



Our ref: DOC20/519488-3

David Glasgow
Department of Planning, Industry and Environment
Principal Planning Officer
4 Parramatta Square
PARRAMATTA NSW 2150

By email: David.Glasgow@planning.nsw.gov.au

Dear Mr Glasgow

Request for Secretary's Environmental Assessment Requirements (SEARS) for Winter Sports Resort, 2 - 4 Tench Avenue, Jamisontown (SSD 10475)

Thank you for your referral dated 30 June 2020 inviting SEARs from the Heritage Council of NSW for the above State Significant Development (SSD) proposal.

The proposed SSD site is located approximately 2kms from State Heritage Register item Glenleigh Estate (SHR No 00346) but is located next to the Nepean River giving the site the potential for Aboriginal related values and archaeology. As the proposal is quite tall, it is unclear whether it will be visible from the SHR listed site which has significant views towards the Blue Mountains and the Penrith Valley.

It is noted in the scoping report for the project by Winter Sports World, dated 16 June 2020, that heritage issues will be dealt with at the DA stage (page 28). This is not considered acceptable. Heritage NSW considers it is more appropriate for heritage matters to be researched and addressed at the beginning of the SSD process, so they can inform any final decision on the project.

It is recommended that the draft heritage SEARs provided by the Department of Planning, Industry and Environment are amended to:

Heritage and archaeology

- a) 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 archaeological potential and heritage significance of the site and adjacent areas and is to identify the following:
- all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology (including Aboriginal archaeology), detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;
 - compliance with the relevant Conservation Management Plan/s (local items);
 - the impacts of the proposal on heritage item(s) including visual impacts, required BCA and DDA works;
 - outline and consider any impacts from the project to the significant heritage views from Glenleigh Estate; and

- outline attempts to avoid and/or mitigate the impact on the heritage values impacted by the project heritage.
- b) If the SOHI identifies impact on potential Aboriginal, historical and/or maritime archaeology, an Aboriginal, historical and/or maritime archaeological assessment 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.

If you have any questions regarding the above advice, please contact Tim Olliver, Senior Heritage Assessment Officer, at Heritage NSW on 4927 3203 or Timothy.Olliver@environment.nsw.gov.au.

Yours sincerely



09/07/2020

Katrina Stankowski
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Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW