



Chelle Leith
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Central Coast Council
Chelle.Leith@centralcoast.nsw.gov.au

23 January 2023

Dear Chelle

Planning Proposal PP-2022-1136
231 Pacific Highway & 20 Ashbrookes Road, Mount White
Aboriginal Cultural Heritage Assessment

Please find attached additional information in response to matters raised by Heritage NSW and Council's email of 20 January 2023.

231 Pacific Highway, Mount White

The Planning Proposal seeks to include additional permitted uses for the site, within the mapped area located on the south-eastern part of the property, along the Ashbrookes Road and Pacific Highway frontages, and excluding the riparian zone to Calvert's Creek and the northern part of the land. The mapped additional permitted use (APU) area in the Planning Proposal is shown below:

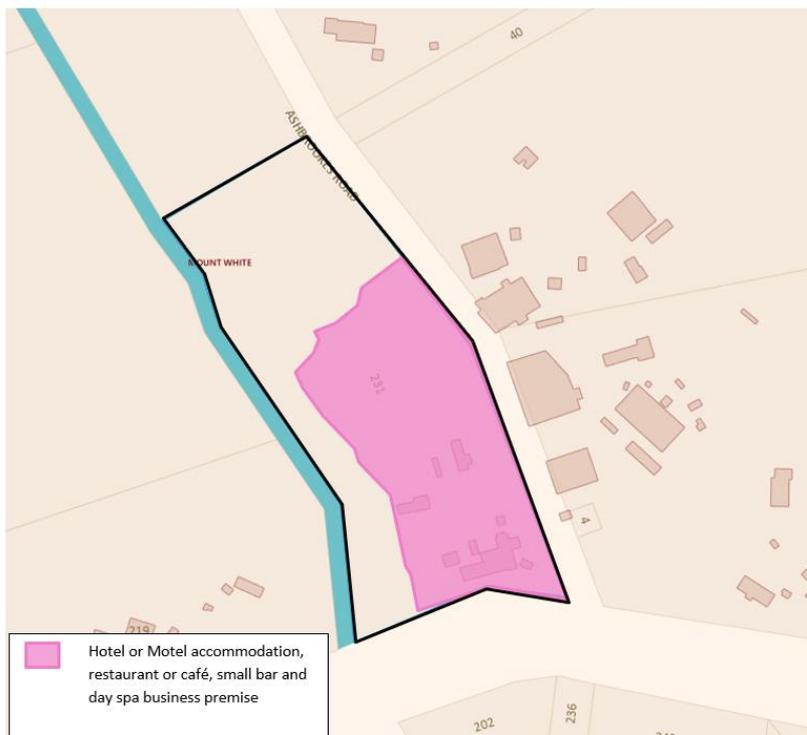


Figure 1 – Proposed APU Mapped Area – 231 Pacific Highway

The Planning Proposal is accompanied by a Development Application for a tourist accommodation, restaurant/ small bar and day spa development, including a lodge building towards the Pacific Highway frontage and tourist accommodation suites located at the rear. The proposed lodge building and car parking involves a redesign and repurposing of the approved dwelling house/ bed and breakfast suites under DA/62053/2021, approved by Central Coast Council in June 2021 and has commenced site preparation in accordance with the consent. The location of the lodge building is also in a similar location to the former 'Hawkesbury Inn' which operated as a motel from the late 1950's, a restaurant and cocktail bar between the 1960's and 1980's, and as a dwelling house until its demolition in 2021.

The land subject to the additional permitted uses and forming part of the development application is largely cleared and disturbed land on the eastern part of the property, including a former tennis court and other ancillary structures shown on the aerial photograph overlay below.



Figure 2 – Overlay of APU Mapped Area on Aerial Photography – 231 Pacific Highway
 Note: this is an older aerial photograph and all former structures have been demolished.

The proposal includes the removal of some vegetation, as is addressed in the Flora and Fauna and Arboricultural Assessment Reports submitted with the Development Application, and the riparian zoned adjacent to Calverts Creek on the western side, and the drainage line to the north fall do not form part of the Planning Proposal or the additional permitted uses mapped area.

An updated AHIMS Basic Search has been undertaken (**Attachment A**), which confirms there are no aboriginal sites recorded, and no aboriginal places have been declared, on or near the subject land.

Given the site does not contain any identified aboriginal sites in the AHIMS database, and given the former development and generally disturbed nature of the land, and the avoidance of riparian areas, there is expected to be a low likelihood of any aboriginal sites or places within the proposed development footprint on 231 Pacific Highway. As is standard Council practice, an 'unexpected finds' condition is likely to be imposed by the Council for any development consent issued which would address the management of any unexpected items of aboriginal cultural heritage.

