

Our ref: HMS ID 10223

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Department of Planning, Housing and Infrastructure
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Letter uploaded to the Major Projects Planning Portal

Advice on Environmental Impact Statement – State Significant Development

Proposal: Mixed use development with infill affordable housing

Major Project reference: SSD-77260958

Received: 29 April 2025

Dear Ms Niles,

Thank you for your referral dated 29 April 2025 inviting input from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The following reports were considered in our assessment:

- Relevant sections of Environmental Impact Statement Mixed Use Development 2-4 Burleigh Street and 20-24 Railway Parade – prepared by Planning Ingenuity, dated 11 April 2025
- Heritage Impact Statement and preliminary Archaeological Assessment – prepared by Tropman & Tropman Architects, dated March 2025

As delegate of the Heritage Council of NSW we recommend that the Department of Planning Housing and Infrastructure request the following issues regarding the archaeological assessment be addressed by the applicant prior to project approval:

1. Heritage NSW note that the 1890 Subdivision Plan (Figure 18 in the HIS) shows two unidentified buildings in the rear of the block that predate the widespread residential development of Burwood. Please provide further detail regarding these structures, namely:
 - a. Their history or likely dates of construction
 - b. The potential use of the site pre-1890
 - c. The potential for ancillary buildings associated with the main structures

2. Please provide further justification as to the assessment of low archaeological potential associated with Phase 2 and the unidentified structures. The history and site use outlined in the preliminary archaeological assessment does not demonstrate that the project area has been subject to widespread disturbance, as concluded in Sections 8.3.3 and 8.5. Heritage NSW note that 19th and early 20th century construction did not often result in widespread disturbance, with archaeological resources often preserved below subsequent structures and hardstand.
3. Please update the Assessment of Archaeological Potential (Section 8.4) to include a thorough assessment of archaeological significance of potential archaeological resources against Heritage NSW criteria, in particular the unidentified pre-1890s structures.
4. The Conclusions and Recommendations regarding historical archaeology should be reconsidered following update of the assessment in consideration of the above points.
Heritage NSW note that archaeological assessments should be undertaken by suitably qualified archaeologists.

As the site is in the vicinity of 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 Sarah McGuinness, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
A/Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW
27 May 2025