102 DARK GREY MATT FINISH
- M103 LIGHT BRONZE MATT FINISH
- G201 CLEAR GLASS
- G202 TINTED GLASS



BS



60' SOUTH ELEVATION
SCALE 1:200

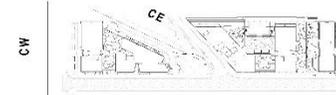
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18</td> <td>AP</td> <td>AP</td> <td>FOR SUBMISSION</td> </tr> </tbody> </table>	REV	DATE	BY	CHKD	DESCRIPTION	A	18	AP	AP	FOR SUBMISSION		<p>Project Name: 135 BADGERS CREEK</p> <p>Project Location: 135 BADGERS CREEK</p> <p>Project Reference: 135 BADGERS CREEK</p>	<p>Project Reference: 135 BADGERS CREEK</p> <p>Project Reference: 135 BADGERS CREEK</p> <p>Project Reference: 135 BADGERS CREEK</p>		<p>Project Title: 135 Badgers Creek, Bradfield DEVELOPMENT APPLICATION</p> <p>Project Number: 20799</p> <p>Project Reference: DA-2001</p>	<p>FOR SUBMISSION</p> <p>BLDG A-B - SOUTH ELEVATION</p> <p>DATE: 18/09/2025</p> <p>SCALE: 1:200</p>
REV	DATE	BY	CHKD	DESCRIPTION												
A	18	AP	AP	FOR SUBMISSION												

Figure 43: Building A, B – South Elevation¹⁰²

¹⁰² Design provided by the client September 2025.

FINISHED LEGEND

CD01 WHITE LIGHT TIVE GIP CLADDING RIBBED FINISH	CD06 MATTED LIGHT TIVE GIP CLADDING RIBBED FINISH	MT01 INSIDE GLASS
CD02A WHITE LIGHT TIVE GIP CLADDING VERTICAL RIBBED	CD06A MATTED LIGHT TIVE GIP CLADDING VERTICAL RIBBED	MT02 DASH GIP VERTICAL RIBBED
CD03 DARK GREY LIGHT TIVE GIP CLADDING VERTICAL PATTERN	CD07 DARK MATTED LIGHT TIVE GIP CLADDING RIBBED FINISH	MT03 LIGHT GIP VERTICAL RIBBED
CD04 STONED LIGHT TIVE GIP CLADDING	CD08 DARK MATTED LIGHT TIVE GIP CLADDING VERTICAL PATTERN	GZ01 CLEAR GLASS
CD05 COPPER BRONZE PULSED MASONRY REBUILT FINISH	CD09 LIGHT BRONZE BRICK REBUILT FINISH	GZ02 GLASS



<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18</td> <td>AF</td> <td></td> <td>FOR SUBMISSION</td> </tr> </tbody> </table>	REV	DATE	BY	CHKD	DESCRIPTION	A	18	AF		FOR SUBMISSION	<p>CREATIVEVISION</p> <p>135 BADGERS CREEK RD BRADFIELD NSW 20799</p>	<p>PROJECT MANAGER JAMES COOPER</p> <p>ARCHITECT PLUS STUDIO</p>	<p>FOR SUBMISSION</p> <p>PROJECT TITLE 135 Badgers Creek, Bradfield DEVELOPMENT APPLICATION</p>	<p>DATE 2025.09.18</p> <p>PROJECT NUMBER 20799</p> <p>PROJECT NAME DA-2004</p>
REV	DATE	BY	CHKD	DESCRIPTION										
A	18	AF		FOR SUBMISSION										

Figure 44: Building C – East and West elevations¹⁰³

¹⁰³ Design provided by the client September 2025.

7.0 HERITAGE IMPACT ASSESSMENT

7.1 Overview

This section assesses the heritage impact of the proposed works at the study area on heritage values within the study area. Justifications are also provided for the proposed works. The following impact assessment is based on the heritage significance values identified for the heritage items in the vicinity of the study area (see Section 5.3).

Within this approach, the objective of a heritage impact assessment is to evaluate and explain how the proposed works will affect the heritage value of the study area and/or place. A heritage impact assessment should also address how the heritage value of the site/place can be conserved or maintained, or preferably enhanced by the proposed works.

In order to consistently identify the impact of the proposed works, the terminology contained in the following table has been references throughout this document. The terminology and definitions are based on those contained in guidelines produced by Heritage NSW¹⁰⁴ and are shown in Table 7 and Table 8.

Table 7: Terminology for assessing the magnitude of heritage impact

Grading	Definition
Total loss of significance	Major adverse impacts to the extent where the place would no longer meet the criteria for listing on the SHR or LEP.
Adverse impact	Major (that is, more than minor or moderate) adverse impacts to heritage significance, defined as removing significant features, obscuring key views, or removing evidence of significant historical associations, which require substantial changes to the scope of works or design to sufficiently reduce those impacts. The material threshold applies when substantial changes to the application are required to reduce the adverse impacts to a moderate or minor level.
	Moderate adverse impacts to heritage significance. Actions in this category would include removal of an important part of a heritage item's setting or temporary removal of significant elements or fabric. The impact of these actions could be reduced through appropriate mitigation measures.
	Minor adverse impacts to heritage significance, defined as impacts to State heritage significance that are minor enough that they are outweighed by other benefits of the application, for example sympathetic alterations to an original non-compliant balustrade to enable continued public use.
Little to no impact*	An alteration to the heritage significance that is so minor that it is considered negligible. * Little to no impact (as opposed to no impact) acknowledges that any change will result in some level of impact/alteration to heritage significance.
Positive impact	Alterations that enhance the ability to demonstrate the heritage significance of the listed place.

¹⁰⁴ Heritage NSW, *Material Threshold Policy*, 2020.

Table 8: Terminology for heritage impact types

Impact	Definition
Physical	Impacts resulting from works located within or outside the curtilage boundaries of the heritage item, caused by removing or altering the item or fabric of heritage significance
Visual	Impact to views, vistas and setting of the heritage item resulting from proposed works within or outside the curtilage boundaries of the heritage item.
Potential	Impacts resulting from increased noise, vibrations and construction works located within or outside the curtilage boundaries of the heritage item.
Archaeological	Impacts to potential archaeological remains located within the curtilage boundaries of the heritage item.

