

ORDINARY COUNCIL MEETING

Item 9.3 - Attachments Book - Part 2

Attachments F to H (pages 297- 449)

Under Separate Cover

Tuesday, 5 December 2023

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We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

Issue	Title	Date	Prepared	Checked
1	Draft Issue for Review	12.10.22	DD/CW/DN	LMC
2	Draft Issue for Review	19.10.22	DD/CW/DN	LMC
3	Draft Issue for Review	28.10.22	DD/CW/DN	LMC
4	Draft Issue for Review	07.11.22	DD/CW/DN	LMC
5	Draft Issue for Review	25.11.22	DD/CW/DN	LMC
6	Draft Issue for Review	28.11.22	DD/CW/DN	LMC
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For: Billbergia

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1 King Street, Concord West Planning Proposal
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EXECUTIVE SUMMARY

This Urban Design Report has been prepared on behalf of Billbergia to support a planning proposal for amendments to the Canada Bay Local Environmental Plan 2013 for the site 1 King Street, Concord West.

Document Purpose and Structure

The purpose of this report is to accompany a planning proposal for 1 King Street, Concord West.

This report will provide an architectural and urban design justification for amendments to the Canada Bay LEP 2013, and will demonstrate that the proposal has integrated key site opportunities to respond to contextual constraints, both within its current and future context outlined under the Parramatta Road Urban Transformation Strategy (PRCUTS).

This report includes an urban design analysis, urban design principles, an indicative master plan concept and a compliance assessment to further justify the proposal. The proposal integrates key site considerations which have impacted the design process including:

- An understanding of local and state government strategic planning vision and ambitions.
- The broad aims of state design guidelines.
- The site's location within its urban context.
- The site's location within the wider PRCUTS planning framework.
- The site's physical characteristics and immediate local character.

This report is structured to demonstrate:

- A response to the site's physical contextual character and opportunities, and its strategic merit.
- The design process by which the indicative master plan has been developed.
- Explain the indicative master plan informing the planning proposal and;
- Demonstrate compliance with local and state government building practices.

The Site

The site, 1 King Street, Concord West is currently zoned IN1 for general industrial use, and comprises of a large single office building located on a single lot.

Concord West is situated approximately 11.5km west of the Sydney CBD, within the City of Canada Bay Local Government Area (LGA), which is bound by the Parramatta River to its north.

The site is located within the Homebush North Precinct of the Parramatta Road Urban Transformation Strategy, which is subject to future planning controls outlined under the Stage One Homebush North Precinct Master Plan.

The Homebush North Precinct is subject to significant development in future as part of an urban renewal strategy, which will see an intensification of retail and mixed-use activation and greater housing density.

Current controls for the site outlined in the Homebush North Precinct Master Plan and PRCUTS propose a retention of its current IN1 zoning, as well as current height and FSR controls.

Overview of the Proposal

The indicative master plan seeks to demonstrate that the proposed amendments to the Canada Bay LEP 2013 can be achieved successfully in its urban design response and built form proposal.

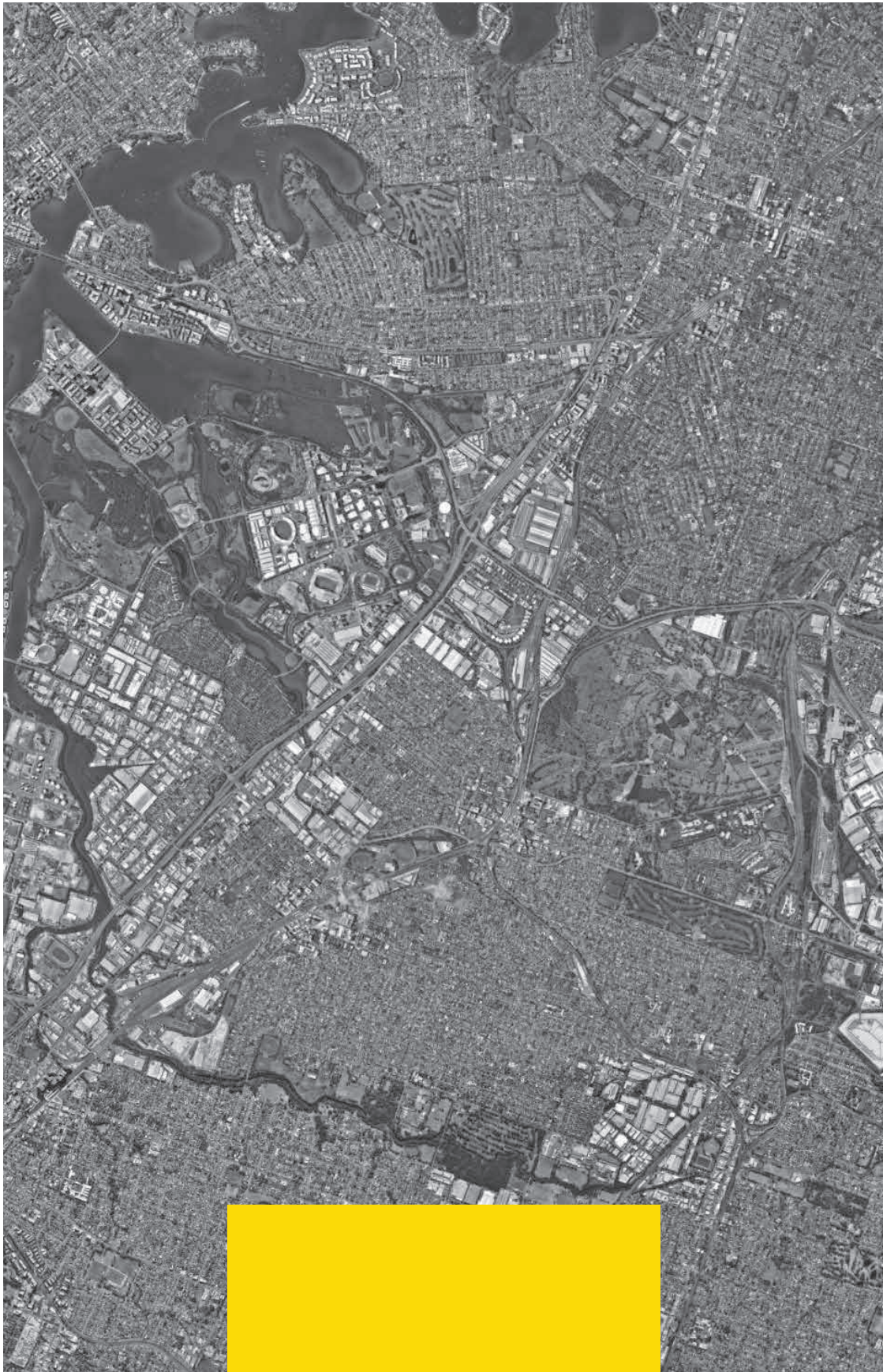
The proposal includes 10 buildings spread evenly throughout the site, up to 12 storeys in height along the adjacent rail corridor, reducing to six storeys in height along George Street, the site's primary frontage.

The proposal features activated retail frontages within a station precinct concentrated in proximity to Concord West Train Station, an urban village consisting of town house style frontages and residential amenity, and a parkland living precinct which abuts its central green connector.

Including a large central lot within a wider precinct undergoing significant growth, the proposal will contribute to greater activation of the public domain, improve overall interconnectivity along the rail line, and contribute to Canada Bay Council's desired housing stock in terms of quantity, quality, and variety.

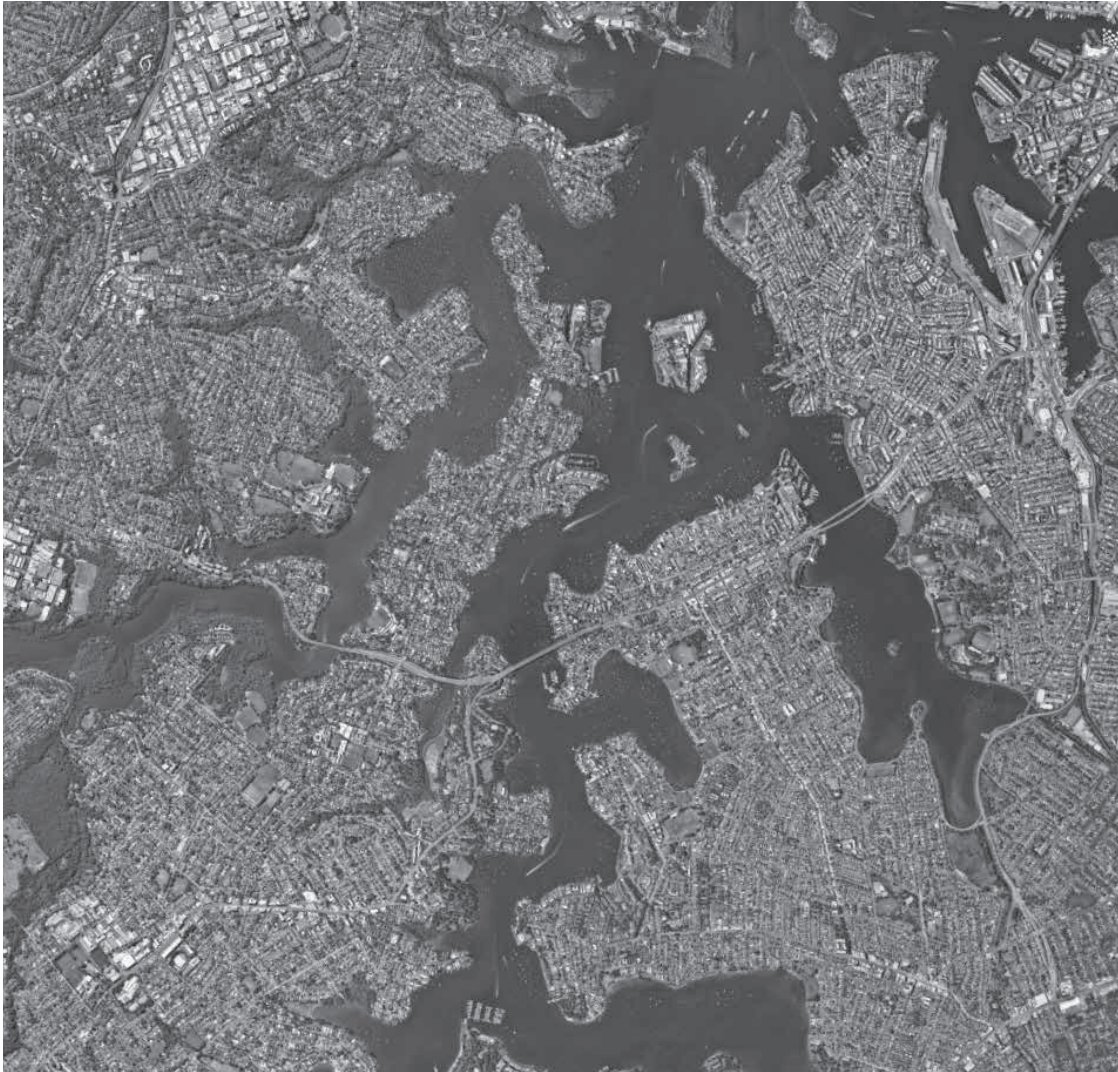
The Report Objectives may be summarised as;

- 1 Investigating and understanding the strategic context of Concord West, particularly its role in achieving PRCUTS objectives
- 2 Demonstrating alignment with the strategic planning context, local character and planning controls
- 3 Understand in detail, the features and character of the site, its opportunities and constraints and potential for redevelopment
- 4 Identify appropriate urban design and built form principles that ensure an appropriate contextual fit
- 5 Develop urban design principles to ensure implementation of key design moves
- 6 Test potential development scenarios against the urban design principles to articulate neighbourhood precincts
- 7 Prepare an indicative concept design that demonstrates development potential of the site and the best appropriate built form and public domain response
- 8 Provide a preferred planning and urban design recommendation that achieves the best outcome for both the site and the community.



1 King Street, Concord West Planning Proposal
For: Billbergia
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1.0 INTRODUCTION



01

GROUP 5A

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1.1 INTRODUCTION

This Urban Design report has been prepared by GroupGSA on behalf of Billbergia for 1 King Street, Concord West.

The primary purpose of this report is to accompany a Planning Proposal for the subject site. Grounded on a robust analysis and urban design principles, the report provides a clear and concise overview of the proposed distribution of height and floor space ratio is contextually appropriate for Concord West.

The indicative concept plan shows one way in which the site could be redeveloped under the controls sought by the Planning Proposal. It indicates potential distribution of land uses, massing, building form, and an overall building height and floor space ratio for the site. This has been developed with consideration of adequate building separation, and assessment of solar impacts both within the site and neighbouring properties.

Additionally, potential basement car parking arrangements, ground level street address, above ground podium including non-residential uses and community benefit, and residential uses above have been considered to contribute to activating the precinct and making a positive contribution to community infrastructure.

Similarly, an illustrative public domain plan has been developed to demonstrate the place based outcomes articulated in the urban design principles. Considerations of the future internal street network demonstrate the intended village typology, with setbacks and approach to the grain that is consistent with IPRCUTS and City of Canada Bay design guidelines.

Project Background

The current site consists of a single, fit for purpose building approximately 15 storeys tall. The building has previously had a single tenant, and is not publicly accessible, due to perimeter fencing that follows the boundary line on all interfaces. The site is currently empty and remains under utilised, given its location in a state government identified precinct and proximity to the Concord West Train Station.

This proposal aims to renew the site and obtain maximum and highest use to meet the increasing resident population, demand and market growth.

The proposed development will be staged to ensure minimum disruption to the existing residents and community.



1.2 THE SITE

The site is located in Concord West, 11km west of the Sydney Central Business District.

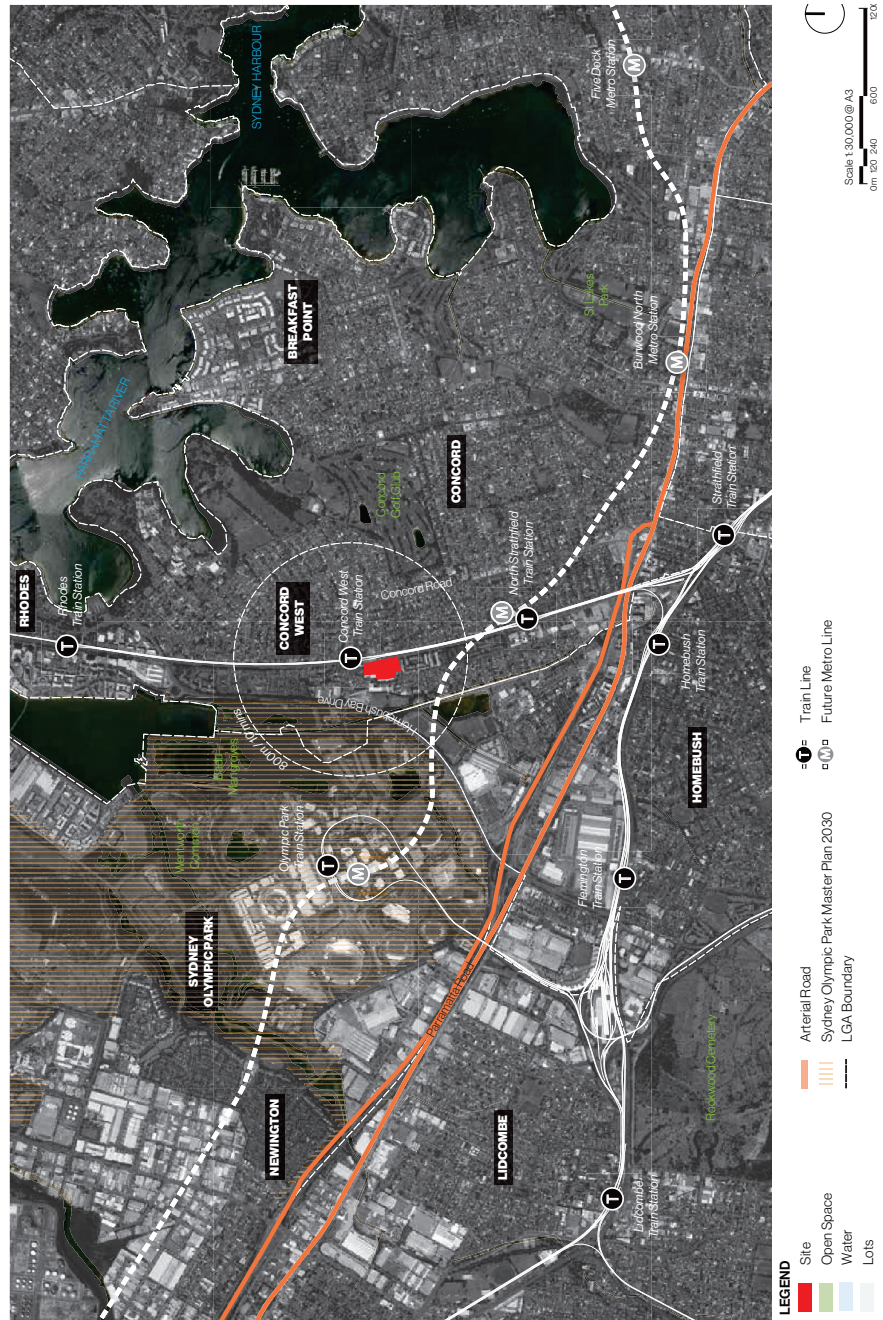
It is located within the City of Canada Bay Local Government Area, north of Parramatta Road, and immediately east of Sydney Olympic Park.

The site is located in the Homebush Precinct, which was identified as one of 15 precincts that will catalyse the renewal for Parramatta Road. This strategic significance provides considerable opportunity for the site and its future renewal, in addition to its location adjacent the Concord West Train Station.

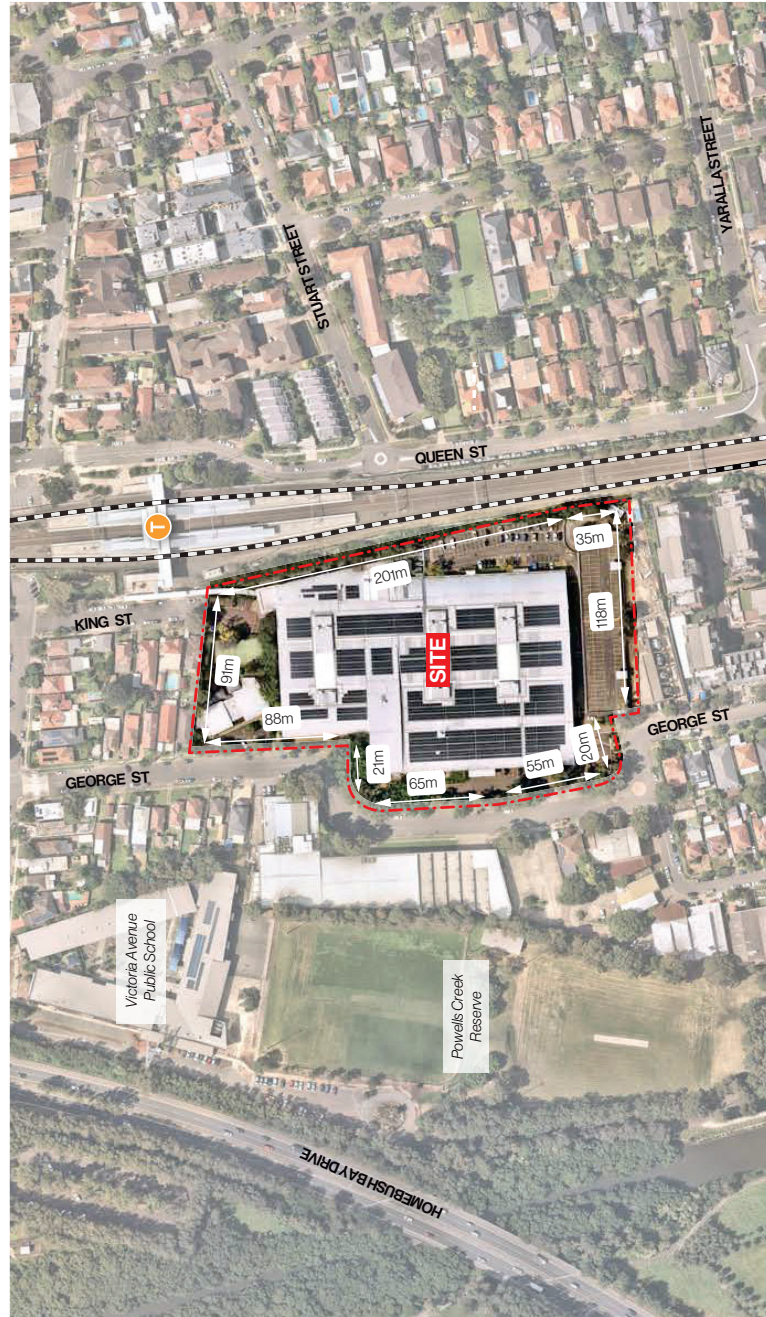
Concord West is located on the T9 Northern Line, which links to the future Metro West track via North Strathfield Station, one stop south. The future Metro line is a city and corridor shaping opportunity for many PRICUTS identified precincts.

Concord West is primarily residential, characterised by low-scale development in medium density pattern, including some strata properties and low-rise apartments. There exists few opportunities in the precinct for significant redevelopment to meet dwelling targets.

The site retains a strong connection to the Bakehouse Quarter to its south in Homebush North via George Street, the suburb's primary north-south thoroughfare west of the rail line, and Rhodes strategic town centre via Homebush Bay Drive. These areas are subject to a number of ongoing development strategies which will feature an increase in density, improved activation and various public domain upgrades.



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For: Billbergia



The site comprises a single lot, bound by the Rail Corridor to the East, George Street to the West, with no through site connections.

The site is currently accessed via George Street which runs along its western interface and continues southwards towards the Homebush Bakehouse Quarter.

It is within close proximity of Concord West Train Station to its immediate north-west, to which an existing access point faces. The site is not publicly accessible, being currently vacant and previously leased to a single tenant. Existing built form consists of a single large warehouse style business park.

The site information may be summarised as follows:

Address 1 King Street
Concord West NSW 2138
Lot/Section/DP 101/DP791908
Total area 31360 m²

LEGEND
Site Boundary
Train Line
Train Station

Concord West features a variety of building typologies and neighbourhood characters, which surround the central train station and retail precinct.

The site is situated at the heart of the local centre, within walking distance of the suburb's commercial core and adjacent to the rail line.

Concord West is set to undergo significant development over the coming decade under the PRCLUTS as the Homebush North Precinct, with some existing mid-rise mixed-use development indicative of the suburb's future character.

Growth will be concentrated around George Street, the region's primary north-south thoroughfare, which continues southbound towards North Strathfield.



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1 King Street, Concord West Planning Proposal
For: Billbergia



1. George Street is Concord West's main north-south thoroughfare



2. George Street's north features mid-rise apartment developments, with active frontages to George Street



3. Concord West's commercial activity is concentrated east of the rail line



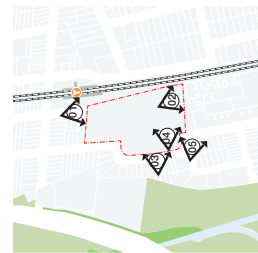
4. Concord West Train Station is to the site's north and links across the rail line

The site constitutes the largest single lot within the Homebush North Precinct, and is situated on its main road.

The adjacent mixed-use development overlooks the site's southern interface and is up to seven storeys in height.

There are four current access points to the site, one of which is located on King Street at the entrance to Concord West Train Station, providing convenient access to public transport.

There is a substation along the site's south, buffering the adjacent mixed-use development.



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1. The north of the site intersects King Street at the entry to Concord West Train Station



2. The adjacent mixed-use apartment development is up to seven storeys in height.



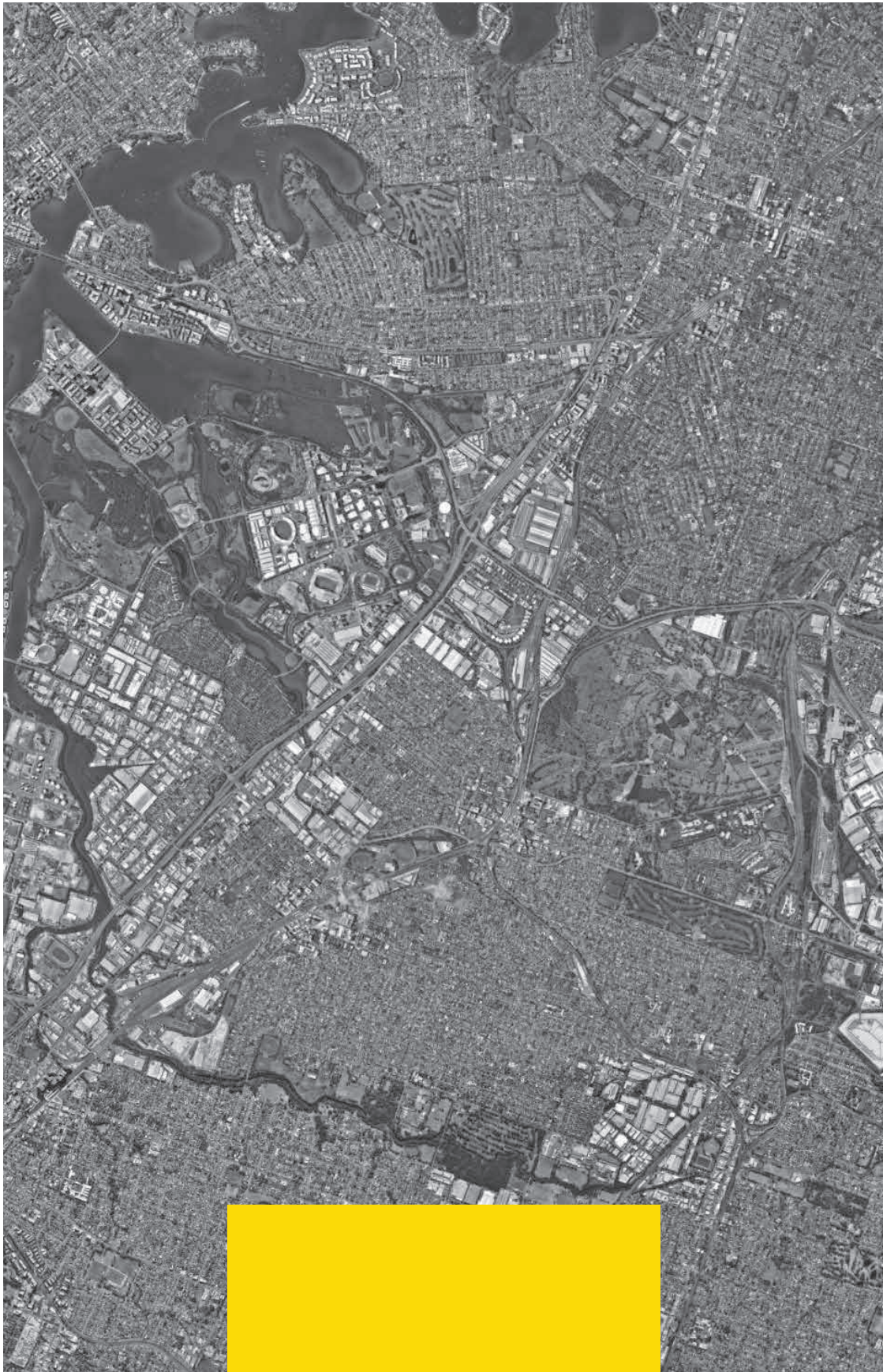
3. Primary access is located on George Street



4. There are four existing access points



5. The site interfaces a substation to its south.

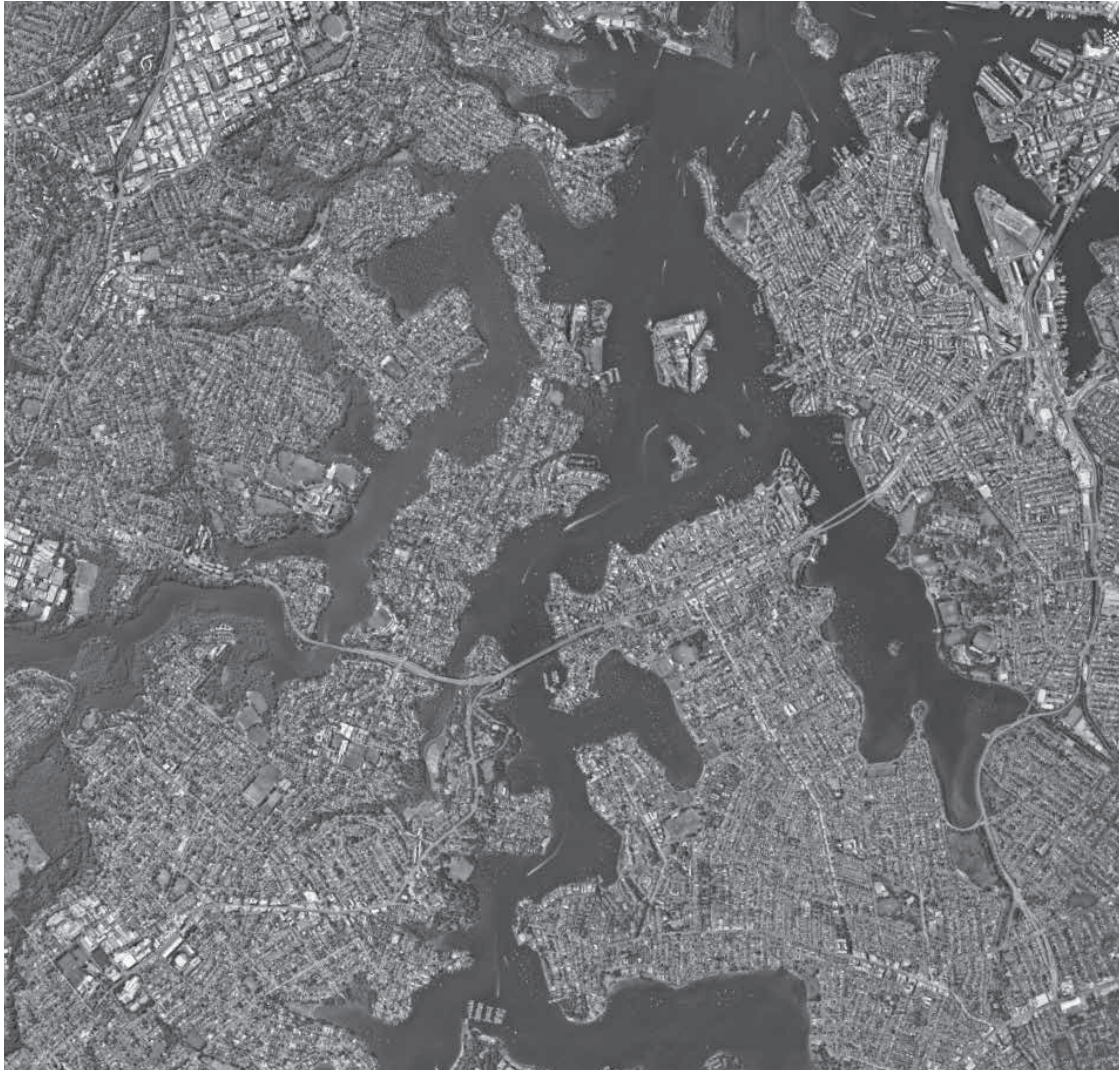


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For: Billbergia
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2.0 STRATEGIC CONTEXT

02

GROUP 3A



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2.1 METROPOLITAN PLANNING CONTEXT

Our Greater Sydney 2056 - Eastern City District Plan

The Eastern City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney.

The Eastern City District is predicted to grow with demand for an additional 157,500 dwellings between 2016-2036. This will be provided through urban renewal around new and existing precincts and development of new walkable places that build on local strengths and deliver quality places.

The Strategy identifies the adjacent suburb of Sydney Olympic Park as strategic centre and Rhodes as a strategic health and education precinct with expected growth within its proximity as an Urban Renewal Area associated with the introduction of the Sydney Metro West Line. These two centres are predicted to grow significantly with increased infrastructure, services, housing, and employment, contributing to growth throughout the region. The focus of growth is identified to be on well-connected walkable places that build on local strengths and deliver quality places.

Additional community oriented facilities alongside supporting employment opportunities are required to support Canada Bay's steadily growing population, especially within its urban centres where residential densification is most prominent.

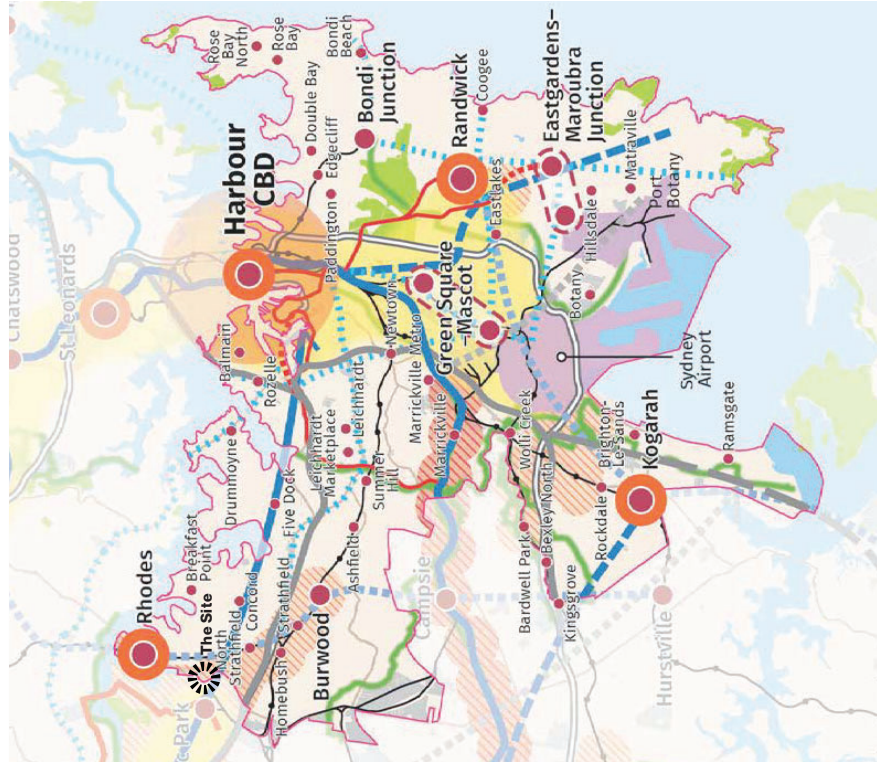
The subject site is situated at the heart of Eastern District Plan and Central District Plan. Expected growth within its proximity are identified in Central District Plan from the GPOP Economic Corridor and Sydney Olympic Park. 72,000 new homes and 110,000 jobs are forecasted in GPOP by 2036. Sydney Olympic Park will develop into a lifestyle precinct with boosted economic opportunities.

The centre's proximity to GPOP and Sydney Olympic Park set the potential for Concord West to grow with increased capacity for housing, employment opportunities and more diverse and affordable housing.

