



Ref No: DOC20/41618

Your Ref: SSI_10416

Mr Marcus Jennejohn
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Key Sites Assessment
Department of Planning & Environment
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Email: Marcus.Jennejohn@planning.nsw.gov.au

Dear Marcus

Request for Secretary's Environmental Assessment Requirements (SEARs) for the New Powerhouse (SSD-10416)

I provide the following response to your request for input into this SEARs from the Heritage Council of NSW received on 20 January 2020.

The proposed State Significant Development project (SSD) is located along the foreshore of the Parramatta River. The site contains the significant 1870s two storey Victorian Italianate villa - Willow Grove and potential archaeological site, and the 1880s row of two storey terraces - St George's Terrace and potential archaeological site (both items of local environmental heritage). This SSD site is also in the vicinity of a number of heritage items, both locally and state listed including Lennox Bridge (SHR 00750).

Considering the above, I recommended that you consider amending the draft heritage SEARs as suggested below. Suggested amendments shown in ***bold italics***.

3. Built form, heritage and urban design

The EIS shall:

- outline the process leading to the selection of the site and the siting of the new development in the context of the heritage items on the site, ***including any designs that could facilitate the retention of Willow Grove and the St George's Terrace.***
- provide robust justification and analysis of the suitability of the proposal, its heritage impacts and any alternative schemes considered.
- Address ***and respond to*** the height, bulk and scale of the proposed development within the context, ***streetscape and visual and physical character*** of the locality, with specific consideration of the overall site layout, open spaces, interface with the public domain, facades, massing, setbacks, building articulation, solar access and overshadowing, materials, colours signage or signage envelopes.
- include a table identifying the proposed land uses, including a floor by floor breakdown of gross floor area (GFA), total GFA and FSR.
- provide an analysis of the proposed built form against the applicable development standards and controls.
- address Crime Prevention Through Environmental Design Principles (CPTED).

6. Heritage and Archaeology

The EIS shall include:

- a Statement of Heritage Impact (SOHI), prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas, and is to:
 - identify all heritage items (state and local **and potential**) and conservation areas within and near the site, including built heritage, landscapes and archaeology, include detailed mapping of these items and an assessment of why the items and site(s) are of heritage significance
 - assess the impacts of the proposal on the heritage significance of these items and conservation areas, including visual **and physical** impacts, **vibration, demolition, archaeological disturbance, altered historical arrangements and access, visual amenity, landscape and vistas, setting, and curtilage (as relevant)**.
 - address compliance with any relevant Conservation Management Plan, addressing any proposed adaptive reuse and measures to minimise impacts on the building
 - demonstrate attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items heritage conservation areas.
 - demonstrate engagement with appropriate local stakeholders.

~~If the SOHI identifies a potential impact on archaeology, an historical archaeological assessment should be prepared by a suitably qualified historical archaeologist. 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 resource.~~

An Historical Archaeological Assessment for the site should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009).

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.

The Assessment should discuss the potential significance of the site and the impact of the proposed works, including analysis of the following Archaeological Management Units (AMUs) of the Parramatta Historical and Archaeological Landscape Management Study (PHALMS) which the site encompasses.

- ***AMU 2882. 42-56 Phillip Street, Parramatta. This AMU has high archaeological research potential and is considered of State significance. The AMU area was part of the early township and is associated with the early convict occupation of the Parramatta. It developed as part of the commercial centre of the town. The physical archaeological evidence within this area may include structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Environment, Housing, Industry, Utilities and Convicts. Archaeological evidence at this site is likely to be subject to minor disturbance.***

- **AMU 3083. Church Street, Parramatta. This AMU has exceptional archaeological research potential and is considered of Local significance. This area was part of the early Rose Hill settlement and the commercial centre of Parramatta through the convict and colonial periods to the present day. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Environment, Housing, Land Tenure and Townships.**
- **AMU 3092. Church Street, Parramatta. This AMU has little archaeological research potential and is considered of Local significance. This area was part of the early township. As this area is situated right on the riverbank, there has been a limited amount of development. The area was affected by flooding in the late nineteenth century and reclaimed in the twentieth century to provide a public foreshore reserve. The physical archaeological evidence within this area may include ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Environment, Land Tenure, Townships and Utilities. Archaeological evidence at this site is likely to be subject to major disturbance.**

As the site contains State and Local heritage items, and other Local items are in the vicinity, an archaeological testing program may be appropriate to inform the development. Please be advised that this may be undertaken while the Environmental Impact Statement (EIS) is in preparation, in order to best inform the impacts that will need to be discussed in the EIS. We refer to the State Significant Development (SSD), Section 4.41, subsection 3 of the Environmental Planning and Assessment Act 1979:

“A reference in this section to State significant development that is authorised by a development consent granted after the commencement of this Division includes a reference to any investigative or other activities that are required to be carried out for the purpose of complying with any environmental assessment requirements under this Part in connection with a development application for any such development.”

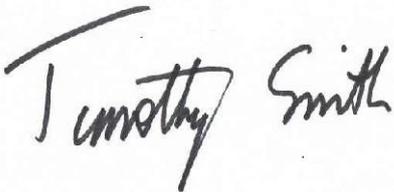
8. Social

The EIS shall include a social impact assessment, which:

- identifies any social impacts and any concerns or aspirations people may have about how the proposal might affect their surroundings, way of life, health and wellbeing, or their access to and use of infrastructure, services, and facilities
- considers social impacts (positive and negative) from the points of view of community stakeholders and how they expect to experience the proposal (i.e. using primary research and outcomes of engagement)
- investigates the extent to which any group in the community may disproportionately benefit or experience negative impacts.
- **investigates the cumulative impact of the further loss of heritage within the Parramatta area from the point of view of the local communities.**

If you have any questions regarding the above SEARs advice for SSD 10416, please contact David Nix, Senior Heritage Officer at Heritage NSW, on 9895 6523 or david.nix@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large, sweeping initial 'T'.

Tim Smith OAM
Director Heritage Operations
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
30 January 2020