7.1.1 Physical heritage impacts

The proposed development within the study area would be located in an area which does not have any known listed or potential items of heritage significance. The nearest heritage item to the study area, Kelvin (SHR no. 00046) (State), is listed approximately 990 m to the northeast and would not be physically impacted by the proposed development. As a result, it is considered that the proposed development would have **no physical heritage impacts**.

Physical heritage impacts: None

7.1.2 Visual heritage impacts

The development proposal within the study area would be located in an area which does not have any known listed or potential items of heritage significance. As a result, the development proposal would have no visual impacts to items in the study area.

The four heritage items in the vicinity of the study area have the potential to be visually impacted by the development proposal. Each of the heritage items are assessed individually below and the project shadow diagrams during the winter solstice are shown in Figure 45 and Figure 46.

7.1.2.1 Kelvin (SHR no. 00046)

Kelvin is listed as State significant for its homestead, gardens, paddocks, and farm buildings as they are one of the few extant and intact examples of an early Colonial Georgian farmstead in western Sydney. The extant homestead from the early nineteenth century (c1820s) provides physical evidence of the efforts of Colonist Thomas Laycock to establish and maintain a working farm area of 1,200 acres. The homestead was constructed on a low hill with good outlooks to its surrounding farm property. Views to and from the homestead to the surrounding rural landscape area have been noted as being fundamental to the cultural significance of the property.¹⁰⁵

The gazetted SHR listing for Kelvin outlines that the following significant view lines for the item:¹⁰⁶

“The homestead and farm buildings in their current setting with extensive views over rural land, is still able to demonstrate the principles of 19th century farm estate architecture, planning and design”...

¹⁰⁵ Architect and Heritage Consultant (2006), Kelvin Park, 30 The Retreat, Bringelly, Liverpool.

¹⁰⁶ NSW Government, State Heritage Inventory, Kelvin.

...The homestead of Kelvin Park retains important historic views to the east to Thompson's Creek and beyond to South Creek. The site also retains views of other historically related rural landscapes beyond the current boundaries such as the pasture and stands of trees to the north. Both views contribute to the site's significance and maintain the context of the homestead group."

Although the SHI and the CMP do not identify the views to the southwest towards the study area from Kelvin, they do identify the significant views and setting of the broader pastoral landscape area, which includes views to the southwest, as contributing to the significance of the item.¹⁰⁷ The development proposal would be 12 storeys tall (at its highest), reaching a height of approximately 40 m above the ground surface. The development proposal would therefore be considerably taller than the existing structures in the vicinity of the study area and the general low-scale pastoral landscape. However, this height and scale is consistent with the rezoned and planned future surrounding development as part of the Bradfield City Centre. The development proposal would noticeably sit within the viewlines to the southwest from the heritage item which is characterised by a sloping topography with no current high-rise developments and separated by rural undeveloped land in which the RAAF and Radio Receiving Station once sat.

The development proposal would also be sympathetic to the future surrounding context of the area by using appropriate setbacks and building separation to help minimise visual impacts, and would be consistent with the future surrounding development of the Western Sydney Aerotropolis and Bradfield City Centre. However, it is considered that the development proposal would have a minor adverse impact on the visual setting of the heritage item due to its scale, mass, and location. As the development proposal is located at least 990 m to the southwest of the heritage item, it would not cause any overshadowing.

Visual impact: Minor adverse

7.1.2.2 Mount Pleasant homestead (SEPP no. I4), Cottage (LEP no. I2) and Bringelly Public School Group, including Schoolhouse and former headmaster's residence (LEP no. 7)

The gazetted LEP and SEPP listings for the Mount Pleasant Homestead, Cottage, and Bringelly Public School do not identify the view corridor from the heritage items towards the development proposal as being significant. The northern boundary of the nearest heritage item to south (LEP no. 7) is located at least 1.4 km to the south of the development proposal, and the southern boundary of the nearest heritage item to the north (SEPP no. I4) is located at least 1.23 km to the northwest of the development proposal. The development proposal would be 12 storeys tall (at its highest), reaching a height of approximately 40 m above the ground surface. The development proposal would therefore be considerably taller than the existing development within the vicinity of the study area, but consistent with future surrounding development as part of the Bradfield City Centre. The development proposal would partially sit within the viewlines from the heritage items. However, the viewlines would be obscured by The Northern Road, rural properties, future development in Bradfield including the Bradfield City Centre, and the significant distance between the study area and the heritage items.

Overall, it is also noted that the development proposal would be sympathetic to the planned future surrounding development of the area by using appropriate setbacks and building separation to help minimise visual impacts, and would be consistent with the future surrounding context of the Bradfield City Centre. As the development proposal is located over 1.2 km from all these listed heritage items, it would not cause any overshadowing.

¹⁰⁷ Architect and Heritage Consultant (2006), Kelvin Park, 30 The Retreat, Bringelly, Liverpool.

