

# Aboriginal Consultation Information Pack

## Onkaparinga River Recreation Park Sunset Wetlands – Port Noarlunga South

We seek your views on an application for authorisations under the *Aboriginal Heritage Act 1988* (SA) to impact Aboriginal heritage during construction of wetlands within the Onkaparinga (Ngangkiparri) River Site Complex.

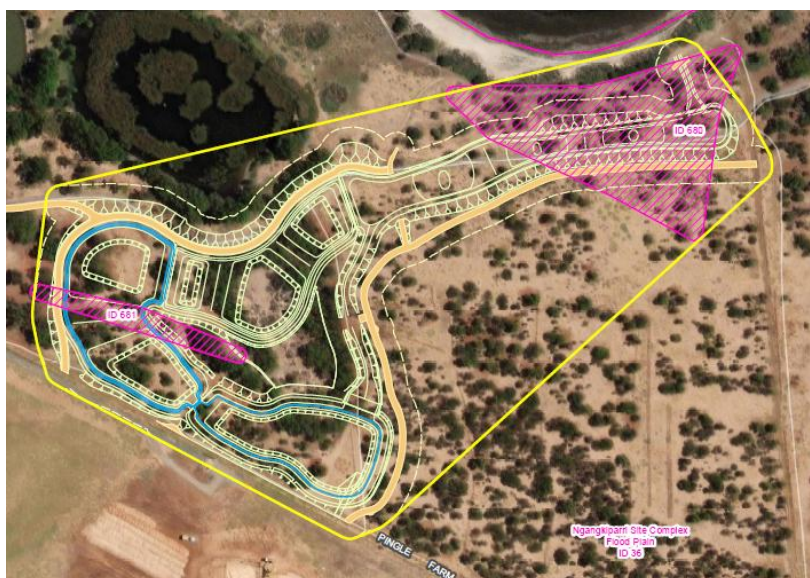


Figure 1 – The proposed Sunset Wetlands Application Area in bright yellow, overlaid with the proposed ground disturbing works in pale yellow, within the Ngangkiparri Flood Plain ID36. Although the design is still to be finalised, it can be seen how the reported Aboriginal sites in dark pink (ID681 on the left and ID680 on the right) intersect the major wetland basins in blue and other wetland earthworks. Image: Hickinbotham Developments.

**This document may contain references to gender specific locations or heritage.**

**Consultation Meeting:** 3.00pm 24 June 2026  
Neporendi Community Centre 13 McKinna Road  
Christie Downs SA 5168.



ONE PAGE APPLICATION SUMMARY		
Application name: Sunset Wetlands – Port Noarlunga South		
Topic	Page	Key information
Who is being consulted		All interested Aboriginal parties.
Native Title		The Application Area lies within the native title lands of the <b>Kurna People</b> whose native title rights and interests are represented by the Kurna Yerta Aboriginal Corporation RNTBC (KYAC).
Overview of the project and Aboriginal heritage management	<u>4</u>	An application for authorisation under s21, s23 and s29 (1) (b) of the <i>Aboriginal Heritage Act 1988</i> (SA) has been lodged for ground-disturbing works to create the Sunset Wetlands within the Onkaparinga River Recreational Park to manage stormwater runoff from a new residential development 'Sunset, Port Noarlunga South'. Aboriginal heritage has been found within the Application Area. The ground disturbing works of this project have the potential to damage or uncover Aboriginal Heritage. A draft Cultural Heritage Management Plan has been prepared.
Consultation	<u>12</u>	You are invited to provide a written or verbal submission and/or contribute your view at the <b>Aboriginal Consultation Meeting</b> to be held <b>3.00pm 24 June 2026, Neporendi Community Centre 13 McKinna Road Christie Downs SA 5168</b> . Please RSVP for catering purposes. <b>Closing date for submissions: Friday 10 July 2026.</b>
Contact for questions and submissions	<u>12</u>	Contact: Maggie Moy, Senior Project Officer (Heritage) Aboriginal Affairs and Reconciliation (AAR) Mail: GPO Box 464, ADELAIDE SA 5001 Email: aar.heritagesubmissions@sa.gov.au Telephone: (08) 7424 6520
Further information on Aboriginal Heritage	<u>14</u>	Aboriginal artefacts have been found within the proposed Sunset Wetlands area. The wetlands will sit entirely within the Ngangkiparri (Onkaparinga) Site Complex and its flood plain. The Ngangkiparri site has cultural significance for Kurna women.
Further information on the application	<u>19</u>	The Applicant is Hickinbotham Developments South (Number 1) Pty Ltd, known throughout the document as Hickinbotham Developments.  The Sunset Wetlands Application Area is approximately 9 ha of former agricultural land within the Onkaparinga River Recreation Park. It is bounded by Commercial Road and includes a portion of the Pingle Farm Track and the Ngangkiparri (Onkaparinga) River, Port Noarlunga South.
Maps	A 1 A 2	Full size maps can be found at the end of the document.

Please note this document comes in two parts: the first part contains an overview of key information (pages 4 to 12), while the second part provides further detailed information (pages 14 to 25).

