

Our ref: HMS ID 11794

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

Advice on Amendment Report – State Significant Development

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

Major Project reference: SSD-79316759

Received: 12 September 2025

Dear Justin,

Thank you for your referral dated 12 September 2025 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal. Heritage NSW understands that the amendment proposal includes the previous approval for Stage 1 demolition works of the existing structures on site and does not materially change the proposed management of Environmental Heritage. Heritage NSW notes that no assessment of Environmental Heritage was undertaken for the amendment, but that an Historical Archaeological Assessment (HAA) and Archaeological Research Design and Excavation Methodology (ARDEM) were prepared by Urbis for the original concept SSD. Heritage NSW has no further comments on the proposal at this time.

As there are local items in the vicinity of the subject site, advice should be sought from the relevant local council.

We have provided draft conditions of approval in Attachment A. 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 of the Heritage Council of NSW
25 September 2025

Attachment A – Recommended Draft Conditions for Environmental Heritage

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

Archaeology

1. The proposed archaeological excavation works outlined in the Archaeological Research Design and Excavation Methodology (ARDEM) dated August 2025, prepared for the concept application should be undertaken prior to submission of any future detailed design applications. The detailed development design should be informed by archaeological works, analysis, conservation and redesign outlined in the ARDEM, Concept EIS and supporting documentation.
2. All reasonable steps must be taken to avoid harm, modification of or impact to heritage items and relics except as authorised by this approval. No relics of State significance are approved for excavation or impact under this, or future detailed design approvals.
3. Ensure workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.
4. All archaeological works must be undertaken in accordance with the ARDEM dated August 2025. Any substantial amendments to the proposed methodology should be submitted to Heritage NSW for review and approval.

Built Heritage

5. The developed design should be prepared in consultation with a suitably qualified and experienced heritage specialist to ensure that the visual impacts of the development are minimised. The detailed design should consider materiality, scale, form, articulation and colour to minimise visual impacts on surrounding heritage items and streetscapes.
6. A Statement of Heritage Impact (SoHI) should be prepared for any future development application(s). The SoHI should be prepared by a suitably qualified and experienced heritage specialist and should consider impacts on all heritage items and heritage conservation areas in the vicinity, with reference to their Statements of significance.
7. Interpretation be considered as part of the developed design. An interpretation plan prepared by a suitably qualified heritage specialist should be prepared as part of any future development application for the detailed design.