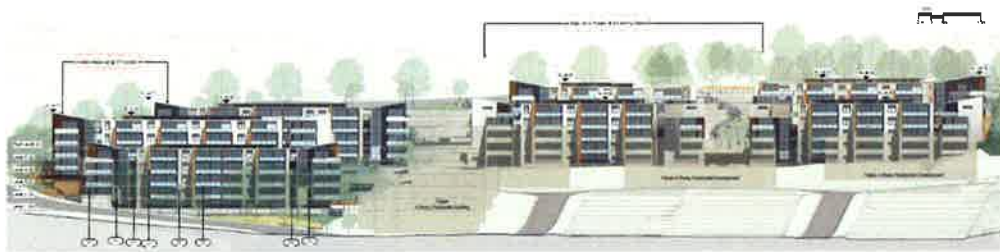


STATEMENT OF HERITAGE IMPACT

Lots 12 & 13 Butu Wargun, Drive Pemulwuy



Client: Revelop

AMENDED: 23 APRIL 2018

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

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1 September 2016	Draft for Review	Samantha Polkinghorne
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STATEMENT OF HERITAGE IMPACT - 16357

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STATEMENT OF HERITAGE IMPACT FOR LOT 12 & 13 BUTU WARGUN DRIVE, PEMULWUY

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany an application for the proposed development of Lots 12 and 13 at Pemulwuy.

The proposal is for the development of the sites for a series of seven residential apartment buildings, including landscaping and all other required amenities. The site was formerly owned by Boral who have recently carried out extensive remediation works, resulting in a fully cleared site which has not retained any significant vegetation or built components.

Lots 12 and 13, to be referred to as the subject site, are not identified as heritage items on any statutory instrument, however the site shares its western and northern boundaries with a portion of the State heritage listed *Prospect Hill Conservation Area*. Accordingly, the property is subject to the heritage provisions of the *Holroyd Local Environment Plan 2013* under the *Planning and Assessment Act 1979*. Cumberland Council must take into consideration the potential impact of any proposed development on the heritage significance of the adjacent Conservation Area.

The proposal has been designed by Architex, with landscape design by Taylor Brammer Landscape Architects Pty Ltd.

This proposal has been updated in line with comments received from Cumberland Council.

1.1 REQUIREMENTS FOR THIS REPORT

The main objective of this Statement of Heritage Impact is to determine the suitability of the proposed development and the heritage impact of the proposal in relation to the provisions established by Cumberland Council and by the NSW Office of Environment and Heritage, Heritage Branch guidelines.

1.2 METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The site is located to the north of Butu Wargun Drive, Pemulwuy, approximately between Reconciliation Drive to the west and Nijong Drive to the east. It is described by NSW Land and Property Information (LPI) as Lots 12 and 13 in DP1162280. Refer to Figure 1.

1.4 HERITAGE LISTINGS

The subject site is not listed as a heritage item on Schedule 5 of the *Holroyd Local Environmental Plan (LEP) 2013*. The subject site is located immediately to the east of a portion of the *Prospect Hill Conservation Area* which is listed on the State Heritage Register listing number 01662.

As such the property is subject to the heritage provisions of the *Holroyd Local Environment Plan 2013* under the *Planning and Assessment Act 1979*. A Heritage Impact Statement is required to accompany this development application to Cumberland Council due to the proximity of the Conservation Area. As the subject sites are not within the curtilage of the State Heritage Item the application is not required to be referred to the NSW Heritage Office.

The proposal will also be assessed against the relevant Policies contained in the *Prospect Hill Conservation Management Plan* prepared by Conybear Morrison and dated November 2005.

1.5 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Senior Heritage Consultant/Associate and Abigail Cohen, Heritage Consultant, and using research and a history written by Léonie Masson, Historian, all of **NBRS**ARCHITECTURE.



Figure 1 – Site location plan with Lot 12 shown in blue and Lot 13 in red. North is at the top of the page. Note the line of trees shown by the orange dashed line lie outside the boundary of the subject site and within the northern portion of the Conservation Area. (Source: NSW Land & Property Information, SIX Maps)

2.0 DOCUMENTARY EVIDENCE

The following summary is reproduced from the Government Architect's Office, *Prospect Hill Heritage Landscape Study and Plan*, April 2008. This information is drawn from the Prospect Hill Conservation Management Plan (2005) prepared by Conybeare Morrison International Pty Ltd.

