

Our ref: HMS ID 14903

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Advice on Environmental Impact Statement – State Significant Development

Proposal: 36-46 George Street & 16-24 and 26 Elsie Street Burwood - (SSD-86182458)

Major Project reference: SSD-861882458

Received: 3/06/2026

Dear Ms Bizimis,

Thank you for your referral dated 3 June 2026 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD-86182458) proposal.

The proposed development involves:

- Shop-top housing within 3 towers of between 32 and 43 storeys containing 98,665sqm commercial/residential floor area including 900 dwellings.

The following reports were considered in our assessment:

- *Relevant sections of the report titled Environmental Impact Statement SSD-86182458 36-46 George Street, 16-24 and 26 Elsie Street, Burwood prepared by Gyde, dated 13 May 2026; and*
- *Report titled Heritage Impact Statement Mixed Use Development at 36–46 George Street and 16–24 and 26 Elsie Street, Burwood prepared by NBRS, dated March 2026.*

As delegate of the Heritage Council of NSW, I provide the following comments:

- The subject site is not listed on the State Heritage Register (SHR). However, it is in the vicinity of two SHR listed items including *Burwood rail underbridge* (Great Southern and Western Railway) SHR# 01030 and *Burwood Railway Station group* (Great Southern and Western Railway) SHR# 01106. The site is also located in the vicinity of a number of local heritage items.

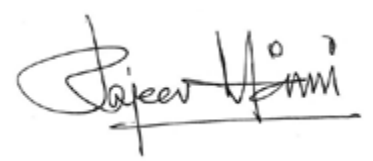
- The SoHI does not include an assessment of the impact of the proposed tower buildings in terms of overshadowing on the heritage-listed *Burwood Railway Station group* and its setting. Although the SHR listed item is not in the immediate vicinity and may not be directly impacted by the proposal, impact of overshadowing should be considered and included in the SoHI.
- The Visual Impact Assessment concludes that the proposed development at Railway Parade and Burwood Road will result in a moderate to severe visual impact when assessed against the future urban context. While the development's scale, height and proximity to the intersection will alter the existing skyline and reduce portions of available sky views, it is noted these changes are consistent with the anticipated character and built form evolution of the area. It is recommended that the detail design and treatment in terms of massing, materiality, finishes and landscaping be carefully reconsidered and resolved in a consistent manner across the three tower developments to respond to the surrounding heritage context to mitigate these visual impacts.
- It is recommended that the SoHI be updated to include consideration of the historic archaeological potential of the SSD site as this has not been addressed in the Environmental Impact Statement (EIS). It is noted that some of the existing buildings on site have basements, and the occupational history of the site features later development.

If the SoHI identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessments and Assessing Significance for Historical Archaeological Sites and Relics. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme.

As the site is located in the vicinity of other local heritage items, advice should be sought from the relevant local council.

If you have any questions about this correspondence, please contact Shikha Jhaldiyal, Practice Lead at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,



Rajeev Maini
Strategic Manager, SHR Approvals
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW

17 July 2026