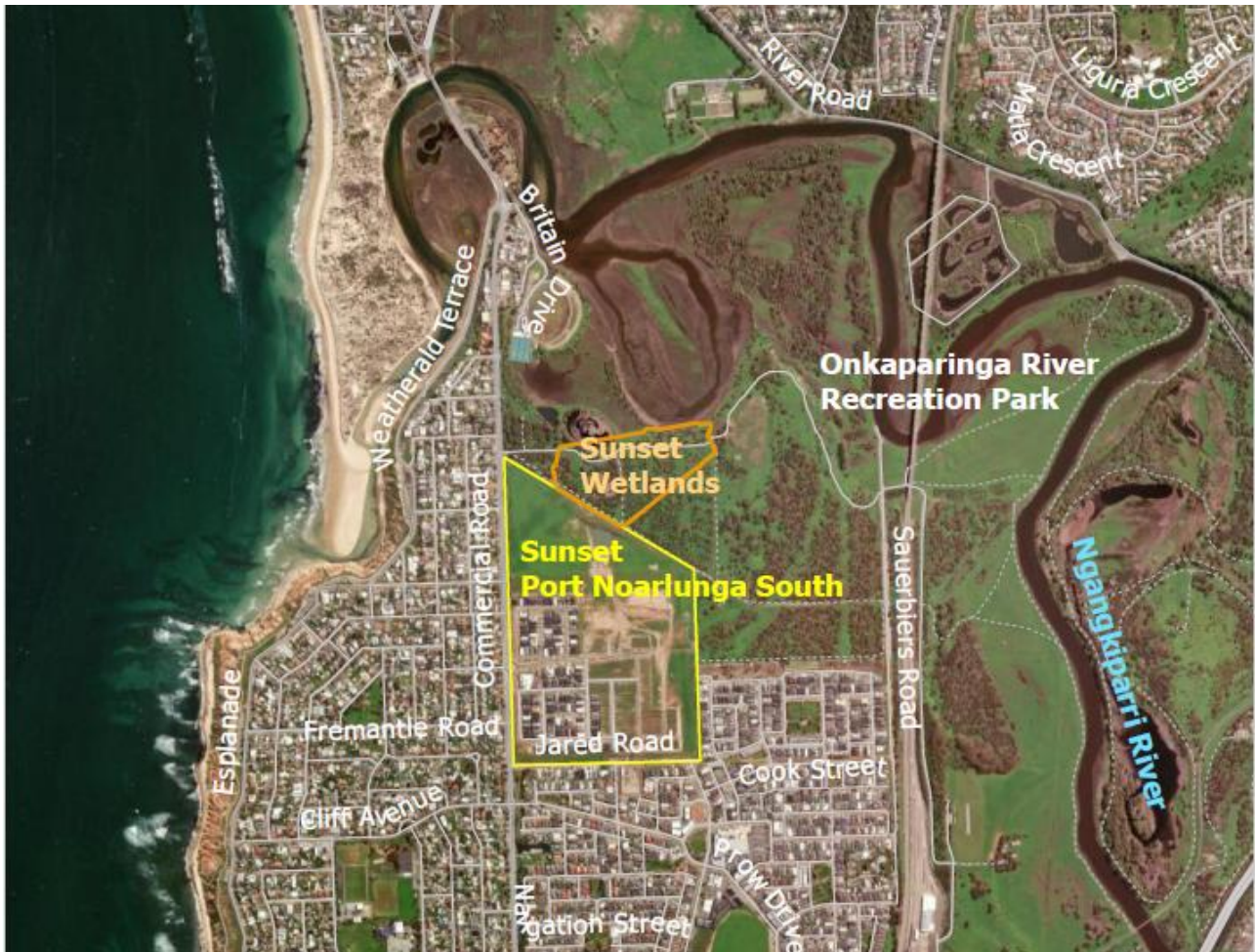


Figure 2 – The suburb of Port Noarlunga South and Onkaparinga River Recreation Park in relation to Hickinbotham Developments' residential development Sunset (yellow) which will drain its stormwater into the proposed Sunset Wetlands Application Area (orange). Ground disturbing works within the Application Area have the potential to uncover or damage Aboriginal heritage.

Information about the Project and the proposed heritage management measures stated in this document are based on information provided by Hickinbotham Developments.

## THE ONKAPARINGA RIVER RECREATION PARK SUNSET WETLANDS APPLICATION OVERVIEW

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This Aboriginal Consultation Information Pack (CIP) has been prepared by the Aboriginal Affairs and Reconciliation (AAR) Division of the Attorney-General's Department. The CIP is intended for Aboriginal people and groups with an interest in Country around the Ngangkiparri (Onkaparinga River) area.

Hickinbotham Developments has proposed to construct a wetland to manage and drain stormwater from its new residential development Sunset, Port Noarlunga South, discharging northward towards Ngangkiparri. As the proposed ground disturbing works may impact Aboriginal cultural heritage within the Application Area (see Figure 3), Hickinbotham Developments have applied to the Minister for Aboriginal Affairs for authorisations to damage, disturb, interfere and uncover Aboriginal cultural heritage under sections 21 and 23 and to remove Aboriginal heritage from the state for radiocarbon dating under section 29 (1) (b) of the *Aboriginal Heritage Act 1988* (SA), if requested by Traditional Owners.

Aboriginal Affairs and Reconciliation is conducting consultation on the application on behalf of the Minister for Aboriginal Affairs. This CIP, and associated consultation process, provides an opportunity for Aboriginal people with an interest in the Onkaparinga area to give views on the application, and proposed management of heritage within the Sunset Wetlands. Your views will inform the Minister's decision regarding whether authorisation to impact Aboriginal heritage should be granted to Hickinbotham Developments by the Minister, and under what conditions.

To assist the Minister to decide the application please review this Consultation Information Pack and consider the following questions:

- 1. What are your views on this request for authorisations?**
- 2. If the authorisations were granted, would you seek that the authorisations be conditioned in any way? Please provide example conditions.**
- 3. What are your views on the project proceeding as proposed, including:**
  - o the impacts to Aboriginal heritage that are proposed?
  - o the proposed protection and management of Aboriginal heritage?
- 4. Do you have any other views you wish to share with the Minister before the application is decided?**

### The Project – Sunset Wetlands

Hickinbotham Developments seeks to undertake ground-disturbing works to create the Sunset Wetlands within the Onkaparinga River Recreation Park. Stormwater from Hickinbotham Developments' new housing development 'Sunset, Port Noarlunga South' will flow north through the wetlands allowing sediment to settle and help clean water before it reaches Ngangkiparri (Onkaparinga River) as shown at Figure 2. The area has been historically used for agriculture, no remnant vegetation exists and much of the current, mostly non-native vegetation will be removed. The created wetlands will include native plants, recreational boardwalks and seating.

The ground disturbing works may include excavation, soil disposal, soil and spoil relocation. A detailed description of the Project stages can be found from page 18.

**These ground disturbing works have the potential to damage or uncover Aboriginal heritage.**

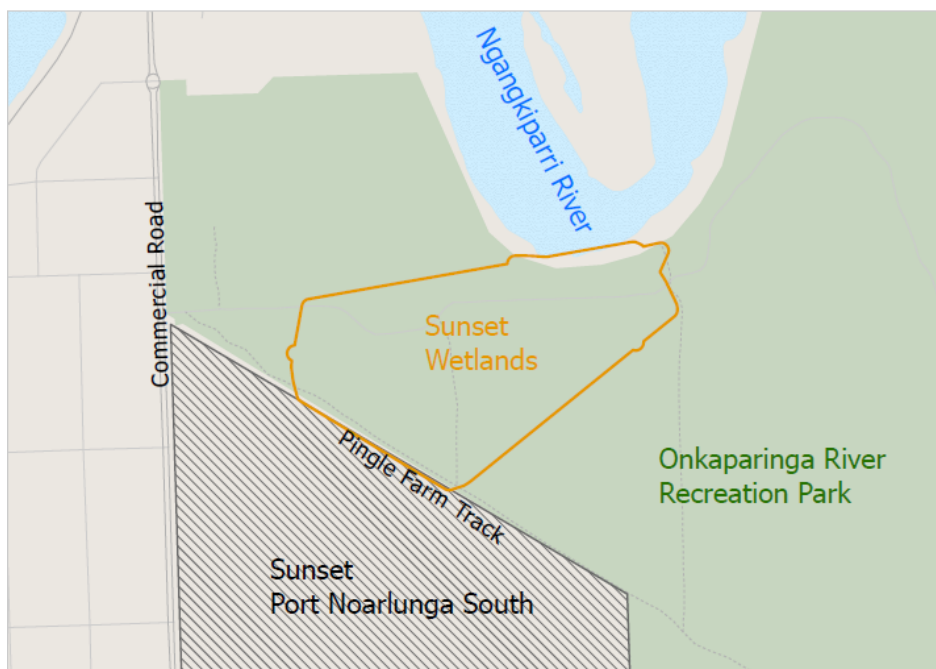


Figure 3 – Stormwater from Sunset, Port Noarlunga South will flow north through the Sunset Wetlands (Application Area bound in orange) towards Ngangkiparri (Onkaparinga River). See Attachment 1 for a larger map.

## **Background - Housing Development Sunset, Port Noarlunga South**

Construction of the adjacent Sunset, Port Noarlunga South housing development by Hickinbotham Developments commenced in 2018.

While Hickinbotham Developments have assessed the risk of discovering Aboriginal heritage as low within the development, it states that Aboriginal heritage monitors have been engaged through RAW SA to manage this risk. Hickinbotham Developments confirm no Aboriginal heritage has been found during the development of the adjacent housing development.

## **Engagement with Traditional Owners**

Hickinbotham Developments engaged Integrated Access Services (IAS) to manage consultation with Aboriginal parties. IAS has kept a consultation and correspondence log and can provide supporting records of engagements if requested. RAW Group commissioned a Kurna Cultural Heritage Survey of the Sunset Wetlands Application Area by heritage consultant Neale Draper and Associates (ND&A) undertaken with RAW Group representatives, the then cultural heritage service provider for KYAC. IAS subsequently commissioned ND&A to develop a Cultural Heritage Management Plan which is yet to be finalised.

Key details of engagement provided by Hickinbotham Developments include:

- January 2025 - survey undertaken by N&DA with RAW Group Kurna representatives
- 5 March 2025 - consultation between IAS, RAW Group, ND&A and Hickinbotham Developments to agree on actions and indicative timeframes regarding reports, application preparation, CHMP framework and consultation pathways
- 11 Feb – 30 Apr 2026 - consultation materials and draft CHMP progressed.
- 8 May 2026 - a Project overview, CHMP process summary, consultation pathway and supporting material were provided to the KYAC Board for consideration and engagement discussion.
- On 13 May 2026 SA Native Title Services, as the contact for KYAC, confirmed by email the draft CHMP will be tabled at the KYAC Board meeting and further engagement pathways identified.

## Known Aboriginal Heritage

The Sunset Wetlands is within the Onkaparinga (Ngangkiparri) Cultural Site Complex which consists of the river's Tidal Reach (ID37) and the river's historical Flood Plain zone (ID36). The Ngangkiparri flood plain extends west into the existing residential suburb of Port Noarlunga South and south into the new development of Sunset, Port Noarlunga South as shown in Figure 4. The name Ngangkiparri comes from 'Ngangki' (women's) and 'Parri' (river) meaning Women's River. The area is of significant and cultural importance to Kurna women.

Traditional owners wishing to know more about the site are asked to contact Aboriginal Affairs.

A cultural heritage survey of the proposed Sunset Wetlands in January 2025 identified 16 Aboriginal objects in two locations (ID680 and ID681). The survey concluded that further Aboriginal archaeological heritage is likely to exist below the surface.

The area immediately surrounding the Application Area also contains Aboriginal sites, including campsites, burials and middens. Further information about the survey report and Aboriginal heritage can be found on page 14.

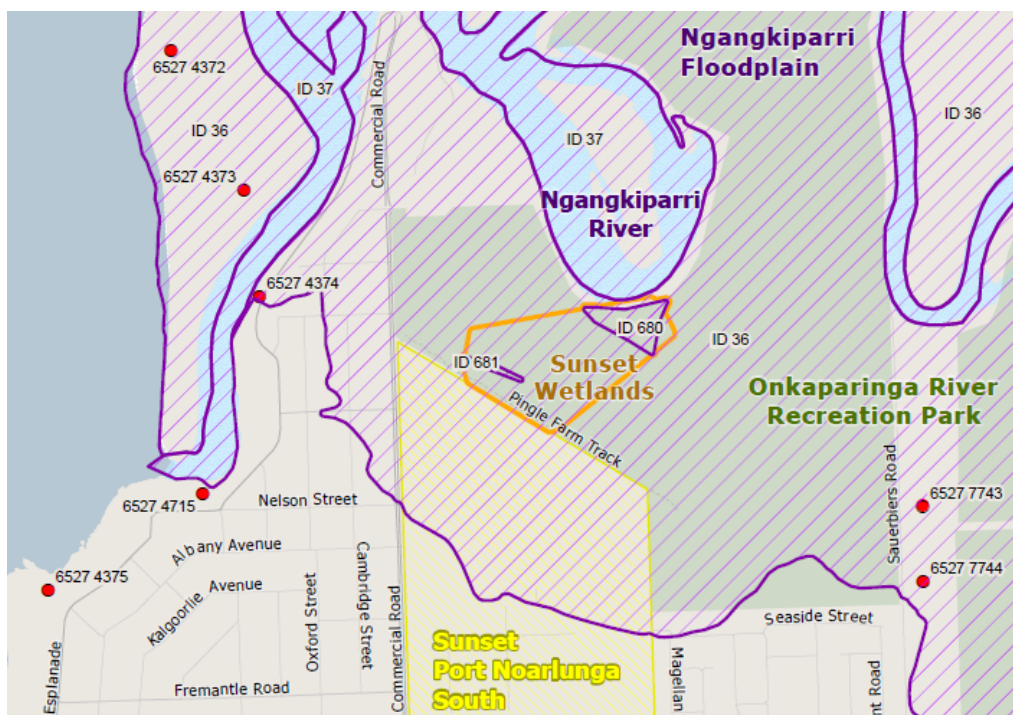


Figure 4 –The heritage sites (purple) of the culturally important flood plain (ID36) and Ngangkiparri Tidal Reach (ID37), can be seen extending across the Application Area (orange) and the former agricultural land of the Onkaparinga River Recreation Park (green) and into the residential suburb of Port Noarlunga South, and the residential development, Sunset (yellow). See Attachment 2 for a larger map.

### **Cultural Heritage Management Plan (CHMP)**

A draft Kurna Cultural Heritage Management Plan (CHMP) has been prepared by IAS that shows the intention of Hickinbotham Developments to adhere to the legislative requirements of the *Aboriginal Heritage Act 1988* (SA), AAR's Aboriginal Heritage Discovery Protocols, and AAR's Heritage Impact Procedure guidelines, and any conditions of the authorisation, if granted.

If the authorisation is granted the CHMP will be updated to include the conditions of authorisation, and as needed and agreed in ongoing consultation with relevant Aboriginal representatives (currently outlined in the CHMP as RAW Group) and KYAC. The final document will be provided to KYAC for its endorsement.

The draft CHMP proposes that all personnel involved in conducting or managing ground-disturbing works will undertake a Heritage legislation awareness session and a mandatory cultural heritage induction conducted by the Kurna Cultural Heritage Coordinator and the project archaeologist. This induction will include identification of Aboriginal heritage sites, objects or remains and the heritage discovery management procedures including when to stop work.

The draft CHMP outlines that an offer will be made in good faith to KYAC to hire sufficient numbers of Kurna Cultural Heritage Officers (CHO's) that at least one monitor will be available per earth-moving machine and under such conditions that will be agreed to in the final CHMP. Where the offer is accepted, monitors will be involved until excavations are complete, or a culturally sterile soil or bedrock is reached in the opinion of an archaeologist.

AAR and KYAC will be notified of all discoveries, including those that are avoided and protected. The draft CHMP states that progress reports should be provided every six months from the date of authorisation until the completion of cultural heritage mitigation work to AAR and KYAC. Where Aboriginal heritage cannot be avoided, a proposed method will be developed by an archaeologist in consultation with Aboriginal parties in compliance with the appropriate protocols, authorisations and the Act.

The draft CHMP states that it is considered a 'distinct possibility that traditional Kurna burials and Ancestral remains may be present within the application area'. If found, burials and Ancestral remains will require approved management strategies and an appropriate permanent Keeping Place identified in consultation with KYAC/RAW Group.

The location of the Sunset Wetlands is near Ngangkiparri, also known as the women's river. The draft CHMP acknowledges that Kaurna women are the primary cultural custodians and 'that senior Kaurna Traditional Owners, via KYAC, will guide the cultural safety protocols for this project and associated cultural heritage work'.

The draft CHMP includes a copy of AAR's Aboriginal Heritage Discovery Protocols and AAR's Heritage Impact Procedures. AAR's Heritage Impact Procedures are produced by AAR as a guide for authorised parties on how to manage Aboriginal heritage that cannot be avoided by project works and are amended from time to time. Visit [agd.sa.gov.au/heritage-applications](http://agd.sa.gov.au/heritage-applications) for a copy of AAR's Heritage Discovery Protocols and AAR's Heritage Impact Procedure.

The Heritage Impact Procedures includes provisions relating to:

- engagement with traditional owners
- input from heritage professionals
- the archaeological excavation of heritage that would otherwise be damaged or destroyed by project works
- detailed methods for excavating and managing a range of Aboriginal sites
- the appropriate and respectful management of ancestral remains
- appropriate reporting and recording of sites.

### **Heritage management strategies**

The intention of the draft CHMP is that 'cultural heritage management for this project will be applied in a targeted, risk-based manner, focussing on the area of higher archaeological potential and impact risk'. As such, the draft Plan identifies two main mitigation strategies to manage heritage within the Application Area.

Firstly, it proposes that another inspection will be undertaken across the Application Area to identify any further archaeological heritage since the survey in 2025. The new survey will be undertaken by the project archaeologists and Kaurna CHO's. New and previously recorded artefacts that have been identified as not safe from construction will be collected, recorded and relocated according to the conditions of authorisation, if granted.

