



Our ref: DOC22/734543

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Dear Mr Dobbs

**HERITAGE NSW – ABORIGINAL CULTURAL HERITAGE ASSESSMENTS  
STATE SIGNIFICANT DEVELOPMENT (SSD)  
EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT**

**Proposal:** Gregory Place Build-to-Rent (Harris Park)  
**SSD application no:** SSD-31179510, received 2 August 2022

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Thank you for referring the Environmental Impact Statement (EIS) for the above State Significant Development (SSD) to Heritage NSW for comment. We understand this SSD relates to the proposed redevelopment of 2A Gregory Place, Harris Park (the project). It is proposed to demolish existing buildings on the site and construct three 4-8 storey residential apartment buildings overlying two levels of basement carparking.

In preparing the below advice, we have reviewed the following documents:

- SEARs for SSD-31179510, issued 28 April 2022.
- Build to Rent – Concept Development Application – 2A Gregory Place, Harris Park, NSW 2150: Environmental Impact Statement, prepared by Pacific Planning, dated July 2022 (Version 1).
- Aboriginal Cultural Heritage Assessment Report: 2A Gregory Place, Harris Park, NSW (Lot 2 DP 807801), prepared by Dominic Steele Consulting Archaeology, 16 June 2022.

**Review of EIS and associated reports**

We note that the SEARs require an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage (ACH) values on the site.

The ACHAR provided identifies that the subject land has the potential to contain subsurface Aboriginal archaeological deposits beneath the existing buildings and historical fill, which is up to 1.5m thick. The site is located on the southern edge of the mapped extent of the Parramatta Sand Body and within the Clay Cliff Creek landform. However, the landuse history of the site suggests that the potential subsurface archaeological profile has been widely disturbed and to considerable depths in many places.

We note that no archaeological test excavations have been conducted, which means that the ACH values on the site have not been identified. Further, the impacts on any ACH values through the proposed development have not been assessed. We therefore consider that the ACHAR in its current form does not adequately address the SEARs.

We acknowledge the unique constraints to testing currently posed by the site. Firstly, it is occupied by buildings and paved surfaces that have not yet been demolished. Secondly, there is potential for soil and groundwater contamination through the activities of the former 1950s factory on the site. This may pose health and environmental risks.

We therefore agree with the ACHAR recommendation that an archaeological research design and test excavation methodology is to be developed for the site based on the results of future contamination assessment and consideration of demolition planning. However, please note that our usual requirement is that any test excavations are completed upfront at the EIS stage in order to inform the proposed development and the preparation of appropriate management and mitigation measures, commensurate with the assessed significance of any ACH present.

We note that the application seeks approval for aspects of the final development included in the concept proposal, including the building footprint locations and open space/park and landscaping. We strongly recommend that, once test excavations are completed, the results are used to inform the final design, including possible avoidance of significant ACH values where (if) identified. The test excavation results should also be used to inform the development of appropriate management and mitigation measures for any ACH identified.

We note that consultation for the ACHAR has been undertaken in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*. All of the registered Aboriginal parties (RAPs) were invited to attend an on-site meeting, which was held on 12 May 2022. The project and the constraints posed by the site were discussed and it was generally agreed by the RAPs present that test excavation should be undertaken. Many RAPs indicated support for the ACHAR recommendations and no objections to the proposal have been recorded.

It is recommended in the ACHAR that the test excavation methodology developed, and the ACHAR, will be used to support an application to Heritage NSW for approval to test excavate the site to establish whether an Aboriginal Heritage Impact Permit (AHIP) is required for the proposal. Please note that the requirement for an AHIP is switched off under the SSD assessment pathway.

#### **Advice on EIS**

- We support the ACHAR recommendation that an Aboriginal archaeological research design and test excavation methodology is to be developed for the site based on the results of future contamination assessment and consideration of demolition planning.
- The research design and testing methodology should be appropriate for the site and consistent with other Aboriginal archaeological excavation methodologies used at nearby sites in Parramatta to enable comparison of results.
- It is recommended that feedback is sought from Heritage NSW on the proposed research design and testing methodology prior to it being provided to the RAPs for comment.
- The results of the test excavation program should be used to inform the final design of the development, including possible avoidance of significant ACH values where (if) identified. The test excavation results should also be used to inform the development of appropriate management and mitigation measures for any ACH identified.

Please note that the above comments relate only to Aboriginal cultural heritage regulation matters. You may wish to seek separate advice from Heritage NSW in relation to matters under the *Heritage Act 1977*.

If you have any questions regarding the above advice, please contact Sam Gibbins at Heritage NSW on 9895 6586 or via email at [samantha.gibbins@environment.nsw.gov.au](mailto:samantha.gibbins@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'N91 Davis'.

**Nicole Davis**  
Manager Assessments  
Heritage NSW  
Department of Planning and Environment  
22 August 2022