Aboriginal Occupation and Early European Land Explorations

Prospect Hill was used as a vantage point and navigational element for the Aborigines who moved through the area, referring to the place as 'Marrong'. It is believed that Indigenous groups remained for only short stays along the ridge; more permanent camps would have occurred along Prospect Creek. With the arrival of the First Fleet in 1788, an early expedition party led by Captain Arthur Phillip came across Prospect Hill en route to the Blue Mountains in search of more fertile land. Prospect Hill quickly became a landmark reference point for the Europeans and the favourable conditions for agriculture and the presence of stone outcrops noted.

Land Tenure

In 1791, Governor Phillip began to offer 30 acre grants to time-expired convicts to settle, clear and farm the fertile land around the Prospect Hill SHR Area (south and east).

Organised Aboriginal resistance followed resulting in the death of Pemulwuy, a renowned Aboriginal resistance leader in 1802. This led to one of the first reconciliation conferences in 1805, ending fierce conflicts between settlers and Aborigines who were now protected by the Government and permitted to move freely through the land.

The first major land grant of 550 acres was given to William Lawson in 1808 to the west of the Prospect Hill SHR Area which he increased to 3000 acres in subsequent years through the acquisition and consolidation of surrounding smaller land grants. Today the property lies predominantly under Prospect Reservoir; the house (Veteran Hall) and gardens have been demolished (1929).

In 1836, Nelson Simmons Lawson inherited 75 acres to the east of Veteran Hall from his father, William Lawson. He too increased his land holdings to 475 acres by buying surrounding grants and named the estate Greystanes. 'Grey Stanes' is a Scottish term meaning 'stones' in response to the basalt outcrops found on Prospect Hill and reflecting Lawson's heritage. He built Greystanes House on the slopes of Prospect Hill just south of the SHR Area which was demolished in 1946, however the estates entry gates remain today. Between 1849-1936 the Greystanes Estate passed through the ownership and occupancy of several pioneering families.

Industrial Development

It wasn't until the construction of Prospect Reservoir to the west of SHR Area in 1880 that the first major excavation of stone (basalt) began, although dolerite had previously been extracted to pave roads. Given the underlying geology of Prospect Hill in conjunction with the advancement of quarrying technology and access (ran and roads) a number of quarries were established, drastically changing the landscape in the area. Quarries and mining companies were bought and sold, company names changed and mergers occurred over the ensuing years between the four main established quarries including: Prospect, Widemere, Styles and Reservoir.

Some mining companies leased land from Government while others purchased the property from which they quarried, such as NSW Blue Metal Company (becomes BMI - Blue Metal Industries in 1978) who in 1936 bought Greystanes Estate. This company flourished as one of the largest quarries within the region, supplying aggregate and bituminous pavements for roads and other major structures around Sydney. In 1982 Boral Ltd acquired BMI which proved a significant move for its growth and future development, attaining the leading market position in building and construction materials. As the quarry neared the end of its economic growth after 100 years, Boral conducted an Asset Review of its landholdings (330 hectares) in 1998 with a view for future development of its site.

Agricultural Development

In addition to the quarry activities in the area, Prospect had also been used for agricultural and pastoral purposes since the early land grants given to ex-convicts. The Council for Scientific and Industrial Research Organisation (CSIRO) who were established in 1926 and responsible for research into the fields of primary, secondary and tertiary industry were in need of a rural laboratory complex and field station. Suitable land (48 hectares) was chosen at Prospect including the North Eastern corner of the SHR Area to conduct research into sheep, wool and improving the productivity / fertility of animals. Prior to the Commonwealth purchasing the site in 1947, the land had passed through various ownerships, from the original land grants, to surviving family members, quarry companies and the United States Military who briefly established a military camp in the closing years of WWII. In 2000, CSIRO decided to relocate all their research activities to other sites they owned. During CSIRO's 50 years of operation and ownership at Prospect, numerous scientific achievements were achieved in addition to the erection of 40 buildings (offices and laboratories) to the north western portion of the site and the creation of an artificial lake from the damming of Greystanes Creek.