Secondly, consistent with AAR's Heritage Impact Procedures, the draft CHMP states an intent to excavate the areas of sites ID680 and ID681 that will be impacted by construction activities.

The draft CHMP states that when archaeological features such as hearths, pits, ovens, or burials are found, they will be excavated and sieved by hand. Excavations will be conducted in

5cm units where the soil does not show layering of soil and materials over time (stratification). Machinery excavation will occur where the soil does not show stratification or are deeper than 10cm. In both situations this will occur until such time as a culturally sterile layer is found, or excavation has occurred to 10cm below the deepest evidence of heritage.

If requested by KYAC, samples may be removed from the state for destructive analysis.

Notwithstanding the details provided in this CIP Hickingbotham's Developments states the "draft CHMP remains a draft and is subject to ongoing review, consultation and formal authorisation processes".

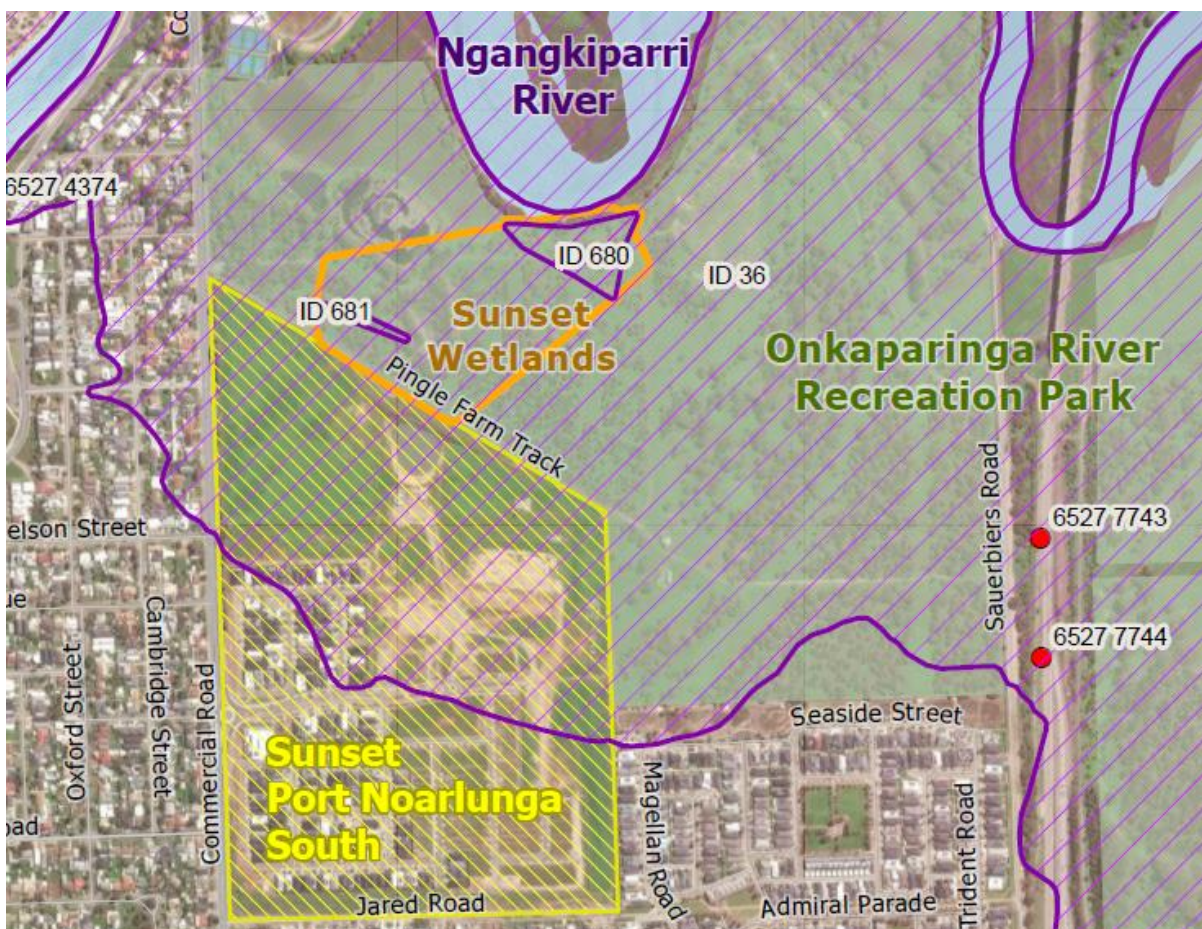


Figure 5 – Sunset Wetlands Application Area (orange) and the location of Aboriginal heritage (purple) and Ngangkiparri (blue). Another inspection of the Application Area is proposed to be undertaken to identify any further heritage found since the initial survey and where construction of the wetlands will impact sites ID680 and ID681. The draft CHMP states that heritage will be excavated and removed in line with AAR's Heritage Impact Procedures, and in accordance with the Conditions of the Authorisation. See Figure 1 on the front page for the known archaeological heritage sites within the Application Area overlaid with the proposed excavations.

## WE WOULD LIKE TO HEAR YOUR VIEWS

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Before considering whether or not to grant an authorisation, the Act requires the Minister to understand and consider the views of a range of interested Aboriginal parties. Aboriginal Affairs and Reconciliation (AAR) undertake this consultation on the Minister's behalf, seeking the views of Traditional Owners, the State Aboriginal Heritage Committee (Committee), and other Aboriginal parties that the Minister considers may have an interest in the matter.

**Please feel free to contact AAR to ask any questions, seek further information, or if you would like to make a submission. Consultation will close on 10 July 2026.**

### Where and when can I attend an Aboriginal Community Consultation Meeting?

An Aboriginal Community consultation meeting will be held to discuss this application for Traditional Owners and any other interested Aboriginal parties from **3.00pm on 24 June 2026** at the **Neporendi Community Centre** located at **13 McKinna Road Christie Downs SA 5168**. **Please RSVP for catering purposes** by calling (08) 7424 6520 or emailing [aar.heritagesubmissions@sa.gov.au](mailto:aar.heritagesubmissions@sa.gov.au)

### How can I provide a written or verbal submission?

The Minister and the State Aboriginal Heritage Committee (Committee) would like to hear your views. Questions and submissions are invited from all interested Aboriginal parties about this Project. Any Aboriginal party with an interest may make a submission to AAR in person, or by phone, letter, or email to:

**Maggie Moy**

Senior Project Officer (Heritage)  
Aboriginal Affairs and Reconciliation (AAR)  
Mail: GPO Box 464, ADELAIDE SA 5001  
Email: [aar.heritagesubmissions@sa.gov.au](mailto:aar.heritagesubmissions@sa.gov.au)  
Telephone: (08) 7424 6520

**Susan Penfold**

Senior Project Officer (Heritage),  
Aboriginal Affairs and Reconciliation (AAR)  
Mail: GPO Box 464, ADELAIDE SA 5001  
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Telephone: (08) 7322 7984

Please share this consultation information pack with other Aboriginal parties who may have an interest. This document is also available online at [agd.sa.gov.au/heritage-applications](https://agd.sa.gov.au/heritage-applications)

**AAR is available to answer questions or provide further information about the application at any time before consultation closes.**

## When will this consultation close?

**Consultation closes on FRIDAY 10 JULY 2026.**

## What happens after the consultation closes?

All submissions will be forwarded to the Applicant for a response unless you request that any cultural information you have provided be kept confidential.

Where possible, AAR will accommodate that request; however, procedural fairness considerations may require that the Applicant be provided with as much information as possible so that it can respond.

AAR will discuss with you any request you may make for your submission to be considered on a confidential basis.