Visual impact: Little to no

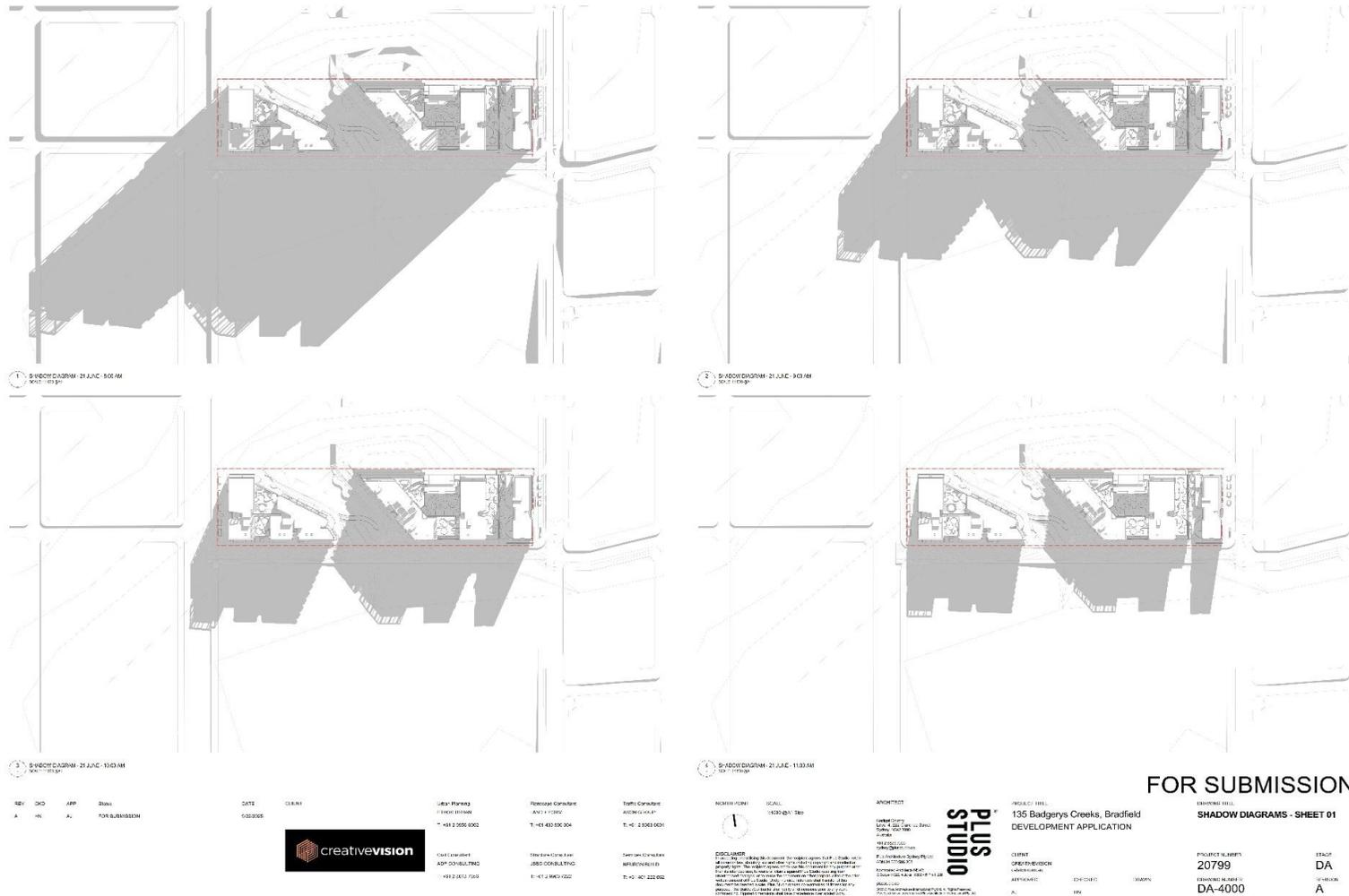


Figure 45: Shadow analysis for the development proposal between 8 am and 11 am during the winter solstice¹⁰⁸

¹⁰⁸ Shadow diagram provided by the client September 2025.

7.1.3 Potential heritage impacts

The perceptible distance for cosmetic damage from construction related vibration has been established to be items located less than 25 m away from the construction works as determined by Transport for NSW in their *Construction Noise and Vibration Guideline (Roads)* prepared in July 2023. As no heritage listed items within the vicinity of the study area are within 25 m of its boundary, it is considered that the proposed development would not have potential physical impacts in relation to construction vibration.

Potential impacts: None

7.1.4 Impacts to heritage items in vicinity

This section assesses the potential physical and visual impacts of the proposed works on heritage items within the vicinity of the study area. The heritage impacts of the proposed works are outlined in Table 9 below.

Table 9: Assessment of heritage impact

Item Name	Item/Listing Number	Potential physical impacts	Potential visual impacts
Kelvin	SHR no. 00046 SEPP (Precincts–Western Parkland City) 2021 no. I3	The works have been assessed as having no physical impacts to the item.	Minor adverse
Mount Pleasant homestead	SEPP (Precincts–Western Parkland City) 2021 no. I4	The works have been assessed as having no physical impacts to the item.	Little to no
Cottage	Camden LEP 2010 no. I2	The works have been assessed as having no physical impacts to the item.	Little to no
Bringelly Public School Group, including Schoolhouse and former headmaster’s residence	Liverpool LEP 2008 no. C11	The works have been assessed as having no physical impacts to the item.	Little to no

7.1.5 Cumulative Heritage Impacts

Cumulative impacts refer to the combined impact of overlaid or added actions and interactions within a particular place associated with the past, present and the reasonably foreseeable future.

The area surrounding the study area would be substantially developed in the future as part of the Western Sydney Aerotropolis including the new Western Sydney International Airport (Nancy-Bird Walton) and the Bradfield City Centre. For example, the Bradfield City Centre is located immediately to the northeast of the study area in the space between the SHR listed item ‘Kelvin’ and the development proposal. The Bradfield City Centre development will include over 10,00 homes, 80 buildings exceeding 40 metres in height (15 storeys and above) a new Metro line, parklands and community spaces, commercial premises such as shopping centres and retail spaces, research

centres, hotels, roads, and industry spaces (Figure 47).¹¹⁰ The illustrative Master Plan for the Bradfield City Centre with the indicative locations of the study area and Kelvin is presented in Figure 48.

In addition to the Bradfield City Centre, the developments for six buildings with an average height of 23-40 m in height are in the final planning stages for the site at 40 The Retreat, Bradfield. This potential development is one of many in the approval stages within the Bradfield and it is located in the property adjacent and to the southwest of 'Kelvin' (Kelvin is located at 30 The Retreat, Bradfield). As a result, the views to and from the study area and 'Kelvin' would be obscured and dominated by dense urban development characterised by high rise buildings (Figure 49).¹¹¹

These developments noted above, including the development proposal in discussion here, would cause substantial building mass on the horizon of the SHR listed item 'Kelvin'. The development proposal would be sympathetic to this future surrounding development of the area by using appropriate setbacks and building separation to help minimise visual impacts, and would be consistent with the planned future surrounding context of the Bradfield City Centre. Despite this, the development proposal would likely present an increase of architectural massing in the area due to its height and width and visibility from heritage items.

