

Mr Flinders Brogden
Assistant Development Manager
Urban Property Group

Via email: f.brogden@urbanpropertygroup.com.au

Our reference: 1271
23 March 2026

Dear- Mr Brogden,

Re: 9-11 Mawson Avenue, Bella Vista NSW: Aboriginal Objects Due Diligence Assessment

Regal Heritage Pty Ltd (Regal Heritage) were engaged by Mr Flinders Brogden (Urban Property Group, here on referred to as 'the Proponent') to conduct an Aboriginal Objects Due Diligence Assessment (DD), for the proposed construction of a mixed-use, transit-oriented development located within the town centre of the Bella Vista Station Precinct at 9-11 Mawson Avenue, Bella Vista NSW (Lot 101 DP DP1252968), here after referred to as the 'Activity Area,' Figure 1). This assessment has been completed for inclusion in an Environmental Impact Statement (EIS) for the Department of Planning, housing and Infrastructure NSW by Urban Property Group.

This assessment has been developed using the general Secretaries Environmental Assessment Requirements (SEARs) for Housing. These assessment requirements apply to eligible applications for development that is specified in:

- Schedule 1, Section 26, 26A, Sections 27 and 28, Schedule 2, Section 19 of State Environmental Planning Policy (Planning Systems) 2021; and
- Residential development declared State significant development under Section 4.36 of the *Environmental Planning and Assessment Act 1979*

Assessment Requirement 21: Aboriginal 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: If required:

- 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.

The attached DD has been authored by Renée Regal BA (Hons) Heritage Consultant in accordance with the DECCW (2010) *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (hereon referred to as 'The Code').

As a result of the site previously being heavily disturbed and the soil profile consisting of fill to a maximum depth of 5.5 metres as outlined in JK Geotechnics 2026: 3, the following recommendations have been made:

- All site workers and contractors should be inducted to the area and informed of their obligations under the *National Parks and Wildlife Act 1974*.
- In the unlikely event that an Aboriginal object is found, temporary fencing must be placed around the object with a buffer of at least 10 m. An appropriately qualified archaeologist should be engaged to assess the finding. Should the object be determined to be an Aboriginal object Heritage NSW must be informed and an Aboriginal Site Recording Form submitted to AHIMS in accordance with S89A of the *National Parks and Wildlife Act 1974* Works should not proceed until advice is received from Heritage NSW.
- In the unlikely event that suspected human remains are encountered during construction, all works should cease immediately and:
 - o The location, including a 10 m buffer should be secured using a barrier to avoid further disturbance;
 - o The NSW Police should be contacted immediately;
 - o No further action is to be undertaken until the NSW Police provide advice that it is safe to do so;
 - o If skeletal remains are identified as being Aboriginal, the proponent or their agent must contact Heritage NSW via the Environment Line on 131 555, and representatives of the Deerubbin Local Aboriginal Land Council, and;
 - o No works are to continue until Heritage NSW provides notification to The Proponent or their agent.

Please do not hesitate to contact me should you wish to clarify any of the details presented in the below assessment.

Yours sincerely,



Renée Regal
Director/ Heritage Consultant
Regal Heritage Pty Ltd

9-11 Mawson Avenue, Bella Vista NSW

Aboriginal Objects Due Diligence Assessment

Final REV01

Prepared by Regal Heritage for Urban Property Development

PUBLICATION 12 May 2026

The Hills Shire Council Local Government Area

Introduction and background

Proposed Activity and Activity Area

Regal Heritage Pty Ltd (Regal Heritage) were engaged by Mr Flinders Brogden (Urban Property Group, here on referred to as 'the Proponent') to conduct an Aboriginal Objects Due Diligence Assessment (DD), for the proposed construction of a mixed-use, transit-oriented development located within the town centre of the Bella Vista Station Precinct at 9-11 Mawson Avenue, Bella Vista NSW, here after referred to as the 'Activity Area,' Figure 1). This assessment has been completed for inclusion in an Environmental Impact Statement (EIS) for the Department of Planning, housing and Infrastructure NSW by Urban Property Group.

The site comprises the land to be the site of all proposed works on the below property:

- Lot 101 DP DP1252968

Here on after the proposed works site is referred to as the 'Activity Area' in accordance with the requirements of the DECCW (2010) *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*.