In 1999, the State Government adopted State Environment Planning Policy 59 which rezoned a number of land holdings across Western Sydney for employment and residential purposes including the Greystanes Estate owned by Boral and the CSIRO lands. The Prospect Hill SHR Area was predominantly designated as public open space as part of the precinct plans for the development of the SEPP 59 lands and is listed as an item of State Significance (NSW Heritage Act 1977).



Figure 2 – Aerial view of Prospect Quarries looking north, undated. (Source: <http://www.mindat.org/loc-106.html>, viewed 08 April 2016)

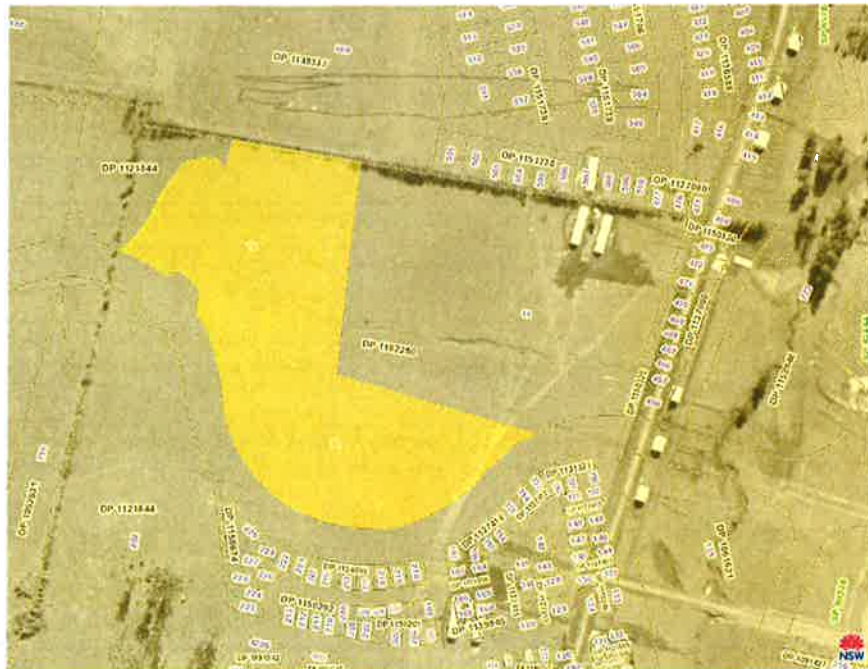


Figure 3 – Detail from 1943 aerial survey showing subject site shaded yellow overlaying cadastral plan. (Source: NSW Land & Property Information, SIX Maps)

2.1 HISTORICAL CHRONOLOGY OF PROSPECT HILL SHR AND LOCALITY

Pre-Euro	Aborigines use Prospect Hill (Marrong) as a vantage point and navigational element in the landscape.
1788	Expedition party led by Captain Arthur Phillip come across Prospect Hill en route to the Blue Mountains in search of more fertile land. Prospect Hill becomes a landmark reference point.
1791	Governor Phillip begins to settle time-expired convicts on 30 acre grants encircling Prospect Hill (east and south). Natural vegetation begins to be cleared for farming. Organised Aboriginal resistance to settlers commences.
1802	Aboriginal resistance leader, Pemulwuy of the Bediagal clan shot and killed
1805	Reconciliation conference between local Aboriginal representatives and settlers led to the end of the conflicts. Aboriginal clans now under government protection
1808	First major land grant of 550 acres to the west of the Prospect Hill SHR Area given to William Lawson
1819	W. Lawson increases land ownership to 3000 acres, buys surrounding grants
1821	W. Lawson builds a villa naming it Veteran Hall on Prospect Hill. Nelson Simmons Lawson inherits 75 acres to the east of Veteran Hall from his father, W. Lawson
1836	N.S. Lawson increases land holdings to 475 acres, buys surrounding land grants. Builds Greystanes House on the slopes of Prospect Hill, just south of the SHR Area. Land holdings become known as Greystanes Estate

