

HMS Application ID: 11801

Ms Ingrid Berzins
Senior Planning Officer, Transport and Water Assessments
Development Assessment and Sustainability
Department of Planning, Housing and Infrastructure
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Parramatta NSW 2124
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Letter uploaded to the NSW Planning Portal

Address: 39-45 and 47-65 Old Castlereagh Road, Castlereagh

Proposal: Concept and Early Works Development Application for a staged tourism-oriented development. Concept comprising three buildings across separate lots, including a hotel, an indoor recreation facility with two drive-through restaurants, a registered club, associated vehicle access, on-grade and above-ground parking, and site infrastructure. Early works comprising demolition of existing structures, tree removal and drainage work.

Development Application no: DA 25/7071, CNR-86334, A-107171. Received: 10 September 2025.

Subject: General Terms of Approval for Integrated Development Application, *National Parks and Wildlife Act 1974*

Dear Ms Berzins

This letter contains our general terms of approval for the above integrated development application that will require an Aboriginal Heritage Impact Permit pursuant to s.90 of the *National Parks and Wildlife Act 1974*.

We have reviewed the Aboriginal Cultural Heritage Assessment Report, prepared by Virtus Heritage dated September 2025. The report has identified that Aboriginal objects known as stone artefact site 45-5-6025 will be partially impacted by the proposed development. Mitigation is proposed in the form of community collection and archaeological salvage excavation under an Aboriginal Heritage Impact Permit.

The Statement of Environmental Effects (Planning Ingenuity 16 September 2025) states that the project is unlikely to harm Aboriginal cultural heritage and an Aboriginal Heritage Impact Permit is

not required. We note this is incorrect and advise the report should be updated. For matters relating to Aboriginal cultural heritage, please refer to the Aboriginal Cultural Heritage Assessment Report prepared by Virtus Heritage.

Public submissions were uploaded to the portal on 19 and 22 September and 2 October 2025. None of the public submissions referred to Aboriginal cultural heritage matters.

Considering the above, and in accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted:

Approved development

Development must be in accordance with:

- a. Castlereagh Tourism Development 39-65 Old Castlereagh Road, Castlereagh NSW
Aboriginal Cultural Heritage Assessment (Virtus Heritage, September 2025).
- b. Statement of Environmental Effects 39-65 Old Castlereagh Road, Castlereagh NSW
(Planning Ingenuity 16 September 2025).
- c. Site Plan Castlereagh Tourism Development (Morson Group, 30 June 2025).

Except as amended by the following general terms of approval:

2. A s.90 Aboriginal Heritage Impact Permit for the proposed works must be sought and granted prior to the commencement of works
<https://www.environment.nsw.gov.au/topics/heritage/apply-for-heritage-approvals-and-permits/aboriginal-objects-and-places>
3. The Aboriginal Heritage Impact Permit application must be accompanied by appropriate documentation and mapping as outlined in *Applying for an Aboriginal Heritage Impact Permit: Guide for applicants* <https://www.environment.nsw.gov.au/publications/applying-aboriginal-heritage-impact-permit-guide-applicants>
4. Consultation with the Aboriginal community undertaken as part of the Aboriginal Heritage Impact Permit application must be in accordance with the *Aboriginal cultural heritage consultation requirements for proponents*
<https://www.environment.nsw.gov.au/publications/aboriginal-cultural-heritage-consultation-requirements-proponents>
5. The Aboriginal Heritage Impact Permit application must be completed with reference to the requirements of the *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* <https://www.environment.nsw.gov.au/publications/guide-investigating-assessing-and-reporting-aboriginal-cultural-heritage-new-south-wales>
6. The Aboriginal Heritage Impact Permit application must include complete records satisfying the requirements of the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* <https://www.environment.nsw.gov.au/publications/code-practice-archaeological-investigation-aboriginal-objects-nsw>
7. Long term management of Aboriginal objects must be considered as part of the Aboriginal Heritage Impact Permit application.

8. A methodology for archaeological salvage excavation must be provided with the Aboriginal Heritage Impact Permit application.

Please note that any modification of the above development that will result in impacts to Aboriginal cultural heritage must be referred to Heritage NSW to determine whether changes to these general terms of approval are required.

Advice

The archaeological salvage excavation methodology will be considered at the Aboriginal Heritage Impact Permit application stage.

Aboriginal community consultation must be maintained

Consultation with the registered Aboriginal parties must be maintained. We recommend updates on the project are provided to the registered Aboriginal parties every six months to ensure the consultation is continuous.

If you have any questions in relation to these general terms of approval, please contact Lyndon Patterson, Senior Assessment Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely



Tempe Beaven
Practice Lead, Heritage Referrals
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate under *National Parks and Wildlife Act 1974*

9 October 2025