Although the cumulative impact of the development proposal would impact the visual character of the surrounding heritage items including 'Kelvin', it would not impact any heritage items physically. The development proposal design does attempt to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.

The development proposal would also be sympathetic to the future surrounding development of the area by using appropriate setbacks and building separation to help minimise visual impacts, and would be consistent with the future surrounding context of the Bradfield City Centre. However, the development proposal would still cause additional visual cumulative impacts to the views to and from the heritage items identified in this SoHI as it would be 12 storeys tall (at its highest), reaching a height of approximately 40 m above the ground surface. As a result, the cumulative impact would result in an overall Minor adverse visual impact.

Cumulative impact: Minor adverse

¹¹⁰ NSW Government, Bradfield City Centre Masterplan, accessed <https://www.nsw.gov.au/about-nsw/precinct-development/delivering-bradfield-city-centre/master-plan>.

¹¹¹ Urbis (2024), Heritage Impact Statement: 40 The Retreat, Bringelly Dharug Country, Report prepared for SCG Developments, June 2024.



Figure 47: Artist's impression of Bradfield City Centre and surrounds¹¹²

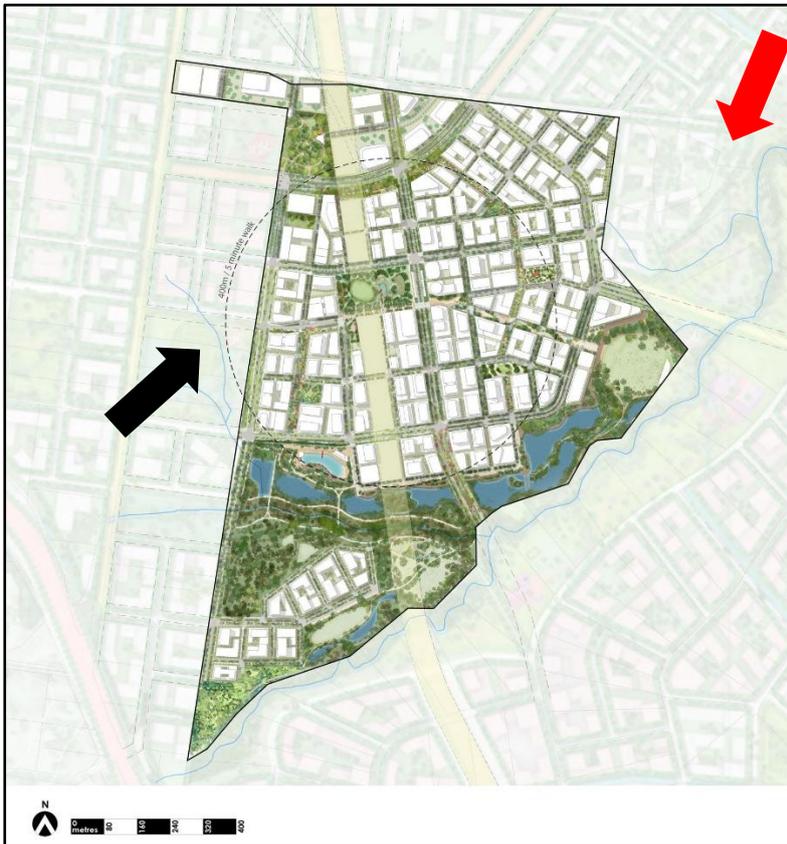


Figure 48: Bradfield City Centre – Illustrative Master Plan with the indicative location of the study area identified by the black arrow, and the indicative location of the SHR listed item 'Kelvin' identified by the red arrow¹¹³

¹¹² NSW Government, Bradfield City Centre Masterplan, accessed <https://www.nsw.gov.au/about-nsw/precinct-development/delivering-bradfield-city-centre/master-plan>.

¹¹³ NSW Government, Bradfield City Centre Masterplan, accessed <https://www.nsw.gov.au/about-nsw/precinct-development/delivering-bradfield-city-centre/master-plan>.



Figure 49: Proposed development at 40 The Retreat, Bradfield with the indicative direction of the study area identified by the black arrow, and the indicative location of the SHR listed item 'Kelvin' (30 The Retreat, Bradfield) identified by the red arrow¹¹⁴

7.2 Heritage considerations for the proposal

7.2.1 Matters for consideration

Heritage guidelines¹¹⁵ prepared by the NSW Heritage Office (now Heritage NSW, DPC) outline design considerations for projects that involve development in the vicinity of heritage items. Design considerations are discussed in Table 10 below.

Table 10: Heritage consideration for 135 Badgerys Creek Road, Bradfield (Source: NSW DPE, 2023)

Heritage Consideration	Discussion
4.1 Matters for consideration	
Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?	The proposed works would not require works to heritage items.
Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or	Although there are no heritage items directly adjacent to the study area, there are 4 heritage listed items within its vicinity. The

¹¹⁴ Urbis (2024), Heritage Impact Statement: 40 The Retreat, Bringelly Dharug Country, Report prepared for SCG Developments, June 2024.

¹¹⁵ 'Guidelines for preparing a statement of heritage impact', Department of Planning and Environment, 2023.