This submission responds to the following strategic objectives outlined in the Plan;

- Planning Priority E2, Objective 5
Benefits of growth realised by collaboration of governments, community and business.
- Planning Priority E3, Objective 6
Services and infrastructure meet communities' changing needs.
- Planning Priority E4, Objectives 7, 8 and 9
Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority E5, Objectives 10 and 11
Providing housing supply, choice and affordability, with access to jobs, services and public transport.
- Planning Priority E6, Objective 12
Great places that bring people together.
- Planning Priority E10, Objective 14
Integrated land use and transport creates walkable and 30-minute cities
- Planning Priority E17, Objective 30 and 32
Urban tree canopy cover is increased and the Green Grid links parks, open spaces, bushland and walking and cycling paths
- Planning Priority E18, Objective 31
Public open space is accessible, protected and enhanced.

	Metropolitan Centre
	Health and Education Precinct
	Strategic Centre
	Local Centre
	Economic Corridor
	Trade Gateway
	Industrial Land
	Urban Renewal Area
	Urban Area
	Major Urban Parkland including National Parks and Reserves
	Waterways
	Green Grid Priority Corridor
	Committed Train Link
	Train Link/Mass Transit Investigation 10-20 years
	Train Link/Mass Transit Visionary
	City Serving Transport Corridor
	Light Rail
	Light Rail Investigation
	Motorway
	Committed Motorway
	Road Investigation 0-10 years
	Road Visionary
	District Boundary



2.2 PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) is the long-term vision for developing population and employment growth in the Parramatta Road Corridor.

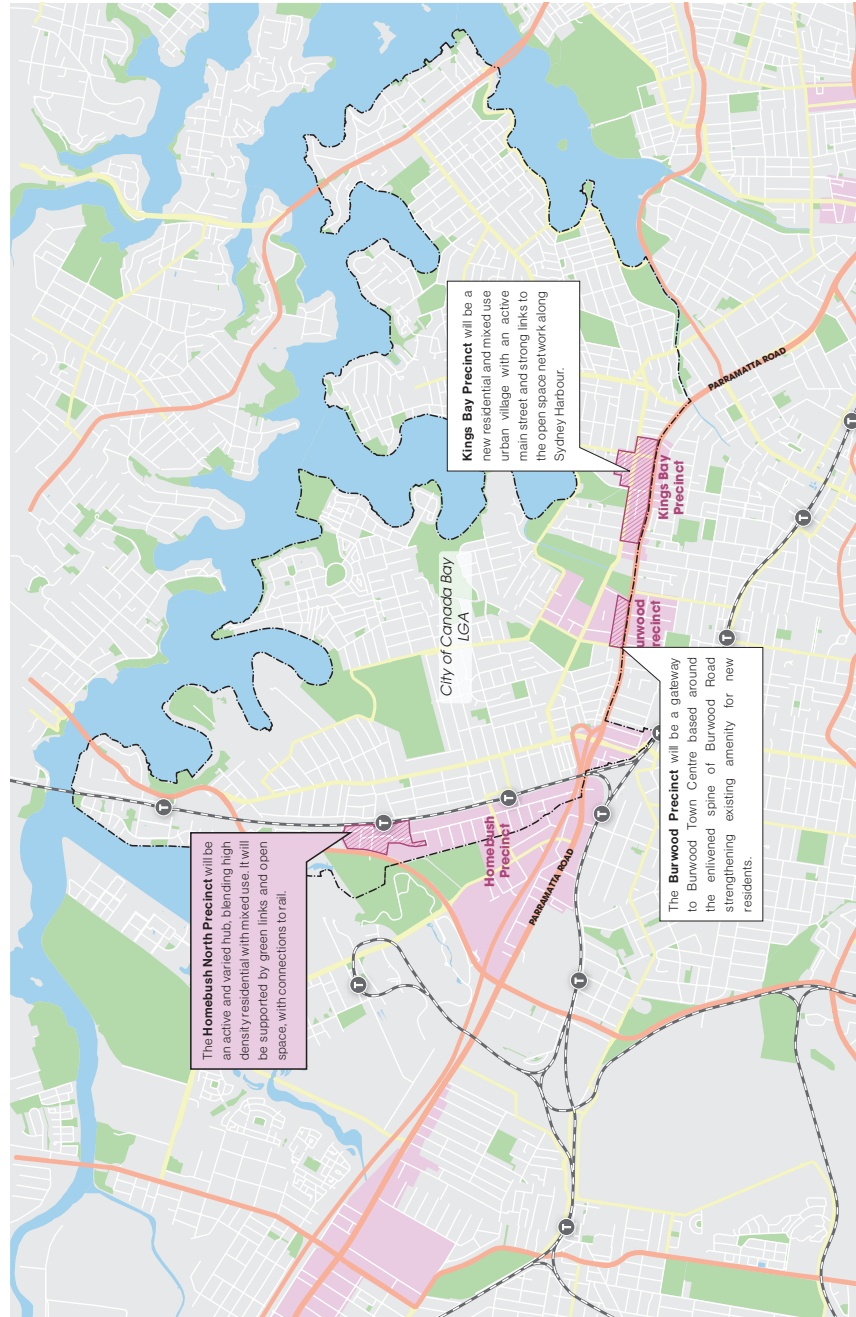
While the Strategy does not directly rezone land, it establishes the framework for land use and transport planning to guide, coordinate and facilitate changes to local planning controls that will lead to the Corridor's transformation. The Strategy will be implemented through planning proposals prepared by landowners or developers, comprehensive local environmental planning reviews undertaken by councils, and State environmental planning policies for future Priority Precincts.

The strategy sets out a vision for the corridor of tomorrow which have been key considerations of this proposal:

- housing choice and affordability
- diverse and resilient economy
- accessible and connected
- vibrant communities and places
- green spaces and links
- sustainability and resilience
- delivery

Future Homebush Precinct is identified as a major high-density mixed-use precinct strategically located between Sydney's two main CBDs focused on providing employment and housing opportunities supported by extensive open space network and efficient vehicular, active, and public transport linkages.

Located within Homebush North Precinct, the subject site contributes to reimagining the future character as a mixed use precinct housing a community of residents attracted to the area for its high amenity and access to employment at Sydney Olympic Park and Parramatta CBD.



PRCUTS identifies 15 precincts along the Corridor that will catalyse the transformation. Homebush was selected as one of these.

Homebush Precinct

The Homebush Precinct will be transformed into an active and varied hub, blending higher density housing and a mix of different uses, supported by a network of green links and open spaces with walking access to four train stations at Concord West, North Strathfield, Homebush and North Strathfield.

The activity hub of the Precinct will be located between Homebush Station, North Strathfield Station and Strathfield Station.

This area will have a revitalised and active urban mixed-use character with both Parramatta Road and George Street forming main street spines that build on the character and attraction of the Bakehouse Quarter and the curved alignment of Parramatta Road. Taller residential buildings will mark the core of the Precinct near all three stations.

A dense network of streets will extend northward and eastward from the activity hub through the Precinct to provide walkable, secure, density-residential neighbourhoods oriented to the open space network. The green corridor of Powells Creek will reach from the heart of the Precinct to Sydney Olympic Park and Homebush Bay beyond.

- Population: 19,500 by 2050
- Homes: 9,500 by 2050
- Jobs: 12,900 by 2050

PRCUTS Planning and Design Guidelines

The purpose of the Parramatta Road Corridor Planning and Design Guidelines is to:

- describe the priorities and principles that will ensure future development achieves high design quality and design excellence
- guide the rapidly changing character of the Corridor whilst ensuring future development responds to the distinct character and identity along different parts of the Corridor

The subject site forms part of the Homebush precinct that supports the focus for a high density housing and activity. The guidelines also recommend key built form controls that have been adopted to contextual fit in the reference scheme in this submission.



2.3 NSW DESIGN GUIDELINES

The site is subject to a number of state policies and guidelines that have informed this proposal.

The Sydney Green Grid

The Sydney Green Grid promotes the creation of a network of high quality open spaces that support recreation, biodiversity, and waterway health. The Green Grid creates a network that connects strategic, district and local centres, public domain transport hubs and residential areas.

The site is located in the Central District's project opportunity clusters. Specifically open spaces along Powells Creek, which is identified as part of the key ecological and recreational grids.

The Framework presents the opportunities identified by various interest groups and governments as potential priority projects (refer to map adjacent).

Project opportunity clusters identified in the framework in area include:

- Urban greening improvements along major transport corridors that bisect the Inner West including Parramatta Road and rail lines to enhance connectivity
- Support work already being undertaken in the corridor establishing the Parramatta River as a key active recreation and open space corridor between the city and the bush to provide for improved connections and foreshore parkland should be investigated.

Of greatest relevance to the subject site is the following projects:

- 4. Sydney Harbour Foreshore and Parramatta River Walk
- 22. Rhodes and Concord Open Space and Hospital Precincts
- 24. Powells Creek and Mason Park, Strathfield

Better Placed

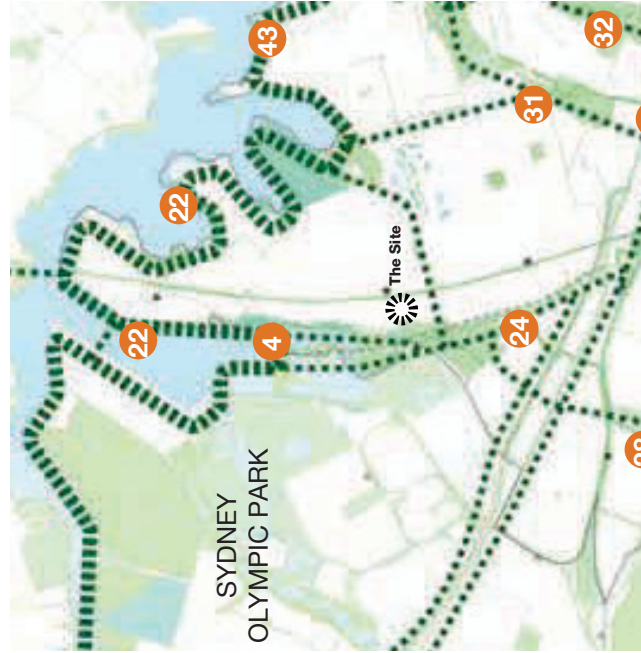
An integrated design policy for the built environment of NSW. It captures the collective aspiration and expectations for the places where we work, live and play. It creates a clear approach to ensure good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future.

Our urban design principles for this project have been referenced against the Better Placed document to ensure that the reference design achieves a contextually appropriate fit for Concord West.

Greener Places

Greener Places provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. Greener Places explains green infrastructure, why we need it, and the benefits of providing it.

Our proposal includes green infrastructure, that contributes to existing identified green links.



2.4 LOCAL COUNCIL STRATEGIES

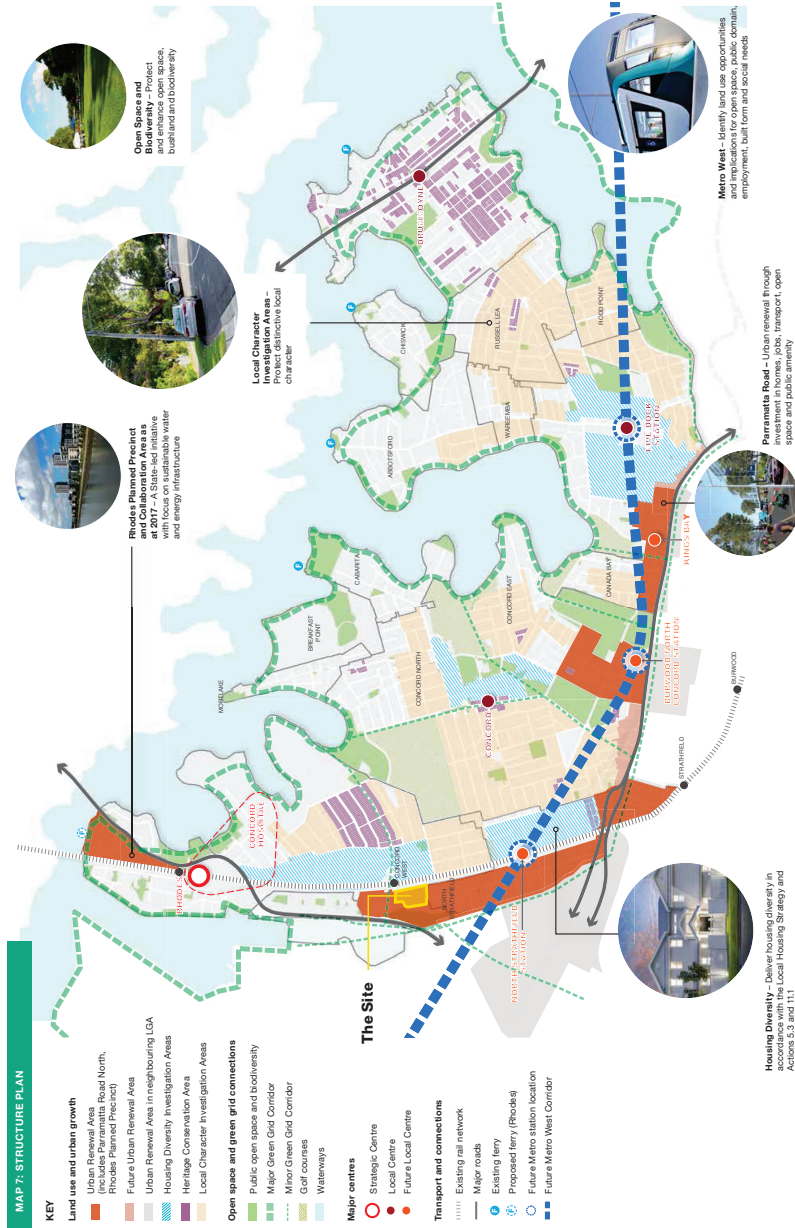
Local Strategic Planning Statement (LSPS)

The LSPS is the core strategic planning document for the City of Canada Bay. It guides the character of the centres and neighbourhoods into the future.

The LSPS brings together and builds on planning work found in Council's other plans, studies and strategies such as the Local Environmental Plan (LEP), Development Control Plans (DCP) and Contributions Plans. The LSPS will be used to update key components of these plans.

The LSPS identifies the subject site as located within a key urban renewal area which extends throughout Homebush and the Bakehouse Quarter. This urban renewal area extends along the Parramatta Road Corridor and between the employment hubs of Burwood, Strathfield, and Olympic Park, and along the T9 Northern Line.

The submission responds to and strengthens the land use vision set by the LSPS that aligns growth with the delivery of infrastructure and PROUTS. It also supports a number of priorities identified in the LSPS for providing supply, choice and affordability for housing and key transport hubs, commercial centres, and improve connectivity throughout Canada Bay.



2.5 HOMEBUSH NORTH MASTER PLAN

(by GroupGSA for City of Canada Bay)

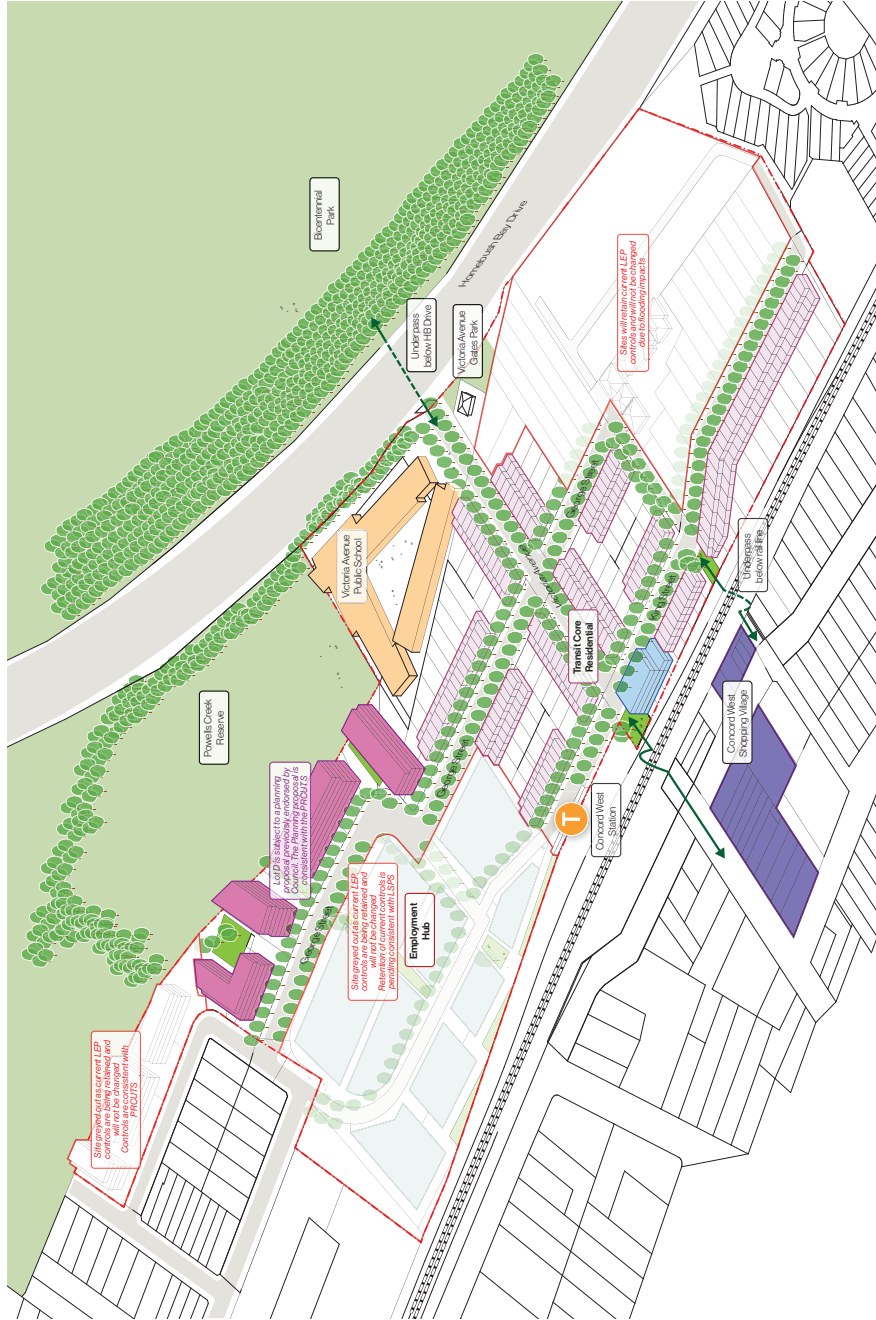
The Master Plan reimagines the future character of Homebush North Precinct as a new, mixed use precinct housing a new community of residents attracted to the area for its high amenity and access to employment at Parramatta CBD and Sydney Olympic Park. The precinct provides a long term supply of housing stock to meet increasing demand as Sydney Olympic Park grows into a new city.

In response to PRCUTS, the City of Canada Bay has commenced additional urban design, traffic and transportation investigations for 3 precincts: Burwood, Homebush and Kings Bay. This work seeks to ensure that all future decisions to rezone land will be made with a thorough understanding of potential cumulative impacts and will achieve orderly, transparent and high-quality design outcomes.

The Master plan consolidates the PRCUTS with other studies and plans that Council has produced that support the implementation of the PRCUTS. It is intended to guide the future built form and urban environment and to inform amendments to the Canada Bay LEP 2018, DCP and contributions plan.

The Homebush North Master Plan illustrates how the precinct proximal to Concord West Station could be redeveloped to increase resident density and transform existing industrial sites to new, sustainable uses. Select future developments envisaged in the precinct to facilitate medium density residential and commercial redevelopment.

The submission responds to the vision and strategies in the Master Plan that informed by the PRCUTS design guidelines, context interface, open space and links, and utilisation of land.



2.6 LOCAL ENVIRONMENTAL PLAN

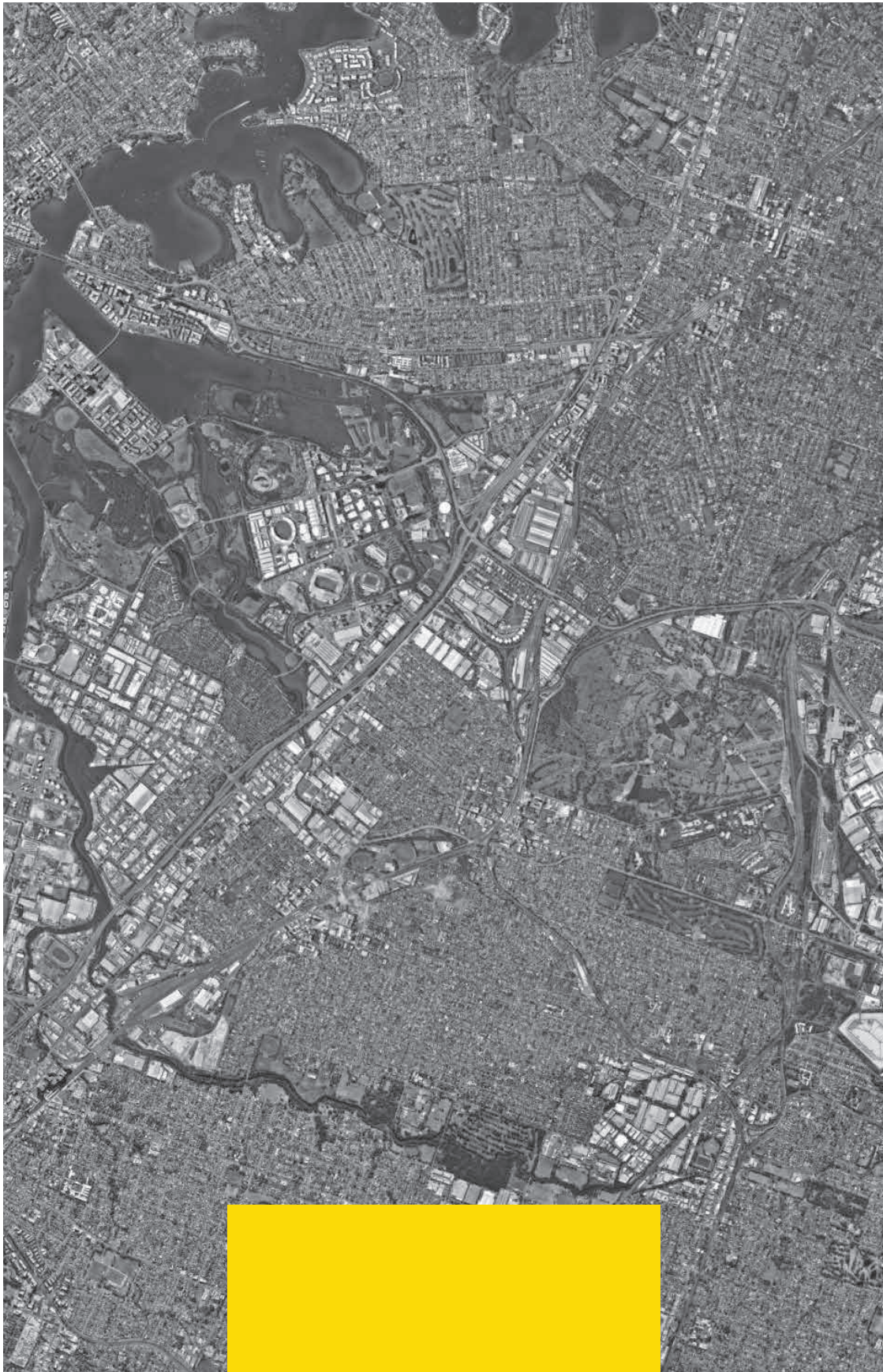
Canada Bay Local Environmental Plan 2013

The site is subject to a number of controls as per the Canada Bay LEP 2013 which determine its current function and potential density.

The site is currently zoned IN1 General Industrial allowing for only light to heavy industrial employment and businesses.

The site has a maximum building height of 6.5m and an FSR of 0.1, allowing for a low-scale, sparse built form which reflects its current suburban character, but does reflect the site's desired future content under the PRCUT Strategy vision.

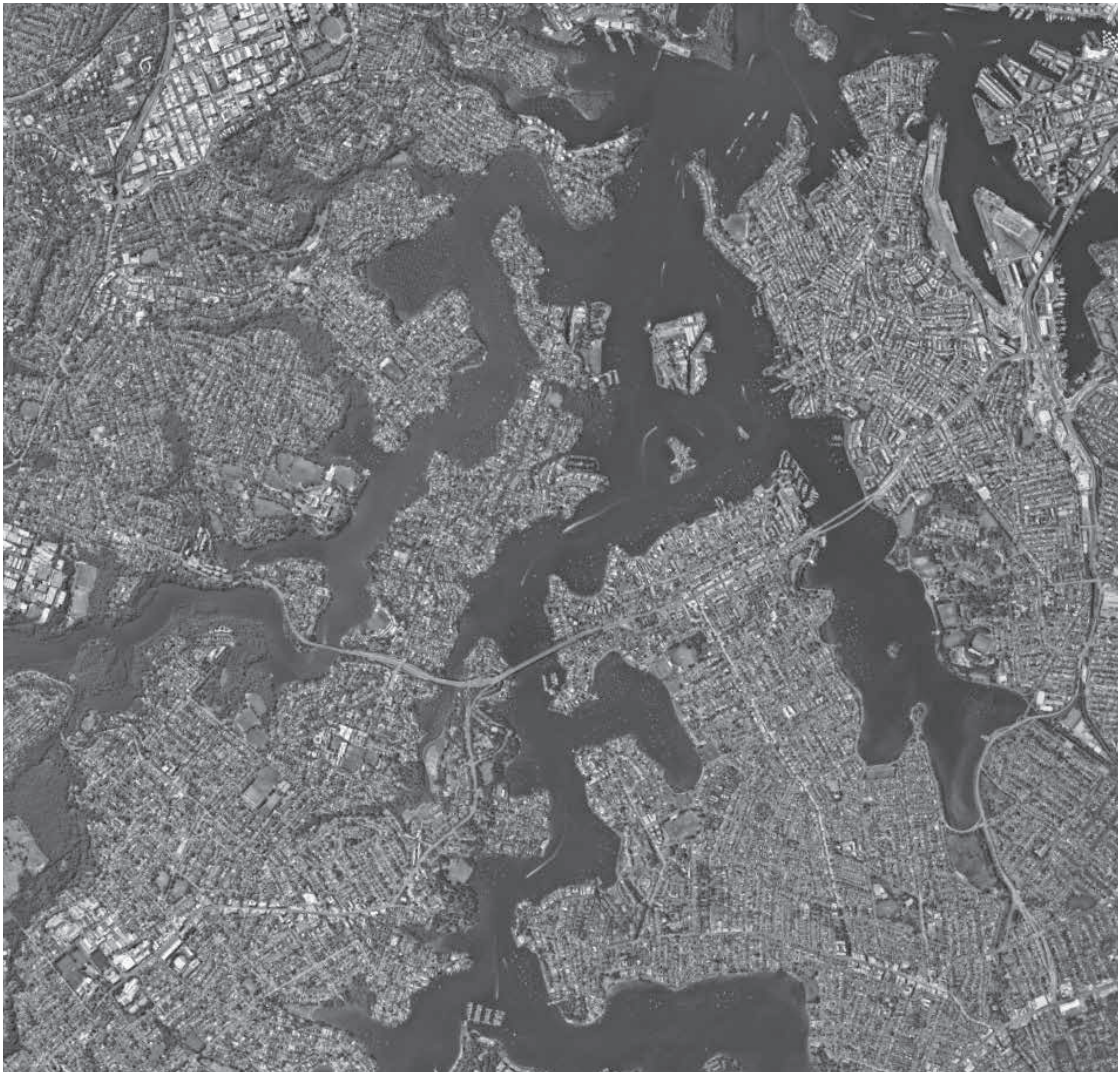




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For: Billbergia
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3.0 ANALYSIS

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Pg 25

3.1 CONTEXT ANALYSIS

The subject site is located adjacent to the Concord West Train Station and is identified in the NSW Department of Planning's Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).

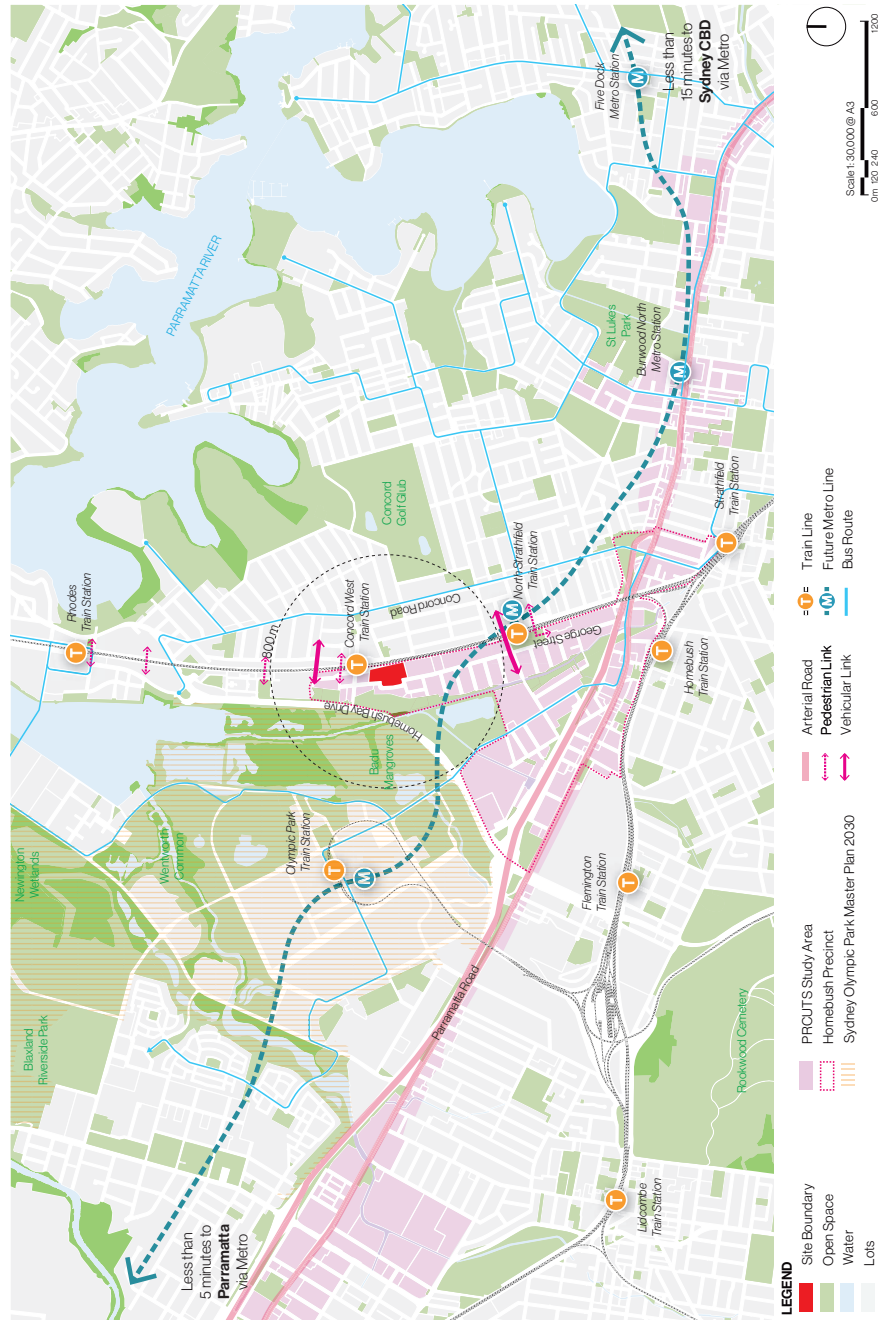
The Parramatta Road Corridor Urban Transformation Strategy is a NSW Government urban renewal strategy which aims to increase amenity and density along the Parramatta Road Corridor and within the regions local centres.

Concord West is situated within the Homebush North Precinct, a mixed-use mid-rise residential neighbourhood featuring high levels of amenity with access to local employment hubs.

A large recreational precinct including SOPA extends throughout the site's north-west along the Parramatta River's banks, providing key access to open space and the regional cycle network.

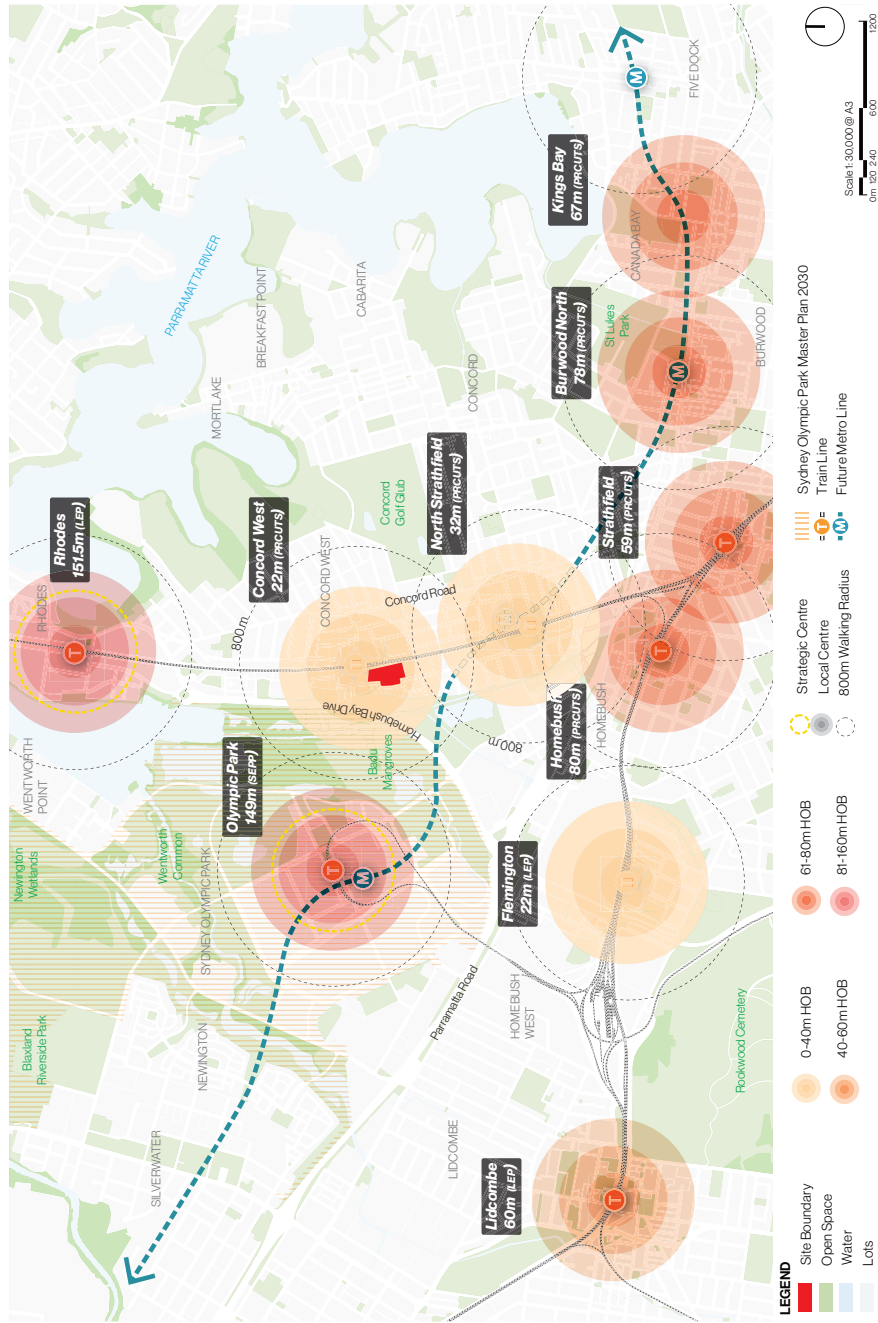
Concord Road is the region's primary north-south thoroughfare, linking the site north to Rhodes strategic centre, and south towards Parramatta Road and Strathfield.

