

Project Number: HN001294-A



ABORIGINAL HERITAGE DUE DILIGENCE REPORT – 241-245 PENNANT HILLS ROAD, CARLINGFORD

FINAL 17 / 09 / 2025

REPORT TO: TRIPLE EIGHT CORPORATION PTY LTD ATF THE CARLINGFORD
UNIT TRUST

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Declaration

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The undersigned declares that this Aboriginal heritage due diligence assessment has been prepared in response to the following SEARs requirements issued for the Project on 23/05/2025 for SSD-84699461:

SEARs item no.	SEARs Requirement	Relevant Section of this Report
21.	Aboriginal Cultural Heritage Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by: - Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or - Providing an initial assessment of the potential impacts. If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which: - Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. - Is prepared in accordance with relevant guidelines.	Section 4

Signed



Dated 17/09/2025

Executive Summary

Heritage Now Pty Ltd was engaged by Triple Eight Corporation Pty Ltd on behalf of The Carlingford Unit Trust to prepare an Aboriginal Heritage Due Diligence report for a State Significant Development Application addressing proposed mixed-use development works at Carlingford. This assessment included a review and analysis of background information, and a site inspection, undertaken by Tiffany Jones (Heritage Consultant) and Holly Winter (Senior Heritage Consultant) from Heritage Now and Justine Coplin (Darug Custodian Aboriginal Corporation).

The inspection confirmed that the Project Area has been subject to significant ground disturbance, and the landform on which the Project Area is situated has been modified using a substantial amount of fill. As such, the Project Area has low potential to contain intact or substantial archaeological deposits.

No Aboriginal sites, objects or areas of archaeological sensitivity were identified within the Project Area, which was expected given the past land use disturbances, as well as the distance from fresh water. Therefore, the Project Area was unlikely to have been favoured for long term Aboriginal occupation, and it is considered to have low archaeological potential. No Aboriginal cultural heritage impacts are anticipated from the proposed development, and as such, an Aboriginal Cultural Heritage Assessment Report is not required.

The development may proceed subject to the below recommendations:

Recommendation 1

Justine Coplin from Darug Custodian Aboriginal Corporation requested that ground disturbance within the Project Area be monitored to determine if there are any natural intact A horizon soils below the existing fill. As a precautionary measure, the client may wish to engage a Cultural Officer to be present during these works. The client may also wish to participate in the Designing with Country process to appropriately incorporate Dharug language and culture into the designs of the proposed buildings and landscaping.

Recommendation 2

All on-site personnel are to be made aware of their obligations under the *National Parks and Wildlife Act 1974*. This includes the protection of Aboriginal sites and the reporting of any new or suspected Aboriginal heritage sites. This may be done through an on-site Aboriginal cultural heritage induction or other suitable format. The induction should cover procedures for identification and reporting of any new or suspected Aboriginal sites, including reference to the types of sites and sensitive landscape features in the local area.

Recommendation 3

In the unlikely event that Aboriginal, or suspected Aboriginal, archaeological material is uncovered during the development, then works in that area are to stop and the area is to be cordoned off. The project manager is to contact the heritage consultant to make an assessment as to whether the material is classed as Aboriginal object/s under the *National Parks and Wildlife Act 1974*, and advise on the required management and mitigation measures. Works are not to recommence in the cordoned off area until heritage clearance has been given and/or the required management and mitigation measures have been implemented.

Recommendation 4

In the unlikely event that human remains, or suspected human remains, are uncovered during the development, works in that area are to stop and the area is to be cordoned off. The project manager is to contact the NSW Police to establish whether the area is a crime scene. If it is not a crime scene, and the remains are determined to be Aboriginal ancestral remains, Heritage NSW is to be notified via the Environment Line on 131 555 and management measures are to be devised in consultation with the local Aboriginal community. Works are not to recommence in the area until the management measures have been implemented.

Acronyms and Definitions

Acronym/Term	Definition
AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
A Horizon	The top layer of mineral soil in a soil profile. It is usually broken into A ₁ and A ₂ soils, with the former tending to have a relatively high dark organic content, while the latter is paler.
B Horizon	The B horizon underlies the A horizon of a soil profile, and is generally a high-clay content soil.
DCP	Development Control Plan
DCS	Department of Customer Service
DECCW	Department of Environment, Climate Change and Water
DP	Deposited Plan
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
GPS	Global Positioning System
LEP	Local Environmental Plan
LGA	Local Government Area
OEH	Office of Environment and Heritage
m	Metric metres
NPW Act	<i>National Parks and Wildlife Act 1974 (NSW)</i>
NPW Regulation	National Parks and Wildlife Regulation 2019
PAD	Potential Archaeological Deposit
SCP	Spatial Collaboration Portal for NSW spatial datasets by DCS Spatial Services

Version Control

Version	Revision Description	Reviewed by	Date	Approved by	Date Approved
1	Draft	Jenna Weston, Heritage Now Principal Heritage Consultant	15/10/2024	Jenna Weston, Heritage Now Principal Heritage Consultant	15/10/2024
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1 Introduction

Heritage Now Pty Ltd (Heritage Now) was engaged by Triple Eight Corporation Pty Ltd on behalf of The Carlingford Unit Trust to prepare an Aboriginal Heritage Due Diligence report for a State Significant Development Application addressing proposed mixed-use development works at Carlingford.

The aim of the Due Diligence report is to assess the likelihood of Aboriginal objects being harmed by the proposed activity, whether further investigation is warranted, and whether the activity requires an Aboriginal Heritage Impact Permit (AHIP) application (DECCW 2010:2).

