

CULTURAL RESOURCE ASSESSMENT, PLANNING AND MANAGEMENT

Mr Sid Londish,
Tiffany Developments Pty Limited
11C/70 Alfred Street,
Milsons Point NSW 2061

Dear Mr Londish,

**RE: OXFORD FALLS RETIREMENT RESORT
ABORIGINAL ARCHAEOLOGICAL ASSESSMENT**

I refer to our Aboriginal Archaeological Assessment of the site of the proposed Retirement Resort at Oxford Falls. The report is referred to as:

"Aboriginal Archaeological Assessment, Oxford Falls Retirement Resort, Oxford Falls NSW" December 2006. Report to Tiffany Developments Pty Limited by Mary Dallas & Dominic Steele. The report documented a fully comprehensive Aboriginal heritage assessment based on two field surveys conducted in August 2004 and December 2006 which addressed the impact of the proposed development and a subsequent [May 2006] alteration in the development plan. That assessment was carried out in consultation with the Metropolitan Local Aboriginal Land Council and the Cadigal Native Title Claimant Organisation. Mr Allan Madden and Mr Adam Madden represented both organisations throughout the course of the field surveys and assisted in the development of heritage management recommendations. The report concluded that there were no Aboriginal heritage constraints to the development on the subject lands.

Summary Conclusions [Dallas & Steele 2006]

No Aboriginal sites or evidence for past Aboriginal visitation or use of the subject lands, nor any areas of definite *Aboriginal Archaeological Potential* were located during the surveys. Three areas were assessed to possess low *Potential Archaeological Sensitivity* (coded *Oxford Falls PAS 1, 2 and 3* respectively). These areas are shown on **Figure 1** below. They comprise a sandstone scarp with overhangs situated along the north-west edge of the land, a section of a highly modified watercourse that traverses the eastern boundary of the redevelopment footprint (and a section of bush land in the south western corner of the study area. These areas do not contain any identified Aboriginal relics. Nor are they affected by the development footprint. These areas are identified as sensitive because they contain sandstone features which can contain occupation deposit or axe grinding grooves and because of the vegetation cover or partial modification have not been able to be thoroughly inspected. All of these features are located outside the development footprint and did not represent a constraint to the development.



2008 Development Plan

The current [2008] development proposal for the Retirement Resort [see **Figure 2**] is reduced in area from the 2006 proposal. The current proposal covers Lots 1110, 1111, 1113 and 1336 in Deposited Plan 752038; Lot 80 Deposited Plan 846099; and Lot 20 Deposited Plan 842523. The proposal includes a new access road off Oxford falls Road and an altered configuration of buildings and internal roads.

The 2008 Development Plan was made available to Allan Madden Education and Sites Officer of the Metropolitan LALC [MLALC] and Cadigal Native Title Claimant for the Sydney area. The MLALC report on their interest in 2008 proposal is attached to this report. Mr Madden found that the 2008 plan would result in no impact to the identified areas of sensitivity, but reiterated that the Land Council would require an archaeological monitor of the land referred to as PAS 1 and PAS 3 if those areas were to be affected by any future proposal.

The 2008 proposal does not impact upon any of the known areas of sensitivity. PAS 1 is located in a lot no longer part of the current 2008 development site. PAS 2 and 3 are located in areas proposed to be retained as natural bushland or creek corridor, outside the building footprint. There is no Aboriginal archaeological constraint to the proposed development. No further archaeological survey is warranted or required.

Yours sincerely,

Mary Dallas
Mary Dallas Consulting Archaeologists
25.7.08

Attachments

Figures 1-3
Metropolitan Local Aboriginal Land Council Report.