This DD was prepared to investigate whether the proposed development on the site and works foreshadowed in the additional assessment area would harm Aboriginal objects that may exist within the Activity Area and inform the proposed works of any Aboriginal cultural heritage constraints. This assessment follows the steps of the DECCW (2010) *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (Plate 1).

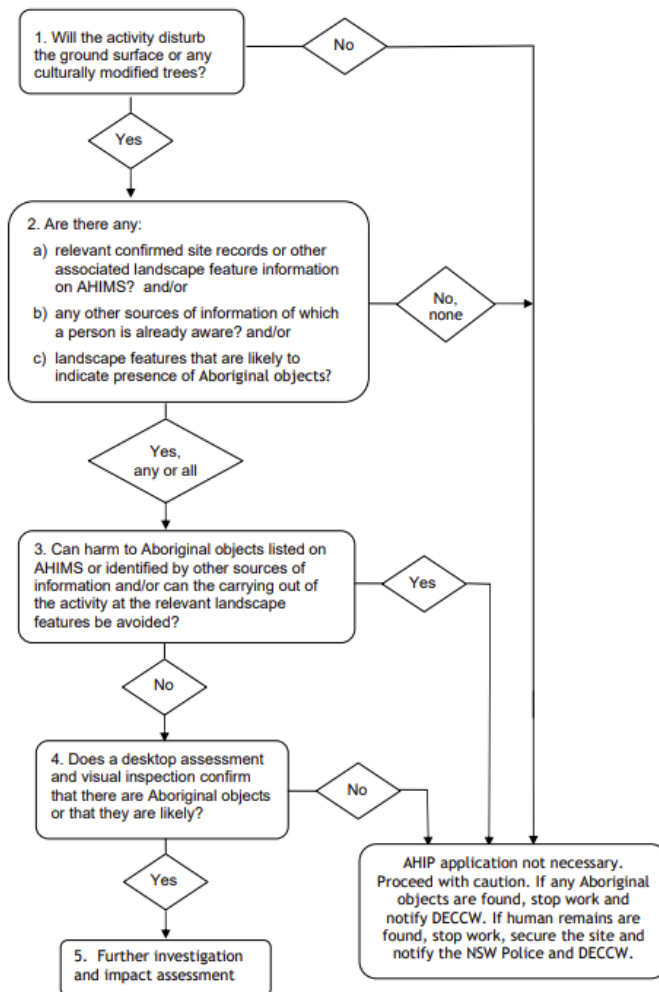


Plate 1: The generic due diligence process (Source: Department of Environment, Climate Change and Water 2010: 10)