1.1 Project Area

The Project Area is located at 241-245 Pennant Hills Road, Carlingford, in the Parramatta Local Government Area (LGA) (Figure 1). It comprises Lot 1 DP805059, Parish of Field of Mars, County of Cumberland, and lies within the statutory boundaries of Metropolitan Local Aboriginal Land Council.

The Project Area is bounded by Felton Road in the north, Pennant Hills Road in the east and south, and residential buildings in the west (Figure 2).

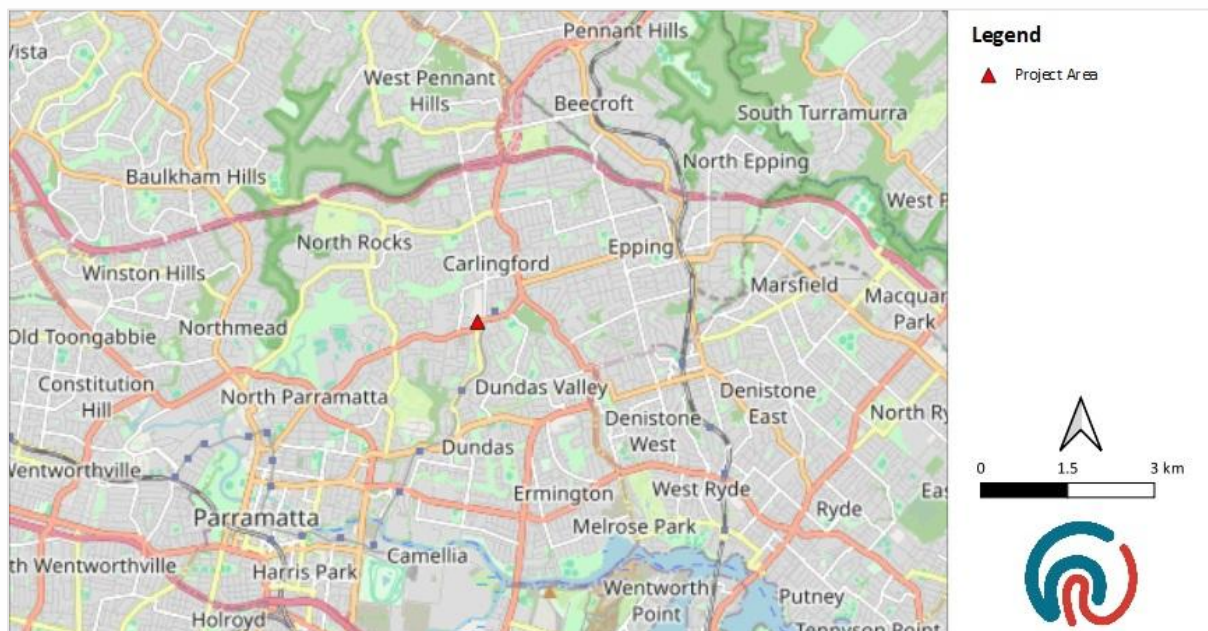


Figure 1. The Project Area in a regional context. (Source: SCP with Heritage Now additions)



Figure 2. The Project Area. (Source: SCP with Heritage Now additions)

1.2 Legislative Context

This section provides an outline of the legislative and environmental planning context under which this assessment was undertaken at the time of reporting. It is for information purposes only and should not be taken as legal advice.

1.2.1 National Parks and Wildlife Act 1974 (NSW)

The *National Parks and Wildlife Act 1974* (NPW Act) contains provisions for protecting Aboriginal objects and declared Aboriginal places in NSW. An Aboriginal object is defined as:

...any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

An Aboriginal place is an area of land that “is or was of special significance with respect to Aboriginal culture”, and is recognised by a declaration published in the Government Gazette by the Minister for Environment and Heritage.

Under Section 86 of the NPW Act, it is an offence to harm (destroy, deface or damage) or desecrate an Aboriginal object or an Aboriginal Place. The definition of harm includes moving an object from the land on which it is situated. The NPW Act sets out tiered strict liability offences and penalties for harming or desecrating Aboriginal objects or places.

Under Section 87, there are certain defences to the offence of harm. These include that harm was carried out under an Aboriginal Heritage Impact Permit (AHIP); that due diligence was exercised to determine if an action would harm an Aboriginal object; or that the activity was prescribed as a low impact act in the National Parks and Wildlife Regulation 2019.

The Aboriginal Heritage Information Management System (AHIMS) holds information about Aboriginal sites (Aboriginal objects and declared Aboriginal Places) in NSW. Under Section 89A, the

location of an Aboriginal object must be reported to Heritage NSW within a reasonable time, unless it has previously been identified and a record submitted to AHIMS.

National Parks and Wildlife Regulation 2019

The National Parks and Wildlife Regulation 2019 (NPW Regulation) provides a framework for exercising due diligence and identifies codes of practice to determine whether an activity is likely to cause harm to Aboriginal objects (Section 57), as well as specifically defines certain low impact activities (Section 58). Compliance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (DECCW 2010) or other industry specific code adopted under the NPW Regulation constitutes a defence against prosecution if an Aboriginal object is unknowingly harmed without an Aboriginal Heritage Impact Permit.

The NPW Regulation also outlines requirements for Aboriginal consultation (Section 60), and matters to be dealt with in an Aboriginal cultural heritage assessment report (Section 61), to be submitted with an Aboriginal Heritage Impact Permit application.