Submissions from Aboriginal parties, and the Hickinbotham Development's responses to them, will be given to the Committee, and the Committee's advice will be sought.

Your views, and any recommendations that you make, will be considered by both the Committee, and by the Minister.

AAR will collate all submissions, the Hickinbotham Development's responses to them, the Committee's advice, and its own recommendations for the Minister to decide on the application. If you make a submission, or otherwise indicate your interest in being notified, AAR will advise you of the outcome of this application.



*Figure 7 - View to the east across the survey area, near the riverbank (Photo: ND&A)*

## FURTHER INFORMATION ON ABORIGINAL HERITAGE

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### What heritage is known in the Application Area?

Please see the map at Attachment 2 in relation to the location of heritage that is described on the following pages.

The entire length of Ngangkiparri (Onkaparinga River) is recorded as the Ngangkiparri Site Complex, an important Aboriginal cultural and anthropological site. The complex includes the estuary, river mouth, tidal reach (ID37) and upper reach (ID38) and flood plain (ID36). The flood plain extends to the edges of the rivers historical flood plain. The Application area for Sunset Wetlands sits entirely within this flood plain zone.

In 2025 Hickinbotham Developments commissioned a cultural heritage assessment of the wetlands by ND&A.

#### **Draper, N., A Donald and A. Maland 2025 Onkaparinga River Recreation Park – Pingle Farm Track. Unpublished report for RAW Group**

In January 2025 a pedestrian survey was conducted by Kaurna representatives and ND&A. The survey identified 16 isolated Aboriginal artefacts. The stone artefact assemblage had a high incidence of cobble grindstone pieces; cobbles are consistent with the processing of plants and fibres. Burnt calcrete fragments from traditional earth ovens were also found near the artefacts which suggests the area may have been a *Ngangkiparri* women's camp or activity centre. All artefacts were found on the surface, but the number of broken cobbles suggest that they were the result of plough damage and disturbance. The report concluded that this may indicate more archaeological sites could exist sub-surface. The locations were reported to AAR and recorded as ID680 and ID681.

The report recommended ministerial authorisations under Sections 21, 23, and 29(1)(b) of the Aboriginal Heritage Act be applied for, and to implement a Kaurna Cultural Heritage Management Plan post-authorisation.

*Figure 8 - Heritage survey in progress adjacent to the meander bend of Ngangkiparri (Onkaparinga River), looking north north-east (Photo: ND&A)*



## What Aboriginal cultural heritage is known by AAR within 1km of the Application Area?

### **Onkaparinga Estuary Campsite 3, site 6527-4372**

In 1996 Vivienne Wood recorded a campsite within the dune system of the Onkaparinga estuary between the seaward side and the estuary. The report was undertaken for the City of Noarlunga Coastal Management Study: Aboriginal Cultural Heritage. The total deposit site was estimated to be 80 x 40 metres with the main deposit in an area of 12 x 4 metres. The density of artefacts ranged from 12 per square metre in the main deposit area to one artefact over 2 metres in other areas. The stone artefacts mainly comprised of quartz and quartzite flakes, (approximately 20 recorded as retouched) with cores, hammerstones and unifacial points present. Faunal remains (some burnt), fish otoliths and bone, shellfish species, crab and bird were recorded as well as several purple ochre fragments. Historical material was also present including a clay pipe which indicates the camp was still being used by Aboriginal people after colonisation.

### **Onkaparinga Estuary Campsite 4, site 6527-4373**

In 1996 Wood located on the western side of the estuary in a dune swale/ deflation an artefact scatter consisting of 15 quartz and quartzite flakes with a density of 2 artefacts per square metre. The site also contained faunal remains and indications of recent camping activity due to the presence of bottle glass. The site condition was described as poor. The site is 600 metres from the Application Area and is located 120 metres north of the western end of the pedestrian bridge which crosses the Onkaparinga estuary. Wood recommended to loop the pedestrians away from the campsite area by constructing walkways across the dunes to access the beach on the western side of the dunes. In 2005 a site condition survey reported that due to netting constructed for erosion control and re-vegetation, access to the site was restricted, thus protecting the site.

### **Onkaparinga Estuary Campsite 5, site 6527-4374**

Approximately 400 metres west northwest of the Application Area is a site recorded in September 1996 again by Wood. During the survey modified quartz and quartzite flakes were found. The artefacts were discovered along an exposed section of a road cutting near the cliff top that runs on the eastern side of the estuary. Wood reported that it was quite possible the artefacts may continue on the other side of the road where the road had been excavated. The total number of stone artefacts was less than ten.

**Onkaparinga Head Campsite, site 6527-4375**

In 1996, approximately one kilometre away from the Application Area and extending for 600 metres along the coastal cliff line south of the Onkaparinga River, a site with approximately 100 pieces of flaked quartz and quartzite was recorded. There was a maximum density of 3 artefacts per square metre. One flint was also observed. The site was reported to be disturbed and in poor condition due to active erosion from landscaping, a public/pedestrian footpath and carparking. A site condition report was undertaken in 2002 and again in 2013. In the later report no artefacts were found, however, this may be due to vegetation covering much of the site.

**Onkaparinga Rivermouth Burial, site 6527-4715**

In September 1999, approximately 600 metres away from the Application Area and on the cliff face near the river mouth, at the southern end of the estuary, a portion of the cliff had fallen away exposing some skeletal material. Forensic collection was undertaken to determine if the remains were Aboriginal. The site also contained charcoal and possibly a hearth along with historic shards of amber glass. It was reported that the glass appeared to be in a similar context to the skeletal material.

**Seaford Corridor Artefact Scatter 1 & 2, sites 6527-7743 and 6527-7744**

In 2009 ACHM undertook an archaeological and ethnographic heritage survey for the Department of Transport, Energy and Infrastructure (DTEI) along the Seaford Rail Corridor from Noarlunga to Seaford. During the survey two locations were discovered within one kilometre of the current Application Area. The sites identified as Artefact Scatter 1 and Artefact Scatter 2 were within 10 metres of each other. Both scatters consisted of quartzite flakes, tertiary flakes and broken fragments. Site 1 had 12 stone artefacts and site 2 had 9 stone artefacts.

## What reports relate to Aboriginal cultural heritage in the Port Noarlunga South area?

Aboriginal Affairs and Reconciliation has undertaken a non-exhaustive search of reports, and the following was found to be the most relevant. AAR has been advised that the Sunset Wetlands is proposed to be adjacent to Basin 4 within the Onkaparinga River Recreation Park.

### **Cincunegui, G., N. Butler and D. O'Brien 2009 Seaford Rail Cultural Heritage Survey. Unpublished report prepared for Department for Transport, Energy and Infrastructure (DTEI).**

Between August and October 2009 Aboriginal archaeology and ethnographic heritage surveys were undertaken along the Seaford Rail Corridor between Noarlunga and Seaford by Australian Cultural Heritage Management (ACHM). Within the one-kilometre radius of the Application Area for Sunset Wetlands there were reported two artefact scatters. These sites are recorded in AAR central archives as site 6527-7743 and 6527-7744 (see above).

### **Draper, N 1991 An archaeological survey of Aboriginal sites in the vicinity of proposed storm water wetland basins, Onkaparinga River Estuary. Unpublished report prepared for E&WS.**

In August 1991 a partial survey of the proposed wetland basins was undertaken by N. Draper. Due to it being winter, ground visibility was obscured by tall weeds and low-lying areas were inundated with waterlogged ground. Five wetland basins were proposed for the Onkaparinga River Estuary. Archaeological sites were found at Basins 1, 2, 3 and 5 along the Onkaparinga River. Basin 4 is situated adjacent to the proposed Application Area for Sunset Wetlands with the report stating, "no archaeological evidence was identified in this area". It went on to say that surface visibility was only 40% due to knee high thick weeds and the historical "long term agricultural use, render it unlikely that subsurface archaeological evidence exists here".