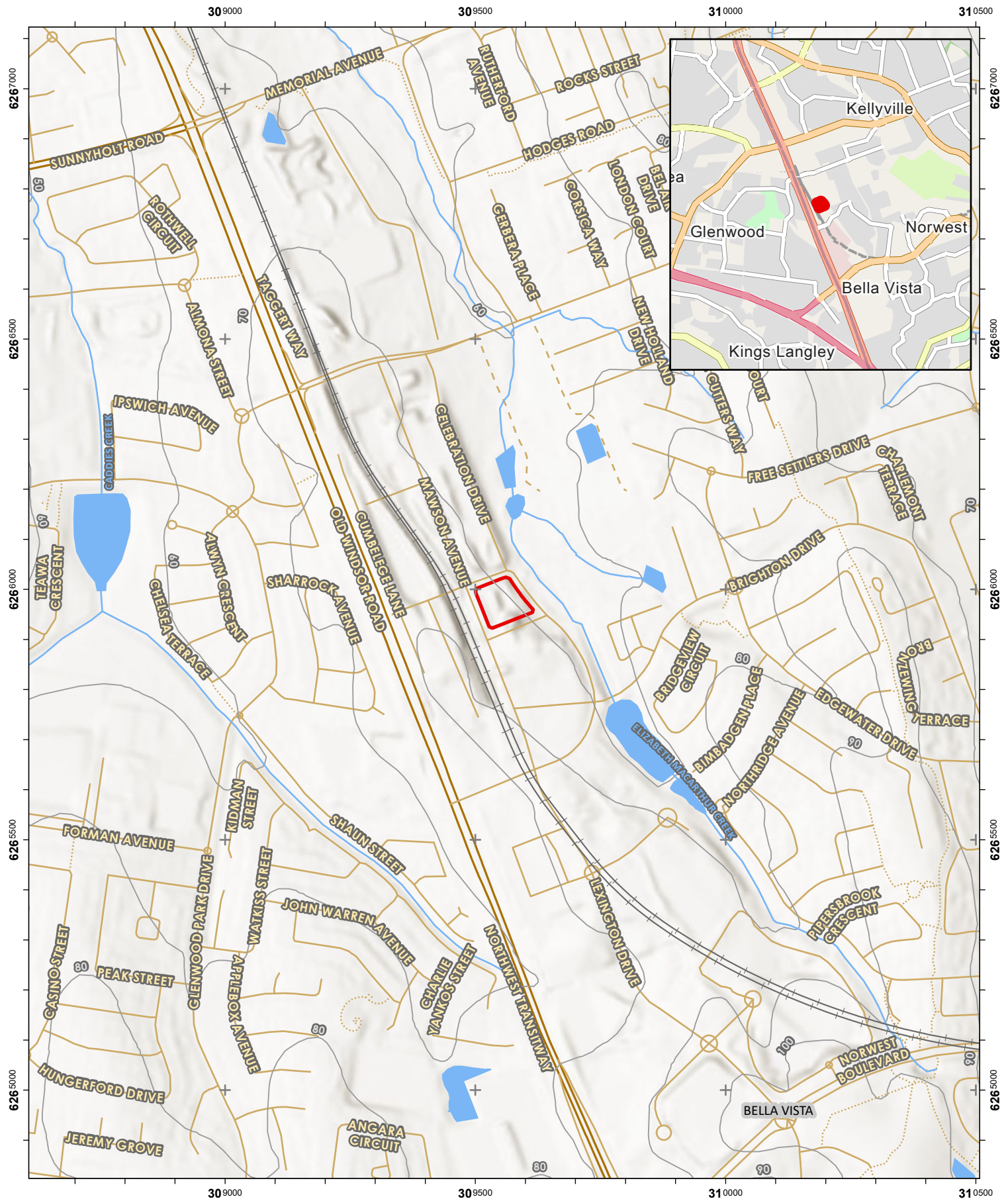
Consultation and Native Title Claims

To date there has been no consultation with the Aboriginal community for the Project.

A search of the National Native Title Tribunal was undertaken on the 23 March 2026 and no Native Title Claims fall over or within close proximity to the Activity Area.

Authorship

This assessment has been completed by Renée Regal, Director, Regal Heritage Pty Ltd. Renée has completed a BA (Hons) at the University of Sydney majoring in archaeology and has 20 years' experience as a heritage consultant in NSW.



Legend

- | | | | |
|---------------|------------|---------------|---------------|
| Railway | Major Road | Walking Track | Activity Area |
| Watercourse | Minor Road | Track | Waterbody |
| Contour - 10m | | | |



Figure 1 : Location Map
9-11 Mawson Avenue, Bella Vista



Date: 8/10/2025

0 250 500 Meters

Coordinate System: GDA2020 MGA Zone 56

Imagery: © Nearmap

Prepared by: FMC



Legend

-  Contour - 2m
-  Watercourse
-  Minor Road
-  Railway
-  Activity Area



Figure 2: Location of the Activity Area
 9-11 Mawson Avenue, Bella Vista

Aboriginal Objects Due Diligence Assessment

Is the proposed activity a low impact activity as defined by the Regulation?

No. This assessment was completed for inclusion in the EIS for assessment by the Department of Planning, Housing and Infrastructure. As outlined in Figure 2 the entire Activity Area will be impacted.

As such for the purpose of this assessment the proposed activity is not classified as a low impact activity as defined by the National Parks and Wildlife Regulation 2019.

Step 1 - Will the activity disturb the ground surface or any culturally modified trees?

Yes.

This mixed-use, transit-oriented development is located within the town centre of the Bella Vista Station Precinct, located across the road from Bella Vista Station. There is a requirement to deliver a new 8 meter through-site laneway link that connects from the existing Unaipon Avenue to Florey Avenue. This super lot is approximately 6,979 m² in area and is within 100 meters walking distance to Bella Vista Station, Norwest Business Park to the south, Glenwood, and potential views of the Blue Mountains to the west. (Figure 2 and Attachment 2).

The proposed works will not disturb any culturally modified trees.

Step 2a - Are there any relevant confirmed site records or other associated landscape feature information on AHIMS?