1.2.2 Environmental Planning and Assessment Act 1979 (NSW)

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides triggers for undertaking environmental and heritage assessments as part of the wider land-use planning framework. Part 4 details how authorities are to determine development applications, as well as identifying whether projects require an Environmental Impact Statement. Part 9 outlines the implementation and enforcement of the EP&A Act.

The EP&A Act also allows for the making of environmental planning instruments: State Environmental Planning Policies (SEPPs) that deal with matters of state or regional planning significance, and Local Environmental Plans (LEPs) for the purpose of planning within a local government area.

Parramatta Local Environmental Plan 2023

The Parramatta Local Environmental Plan 2023 (LEP) requires development consent to demolish, disturb, excavate or develop land on which an Aboriginal object is located or that is within an Aboriginal place of significance. The consent authority must consider the effect of a proposal on an Aboriginal place of significance and any Aboriginal object located within an area of works. Council must inform the local Aboriginal community about the application where impacts to Aboriginal cultural heritage may occur. Heritage items are listed on the LEP in Schedule 5, and can include a building, work, place, relic, tree, object or archaeological site.

There are no Aboriginal objects or places of significance within the Project Area listed on Schedule 5 of the LEP.

Parramatta Development Control Plan 2023

The Parramatta Development Control Plan 2023 (DCP) supplements the Parramatta LEP and contains more detailed provisions to guide development. Section 7.8 sets out general provisions in relation to heritage, including Aboriginal cultural heritage.

For properties characterised as having high sensitivity, the DCP requires a Due Diligence assessment and/or an Aboriginal Heritage Assessment, in accordance with the NSW OEH Office of Environment and Heritage guidelines and particularly where a development site:

- Is within 200m of the centreline of a creek.

- Has not been previously developed and contain undisturbed original landform.
- Is within 50m of a known Aboriginal site.
- Is of historical heritage with archaeological potential and is within the area of the Parramatta Sand Body.

The Project Area is identified in the Parramatta DCP as having low Aboriginal sensitivity.

1.3 Methodology

This assessment was prepared in accordance with the due diligence process outlined in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (DECCW 2010:10).

1.4 Authorship and Acknowledgements

This report was produced by the Heritage Now team. The report was written by Tiffany Jones (Heritage Consultant), with input from Jacqueline Chua (Heritage Officer). Technical input and quality review was provided by Jenna Weston (Principal Heritage Consultant).

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2 Environmental and Heritage Context

2.1 Environmental Context

This section provides the environmental context for the assessment of past Aboriginal occupation in the Project Area, focussing on whether there are any landscape features likely to indicate the presence of Aboriginal objects. Particular landscape features identified in the Due Diligence Code of Practice include areas of undisturbed land:

- within 200m of waters, or
- located within a sand dune system, or
- located on a ridge top, ridge line or headland, or
- located within 200m below or above a cliff face, or
- within 20m of or in a cave, rock shelter, or a cave mouth (DECCW 2010:12).

2.1.1 Topography, Geology and Soils

The Project Area is situated on a flattened crest, at a maximum elevation of 108m, sloping down to 106m in the south.

Geological mapping indicates that the Project Area is located within Ashfield Shale of the Wianamatta Group, consisting of black to dark-grey shale and laminate (Herbert 1983).

The Project Area is located within the erosional Glenorie soil landscape (Figure 3), which generally comprises undulating to rolling low hills with narrow ridges, hillcrests and valleys (Chapman and Murphy 2020:70). On crests, it is expected to consist of up to 15cm of friable dark brown loam (A₁ Horizon), overlying 10-30cm of hard-setting brown clay loam (A₂ Horizon), overlying strongly pedal clay (B Horizon)(Chapman and Murphy 2020:71–72). Depending on past land use and levels of disturbance, 25-45cm of topsoil may be expected across the Project Area.

