

28/05/2025

Chase Development Management

Att: John Sutcliffe

Email: John.sutcliffe@chasedm.com.au

Dear John,

Re: Heritage Advice Letter – Modification DA 210293 (2155 Sutton Road Sutton).

Thank you for your enquiry in regards to the heritage status and constraints located within 2155 Sutton Road Sutton on Lot 1 DP 32236. A section 4.55 amendment to modify the existing consent (DA 210293) is being considered. The amendment will add three lots, two within the existing development footprint and one to the east which will assist in the formation of the future road reserve for the Sutton Bypass. This letter provides advice on the effect of the proposed amendment on the recorded Aboriginal heritage sites and AHIP conditions.

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was originally completed in 2021 for 2155 Sutton Road (Past Traces 2021). An addendum ACHAR, (Past Traces 2024) due to the length of time since the original assessment was undertaken in 2024 to allow for application for an Aboriginal Heritage Impact Permit (AHIP). The 2021 heritage assessment identified three areas of potential archaeological Deposit (PAD), one of which is located within the proposed development area. The locations of the three areas of PAD, along with the return to country location proposed for the recovered artefact are shown on Figure 1. The site within the development footprint (57-2-1113) was subject to subsurface testing and application for an AHIP was recommended. The two remaining areas of PAD (PADST2 and PADST3) are located to the south of the development area and will not be impacted by any of the proposed works.

Following submission of the ACHAR and addendum, AHIP #5394 was issued on the 30/4/2025 by Heritage NSW (DECCEEW) approving impacts to site 57-2-1113 (Sutton 1) located within the subdivision footprint. The location of site 57-2-1113, the approved lot layout and the AHIP area are shown on Figure 2. The approval of AHIP #5394 removes all heritage constraints within the development area. PADST2 and PADST3 are located outside of the development area and are not covered by AHIP #5394. No impacts can occur to PADST2 or PADST3.

Currently a modification is proposed to the lot layout with an additional two lots within the development footprint and an additional eastern lot. The proposed modified lot layout is shown in Figure 3. The additional two lots are within the development area, where AHIP #5394 has removed all heritage constraints. The additional eastern lot is not within an area of heritage constraint and no impacts will result from the additional lot. The modification will not therefore have any adverse or increased heritage impacts, as the design avoids the remaining two areas of PAD (as shown on Figure 1) which remain within the larger block boundary.

The modified design does not impinge on the Return To Country location of the excavated artefact on the southwestern boundary as shown in Figure 1.

After review of the revised subdivision layout the following applies:

1. The amended subdivision layout results in nil impact to Aboriginal heritage, outside of the approved AHIP for site 57-2-1113.
2. The AHIP conditions of
 - ❖ Completion of Harm Report (Condition 12)
 - ❖ Updated Site Impact Recording Form (Condition 19)
 - ❖ and Return to Country (Condition 18) are still applicable and require completion following impacts to Site 57-2-1113.

The Return to Country can be completed at any stage when convenient for the property holder. The completion of the Return to Country will be documented in the Harm Compliance Report and submitted to Heritage NSW on completion of works.

3. As development has extended southwards, closer to the two remaining area of PAD it is recommended that the two heritage areas (PADST2 and PADST3) are marked on construction mapping as a no go zone, and that all construction traffic avoids crossing the areas of PAD.
4. Temporary barrier fencing should be installed with a 10m buffer at the PAD boundary, or at the southern development boundary to prevent accidental impact prior to works commencing. The temporary fencing should consist of, as a minimum, star pickets with hi visibility flagging.
5. In accordance with AHIP conditions if the AHIP Permit Holder is altered, an amendment to the AHIP with the new permit holder name is required.
6. Notification of Aboriginal registered parties in accordance with Condition 4 was completed on the 1/5/2025.
7. Stop work and unexpected finds procedure and all remaining AHIP conditions must be adhered to.

I hope this additional information assists you in the determination of the DA Amendment.

If you wish to discuss any aspect of the project, I can be contacted at the mobile number below or by email.

Kind Regards



Lyn O'Brien

Director



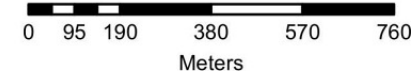
Figure 1: Previously Recorded Heritage Sites