An extensive search of the Aboriginal Heritage Information Management System (AHIMS) was conducted on the 8 October 2025 (AHIMS Client Service ID # 1052579, Figure 3 and Attachment 1) over a 1 km² area centred on the Activity Area. A total of one Aboriginal object, comprising of an Open Camp Site (PK/CD 5 Rouse Hill, AHIMS ID#45-5-0914) and no Aboriginal Places were present within this search area. This Aboriginal object does not fall within the current Activity Area.

An AHIMS search provides a general single point location and often does not reflect the size and extent of a specific Aboriginal cultural heritage site. Further to this, care should be taken when using AHIMS data to reach a conclusion about Aboriginal cultural heritage site distribution and size. Aboriginal sites are located across all landforms, but their frequency in built up areas is often misrepresented due to the number of archaeological assessments carried out in recent years relating to development and infrastructure projects. The distribution of Aboriginal cultural heritage sites within a search area does not necessarily reflect patterns of past occupation by Aboriginal people but can be often indicative of the survey coverage and conditions within the region.



Legend

Watercourse
railway

Activity Area

AHIMS 08/10/2025

Not a Site

Open Camp Site

Site status

Destroyed

Conservation Area - General

Heritage Item - Archaeological

Heritage Item - General

State Heritage Register Curtilage



Figure 3: Location of the AHIMS sites within the Activity Area

9-11 Mawson Avenue, Bella Vista



Date: 10/10/2025

0 200 400 Meters

Coordinate System: GDA2020 MGA Zone 56

Imagery: © Nearmap

Prepared by: FMC

Step 2b - Are there any other sources of information of which a person is already aware?

Other heritage registers

A search of the following government plans and heritage registers were completed on the 10 October 2025, the results of which are outlined in Table 2. No additional heritage constraints were identified during these searches.

Table 1: Other heritage registers

Database Title	Search Results
Australian World Heritage List through the Australian Heritage Database (AWHD)	There were no sites listed on the AWHD within close proximity to the proposed Activity Area.
Commonwealth Heritage List (CHL)	There were no sites listed on the CHL within close proximity to the proposed Activity Area.
National Heritage List (NHL)	There were no sites listed on the NHL within close proximity to the proposed Activity Area.
NSW State Heritage Inventory (NSW SHI)	There were no sites listed on the NSW SHI within close proximity to the proposed Activity Area.
The Hills Shire Council Local Environment Plan (HSCLEP 2019)	There were no sites listed on the HSCLEP 2019 within close proximity to the proposed Activity Area.

Aboriginal Heritage Impact Permit Search

A search of the NSW Aboriginal Heritage Impact Permit (AHIP) boundaries seed layer was completed on the 23 March 2026. There is one AHIP current on the northern side of Celebration Drive, just outside of the current Activity Area ([Aboriginal Heritage Impact Permit Boundaries | Dataset | SEED \(nsw.gov.au\)](#), date of asset revision 18 December 2025). AHIP #4928 is held by the Sydney Water Corporation and is valid until the 2 June 2032. There are no conditions of this AHIP that would effect the current proposed Project works.

Historical Aerial Photographs

Historical land use and associated disturbance has the potential to impact on the original soil profiles and consequently on the spatial and vertical integrity of archaeological resources. The level and intensity of historical land use may also have various effects of the survival of archaeological material and can also expose sub-surface deposits of archaeological resources. An additional way of assessing the level of soil disturbance is to analyse historical aerial photographs which can provide information on the changing environment and the impacts of historical land use within a given area. The following aerial photographs from 2014 (Figure 5), 2016 (Figure 6) and 2017 (Figure 7) and within Table 3 have been assessed to evaluate previous land use and associated impacts within the Activity Area.

Table 2: Aerial photograph analysis of the Activity Area

Photograph Year	Assessment of impacts to the Activity Area
2014	The Activity Area has been completely stripped of vegetation and cut for the works associated with the current surrounding roads and the Bella Vista Train Station.
2016	The Activity Area is being used as an equipment lay down area for the development of the Bella Vista Train Station and a large retention basin has been developed along the eastern side of the property.
2017	The Activity Area looks largely as it did in 2016 with the exception being that there is less equipment being stored on the site.

Environmental Context

The archaeological characteristics and potential of an area are additionally defined through a range of factors, including the availability of past resources, stability of the soil matrix, underlying geology, hydrology and land use history.