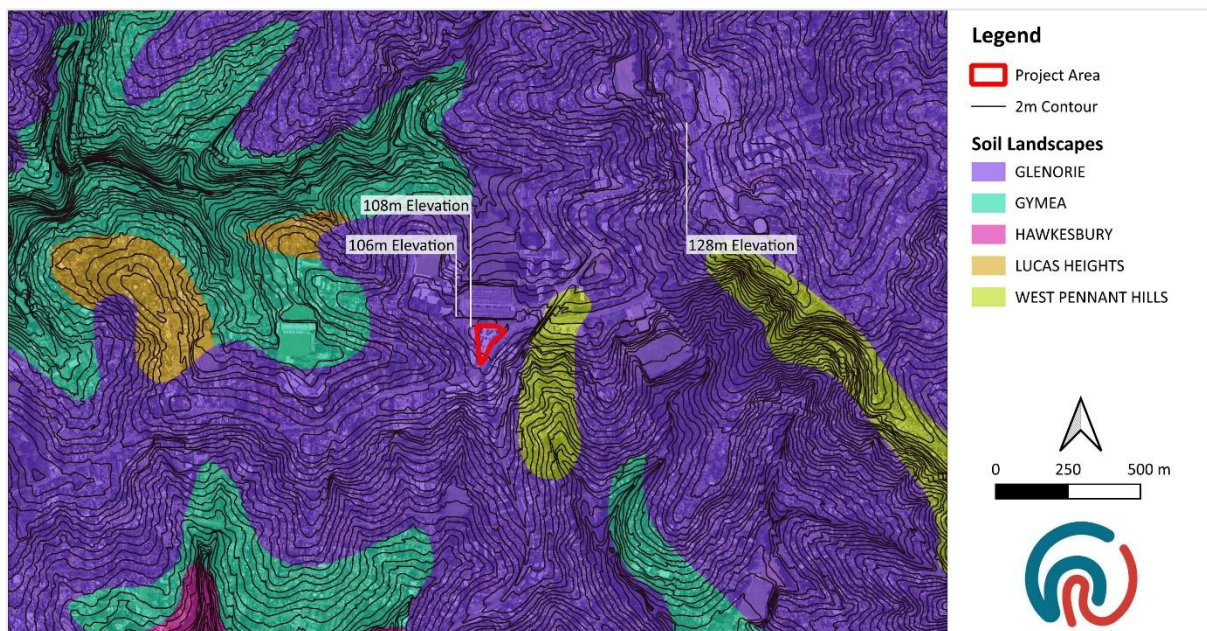


Figure 3. Soil landscapes of the Project Area. (Source: Soil Landscapes of Central and Eastern NSW © DPE 2013 and Cadastral, Topographic, Aerial data © SCP 2020 with Heritage Now additions)

2.1.2 Hydrology

Access to fresh water is known as a primary consideration for Aboriginal people when selecting campsite locations. The sensitivity of waterways for Aboriginal campsites is also reflected in the Due Diligence Code of Practice, which considers areas within 200m of waters archaeologically sensitive (DECCW 2010:12).

The Project Area is located in the Sydney Harbour Water catchment. It is approximately 648m south-east of a non-perennial (1st order) freshwater creek (Hunts Creek). Another non-perennial 1st order creek (The Ponds Creek) is located 692m to the south-east of the Project Area (Figure 4). Both creeks flow south into the Parramatta River.

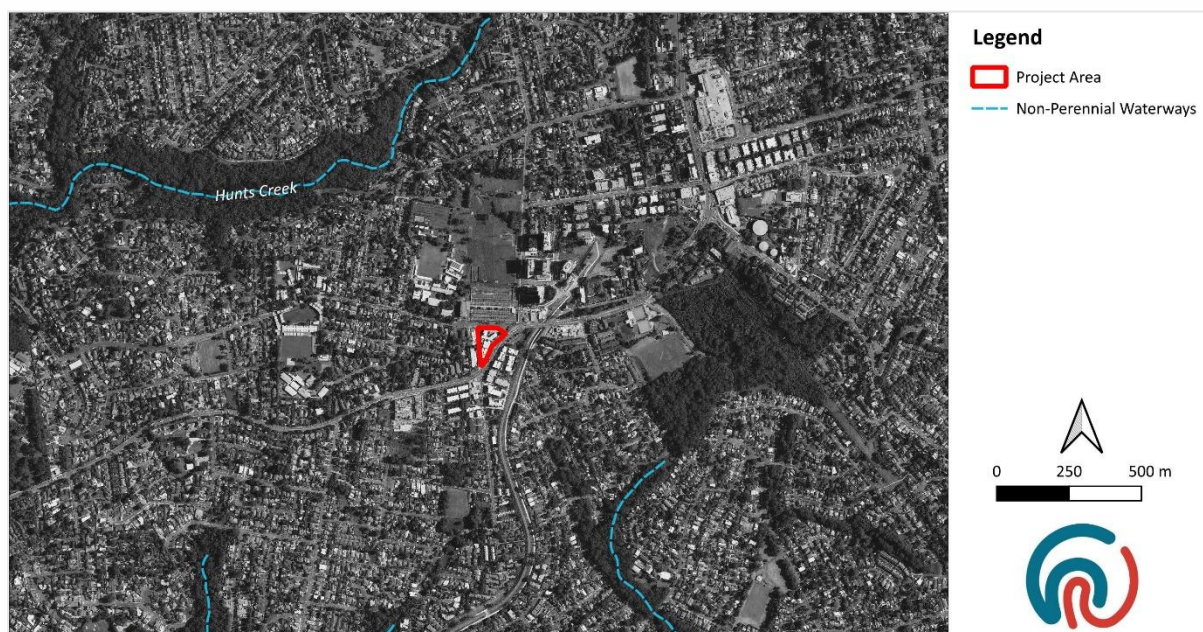


Figure 4. Hydrology of the Project Area. (Source: Hydrology data © SCP 2020 SCP with Heritage Now additions)

2.1.3 Vegetation

This section is intended to give a general overview of the flora and fauna that may have been used by Aboriginal people in the past. The information is supplied for understanding the past Aboriginal use of the landscape and is not intended for ecological assessment purposes.

Although the Project Area is currently cleared of vegetation, past Aboriginal people are likely to have encountered vegetation similar to Northern Hinterland Wet Sclerophyll Forests. This vegetation class contains tallowwood, blackbutt, grey gum, grey ironbark, turpentine, broad-leaved apple, pink bloodwood, thick-leaved mahogany, forest oak, coffee bush, dogwood, lance beard-heath, narrow-leaved orange bark, large mock-olive, white dogwood, narrow-leaved geebung, yellow pittosporum, prickly shaggy pea, elderberry panax, tree heath, giant water vine, trailing and climbing guinea flower, wonga wonga vine, sarsaparilla, broome spurge, rusty and slender tick-trefoil, blue flax lily, rainforest crane's-bill, twining glycine, white root, little ironweed, bracken, wiry panic, golden spray mat rush, variable sword-sedge, wavy beard grass, kangaroo grass, blady grass and spiny-headed mat-rush.