The site is situated on George Street, which links southwards to the Bakehouse Quarter, a local employment hub and cultural space. It culminates to the Westlink and traffic must cross the rail line eastwards along Concord Avenue.

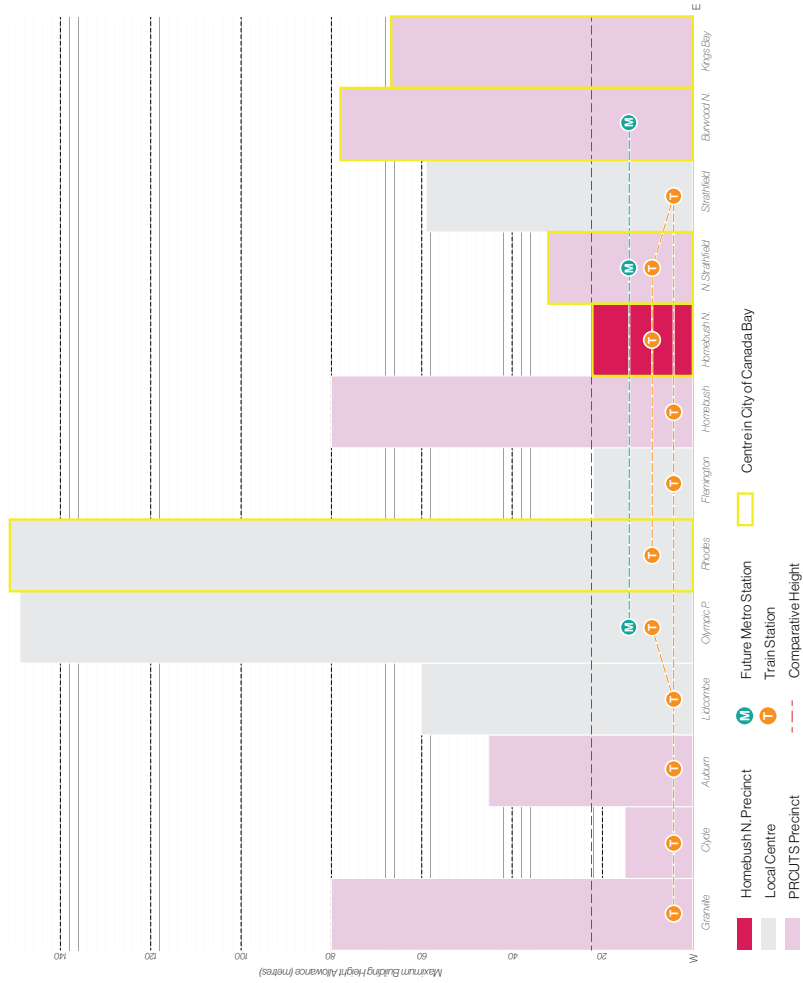


3.2 STRATEGIC HEIGHT CONTEXT SUMMARY

Concord West is situated within a context of growth, with many of the surrounding local and strategic centres subject to considerable uplift under the PRCUTS. A Metropolis of Three Cities identifies Olympic Park and Rhodes as future strategic centres, at a height allowance of 149m and 151.5m respectively. These heights reflect their desired character as dense metropolitan areas which are regionally significant. Smaller local centres of a similar size and prominence as Concord West include Kings Bay and Burwood North which are to undergo significant transformation under the PRCUTS Strategy, experiencing uplift to a height allowance of 67m and 78m respectively. While the local centre of North Strathfield is limited to a height allowance of 32m, it is constrained by the historical prominence and cultural value of the Bakehouse Quarter precinct, where increased heights may impact the integrity of heritage items. The PRCUTS Homebush North Precinct Master Plan assigns a maximum height allowance of 22m within the vicinity of the Concord West local centre, considerably less than surrounding centres of a similar size. **Concord West however currently lacks the appropriate maximum building height allowances under existing LEP controls or those proposed by the Homebush North Precinct Master Plan to reflect ongoing growth within its regional context.**



Comparison of proposed maximum height allowances of local centres within the Parramatta Road corridor.



Similarly, the local centre of Clyde situated within the wider Granville Precinct is proposed a maximum building height of 15m, reflecting its predominantly industrial land usage and lack of development potential nor demand. There are no such limitations on the redevelopment of the site and the uplift of the Homebush North Precinct, which factors a similarly sensitive local character or predominant land use.

Those strategic centres not included as part of the PRCUTS including Rhodes and Olympic Park are subject to much greater uplift of up to 151.5m in building height. These heights reflect the much greater capacity required within centres expected to function as employment hubs and high density residential areas.

The Homebush North Precinct however functions as a local centre, with a capacity which more appropriately reflects the PRCUTS precincts.

While currently the site is proposed to maintain its current height and FSR controls, it presents a key opportunity for residential redevelopment, to be consistent with the scale and future character of other similar PRCUTS precincts, and to contribute to the activation and capacity of the Homebush North Precinct local centre.

Local Centres and PRCUTS
The Homebush North Precinct is afforded a proposed maximum building height allowance which is significantly less than that of surrounding local centres.

Current proposed controls considerably limit the precinct's potential to meet PRCUTS desired housing stock, with opportunity for increased height and density.

The Homebush North Precinct is most aptly contrasted to the Stage One Burwood Precinct and Kings Bay Precinct, which are similarly peripheral local centres set to undergo considerable growth within the upcoming decades.

The Burwood North Precinct and Kings Bay Precinct set a precedent for the expected scale and pattern of growth within the PRCUTS study area, to which the Homebush North Precinct currently does not reflect.

Maximum height allowances within the Burwood North Precinct and Kings Bay Precinct are 78m and 67m respectively, with the tallest heights concentrated within vicinity of the precinct's local centre. In the Burwood Precinct, height is concentrated within the Burwood Metro Station precinct, while in the Kings Bay Precinct height surrounds its commercial core.

The site is situated similarly to the Homebush North Precinct local centre, within close proximity of Concord West Train Station and located amidst the precinct's most significant developments.

Unlike the Homebush North Precinct, other surrounding local centres included in the PRCUTS which currently do not reflect similar uplift, do not have the same development potential, due to their current character or lack of capacity.

North Strathfield, while close to the site and comprising the majority of the wider Homebush Precinct, currently is proposed a maximum building height of 32m. This height reflects its vast low-scale residential community, and the potential for significant impact on the heritage integrity of the Bakehouse Quarter.

3.3 SITE ANALYSIS

Land Use

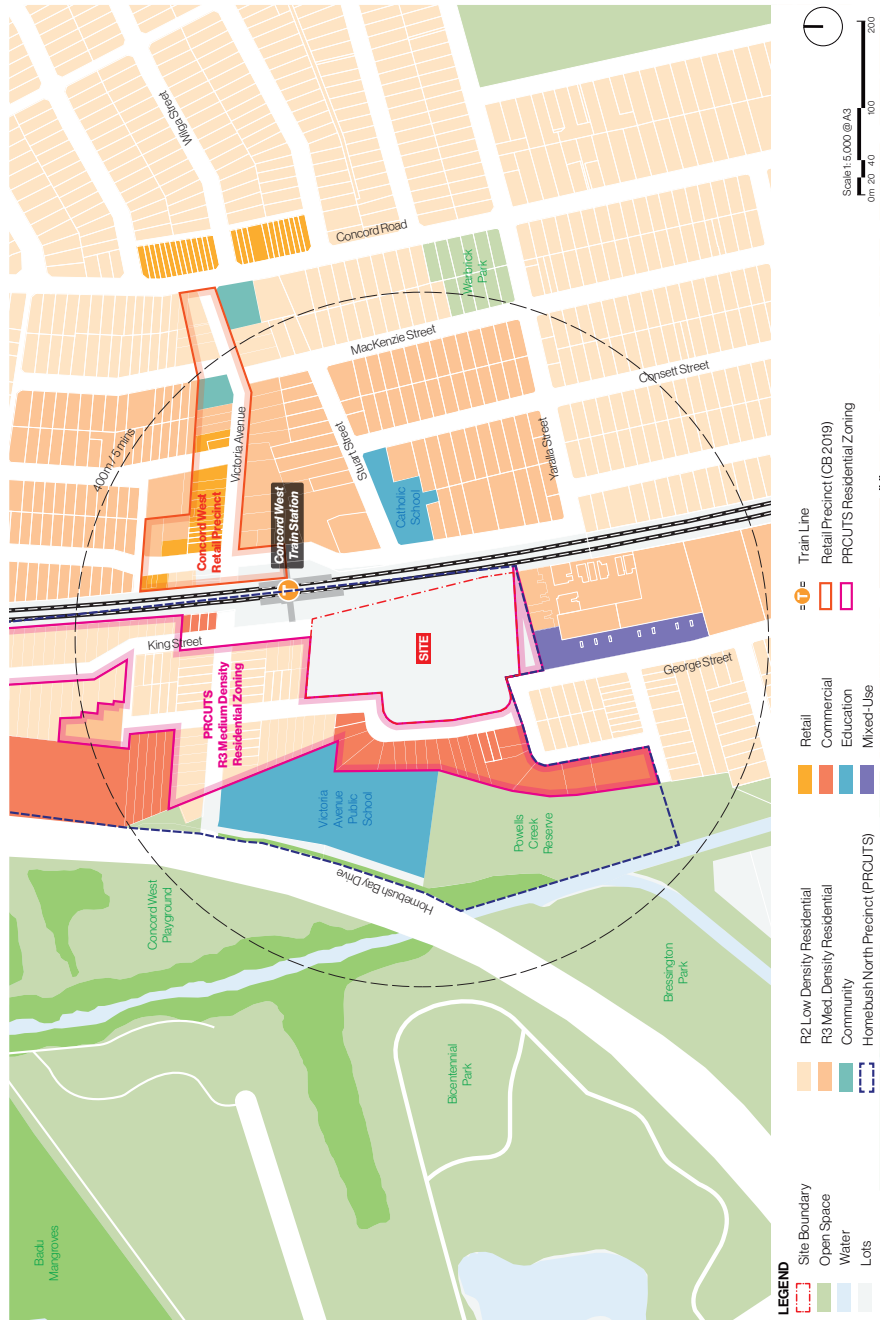
The surrounding context features a wide variety of land uses, with some commercial activity to the site's west, and a small mid-rise mixed-use precinct to its immediate south.

Retail activity and activation of the ground plane is concentrated within the Concord West Retail Precinct which currently lacks strong connection to the Homebush North Precinct.

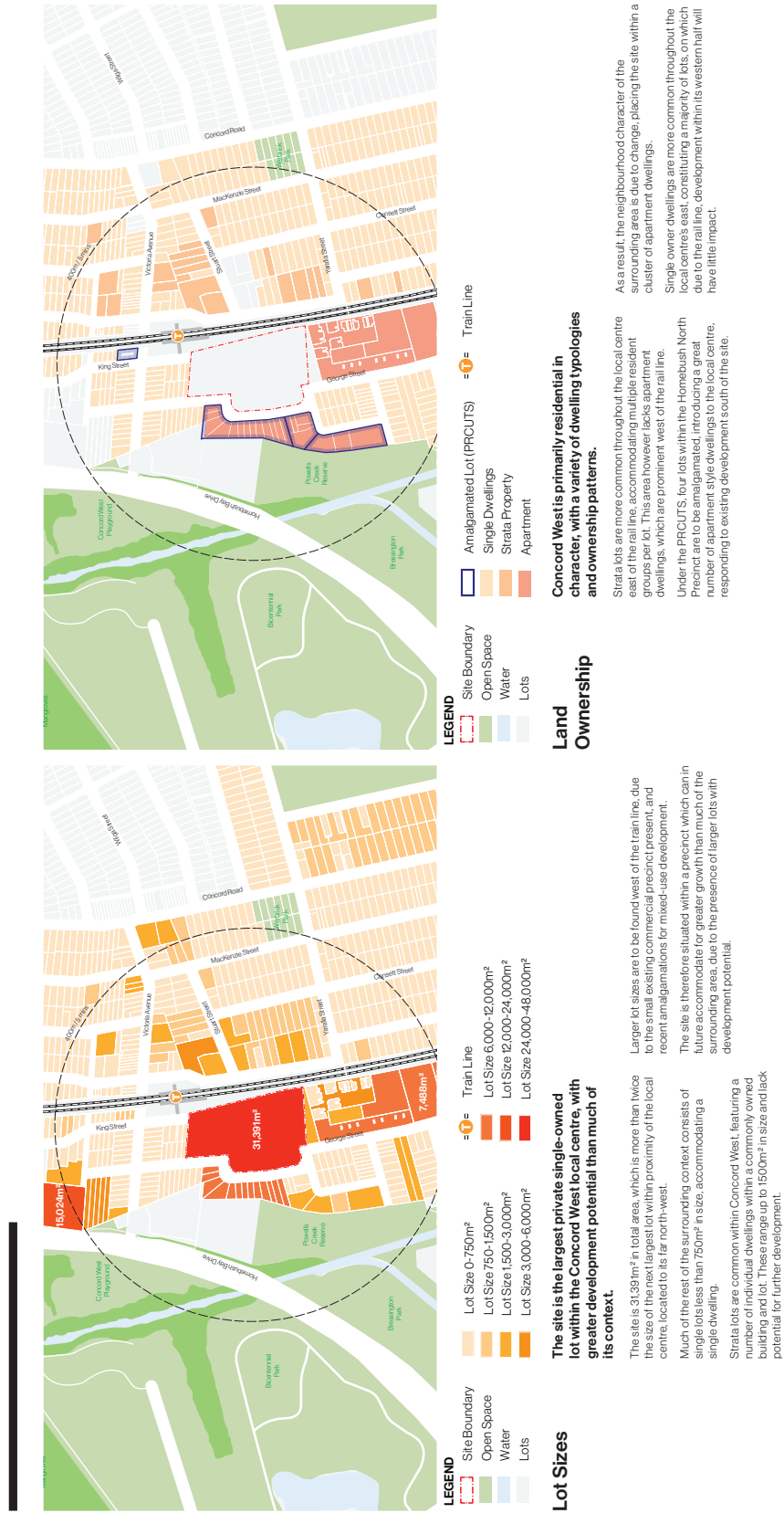
The site's immediate context is to be rezoned R3 Medium Density Residential under the Homebush North Precinct Master Plan, contributing to greater housing density and population increase.

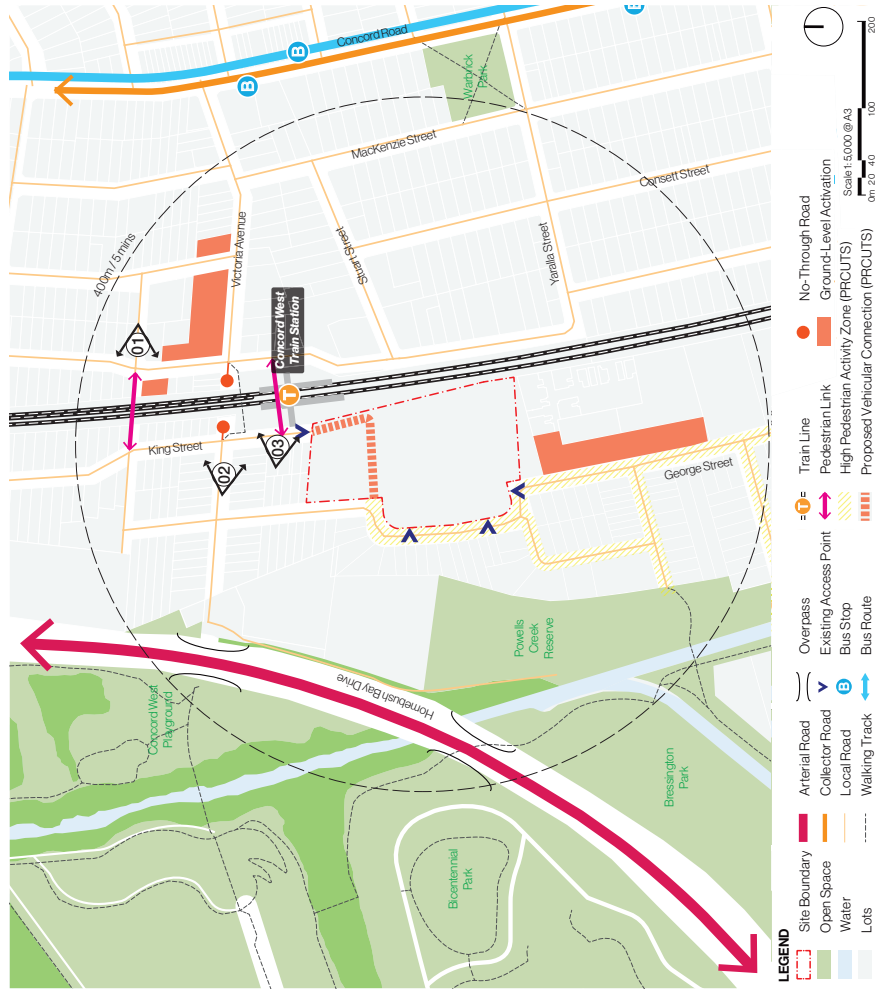
Proposed commercial floor space and retail activity within the Homebush North Precinct is sparse, and currently the proposal will not appropriately cater for expected population growth.

The site itself currently functions as commercial/industrial floor space, which under the current master plan is not intended to be rezoned and will remain for industrial use.



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For: Billbergia





Road Hierarchy and Public Transport

Vehicular and pedestrian connectivity is limited across the rail line, with cul-de-sacs which impede movement and divide the local centre in two.

There are two pedestrian links across the rail line within vicinity of the site; the train station walkway and Station Avenue link, which lack amenity and activation.

A stronger link between Concord West's eastern retail precinct and the Homebush North Precinct is key to the precinct's success as a local centre to support its medium density residential neighbourhood.

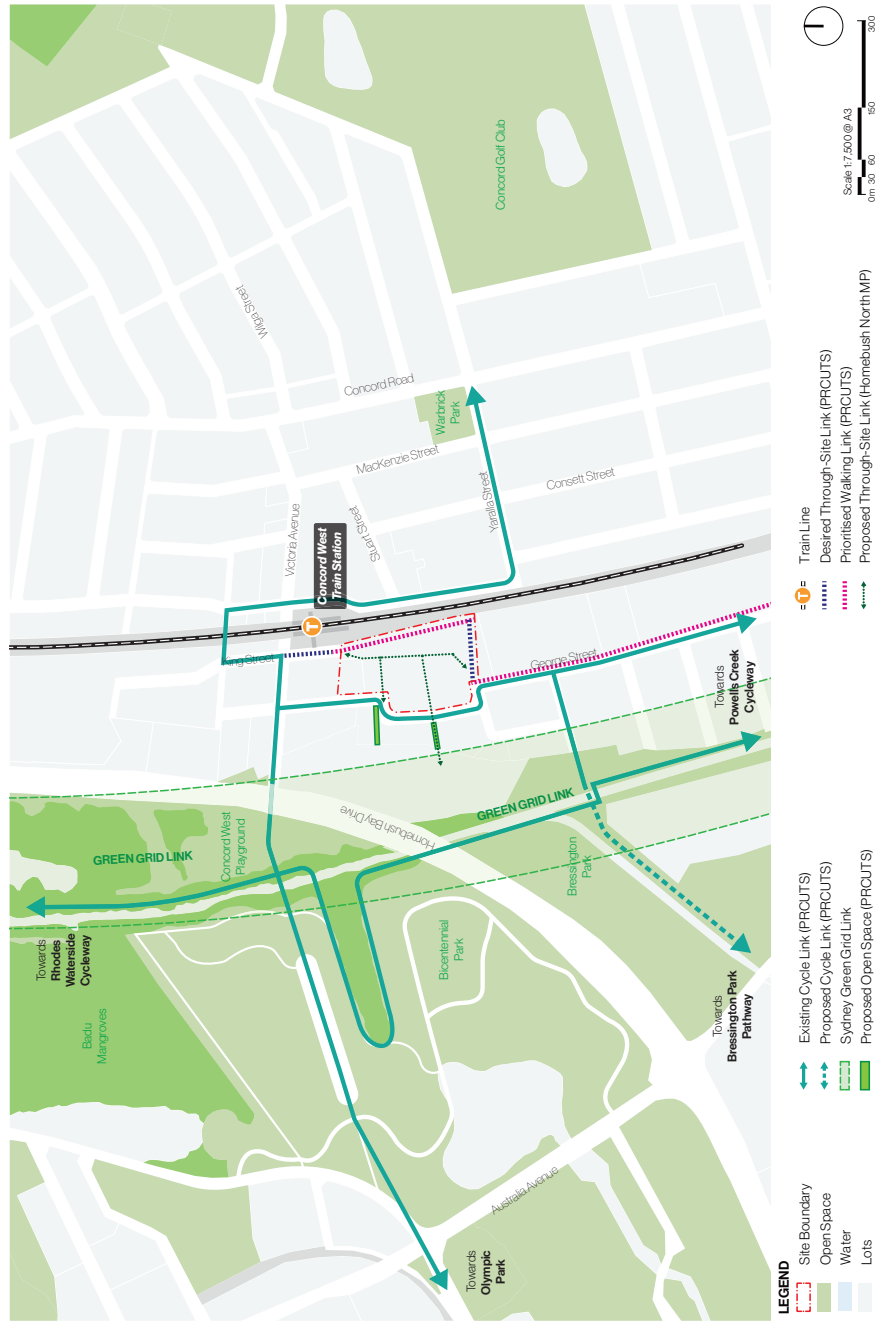
Within PRCUTS, greater vehicular connectivity throughout the precinct is proposed, with an indicative link road through the site connecting King Street to George Street via the train station.

There are four existing access points to the site, three of which are located on George Street, and one of which is accessed via the adjacent train station, though its north-south orientation is proposed to form part of the future vehicular connection.

The primary north-south arterial Homebush Bay Drive cannot be accessed via Victoria Avenue, leaving the precinct at present isolated from much of the surrounding area.

George Street features some ground level activation along its eastern edge, increasing pedestrian foot traffic, though this does not currently extend northwards.

There exists significant opportunity to unlock the site, create new links that connect and activate Concord West.



GROUP

Open Space and Active Transport

The site represents a key opportunity for greater active transport, with a proposed through-site link connecting George Street to the train station.

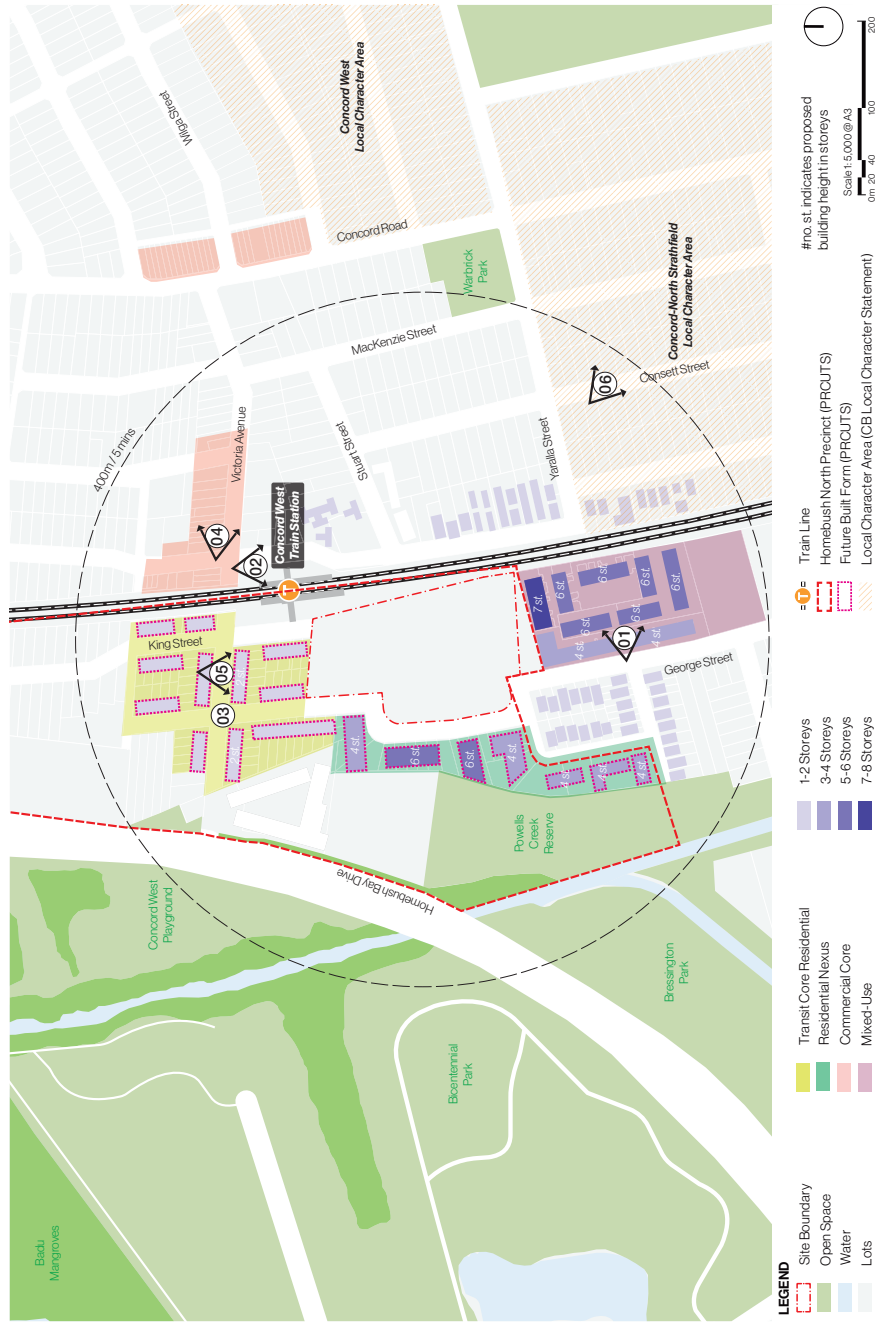
An indicative desired through-site link proposed by the PRCUTS links George Street to King Street along the sites boundaries, while the PRCUTS Public Domain Plan proposes a diagonal link.

This pedestrian connection would significantly strengthen the connectivity of the public domain which currently requires pedestrians to loop around the site's north to access George Street.

The existing cycle network is largely unformalised throughout Concord West's residential areas, though the adjacent Bicentennial Park features an extensive grid of recreational cycling paths.

This recreational grid links Rhodes strategic centre to the Balaclava Quarter via Powells Creek cycleway, which is situated within a key Sydney Green Grid connection.

Though vehicular connectivity is currently lacking within the Homebush North Precinct, it is supported by an extensive cycle network and various east-west pedestrian links.



Built Form and Neighbourhood Character

The built form and neighbourhood character in Concord West varies from single lot to residential, to pockets of redevelopment, but there is overall limited activation at ground level.

The Homebush North Precinct is not considered to be a local character area by Council, and is set back from the street. PRCUTS provide greater density and long-term housing for the region's growing community.

This neighbourhood's character will transition significantly within the near future, to one of increased density and activation.

The Homebush North Precinct's residential community is proposed in the Public Domain Plan to be characterised as within either the Residential Nexus or within the Transit Core close to the train station.

Though both areas are wholly residential in land usage, the Transit Core features two-storey, lowhouse style dwellings, while the Residential Nexus features up to six storey apartments which offer in building foot print and scale.

The Residential Nexus character area is similarly proposed within the PRCUTS Kings Bay Precinct, which features development up to 8 storeys in height.

There is potential for increased height within the site to reflect its central location within the precinct, reflecting height patterns found in the Kings Bay Precinct and other PRCUTS master plans.

As the site is situated adjacent to the Residential Nexus and the mixed-use site to its south, proposed building foot-prints should be consistent with the size and scale of future developments.

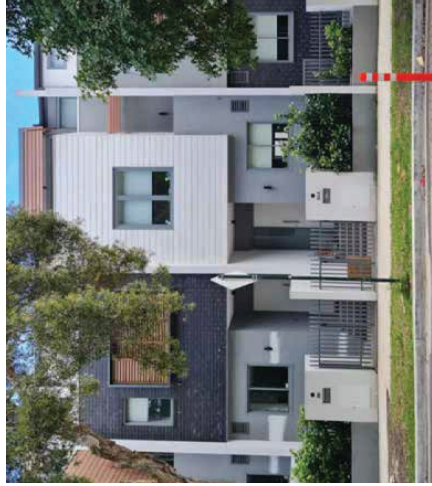
Increased ground level retail activation throughout the site will link the suburb's commercial core to its southern mixed-use precinct, extending activation across the rail line.



1. Existing mixed-use development to sites south



2. Concord West Train Station links across the rail line



3. Proposed Transit Core building typology (Source: Homebush North DCP, CB Council)



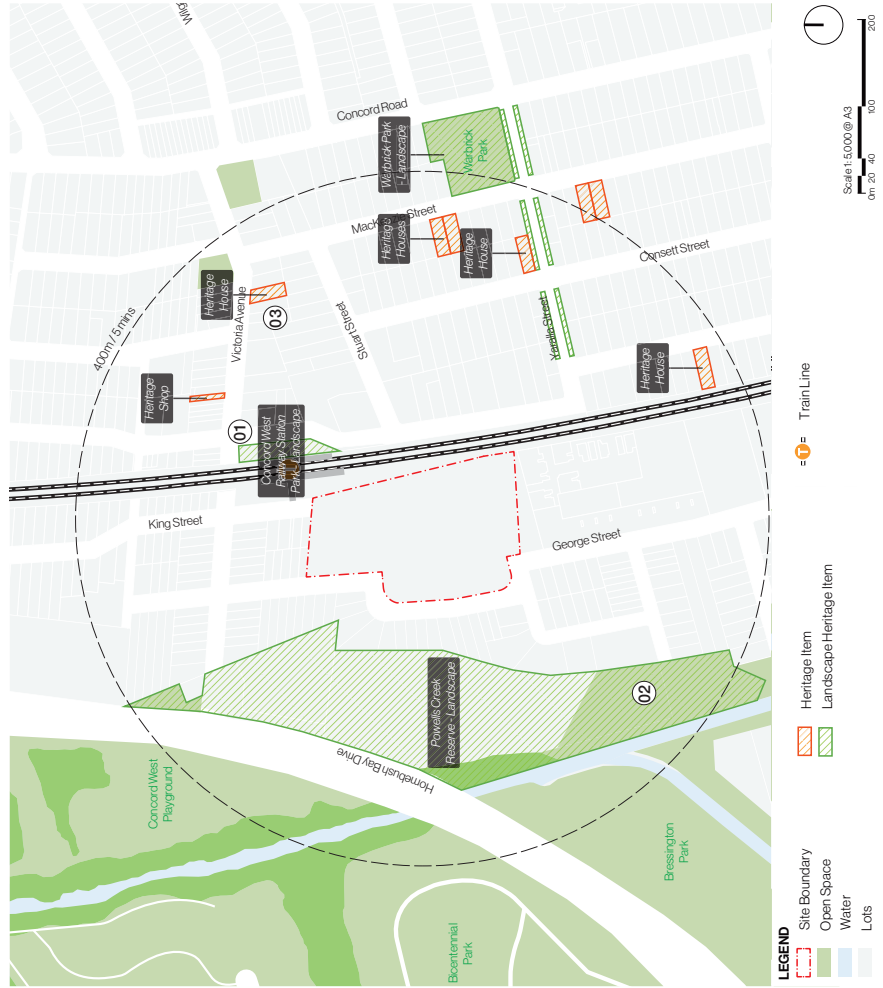
4. Concord West Retail Precinct is the suburb's key commercial core



5. Existing residential character of the Homebush North Precinct



6. Concord-North Strathfield Local Character Area is not within the site vicinity, but definitive of the suburb's residences



Heritage

Concord West features a number of minor heritage items throughout its residential areas, and some larger landscape heritage items within walking distance of the site.

The Powells Creek Reserve landscape heritage item is a significant recreational space which includes the Victoria Avenue Public School, various active open spaces, and a portion of the Powells Creek cycleway.

Other minor landscape heritage elements within the sites vicinity include Werbrick Park and the Concord West Railway Station Park.

Protection of views to key heritage items is essential to maintaining the existing characteristics of Concord West's residential areas.

There are no built form heritage items within close proximity of the site, and further development of the site will thus have little impact on the suburbs heritage character.

Topography and Views

Situated at the southern end of the Rhodes Peninsula, the site is positioned to capture views to surrounding natural and urban features, overlooking its low-rise context.

Due to the site's proximity to nearby parklands, from ground level up to six storeys the adjacent Powells Creek and features of the ecological corridor are visible.

Above six storeys, development has the potential to access wide vistas, as this will extend above proposed built form within the site's vicinity.

Urban skylines including Rhodas, Olympic Park, and the Bakenhouse Quarter are visible at high-rise, as well as Concord's residential areas.

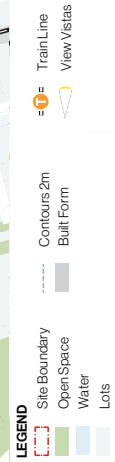
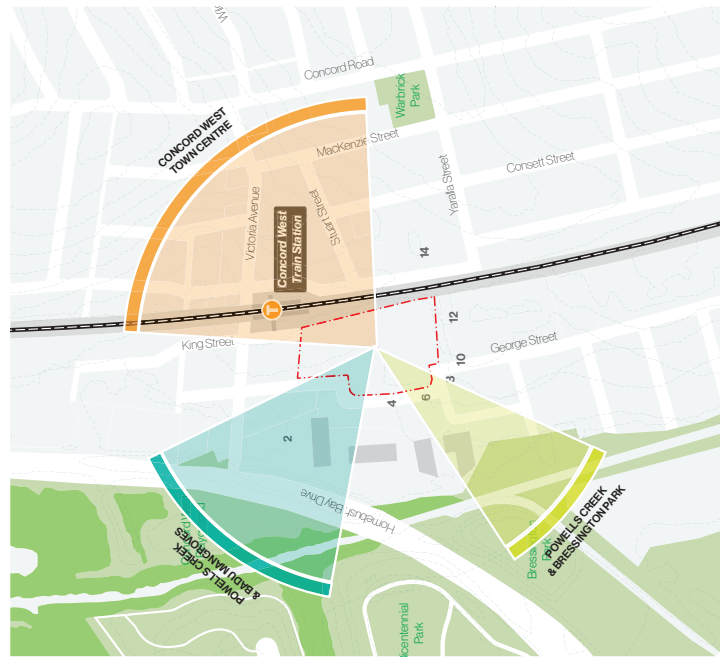
Views of the Powells Creek ecological corridor improve, and looking over the residential areas, views of the Parramatta River become apparent.

