

Our ref: HMS ID 14353

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Advice on Environmental Impact Statement – State Significant Development

Proposal: Shop Top Housing - Valentine Avenue, Parramatta

Major Project reference: SSD-90243456

Received: 14 April 2026

Dear Ms Turner,

Thank you for your referral dated 14 April 2026 inviting the Heritage Council of NSW to provide advice on the above State Significant Development (SSD) proposal.

The following reports were considered in our assessment:

- Relevant sections of *Environmental Impact and Rezoning Statement 10 Valentine Avenue Parramatta*, Urbis, 24 February 2025, including the following appendices.
- Appendix D2: *Development Application Design Report*, Buchan + Furtado Sullivan, February 2026;
- Appendix H: *Visual Impact Assessment Development Application Lot 2 In DP 1119257 No.10, Valentine Avenue, Parramatta 2150*, Urbaine Design Group, 16 December 2025 (VIA); and
- Appendix W: *10 Valentine Avenue, Parramatta Statement of Heritage Impact*. Artefact Heritage and Environment, 17/12/2025 (SoHI).

As delegate of the Heritage Council of NSW, we provide the following advice:

Built heritage

- The SSD site does not contain any items listed on the State Heritage Register (SHR).
- The SSD would be located approximately 900m from 'Old Government House and the Government Domain' as listed on the World and National Heritage lists (Place ID 105957), and SHR listed

‘Parramatta Park and Old Government House’ (SHR 00596). The SoHI assesses that the SSD would have little-to-no impact on the heritage values or significance of the place. We agree with this assessment, noting the distance from the SSD site and intervening development.

- Lancer Barracks is listed on the Commonwealth Heritage List as ‘Lancer Barracks Precinct’ (Place ID 105512) and ‘Lancer Barracks’ (Place ID 105214). The SSD site is approximately 160m south of barracks’ parade ground and its most significant buildings, Bob’s Hall and the Barracks. Development on the SSD site forms part of the setting of Lancer Barracks.

The VIA viewpoint 6 provides an indication of the visual impact of the SSD from Lancer Barracks. The VIA assesses that the visual impact from this viewpoint would be moderate-to-severe, ‘primarily due to sky-view loss and the increase in the scale of the overall skyline profile’. The SoHI assesses that this would result in a moderate adverse impact on the significance of the barracks. We agree with this assessment and note the existing context of high-rise buildings that surround the barracks.

- The SoHI assesses that there would be little-to-no adverse heritage impacts on other SHR listed items in the vicinity. We generally agree with this assessment.
- The SSD would not result in additional overshadowing of any SHR listed items. However we note that it would result in additional overshadowing of the locally listed Harris Park West Heritage Conservation Area and locally listed heritage items therein.
- The SoHI recommends including interpretation of the Austral Flour Mill and Arnott’s Biscuit Company as part of the SSD. We agree with this recommendation and recommend that an interpretation plan be developed as part of any future design phase.

Historical archaeology

- The SoHI includes an assessment of historical archaeological potential and recommends an unexpected finds procedure and heritage inductions be implemented during construction. We consider these recommendations to be appropriate.

Please refer to **Attachment A** for recommended consent conditions should the SSD be approved.

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

If you have any questions about this correspondence, please contact Anna Simanowsky, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water

As Delegate of the Heritage Council of NSW

23 April 2024

Attachment A – Shop Top Housing-Valentine Avenue, Parramatta (SSD-90243456)

Recommended consent conditions for environmental heritage

Historical archaeology

1. A procedure for the management of unexpected relics and human remains is to be developed in consultation with Heritage NSW. This procedure is to:
 - a. be prepared in accordance with Heritage NSW guidelines and codes of practice.
 - b. include a hold point requiring the development of a revised historical archaeological assessment in the event an unexpected relic is identified.
 - i. The Archaeological Assessment must be prepared in accordance with the guideline *Archaeological Assessments* (1996) and *Assessing Significance for Historical Archaeological Sites and Relics* (2009) to inform and guide archaeological mitigation measures.
 - ii. If harm cannot be avoided in whole or part, an Archaeological Research Design and Excavation Methodology (ARDEM) with a nominated Excavation Director should also be prepared to guide any proposed excavations or salvage program.
 - iii. The Archaeological Assessment must be provided to the Secretary of the Department of Planning, Housing and Infrastructure for approval in consultation with Heritage NSW.
 - c. Is to be implemented for the duration of the project.
2. Workers on site are to receive a suitable heritage induction prior to carrying out any development on site, and records are to be kept of these inductions. The heritage induction should cover the historical values of the site, the potential for the project to encounter archaeological resources and the site's unexpected finds and human remains procedure.

Interpretation

3. An interpretation plan is to be prepared in accordance with the Heritage NSW publication *Interpreting Heritage Places and Items Guidelines* (2005) and submitted for approval to the Department of Planning, Housing and Infrastructure prior to the issue of a construction certificate.

The interpretation plan must detail how information on the history of the SSD site will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.

The interpretation plan is to be implemented prior to the issue of an occupation certificate.