Some of these species may have been used as raw materials for implements and weaving, and others as food and medicine. Few animal species are unique to this habitat, although many are

commonly found in this environment due to its diverse abundance of resources for food, habitat, and shelter, possibly including possums, gliders, potoroos and pademelons (OEH 2021). These faunae could have provided a source of food and hides to make clothing.

2.1.4 Past Land-Use

Land is considered disturbed if it has been the subject of human activity that has changed the land's surface, being changes that remain clear and observable. Examples include ploughing, construction of rural infrastructure, roads, trails and tracks, vegetation clearance, construction of buildings, structures and utilities and other impacts involving earthworks (DECCW 2010:18).

Historical aerial imagery can provide an indication of ground disturbance within the Project Area. An aerial image from 1943 shows a building on the northern boundary and a clustering of outbuildings in the central portion of the Project Area (Figure 5). There is cleared land and a circular area of ground disturbance in the eastern half of the Project Area, with the western half remaining vegetated. In a 1955 aerial image, most of the Project Area has been cleared of vegetation and appears to be subject to agricultural activities, except for some trees in the central portion (Figure 6). A 1965 aerial image shows that the previous buildings have been demolished and a new building has been constructed in the central portion of the Project Area. There are two pedestrian paths, connecting the building to Felton Road, and there is a pedestrian path between the building and Pennant Hills Road in the south-eastern portion (Figure 7). The western boundary of the Project Area is being used as a parking area. In a 1986 aerial image, sections of ground have been sealed (possibly with asphalt) to formalise parking areas on both the eastern and western sides of the building (Figure 8). In the north-eastern portion of the Project Area, there is a circular area of ground disturbance. A 1991 aerial image shows that the building footprint has increased, particularly in the north-western section (Figure 9). The building footprint increases again along the building's western side in a 2005 aerial image (Figure 10). An aerial image from 2014 shows ground disturbance in the northern boundary of the Project Area (Figure 11). By 2016, the area of ground disturbance increases to encompass the whole northern portion of the Project Area between the two wings of the buildings (Figure 12).

The construction and demolition of the buildings present on the historical aerials, and installation of associated services (including water and sewer, telecommunications and electricity) and car parking areas, as well as previous agricultural activity, have caused ground disturbance. The degree of disturbance was further examined during the visual inspection (Section 3).



Figure 5. The Project Area in 1943. (Source: NSW Historical Imagery Viewer)



Figure 6. The Project Area in 1955. (Source: NSW Historical Imagery Viewer)



Figure 7. The Project Area in 1965. (Source: NSW Historical Imagery Viewer)



Figure 8. The Project Area in 1986. (Source: NSW Historical Imagery Viewer)



Figure 9. The Project Area in 1991. (Source: NSW Historical Imagery Viewer)



Figure 10. The Project Area in 2005. (Source: NSW Historical Imagery Viewer)



Figure 11. The Project Area in January 2014. (Source: Google Earth Pro, Imagery © 2024 Aerometrex)



Figure 12. The Project Area in February 2016. (Source: Google Earth Pro, Imagery © 2024 CNS/Airbus)

2.2 Heritage Context

This section outlines the Aboriginal heritage context of the Project Area to provide an understanding of the extent, nature and location of known Aboriginal sites, previous investigations that have been undertaken and the implications for Aboriginal site patterning.

2.2.1 Archaeological Background

Australia and New Guinea were connected as a single continental landmass called Sahul and have been occupied by humans for at least 65,000 years (Clarkson et al. 2017). The east coast of NSW has been occupied from at least 50,000 years ago (Williams et al. 2017).

The earliest archaeological evidence of occupation for the Sydney Basin comes from alluvial deposits at the Cranebrook Terrace, on the banks of the Nepean River about 20km west of the current Project Area, dating to approximately 41,700 $\pm$ 3000/-2000 years ago (ANU-4016). However, most sites in the Sydney region date to the last 3,000-5,000 years (Attenbrow 2010:18–19; Nanson et al. 1987:77).

Jo McDonald Cultural Heritage Management (2000) Parramatta Rail Link Project

An archaeological survey was undertaken for a proposed 27km rail link between Parramatta and Chatswood, via Epping. A section of this study area is approximately 90m east of the current Project Area. All of the proposed impact areas were inspected, as well as previously registered site locations. Two new Potential Archaeological Deposits (PADs) were identified, one within Parramatta Park (site PP1) and the other in Parramatta Golf Course (site PP2). No new Aboriginal sites were identified in the vicinity of the Project Area.

It was recommended that test excavation be undertaken in areas of moderate to high archaeological potential (including PP1 and PP2). In areas with some potential for subsurface archaeological deposits but high levels of previous ground disturbance, it was recommended that the Aboriginal community monitor the excavation works (Jo McDonald Cultural Heritage Management 2000).

Coast History and Heritage (2019) Shirely Street, Carlingford

An archaeological survey was undertaken for a 2.9ha study area, consisting of multiple lots bounded by Shirley Street to the north and west, and Pennant Hills Road to the south and east. This study area is located approximately 511m east of the Project Area.

The pedestrian survey found that the study area had been highly disturbed from the removal of some of the previous residential buildings and gardens. In these cleared areas, there were large mounds of fill and construction material, mixed with redeposited natural clay and shale. In the eastern part of the study area, the natural landform was terraced for the residential buildings. There was an absence of A horizon soils, as all ground exposures showed natural B horizon clay. No Aboriginal objects, sites or PADs were identified and it was considered unlikely for any Aboriginal cultural heritage to remain within the study area.