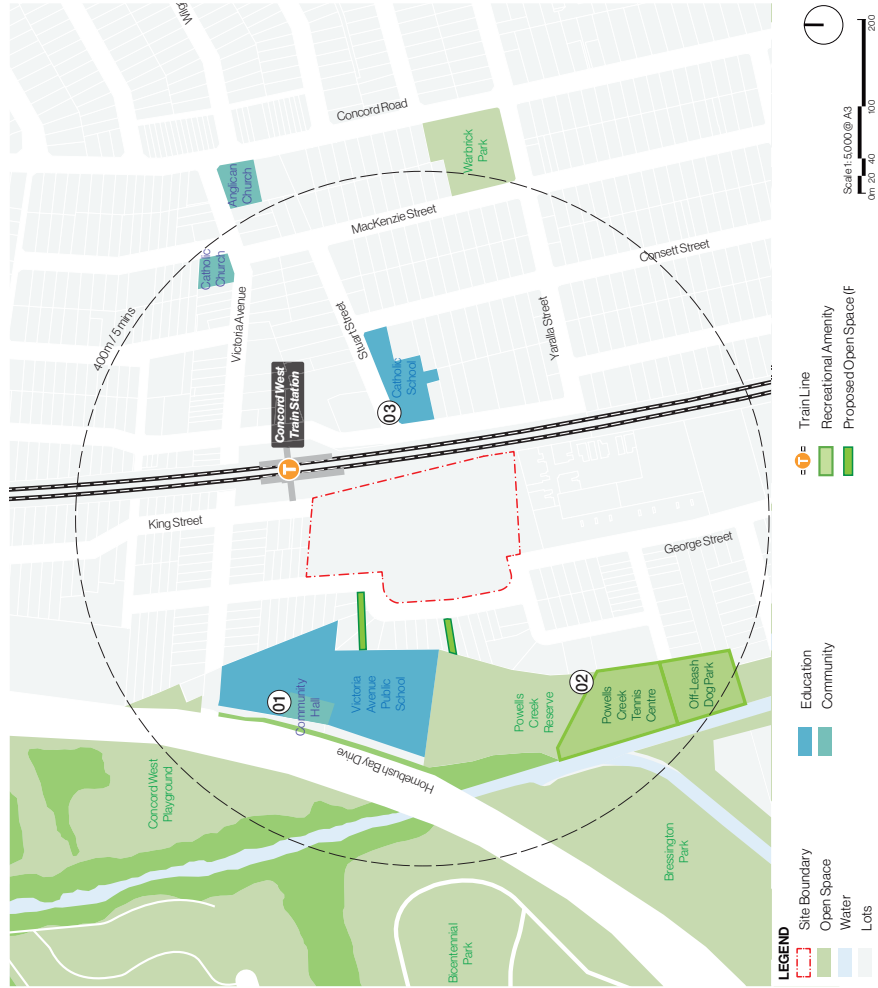
Situated next to the Powells Creek wetlands, there is a natural topographic decline in a westerly direction, with Concord West located along a ridge line.

High-Rise (>6 Storeys)



Low-Rise (1-6 Storeys)





Social and Cultural Infrastructure

To support the site's primarily residential character, there are a number of community oriented spaces, recreational areas and schools.

Recreational spaces within proximity of the site that cater towards the communities are found to the south-west, including the Powells Creek Tennis Centre and adjacent off-leash dog park, which function as active amenities, rather than passive open space.

Victoria Avenue Public School and the St Ambrose Catholic School to the site's east are some of the suburb's only educational centres, with other public schools of a similar size located out of walking distance.

There is a small community hall in the Victoria Avenue Public School which functions as a community centre and leaseable venue.

There are two religious centres within walking distance of the site, a Catholic church and an Anglican church on the eastern side of the rail line.

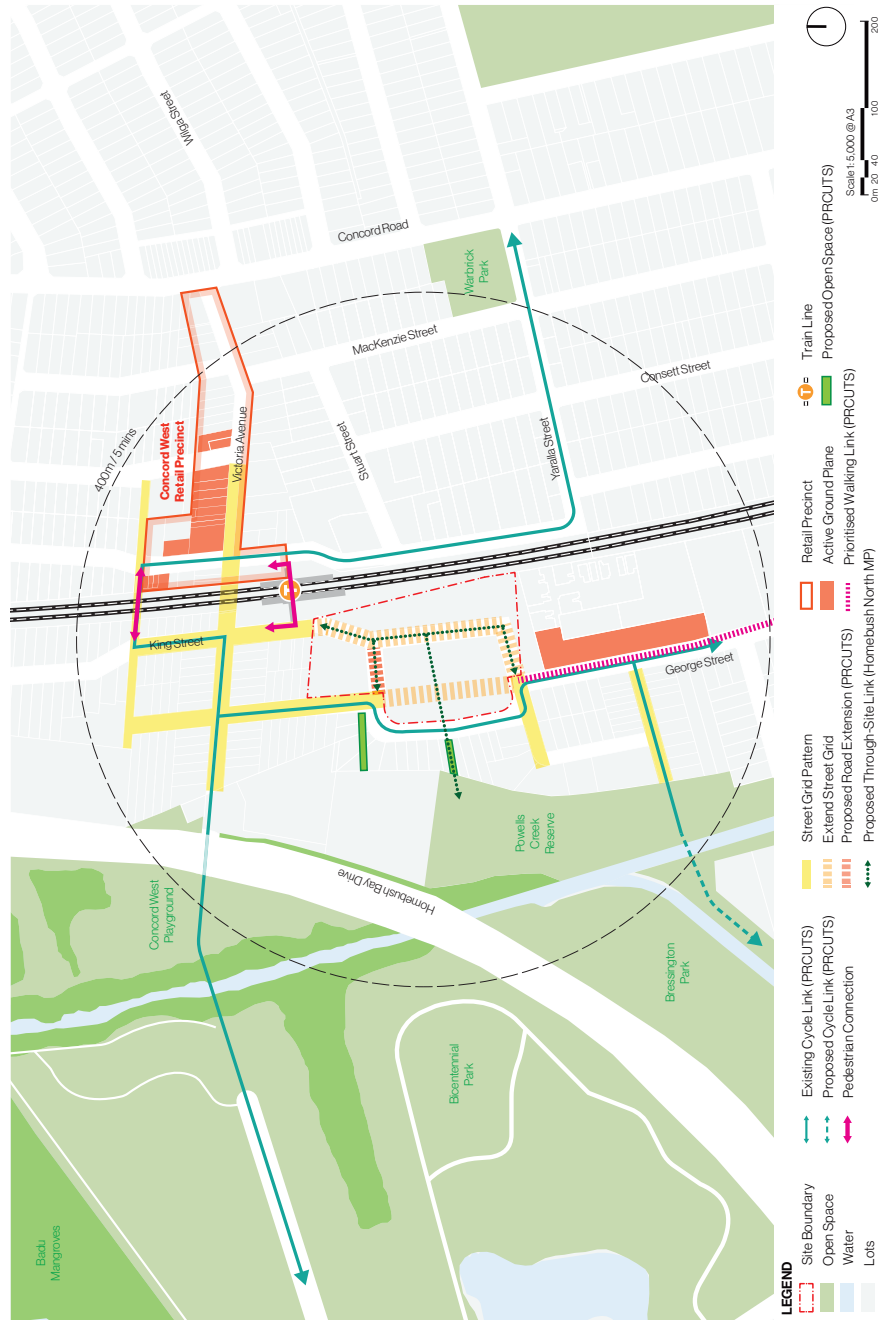
There is opportunity to provide additional community infrastructure to support the suburbs growth with population, reducing impact on existing infrastructure, and becoming key to the community's future.

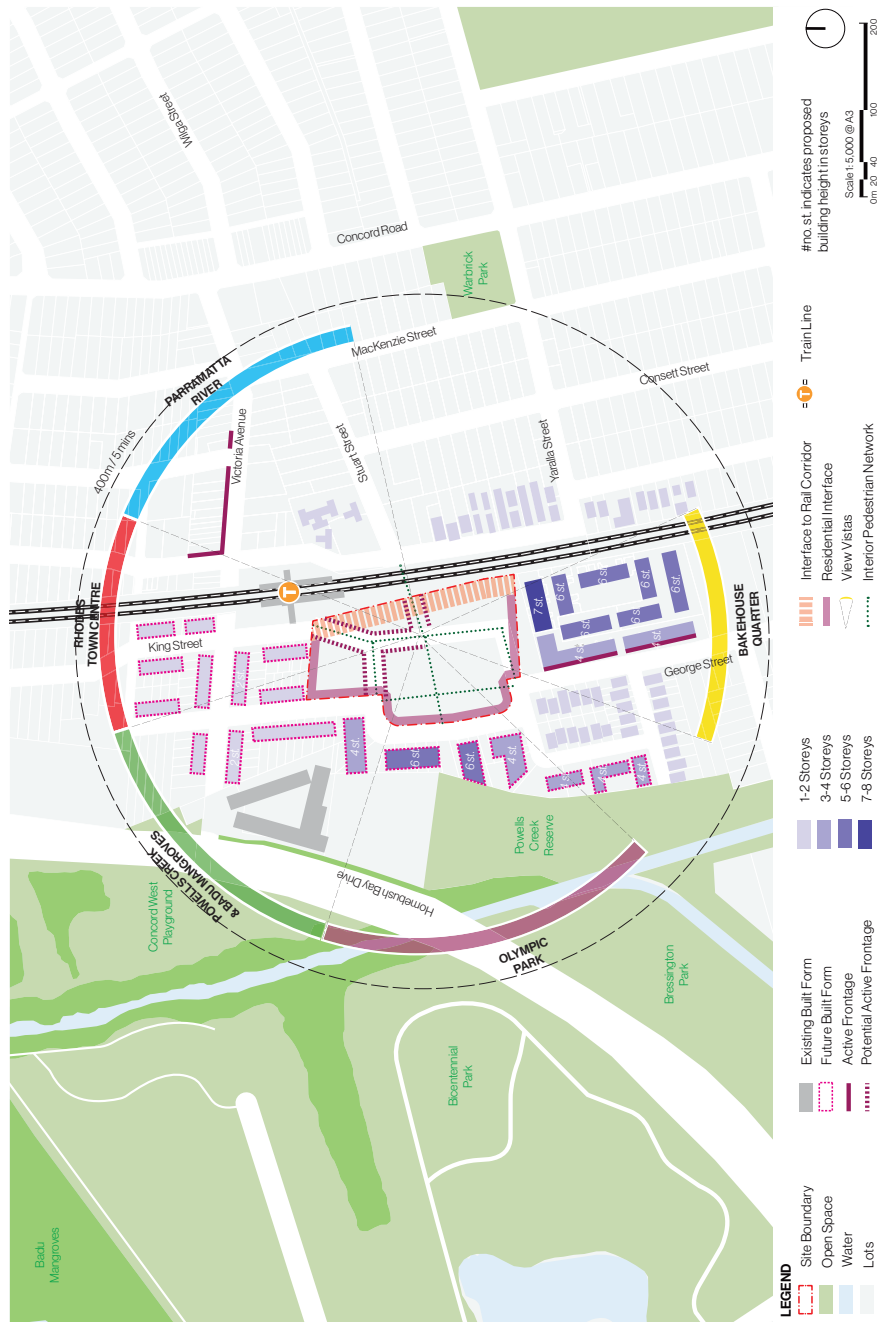
3.4 OPPORTUNITIES

Connectivity

Additional pedestrian and vehicular links will contribute to the overall connectivity of the surrounding streetscape, improving movement across the rail line and activating the public domain.

- The site is the largest single land holding and lot within the vicinity of Concord West Train Station, and has the greatest potential for residential development.
- It is situated within a context of growth, as the Homebush North Precinct is to undergo upzoning under the PRCUTS.
- Leverage recreational and community facilities present within walking distance of the site, potential to provide additional community infrastructure.
- Integrate through site links proposed within the Homebush North Precinct Master Plan, linking George Street to the train station and improving overall connectivity.
- Introduce a diagonal through-link to the proposed open space located on George Street, increasing overall connectivity.
- Align proposed internal roads with the existing contextual street grid pattern, realigning the original grid and increasing connectivity.
- Extend an active transport link consistent with George Street, creating a more legible cycle network.





Built Form and Interfaces

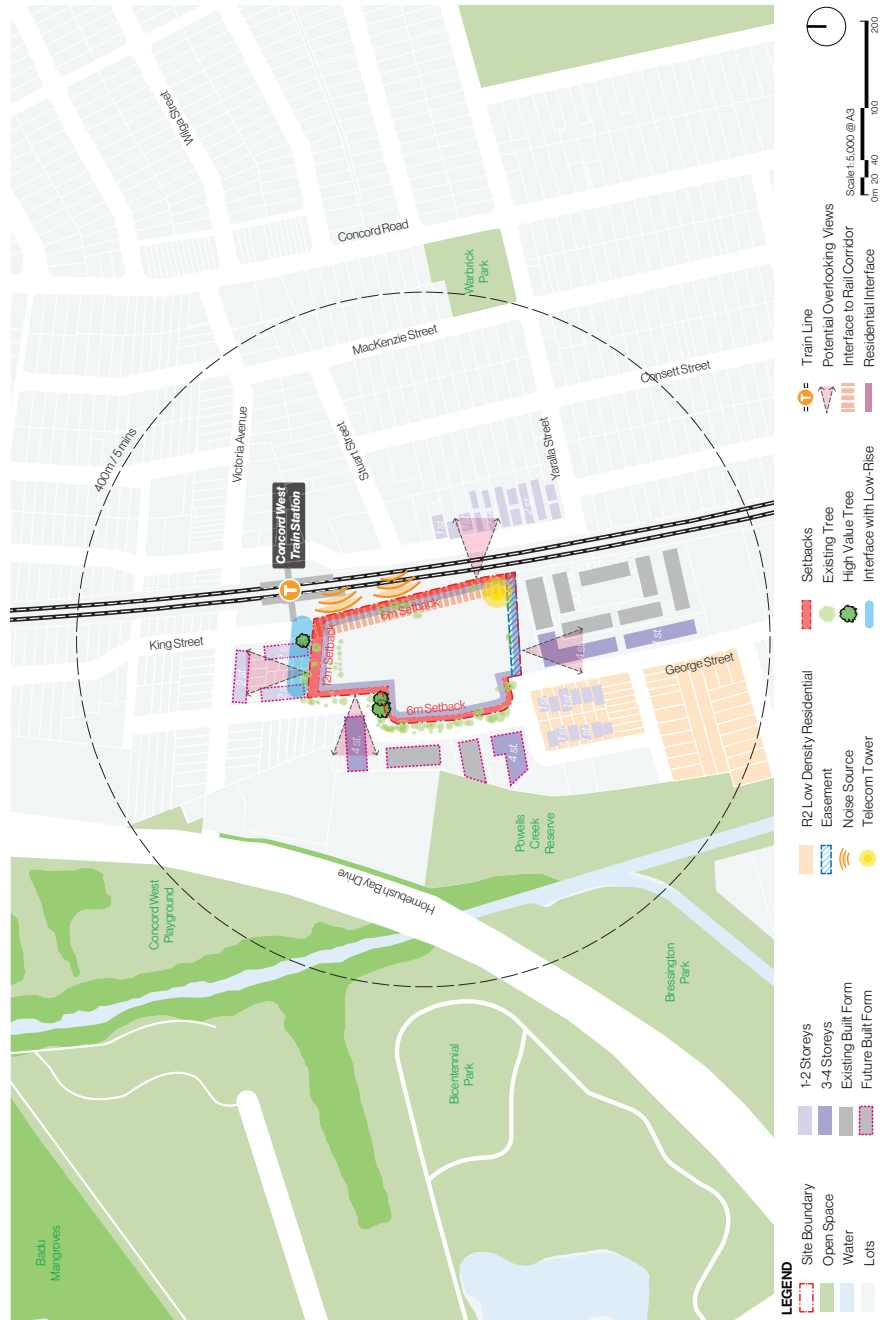
Responding to a variety of boundary interfaces, building heights have the potential to be highest along the rail corridor, transitioning towards the south of the site.

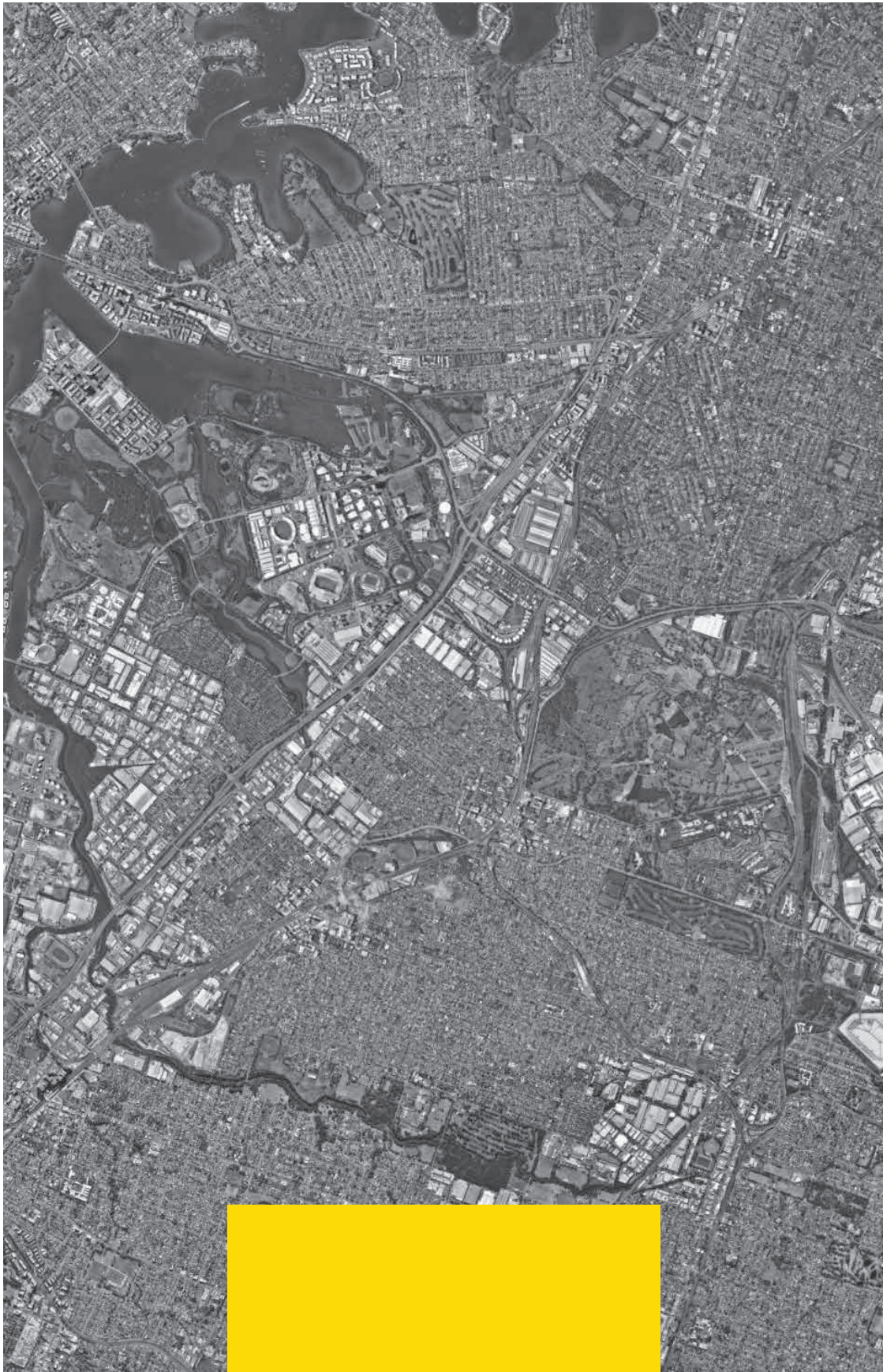
- Tallest internal building heights to be situated along the site's eastern boundary interface with the rail corridor, providing a buffer for the internal public domain.
- Concentrating height away from surrounding residential context will reduce visual impact and potential overshadowing. This will mean that the new precinct does not impact the existing low density residential lots.
- Locate built form to the site's western and southern boundaries respectively, responding to the adjacent mid-rise built form and creating a consistent street-scape.
- Capture key view vistas towards Olympic Park and the Bakehouse Quarter, above adjacent built form.
- Activate the ground plane with retail frontages surrounding the proposed interior pedestrian network, from Concord West Train Station.
- This will assist in creating a lively precinct, bringing need activation on the western side of the rail line.
- Indicative building footprints to respond to size and scale of future and existing built form to ensure a consistent streetscape. These have the potential to respond to the PRUTS strategy in terms of setbacks, both ground and upper level to achieve an outcome that is consistent with Council's desired future character.

3.5 CHALLENGES

The site represents a number of challenges, that will inform how height, density, and transition of scale is approached on the site.

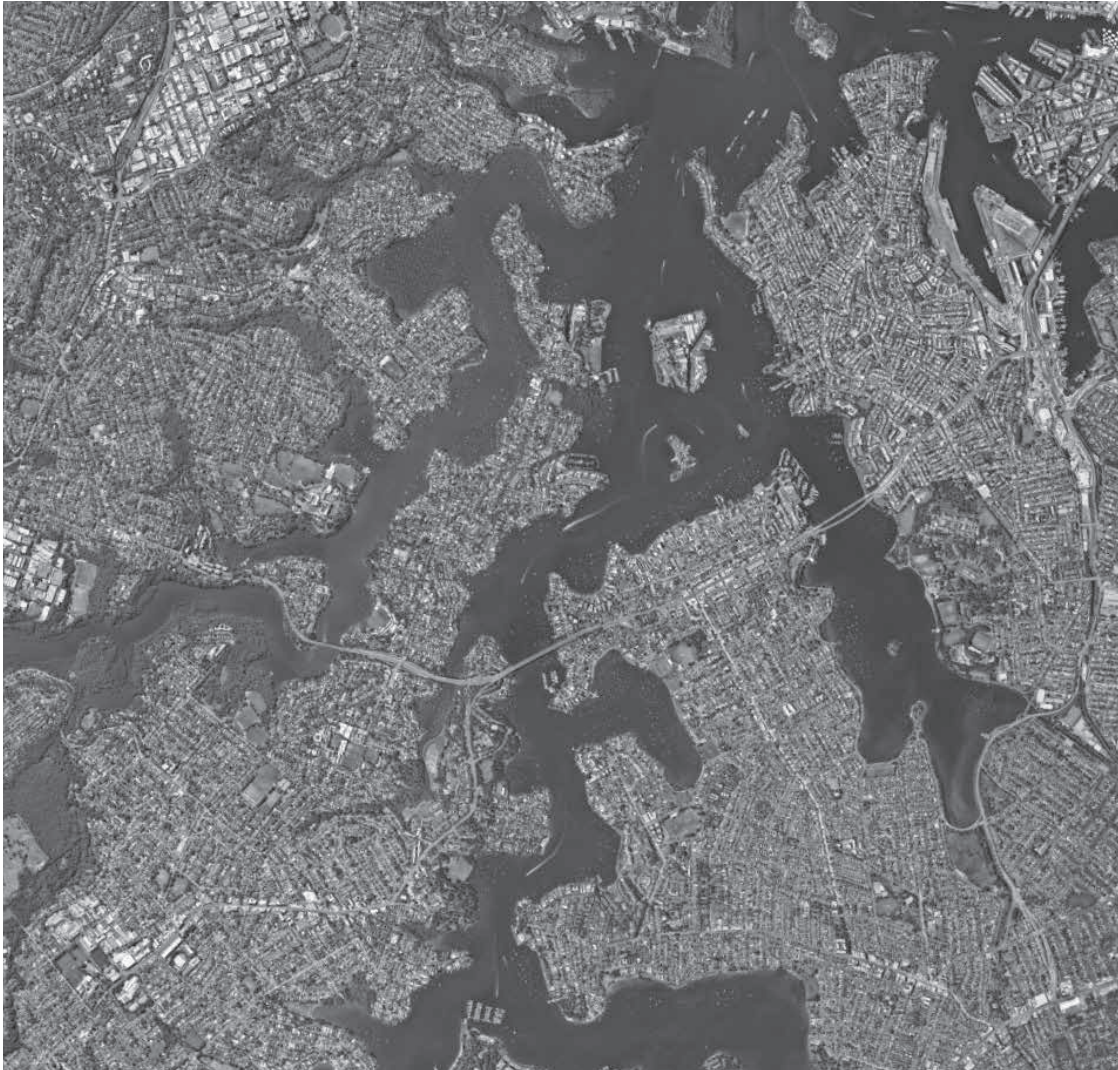
- Low-rise housing is situated along the site's northern most interface and to its south-west on the eastern edge of George Street, aside which heights will be reduced.
- Incoming noise disturbance from the adjacent train line will require mitigation through the architectural design report.
- Built form along George Street will require articulation and separation at the ground level to ensure a pedestrian-scale of development. This is critical to ensuring that the site transitions with the existing neighbourhood to create a contextual response.
- Potential overshadowing and overlooking views to the site's immediate south, requiring reduced heights at this interface. Solar access and amenity will be a consideration for this interface in particular.
- High value trees located along the site's boundary which will require conservation. This also provides an opportunity to integrate with future public domain design to retain some of the existing character.
- An approximately 10.5m wide easement along the site's southern boundary provides access to a telecom tower which supports the adjacent communication site and may be need to be preserved.





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For: Billbergia
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**4.0 VISION
AND
PRINCIPLES**



04

GROUP 3A

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4.1 VISION

Concord West Station Precinct will be a new vibrant mixed-use community. It will be a sustainable, transit oriented development that re-integrates the site into its surrounds, and provides activation, green infrastructure and civic spaces.

The new precinct will:

- Improve the pedestrian environment and residential amenity through increased urban permeability and improved connectivity to both existing and future local amenity.
- Be a walkable centre which is easily accessible to regional open space and surrounding centres
- Providing greater choice in housing and a wider variety in local employment near to the station
- Give residents the opportunity to walk to work or catch public transport with improved access to the train station and forthcoming metro station, only one stop away and;
- Provide important civic and community spaces to support the needs of the changing community.



GROUP

4.2 URBAN DESIGN PRINCIPLES



01

An Active Spine

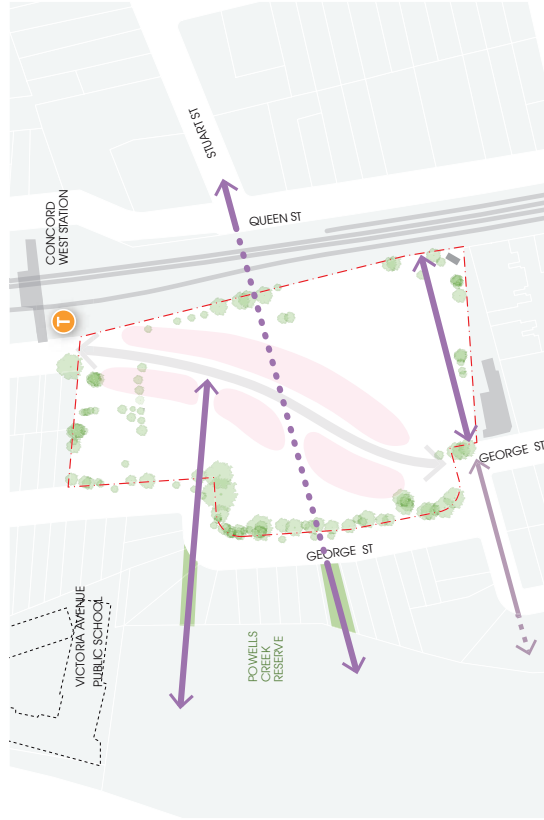
A new spine provides a direct connection from the South and towards the Station, and formalises movements through the site.

An activated ground plane will provide the connection between street and the community, and will enhance the experience of those traversing the site.

An additional north-south link between George Street and the Concord West Station western entry point will encourage public transport use and reduce reliance on vehicular movement locally.

Further development will expand around this central spine, acting as the site's primary through-way and communal area, with a retail ground plane and significant public domain enhancements.

Vehicular through-traffic will continue to follow George Street. Freeing up the site's internal spine for primarily pedestrian usage.



02

Adopt the Existing Urban Grid

Adopting both geometries of urban grids to the North and South, the new and connections integrate and enhances the local context.

The proposed network of cross connections open the site and provide a permeability and link to the wider community.

The surrounding context is characterised by a uniform system of roads organised in a perpendicular grid which run in a north-easterly direction.

Continuation of this urban grid will allow the proposal to seamlessly integrate into its context, increasing general legibility and ease of movement.



03

Prioritise Pedestrian Connectivity

A new pedestrian link between King Street and George Street, connecting Concord West Station with residents to the South

New pedestrian / cycleway for ease of North-South movements, resolving the George Street kink and anomaly with the existing road alignment. Aligning with the PRICUTS strategy existing cycle links will be integrated into the proposal and enhanced with some public domain improvements and EOI facilities. The internal active space will further act as a primary ecological corridor with some street planting, contributing the existing retained canopy and the site's considerably environmental context.

04

Enhance the Public Domain

Focused around the key movements through and within the site, a series of new public spaces and experiences are proposed.

Proposed public domain improvements include additional urban tree planting which will extend along the central spine and local internal roads, contributing to the local green grid and ensuring an amiable public domain experience. Retail activation at the ground level will contribute to the site's important community function, acting a gathering place for internal residents and the community at large. Community activity will be focussed within the site's centre, being a highly legible space easily accessible from the surrounding streets.



061
Station-Focused Mixed-Use

Retail activity will be concentrated within the site's north adjacent to the Concord West Train Station, functioning as a community area and transport precinct.

This area will feature considerable ground level activation and anchor retailers, providing some employment at the local level and further activating West Concord Train Station and its easterly retail precinct.

The site's residential addresses are concentrated throughout its south at a further distance from the train station and adjacent to the existing residential premises.

This area will feature sparser activation, but with a greater concentration of community amenities, recreational spaces, and meeting places.



051
Establish Legible Road Network

The new road network will simplify traffic movements within and around the site and integrate seamlessly into the site's surrounding streetscape.

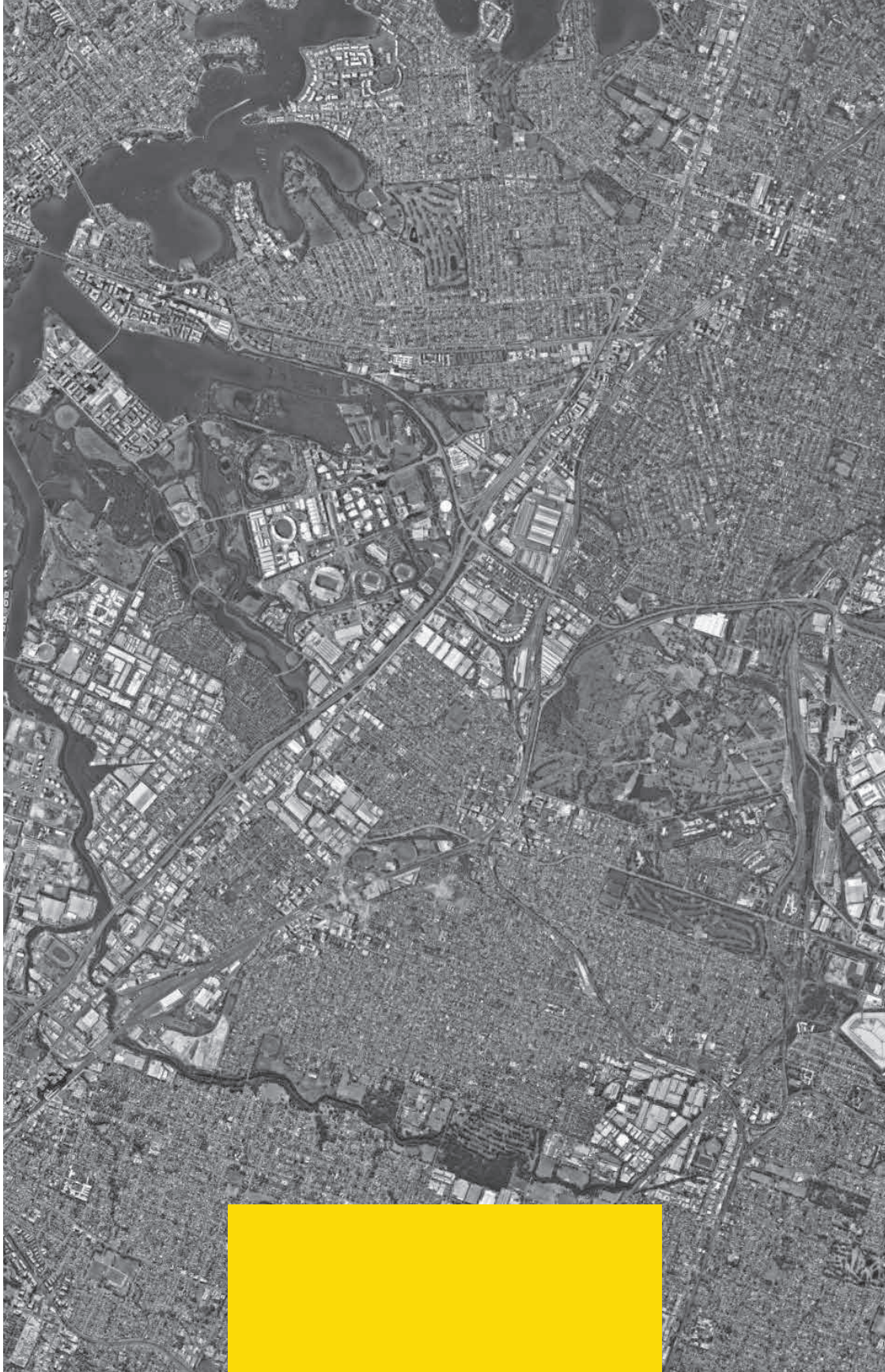
An extension of King Street and the proposed Station shared zone will move associated vehicles through the site with ease in alignment with the existing north-south George Street connection, as well as an additional link through the site's internal spine.

The internal spine however the focus primarily on pedestrian amenity and safety as George Street retains its primarily vehicular function.