1880	Creation of Prospect Reservoir subsumes the majority of William Lawson's land
1901	Modern quarrying begins (steam operated plant) at Prospect by a public company called The Emu and Prospect Gravel and Road Metal Company
1929	Veteran Hall demolished
1936	NSW Blue Metal Company buys Greystanes Estate
1940s	Greystanes property taken over by the Commonwealth during World War II. American and Australian Army set up camp
1946	Greystanes House demolished after Australian and American servicemen vandalise beyond repair. The main gates of the estate remain on Greystanes Road today
1946	Commonwealth purchases 48 hectares of land at Prospect including the North Eastern corner of the SHR Area for a rural laboratory complex and field station for CSIRO
1951	Dam created on the Greystanes Creek tributary within CSIRO's land Blue Metal Industries (later called BMI in 1978) produce bituminous pavement from Greystanes Estate which they own
1961	Potential gold deposits proved false
1967	Prospect and Widemere quarries coalesced to form one large quarry
1977	Prospect Hill listed as an item of State Significance on the NSW State Heritage Register (NSW Heritage Act 1977) BMI Limited (Blue Metal Industries Limited) flourish as one of the largest quarries within the region, supplying aggregate and bituminous pavements for roads and other major structures around Sydney
1982	Boral Limited acquire BMI, which proves a significant move for its growth and future development, attaining the leading market position in building and construction materials
1990	A portion of CSIRO's site (north) resumed for the construction of the M4 motorway
1991	1990 Prospect Hill listed on the Holroyd Local Environment Plan (Schedule 1 Heritage Items, Item No.69) and Holroyd Development Control Plan (No. 39 Heritage)
1998	Boral conducts an Asset Review of its landholdings (330 hectares) with a view to future redevelopment of the site as the quarry nears the end of its economic life after 100 years
1999	State Government adopts State Environmental Planning Policy No. 59 which rezones Greystanes Estate owned by Boral and CSIRO lands for Employment and Residential Redevelopment
2000	CSIRO relocate research activities to other sites and sell their land holdings to Stockland Corporation who commence residential redevelopment
2001	Boral Ltd. sell part of their Greystanes employment redevelopment project to Macquarie Goodman (13 hectares) and National Australia Bank Super Fund

	(5 hectares). Begin residential redevelopment in conjunction with Delfin Lend Lease (DLL).
2002	Deed of agreement between Boral and DLL signed August
2003	Amendment to SEPP 59 which rezoned western portion of CSIRO land from Employment Lands to Residential lands
2003-2005	The first stage of the Nelsons Ridge Display Village opened in 2003 with the second stage opening in 2005
2015	Official opening of Pemulwuy's Marrong Reserve (May). Reserve forms part of State Heritage listed item <i>Prospect Hill Conservation Area</i> . Property groups Mintus and Revelop jointly buy Boral's last site at Nelsons Ridge

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT AND DESCRIPTION

The subject site comprises two lots, Lot 12 fronted by Butu Wargun Drive on its southern boundary, and Lot 13 further north, with a portion of the Conservation Area immediately adjacent its western and northern boundaries. Lots 12 and 13, both irregular shaped allotments, comprise a total site area of 30,919.6m². The topography of the site reflects its location on the upper reaches of Prospect Hill, with the site sloping steeply from west to east, with the Conservation Area encompassing the ridgeline directly behind and above the site.

Primary access to the site is from Butu Wargun Drive. The northern boundary of Lot 13 is delineated by a line of trees and bushy vegetation; these landscape items are located in the adjacent Conservation Area. Modern residential development stretches away to the north, east and south, with industrial development occupying the former quarry site over the ridgeline on the western side of Prospect Hill.



Figure 4 - Aerial image showing the character of the surrounding development. To the west, in the old quarry site, are industrial uses, and to the north, south and east residential development. The blue dashed line roughly indicates the ridgeline of the Prospect Hill Conservation Area. The subject site is circled in red. (Source: NSW Land & Property Information, SIX Maps)

The prominent landscape setting of the surrounding *Prospect Hill Conservation Area* is characterised by its dramatic ridgeline and substantial vegetation, including Eucalypts and intrusive storm damaged pines on the southernmost portion of the Conservation Area. The Conservation Area to the north of the subject site is cleared, characteristic of earlier farming uses and also contains a row of trees along the northern boundary with the subject site. The portion of the Conservation Area adjacent the western boundary of the site includes a road crossing into the industrial areas over the hill. Vegetation in this area is best described as bushy with no consistent planted character; plants are generally Australian natives. To the south west of the subject site, separated by Butu Wargun Drive, lies Murrong Reserve.