The Metropolitan Local Aboriginal Land Council recommended that native vegetation be used in the landscaping for the new residential buildings, and that Aboriginal language and names be used in site interpretation or street and building names (Irish 2019).

AHMS (2004) Acacia Park, Dundas Valley

An archaeological survey was undertaken at Acacia Park, in Dundas Valley, approximately 1.089km south of the current Project Area. A registered artefact scatter (AHIMS 45-6-2407, recorded as containing stone artefacts, as well as shell and charcoal fragments) was located within this study area, but not within the planned works area.

The pedestrian survey encountered limited visibility due to extensive grass cover. The majority of ground surface exposures contained B Horizon clays, with the A horizon soils likely stripped from sheet erosion after historical vegetation clearance. The study area was therefore considered to have low potential for intact subsurface deposits. The registered location of AHIMS 45-6-2407 was inspected, but no Aboriginal objects were identified; this location was being used as an unofficial pedestrian path to the bus stop, and it was considered unlikely that any of the originally recorded artefacts remained within the study area. It was recommended that AHIMS 45-6-2407 be removed from the AHIMS database, as it was considered to no longer exist (Wheeler 2004).

2.2.2 Aboriginal Heritage Information Management System (AHIMS)

Aboriginal sites recorded in NSW are registered with geographic co-ordinates in the Aboriginal Heritage Information Management System (AHIMS) and are protected under the *National Parks and Wildlife Act 1974*. Data in AHIMS can provide information on Aboriginal site patterning, as well as showing if Aboriginal sites occur in the Project Area.

An extensive search of AHIMS was undertaken on 6 September 2024 from coordinates GDA, Zone 56, Eastings 315095 – 322695 to Northings 6256312 - 6263912 (Attachment 1). The search produced a result of 107 sites. Of these, nine sites have been destroyed, nine have been partially destroyed, and one site has been classified as not an archaeological site.

Approximately 75% of the sites were identified in open contexts (Table 1). Open artefact sites account for almost half (47.66%) of the total number of identified sites. Artefact sites are generally located within 200m of a fresh water source. Almost 40% of the registered sites contained PADs, which are generally clustered on the southern bank of the Parramatta River, in Paramatta. A hearth, modified tree, grinding groove, and Aboriginal resource and gathering site were also recorded in the region.

Table 1. Summary of previously recorded Aboriginal sites on AHIMS.

Context	Site Feature	Count	Per cent
Open site	Artefact	35	32.71%
	PAD	27	25.23%
	Artefact + PAD	15	14.02%
	Artefact + Hearth + PAD	1	0.93%
	Modified Tree	1	0.93%
	Aboriginal Resource and Gathering	1	0.93%
	Grinding Groove	1	0.93%
Total Open Sites		81	75.70%
Closed Site	Artefact	17	15.89%
	Art	5	4.67%
	Artefact + Art	4	3.74%
Total Closed Sites		26	24.30%
Grand Total		107	100%

2.3 Synthesis

The Project Area is located on a flattened crest landform, at a distance of more than 200m from fresh water sources. These factors indicate that the Project Area is unlikely to have been a favourable campsite location for past Aboriginal people. Furthermore, the historical land use of the Project Area suggests that the ground has been disturbed by vegetation clearance, agricultural activity, the construction and demolition of buildings (both current and historical), as well as associated services (including water and sewer, telecommunications and electricity) and car parking areas.

The heritage context and environmental context of the Project Area indicates that the most likely site types to occur in the Project Area are artefact sites, likely related to occasional, short-term or temporary use of land as Aboriginal people passed through the area. A search of the AHIMS database identified that there are no previously registered Aboriginal sites within the Project Area or its vicinity; the nearest is an artefact site located approximately 680m south-east in Rapanea Community Forest, in close proximity to The Ponds Creek.

3 Visual Inspection

A visual inspection of the Project Area was undertaken on 27 September 2024 by Tiffany Jones and Holly Winter (Heritage Now) and Justine Coplin (Darug Custodian Aboriginal Corporation). The purpose of the inspection was to identify material evidence for Aboriginal occupation on the surface, as well as provide an assessment of archaeological potential – the non-visible material traces or evidence of Aboriginal land use which have a likelihood of being present under the ground surface (DECCW 2010:12).

3.1 Results

No Aboriginal sites, objects or potential archaeological deposits were identified during the visual inspection.

The majority of the Project Area had relatively low ground surface visibility due to vegetation, buildings, and concrete, asphalt and gravel cover (Plate 1-Plate 3). There were some ground surface exposures in areas where the grass was sparse, such as underneath trees and in garden beds (Plate 4). Ground surface exposures were also seen in the gravel carpark, however, these soils were imported and not natural to the area (Plate 5). No Aboriginal objects were identified in any of the ground surface exposures.

The Project Area has been disturbed by the construction of the buildings, accessways, landscaping, and the installation of services such as drainage and water hydrants (Plate 6). The landform on which the Project Area is situated has been modified using a substantial amount of fill. This fill, which is held in place via retaining walls around the entire Project Area, has mostly levelled off the ground surface for the construction of the buildings and carpark; however, the Project Area does slope downwards to the west (Plate 7-Plate 8). On the western side, the ground has been cut into, to provide access to a basement level door (Plate 9). Evidence of the original slope was seen in the different level of the property on the western side of the Project Area, as well as the footpath and Pennant Hills Road to the east (Plate 10-Plate 11). Although some natural A horizon soil may remain underneath this fill layer, this is likely to be quite shallow, as natural shale bedrock was visible in the nature strip east of the Project Area (Plate 12).

