



Our ref: DOC19/990860

James Groundwater  
Planning Officer  
Department of Planning, Industry and Environment

By email: [james.groundwater@planning.nsw.gov.au](mailto:james.groundwater@planning.nsw.gov.au)

Dear Mr Groundwater

**RE: Request for advice regarding SSD 9653 - Hills Showground Station  
Precinct – Environmental Impact Statement**

---

Reference is made to your email of 12 November 2019 seeking advice regarding the Environmental Impact Statement (EIS) by Sydney Metro dated 8 November 2019 for the Concept Proposal and Stage 1 works at the Hills Showground Station Precinct.

The Concept Proposal includes:

- Building envelopes and gross floor area for residential and non-residential development on the three development lots referred to as Site 1, Site 2 and Site 3
- Distribution of indicative residential yield across the three development lots
- Landscape concept for the public domain
- Strategies for utilities and services provision and managing stormwater and drainage
- Provision of appropriate community facilities
- A strategy for the achievement of ecologically sustainable development and delivery of affordable housing
- A staging plan addressing the timing of future subdivision, construction, release and development of land.

The stage 1 works include:

- Construction of the Doran Drive Plaza
- Interim activation concept and approval for works to activate the station precinct during the construction phase of the proposal
- Demolition of the former Council administration building and associated works
- The subdivision of land establishing development lots and the future subdivision and creation of development lots, roads and public domain within Site 3
- The construction of roads, public domain areas and the dedication of land.

A review of the site shows that there are no State Heritage Register (SHR) items on or near the site and no potential for historical archaeology as defined under the Heritage Act 1977 which would be impacted by the proposed works. The EIS by Sydney Metro confirms this.

Accordingly, as long as the Recommendations regarding heritage as outlined in Section 8.5.3 of the EIS are included as conditions of consent, Heritage NSW does not require to be included in any future correspondence regarding this SSD.

If you have any questions regarding the above reasons for refusal please contact Katrina Stankowski, Senior Team Leader, Regional Heritage Assessments North, at the Heritage Division, Office of Environment and Heritage, on 9873 8569 or via email on [Katrina.stankowski@environment.nsw.gov.au](mailto:Katrina.stankowski@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cheryl Brown', with a stylized flourish at the end.

Cheryl Brown  
Manager, Northern Region  
Heritage NSW  
Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
29 November 2019