The site has historically been modified for agricultural and quarrying activities, and following occupation by Boral has required extensive site remediation. The remediation works have recently been carried out, and whilst the original ground line has generally been maintained the works have involved extensive disturbance across the site.



Figure 5 - View of the site taken for Google Maps showing the remediation works underway. Note that the line of trees to the north of the site are outside the boundary of the subject site and lie within the Prospect Hill Conservation Area. (Source: Google Maps August 2016)

3.2 VIEWS

The subject site, located as it is high on Prospect Hill, enjoys primary distant views to the east with secondary views south and northeast. The location of the subject site, below the ridgeline of the Conservation Area and set on the north-eastern portion of the hill, results in views to the north and west being obstructed.

Close views of the site are available from Butu Wargun Drive looking north. Views from Butu Wargun Drive are obscured by the sloped landscape/topography looking north and are further screened by vegetation and trees.

The portion of the *Prospect Hill Conservation Area* that sits behind the subject site retains significant views towards the north, east and south. The CMP identifies significant views from and to, the Conservation Area. The impact of the proposed development on these views is assessed in Section 6.0 of this report.

4.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on a review of drawings prepared by Architex and Taylor Brammer Landscape Architects Pty Ltd. This documentation forms part of the development application for the construction of a large scale residential development on the western edge of a portion of the *Prospect Hill Conservation Area*.

The architectural proposal includes:

- Construction of seven residential blocks across Lots 12 and 13, designed with a contemporary architectural character in form and material;
- The siting of the new development has been designed to be set into the existing hillside to retain views of the Prospect Hill ridgeline behind;
- The new buildings have been located to the east and west of the site, providing an area of open character on the boundary shared with the eastern edge of the Conservation Area;
- Lot 12 (Blocks E, F and G) to include Public open space with water feature, playground element, sculpture and elevated deck, central fernery garden with full height building void over, articulated stair for site connectivity, swimming pool and deck;
- Lot 13 (Blocks A, B, C and D) to include:
- A communal open space with multipurpose court and community centre, community productive orchards and terraces;

The landscape proposal includes:

- Landscaping of communal open spaces, including the community centre;
- Landscaping of public open spaces with water feature, playground elements, sculpture and elevated decks;
- Landscaping including an articulated stair for site connectivity, terracing, a community productive orchard and a pocket park;
- Selection of native species in keeping with the character of the adjacent Conservation Area, particularly along the western boundary.



Figure 6 - View of proposal looking towards the ridgeline. (Source: Architex, April 2018)



Figure 7 – A view analysis demonstrating the relationship between the proposed development and the ridgeline of Prospect Hill behind. Note, this graphic does not include the existing trees and vegetation through the existing development on the approaches to the site. (Source: Architex, April 2018)

Code	Application	Manufacturer	Finish	Product ID / Description	Sample
P1	Paint Finish 1	Dulux	Levoco Half	P16/ A1	
P2	Paint Finish 2	Dulux	White Dark	P15 B1	
P3	Paint Finish 3	Dulux	Deep Navy 1	P42 A7	
P4	Paint Finish 4	Dulux	Sacred Earth	P09 FA	
P5	Paint Finish 5	Dulux	Pure Egg	P10 A7	
C1	Wall Cladding 1	Alucobond	Coral Metallic (or similar)	600 x 1500mm panels	
C2	Wall Cladding 2	Alucobond	Wood Design Elegam Oak (or similar)	600 x 1500mm panels	
C3	Wall Cladding 3	Alucobond	Indiana Copper Metallic (or similar)	600 x 1500mm panels	
C4	Wall Cladding 4	Alucobond	Wood Design Redwood (or similar)	600 x 1500mm panels	
PC1	Powdercoat 1	Dulux Durasteel	Fluorocarbon Silver Pearl	90073240	
M1	Courtyard Fencing	MetalART	Colorbond Monument	Suezalinen	
	Roof cladding	Colorbond	Colorbond Monument	Crestal Oil	
T1	Tile finish 1	n/a	Sandstone Wall Tiles	600 x 400mm panels	

Figure 8 - Finishes schedule included on Dwg DA13 Rev E. (Source: Architex)



Figure 9 - Landscape scheme prepared by Taylor Brammer. Source: Taylor Brammer Dwg LA01-A

4.1 ARCHITECTURAL DESIGN INTENT STATEMENT

The following Design Intent Statement has been sourced from the *State Environmental Planning Policy Number 65 (SEPP 65) Design Verification Statement for the Proposed Residential Apartment Development, located at Lots 12 and 13 Butu Wargun Drive, Pemulwuy for Mintus Holdings Pty Ltd ATF The Pemulwuy Investment Unit Trust* prepared by Architex.