GROUP 5A

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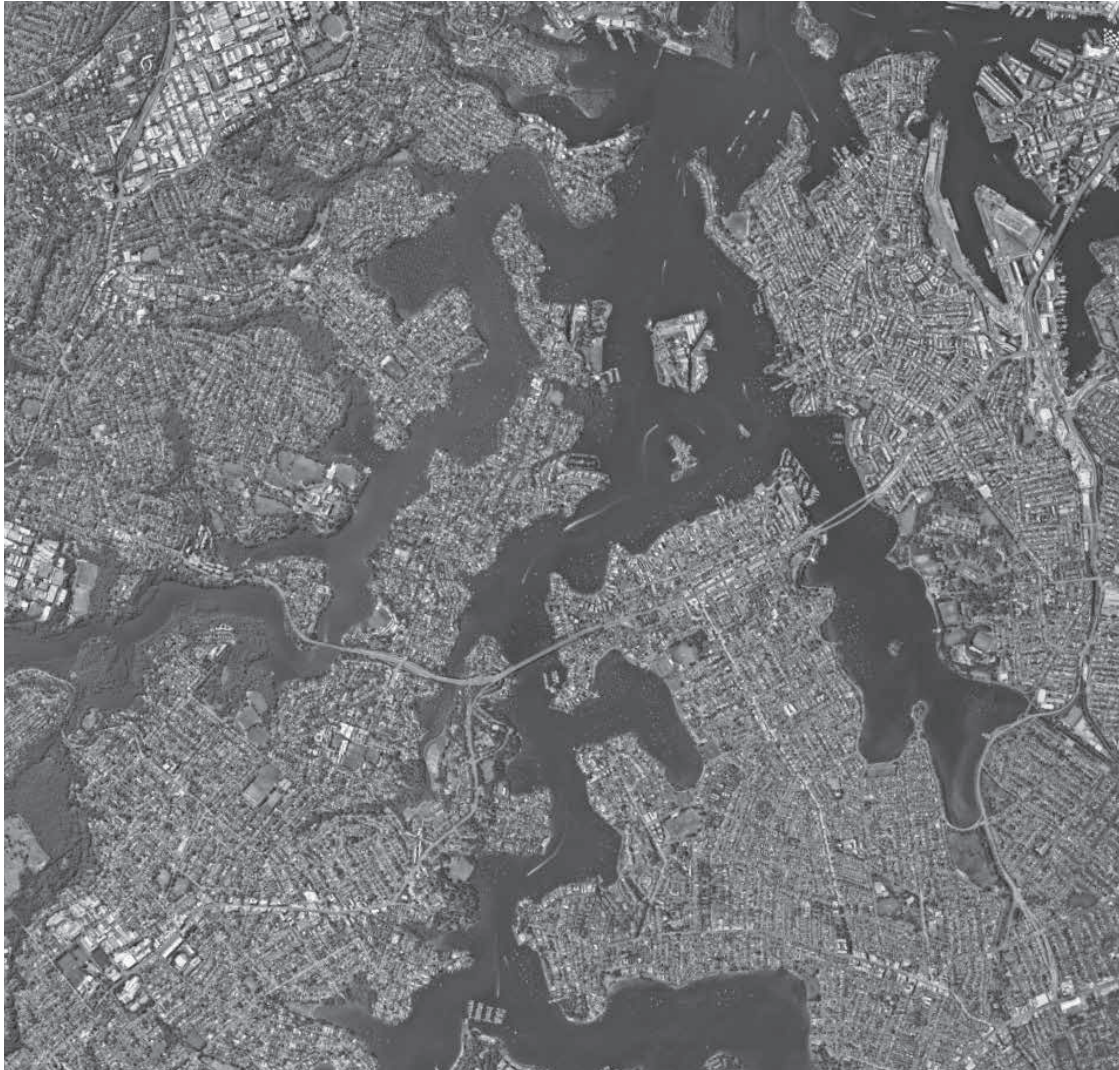


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For: Billbergia
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**5.0 MASTER
PLAN
CONCEPT**

05

GROUP 5A



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5.1 ILLUSTRATIVE MASTER PLAN

The master plan illustrates the conversion of the large industrial lot to accommodate higher density, high amenity, highly connected urban renewal area for a new vibrant mixed used community.

Indicative No. Dwellings: 716

Realised in a considered master plan of 10 buildings, ranging from 4-12 storeys, this concept proposes for approximately 716 new dwellings, ranging from 1,2,3 & 4 bed apartments and townhouses.

Density: 2.65 :1FSR

With a site area of 31,400m² and a proposed GFA of approximately 83050m² this site can deliver a density that is appropriate for a high amenity, highly connected, urban renewal site of this nature.

Green Connector : 2,500m²

A Green Connector will rectify the alignment anomaly of the George Street kink, and provide ease of access for pedestrians and cyclists travelling in a North - South direction.

Located at the junction and desire line with the station, a new pocket park will provide new open space for the new & existing community of this area

Station Precinct

To support the vision for the new community within and surrounding this station precinct, the master plan proposes for a range of non-residential floorspace that will provide a variety of retail, food & beverage, medical, health and childcare services, including the Active Spine and proposed new Community Plaza.



5.2 BUILT FORM AND HEIGHT STRATEGY



011

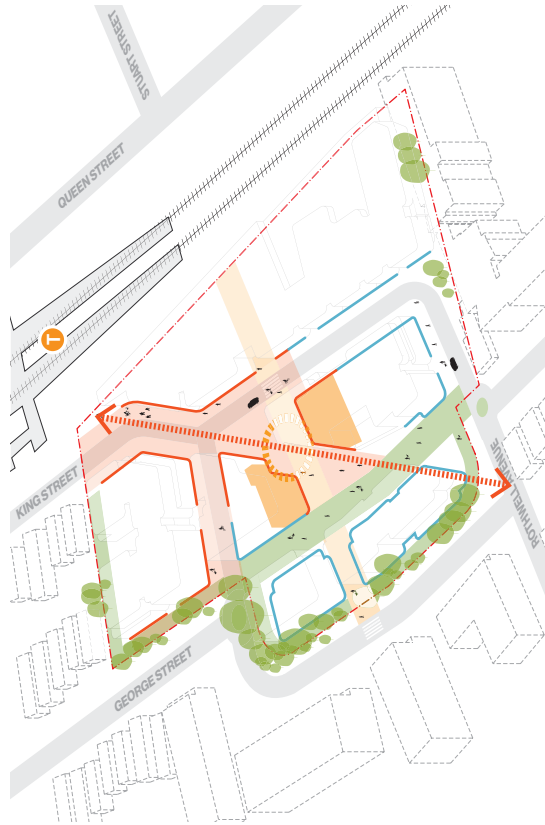
Extend the Urban Grid

The proposal will become integral to the surrounding streetscape, extending the existing urban grid to create a connected precinct.

An additional pedestrian link across the intersecting rail line forms the proposal's primary thoroughfare, connecting to Stuart Street to the site's east.

This link intersects the green connector, a corridor of open space which extends George Street directly, creating a seamless north-south link through the site and returning the streetscape to the public domain.

Vehicular movement is directed by a hierarchy of roads which link King Street to George Street and to Rothwell Avenue, maintaining existing alignments and integrating into its context.



021

Create an Active Heart

Ground level activation will be concentrated to the north of the site, at the edges of its diagonal connector, which links Concord West Train Station to George Street directly.

Active edges encourage greater engagement with the public domain, and community spaces located within the site's centre which form its heart.

Alongside the proposal's east-west link and the green connector, the grand diagonal is a key pedestrian thoroughfare and visual sight-line around which surrounding built form has been developed.

Residential frontages are concentrated throughout the site's south and along its interface with George Street, with the site's community heart facing a unifying space between its inner precincts.

Much of the site's centre is hence dedicated to pedestrian activity, with vehicles circumnavigating its central heart.

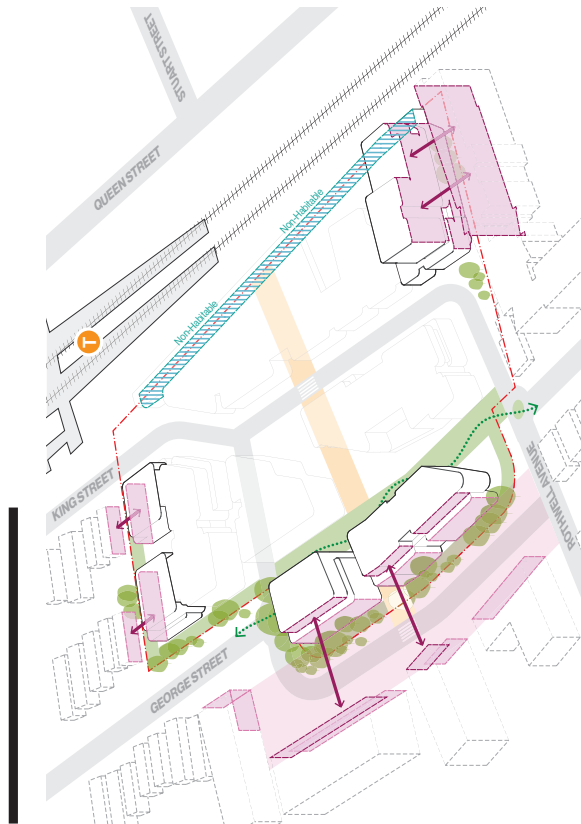


Height has been located within the site's centre adjacent to the train station, which will transition downwards to respond to surrounding context.

As the site's most active and least outwardly sensitive interface, height will be concentrated along the rail corridor and adjacent to Concord West Train Station. Surrounding built form to the site's south and west is up to seven storeys in height, which is reflected in the proposed building heights at these interfaces, which increases incrementally towards the site's centre. This transitional height ensures that existing and proposed street-wall heights are maintained, and that overshadowing of adjacent properties is minimised.

04/

Situate Heights to Transition to Context



Proposed built form along the site's sensitive interfaces responds to its future and existing context, maintaining a consistent streetscape at the pedestrian scale.

Along the length of the rail corridor, habitable space will be setback to provide a buffer or non-habitable space at the podium level, reducing incoming noise within the site. Above three storeys in height, built form is setback from the street edge to maintain a pedestrian scale and ensure a consistent street-wall throughout the site.

03/

Respond to Interfaces

Built form along George Street is limited to six storeys in building height in response to proposed developments within the Homebush North Precinct Master Plan, ensuring a consistent street-wall which mirrors features upper setbacks at the podium level. To the site's south interface with the adjacent seven storey mixed-use development, height has been limited to ensure the privacy of residents and to minimise overshadowing, whilst transitioning height to context.

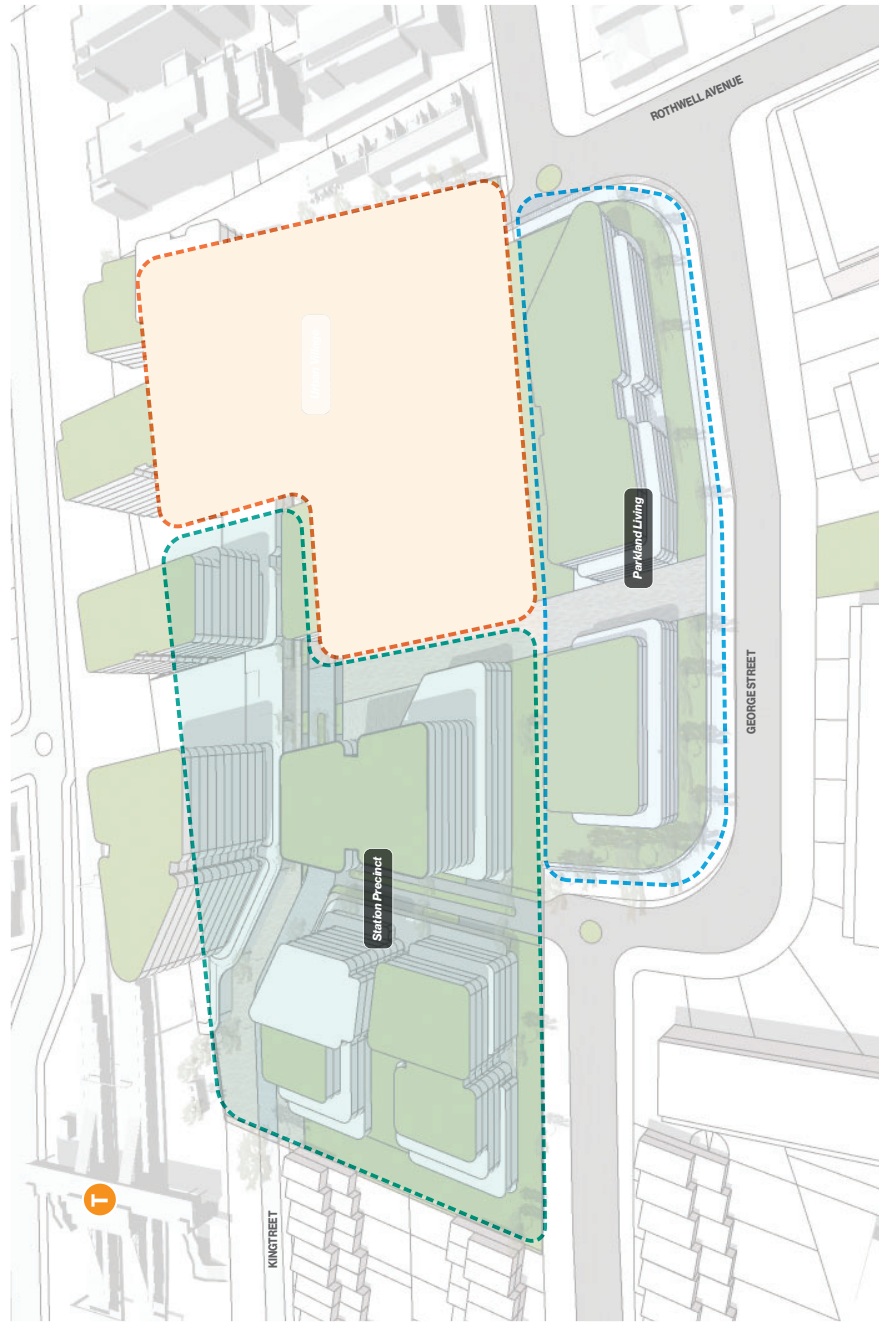
5.3 NEIGHBOURHOOD PRECINCTS

The proposal will deliver new strata residential, community facilities, retail and green infrastructure that will offer greater housing choice in Sydney's central west.

The master plan is divided into three neighbourhood precincts, each with a unique character. These include: Station Precinct, Urban Village and Parkland Living. The form and massing approach to each responds to its interface to ensure compatibility with the future Concord West Town Centre and PROUTS Homebush Precinct.

At the heart of the three precincts is the central community hub, a public open space that creates a large urban room and frames the interface between the podiums and the informal recreation and gathering.

Each residential building offers a diverse and contextually-appropriate design, reflecting the diversity of residents and their needs.





GROUP 3A

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01\

Station Precinct

Ground floor activation will be concentrated around the northern end of the site, to support and enliven the connection to the train station.

The Station Precinct features considerable ground level activation and anchor retail, providing employment at the local level and further activating West Concord Train Station and its easterly retail precinct. Safe walking and cycling routes are provided throughout the precinct between west and east of Concord West Station, enhancing the connectivity and walking experience, and encouraging public transport use.

The greatest height is concentrated along the site's eastern interface adjacent to the rail line, reducing the impact of potential noise disturbance on the site's interior and throughout its context.

Additional urban tree planting extends along the central spine and local internal roads, contributing to the local green grid and ensuring an amiable public domain experience. The proposed tree planting creates a consistent journey and identifiable place experience that facilitates travel directly to the station.



GROUP



021

Urban Village

A mixed use and residential urban village is proposed at the southern end of the site. The neighbourhood provides a diversity of residential homes and additional social infrastructure such as medical centre and childcare to support population growth in Concord West.

Community activities are focussed within the site's centre supported by an activemain street. Retail activation at the ground level acts as a gathering place for internal residents and the community at large.

A village-style experience is introduced with limited street-wall heights, that align with the PRCU'S design guidelines and Council's Homebush North Master Plan. The urban village promotes a unique place experience with townhouse typologies at ground floor and consistent street wall height.

Street-wall heights have been limited along the site's key internal road to introduce a village-style experience, with a lower podium supporting active frontages, and recessed lower forms.

Existing trees are retained at the site boundary, edges and to ensure growth and ensuring proper adjacent separation between residential dwellings and adjacent developments.



Residential Community Centre Active main street Townhouses Retail active frontages





031

Parkland Living

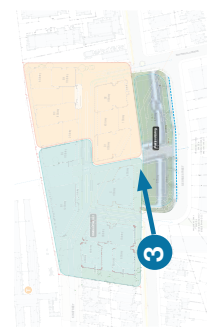
The Parkland Living neighbourhood is a cluster of medium density residential buildings with large green open space. It provides access to the future PRCUTS Homebush North precinct and strong links to the open space network.

As the precinct is located within a medium scale residential context to the west, stepped built form of 6 storey residential buildings proposed along George Street, 4 to 5 storey town houses and Parkside Olympic Park town centre are ensured with a westerly reduction in height, allowing proposed towers in the site's east to view over adjacent built form.

An enhanced green network of open and communal space is integrated in this neighbourhood, providing opportunities for recreation and activities, social interaction, connection to the outdoors and the natural environment to Powells Creek green corridor.

Along King Street existing vegetation is retained, introducing a considerable setback from the street-edge and a dense boundary canopy of mature trees. Alongside planting within ground floor open space, this creates a green, liveable edge distinguished from its surrounding context.

Proposed green links to the site's west open towards the plaza, providing a direct connection through to Powells Creek Reserve. Extensibility through the site reassesses the overall fabric of the suburb and integrate the proposal better into its future context.



Parkland Living of 6 storey residential buildings

Green connector with enhanced urban canopy and new cycle links

Street level active frontages

GROUP



Typical Low-rise

Two and four storey podium forms serve purpose to hold and define the street edge and dynamic pedestrian thorough-fare connections.

Lifted about the public domain, the residents of low rise apartments will benefit from an extensive tree canopy cover outlook and an ease of access to communal open space which largely dominates podium rooftops.



Typical Mid & Upper Rise

Tower forms adopt an articulated floorplan strategy to talk to the grain of the surrounding context, whilst delivering an appropriate density and high amenity.

Orientation, environmental factors, and privacy are just some of the key drivers for siting of the towers, to provide an appropriate built form and to maximize residential amenity.

At upper levels, the residents will benefit from views, solar access, and the smaller tower footprints which provide opportunity for a greater sense of community on a floor-by-floor basis.

5.5 INDICATIVE STREET SECTIONS

Indicative Street Sections

The illustrative plan indicates three internal street characters reflecting the level of use and responding character.

People often recall places because of the memories created by distinctive streetscapes. The overriding landscape character of streets within the project will create a very green leafy atmosphere that is well shaded, reflecting the character of the neighbourhood, and support the neighbourhood precincts.

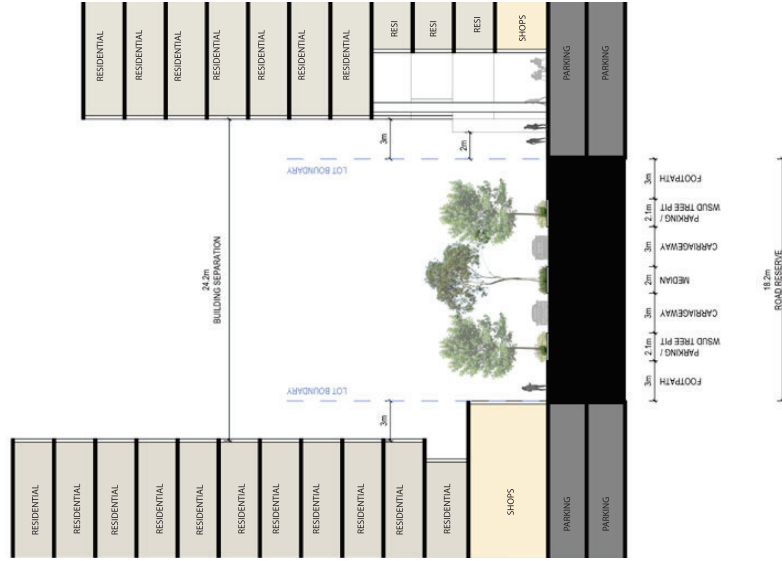
Trees and other landscape elements along the streets will be designed to fostering a community identity through attractive street planting to develop leafy canopies over the site utilising the verge areas for substantial tree planting.

Section A-A

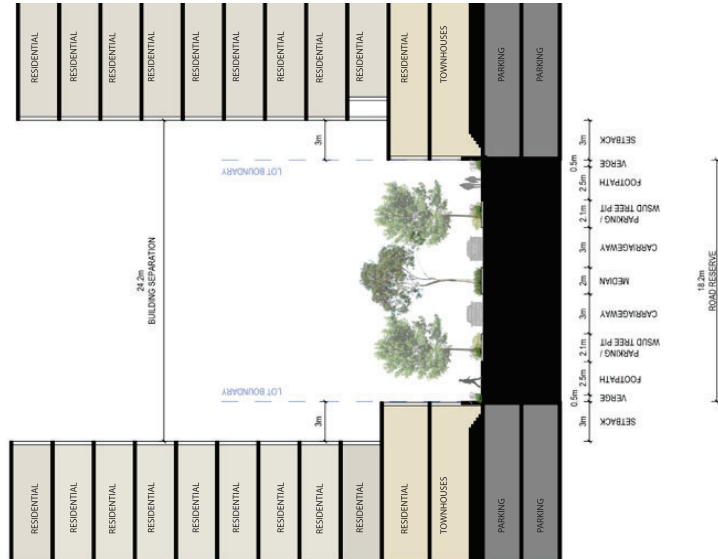
King Street as an active main street, facilitates pedestrian and vehicular movement with enhanced streetscape and incorporating landscaping. Two storey podiums with additional setback for residential towers provide comfortable street walls at a pedestrian scale.

Section B-B

Street level activation enhances King Street with mixed use retail and wide public realm for outdoor activities.



Section B-B



Section A-A

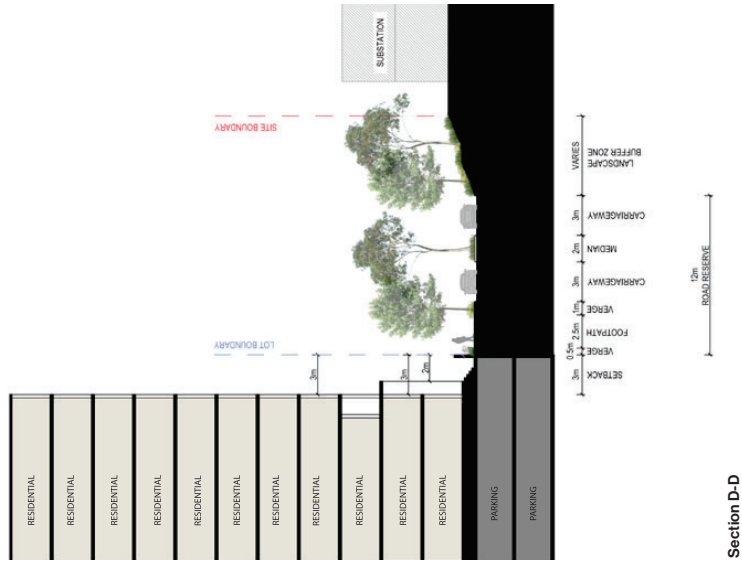
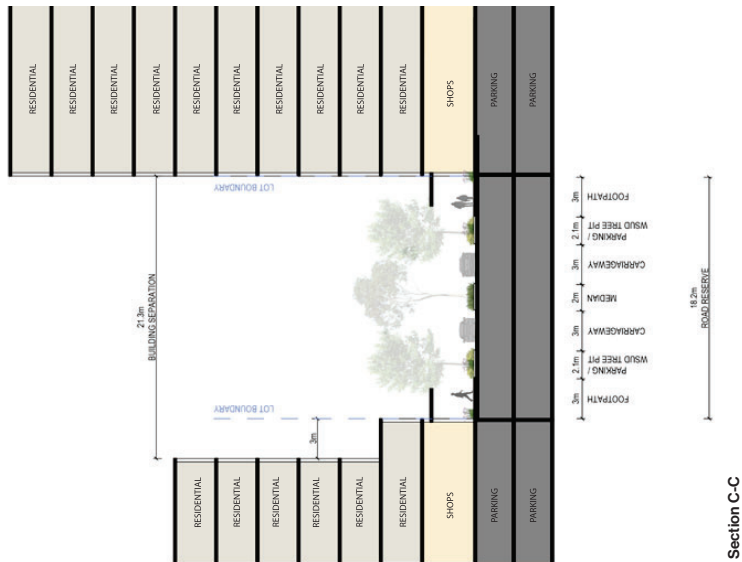
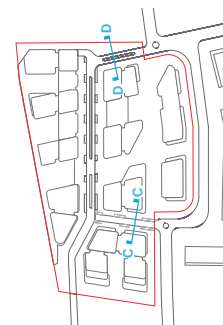
Secondary Street Sections

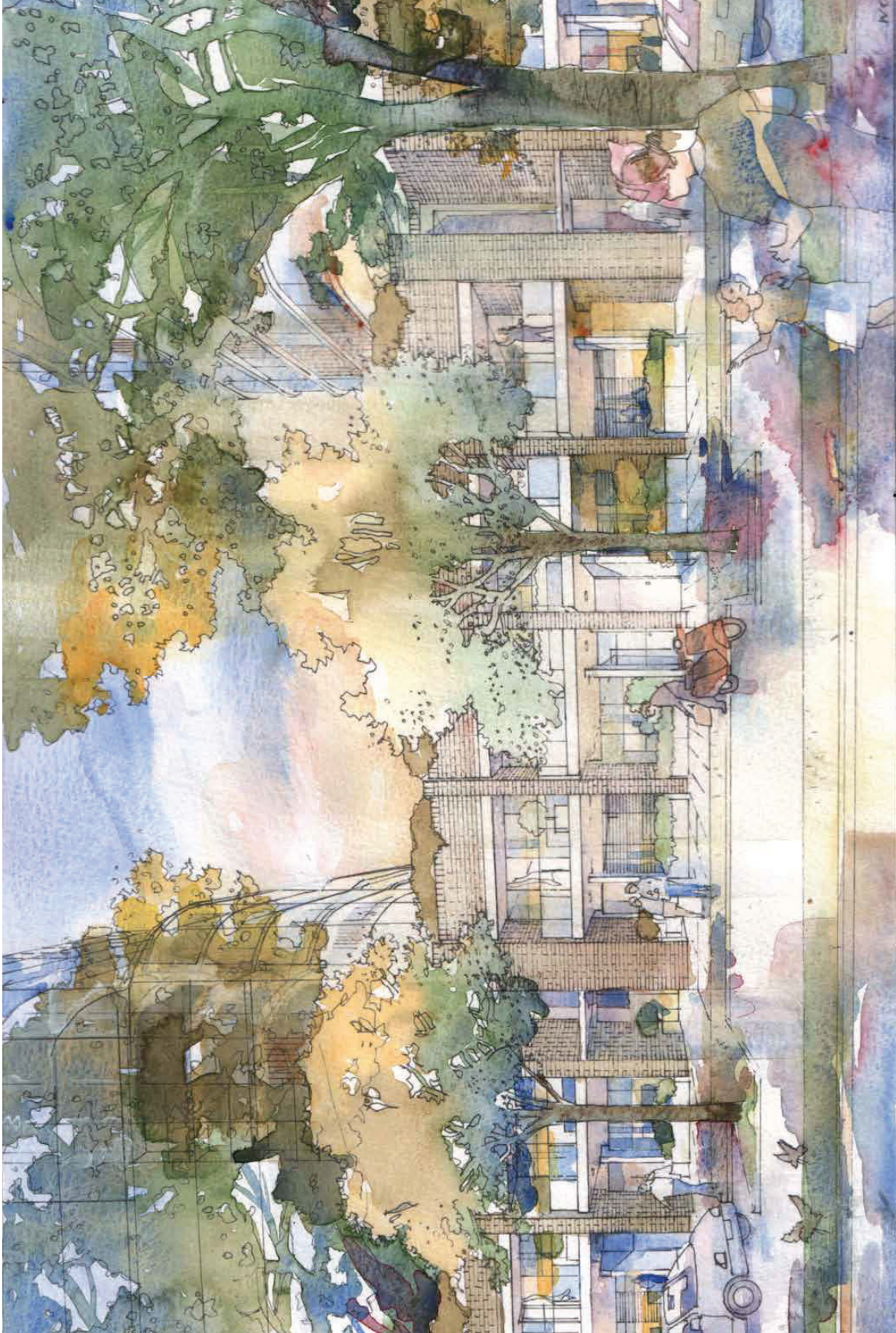
Section C-C

Street level activation are also featured along the secondary street within Station Precinct with mixed use retail. The enhanced streetscape incorporating landscaping and awnings provides a better walking experience for pedestrians.

Section D-D

Southern portion of King Street features wide landscape embankment and street trees along the road reserve acting as a buffer at the southern interface.





GROUP 5A

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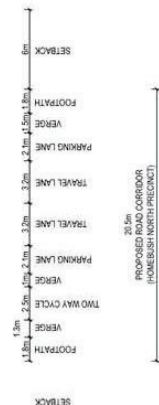
George Street Section

Section E-E & Section F-F

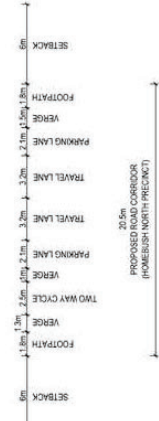
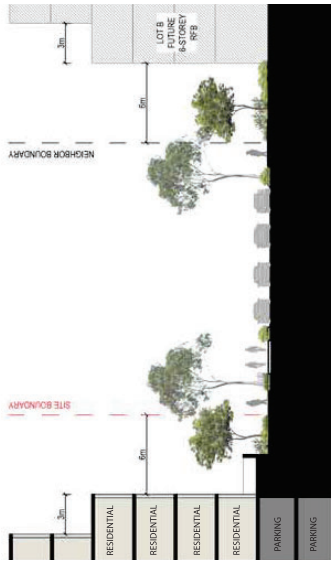
The overall appearance of George Street is enhanced, incorporating significant landscaping and improving paths of travel.

6m setback to George Street provides ample space for public domain and landscaping acting as a buffer to potential noise disturbances. New pedestrian footpath and two way cycleway are proposed for ease of North-South movements.

Six-storey residential buildings with two storey podium provides a comfortable street wall at a pedestrian scale and responds to the residential interface.



Section E-E



Section F-F

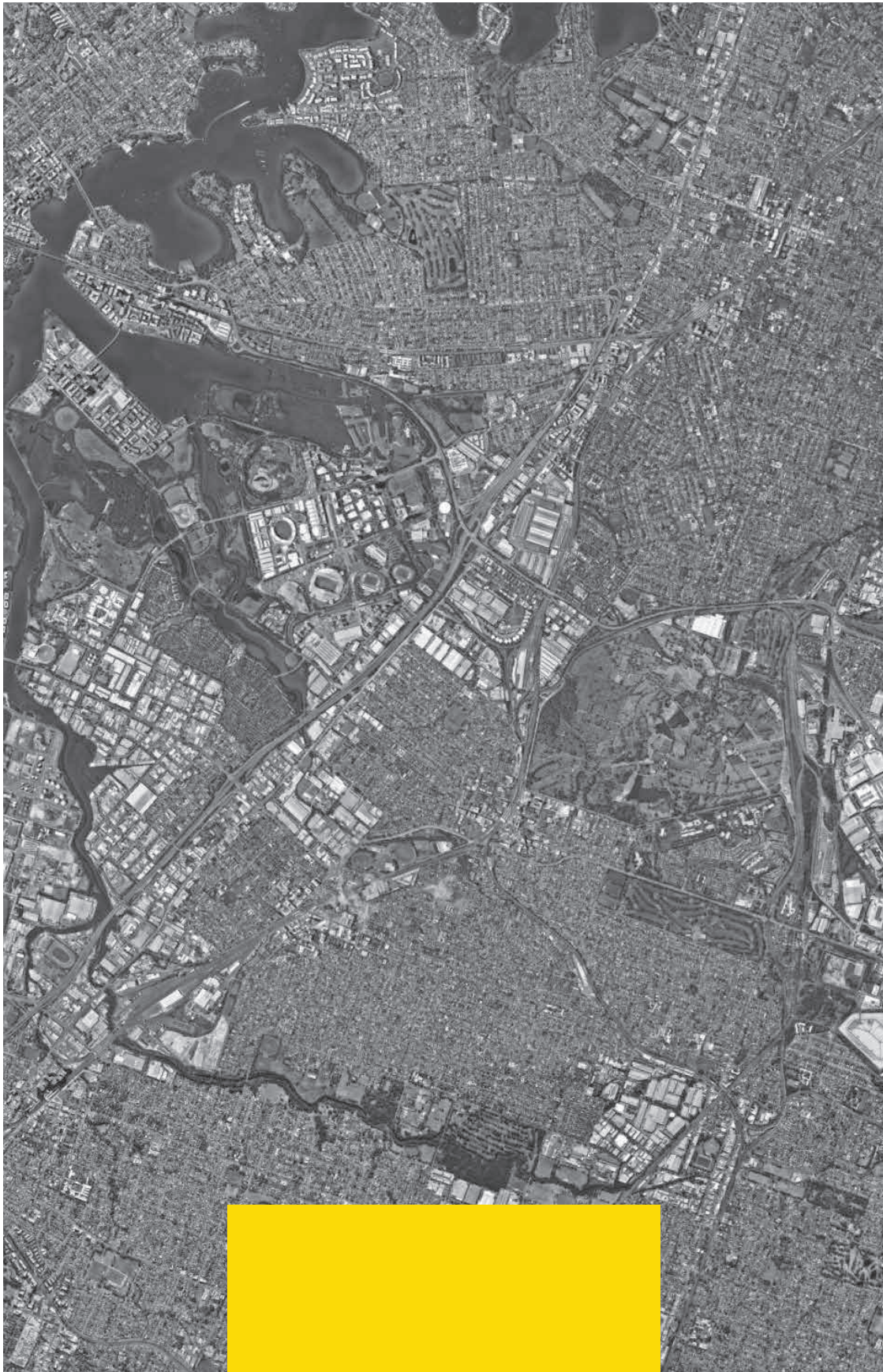


Pg.70 1 King Street, Concord West Planning Proposal
For: Billbergia



GROUP 8A

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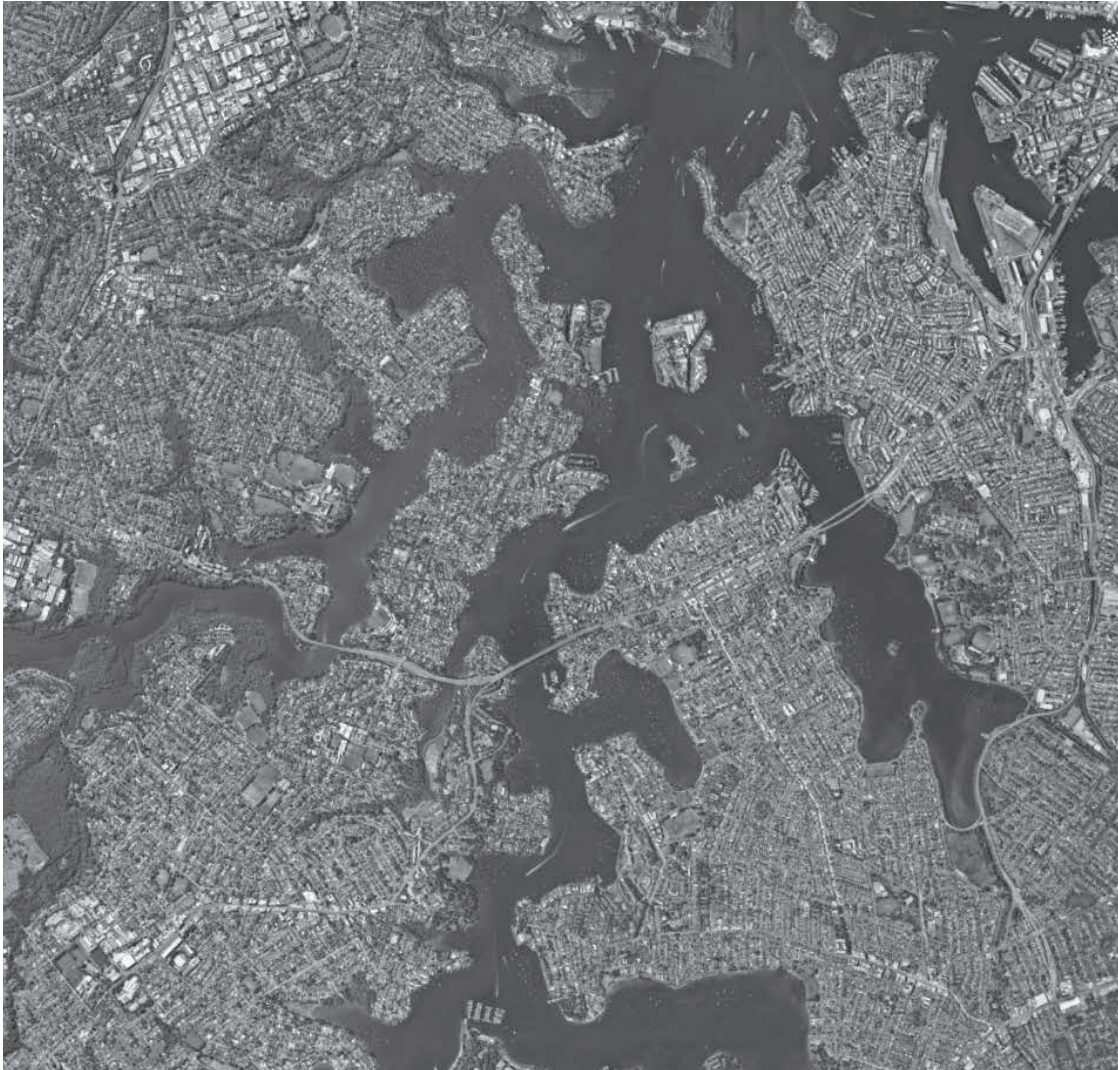


1 King Street, Concord West Planning Proposal
For: Billbergia
Pg 72

6.0 ASSESSMENT

06

GROUP 6A



Pg 73

6.1 SHADOW ANALYSIS

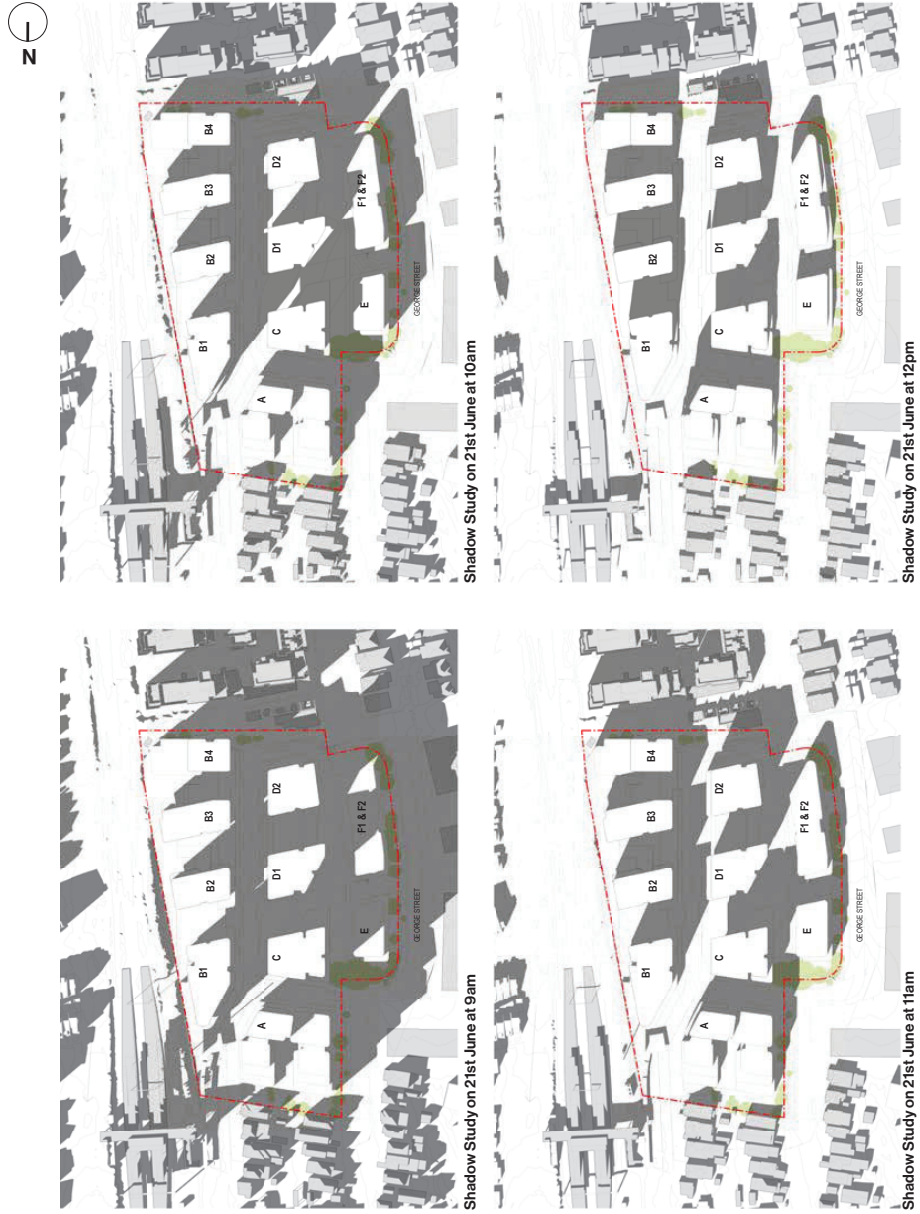
These studies represent the proposed shadows at each hour from 9am to 3pm at Winter Solstice - June 21st.