Heritage Consideration	Discussion
4.1 Matters for consideration	
<p>a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</p>	<p>development proposal would not physically impact the heritage significance of any of these items. The development proposal would also not alter the existing significance of the heritage items. The development proposal would result in the following visual heritage impacts which would impact the setting and views and vistas to and from the heritage item:</p> <ul style="list-style-type: none"> ● Little to no visual impacts to: <ul style="list-style-type: none"> ▪ Mount Pleasant homestead (SEPP no. 14) ▪ Cottage (LEP no. 12) ▪ Bringelly Public School Group, including Schoolhouse and former Headmaster's residence (LEP no. 7) ● Minor adverse impacts to: <ul style="list-style-type: none"> ▪ Kelvin (SHR no. 00046) <p>The development proposal attempts to mitigate impacts through its sympathetic design with the proposed future surrounding development of the Bradfield City Centre, and by using appropriate setbacks and building separation to help minimise visual impacts.</p> <p>The development proposal design attempts to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p>
<p>Are the proposed works part of a broader scope of works?</p>	<p>Although the development proposal is not directly part of a broader scope of works, it is adjacent to the Bradfield City Centre which includes the development of a new major city. The development proposal also represents further construction in an area of future (substantial (unrelated) development within the Bradfield and Badgerys Creek region.</p>
<p>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</p>	<p>Although the development proposal is not directly part of a broader scope of works, it is adjacent to the Bradfield City Centre which includes the development of a new major city. The development proposal also represents further construction in an area of future (substantial (unrelated) development within the Bradfield and Badgerys Creek region.</p> <p>The development proposal would have a visual impact ranging from Little to no to Minor adverse on the heritage items within its vicinity. These visual impacts would have an overall Minor adverse cumulative impact of change to the setting of the SHR listed item 'Kelvin'.</p>
<p>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?</p>	<p>For an assessment of Aboriginal cultural heritage values within the study area and its vicinity, see the Archaeological Technical Report (ATR), Aboriginal Cultural Heritage Assessment Report</p>

Heritage Consideration	Discussion
4.1 Matters for consideration	
	(ACHAR), and Archaeological Test Excavation Report (ATER) prepared by Artefact Heritage (2025). ¹¹⁶
Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?	Yes
Do the proposed works trigger a change of use classification under the <i>National construction code</i> that may result in perspective building requirements? If so, have options that avoid impact on the heritage values been investigated?	No
If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?	Not applicable
Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?	<p>The development proposal would have a visual impact ranging from Little to no to Minor adverse on the heritage items within its vicinity. The development proposal attempts to mitigate impacts through its sympathetic design with the proposed future surrounding development of the Bradfield City Centre, and by using appropriate setbacks and building separation to help minimise visual impacts.</p> <p>The development proposal design attempts to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p>

7.2.2 Considerations for specific types of works

Heritage guidelines¹¹⁷ prepared by the NSW Heritage Office (now Heritage NSW, DPC) outline design considerations for projects that involve development adjacent to heritage items or within the heritage conservation area. Design considerations are discussed in Table 11 below.

¹¹⁶ Artefact Heritage and Environment (2025), 135 Badgerys Creek Road, Bradfield: Archaeological Technical Report; Artefact Heritage and Environment (2025), 135 Badgerys Creek Road, Bradfield: Aboriginal Cultural Heritage Assessment Report; 135 Badgerys Creek Road, Bradfield: Archaeological Technical Report; Artefact Heritage and Environment (2025), 135 Badgerys Creek Road, Bradfield: Archaeological Test Excavation Report.

¹¹⁷ 'Guidelines for preparing a statement of heritage impact', Department of Planning and Environment, 2023.

Table 11: Heritage considerations for 135 Badgerys Creek Road, Bradfield (Source: NSW DPE, 2023)

Development	Discussion
Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)	
Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?	<p>Although there are no heritage items directly adjacent to the study area, there are 4 heritage listed items within its vicinity. The development proposal would not physically impact the heritage significance of any of these items. The development proposal would also not alter the existing significance of the heritage items. The development proposal would result in the following visual heritage impacts.</p> <ul style="list-style-type: none"> ● Little to no visual impacts to: <ul style="list-style-type: none"> ▪ Mount Pleasant homestead (SEPP no. 14) ▪ Cottage (LEP no. 12) ▪ Bringelly Public School Group, including Schoolhouse and former Headmaster's residence (LEP no. 7) ● Minor adverse impacts to: <ul style="list-style-type: none"> ▪ Kelvin (SHR no. 00046).
Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?	<p>Yes, the development proposal would impact views to and from the SHR item 'Kelvin'.</p> <p>The development proposal attempts to mitigate impacts through its sympathetic design with the proposed future surrounding development of the Bradfield City Centre, and by using appropriate setbacks and building separation to help minimise visual impacts.</p> <p>The development proposal design attempts to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p>
Will the proposed works impact on the integrity of the streetscape of the heritage conservation area?	The development proposal is not within, and not within the vicinity of a Heritage Conservation Area.

7.3 Assessment against relevant policies

7.3.1 State Environmental Planning Policy (SEPP) (Precincts–Western Parkland City) 2021

Table 12 records the relevant 'Heritage Conservation' objectives of the SEPP (Precincts–Western Parkland City) 2021. This table also records when consent is required and when consent is not required.¹¹⁸ The development proposal is assessed against these objectives below.

¹¹⁸ NSW Government, NSW legislation, State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Part 4.4 Development controls–general, Section 4.26.

Table 12: Assessment of the development proposal against the relevant ‘Heritage Conservation’ objectives of the SEPP (Precincts–Western Parkland City) 2021

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
4.26 Heritage Conservation (1) The objectives of this section are–		
(a) to conserve the environmental heritage of the land to which this chapter applies, and	Yes	<p>The development proposal would respect the environmental heritage of the Western Parkland City, notably in relation to Kelvin which is listed on the SHR.</p> <p>The development proposal would not physically impact any known heritage item or heritage conservation area, and would be sympathetic to the future development within the Bradfield City Centre and the approved future character of the Aerotropolis precinct.</p> <p>The development proposal does attempt to mitigate impacts by being sympathetic to the future surrounding development of the Bradfield City Centre by using appropriate setbacks and building separation to help minimise visual impacts. The development proposal design also does attempt to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p>
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views, and	Yes	<p>The development proposal would not physically impact any known heritage item or heritage conservation area, and would be sympathetic to the future development within the Bradfield City Centre and the approved future character of the Aerotropolis precinct. The development proposal would also not alter the existing significance of the heritage items.</p> <p>The development proposal would result in the following visual heritage impacts.</p> <ul style="list-style-type: none"> ● Little to no visual impacts to: <ul style="list-style-type: none"> ▪ Mount Pleasant homestead (SEPP no. I4) ▪ Cottage (LEP no. I2) ▪ Bringelly Public School Group, including Schoolhouse and former Headmaster’s residence (LEP no. 7) ● Minor adverse impacts to: <ul style="list-style-type: none"> ▪ Kelvin (SHR no. 00046).