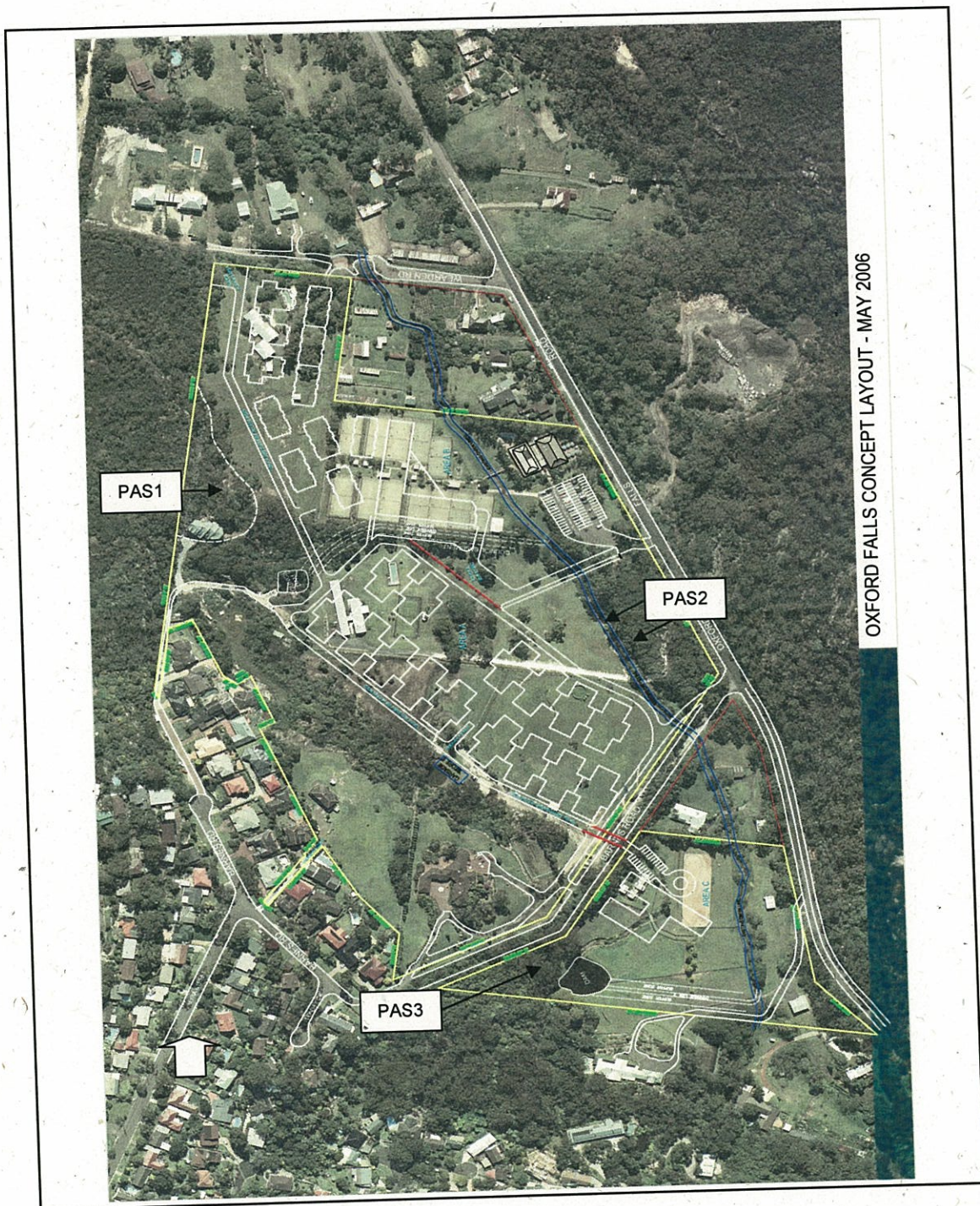


Figure 1: 2006 Development Concept Plan showing Areas of Aboriginal Sensitivity [refer Dallas & Steele 2006]