## FURTHER INFORMATION ABOUT THE APPLICATION

### Detailed description of proposed ground disturbing works at the Sunset Wetlands

Hickinbotham Developments describe a wetland as “a low-lying, vegetated area that holds water seasonally or permanently, filtering stormwater, supporting biodiversity, reducing flooding, and enhancing habitat, amenity, and recreation”. Figure 9 shows how the water will flow through the wetland. Please note that the description below generally reflects the proposed scope of works provided to AAR however Hickinbotham Developments advises there may be changes as the Project progresses.

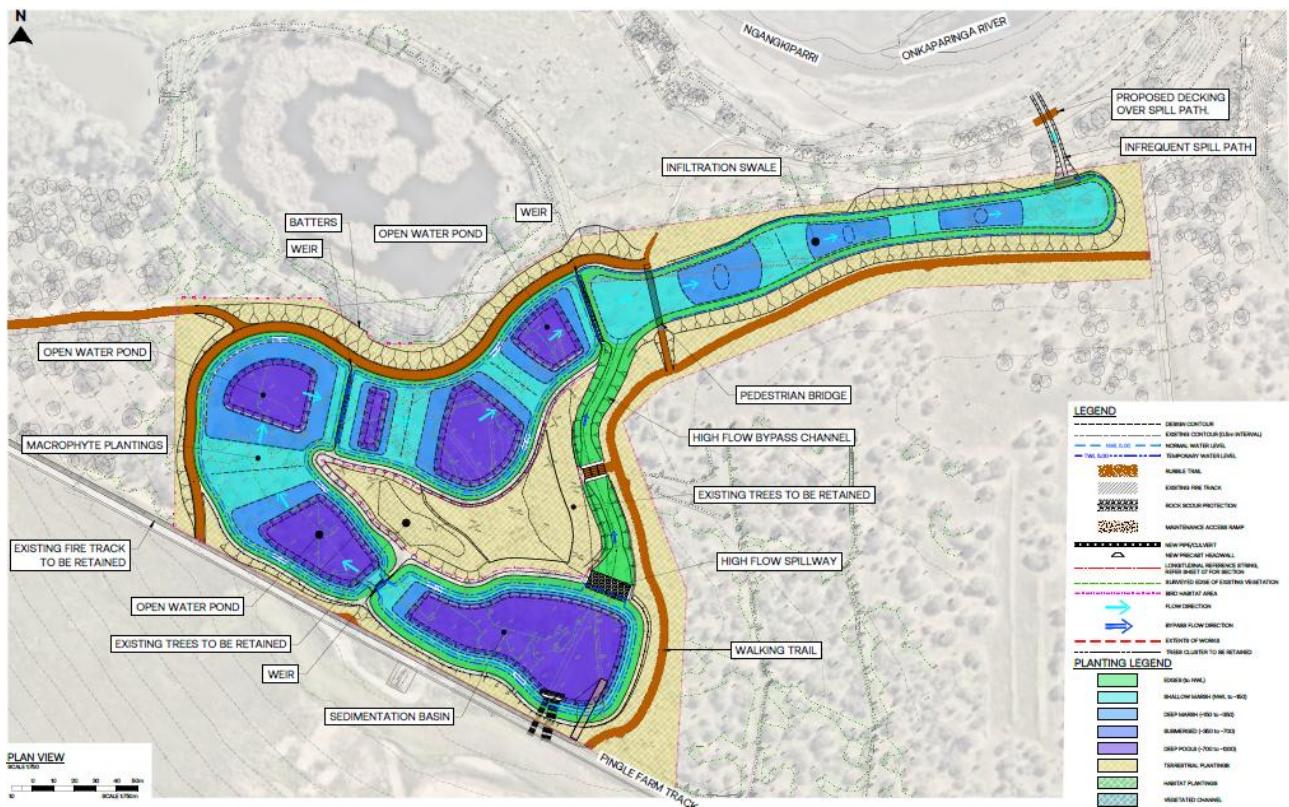
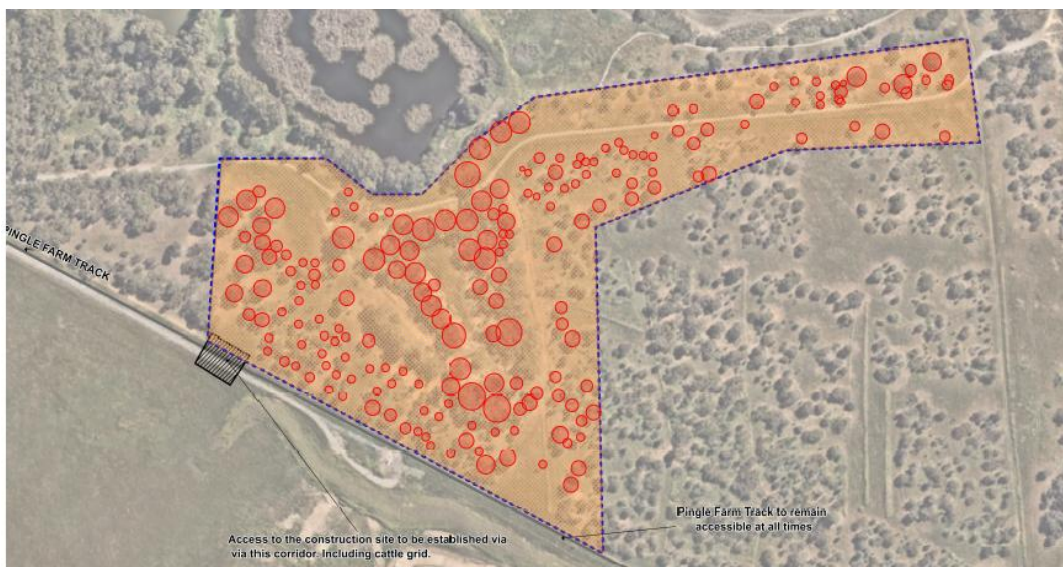


Figure 9 - The stages to develop the wetland are explained in the following pages. This image shows how the wetland will bring water across from the Sunset residential development in the south, to the deep basin in purple/blue at the bottom of the page, then through the smaller basins along the wetland to Ngangkiparri. The green structure is the bypass channel and the edges of the basins. The various colours indicate the planting guide. Image: Hickinbotham Developments

### Stage 1 - Site establishment and access.

This will take place over approximately three weeks and involve the erection of a temporary kangaroo-fence and the removal of approximately 1.3ha of vegetation in accordance with existing environmental approvals (Figure 10). No remnant vegetation remains according to a report prepared by Succession Ecology that states the area was fully cleared by 1936 and cropped until the 1990s. Ground disturbing works will occur to a depth of 0.5m and use light machinery such as graders, excavators and fencing augers.



*Figure 10 – Stage 1 – Site establishment and access - Red circles indicate the trees to be removed within the Sunset Wetlands (orange). The blue line is the kangaroo-proof boundary fence and access to the site is identified in black. Image: Hickinbotham Developments*

## Stage 2 - Major earthworks and excavation.

These works include the use of excavators, dump trucks and graders to remove soil to create water basins, add rock to stabilise areas where the water may erode the soil, and may fill in a small water basin that is no longer needed, within the wetland boundary shown in orange in Figure 11.

This will enable the water to flow from the development located to the south (bottom of map), under the road, to the main pool. The main pool will be approximately 2.5m deep to enable sediment to drop from the water, then it will flow to the smaller pools to the north which will be approximately 1.5m deep. These pools slow the water, allow more sediment to settle, improve water quality and aquatic habitats.

The water will then move through shallow, vegetated channels which further slow and filter the stormwater and recharge groundwater.

During heavy rain or flood a high flow bypass channel will divert water around the basins to protect the infrastructure and ecology of the wetland.