Whilst the existing mature trees along the Western edge of the site will have George Street in shadow until around 11am, the adjacent study of indicative massing demonstrates that George Street will be relatively free of overshadowing from around 11:15am from the proposed development.

Proposed Main Internal street and Green connector receive most of direct sunlight after 12 PM.

The Public Open space will receive varying degrees of solar access, with the Plaza North, with proposed F&B retail and assumed al-fresco dining, achieving over 3 hours of sunlight in mid-winter.

Communal Open Space provided at some podiums and mostly rooftops will receive more than 2hrs of direct sunlight during day.





Shadow Study on 21st June at 2pm



Shadow Study on 21st June at 1pm



Shadow Study on 21st June at 3pm

6.2 SUN EYE VIEWS

The strong North-South axis of the masterplan, as an extension of the existing street pattern, provides ideal orientation for the proposed new buildings with opportunity to comply with amenity criteria set out in SEPP65 ADG.

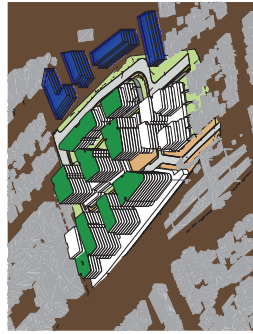
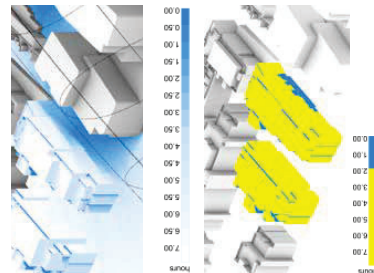
As a result of the transitioning scale and generous landscape setbacks, the indicative massing sits comfortably under the sun access planes to neighbouring properties of the South.

These studies represent the view from the sun as an isometric flat view at each hour from 9am to 3pm at Winter Solstice - June 21st. In principle, anything not visible in the view would be covered by a shadow.

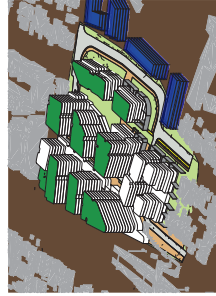
For the purpose of testing shadows, trees and vegetation are not modelled.

The indicative massing was designed to minimize over-shadowing to adjoining lots 27-29 George St. As demonstrated, almost 95% of their existing facades that achieve solar access are free from over-shadowing of the proposed envelopes, and any future detailed development application will be required to provide detailed analysis and respective shaping of towers to minimise impacts to this neighbouring development to the South and to satisfy the criteria set out in the Apartment Design Guide and Councils DCP.

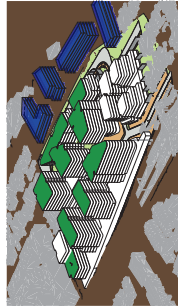
27-29 George St- Detailed Study



View From Sun - 11am



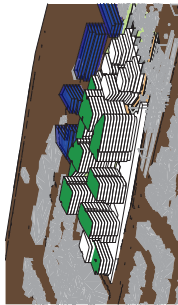
View From Sun - 2pm



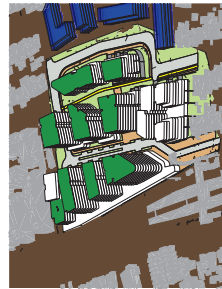
View From Sun - 10am



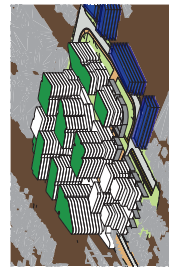
View From Sun - 1pm



View From Sun- 9am



View From Sun- 12pm



View From Sun - 3pm

6.3 DEEP SOIL ZONES

The Master Plan has been developed to optimise the amount and quality of deep soil zones, in line with the objectives of SEPP65 ADG.

The areas of the site which have significant existing trees were prioritized for deep soil zones. Providing planting to accommodate existing trees and planting in additional areas to enable urban greening, whilst at the same time providing a secure future for the health of existing residents to the north and southern ends of the site.



6.4 COMMUNAL OPEN SPACE

As demonstrated opposite, the concept reference scheme proposes a mix of podium and rooftop communal open spaces that take advantage of available views and achieve the required solar access, as an enticing space for the future residents.



6.5 TREE CANOPY COVERAGE

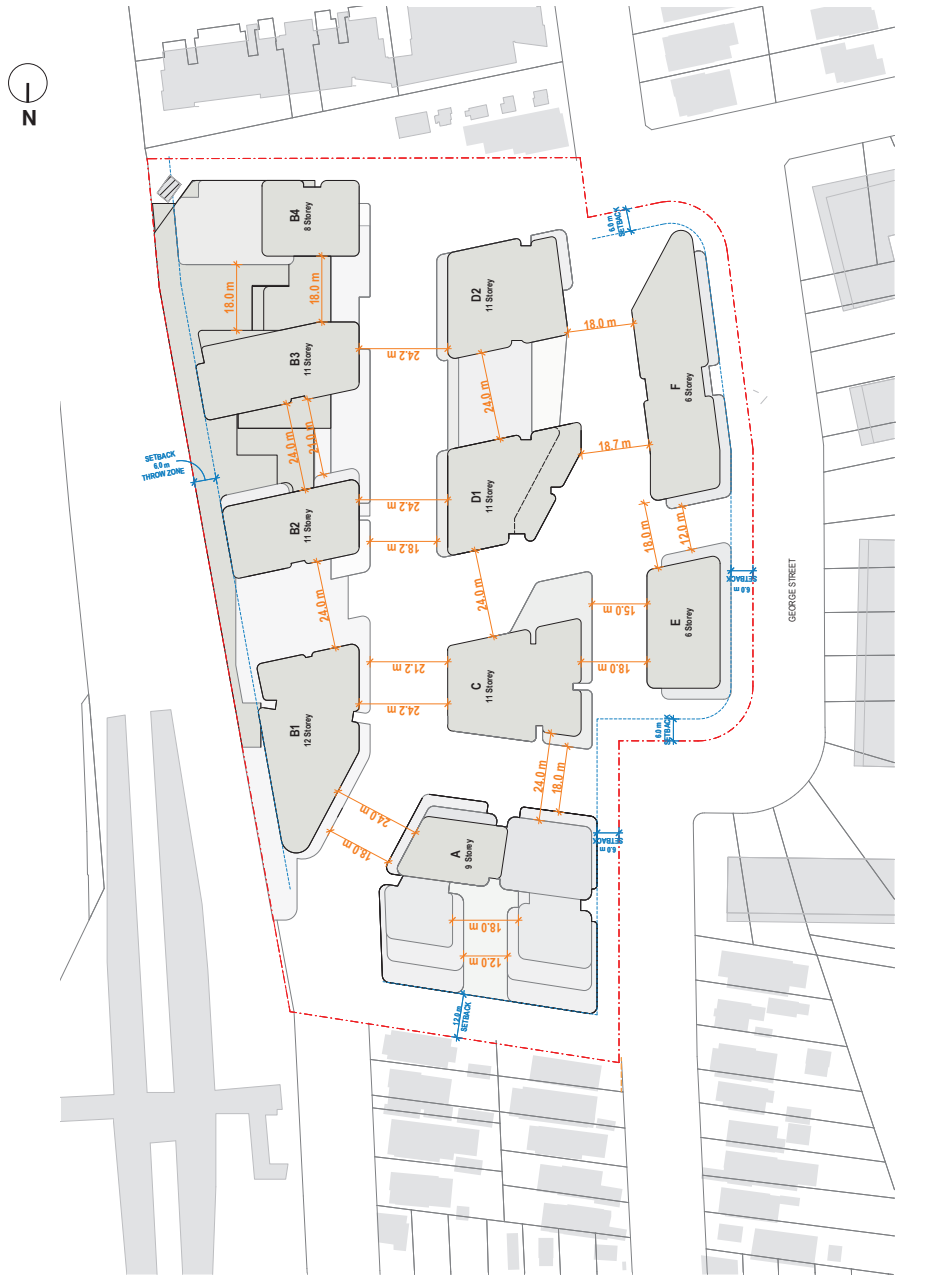


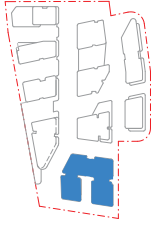
Trees	Total No	Canopy Measurement (m2)	Total Area (m2)	%
PALM TREES	9	14.50	130.50	
EXISTING TREES		2314.90		7.39
TREE 1 (grey)	51	60.00	3060.00	
TREE 2 (dark green)	37	46.76	1730.86	
TREE 3 (orange)	21	16.85	353.85	
TREE 4 (cyan)	12	351.9	422.28	
TREE 5 (blue)	1	151.65	151.65	
TREE 6 (yellow)	2	26.84	53.68	
TREE 7 (pink)	11	67.10	738.10	
TREE 8 (lime green)	7	21.19	148.33	
TOTAL CANOPY AREA			910.415	
TOTAL SITE AREA (inc. road)			31340.00	29.05
TOTAL SITE AREA (exc. Road)			25840.00	35.23

Aligned to the City of Canada Bay's Urban Tree Canopy Strategy 2019, whereby the aspirational goal for urban canopy be 25% by 2040, can be achieved with this masterplan.

6.6 VISUAL PRIVACY

The indicative masterplan provides the required siting of buildings needed to ensure adequate separation between apartments, aligned with the guidance for residential flat buildings within SEPP65 Apartment Design Guide





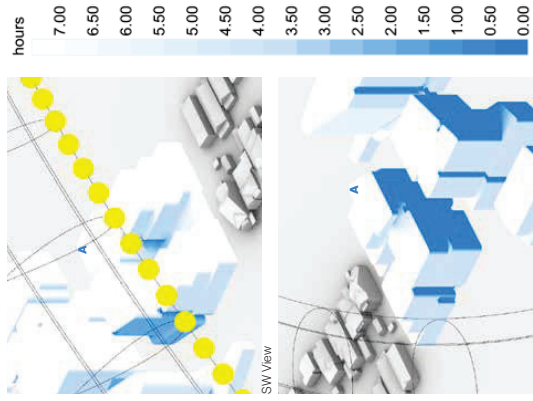
6.7 SOLAR ACCESS & NATURAL VENTILATION

The Master Plan has been developed to optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space, in line with the objectives of SEPP65 ADG.

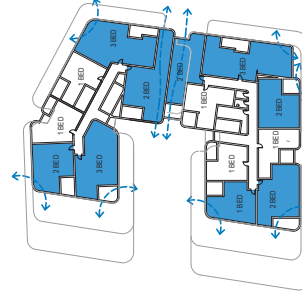
Solar and daylight access are important for apartment buildings, reducing the reliance on artificial lighting and heating, improving energy efficiency and residential amenity, through pleasant conditions to live.

As demonstrated opposite, in the block-by-block typical floor study, compliance with the 2 hours direct sunlight criteria would be readily achievable.

Plan diagrams show solar analysis in each block individually. Solar study including neighbouring blocks is provided through heat map study.



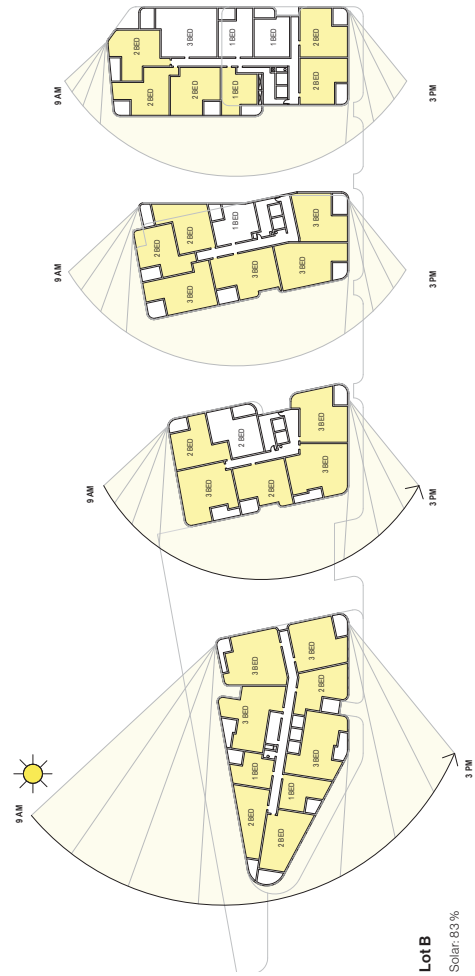
Lot A
Solar: 85%



Lot A
Cross Vent: 64%



Lot B
Cross Vent: 64%

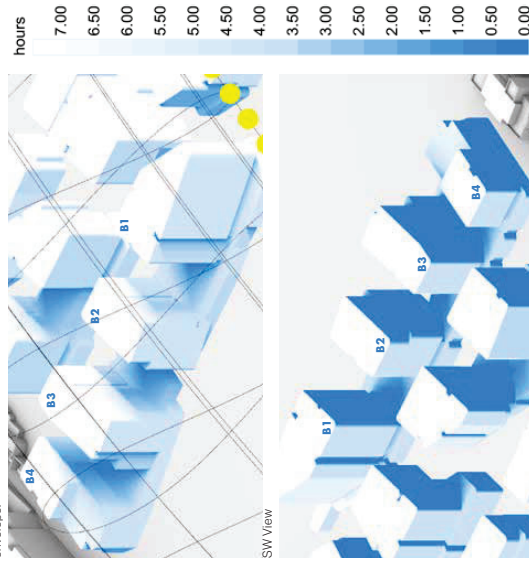


Lot B
Solar: 83%

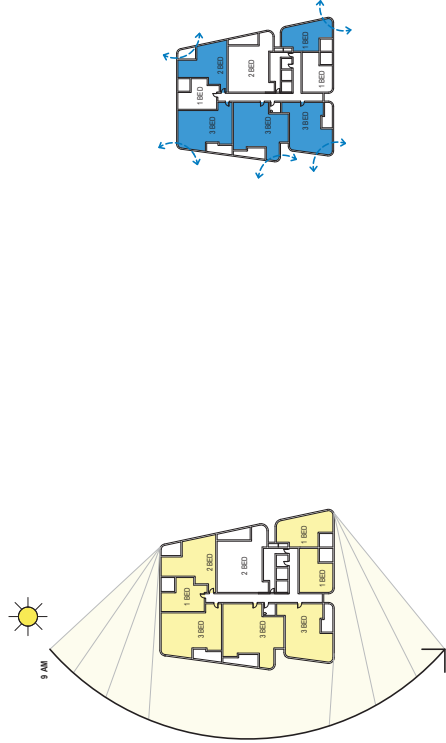
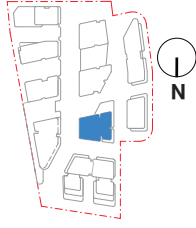
The building envelopes have been optimised for compliance with the ventilation requirements and objectives of SEPP65 ADG.

Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope.

Whilst detailed unit layouts are not part of the master plan assessment, consideration of building footprints has ensured that at least 60% of apartments are naturally cross ventilated. The adjacent study demonstrated the level of compliance readily achievable with the current envelope.

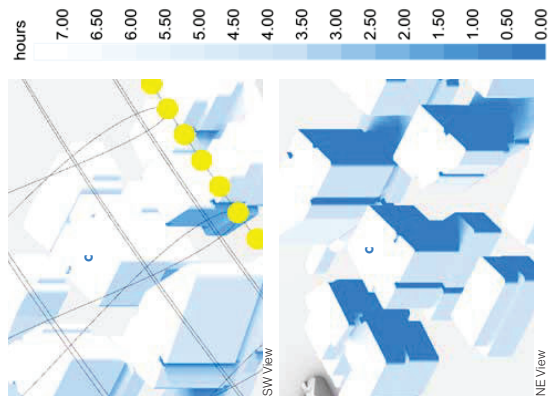


NE View
Solar Heat Map Block B



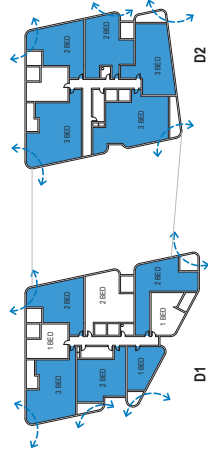
Lot C
Cross Vent: 64%

Lot C
Solar: 85%

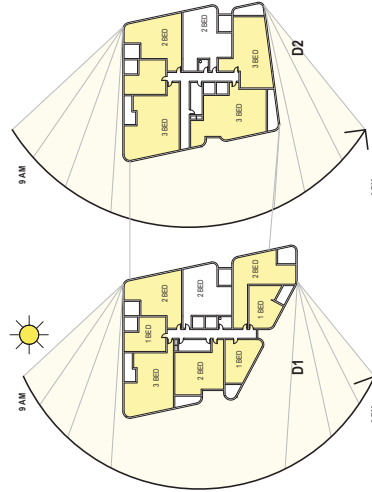


NE View
SW View
Solar Heat Map Bloc C

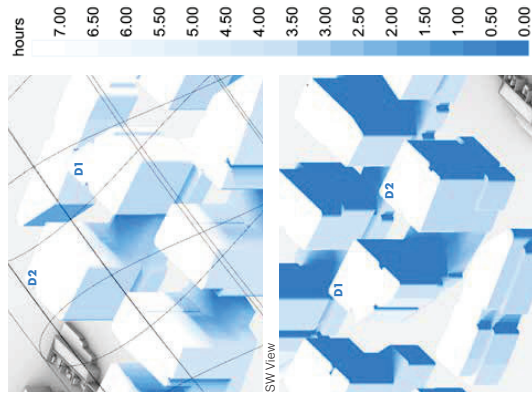




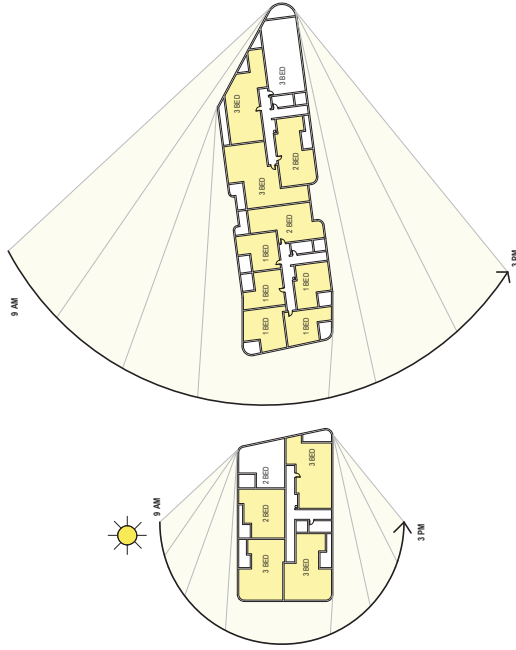
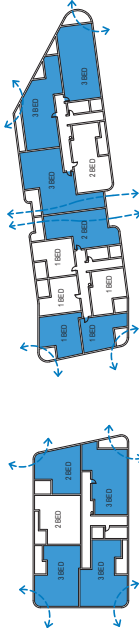
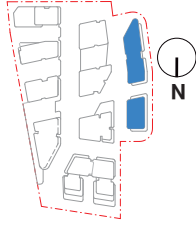
Lot D1 & D2
Cross Vent: 71%



Lot D & D2
Solar: 85%

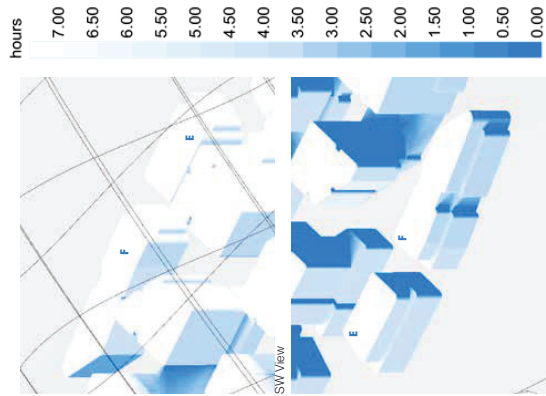


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1 King Street, Concord West Planning Proposal
For: Billbergia



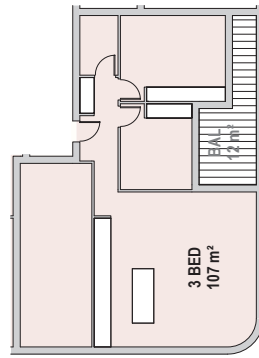
Lot E
Cross Vent: 71%

Lot F
Solar: 85%

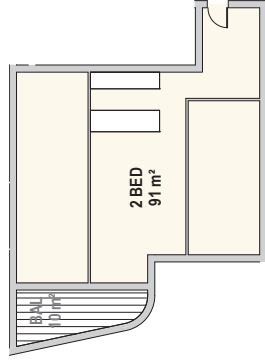


6.8 APARTMENT SIZE AND LAYOUT

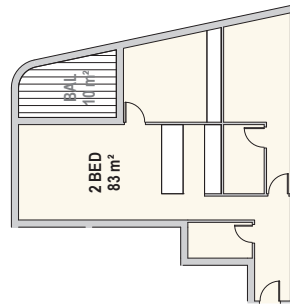
The proponent envisages delivering larger than ADG minimum sized apartments and to provide a wide variety of housing typologies, including a range of 1 bedroom, 2 bedroom and 3 bedroom apartments, plus grounded townhouse typologies, to cater for market demands and to give greater choice in housing.



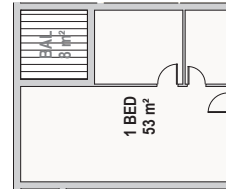
Typical 3 Bedroom
Scale 1:100



Typical 2 Bedroom
Scale 1:100



Typical Corner 2 Bedroom
Scale 1:100



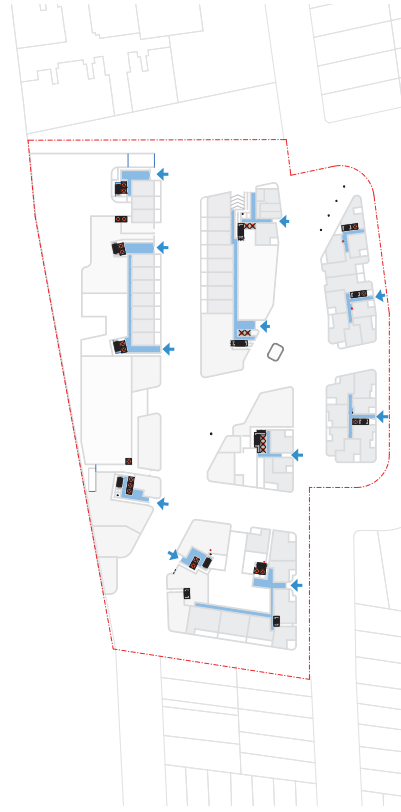
Typical 1 Bedroom
Scale 1:100

6.9 COMMON CIRCULATION

The Master Plan has been developed to provide common circulation spaces in line with the objectives of SEPP65 ADG.

Common circulation and spaces within a building are shared communally by residents. They include lobbies, internal corridors and external galleries, vertical circulation such as lifts and stairs, as well as community rooms and other spaces.

Daylight and natural ventilation are provided to all common circulation spaces that are above ground.



Ground Floor



Typical Floor

6.10 YIELD SUMMARY

Gross Floor Area (GFA):
The sum of the floor area of each floor of a building, measured from the external built form envelope. Exclusions: basement, storage & services areas, voids, car parking & access.

Due to proximity to the rail corridor, and requirement of providing protection to and from this zone, the opposite density calculations have included an additional FSR scenario for enclosing residential balconies

Site Area (inc. road):	31,540 m ²
Site Area (exc. road):	25,840 m ²

Block	Build Name	GFA (m ²)		SUM
		Residential	Non-residential	
1	A	11007	649	11656
2	B1			
	B2	28848	5299	34147
	B3			
	B4			
3	C			
	D1	25314	1641	26955
	D2			
	D3			
4	E	10292		10292
	F&G			
Sub Total		75461	7589	83050
Total		83050		
		FSR (site area inc. road):		2.65
		FSR (site area exc. road):		3.21

GFA Calculation
Excluding Wintergardens for Rail Facing Apartments at Block B

Site Area (inc. road):	31,540 m ²
Site Area (exc. road):	25,840 m ²

Block	Build Name	GFA (m ²)		SUM
		Residential	Non-residential	
1	A	11007	649	11656
2	B1			
	B2	28880	5299	34179
	B3			
	B4			
3	C			
	D1	25314	1641	26955
	D2			
	D3			
4	E	10292		10292
	F&G			
Sub Total		76493	7589	84082
Total		84082		
		FSR (site area inc. road):		2.68
		FSR (site area exc. road):		3.25

GFA Calculation
Including Wintergardens for Rail Facing Apartments at Block B

GROUP SA
www.groupsa.com

SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011
Australia

MELBOURNE

Level 4, 152 Elizabeth Street (by appointment only)
Melbourne VIC 3000
Australia

BRISBANE

Level 14, 100 Edward Street
Brisbane QLD 4000
Australia

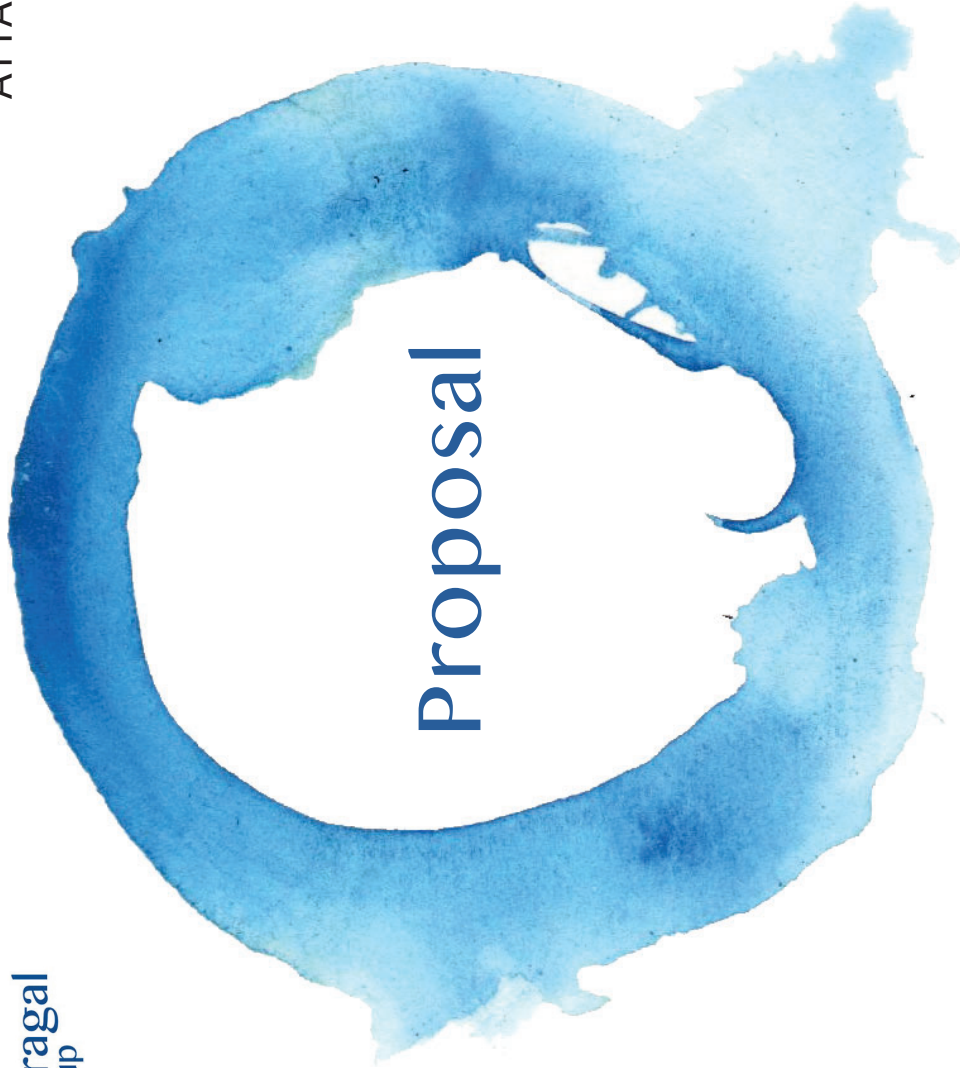
HO CHI MINH CITY

8th Floor – Havard Tower, 132 Ham Nghi,
Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam



ATTACHMENT G

ATTACHMENT G



Thomas Gregg
Concord West Property Pty Ltd



Concord West “Connecting with Country”

- Capture the views of a range of stakeholders: Traditional Owners, Knowledge Holders and community
- Learn from and build on previous engagement and local knowledge
- Engage in an inclusive and meaningful way
- Collaborate on ideas
- Create shared values, vision and principles for an aspirational cultural framework





Gaimaragal Groups Approach



Respectful and Culture Centered communication



Appreciation of the significance and unique needs of individuals, community with regards to identity, wellbeing and connection to "Country"



Consultations are timely, considered and appropriate



Support stakeholders to be appropriately represented



Actioning of interview feedback








Report findings back to Bilbergia





Why choose the Gaimaragal Group?

-  Leader in curating cultural knowledge
-  Deep commitment to delivering bespoke courses and content curation that support organisations and individuals in understanding First Nations Peoples perspectives.
-  Workshop and course facilitators
-  Connecting Elders, Knowledge Holders and Communities to organisations
-  Document Review, RAP support for Businesses and corporates
-  Cultural Mapping & Stories of Country and Content creation; videos and resources



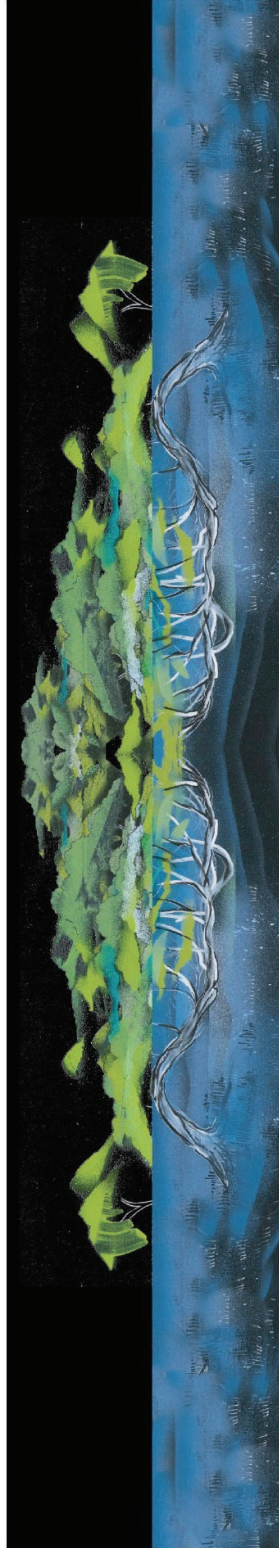


Who is the Gaimaragal Group?



