

DOC25/998751

Mr. Scott Fatches

Maitland City Council

scott.fatches@maitland.nsw.gov.au

Letter uploaded to the NSW Planning Portal

Address: 559 Anambah Road GOSFORTH NSW 2320

Proposal: Urban subdivision to create 900 residential lots and approval for Stage 1 of development, involving construction of 240 residential lots and associated works.

Development Application no: DA/2024/763:1, CNR-89002, A-110437. Received: 6 November 2025

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

Dear Mr Fatches,

Thank you for referring the above integrated development application to our office. We understand that Council is seeking our general terms of approval pursuant to s4.46 of the *Environmental Planning and Assessment Act 1979*.

Heritage NSW understands that the applicant, in accordance with Section 8.2(1)(a) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), has applied for review of the Determination and Statement of Reasons, issued by the Hunter and Central Coast Regional Planning Panel dated 20 August 2025.

Heritage NSW issued a request for further information (DOC24/846850) on 17 October 2024. The Aboriginal Cultural Heritage Assessment Report required further information to support the integrated development application, including:

- Consultation records for Appendix 1
- Archaeological survey methodology
- Archaeological test excavation methodology and results
- Additional mapping and figures.

We have reviewed the revised Aboriginal Cultural Heritage Assessment Report, with test excavation for Stage 1 of the development only, Prepared for Third.i Anambah Pty Ltd, Heritage Now, FINAL 15/09/2025 and note that all outstanding matters have now been addressed.

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:

1. Aboriginal Cultural Heritage Assessment Report, with test excavation for Stage 1 of the development only, Prepared for Third.i Anambah Pty Ltd, Heritage Now, FINAL 15/09/2025.

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.
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 (2011).
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 2010.
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 (2011).
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 (2010).
7. Long term management of Aboriginal objects must be considered as part of 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.

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 this matter, please contact Nicole Davis, Manager Assessments, at Heritage NSW on 9873 8500 or nicole.davis@dcceew.nsw.gov.au.

Yours sincerely

Nicole Davis

Nicole Davis
Manager Assessments
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate under *National Parks and Wildlife Act 1974*
22 November 2025