As noted on Figure 7 the Activity Area falls within the Blacktown soil landscape. As witnessed within the Activity Area this soil landscape is a residual formation located within Cumberland Lowlands. Almost completely cleared open-forest and open-woodland (dry sclerophyll forest). The original woodland and open-forest were dominated by *Eucalyptus tereticornis* (forest red gum), *E. crebra* (narrow-leaved ironbark), *E. moluccana* (grey box) and *E. maculata* (spotted gum) (Benson, 1981). Further west near Penrith remnant stands of *E. punctata* (grey gum) occur. Between Liverpool and St Marys, the dominant species are *E. globoides* (white stringybark) and *E. fibrosa* (broad-leaved ironbark), with *E. longifolia* (woollybutt) as an understorey species. Individual trees or small stands of *E. sideroxylon* (mugga ironbark) are occasionally found on crests, as observed to the west of the Activity Area. ([9030bt.pdf](#), accessed 16 September 2025).

The potential for in-situ Aboriginal objects is lower on land that has been disturbed by more recent land use. Under the legislation, land is considered disturbed “if it has been the subject of human activity that has changed the land’s surface, being changed that remain clear and visible” (DECCW 2010c:7). Within the Activity Area the soil profile has been modified down to the B-Horizon during previous development within the Activity Area boundaries. This is highlighted in the results of the geotechnical testing that was completed for the Project by JK Geotechnics (2026). During this assessment ten boreholes were excavated that were each cored to a depth of up to 10.07 metres. All of the boreholes completed within the Activity Area contained fill within depths of 3.7 to 5.5 metres that then came on to an archaeologically sterile silty clay layer (Figure 4).