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
4.26 Heritage conservation (2) Requirement for consent Development consent is required for the following–		
(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)– (i) a heritage item, (iii) a building, work, relic or tree within a heritage conservation area,	Yes	The development proposal is not within a heritage conservation area or heritage listed item and would not require the demolition or removal of heritage items or significant fabric.
(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 2 in relation to the item,	Yes	The development proposal is not within a heritage conservation area or heritage listed item, and would not require alteration to a heritage item.
(e) erecting a building on land– (i) on which a heritage item is located or that is within a heritage conservation area, or	Yes	The development proposal is not within a heritage conservation area or heritage listed item.
(f) subdividing land – (i) on which a heritage item is located or that is within a heritage conservation area, or	Yes	The development proposal is not within a heritage conservation area or heritage listed item.
4.26 Heritage conservation (3) When consent is not required		
(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development— (i) is of a minor nature or is for the maintenance	Yes	The development proposal is not within a heritage conservation area or heritage listed item. For an assessment of Aboriginal heritage and archaeology within the study area, please see the Archaeological Technical Report (ATR) prepared by Artefact Heritage in 2025. ¹¹⁹

¹¹⁹ Artefact Heritage and Environment (2025), 135 Badgerys Creek Road, Bradfield: Archaeological Technical Report, prepared for Creative Vision.

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
<p>of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</p> <p>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</p>		
<p>(d) the development is exempt development</p>	<p>Yes</p>	<p>The development proposal has been declared an SSD (SSD-77458970) under the EP&A Act. The SEARs issued on 30 January 2025 outline that a SoHI would be required to inform the EIS for the development proposal. This report meets the SOHI requirement of Item 19 of the project SEARs and has addressed the relevant objectives of the SEPP (Precincts-Western Parkland City) 2021.</p>

4.26 Heritage conservation (4) Effect of proposed development on heritage significance

<p>The consent authority must, before granting consent under this section in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>(5) Subsection (4) applies regardless of whether a heritage management document is prepared under subsection (6) or a heritage conservation management plan is submitted under subsection (7).</p>	<p>Yes</p>	<p>A detailed heritage impact assessment has been completed in Section 7.0 of this report. The following was concluded:</p> <p>The development proposal would not physically impact any known heritage item or heritage conservation area. The development proposal would also not alter the existing significance of the heritage items.</p> <p>The development proposal would result in the following visual heritage impacts.</p> <ul style="list-style-type: none"> ● Little to no visual impacts to: <ul style="list-style-type: none"> ▪ Mount Pleasant homestead (SEPP no. I4) ▪ Cottage (LEP no. I2) ▪ Bringelly Public School Group, including Schoolhouse and former Headmaster’s residence (LEP no. 7) ● Minor adverse impacts to: <ul style="list-style-type: none"> ▪ Kelvin (SHR no. 00046).
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4.26 Heritage conservation (6) Heritage management

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
<p>The consent authority may, before granting consent to development–</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>		<p>This SoHI has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the development proposal. This SoHI satisfies the requirement under this clause.</p>

4.26 Heritage conservation (7) Heritage conservation management plans

<p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this section.</p>	<p>Yes</p>	<p>The development proposal would not physically impact any known heritage item or heritage conservation area, and would not alter the existing significance of the heritage items.</p> <p>The development proposal would result in the following visual heritage impacts.</p> <ul style="list-style-type: none"> ● Little to no visual impacts to: <ul style="list-style-type: none"> ▪ Mount Pleasant homestead (SEPP no. I4) ▪ Cottage (LEP no. I2) ▪ Bringelly Public School Group, including Schoolhouse and former Headmaster’s residence (LEP no. 7) ● Minor adverse impacts to: <ul style="list-style-type: none"> ▪ Kelvin (SHR no. 00046). <p>A CMP for the SHR listed item Kelvin was prepared by Form Architects in 2006. The relevant policies of this CMP have been assessed against the development proposal in Section 7.3.4. The 2006 CMP was prepared prior to the approval of the Bradfield City Centre and Aerotropolis, and so some policies from the CMP may be redundant.</p>
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7.3.2 Western Sydney Aerotropolis Development Control Plan 2022 (September 2024)

Table 13 records the relevant general development controls for the Western Sydney DCP 2022 (September 2024) that have been implemented to ensure new development in this area respects and

enhances the heritage significance of its context.¹²⁰ The development proposal is assessed against these objectives below.

Table 13: Assessment of the development proposal against the non-Aboriginal and European heritage objectives of the Western Sydney Aerotropolis DCP 2022 (September 2024)

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
2.2.2 Non-Aboriginal and European heritage objectives		
<p>01. Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item and its setting.</p>	<p>Yes</p>	<p>The development proposal would respect the environmental heritage of the Western Parkland City, notably in relation to Kelvin which is listed on the SHR.</p> <p>The development proposal would not physically impact any known heritage item or heritage conservation area.</p> <p>The development proposal would result in the following visual heritage impacts.</p> <ul style="list-style-type: none"> ● Little to no visual impacts to: <ul style="list-style-type: none"> ▪ Mount Pleasant homestead (SEPP no. I4) ▪ Cottage (LEP no. I2) ▪ Bringelly Public School Group, including Schoolhouse and former Headmaster's residence (LEP no. 7) ● Minor adverse impacts to: <ul style="list-style-type: none"> ▪ Kelvin (SHR no. 00046). <p>The development proposal does attempt to mitigate impacts by being sympathetic to the future surrounding development of the Bradfield City Centre by using appropriate setbacks and building separation to help minimise visual impacts. The development proposal design also does attempt to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p>

¹²⁰ NSW Government, Western Sydney Aerotropolis: Aerotropolis Phase 2 Development Control Plan, November 2022 and September 2024.

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
04. Ensure the continued relevance of historic values through long-term heritage conservation outcomes that reflect the history of the Aerotropolis area.	Yes	The development proposal would not physically impact any known heritage item or heritage conservation area.

Performance outcomes and benchmark solutions

PO2 The impact of new development adjacent to or within the vicinity of a heritage item is minimised.