Design Intent

The objectives in our design may be summarised as follows: -

- To design an "urban" building for an urban context which will promote and reinforce the future fabric and future built form of the Pemulwuy South Precinct;
- To consider and be sensitive to the context into which the development is placed with particular attention to the Development Control Plans;
- To provide a building which achieves design excellence, which will establish a precedent in the immediate area and set a standard for other residential developments to follow.

The proposed Development Application proposes the following: -

- Construction of seven (7) residential buildings accommodating 320 residential units in a two-stage development;
- Construction of basement car parking and road ways;
- Removal of existing trees and associated landscaping and external works;
- Strata Title on construction of the project.

4.2 LANDSCAPE ARCHITECTS DESIGN STATEMENT

The following Design Statement has been prepared by Taylor Brammer Landscape Architects Pty Ltd. Selection bolded by NBR.

The landscape architectural proposal aims to deliver a series of public and private external spaces that foster a sense of community, promote activity and embrace and integrate ecology and nature within the development.

Key areas of the design include the creation of communal open space located to the west of the site. This communal space creates a series of meaningful spaces for residents providing opportunities for community gatherings within the community centre and bbq area. The community centre is co-located with active and passive play elements including multi-purpose sports court, rope play / hammock structures, open lawn for active play and a fruiting orchard. Vegetation is of a predominantly native character with trees selectively located on the western boundary to maximise views to and from the adjacent SHR Prospect Hill ridgeline. The aims of the adjacent SHR Prospect Hill Conservation Area of regenerating the native plant community through the selection of sympathetic native plant species will be incorporated throughout the landscape areas abutting the western and northern boundaries and filtered throughout the site.

Linking the upper communal park within the development, is a series of terraced landscape areas and articulated stairs to the lower external spaces. A dry creek bed links the upper park to the external spaces between Blocks A and B which is connected with WSUD applications throughout the development to clean and filter surface water, assist in ground water recharge and provide ecological benefit and amenity. Numerous pocket parks are located throughout the development providing opportunities for passive and semi active play and activity. These pocket parks integrate nature within the development and introduce the benefits of Ecological Sustainable Development that the development aims to achieve. Pocket parks will be furnished with a variety of seating opportunities, open lawns, pergolas and paved areas as per the plans.

The development aims to "give back" to the greater community by creating a public park for use by all. The public park provides a multitude of active and passive elements within including water play elements complemented by seating, shade structures, and raised deck with a universally trafficable paved surround. The public park maintains opportunities for the integration of playground elements within the open space to provide a variety of opportunities for play throughout the year. Community engagement will be encouraged with opportunities for local artistic input to further create a unique and memorable space and street front address to Butu Wargun Drive.

The following drawings have been reviewed for the proposed architectural design.

Drawing name	Drawing number	Issue	Date
Basement Level 3	DA03	H	3008/2016
Basement Level 2	DA04	H	3008/2016
Basement Level 1	DA05	H	3008/2016
Level 1	DA06	H	3008/2016
Level 2	DA07	H	3008/2016
Level 3	DA08	K	01/02/2018
Level 5	DA09	K	01/02/2018
Site Elevations	DA11	K	01/02/2018
Site Elevations	DA12	K	01/02/2018
Site Sections	DA15	K	01/02/2018

The following drawings have been reviewed for the proposed landscape design.

Drawing name	Drawing number	Issue	Date
Cover Sheet and Context Plan	LA00	D	21.02.2018
Site Master Plan	LA01	E	21.02.2018
Key Landscape Character	LA02	C	27.02.2017
Trees Removal and Retention	LA03	E	21.02.2018
Communal Open Space Landscape Plan	LA04	E	21.02.2018
Pocket Park Landscape Plan	LA05	E	21.02.2018
Green Roof Masterplan	LA06	E	21.02.2018

5.0 ESTABLISHED HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

The subject site is not listed as a heritage item on Schedule 5 of the *Holroyd LEP 2013*. It is adjacent to the *Prospect Hill Conservation Area* which is listed on the State Heritage Register.