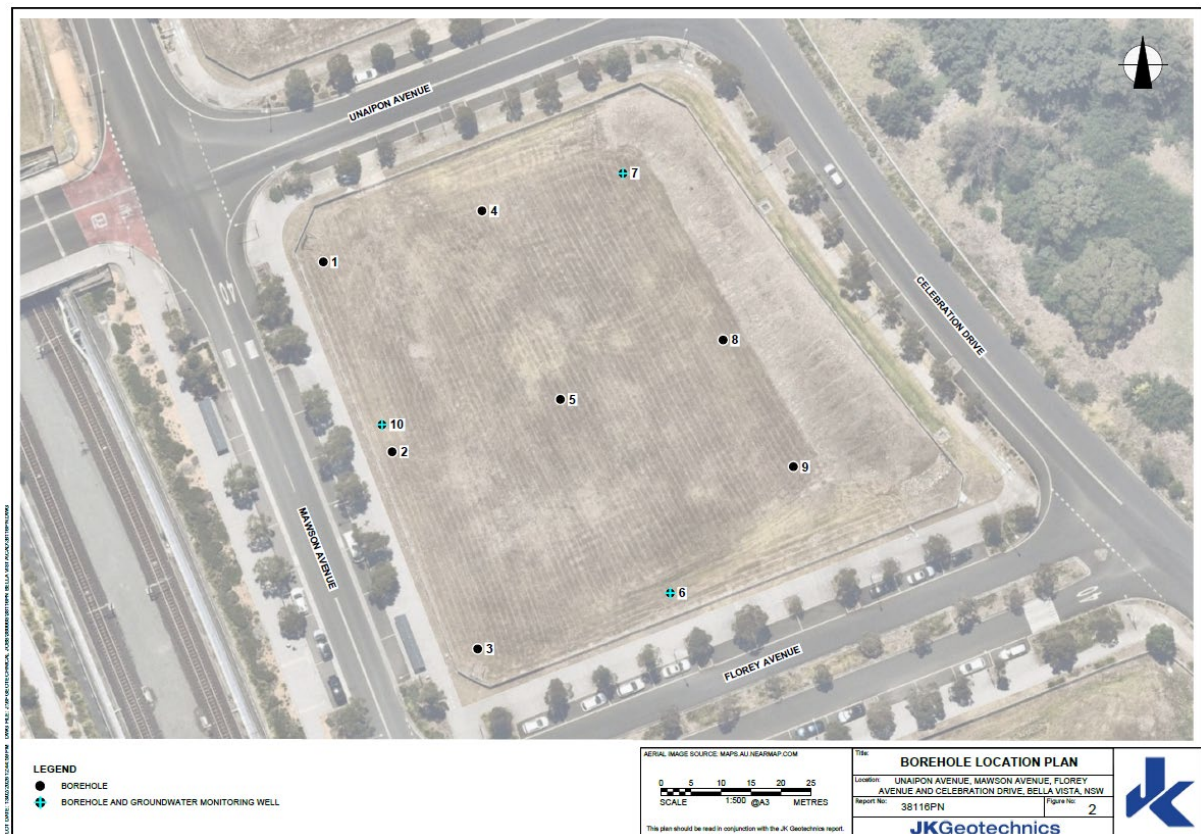
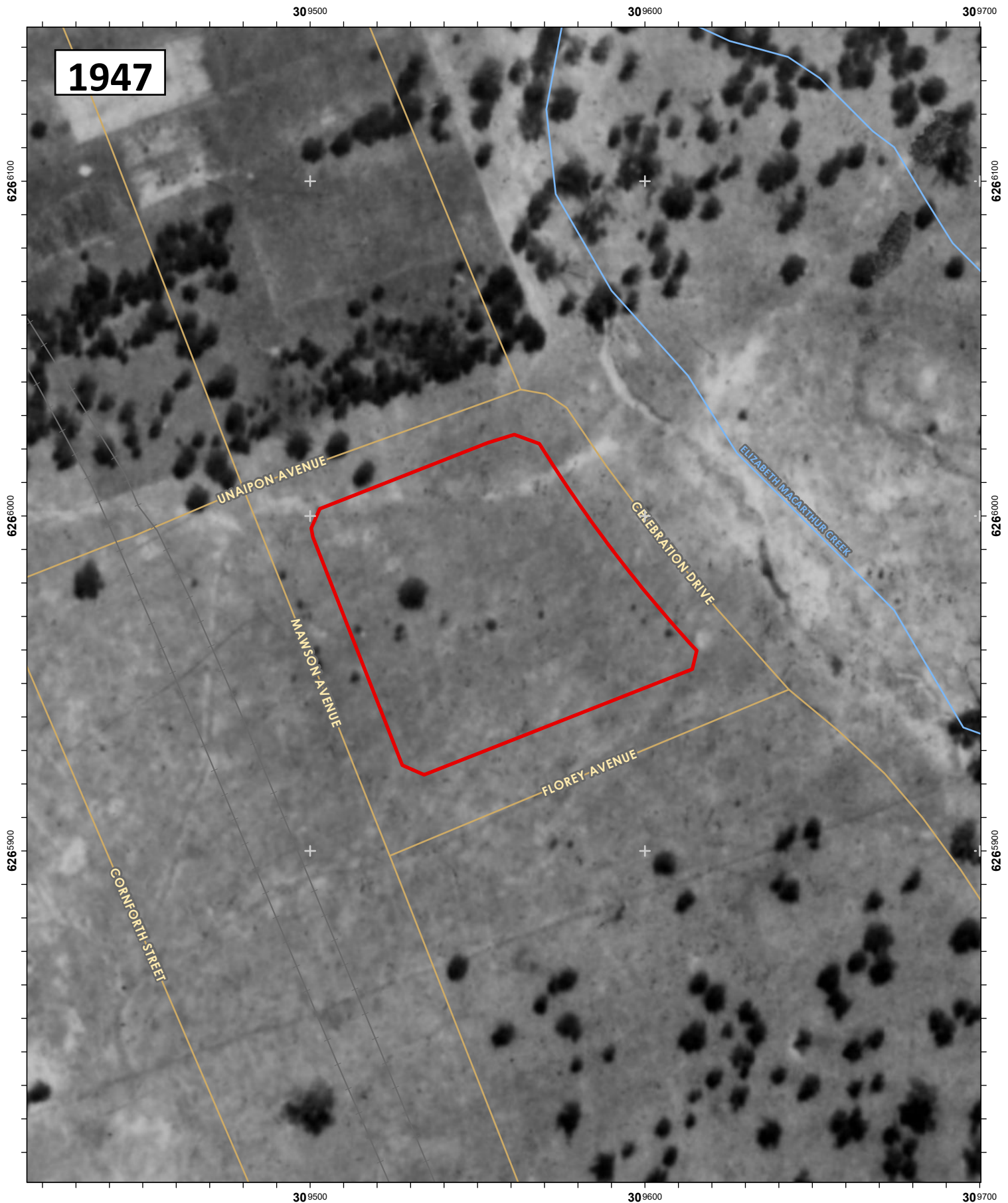


Figure 4: JK Geotechnics Borehole locations within the Activity Area (Source: JK Geotechnics 2026:106).

