

Our ref: HMS ID 14002

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Letter uploaded to the Major Projects Planning Portal

Draft Conditions – State Significant Development

Proposal: Gregory Place Build-to-Rent

Major Project reference: SSD-31179510

Received: 11 March 2026

Dear Tia,

Thank you for your referral seeking advice on the above Response to Submissions (RtS). Thank you for the continued opportunity to comment on the project.

Heritage NSW requires that consultation with Registered Aboriginal Parties (RAPs) is continuous and under our guidelines, breaks in consultation of over six months may not constitute continuous consultation. Please ensure that future consultation is kept continuous throughout the assessment of the application and that all consultation records are provided to Heritage NSW.

The responses provided in the above documentation substantially address comments provided by Heritage NSW on Aboriginal cultural heritage matters related to the above State Significant Development. On the basis that the revised documents adequately address prior comments, recommended draft conditions of approval have been provided in **Attachment A**.

Please note that the above comments relate only to Aboriginal cultural heritage regulation matters. If you have any questions about this correspondence, please contact Sarah McGuinness, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely

Corey O'Driscoll

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A/Practice Lead – Major Projects

Heritage NSW - Department of Climate Change, Energy, the Environment and Water

As Delegate under *National Parks and Wildlife Act 1974*

26 March 2026

Attachment A - Recommended Draft Conditions for Aboriginal Cultural Heritage

Below are our recommended draft conditions for the protection of Aboriginal Heritage.

Aboriginal Heritage

1. The Registered Aboriginal Parties (RAPs) must be kept informed about the SSD. The RAPs must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the SSD.
2. An addendum to the ACHAR must be prepared and submitted to Heritage NSW for review in consideration of the Contamination Report (once prepared). The addendum should include:
 - a. Updated assessment of archaeological potential;
 - b. Updated impact assessment;
 - c. Revised mitigation measures;
3. Should the addendum ACHAR recommend archaeological excavation, an Aboriginal Cultural Heritage Management Plan (ACHMP) should be prepared. The ACHMP should:
 - a. be prepared by a suitably qualified and experienced person;
 - b. be prepared in consultation with the RAPs and reviewed by Heritage NSW;
 - c. include a description of the measures (and associated methodologies) that would be implemented for (where relevant):
 - i. archaeological excavations;
 - ii. post-excavation analysis and reporting of any archaeological works;
 - iii. ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions;
 - iv. ongoing consultation with RAPs during the implementation of the ACHMP;
 - d. include a contingency plan and reporting procedure including:
 - i. an Unexpected Heritage Finds and Human Remains Procedure prepared in relation to Aboriginal cultural heritage, with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW, be implemented for the duration of the project and to include the requirement to register any newly identified Aboriginal objects or sites in the AHIMS database.
 - e. include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.

Following the Planning Secretary's approval, the Applicant must implement the Heritage Management Plan.