

Our ref: HMS ID 9920

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Department of Planning, Housing and Infrastructure  
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Letter uploaded to the Major Projects Planning Portal

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## Advice on Environmental Impact Statement – State Significant Development

**Proposal:** Concept Proposal for Mixed Use with Affordable Housing – 45-53 Macleay Street, Potts Point

**Major Project reference:** SSD-7931675

**Received:** 1 April 2025

Dear Justin,

Thank you for your referral seeking advice on the above State Significant Development proposal.

In preparing this advice Heritage NSW has reviewed the following documents:

- Relevant sections of Environmental Impact Statement 45-53 Macleay Street Potts Point - prepared by Urbis, dated 27 March 2025
- Detailed Site Investigation 45-53 Macleay Street Potts Point - prepared by JK Environments, dated 13 February 2025
- Aboriginal Cultural Heritage Assessment 45-53 Macleay Street Potts Point - prepared by Urbis, dated 28 February 2025

The Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared with reference to the relevant guidelines as required by the Secretary's Environmental Assessment Requirements (SEARs).

Heritage NSW supports the proposed Management Measures and Recommendations (Section 7 of the ACHAR). Draft Conditions of Approval are included 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](mailto:heritagemailbox@environment.nsw.gov.au)

Yours sincerely,

*Alison Lamond*

Alison Lamond

A/Manager

Major Projects

Heritage NSW

Department of Climate Change, Energy, the Environment and Water

As Delegate under *National Parks and Wildlife Act 1974*

24 April 2025

## **Attachment A - Recommended Draft conditions for Aboriginal Cultural Heritage**

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

### **Aboriginal Heritage**

1. All reasonable steps must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this approval.
2. 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.
3. The Unexpected Finds Procedure in the ACHAR should be updated to include:
  - a. A minimum 20 m no-works buffer zone for any unexpected finds or skeletal material.
  - b. A notification requirement to include the Department of Planning for any unexpected finds.