<p>1. Development in the vicinity of a heritage item minimises the impact on the setting of the item by:</p> <ul style="list-style-type: none"> a) Providing an adequate area around the building to allow interpretation of the heritage item; b) Retaining original or significant landscaping (including plantings with direct links or association with the heritage item); c) Protecting and allowing the interpretation of archaeological features; and d) Retaining and respecting significant views to and from the heritage item. 	<p>The development proposal would not physically impact any known heritage item or heritage conservation area, and would not alter the existing significance of the heritage items.</p> <p>The development proposal would not impact original or significant landscaping.</p> <p>A preliminary historical archaeological assessment prepared by Artefact identified that the potential for historical archaeology in the study area is Nil-Low.</p> <p>For an assessment of Aboriginal cultural heritage values within the study area and its vicinity, see the Archaeological Technical Report (ATR), Aboriginal Cultural Heritage Assessment Report (ACHAR), and Archaeological Test Excavation Report (ATER) prepared by Artefact Heritage (2025).¹²¹</p> <p>The development proposal would result in the following visual heritage impacts.</p> <ul style="list-style-type: none"> ● Little to no visual impacts to: <ul style="list-style-type: none"> ▪ Mount Pleasant homestead (SEPP no. 14) ▪ Cottage (LEP no. 12) ▪ Bringelly Public School Group, including Schoolhouse and former Headmaster's residence (LEP no. 7) ● Minor adverse impacts to: <ul style="list-style-type: none"> ▪ Kelvin (SHR no. 00046).
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¹²¹ Artefact Heritage and Environment (2025), 135 Badgerys Creek Road, Bradfield: Archaeological Technical Report; Artefact Heritage and Environment (2025), 135 Badgerys Creek Road, Bradfield: Aboriginal Cultural Heritage Assessment Report; 135 Badgerys Creek Road, Bradfield: Archaeological Technical Report; Artefact Heritage and Environment (2025), 135 Badgerys Creek Road, Bradfield: Archaeological Test Excavation Report.

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
		<p>The development proposal does attempt to mitigate visual impacts by being sympathetic to the future surrounding development of the Bradfield City Centre by using appropriate setbacks and building separation to help minimise visual impacts. The development proposal design also does attempt to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p>
<p>2. Any new development in the vicinity of heritage items should be of a contemporary design that incorporates materials that do not overwhelm any adjacent heritage items.</p>		<p>The development proposal does attempt to mitigate visual impacts by being sympathetic to the future surrounding development of the Bradfield City Centre by using appropriate setbacks and building separation to help minimise visual impacts. The development proposal design also does attempt to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p>
<p>3. Open spaces should be planned around heritage items to ensure it maintains its prominent siting and encourage opportunity for active and passive interaction with the place.</p>		<p>The development proposal would not physically impact any known heritage item or heritage conservation area, and would not alter the existing significance of the heritage items.</p> <p>The nearest heritage item Kelvin is at least 990 m to the northeast of the development proposal. As a result, the works would not impact any open space in the immediate vicinity of the of the heritage item.</p>
<p>4. Highly activated urban areas in the vicinity of a heritage item must be carefully and respectfully sited, designed and landscaped to ensure that heritage values associated with the heritage item are protected.</p>		<p>The development proposal does attempt to mitigate visual impacts by being sympathetic to the future surrounding development of the Bradfield City Centre by using appropriate setbacks and building separation to help minimise visual impacts. The development proposal design also does attempt to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p>

7.3.3 Western Sydney Aerotropolis Precinct Plan (2024)

Table 14 records the relevant general non-Aboriginal and European heritage objectives and requirements for the WSAPP 2024.¹²² The development proposal is assessed against these objectives below.

Table 14: Assessment of the development proposal against the non-Aboriginal and European heritage objectives of the Western Sydney Aerotropolis Precinct Plan (2024)

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
4.4 Non-Aboriginal and European heritage objectives		
NA01 Retain links to the history and cultural significance of the land through appropriate conservation and management of heritage items.	Yes	The development proposal would not physically impact any known heritage item or heritage conservation area, and would not alter the existing significance of the heritage items.
NA02 Design and develop in the vicinity of heritage items to protect the heritage significance of the item and setting.		The development proposal would not physically impact any known heritage item or heritage conservation area, and would not alter the existing significance of the heritage items. The development proposal does attempt to mitigate visual impacts by being sympathetic to the future surrounding development of the Bradfield City Centre by using appropriate setbacks and building separation to help minimise visual impacts. The development proposal design also does attempt to mitigate the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.
4.4 Non-Aboriginal and European heritage requirements		
NA1 Existing heritage items and their significant elements are to be retained and managed, including implementation of adaptive re-use and land uses which ensure the long term conservation viability of heritage items.		The development proposal would not physically impact any known heritage item or heritage conservation area, and would not alter the existing significance of the heritage items. The development proposal does attempt to mitigate visual impacts by being sympathetic to the future surrounding development of the Bradfield City Centre by using appropriate setbacks and building separation to help minimise visual impacts. The development proposal design also does attempt to mitigate

¹²² NSW Government, Department of Housing and Infrastructure, Western Sydney Aerotropolis Precinct Plan, September 2024.

Objectives	Is the development proposal consistent with the controls (Yes/No?)	Response
<p>NA2 Position new development, including the design of subdivision and buildings, to maintain visual links, context and significance of the heritage item and its setting.</p>		<p>the adverse visual impacts caused by its presence in the area by taking architectural cues from neighbouring future developments in terms of material, landscaping/vegetation, and colouration.</p> <hr/> <p>The development proposal would not physically impact any known heritage item or heritage conservation area, and would not alter the existing significance of the heritage items.</p> <p>The development proposal would result in the following visual heritage impacts.</p> <ul style="list-style-type: none"> ● Little to no visual impacts to: <ul style="list-style-type: none"> ▪ Mount Pleasant homestead (SEPP no. I4) ▪ Cottage (LEP no. I2) ▪ Bringelly Public School Group, including Schoolhouse and former Headmaster's residence (LEP no. 7) ● Minor adverse impacts to: <ul style="list-style-type: none"> ▪ Kelvin (SHR no. 00046). <p>As noted in Section 7.0, views from the SHR listed item Kelvin to and from the broader pastoral landscape area, including to and from the development proposal, do contribute to the significance of the item. However, the future development of the Bradfield City Centre would obscure this view. As a result, no visual links would be maintained.</p>
<p>NA3 Investigate the significance of potential heritage items identified on Figure 4. Where investigations identify heritage values, a heritage management plan is to be prepared outlining the required measures to conserve these values.</p>		<p>As shown in Figure 3, no potential non-Aboriginal heritage items have been identified within the study area.</p>

7.3.4 Conservation Management Plan policy

The study area is within the vicinity of Kelvin which is listed on the SHR as an item of State significance. The CMP for Kelvin was prepared in 2006 by Form Architects and includes relevant

policies for development within the vicinity of the item.¹²³ The development proposal is assessed against the relevant policies below.