20 Ashbrookes Road, Mount White

The Planning Proposal seeks to include additional permitted uses for the site, within the mapped area located on the western part of the property, and including the existing Saddles Restaurant and plant nursery. This area is shown below:

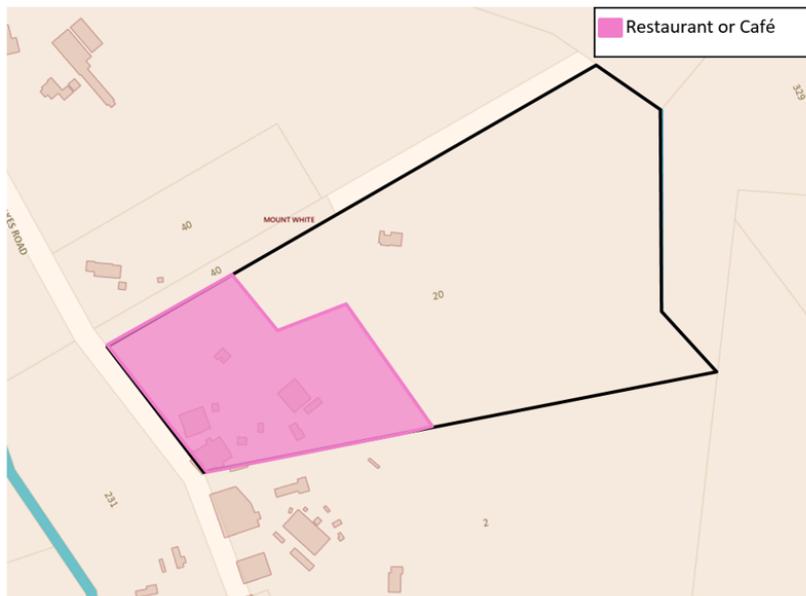
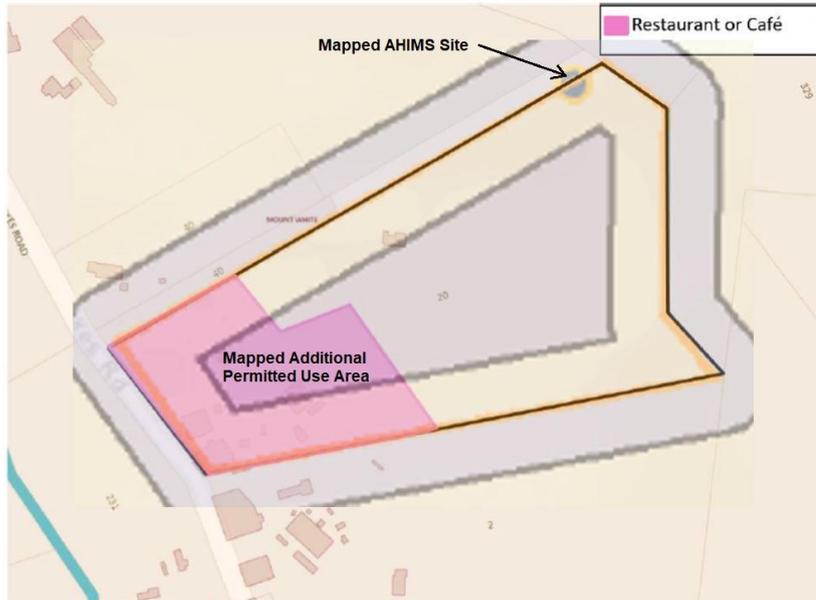


Figure 3 – Proposed APU Mapped Area – 20 Ashbrookes Road

An updated AHIMS Basic Search has been undertaken (**Attachment B**), which confirms the location of an identified aboriginal site on the eastern part of the property at the rear, which is on an elevated part of the site zoned E2 Environmental Conservation. This site is located outside of the mapped Additional Permitted Use area, which does not form part of the Planning Proposal, and is well removed from the existing restaurant and plant nursery on the site. An overlay map showing the location of the aboriginal site relative to the mapped Additional Permitted Use area is provided over.



The Planning Proposal to permit the existing restaurant to operate as a permitted use on the site will not impact on the identified aboriginal site, and any future development on the site would be subject to development consent, and consideration of impacts on any items of aboriginal heritage significance.

The Planning Proposal has reasonably addressed impacts on aboriginal cultural heritage, on both 231 Pacific Highway and 20 Ashbrookes Road Mount White, and there are no known items that would be impacted by the proposal, a low likelihood of unexpected items that would be impacted and an 'unexpected finds' condition is likely to be imposed as part of any future development consents issued by Central Coast Council.