3.1.1 Aboriginal Consultation

During the inspection, Justine Coplin of the Darug Custodian Aboriginal Corporation recommended that after the buildings have been demolished, ground disturbance works be monitored to determine the depth of fill and to identify if there are any intact natural A horizon soils, which may contain artefacts. Furthermore, as the Project Area is located on a high point within the landscape, with views over the general area, she also requested that the client consider incorporating Dharug language and culture into the designs of the proposed buildings, by participating in the Designing with Country process.

3.2 Summary

The inspection confirmed that the Project Area has been subject to significant ground disturbance, and the landform on which the Project Area is situated has been modified using a substantial amount of fill. As such, the Project Area has low potential to contain intact or substantial archaeological deposits.

No Aboriginal sites, objects or areas of archaeological sensitivity were identified within the Project Area, which was expected given the past land use disturbances, as well as the distance from fresh water. Therefore, the Project Area was unlikely to have been favoured for long term Aboriginal occupation, and it is considered to have low archaeological potential.

4 Conclusions and Recommendations

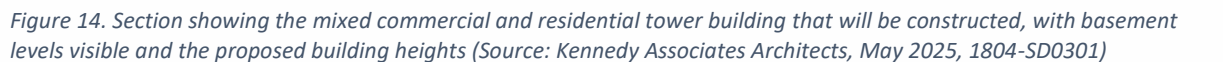
This section assesses the potential impact of the proposed works in relation to Aboriginal heritage objects in the Project Area.

4.1 Proposed Activity

The building currently occupying the Project Area will be demolished, and a mixed commercial and residential tower building will be constructed, occupying the eastern half of Lot 1 DP805059 and the whole of Lot 2 DP805059 of the Project Area (Figure 13, Figure 14).¹ The western half of Lot 1 DP805059 will also be redeveloped with new housing units and commercial premises (Figure 15). A small area at the southern end of Lot 1, and another area at the north-eastern end of the Project Area, in the area of Lots 5 and 6 DP805059, have been excluded from the proposed footprint as they have been dedicated to RMS for future road widening. A total of 2147m² of the proposed 6330m² Project Area is proposed for commercial use, including a childcare.

The current application under the NSW Government 30% Affordable Housing Bonus Scheme, to assess potential to increase the building yield, occupies the same footprint. The current proposed tower building is 49m (14 storeys) in height (with a further three levels of basement servicing the whole site) with of yield of 97 residential units, and it is proposed this be increased to 63m (17 storeys) in height, resulting in an increase to approximately 140 residential units as per drawings in revised indicative plans (Figure 16, Figure 16). The proposed scheme would retain the currently proposed 14m building height along its western boundary. The scheme does not include 565m² of land nominated to be dedicated for future road widening.

¹ Planning Proposal 2020CCI004 – Parramatta City Council – PGR_2016_SYW_002_00



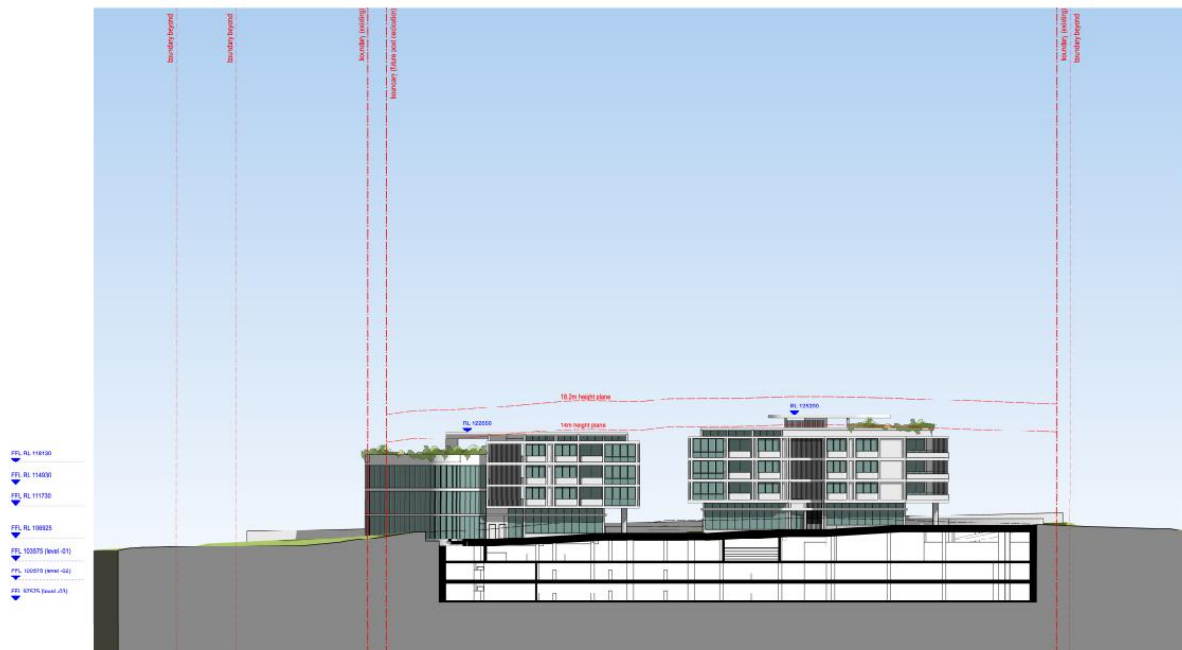


Figure 15. Section showing the residential and commercial premises along the west of the Project Area, with basement levels visible and the proposed building heights (Source: Kennedy Associates Architects, May 2025, 1804-SD0302)