Excavated material will be used to shape the wetland, decommission the existing pool and provide further soil for the residential development.

These works will occur across approximately 8 ha for approximately 13 weeks.



*Figure 11 – Stage 2 – Earthworks and Excavation - The ground disturbing works are shown in brown with dark brown mottles indicating the location of rock walls to prevent erosion of basin walls. Weirs (concrete barriers) to slow water flow are in pale green. Basin 4 can be seen to the north-west and a small amount of the meander of Ngangkiparri to the north-east. Image: Hickinbotham Developments.*

### Stage 3 - Infrastructure installation.

A factory-made geosynthetic liner will be installed to help hold water and prevent it from soaking into the ground which would allow the wetland to dry out. Topsoil from the site will be placed on top of the liner to encourage plant growth.

Excavation will occur to install:

- concrete channel (culvert and headwall) to funnel the water to the wetlands,
- concrete and rock weirs to manage the water levels and release of water,
- trenches for laying pipes,
- structural footings to keep the basin structures stable over time,
- minor earthworks to shape the ground for paths and landscaping.

This stage will use small cranes, concrete mixers and compaction rollers.



*Figure 12 – Stage 3 – Infrastructure installation – A concrete channel (culvert and headwall in blue) will be built to funnel water underneath the road to the wetlands. Additional rock work (mottles) will be installed to prevent erosion of the water basin walls, weirs - concrete or rock barriers (pale green) - will be installed to manage water flow and factory-made liners (pale brown) will keep moisture in the basins to support plant growth. Image: Hickinbotham Developments.*

#### Stage 4 - Minor earthworks and finalisation of works.

Bobcats, compactors and hand tools will be used to ready the landscape for planting. There will be less than .5m depth of soil disturbance.

A selection of native vegetation, with advice from the Department of Environment and Water, will be planted in the basins and along walking paths and buffer zones. The choice of plants aim to improve the habitat for animals and achieve a variety of environmental goals such as filtering the water and stabilising the soil.

During this final stage walking paths, boardwalks and seating areas will be installed. Temporary fencing will be removed, as will all equipment, and the site will be cleaned up and made ready for use.

Hickinbotham Developments state that they intend to 'align with the environmental standards and habitat goals of the area.'



Figure 13 – Stage 4 – Minor earthworks – The Application Area will be prepared for plantings for water loving plants (yellow and green) and the surrounding terrestrial plantings (darker green). The brown line indicates the footbridge and grey the walking trails. The blue arrows show the direction of the water flow from the housing development Sunset, Port Noarlunga South through the wetland toward Ngangkiparri. Image: Hickinbotham Developments.

## Who is applying?

The Applicant is Hickinbotham Developments South (Number 1) Pty Ltd. The Hickinbotham group have been a residential builder in South Australia for the last 70 years. The Applicant is known as Hickinbotham Developments within this document.

Further information on the residential development Sunset, Port Noarlunga South, which is being built by the Applicant next to the Application Area, can be found online at

[www.sunset.sa.com.au](http://www.sunset.sa.com.au)

Hickinbotham Developments is seeking that, if given, the authorisations cover the earthworks, building and landscape works undertaken by itself and any of its agents, staff, contractors, and subcontractors.

## Where are they applying?

The Application Area is entirely within the native title lands of the Kaurna People whose native title rights and interests are represented by the Kaurna Yerta Aboriginal Corporation RNTBC (KYAC). AAR is aware that Ramindjeri also have traditional heritage interests in the area.

The Application Area is in 9.29ha of former agricultural land on the southern floodplain of Ngangkiparri (Onkaparinga River) and lies adjacent to Basin 4 in the existing Onkaparinga River Recreation Park. The Park is a popular location for bushwalking, mountain biking, kayaking and canoeing, bird watching and fishing. See [Onkaparinga... - National Parks and Wildlife Service South Australia](#) for further information. The location is approximately 40km from Adelaide near the Ngangkiparri (Onkaparinga) River mouth.

For identification purposes the Application Area intersects the following parcels, partially or fully, in Port Noarlunga South.

The majority of the Application Area is within the following two parcels owned by the Crown:

- CR6266/413 D62451 A106
- CR6266/413 D62452 A104

With small amounts of the following parcels:

- CT6325/118 D138951 A1011 owned by Hickinbotham Developments and
- CT6140/869 D93870 A502 owned by SA Water Corporation.

Part of the Application Area falls within Ngangkiparri (Onkaparinga River) which does not have a parcel number.

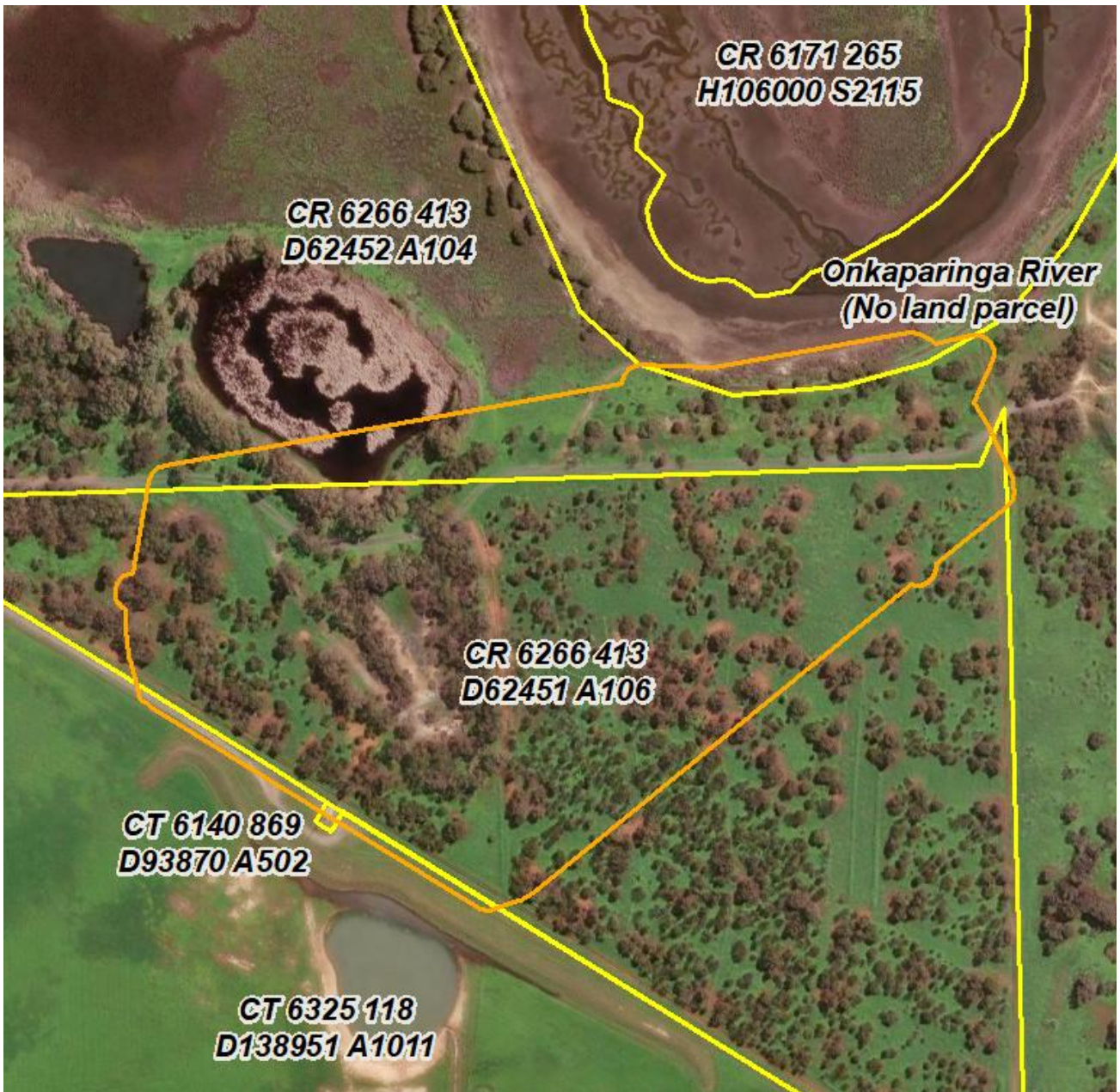


Figure 14 – Aerial view showing the Application Area (orange) and land parcels (yellow) that sit adjacent to Basin 4 (top left) and Ngangkiparri/Onkaparinga River (top right).