Also listed at a Local level on Schedule 5 of the *Holroyd LEP 2013* is Item 190 – *Main Gate – Borol* (formerly known as the *Greystanes Gates. Circa 1830*) This item lies to the south east of the central area of the *Prospect Hill Conservation Area* and is not in the vicinity of the subject site.

The *Prospect Hill Conservation Area* is included in the heritage inventory database of the NSW Office of Environment & Heritage - Database no: 5051526.

5.2 ESTABLISHED SIGNIFICANCE OF THE PROSPECT HILL CONSERVATION AREA

The following Statement of Significance was prepared for the *Prospect Hill Conservation Management Plan* prepared by Conybeare Morrison dated 2005.

The Prospect Hill SHR Area has national, state and local significance due to its unique combination of significant landscape and topographical features, social significance and association with important historical phases and persons.

Prospect Hill has national historical significance for its association with some of the earliest European land exploration on the east coast of Australia from April 1788. The site was major reference point for early explorers from 1788 and must also have been for the Aboriginal people already living on the Cumberland Plain, to whom it was known as Mar-rong or Mur-rong. Prospect Hill has national historical significance as the site of a number of the earliest farms in New South Wales, which were established in 1791 by Governor Phillip.

Prospect Hill has national historical, social and spiritual significance due to its association with Aboriginal frontier warfare due to European incursion and as the site of one of the first Aboriginal/ European reconciliation meetings held in 1805 involving Samuel Marsden and Prospect Aboriginal groups.

Prospect Hill is significant as part of a combined history of Aboriginal occupation, white settlement and industrial use. Prospect Hill is nationally historically significant due to its association with important early figures of Australian history: including Governor Phillip, Phillip Gidley King, Captain Watkin Tench, Lieutenant William Dawes, Surgeon John White, frontier leader Pemulwuy, Bennelong and Samuel Marsden, prominent land owners: including William and Nelson Simmons Lawson and D'Arcy Wentworth, pioneer families, explorers, agriculturists, scientists: Dr Ian Clunies Ross, geologist and petrologists: including Frenchman L Lesson, Charles Darwin, James Dwight Dana, Reverend William Branwhite Clarke, C.S Wilkinson and Professor T.W Edgeworth David.

The Prospect Hill quarry is of state historical significance in meeting the demands of urban growth in Sydney over the last 100 years by supplying necessary materials for major construction and road building projects in Sydney including Woronara Dam, Captain Cook Graving Dock, Sydney Opera House, the Circular Overseas Terminal and the Cahill Expressway. The establishment of rail transport of Prospect Hill ensured the growth of Western Sydney as quarry products were easily transported for use in road construction and other large infrastructure projects.

Prospect Hill is of national historic significance due to its association with BML whose ownership of Prospect Quarry contributed to its growth as a major supplier of construction and building materials in both the Australian and world scene. Borals ownership of the Prospect quarry was instrumental in its attainment of the leading market position in building and construction materials in NSW and strengthened its operations in other states.

Prospect Hill is of national historical significance as it formed part of the CSIRO Division of Animal Production. The work of CSIRO at Prospect is associated with scientific agricultural research programs which have had a significant role in the agricultural development of Australia in the post war period, particularly in relation to the sheep and wool industry.

Prospect Hill is of aesthetic significance as a significant topographic feature rising to a height of 117 metres above sea level providing expansive views across the Cumberland Plain. It is a key open space element in the landscape and provides important views of the Cumberland Plain, from Sydney City in the east to the Blue Mountains in the west.

Prospect Hill has national, state and local social significance to the Aboriginal Community, to those employees that have worked at the Former CSIRO site and Quarry on the Greystanes Estate, to the Australian Scouting movement, to geologists (local and world renown) and to members of the local community.

The geological and topographical elements of Prospect Hill are important characteristics of a class of natural places, which makes it a unique locality in the Cumberland Plain area.

Significant remnant native plant species are present on the ridgeline of Prospect Hill, which are representative of Moist Shale Woodland of the Cumberland Plain, which is an endangered plant community. The landscape of Prospect Hill on the former CSIRO site is likely to be one of the only remaining areas of rural land within the local and regional area that has retained its long-term pastoral use since the earliest days of the colony.