Legend

- AHIMS Sites
- Study Area
- Area of PAD



1:15,750



Coordinate System:
GDA 1994 MGA Zone 55

Imagery: © Nearmap

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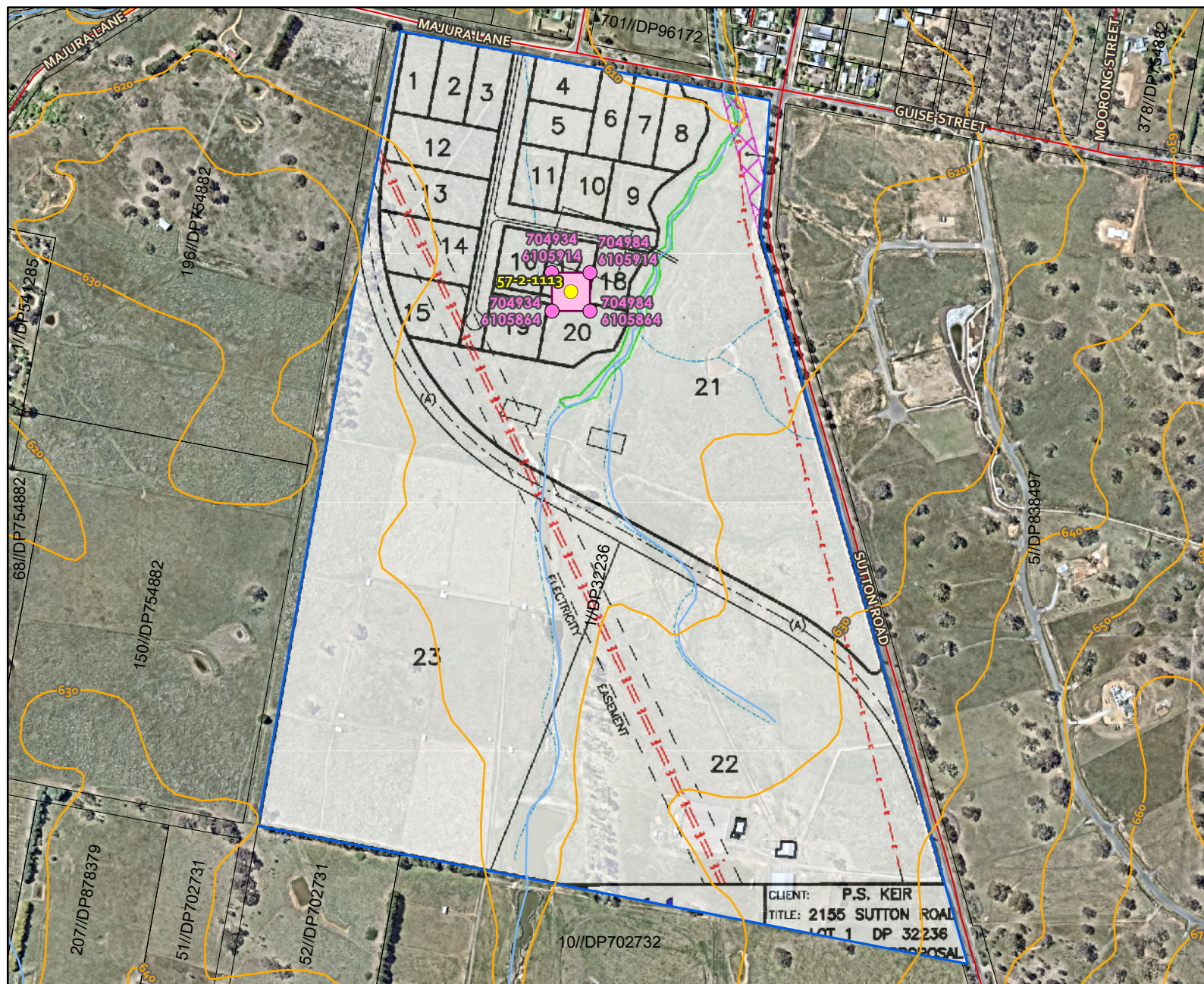


Figure 2:AHIP Area

Legend

- AHIMS Sites
- Contour - 10m
- Roads
- Watercourse
- AHIP Area
- Study Area
- Cadastre



1:7,500

0 45 90 180 270 360
Meters

Coordinate System:
GDA 1994 MGA Zone 55

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NOTE: ALL AREAS NOMINATED
WITHIN THIS PLAN ARE SUBJECT
TO CONFIRMATION FOLLOWING
SURVEY



Figure 3: Modified Layout

- LEGEND
- SITE BOUNDARY
 - PROPOSED BLOCKS
 - EXISTING OH ELECTRICAL
 - ELECTRICAL EASEMENT
 - EXISTING ROADS
 - BUSHFIRE APZ
 - 40m CREEK BUFFER
 - FUTURE BYPASS RESERVATION
 - PROPOSED 7m ROAD
 - PROPOSED DRIVEWAY
 - PROPOSED 10m RIGHT OF WAY
 - EXISTING CREEKLINE
 - 1,300m² OSSM DISPOSAL AREA

<div>N</div> <div></div>	SCALE	NTS
	DATUM	AHD
	CHECK	JPS
PROJECT	RESIDENTIAL DEVELOPMENT	
LOCATION	SUTTON, NSW	
CLIENT	RSF PTY LTD	
DRAWING	OVERALL GA	
DESIGNER	JPS	
DATE	APR 2025	
REVISION	001	
CHASE DEVELOPMENT MANAGEMENT		
JOHN.SUTCLIFFE@CHASEDM.COM.AU		
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References

Past Traces . (2024). *2155 Sutton Road Sutton NSW - Addendum Aboriginal Cultural Heritage Assessment Report* . Report for PHL Surveyors.

Past Traces. (2019). *2155 Sutton Road Sutton NSW - Aboriginal Cultural Heritage Assessment* . Report for PHL Surveyors.