The Gaimaragal Group is an organisation that has been established to lead social change and create social impact by bringing together like minds and like spirits. We believe that the philosophies and teachings of First Nations Peoples, the way of life that has sustained us for tens of thousands of years, is worth sharing, and that in doing so, we can create a new story of connection and wellbeing for all Australians.





Story of Place Wangal Country

<https://www.canadabay.nsw.gov.au>

Wangal Land — Custodians of Country

By Uncle Jimmy Smith, 2021

Warami. Bujari gamarruwa. (Hello. Good day.)

Welcome to Wanne country. This area, now known as the City of Canada Bay, has been occupied by Wangal People for at least 10,000 years. The Wangal People of the Eora nation (inner Sydney) belong to the Darug language group (greater Sydney Basin area), one of the dialects of the greater Sydney area. The Sydney languages and dialects, namely Eora, Dharawal and Darug have since been reconstructed from the many notes made of them by the original colonists, although there has been no known oral language tradition continuing over the last one hundred years. These languages have contributed to the evolution of contemporary Australian English with words like dingo, wallaby, wombat and waratah.

Wangal territory extended along the south side of the harbour from the western side of Iron Cove to Burramatta (Parramatta). The Hawthorn Canal is thought to signify the crossover of Wangal and Gadigal territories. Neighbouring Darug clans were the Wallumattagal on the northern shore of the Parramatta River and the Bediagal to the south.

The Wangal and neighbouring Gadigal and Burramatta clans were some of the First Peoples to be dispossessed of their territory as Europeans spread the colony up the Burramattagal (Parramatta River). This is why so much information about the original place names has been lost. Colonists co-opted significant Koori infrastructure, notably the utilisation of the ancient songline and trading route now known as Parramatta Road/Great Western Highway, which intersects with the upper reaches of Iron Cove Creek.

This Aboriginal infrastructure is still the framework for many roads across Australia, including another local transport artery, Great North Road. Numerous accounts exist attributing the name Go-mo-ra to the bays of Iron Cove. Some local place names still exist close to their original form, like Wareemba, while places like Bidjee Bidjee and Warayama have been renamed (Abbotsford and Cockatoo Island).

Nearby, significant places have names recorded in language, including Memel (Goat Island) and Booridiow-o-gule (Breakfast Point). Records indicate Memel and Warayama are extensions of Wangal Clan territory through Bennelong, an influential Eora man whose ancestral lineage is tied to these locations.

Booridiow-o-gule is recorded as the location of the first contact between Wangal People and Europeans. Implementing dual naming or the renaming of these places is an important aspect of reviving language, culture and cultural pride, while instilling First Nations peoples with a sense of belonging and reconnection to country. It is a powerful action to counter the common feelings of alienation and disconnection from ancestral lands (First Nations peoples are not the only ones benefiting from this enrichment).

This landscape provided everything in abundance including food, water, shelter and education. The shallow dyiral (shoal waters) and surrounding duga (brush/forest) contained pristine seafoods, lean meats, many birds, tuber vegetables, fruits, seeds, nuts, and grains. Badu (fresh water) from the creeks meets the salt water of the bays, with the expansive mangrove-lined tidal flats perfect for fishing. An innate understanding of the tidal workings of the bay allowed for a lifestyle structured around rich aquatic resources. Fish, eels, binyang (birds), gadyan (cockles), badangi (oysters), yara (crab), crustaceans and intertidal plants were feasted upon along the water's edge, evidenced by the deep middens all over this landscape.

Timbrell Park, once an abundant wetland system and a teeming cornucopia of plant and animal life on the furthest southern reaches of the bay, was sadly filled in and replaced with a monoculture of grass. Unfortunately, colonial intervention continues to impede upon the once flourishing natural systems, causing many detrimental consequences for the lands and waters of Eora country (coastal Sydney). Bush regeneration efforts are now starting to return some of the land to its former glory. Records indicate this was a place of corroboree (gathering) and ceremony. The extensive middens that can still be found in the park also indicate prolonged and sustained occupation, especially alongside what is now known as Iron Cove Creek.

The reaches of baragula (flood tide) have been greatly reduced, cutting off the nourishment to this once diverse life source. With the spread of colonists, the land and waterways were drastically altered. Forests and wetlands were lost to concrete. Riverbanks and marine life were degraded by marrinuwi (big canoe, referencing colonist ships) with large powerful vessels like RiverCats still navigating Burramattagal (Parramatta River) day and night.

Before the concreting of the flood-prone waterway, Iron Cove Creek was a dazzling ecosystem of fresh, brackish and saltwater tidal pools. This ecosystem nurtured Aboriginal people (as they nurtured it), providing both abundance and education, with the natural world revered as the big classroom, the greatest teacher. It was a meeting place, a place of trade and interaction with other clans. Inter-tribal alliances and agreements across kinship groups allowed for seasonal or culturally significant movement across multiple territories, as well as trade, corroboree, ceremony and marriages. This could only happen with adherence to strict protocol when entering another's land.

Imagine yourself sitting under the guwing (sun), surrounded by forest, amongst scarlet warada (waratah). Refreshing yourself with waraburra, a sweet drink made from the crushed leaves of native sarsaparilla and badu (water). After collecting dinner in a gulima (basket), friends and family could gather around guwiyang (fire) to share knowledge and stories and to gunama (cook). They would roast yurungay (duck), burra (eel), magura (fish) and gurgi (bracken fern roots), all wrapped in gymea lily leaves, using a method that would produce delicious, smokey and tender meats and plants. People could baraya (sing) and dangura (dance), making yabun (music) with gamarada (friends), before heading gunya (home).

Wangal People would magari (fish) Burramattagal (Parramatta River) in a nawi (canoe made from sheets of bark bunched and tied at the ends and sealed with gum). Wangal women would sing fishing songs to lure their catches in, using bara (hooks made from shell, wood or stone) and garradjun, fishing lines made from spun barks such as kurrajong and gurrundurrung (paper bark). Wangal men would stand up in their nawis, using long gamai (spears) to catch fish, often under the glow of a marri yanada (full moon) and warrawal (Milky Way). Fish were often cooked fresh in the canoes upon beds of bamal (earth/sand/clay).

This abundant natural world provided plants with multitudes of uses. The red bark exudate of the Sydney Red Gum (*Angophora Costata*) was dissolved in warm water, and when cooled, the liquid was taken to relieve an upset stomach. Wood that had grown into a suitable shape was made into a coolamon that could be used to carry a variety of objects. The fresh gum of *Eucalyptus camfieldii* was collected, mixed with warm water, and applied to cuts and sores. Eel traps, mats and baskets were woven from *Lomandra longifolia* leaves. *Suaeda australis* (Seablite) would be eaten fresh, the edible leaves are pleasantly salty with a light, crunchy texture. Samphire is another edible succulent that grows on the bank of Burramattagal. Their slim, noded stems look similar to asparagus, but offer a salty, spicy taste.

It is imperative to the future health of Wangal lands that we all involve ourselves in the act of caring for country whenever possible. Sustained community efforts, like picking up litter, adding to our urban canopy wherever possible, providing possum boxes, bird boxes and getting involved in bush regeneration programs are ways we can work towards a better future for Wangal lands.

Wangal Land — Custodians of Country
By Uncle Jimmy Smith, 2021

<https://www.canadabay.nsw.gov.au>



Susan Moylan-Coombs
Director
*Facilitator of Cultural Conversations, Cultural
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Specialist, Connecting to Country/Designing with
Country*





How Much?

Stage One:

General Advice, Strategic Planning, Meetings:

Staff Cultural Awareness Session

Scoping Report

Stage Two:

General Advice, Strategic Planning, Meetings:

Connection to Country Workshop (approx. 3hrs)

Connection to Traditional Owner (TO), Knowledge Holders, community members, clients – Site Visit





How Much?



Stage Three:

General Advice, Strategic Planning, Meetings:

Conducting separate Interviews if required
Community, Elders, Knowledge Holders

Connection to Country Workshop (approx. 3hrs)
Report back to Traditional Owner (TO), Knowledge Holders,
community members, clients – Progress Report back.

Report Writing and Delivery:
Inclusive of writing draft, graphic design and artwork,
review with community and final electronic delivery





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ATTACHMENT H

1 King St, Concord West

Aboriginal Heritage Due Diligence Report

Draft Report



Acknowledgement of Country

We respect and acknowledge the Dharug people, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Dharug people to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.



Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
22-0363	1	Draft Report	27 October 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

Indigenous cultural and intellectual property

We acknowledge and respect the inherent rights and interests of the Dharug people in Indigenous Cultural and Intellectual Property. We recognise that Aboriginal and Torres Strait Islander people have the right to be acknowledged and attributed for their contribution to knowledge but also respect their rights to confidentiality. We recognise our ongoing obligations to respect, protect and uphold the continuation of Dharug people's rights in the materials contributed as part of this project.

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1 King Street, Concord West—Aboriginal Heritage Due Diligence—Draft Report, October 2022



1 King Street, Concord West—Aboriginal Heritage Due Diligence—Draft Report, October 2022



1 Introduction

Billbergia has engaged GML Heritage (GML) Pty Ltd to prepare an Aboriginal Due Diligence for 1 King Street, Concord West (the study area).

Aboriginal or First Nations heritage is diverse, rich and enduring, extending from the deep past to the present. The natural and cultural environment is interwoven in First Nations heritage, creating an interdependent relationship between land and people, which is sustained by cultural knowledge. It incorporates intangible heritage, such as Dreaming stories, Song Lines, oral traditions, ceremonies, and social practices; and tangible heritage, such as stone tools, bone, woven and wooden implements, shell middens, culturally modified trees, rock art sites, ceremonial places, and fringe camps. Many of these items combine both tangible and intangible values through a complex web of interconnection.

In NSW, Aboriginal heritage is principally protected under two Acts (Appendix A):

- the *National Parks and Wildlife Act 1974* (NPW Act); and
- the *Environmental Planning and Assessment Act 1979* (EPA Act).

Under the NPW Act statutory protection is afforded to 'Aboriginal objects'. A proponent is expected to assess and plan for the management of all Aboriginal objects. Determining whether a place or site has Aboriginal objects requires archaeological assessment, undertaken for the purpose of due diligence.

The key purpose of the due diligence assessment is to identify whether the study area holds or has the potential to hold Aboriginal heritage sites, places, objects and/or values, in accordance with Heritage NSW guidelines for Aboriginal due diligence. A due diligence assessment focuses on tangible items, particularly 'Aboriginal objects'. However, as part of the heritage assessment process, it is crucial that consultation is carried out with the relevant Traditional Owners/Custodians. The assessment outcome will provide advice on whether further Aboriginal heritage assessment is required, or a proposed action can commence (subject to caution).

The *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*¹ sets out the reasonable and practicable steps which individuals and organisations need to take in order to:

1. Identify whether Aboriginal objects are, or are likely to be, present in an area.
2. Determine whether the activities they propose are likely to harm Aboriginal objects (if present).

¹ 1 King Street, Concord West—Aboriginal Heritage Due Diligence—Draft Report, October 2022



3. Determine whether an Aboriginal Heritage Impact Permit (AHIP) application is required.

The generic five steps prescribed by Heritage NSW for the due diligence process are:

Step 1. Determine whether the activity will disturb the ground surface or any culturally modified trees.

Step 2. Search the AHIMS database and any other sources of information to determine whether there are any:

- a) relevant confirmed site records or other associated landscape feature information on AHIMS
- b) any other sources of information or landscape features that are likely to indicate the presence of Aboriginal objects.

Step 3. Assess whether you can avoid harm to the object or disturbance of the landscape feature.

Step 4. Conduct a desktop assessment and visual inspection to confirm whether Aboriginal objects are present or likely.

Step 5. Conduct further investigations and impact assessment.

As part of this due diligence assessment, the draft Connecting with Country Strategy has been employed to frame broader design work.

1.1 Study area

The study area is 1 King Street, Concord, Sydney, NSW. The study area comprises Lot 101 of DP791908. The study area is bound by George Street on its west, a railway corridor to its east, and residential lots north and south. The study area is shown in Figure 1.1.

1.2 Proposed works

The project proposes to rezone the study area from commercial to residential land use and will include the demolition of existing commercial structures and the construction of new residential structures. Although the design for the proposed works has not yet been finalised, we have assumed that works would include complete and total impacts to all ground surfaces across the study area.



1.3 Authors

This report has been prepared by Declan Coman (GML Heritage Consultant) and Jacob Kiefel (GML Heritage Consultant), with review and strategic input by Dr Tim Owen (GML Principal).

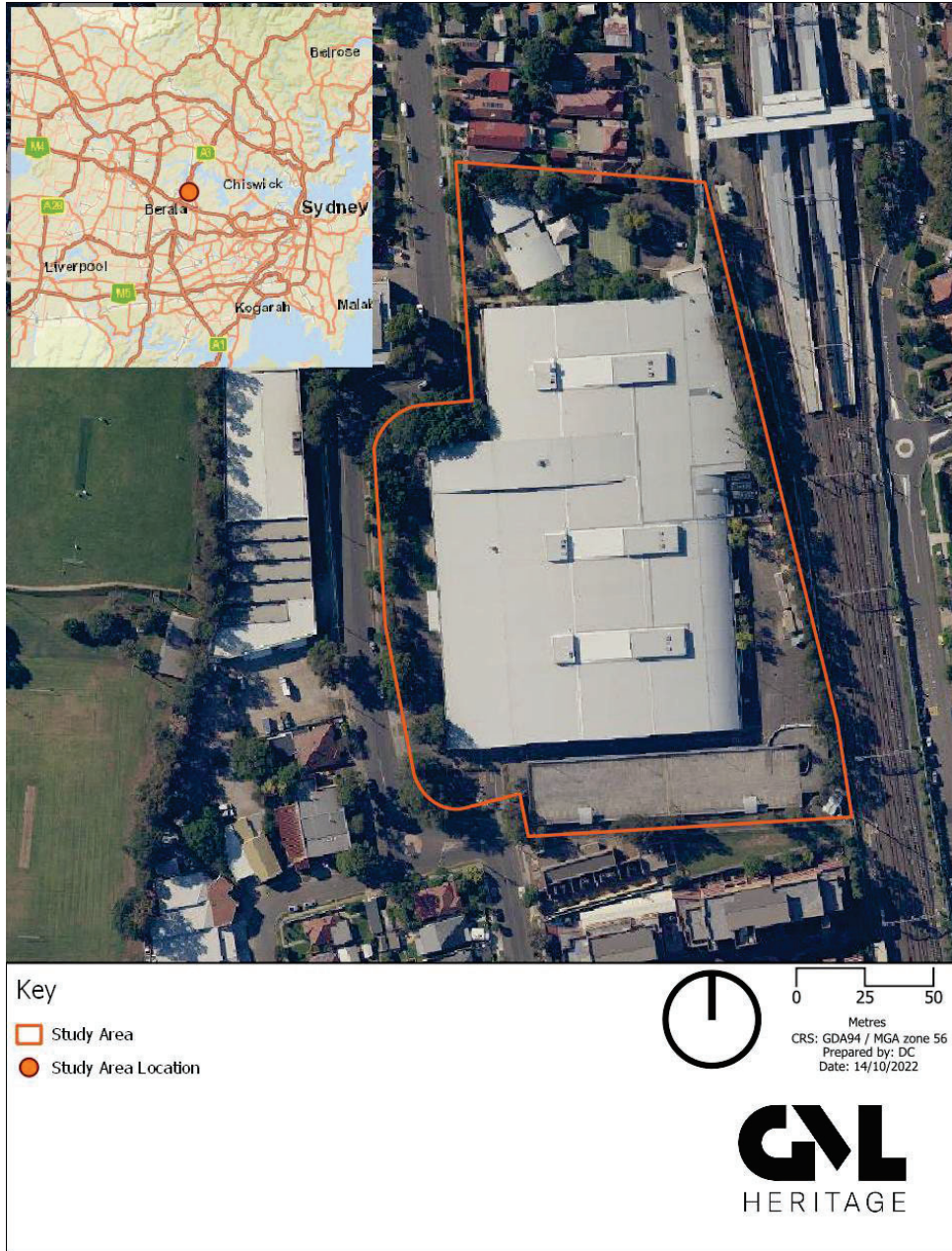


Figure 1.1 The study area. (Source: GML 2022, over NSW Land Registry Services imagery)



1.4 Endnotes

- ¹ Department of Environment Climate Change and Water NSW 2010, *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, Department of Environment, Climate Change and Water NSW, Sydney.



2 Environmental and archaeological context

2.1 Aboriginal cultural background

Aboriginal people have lived in the Parramatta region for at least 32,000 years.¹ The area now known as Concord West was occupied by the *Wangal* (also spelled *Wann-gal*) clan of the Dharug people. The *Wangal* clan occupied lands extending from Port Jackson to Homebush Bay, although the exact boundaries of their land are uncertain.²

The archaeological record is extremely varied during this period. Rapid sea level rise in the post-glacial period (18,000 to 11,000 BP) caused a major reorganisation of social and spatial boundaries as coastal people were forced inland by rising waters.³ This period also saw the beginning of a more continuous archaeological record of occupation within the Sydney Basin.

The Cumberland Plain had significant sources of raw stone materials: silcrete, IMST and quartz. These were materials used by Aboriginal people to manufacture stone artefacts. The presence of these materials is linked to their origins (ie source), and changing frequency and preference for use over the Pleistocene and Holocene. The sequence of stone use is referred to as the Eastern Regional Sequence (ERS), with demonstrated changes over the last 10,000-plus years.⁴ Artefact variation across Sydney likely reflects changing clan and language boundaries, and changes to trade networks across Sydney.⁵

Changes in local technology are apparent through other economies. For instance, approximately 1,000 years ago hook and line fishing was adopted in southern coastal NSW.⁶ Shell was utilised by women for one-piece hooks while men fished with pronged spears.⁷ Fishing in estuaries was commonplace due to the abundant food and tool-making resources found in these ecosystems.

The arrival of colonial European invaders in 1788 significantly disrupted Aboriginal society. Impacts for Aboriginal people included the loss of access to land, food and resources, exacerbated by the introduction of new diseases and colonial violence. As a nation, Australians are now starting to recognise these enduring impacts and the effects they had on Aboriginal people and their society. Despite holistic changes to traditional Aboriginal lifeways, today First Nations people maintain their connections with Country and culture, and continue to practise and hand down cultural knowledge.

1 King Street, Concord West—Aboriginal Heritage Due Diligence—Draft Report, October 2022



2.2 Aboriginal Heritage Information Management System

A search of the Heritage NSW Aboriginal Heritage Information Management System (AHIMS) database was undertaken on 14 October 2022 (reference number 22-0363_v2; Appendix A). The search covered a zone from E317406 to 328206 to N6247438 6258238 with no buffer. The results of the search are shown in Table 2.1, Figure 2.1 and Figure 2.2. A total of 102 Aboriginal sites/places were identified.

There are no previously recorded Aboriginal sites located within the study area.

Table 2.1 Results of the AHIMS search.

Site features	Frequency	Percentage
Midden, Artefact Site	28	28%
Shelter with Midden	17	17%
Artefact Site	15	15%
PAD [Potential Archaeological Deposit]	6	6%
Shelter with Art	5	5%
Not A Site	5	5%
Axe Grinding Groove	5	5%
Midden	5	5%
Rock Engraving	5	5%
Shelter with Artefact	4	4%
Aboriginal Resource Gathering	1	1%
Restricted	1	1%
Burial, Midden, Artefact Site	1	1%
Shelter with PAD	1	1%
Artefact Site with PAD	1	1%
Shelter with Art and Midden	1	1%
Total	101	100.00%



The closest registered Aboriginal sites to the study area are two midden sites approximately 2km northeast, near Yaralla Bay. Over half of the Aboriginal sites in the AHIMS search results are middens (53% of sites). These middens are often associated with artefacts and shelters (28% and 17% of sites respectively). Middens are associated with permanent sources of water, near locations with a plentiful and reliable supply of shellfish. The middens in this area are especially abundant on the northern foreshores of Parramatta River, with lower concentrations on its southern shore. Though prevalent, the likely former distribution of midden material is underrepresented in the archaeological record. The substantial lime manufacturing industry (1788 through 1800s) utilised shell from Aboriginal middens, which involved excavating and removing a large quantity of midden material. In general, intact portions of shoreline around Sydney Harbour can be assumed to have a potential for shell middens.

Also abundant across the Sydney Harbour environments are sandstone rock shelters—these are frequently associated with shell, stone artefacts, sometimes art (engraved or painted), grinding grooves, and occasionally traditional human burials. Shelters are found in topographies with cliffs or escarpments where rock overhangs or caves can be used. In this area, shelters are found in outcrops of the Hawkesbury sandstone along the foreshores of Parramatta River. However, the current study area is not located near any sandstone outcrops; therefore, sandstone shelters are not associated with the study area.

Stone artefact sites are quite common in the vicinity of the study area. Most artefact sites are located on the foreshores of Parramatta River; a reflection of locations where there has been less disturbance. Much of Canada Bay, Strathfield and Sydney Olympic Park has been found to be heavily disturbed by historical activities, and deposits with the potential to contain artefacts have largely been removed by these actions (refer to Section 2.3). Previous studies throughout the Cumberland Plain have noted the strong association between artefact sites and permanent watercourses.⁸ The study area is less than 1km from the Badu intertidal wetlands and 500m from Powells Creek, both of which constitute a reliable source of food and water; however, the presence of artefact sites or PADs depends on the degree of historical disturbance within the study area.

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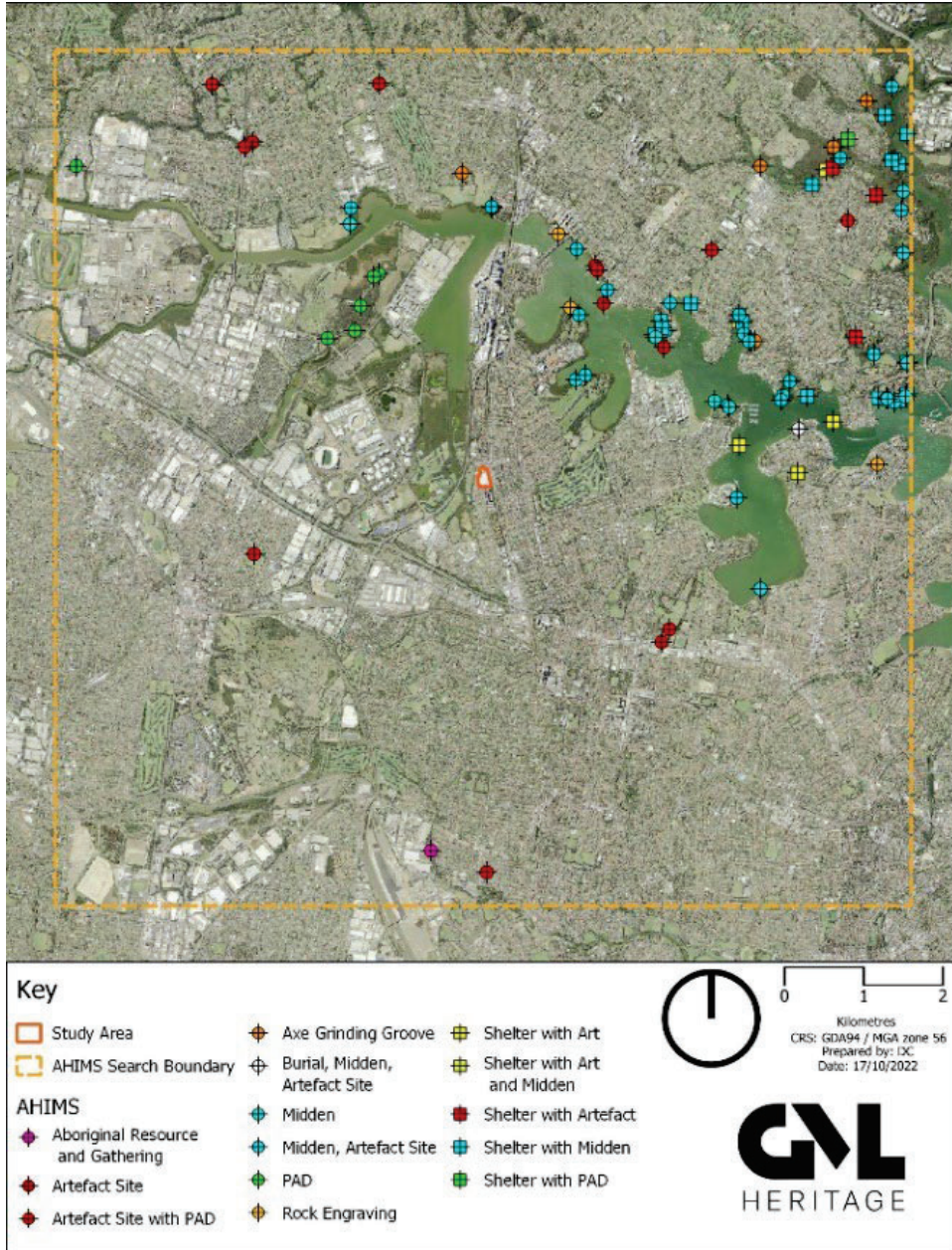


Figure 2.1 AHIMS search results in relation to the study area. (Source: GML 2021, over Nearmap)



Figure 2.2 Detail of the AHIMS search results. (Source: GML 2021, over Nearmap)



2.3 Relevant local literature

Concord Hospital redevelopment—Due Diligence—Biosis, 2018

In 2018, Biosis prepared a due diligence report for Johnstaff on behalf of Health Infrastructure. This study area was located approximately 1.5km northeast of the study area near Yaralla Bay. Biosis noted the high probability of unrecorded midden and artefact sites being present within its study area.

The Biosis study area was located on the foreshores of Parramatta River on heavily disturbed terrain consisting of fills and reclaimed land. The assessment identified that the area had a low level of archaeological potential. No further archaeological assessment was recommended.

Sydney Metro West, Stage 1—Aboriginal Cultural Heritage Assessment Report—Artefact, 2020

In 2020, Artefact prepared an Aboriginal Cultural Heritage Assessment Report (ACHAR) report for Sydney Metro, covering an area from Westmead to the CBD. Of particular interest is the assessment of the proposed works to North Strathfield Station, located less than 1km to the south of the study area. Artefact noted that nearby development, including the construction of buildings, roads and underground services, would have significantly impacted the preservation of natural soil profiles. By extension, the preservation of intact archaeological profiles would be unlikely. In addition, Artefact's study area was located on a crest and a significant distance from high order watercourses. According to the predictive model used in the report, this was an indicator of low archaeological potential. No archaeological excavations were recommended.

Australian Catholic University Campus, Strathfield—Aboriginal Cultural Heritage Assessment—Niche Environment and Heritage, 2011

In 2011, Niche Environment and Heritage prepared an ACHAR report for Hassell. This site is approximately 3km southwest of the study area in a similar landscape context. A geotechnical survey identified up to 1m of fill in some areas and truncated A soil horizons in others. Due to the heavy disturbance caused by historical activities in the area, Niche determined that the study area had low archaeological potential and no further archaeological investigation was recommended.

2 Australia Avenue—Aboriginal Cultural Heritage Assessment—Biosis, 2019

In 2019, Biosis prepared an ACHAR report for Ecove Group. This site is approximately 1.2km west of the study area and is in a similar landscape context. Biosis noted that the study area had been heavily disturbed by previous development, which would have



disrupted archaeological deposits. As such, Biosis identified the study area as having low archaeological potential and recommended no further archaeological investigation.

2 Figtree Drive—Historical and Aboriginal Archaeological Assessment—Urbis, 2016

In 2016, Urbis prepared an Aboriginal Archaeological Assessment for Mirvac. Its study area was approximately 1km west of the current study area in a similar landscape context. The Urbis study area had been heavily disturbed by historical activity and the original topsoils had likely been entirely removed. As a result, the study area was determined to have low archaeological potential and no further archaeological assessment was recommended.

2.4 Landscape context

The purpose of this section is to provide environmental contextual information for use in developing a predictive model of Aboriginal site locations in or near the study area. Interactions between people and their surroundings are of integral importance in both the initial formation and the subsequent preservation of the archaeological record. The nature and availability of resources, including water, flora and fauna, and suitable raw materials for the manufacture of stone tools and other items had—and continues to have—a significant influence over the way in which people use the landscape.

Alterations to the natural environment also impact on the preservation and integrity of cultural materials that may have been deposited, while current vegetation and erosional regimes affect the visibility and detectability of Aboriginal sites and objects.

2.4.1 Geology and soils

The study area is located on the Cumberland Plain. Characterised by a gentle topography of rolling hills and low-lying plains, the Cumberland Plain is a biogeographical region that covers much of the southern half of the Sydney Basin. The study area's surface geology is solely composed of Ashfield Shale—a subdivision of the Wianamatta Group defined by black to grey shales and laminite of Middle Triassic age.

The study area is situated within the Blacktown soil landscape (Figure 2.3). This is a residual soil landscape consisting of red and brown podzolic soils on upper slopes, crests and well-drained areas, and yellow podosols on the lower slopes and poorly drained profiles. Soil profiles are generally shallow, often not exceeding 1m in depth. As with the wider Cumberland Plain region, the Blacktown soil landscape also lies on a gentle topography; slopes do not exceed 5% with a local relief of up to 30m.



In terms of archaeological potential, unless there is significant disturbance or extensive bioturbation of the soil, cultural material tends to stay in situ. The shallow nature of the profiles within the Blacktown soil landscape would make it particularly susceptible to surface disturbance.

2.4.2 Landforms and landscape features

The study area is surrounded by gently undulating low-lying hills with a modal terrain slope of 3–4% south-westwards. Current and historical aerial imagery (Figure 2.4) shows that these landforms have been extensively modified or even removed by previous development. Most notable of these is the rail corridor to the east of the study area where the landform has been removed.

The study area itself and developments to the west also show evidence of this development. By 1943 the study area and the area to the west had been cleared of all vegetation, and a commercial building had been constructed in the study area (Figure 2.4). Over the following decades a carpark was constructed in the study area and, to the west of the study area, a road and several further buildings were constructed. The construction process would have involved the levelling, and thus partial removal, of soil horizons.

This has significant implications for the chances for preservation of archaeological material. There is a high chance that the soils, and any archaeological material contained within, have been significantly disturbed and likely removed for the most part.

2.4.3 Hydrology

The study area is located near several water sources. It is located 1.2km southeast of Homebush Bay and 250m east of Powells Creek. Powells Creek is a first-order creek which flows northwest from Strathfield, meets Saleyards Creek and continues through the Badu Mangroves to Homebush Bay. The creek was canalised in the 1930s, although this canal was removed north of Saleyards Creek later in the century. Aerial photography from the 1940s shows the original path of Powells Creek, which no longer exists due to the canalisation. This illustrates the significant impact that development in the area has had on the region's natural hydrology.

This impact is also demonstrated in the tidal wetlands to the northwest, also known as the Badu intertidal wetlands. Its relative proximity to the study area means it could have represented a significant ecological resource for local Aboriginal people. Development in the areas surrounding the wetland, reclamation projects in the wetland and dredging in Homebush Bay have significantly altered the natural hydrology of the area. Prior to this



development the wetlands would have been a fluvial delta fed by Powells Creek. These modifications to the hydrology of the area have important implications for understanding the possibility of preserved archaeology. Projections of 2m sea level rises (as per circa 7,000 BP to ~1,000B P) indicate regular inundation to the immediate west of the study area.

All these fluvial changes mean that intertidal wetlands would have a significant impact on the flow of sediment and water through the landscape as well as the development of soils. It is likely that for most of the Holocene, the study area would have been located on the margin of a wetland, subject to regular inundation. However, the slopes which rise from the lower-lying landforms (as covering the study area) do not appear to retain alluvium or fluvial material reflective of regular inundation through the Holocene.

2.4.4 Fauna and flora

The Blacktown soil landscape supports both wet and dry sclerophyll forests. These forests are dominated by eucalypt species, such as Forest Red Gum (*Eucalyptus tereticornis*) and Grey Box (*Eucalyptus moluccana*), with an understorey consisting of shrub and forb species. Following European settlement most of these forests were cleared to accommodate agricultural production and urban development. The study area and its surroundings show evidence of this extensive clearing, as only isolated patches of eucalypts remain. The natural fauna of the area would also have been displaced.

The Badu intertidal wetlands to the northwest consists mostly of Grey Mangrove (*Avicennia marina*), Beaded Samphire (*Salicornia quinqueflora*) and River Oak (*Casuarina glauca*). The mangroves to the north exist today in a heavily modified form. Prior to development and reclamation projects in the twentieth century this area was dominated by saltmarsh. Mangroves were present but only lined Powells Creek and the first known definitive description of mangroves did not occur until 1843.⁹ This change in the ecosystem is important in understanding how the wider landscape would have been used by Aboriginal people because it would have defined the availability and types of resources they would have used.