Michael Leavey

Coastal Planning and Consulting Pty Ltd

Attachment A – AHIMS Basic Search Result – 231 Pacific Highway, Mount White



Your Ref/PO Number : 231 Pacific Hwy

Client Service ID : 747395

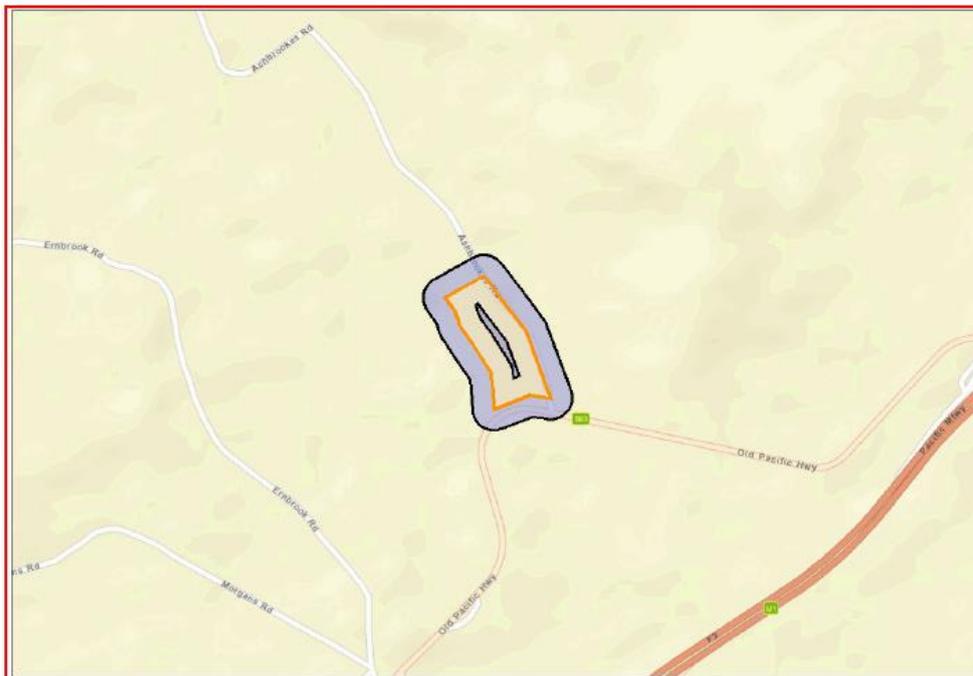
Coastal Planning and Consulting
 Suite 2.08 4 Ilya Ave
 Erina New South Wales 2260
 Attention: Michael Leavey
 Email: michael@coastalconsulting.com.au

Date: 23 January 2023

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP207158, Section : - with a Buffer of 50 meters, conducted by Michael Leavey on 23 January 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Attachment B – AHIMS Basic Search Result – 20 Ashbrookes Road, Mount White



Your Ref/PO Number : 20 Ashbrookes Rd

Client Service ID : 747396

Coastal Planning and Consulting

Date: 23 January 2023

Suite 2.08 4 Ilya Ave
 Erina New South Wales 2260

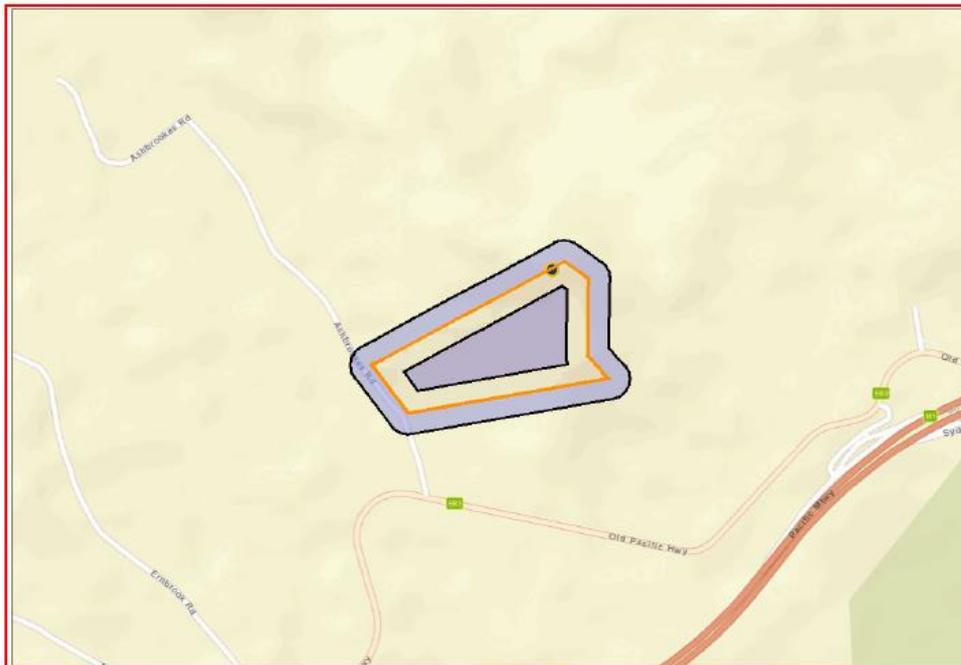
Attention: Michael Leavey

Email: michael@coastalconsulting.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 1, DP:DP547622, Section: - with a Buffer of 50 meters, conducted by Michael Leavey on 23 January 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

1	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *