

Our ref: HMS ID 11793

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

Advice on Modification Report – State Significant Development

Proposal: Concept Proposal for Mixed Use with Affordable

Major Project reference: SSD-79316759

Received: 12 September 2025

Dear Justin,

Thank you for your referral seeking advice on the above State Significant Development amendment proposal. The amendment proposes to include Stage 1 demolition works for the existing structures on site as part of the concept approval.

Heritage NSW note that no assessment of Aboriginal cultural heritage was undertaken for the amendment, but that an Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared by Urbis for the original concept SSD. The recommended draft conditions for Aboriginal cultural heritage issued for the concept SSD on 24 April 2025 (HMS 9920) remain applicable for the amendment and have been reproduced in **Attachment A**. Heritage NSW note that the Registered Aboriginal Parties (RAPs) should be kept informed about the amendment to the SSD.

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

Corey O'Driscoll
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*
25 September 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. An Unexpected Aboriginal Finds Procedure must be developed in consultation with RAPs for inclusion in the Construction Environmental Management Plan (CEMP). This procedure must include:
 - a. A minimum 20 m no-works buffer zone for any unexpected finds or skeletal material.
 - b. A notification requirement to Heritage NSW and the Department of Planning for any unexpected finds.