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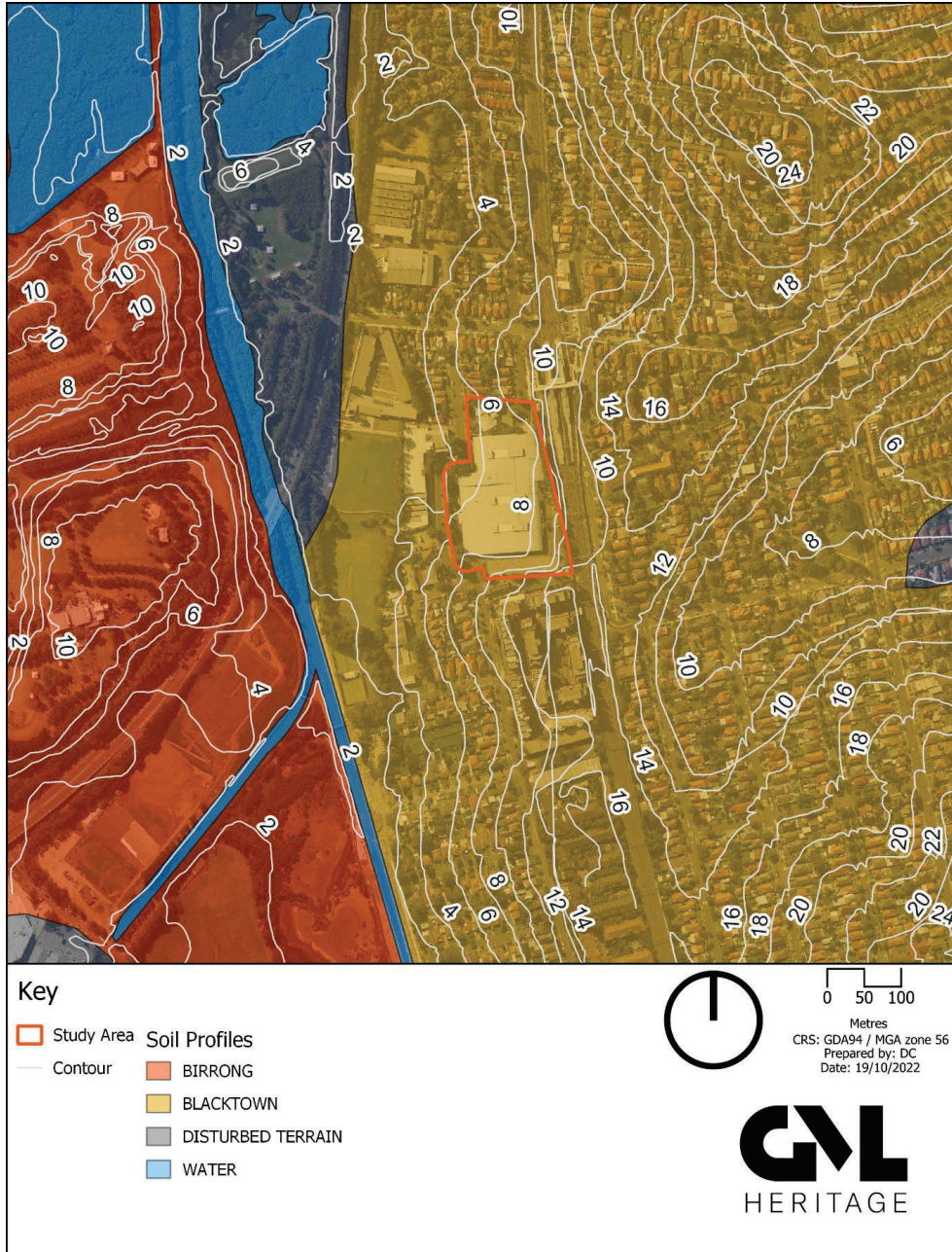


Figure 2.3 Soil landscapes and landforms of the study area. (Source: GML 2021, over Nearmap)



Figure 2.4 1943 aerial photograph, showing the extent of works and development across the study area. (Source: GML 2021, over SIX Maps viewer)



Figure 2.5 Hydrology in the study area. (Source: GML 2021, over Nearmap)



2.5 Endnotes

- ¹ Jo McDonald Cultural Heritage Management Pty Ltd, Archaeological Salvage Excavation of Site RTA-G1 109–113 George Street, Parramatta, NSW, report prepared for Landcom.
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- ⁸ White, E and McDonald, J 2010, 'Lithic Artefact Distribution in the Rouse Hill Development Area, Cumberland Plain, NSW', *Australian Archaeology*, vol 70.
Owen, T and Cowie, D 2017, 'Four Predictive Models to Describe Aboriginal Lithic Artefact Site Patterning on the Cumberland Plain', *Journal of the Australian Association of Consulting Archaeologists*, vol 5, no 2.
- ⁹ McLoughlin, L 2000, 'Estuarine wetlands distribution along the Parramatta River, Sydney, 1788-1940: implications for planning and conservation', *Cunninghamia*, vol 6, no 3, p. 579-610.



3 Study area analysis

3.1 Land use history

Less than a month after British colonists arrived in Botany Bay, exploratory missions were sent west along Parramatta River in search of land for crops. Europeans reached Homebush Bay on 5 February 1788 as part of a team led by Captain John Hunter and Lieutenant William Bradley.¹ In 1793 the first land grants were approved in Concord. These grants ran along the western edge of Homebush Bay to the northwest of the study area. Early settlers cleared the native sclerophyll forests for grazing land and until the twentieth century this remained the primary land use in Concord.² There is also evidence that much of the Homebush Bay mangroves were cleared in the nineteenth century, possibly for household use as timber or fuel.³

By the twentieth century residential development had become widespread in Concord. Any remaining native forests were cleared and by 1933 the entire area had become largely suburban. Very little, if any, grazing paddocks or native forests remained. At this time Powells Creek was lined by mangroves and fed into a saltmarsh-dominated fluvial delta in the south of Homebush Bay.⁴ By 1943 Powells Creek had been canalised to straighten it, although the original meandering path of the creek is still present (Figure 2.1).

Reclamation projects continued through the late twentieth century, including the installation of a bund wall in the wetlands. Mangroves began to dominate the wetlands, and saltmarsh was largely restricted to a spoil pile from dredging activity in Homebush Bay (Figures 3.1 to 3.3).⁵ By 2000, most of the southern portion of the wetlands had been reclaimed. The canal that restricted Powells Creek has since been removed north of the wetland boundary. The late twentieth century saw further development across Concord West. The study area has had permanent structures built on it since at least the 1940s and the current structure was built in 1987.

These multiple stages of construction would constitute a significant disturbance. The impacts of the works likely removed the original soil profiles. Previous archaeological reports in the region have also noted this pattern and geotechnical surveys have confirmed it in many cases.⁶

1 King Street, Concord West—Aboriginal Heritage Due Diligence—Draft Report, October 2022



Figure 3.1 1951 aerial photograph. (Source: GML 2022 over NSW Historical Imagery Viewer)



Figure 3.2 1978 aerial photograph. (Source: GML 2022 over NSW Historical Imagery Viewer)



Figure 3.3 1986 aerial photograph. (Source: GML 2022 over NSW Historical Imagery Viewer)



3.2 Predictive statements

Our assessment of the patterning for Aboriginal archaeological sites (Aboriginal objects), the nature of soils and landforms within the study area, combined with known land use changes, indicates the study area has a low level of archaeological potential.

The study area is situated in a highly developed area. The construction of commercial buildings, the railway corridor, roads and underground services have caused significant changes to the natural landscape. These developments would have impacted or removed the shallow Blacktown soil profiles in the study area.

The landform context of the study area makes archaeological deposits unlikely. The most common types of Aboriginal sites in the vicinity are middens, artefact sites and shelters, all of which are associated with proximity to permanent sources of freshwater. The site is located several kilometres away from a permanent freshwater source. This conclusion is supported by the lack of any sites recorded near the study area. Previous studies in the region in similar landform and land use contexts have also concluded that there is a lack of archaeological potential.⁷

3.3 Endnotes

- ¹ Biosis, Concord Hospital Redevelopment Due Diligence Assessment, report prepared for Johnstaff, p 22.
- ² Karskens, G 1986, 'Concord Heritage Study, Thematic History', report prepared for Perumal, Wrathall & Murphy Pty Ltd.
- ³ McLoughlin, L 1988, 'Mangroves and Grass Swamps: Changes in the shoreline vegetation of the Middle Lane Cove River, Sydney, 1780s–1880s', *Wetlands*.
- ⁴ Rogers, K, Saintilan, N and Cahoon, DR 2005, 'Surface Elevation Dynamics in a Regenerating Mangrove Forest at Homebush Bay, Australia', *Wetlands Ecology and Management* 13, pp 587–598.
- ⁵ Rogers, K, Saintilan, N and Cahoon, DR 2005, 'Surface Elevation Dynamics in a Regenerating Mangrove Forest at Homebush Bay, Australia', *Wetlands Ecology and Management* 13, pp 587–598.
- ⁶ Artefact Heritage, Westmead to the Bays and Sydney CBD Environmental Impact Statement, report prepared for Sydney Metro, p 48.
- ⁷ Artefact Heritage, Westmead to the Bays and Sydney CBD Environmental Impact Statement, report prepared for Sydney Metro, p 48.



4 Study area inspection

A study area inspection was undertaken on 10 October 2022 to observe current site conditions and record any evidence of former land use and development activities that might have affected the study area.

The inspection identified no new Aboriginal objects or areas with archaeological potential. The inspection observed significant and comprehensive disturbances across the entire study area.

Most of the study area is occupied by a large commercial building (Figure 4.1). Impacts associated with the construction of this building would have removed original soil horizons, and thus any archaeological deposits within its curtilage. Around the exterior of this building further impacts were observed.

In the north of the study area, a carpark (Figure 4.1), sports field (Figure 4.2) and childcare centre (Figure 4.3 and Figure 4.4) represent significant disturbances to ground surfaces. The landform associated with these items has been modified such that the three areas sit on artificial terraces, the construction of which would have removed original soil profiles.

Along the western extent of the study area, similar impacts and modifications to the landform have occurred. Large open areas have been levelled and paved (Figure 4.5) and extensive landscaping has taken place to create access ways (Figure 4.6).

In the south of the study area the construction of exterior carparks and a large multistorey parking structure represent significant impacts to ground surfaces (Figure 4.7). These impacts are present in the southwest where modifications to the landform from the construction of the rail corridor can be observed (Figure 4.8).

Along the western extent of the study area, paved surfaces and terraced landforms demonstrate significant impacts to any ground surfaces (Figure 4.9).

No unmodified ground surfaces were identified during the inspection. The degree and extent of the disturbances observed are sufficient to have removed all original soil profiles and most likely any archaeological deposits that could have been present.



Figure 4.1 Carpark in northeast extent of study area.



Figure 4.2 Sports field in north of study area.



Figure 4.3 Warehouse and childcare centre in north of study area.



Figure 4.4 Modified ground surfaces in childcare centre.



Figure 4.5 Exterior ground surfaces in west of study area.



Figure 4.6 Extensive landscaping in southwest of study area.



Figure 4.7 Sealed road surfaces and multilevel parking structure in south of study area.



Figure 4.8 Ground surfaces in southwest of study area.



Figure 4.9 Ground surfaces along eastern extent of study area.



5 Impact assessment

5.1 Proposed works

The design of the proposed works has not yet been finalised. The project proposes to rezone the study area from commercial to residential land use and will include the demolition of existing commercial structures and the construction of new residential structures.

This report assumes that the finalised scope of works will include complete and total impacts to all ground surfaces within the study area.

5.2 Impact assessment

Whilst the exact scope of the impacts has not yet been finalised, this assessment has found that there is a low likelihood that Aboriginal objects could occur within the study area. Any Aboriginal objects present would likely be displaced items, moved from their original context. As such, any future proposed impacts are unlikely to harm Aboriginal objects.



Figure 5.1 Archaeological sensitivity. (Source: GML 2022 over SIX Maps)



6 Conclusions and recommendations

6.1 Findings of the due diligence process

This due diligence report has the following findings:

- The study area is positioned on the edge of a former wetland area, on slopes that rise to a small hill further to the west. It is unlikely that this landform was a focus for Aboriginal activities.
- The study area has been subject to extensive and comprehensive ground disturbances over the last 80 years.
- The nature of the archaeological record in the wider context of the study area is such that Aboriginal objects are unlikely to remain after these disturbances.
- Any works within the study area are unlikely to harm any Aboriginal objects.

6.2 Aboriginal heritage recommendations

6.2.1 Proceed with caution

This due diligence assessment has determined that there is low potential for Aboriginal objects within the study area.

The proposed works can proceed subject to caution. At the current time, no further Aboriginal heritage works are recommended.

If during the process of works Aboriginal sites or objects are suspected or identified, the following Aboriginal unexpected finds protocol should be enacted:

- Stop work order—all works should cease immediately in the area surrounding the suspected objects. Any identified Aboriginal object(s) should be left in situ and not disturbed in accordance with the requirements of Section 89A of the NPW Act. Heritage NSW and GML Heritage should be notified immediately and an archaeologist experienced in the identification of Aboriginal cultural material should inspect the objects.
 - If the suspected objects are not Aboriginal in origin or manufacture (as defined under the NPW Act), they should be recorded, and the location noted. Works may continue.
 - If the objects are confirmed to be of Aboriginal origin, the site should be registered on the AHIMS administered by Heritage NSW.



- If they are Aboriginal objects, an AHIP under Section 90 of the NPW Act would be required before works could continue in the area of the identified objects. The extent of any works exclusion zone would need to be determined through discussion with Heritage NSW and Aboriginal community representatives.
- In the unlikely event that human remains were to be discovered at any time during the works, works must cease immediately in the surrounding area. The findings would need to be reported immediately to the New South Wales Coroner's Office and/or the New South Wales Police.





7 Appendices

Appendix A

AHIMS Search



Your Ref/PO Number : 22-0363_v2
Client Service ID : 722402

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status *	SiteFeatures	SiteTypes	Reports
45-6-2328	Blackman Park S;	AGD	56	328050	6256990	Closed site	Valid	Shell : - , Artefact : -	Shelter with Midden	
	Contract	Recorders	Michael Guider					Permits		
45-6-2339	Haslams Ck.1	AGD	56	319810	6251690	Open site	Valid	Artefact : -	Open Camp Site	102196
	Contract	Recorders	Michael Guider					Permits		
45-6-2328	Walumeta Bay 2;Henley;	AGD	56	327690	6253660	Closed site	Valid	Shell : - , Artefact : -	Shelter with Midden	
	Contract	Recorders	Michael Guider					Permits		
45-6-2300	Rivendell 2;Concord West;	AGD	56	323990	6253950	Open site	Valid	Shell : - , Artefact : -	Midden	
	Contract	Recorders	Michael Guider					Permits		
45-6-2309	Ermington PS;RYDE 101	GDA	56	321494	6257820	Open site	Valid	Artefact : -	Open Camp Site	102196,10248
	Contract	Recorders	Michael Guider					Permits		
45-6-2312	Subiaco Ck.1;	AGD	56	319790	6256890	Open site	Valid	Artefact : -	Open Camp Site	102196
	Contract	Recorders	Michael Guider					Permits		
45-6-2313	Subiaco Ck.2;	AGD	56	319690	6256830	Open site	Valid	Artefact : -	Open Camp Site	102196
	Contract	Recorders	Michael Guider					Permits		
45-6-0631	Glades Bay 1;RYDE 222	GDA	56	326159	6254565	Open site	Partially Destroyed	Shell : - , Artefact : -	Midden	1306.1809,102 489,103678
	Contract	Recorders	Val Attenbrow,Elizabeth Rich,Laura-Jane Smith,Anna Smith,Aboriginal Heritage					Permits		
45-6-0632	Cabarita Park.2	GDA	56	325888	6253760	Open site	Partially Destroyed	Shell : - , Artefact : -	Midden	1306.2047
	Contract	Recorders	Val Attenbrow,Elizabeth Rich,Laura-Jane Smith,Anna Smith,Aboriginal Heritage					Permits		
45-6-0634	Charity Point;Meadowbank Park;	GDA	56	322909	6256265	Open site	Valid	Shell : - , Artefact : 14	Midden,Open Camp Site	1306.2047,102 196,102489
	Contract	Recorders	Val Attenbrow,Elizabeth Rich,Laura-Jane Smith,Anna Smith,Aboriginal Heritage					Permits		
45-6-0635	Quarantine Park	AGD	56	326210	6252970	Open site	Not a Site	Earth Mound : -	Not an Aboriginal Site	1306.1809
	Contract	Recorders	Val Attenbrow,Val Attenbrow,Laura-Jane Smith					Permits		
45-6-2506	Turban ChRC 4;	AGD	56	327400	6254430	Closed site	Valid	Artefact : -	Shelter with Deposit	
	Contract	Recorders	Mary Dallas Consulting Archaeologists (MDCA),Paul Gorecki					Permits		
45-6-2145	France/Esle Bay, Concord.	AGD	56	325900	6252400	Open site	Valid	Shell : - , Artefact : -	Midden	1809,1911
	Contract	Recorders	Mr.R Taplin					Permits		
45-6-2148	Just Definate Cave Boronia Park;RYDE 024	GDA	56	326954	6256540	Closed site	Valid	Shell : - , Artefact : -	Shelter with Midden	1809,1911,102 489
	Contract	Recorders	Val Attenbrow,Aboriginal Heritage Office					Permits		
45-6-0266	Chiswick;Drummoynes;	AGD	56	327674	6252823	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contract	Recorders	Michael Guider					Permits		

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AHIMS Web Services (AWS)
Extensive search - Site list report



Your Ref/PO Number : 22-0363_V2
Client Service ID : 722402

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	Site Features	Site Types	Reports		
45-6-2545	Fumey Park SIPP 5; RYDE 211 Contact	AGD	56	325004	6254510	Open site	Valid	Shell ;-, Artefact: -	Midden	102489		
45-6-2057	Sugarloaf 1 RYDE 017 Contact	GDA	56	327959	6256850	Closed site	Valid	Shell ;-, Artefact: -	Shelter with Midden	1809,102489		
45-6-2058	Sugarloaf 2 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	AGD	56	327890	6256670	Closed site	Valid	Shell ;-, Artefact: -	Shelter with Midden	1809
45-6-2059	Sugarloaf 3 Contact	Recorders	Michael Guider	AGD	56	327950	6256610	Closed site	Valid	Shell ;-, Artefact: -	Shelter with Midden	1809
45-6-0609	Glade Bay/Gladesville RYDE 223 Contact	Recorders	Michael Guider	GDA	56	326184	6254570	Open site	Valid	Art (Pigment or Engraved) ;-, Permits	Rock Engraving	102489
45-6-1894	Rivendell; Contact	Recorders	Elizabeth Rich-Aboriginal Heritage Office	AGD	56	323800	6254800	Open site	Valid	Art (Pigment or Engraved) ;-, Permits	Rock Engraving	
45-6-1903	Looking Glass PT; RYDE 227 Contact	Recorders	Rivendell School Students	GDA	56	326589	6253850	Open site	Valid	Art (Pigment or Engraved) ;-, Permits	Midden,Open Camp Site	102489
45-6-1904	Looking Glass PT; RYDE 226 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	GDA	56	326564	6253825	Open site	Valid	Shell ;-, Artefact: -	Midden	102489
45-6-1923	Bill Mitchell Park 1; RYDE 218 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	GDA	56	326054	6254830	Closed site	Valid	Art (Pigment or Engraved) ;-, Permits	Shelter with Art	102489
45-6-1924	Bill Mitchell Park 3; RYDE 216 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	GDA	56	326034	6254900	Closed site	Valid	Shell ;-, Artefact: -	Shelter with Midden	102489
45-6-1925	Bill Mitchell Park 5; RYDE 220 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	GDA	56	326094	6254660	Open site	Partially Destroyed	Artefact ;-, Shell ;-, Permits	Midden,Open Camp Site	102489,10367
45-6-2556	Jetty Road RYDE 213 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	GDA	56	325164	6255050	Open site	Valid	Shell ;-, Artefact: -	Midden	102142,10248
45-6-2557	Waterview Street - RYDE 205 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	GDA	56	323984	6255730	Open site	Valid	Shell ;-, Artefact: -	Midden	102489
45-6-2558	Brenner Park RYDE 215 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	GDA	56	325689	6255720	Open site	Valid	Artefact: -	Open Camp Site	102489
45-6-2103	Magdala park; RYDE 014 Contact	Recorders	Michael Guider-Aboriginal Heritage Office	GDA	56	327964	6257780	Open site	Valid	Shell ;-, Artefact: -	Midden,Open Camp Site	102489

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Client Service ID : 722402

AHIMS Web Services (AWS)
Extensive search - Site list report



SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status**	SiteFeatures	SiteTypes	Report
45-6-2142	Heri & Chicken Bay, Five Dook; Contact	AGD	56	326200	6251250	Open site	Valid	Shell ;-, Artefact ;-, Permits	Midden	
45-6-1418	Boronita Park, Public School; Contact	AGD	56	327300	6255900	Open site	Valid	Artefact ;-, Permits	Open Camp Site	1390
45-6-0567	Abbotford, Five Dook Contact	AGD	56	326680	6253270	Open site	Valid	Shell ;-, Artefact ;-, Burial ;-, Permits	Burial/s,Midden	1340
45-6-1141	Fig Tree Bay,Abbotford,Peppermint Tree Cave; Contact	AGD	56	327115	6253361	Closed site	Valid	Art (Pigment or Engraved) ;-, Permits	Shelter with Art	
45-6-1142	Abbotford,Kangaroo Feet Cave; Contact	AGD	56	326670	6252712	Closed site	Valid	Art (Pigment or Engraved) ;-, Permits	Shelter with Art	
45-6-1143	Moordale,Tide Floor Cave; Contact	AGD	56	325932	6253064	Closed site	Valid	Art (Pigment or Engraved) ;-, Permits	Shelter with Art	
45-6-2573	Turpentine; Contact	AGD	56	319280	6257620	Open site	Valid	Artefact ;-, Permits	Open Camp Site	102196
45-6-2574	Buffalo Creek; RYDE 022 Contact	GDA	56	327214	6256755	Closed site	Valid	Artefact ;-, Permits	Shelter with Deposit	102489
45-6-2575	Strangers Creek; RYDE 020 Contact	GDA	56	327239	6257010	Closed site	Valid	Artefact ;-, Permits	Shelter with Deposit	102489
45-6-2576	Field of Mars; RYDE 021 Contact	GDA	56	327314	6256880	Open site	Valid	Shell ;-, Artefact ;-, Permits	Midden	102489
45-6-2429	Gladesville Hospital; RYDE 229 Contact	GDA	56	326034	6254900	Open site	Valid	Shell ;-, Artefact ;-, Permits	Midden	102489
45-6-2324	Yarealla Bay;Concord West Hospital; Contact	AGD	56	323970	6253890	Open site	Valid	Artefact ;-, Shell ;-, Permits	Midden	
45-6-2028	Furney point 4; RYDE 212 Contact	GDA	56	325084	6254490	Open site	Valid	Artefact ;-, Permits	Open Camp Site	102489
45-6-2029	Furney park 3; RYDE 208 Contact	GDA	56	325049	6254820	Closed site	Valid	Shell ;-, Artefact ;-, Permits	Shelter with Midden	102489
45-6-2030	Furney park 2; RYDE 209 Contact	GDA	56	325059	6254730	Closed site	Valid	Shell ;-, Artefact ;-, Permits	Shelter with Midden	102489
45-6-2031	Furney park 1; RYDE 210 Contact	GDA	56	324969	6254650	Closed site	Valid	Shell ;-, Artefact ;-, Permits	Shelter with Midden	102489

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SiteID	SiteName	Datum	Zone	Easting	Northing	Contact	Site Status**	SiteFeatures	SiteTypes	Reports
45-6-2032	Contract Bennelong park; RYDE 206	Recorders GDA	Michael Guider,Aboriginal Heritage Office	56 324369	6255215	Open site	Valid	Shell ; , Artefact ;	Midden	102489
45-6-2033	Contract Morrison's Bay park; RYDE 214	Recorders GDA	Michael Guider,Aboriginal Heritage Office	56 325424	6255040	Closed site	Valid	Shell ; , Artefact ;	Shelter with Midden	102489
45-6-1926	Contract Bill Mitchell Park; RYDE 219	Recorders GDA	Michael Guider,Aboriginal Heritage Office	56 326074	6254810	Closed site	Valid	Shell ; , Artefact ;	Shelter with Midden	102489
45-6-1930	Contract Gladesville Reserve 2;	Recorders AGD	Michael Guider,Aboriginal Heritage Office	56 327890	62551610	Open site	Valid	Shell ; , Artefact ;	Midden	
45-6-1931	Contract Gladesville Wharf Cave;	Recorders AGD	Michael Guider	56 327970	6253630	Closed site	Valid	Shell ; , Artefact ;	Shelter with Midden	
45-6-1932	Contract Banjo Patterson Park; Looking Glass Bay; RYDE 228	Recorders GDA	Michael Guider	56 326674	6254060	Open site	Valid	Artefact ; , Shell ;	Midden, Open Camp Site	102489
45-6-1933	Contract Bellian Point Cave;	Recorders GDA	Val Attenbrow, Michael Guider, Aboriginal Heritage Office	56 326895	6253874	Closed site	Valid	Shell ; , Artefact ;	Shelter with Midden	
45-6-1937	Contract Rocky Point; Concord West;	Recorders AGD	Margit Koertig, Michael Guider	56 323910	6254710	Open site	Valid	Artefact ; , Shell ;	Midden, Open Camp Site	
45-6-1943	Contract Turban Creek 5;	Recorders AGD	Michael Guider	56 328050	6254110	Closed site	Valid	Shell ; , Artefact ;	Shelter with Midden	
45-6-1945	Contract Turban Creek 7;	Recorders AGD	Michael Guider	56 327630	6254210	Open site	Valid	Artefact ; , Shell ;	Midden, Open Camp Site	
45-6-1948	Contract Betz Park; Cave 1;	Recorders AGD	Michael Guider	56 328050	6253710	Closed site	Valid	Shell ; , Artefact ;	Shelter with Midden	
45-6-0931	Contract Boronis Park; Ryde 019	Recorders GDA	Michael Guider	56 327234	6257010	Open site	Valid	Art (Pigment or Engraved) ;	Rock Engraving	102489
45-6-1961	Contract Errington 1;	Recorders AGD	Charles D Power, Aboriginal Heritage Office	56 321030	6256060	Open site	Valid	Shell ; , Artefact ;	Midden	102196
45-6-0966	Contract Kiry's Creek; Lane Cove SRA; RYDE 016	Recorders GDA	Michael Guider	56 327874	6257420	Closed site	Valid	Shell ; , Artefact ;	Shelter with Midden	1809, 102489
45-6-1691	Contract Buffalo Creek;	Recorders AGD	Val Attenbrow, Alice Gosman, Aboriginal Heritage Office	56 328000	6256270	Open site	Valid	Shell ; , Artefact ;	Midden	1390

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Your Ref/PO Number : 22-0363_v2
Client Service ID : 722402

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-1825	BPW Minor C; Contact	Recorders AGD	M Hawthorne	56 328000	6255490	Open site	Valid	Shell :-, Artefact :-	Midden	1390
45-6-1826	Sivams 1913;Berts Park;(duplicate copy oof 45-6-1949) Contact	Recorders AGD	Val Attenbrow,E Turvey	56 328030	6253680	Open site	Valid	Shell :-, Artefact :-	Midden	1390
45-6-1830	Wallumetta Bay "A"; Contact	Recorders AGD	Val Attenbrow,K Perrin	56 327800	6253650	Open site	Valid	Shell :-, Artefact :-	Midden	1390
45-6-1831	Wallumetta Bay "A";Gladesville Reserve 1;Henley;(duplicate copy of 45-6-1929) Contact	Recorders AGD	Val Attenbrow	56 327790	6253660	Open site	Valid	Artefact :-	Open Camp Site	1390
45-6-0031	Ryde;Ryde Bridge;RYDE 204 Contact	Recorders GDA	Val Attenbrow,Michael Guider	56 323754	6255920	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	102489
45-6-0988	Gladesville; Contact	Recorders AGD	Michael Guider,Aboriginal Heritage Office	56 327978	6256030	Open site	Valid	Shell :-, Artefact :-	Midden	1390
45-6-0990	Gladesville; The Boulders; Ryde 023 Contact	Recorders GDA	Val Attenbrow,E Turvey;Mr.R Taplin	56 327134	6256730	Closed site	Valid	Art (Pigment or Engraved) :-	Shelter with art	102489
45-6-0991	Gladesville;Ryde 025 Contact	Recorders GDA	Mr.R Taplin,Aboriginal Heritage Office	56 326304	6256780	Open site	Valid	Grinding Groove :-	Axe Grinding Groove	102489
45-6-1005	Marinus Creek;Lane Cove SRA; RYDE 015 Contact	Recorders GDA	Mr.R Taplin,Aboriginal Heritage Office	56 327644	6257600	Open site	Valid	Grinding Groove :-	Axe Grinding Groove	102489
45-6-2636	Ermington PAD Contact	Recorders AGD	Michael Guider;LA Hatfield,Aboriginal Heritage Office	56 320000	6255700	Open site	Not a Site	Potential Archaeological Deposit (PAD) :-		102142,102196
45-6-2677	Kissing Point Park - RYDE 207 Contact	Recorders GDA	Mary Dallas Consulting Archaeologists (MDCA)	56 324324	6255045	Open site	Valid	Artefact:8	1365	102142,102489
45-6-2682	Wamagal Woodland Axe-Marked Tree Contact	Recorders AGD	Michael Guider,Aboriginal Heritage Office	56 321152	6254826	Open site	Not a Site	Modified Tree (Carved or Scarred) :-		9
45-6-2683	Wamagal Woodland IPI Contact	Recorders AGD	Paul Irish Consultant Archaeologist	56 321154	6254823	Open site	Valid	Potential Archaeological Deposit (PAD) :-		102142,102196
		Recorders	Paul Irish Consultant Archaeologist							6

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AHIMS Web Services (AWS)
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Your Ref/PO Number : 22-0363_V2
Client Service ID: 722402

SiteID	SiteName	Datum	Zone	Easting	Northing	Contact	Site Status **	Site Features	Site Types	Reports
45-6-2684	Wanagal Woodland IF2	AGD	56	321386	6255227	Open site	Valid	Potential Archaeological Deposit (PAD) :-		102142,10219 6
45-6-2685	Wanagal Woodland IF3	Recorders	AGD	321319	6255192	Open site	Valid	Potential Archaeological Deposit (PAD) :-	Permits	102142,10219 6
45-6-2785	Wanagal Woodland PAD2	Recorders	GDA	321185	6254699	Open site	Valid	Potential Archaeological Deposit (PAD) :-	Permits	102196
45-6-2786	Wanagal Woodland PAD1	Recorders	GDA	320840	6254403	Open site	Valid	Potential Archaeological Deposit (PAD) :-	Permits	102196
45-6-2804	Cabarita Park 1	Recorders	AGD	325620	6253620	Open site	Destroyed	Shell :-		
45-6-2864	George Kendall Ermington	Recorders	AGD	321020	6255857	Open site	Valid	Shell :-		
45-6-2321	Glades Bay 3/Gladesville/RYDE 224	Recorders	GDA	326234	6254570	Open site	Valid	Grinding Groove :-	Axe Grinding Groove	102489
45-6-1810	Buffalo Creek 3:	Recorders	AGD	327660	6256220	Closed site	Valid	Artefact :-	Shelter with Deposit	
45-6-0989	Gladesville/Ryde 018	Recorders	GDA	327224	6257020	Open site	Valid	Grinding Groove :-	Axe Grinding Groove	102489
45-6-1927	Bill Mitchell Park 2/RYDE 217	Recorders	GDA	326034	6254815	Closed site	Valid	Shell :-, Art (Pigment or Engraved) :-	Shelter with Art	102489
45-6-1827	Tarban Creek Minor/Gladesville Hospital/(duplicate copy of 45-6-1944 & 45-6-0974)	Recorders	AGD	328050	6254100	Open site	Valid	Shell :-, Artefact :-	Permits	1390
45-6-3108	42 Bridge Street Rydalmere PAD	Recorders	GDA	317670	6256778	Open site	Valid	Potential Archaeological Deposit (PAD) :-	Permits	
45-6-3021	Field of Mars RYDE 026	Recorders	GDA	327404	6257120	Closed site	Valid	Potential Archaeological Deposit (PAD) :-	Permits	

Report generated by AHIMS Web Service on 14/10/2022 for Declan Connan for the following areas at Datum: GDA, Zone : 56, Eastings : 317406.0 - 328206.0, Northings : 6247438.0 - 6258238.0 with a Buffer of 0 meters. Number of Aboriginal sites and Aboriginal objects found is 102
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AHIMS Web Services (AWS)
Extensive search - Site list report



Your Ref/PO Number : 22-0362_v2
Client Service ID : 722402

SiteID	SiteName	Datum	Zone	Eastings	Northing	Context	Site Status**	SiteFeatures	SiteTypes	Reports
45-6-3022	<u>Contact</u> Restriction applied. Please contact ahims@environment.nsw.gov.au. <u>Contact</u>	Recorders	Aboriginal Heritage Office			Open site	Valid		Permits	
45-6-3050	<u>Contact</u> Charity Point 2 - Ryde 202 <u>Contact</u>	Recorders	Aboriginal Heritage Office	56 322924	6256230	Open site	Valid	Artefact: 14	Permits	
45-6-3039	<u>Contact</u> Meadowbank Park Tennis Courts RYDE 203 <u>Contact</u>	Recorders	Aboriginal Heritage Office	56 322539	6256690	Open site	Valid	Grinding Groove: 3	Permits	
45-6-3137	<u>Contact</u> Putney Park 6 RYDE235 <u>Contact</u>	Recorders	Aboriginal Heritage Office	56 324980	6254620	Open site	Valid	Shell:-	Permits	
45-6-3169	<u>Contact</u> CABAKITA MIDDEN 1 <u>Contact</u>	Recorders	Mr.Phil Hunt	56 325911	6253734	Open site	Valid	Shell: 1	Permits	
45-6-3191	<u>Contact</u> 644 High Street Hunters Hill <u>Contact</u>	Recorders	Ms.Deborah Ferrina,RPS Australia East Pty Ltd - York Street Sydney	56 327659	6256312	Closed site	Not a Site	Habitation Structure	Permits	
45-6-3322	<u>Contact</u> Timbrell Park Midden <u>Contact</u>	Recorders	Doctor:Alan Williams	56 327989	6250589	Open site	Not a Site	Shell:-	Permits	4685
45-6-3359	<u>Contact</u> Wharf Road Shell Midden 01 (NVR-SHL01) <u>Contact</u>	Recorders	DP/E -Amidale,Ms.Sam Higgs	56 326589	6253882	Open site	Destroyed	Shell:-	Permits	
45-6-3546	<u>Contact</u> Maria Reserve 1 (STRA-002) <u>Contact</u>	Recorders	Artefact - Cultural Heritage Management - Pyrmont,Artefact - Cultural Heritage Ma	56 322850	6247862	Open site	Valid	Artefact: 1	Permits	4313
45-6-3547	<u>Contact</u> St Annes Reserve 1 (STRA-003) <u>Contact</u>	Recorders	Mr.Phil Hunt,Aboriginal Housing Office	56 322145	6248135	Open site	Valid	Aboriginal Resource and Gathering: 150	Permits	
45-6-3746	<u>Contact</u> 20Waterview St_ISF1 <u>Contact</u>	Recorders	Mr.Phil Hunt,Aboriginal Heritage Office	56 324218	6255521	Open site	Valid	Artefact:-	Permits	104349
45-6-3741	<u>Contact</u> Sugarloaf Point Trail Midden <u>Contact</u>	Recorders	Curio Projects Pty Ltd,Curio Projects Pty Ltd,Ms.Sam Cooling,Ms.Sam Cooling	56 328206	6256686	Open site	Valid	Shell:-	Permits	4643
29-3-0079	<u>Contact</u> Concord Oval Potential Flaked Glass Artefact <u>Contact</u>	Recorders	AECOM Australia Pty Ltd - Sydney,Ms.Julia Atkinson	56 325056	6250768	Open site	Valid	Artefact:-	Permits	
45-6-3849	<u>Contact</u> 20Waterview Street_TU8 <u>Contact</u>	Recorders	Mr:Matthew Barber,NGH Heritage - Fyshwick	56 324244	6255463	Open site	Valid	Artefact:-	Permits	4780
45-6-3906	<u>Contact</u> ROCO Artefact Scatter/PAD <u>Contact</u>	Recorders	Curio Projects Pty Ltd,Ms.Sam Cooling	56 325154	6250990	Open site	Valid	Artefact:-, Potential Archaeological Deposit (PAD) :-	Permits	4780

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Your Ref/PO Number : 22-0363_v2
Client Service ID : 722402

SiteID	SiteName	Datum	Zone	Eastng	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports

** 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 14/10/2022 for Declan Connan for the following area at Datum: GDA, Zone : 56, Eastings : 317406.0 - 328206.0, Northings : 6247438.0 - 6358238.0 with a Buffer of 0 meters.. Number of Aboriginal sites and Aboriginal objects found is 102.
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