

Caleb Ball
Planner
Department of Planning and Environment
PO BOX 404, PARRAMATTA NSW 2124

By email: caleb.ball@planning.nsw.gov.au

Dear Mr Ball

Notice of Exhibition of application for Neringah Seniors Housing & Hospital - Environmental Impact Statement EIS. The EIS will be publicly exhibited from 14/02/2023 to 13/03/2023 .SSD-45121248 (SSD-45121248)

Thank you for your referral dated 14 February 2023 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The proposed development involves:

- Demolition of the Neringah Hospital building, kiosk, and existing at-grade carparks
- Construction and use of an integrated seniors housing and health services facility across two buildings ranging from 4-5 storeys above ground

The proposed SSD site is in the vicinity of State Heritage Register (SHR) item The Briars (SHR no. 00274) located at 14 Woonona Avenue Wahroonga. The Briars has state heritage significance for its historic, cultural, archaeological and aesthetic values. It is a good example of a transitional late Victorian/early Federation architectural style house. It is a prime example of the style of development prevalent in the local area at the turn of the 20th century. Historically it is significant as it represents the first period of residential expansion in Wahroonga which followed the opening of the railway in 1890.

The following reports were considered in our assessment:

- *Environmental Impact Statement Neringah Hospital Stage 2 SSD-45121248*, Ethos Urban, 15 December 2022
- *Heritage Impact Statement Hammondcare Wahroonga 4-12 Neringah Avenue South, Wahroonga*, NBRIS, 10 November 2022
- *HammondCare Wahroonga, 4-12 Neringah Avenue South, Wahroonga, Historical Archaeological Assessment*, Artefact, November 2022

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

- The Heritage Impact Statement concludes that The Briars will not be impacted by the current proposal and no mitigation measures are recommended.
- The Historical Archaeological Assessment concludes that the site has nil-low potential for archaeological remains and an unexpected heritage finds procedure be implemented for the duration of works.
- Heritage NSW agrees with the recommendations in these reports

As the site contains a local heritage item, and other local items are in the vicinity, advice should be sought from the relevant local council.

If you have any questions regarding the above advice, please contact Jodi Cameron, Senior Assessments Officer - Historical Archaeology, at Heritage NSW on 02 9585 6498 or jodi.cameron@environment.nsw.gov.au.

Yours sincerely

'Michael Ellis.

Michael Ellis
Manager Assessments
Heritage NSW
Department of Planning and Environment
As Delegate of the Heritage Council of NSW
21 February 2023