## What are they are applying for?

Should the Authorisation be approved, Hickinbotham Developments will have permission to excavate, damage, disturb or interfere with Aboriginal heritage. They will also have approval to send samples interstate that may involve destructive testing such as for carbon dating.

Hickinbotham Developments state that 'any carbon dating or associated specialist analysis would only be undertaken subject to the approval and direction of the relevant Aboriginal representatives and/or KYAC Board as part of the agreed heritage management process'. The relevant sections of the *Aboriginal Heritage Act 1988* (SA) are:

- Section 21 makes it an offence to excavate land for the purposes of uncovering Aboriginal sites, objects and remains (together, heritage) without ministerial authorisation.
- Section 23 makes it an offence to damage, disturb or interfere with Aboriginal heritage without ministerial authorisation.
- Section 29(1)(b) makes it illegal to remove an Aboriginal object from the state without ministerial authorisation.

**Thank you for taking the time to consider this document. If you are an interested Aboriginal party, AAR encourages you to make a submission about this application. AAR is available to assist you if you have difficulty recording a submission.**

### **Susan Penfold**

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Email: [aar.heritagesubmissions@sa.gov.au](mailto:aar.heritagesubmissions@sa.gov.au)  
Telephone: (08) 7322 7984

### **Attachments:**

Attachment 1: Map of Application Area  
Attachment 2: Map of Application Area with heritage



**Port Noarlunga South**

**Application Area**

Application Area

**Sunset**

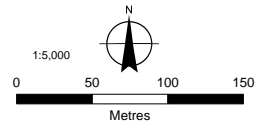
Project Area

**Roads**

Highway  
 Arterial  
 Main  
 Minor  
 Track

**National Parks & Reserves**

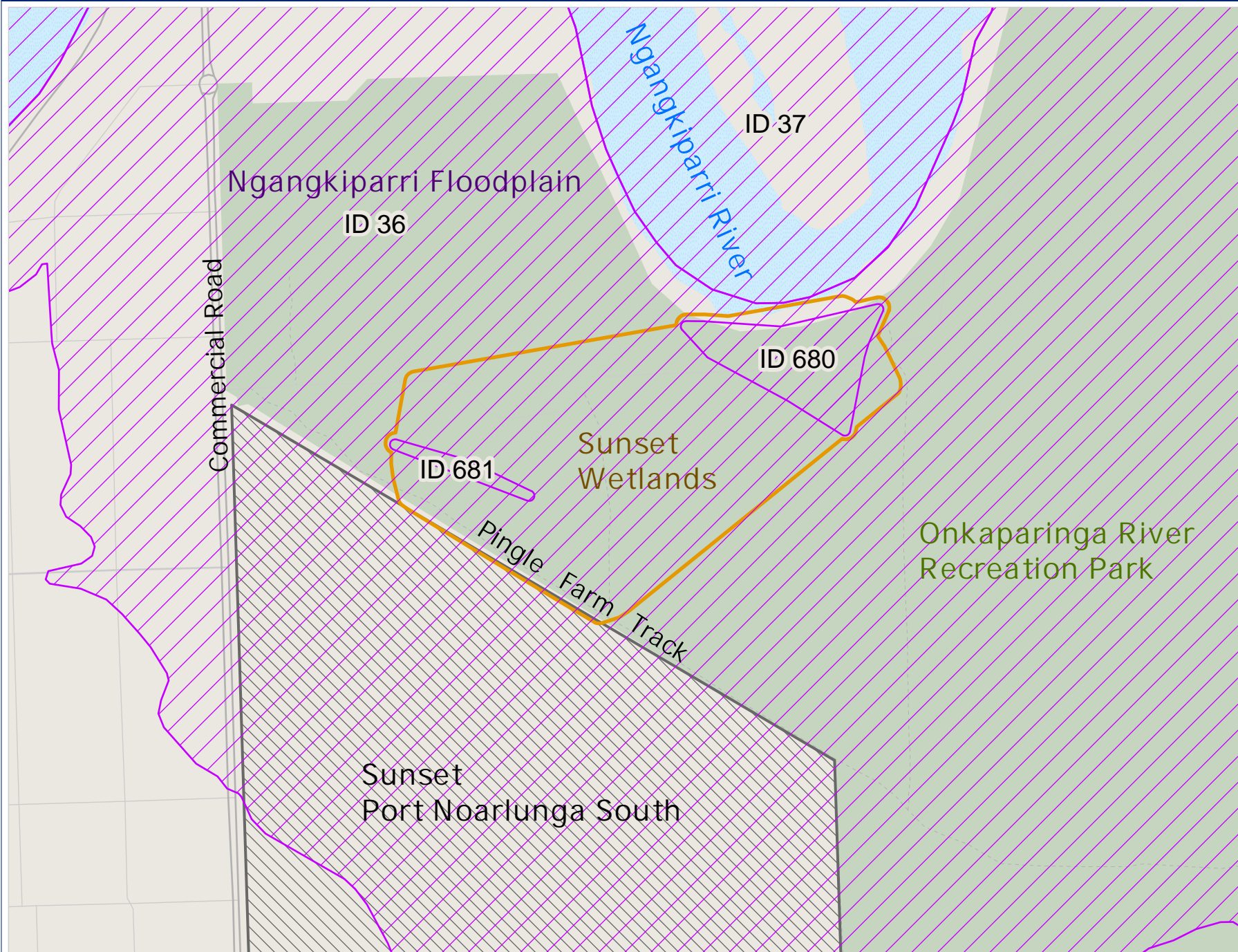
National Parks & Reserves



Produced by: Aboriginal Affairs and Reconciliation (AAR)  
 Data sources: Aboriginal heritage - AAR  
 Topographic / cadastral - Location SA  
 Aerial imagery - Lambert Conformal Conic | GDA2020  
 Projection | Datum: 2025587  
 Job No: 28/04/2026  
 Compiled:

Information derived from AAR's central archives is confidential under section 10 of the Aboriginal Heritage Act 1988 (SA). AAR's central archives are not a comprehensive record of all Aboriginal heritage and other sources of heritage information may exist. The positional accuracy of this data is variable and dependent on the accuracy of information provided to AAR at the time of recording. The full geographic extent of Aboriginal heritage sites may not be depicted and sites may be larger than they appear on the map. This map has been produced using information supplied by third parties. Whilst all reasonable care has been taken in the preparation of this information, AAR is not able to warrant its accuracy and accepts no responsibility for the loss, injury or any other liability incurred by any person that arises as a result of the use of this information by any person or organisation. This map is not to be reproduced or distributed without prior approval from AAR.

Section s21, s23, s29 (1) (b) Application Area - Hickenbotham – Onkaparinga Sunset Wetlands - Attachment 2



**Port Noarlunga South**

**AAR Heritage Sites**

Reported

**Application Area**

Application Area

**Sunset**

Project Area

**Roads**

Highway

Arterial

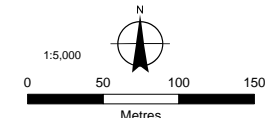
Main

Minor

Track

**National Parks & Reserves**

National Parks & Reserves



Produced by: Aboriginal Affairs and Reconciliation (AAR)  
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