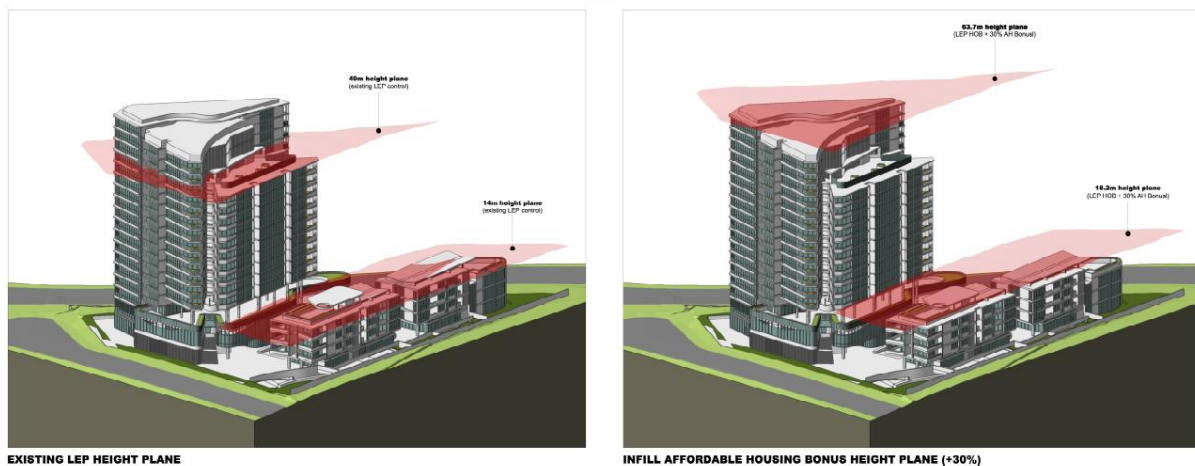


Figure 16. Indicative drawings showing proposed increase in building heights, with lower height on western side. (Source: Kennedy Associates Architects, May 2025, 1804-SD0351)

4.2 Conclusions

No Aboriginal sites, objects or potential archaeological deposits were identified within the Project Area. Therefore, no Aboriginal cultural heritage impacts are anticipated from the proposed development, and as such, an Aboriginal Cultural Heritage Assessment Report is not required.

4.3 Recommendations

The development may proceed subject to the below recommendations:

Recommendation 1

Justine Coplin from Darug Custodian Aboriginal Corporation requested that ground disturbance within the Project Area be monitored to determine if there are any natural intact A horizon soils below the existing fill. As a precautionary measure, the client may wish to engage a Cultural Officer to be present during these works. The client may also wish to participate in the Designing with Country process to appropriately incorporate Darug language and culture into the designs of the proposed buildings and landscaping.

Recommendation 2

All on-site personnel are to be made aware of their obligations under the *National Parks and Wildlife Act 1974*. This includes the protection of Aboriginal sites and the reporting of any new or suspected Aboriginal heritage sites. This may be done through an on-site Aboriginal cultural heritage induction or other suitable format. The induction should cover procedures for identification and reporting of any new or suspected Aboriginal sites, including reference to the types of sites and sensitive landscape features in the local area.

Recommendation 3

In the unlikely event that Aboriginal, or suspected Aboriginal, archaeological material is uncovered during the development, then works in that area are to stop and the area is to be cordoned off. The project manager is to contact the heritage consultant to make an assessment as to whether the material is classed as Aboriginal object/s under the *National Parks and Wildlife Act 1974*, and advise on the required management and mitigation measures. Works are not to recommence in the cordoned off area until heritage clearance has been given and/or the required management and mitigation measures have been implemented.

Recommendation 4

In the unlikely event that human remains, or suspected human remains, are uncovered during the development, works in that area are to stop and the area is to be cordoned off. The project manager is to contact the NSW Police to establish whether the area is a crime scene. If it is not a crime scene, and the remains are determined to be Aboriginal ancestral remains, Heritage NSW is to be notified via the Environment Line on 131 555 and management measures are to be devised in consultation with the local Aboriginal community. Works are not to recommence in the area until the management measures have been implemented.

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6 Plates



Plate 1. Thick grass cover within the Project Area. (Source: Heritage Now 2024)



Plate 2. An example of the buildings and paving within the Project Area. (Source: Heritage Now 2024)



Plate 3. The gravel carpark on the northern side of the Project Area. (Source: Heritage Now 2024)



Plate 4. An example of ground surface exposure where grass cover is sparse. (Source: Heritage Now 2024)



Plate 5. Ground surface exposures in the gravel carpark, showing imported fill. (Source: Heritage Now 2024)



Plate 6. Example of drainage within the Project Area. (Source: Heritage Now 2024)



Plate 7. Part of the retaining wall that surrounds the Project Area. (Source: Heritage Now 2024)



Plate 8. The Project Area sloping to the west. (Source: Heritage Now 2024)



Plate 9. A cut into the landform for a basement level accessway. (Source: Heritage Now 2024)



Plate 10. View of the neighbouring property to the west of the Project Area, showing the different ground surface levels. (Source: Heritage Now 2024)



Plate 11. View of the eastern side of the Project Area, facing north, showing the slope of the landform. (Source: Heritage Now 2024)



Plate 12. Natural shale bedrock identified outside the eastern boundary of the Project Area. (Source: Heritage Now 2024)