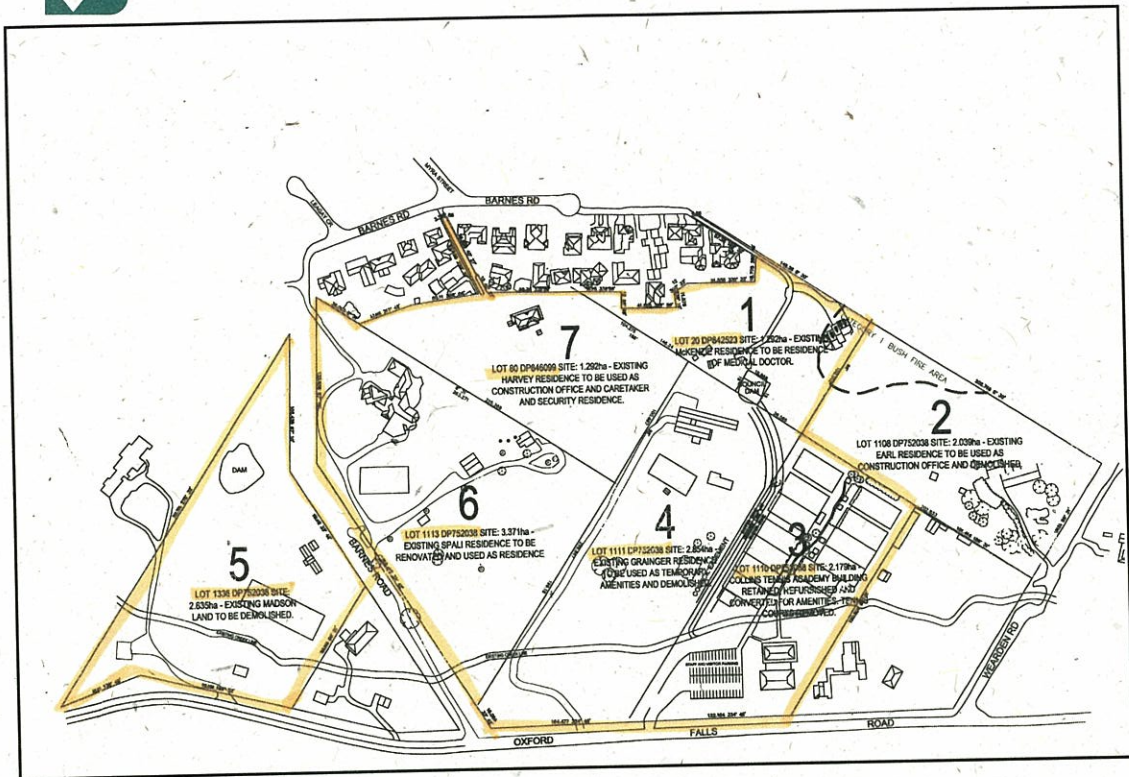


Figure 2: Existing Site Features showing Site boundary and Lot No.s

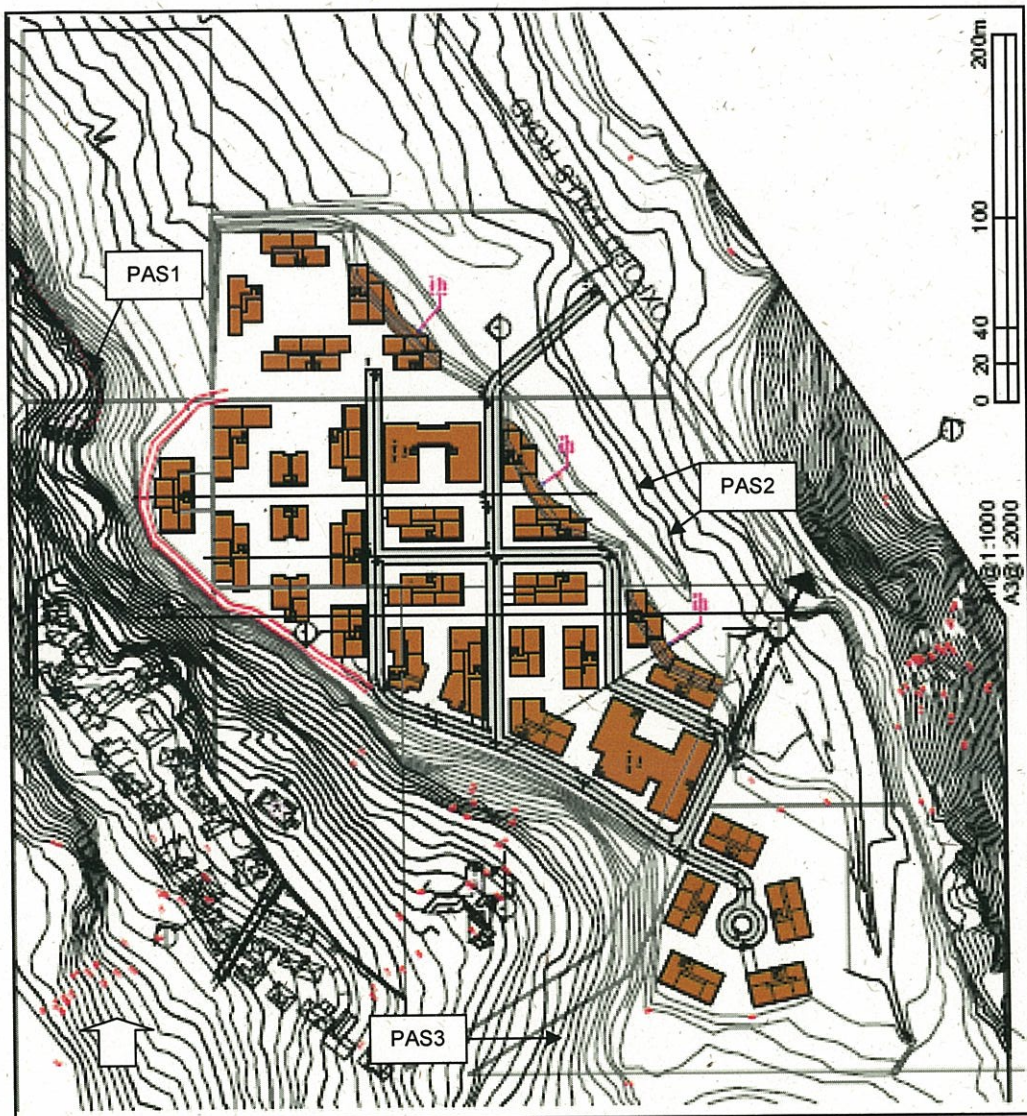
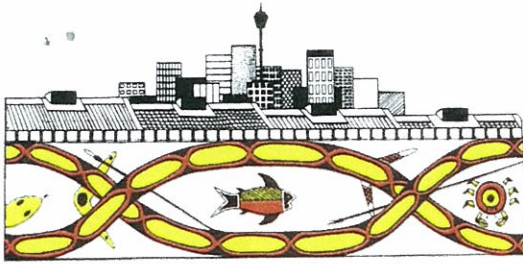


Figure 3 2008 Development Plan showing Areas of Aboriginal Sensitivity



**METROPOLITAN LOCAL
ABORIGINAL LAND COUNCIL**

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Mr Sid Londish,
Tiffany Developments Pty Limited
11C/70 Alfred Street,
Milsons Point NSW 2061

18.7.08

**RE : Proposed Oxford Falls Retirement Resort at Oxford Falls Road
2008 Updated Development Plan**

Dear Mr Londish,

We refer to the archaeological assessment of your land in 2004 and the current development 2006 development proposal and the resulting report on the Aboriginal Heritage Assessment by Dallas & Steele dated 2006.

We have now reviewed the 2008 updated Development plan showing a lesser building footprint and have compared this with the previous plan. None of the proposed 2008 designs will impact upon the previously identified areas of Aboriginal archaeological sensitivity. We have no objections to the proposed development design/plan changes.

We repeat, however, our recommendation that we would want monitor any earthworks that might disturb the western sandstone platform Lot 1108 referred to as PAS 1 and also the area of natural bush land in Lot 1336 referred to as PAS 3 and that we be advised in advance if such works are proposed.

Apart from these concerns we have no objection to the 2008 development plan. If you require further information please do not hesitate to call me on 0411229217

Yours sincerely,

Allen Madden
(MLALC Cultural and Education Officer)