As highlighted by the historical aerial's above considerable disturbance has occurred across the majority of the site, due to this erosion and clearance there is no potential for subsurface deposit to remain within the Activity Areas boundary.



Legend

-  Watercourse
-  Railway
-  Activity Area



Figure 4: Historical Aerials and photographs

9-11 Mawson Avenue, Bella Vista



Date: 10/10/2025

0 25 50 Meters

Coordinate System: GDA2020 MGA Zone 56

Imagery: © NSW Spatial Services

Prepared By: FMC

30 9500

30 9600

30 9700

2014

626 6100

626 6100

626 6000

626 6000

626 5900

626 5900

30 9500

30 9600

30 9700

Legend

-  Watercourse
-  Railway
-  Activity Area



Figure 5: Historical Aerials and photographs

9-11 Mawson Avenue, Bella Vista



Date: 10/10/2025

0 25 50 Meters

Coordinate System: GDA2020 MGA Zone 56

Imagery: © Nearmap

Prepared By: FMC

30 9500

30 9600

30 9700

2016

626 6100

626 6100

626 6000

626 6000

626 5900

626 5900

30 9500

30 9600

30 9700

Legend

-  Watercourse
-  Railway
-  Activity Area



Figure 6: Historical Aerials and photographs

9-11 Mawson Avenue, Bella Vista



Date: 10/10/2025

0 25 50 Meters

Coordinate System: GDA2020 MGA Zone 56

Imagery: © Nearmap

Prepared By: FMC

30 9500

30 9600

30 9700

2017

626 6100

626 6100

626 6000

626 6000

626 5900

626 5900

30 9500

30 9600

30 9700

Legend

-  Watercourse
-  Railway
-  Activity Area



Figure 6: Historical Aerials and photographs

9-11 Mawson Avenue, Bella Vista



Date: 10/10/2025

0 25 50 Meters

Coordinate System: GDA2020 MGA Zone 56

Imagery: © Nearmap

Prepared By: FMC

Previous heritage assessment

There has been one previous Aboriginal Heritage Impact Statement completed of the current Activity Area Kelleher and Knightingale Consulting Pty Ltd (KNC) *Bella Vista Station Precinct Aboriginal Heritage Impact Statement* (2019) KNC were engaged by Landcom to complete an assessment to deliver accelerated housing supply and facilitate interim precinct activation relating to the Bella Vista Station Precinct this assessment was completed as a State Significant Assessment with Project SEARs. The Subject Area for this assessment included the current Activity Area (Figure 9, highlighted in red). During this assessment four Aboriginal cultural heritage sites were identified on AHIMS, however these sites have since been destroyed under an Aboriginal Heritage Impact Permit (AHIP) process. The fourth site comprised of a Potential Archaeological Deposit (PAD) that was excavated during this previous assessment and was identified as not being an Aboriginal cultural Heritage site, as it did not contain any Aboriginal objects. There were no Aboriginal objects or areas of PAD identified within the current Activity Area.



Figure 9: Location of the current Activity Area highlighted in red on the replicated Figure 3 from Kelleher and Knightingale 2019:3.

Step 2c - Are there any landscape features that are likely to indicate presence of Aboriginal objects?

No. Due to the lack of suitable soil profiles across the site there is no further potential for Aboriginal objects to be present within the Activity Area.

Step 3 -Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?

This step is not warranted as no Aboriginal objects have been identified in the Activity Area and the Activity Area has been extensively disturbed through the development of the road.

Step 4 - Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?

A visual inspection of the Activity Area was completed by Renée Regal (Director/ Heritage Consultant, Regal Heritage) on the 27 October 2025 this assessment no Aboriginal objects or areas of Potential Archaeological Deposit were identified due to the historical disturbance that has occurred across the site (Plate 2 through to Plate 5).



Plate 2: General photograph of the proposed development location facing south east.



Plate 3: General photograph of the Activity Area facing north.



Plate 4: General photograph of the southern end of the Activity Area.



Plate 5: General photograph of the Activity Area, taken from the northern end.

Conclusions and Recommendations

Due to the lack of natural soil profile being present within the Activity Area it is unlikely that additional Aboriginal objects, or potential archaeological deposit are present within the Activity Area.