Table 15: Assessment of the development proposal against the relevant policies of the 2006 CMP for Kelvin

Policy	Is the development proposal consistent with the controls (Yes/No?)	Response
5.2.1 Topography and landscape		
<p>2. The following fabric attributes are essential to the Kelvin Park Group and should be retained in any future development:</p> <p>d) The open and uncluttered character of its surrounding landscape</p>	<p>Yes</p>	<p>The development proposal does not include any works within the SHR curtilage of Kelvin, which is of a considerable size and retains an adequate landscaped setting for the item and homestead. Since the CMP was written in 2006, the surrounding area has been rezoned for the Aerotropolis and the proposal is consistent with the approved future character of the Aerotropolis Precinct.</p> <p>The cumulative impact section of this report (Section 7.1.5) notes that the future Bradfield City Centre development would involve substantial development in the area between Kelvin and the development proposal. As a result, the uncluttered character of the item's surrounding landscape will not be maintained.</p>
5.2.3 Views and vistas		
<p>10. For visual catchment which lies beyond the property boundaries, the topography and trees should be maintained. Screen plantings shall be placed among future development to conceal any structure from the visual catchment of Kelvin Park.</p>		<p>The development proposal will rehabilitate the existing riparian corridor and topography within the study area. The development proposal also includes a buffer of trees and other landscaping along the eastern boundary which would provide a sympathetic interface with Kelvin which is located approximately 990 m to the northeast.</p>

¹²³ Architect and Heritage Consultant: Form Architects (2006), Kelvin Park, 30 The Retreat, Bringelly, Liverpool: Maintenance and Conservation Plan.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 Summary of findings

This SoHI has made the following conclusions:

- The study area is not listed on any statutory or non-statutory heritage registers
- The study area is located within the vicinity of four heritage listed items:
 - State Heritage Register**
 - Kelvin (SHR no. 00046) (State): ~990 m northeast of the study area
 - SEPP (Precincts–Western Parkland City) 2021**
 - Mount Pleasant homestead (SEPP no. I4) (Local): ~1.23 km northwest of the study area
 - Kelvin (SEPP no. I3) (State): ~990 m northeast of the study area
 - Camden LEP 2010**
 - Cottage (LEP no. I2) (Local): ~1.91 km south of the study area
 - Liverpool LEP 2008**
 - Bringelly Public School Group, including Schoolhouse and former headmaster's residence (LEP no. 7) (Local): ~1.4 km south of the study area
- The development proposal would not be located within a heritage item curtilage. For this reason, the development proposal would not cause any physical impacts to any built heritage items, resulting in **no physical impacts**
- The development proposal has the potential to visually impact multiple heritage items to varying degrees, summarised below:
 - Little to no** visual impacts to:
 - Mount Pleasant homestead (SEPP no. I4) (Local)
 - Cottage (LEP no. I2) (Local)
 - Bringelly Public School Group, including Schoolhouse and former headmaster's residence (LEP no. 7) (Local)
 - Minor adverse** impacts to:
 - Kelvin (SHR no. 00046) (State).
- The development proposal would result in an overall **Minor adverse** cumulative impact.

Ultimately, despite the minor visual and cumulative impacts outlined above, the development proposal would be sympathetic to the future development as part of the Bradfield City Centre, and would be consistent with the future high-rise nature of the region.

8.2 Approval pathway

The development proposal has been declared SSD (SSD-77458970) under the EP&A Act. The SEARs issued on 30 January 2025 outline that a SoHI would be required to inform the EIS for the development proposal. This report meets the SoHI requirement for Item 19 of the project SEARs:¹²⁴

Table 16: Item 19 of the project SEARs

SEAR	Documentation	Response / Location in Report
19. Environmental Heritage		
<ul style="list-style-type: none"> Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	<ul style="list-style-type: none"> Statement of Heritage Impact Archaeological Assessment 	This report meets the Statement of Heritage Impact requirement for Item 19 of the Secretary's Environmental Assessment Requirements.

This SoHI is submitted to the Department of Planning, Housing and Infrastructure in support of the State Significant Development Application.

8.3 Recommendations and mitigation measures

Based on the development proposal and the findings of this Statement of Heritage Impact, it is recommended that the following mitigation measures are implemented prior to and during the development proposal which requires bulk excavation works.

Heritage Management Ref.	Mitigation Measure	Description
General		
NAH1	Heritage Induction	<p>All staff involved in the proposed works, including design professionals and tradespeople, must receive a heritage induction prior to the commencement of works. The heritage induction should cover the historical values of the site and the potential for the project to encounter significant archaeological resources, and its potential impact on the surrounding heritage items</p> <p>The induction should make contractors aware of the recommendations and mitigation methods included in this report, including the procedure to follow in the event that an unexpected archaeological find is encountered. Clear lines of communication must be established for the reporting of any such finds and for procedures to be rapidly implemented.</p>

¹²⁴ NSW Government, Planning Secretary's Environmental Assessment Requirements, Application number: SSD-77458970, Project name: 135 Badgerys Creek Road, Bradfield (Lot 7 in DP 243457).

Heritage Management Ref.	Mitigation Measure	Description
NAH2	Consultation	A copy of this report should be provided to Liverpool City Council, Camden Council, and Heritage NSW to inform them of the development proposal and the potential impacts to heritage items in the vicinity of the study area.

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