

Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
NORWEST NSW 2153

Attention: Kayla Atkins, Town Planner
katkins@thehills.nsw.gov.au

Planning Proposal – 55 Coonara Avenue, West Pennant Hills

Dear Mr Edgar

Thank you for your letter of 1 May 2019 requesting advice on the planning proposal and Development Control Plan for 55 Coonara Avenue, West Pennant Hills. It is understood that the planning proposal intends to allow a maximum of 600 dwellings on the site by amending the zoning from B7 Business Park to a mix of zones, including R4 High Density Residential, R3 Medium Density Residential, E2 Environmental Conservation, and RE1 Public Recreation.

Our records show that there are no State Heritage Register items on, or near the subject site. However, we note that the site is next to '*Cumberland State Forest, Bellamy Quarry and Sawpit*' (89-97 Castle Hill Road) which is an archaeological site listed as item A26 on the heritage schedule of *The Hills Local Environmental Plan 2012*.

We have reviewed the planning proposal and note Council's conclusion that the proposal "will not adversely impact the adjoining heritage item due to topography and existing mature vegetation on the site." However, without a Statement of Heritage Impact (SoHI) to address potential impacts on the heritage value of the item we are unable to provide comment.

Council should prepare a SoHI as a matter of priority and include an assessment of visual setting and ability to interpret the *Cumberland State Forest, Bellamy Quarry and Sawpit*. The SoHI should also address the curtilage of this item and whether archaeological remains associated with the quarry and sawpit extend into the planning proposal site. The assessment should be in accordance with Heritage Council guidelines to clearly establish the nature, extent and significance of archaeological site (<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/ArchSignificance.pdf>). The findings of this assessment should be used to amend the planning proposal and associated development control plan to avoid and/or minimise any potential impacts if necessary.

If you have any questions please contact James Sellwood, Senior Heritage Programs Officer – Statewide Programs at Heritage, Department of Premier and Cabinet by phone on [REDACTED] or via email at james.sellwood@environment.nsw.gov.au.

Yours sincerely



Rochelle Johnston
Manager – Statewide Programs
Heritage
14 August 2019