As a result, the following recommendations have been made:

- All site workers and contractors should be inducted to the area and informed of their obligations under the *National Parks and Wildlife Act 1974*.
- In the unlikely event that an Aboriginal object is found, temporary fencing must be placed around the object with a buffer of at least 10 m. An appropriately qualified archaeologist should be engaged to assess the finding. Should the object be determined to be an Aboriginal object Heritage NSW must be informed and an Aboriginal Site Recording Form submitted to AHIMS in accordance with S89A of the *National Parks and Wildlife Act 1974* Works should not proceed until advice is received from Heritage NSW.
- In the unlikely event that suspected human remains are encountered during construction, all works should cease immediately and:
 - o The location, including a 10 m buffer should be secured using a barrier to avoid further disturbance;
 - o The NSW Police should be contacted immediately;
 - o No further action is to be undertaken until the NSW Police provide advice that it is safe to do so;
 - o If skeletal remains are identified as being Aboriginal, the proponent or their agent must contact Heritage NSW via the Environment Line on 131 555, and representatives of the Deerubbin Local Aboriginal Land Council, and;
 - o No works are to continue until Heritage NSW provides notification to The Proponent or their agent.

References

[Aboriginal Heritage Impact Permit Boundaries | Dataset | SEED \(nsw.gov.au\)](#), access 23 March 2026

DECCW (2010a) *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*.

DECCW (2010b) *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales*. Sydney

JK Geotechnics (2026) *Specialist advice to UPG Metro Pty Ltd on Geotechnical Investigation for proposed missed use development at 9-11 Mawson Avenue, Bella Vista NSW*. An unpublished report to UPG Metro Pty Ltd.

Kelleher and Knightingale (2019) *Bella Vista Station Precinct Aboriginal Heritage Impact Statement*. An unpublished report for Landcom.

National Native Title Tribunal [New South Wales \(arcgis.com\)](#), Accessed 23 March 2026

National Parks and Wildlife Act 1974 No 80. Current version for 13 January 2023 to date (accessed 26 February 2023 at 12:26)

Office of Environment and Heritage (2010) *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW*. Sydney.

[9030bt.pdf](#) Accessed 23 March 2026

Attachment 1 – AHIMS Results

AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : 1271

Client Service ID : 1052579

<u>SiteID</u>	<u>SiteName</u>	<u>Datum</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>	<u>Context</u>	<u>Site Status **</u>	<u>SiteFeatures</u>	<u>SiteTypes</u>	<u>Reports</u>
45-5-4843	NWRL PAD 5 - Duplicate of 45-5-4263	GDA	56	309246	6266360	Open site	Not a Site	Potential Archaeological Deposit (PAD) : -		
	<u>Contact</u>	<u>Recorders</u>	Kelleher Nightingale Consulting Pty Ltd,Kelleher Nightingale Consulting Pty Ltd,Mr <u>Permits</u>							
45-5-4263	NWRL PAD5 - Duplicate of 45-5-4843	GDA	56	309246	6266360	Open site	Not a Site	Potential Archaeological Deposit (PAD) : 1		
	<u>Contact</u>	<u>Recorders</u>	GML Heritage Pty Ltd - Surry Hills,Kelleher Nightingale Consulting Pty Ltd,Mr.Benj: <u>Permits</u>							
45-5-4838	14 Cumbelege Lane1 and NWRL PAD 6	GDA	56	309409	6266037	Open site	Destroyed	Artefact : -, Potential Archaeological Deposit (PAD) : -		
	<u>Contact</u>	<u>Recorders</u>	Kelleher Nightingale Consulting Pty Ltd,Kelleher Nightingale Consulting Pty Ltd,Mr <u>Permits</u>							
45-5-0914	PK/CD 5 Rouse Hill	AGD	56	308820	6265700	Open site	Valid	Artefact : -	Open Camp Site	2499,2674,987 40
	<u>Contact</u>	<u>Recorders</u>	Doctor.Jo McDonald <u>Permits</u> 599,605							

** Site Status

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

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

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

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

Report generated by AHIMS Web Service on 08/10/2025 for Renee Regal for the following area at Lat, Long From : -33.7337, 150.9367 - Lat, Long To : -33.7247, 150.9521. Number of Aboriginal sites and Aboriginal objects found is 4

This information is not guaranteed to be free from error omission. Heritage NSW and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