The area of Prospect Hill on the Former CSIRO site has potential archaeological significance of early farming practices and settlement due to the ongoing pastoral and rural use of this site.

Prospect Hill SHR Area has archaeological potential for Aboriginal and early European settlement.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Holroyd Local Environmental Plan (LEP) 2013*, *Holroyd Development Control Plan (DCP) 2013* and the NSW Heritage Office (now the Heritage Branch of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*. The proposal has also been assessed against the relevant Conservation Policies contained in Section 6.0 of the *Prospect Hill Conservation Management Plan* prepared by Conybeare Morrison and dated November 2005.

This section of the report provides an analysis of the statutory controls applying to this site.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS	HERITAGE IMPACT
<p>Construction of new residential apartment buildings.</p> <p>It is proposed to construct seven high rise residential apartment buildings, and associated services and landscaping.</p> <p>The architectural character of the proposed buildings is clearly contemporary, in line with the existing character of the nearby residential developments. The design has been prepared in light of the <i>Holroyd DCP 2013 – Residential Controls</i>.</p> <p>There are no built features of heritage significance contained within the Conservation Area in the vicinity of the subject site which need to be taken into account in the design of any new structures.</p>	<ul style="list-style-type: none"> Acceptable heritage impact <p>The existing situation is that the undeveloped land of the subject site does contribute to the visual appreciation of the open character of Prospect Hill beyond. This area however is not recognised as falling within the curtilage of the Conservation Area, and as such development on the site is an acceptable heritage impact.</p> <p>The proposed buildings have been located on the site away from the boundary with the Conservation Area, making an area available for sympathetic landscaping that aims to support the open character of the Conservation Area.</p>
<p>Height of new apartments in the context of the Prospect Hill ridgeline.</p> <p>The building forms have been kept low to protect views to and from the ridgeline of the <i>Prospect Hill Conservation Area</i> which sits above the subject site.</p> <p>A view analysis has been undertaken to assess views from, and to, the subject site, to identify any potential heritage impacts on the adjacent <i>Prospect Hill Conservation Area</i>.</p>	<ul style="list-style-type: none"> Acceptable Heritage Impact <p>Steps taken to manage the height of the proposed new structures include:</p> <ul style="list-style-type: none"> excavating the site to tuck non-habitable spaces below ground level and hence generally reduce the height of the buildings. articulation of the roof form to resolve the flat roof and reflect the topography of Prospect Hill behind the development. implementation of green roofs to further soften the visual interface with the ridgeline when viewed from further vantage points.

<p>Views Analysis Section 6.3 of this report includes a series of photomontages analysing views of the development from locations generally identified in the CMP.</p>	<ul style="list-style-type: none"> • Acceptable Heritage Impact <p>In understanding the impact of views on the Prospect Hill ridgeline the nature of the surrounding development, topography and existing vegetation should be taken into account.</p> <p>The diagram at Figure 7 of this report demonstrates that the proposed development, with the exception of a portion at the lowest dip in the ridgeline, does not obscure views of the ridgeline. This diagram does not include existing vegetation and development and as such shows in this diagrammatic fashion most clearly the potential impacts.</p> <p>The montages in 6.3 more accurately reflect the range of components included in any views that should be understood as contributing to the overall impacts. In understanding the views analysis in this more detailed way, the role of existing vegetation in moderating the understanding of the relationship between the subject development and Prospect Hill can be appreciated.</p> <p>The montage shown at Location 8 for example demonstrates the impacts of existing elements, such as screening vegetation, as part of the many components that read together and include the ridgeline as a backdrop to the local area. More distant vantage points for the visual analysis further demonstrate that the ridgeline is not an element appreciated on its own, rather as the defining line for the natural and built activity visible as part of any overall view.</p>
<p>Finishes and Colour Palette Typical materials and finishes include painted render, Alucabond panels, powder coat metal elements and sandstone wall tiles. Please refer to the application package for a full description of the finishes.</p>	<ul style="list-style-type: none"> • Acceptable Heritage Impact <p>The finishes and colour palette shown in Figure 8 has been designed to be complimentary to the surrounding landscape, as well as being typical of the surround building stock. In this way, whilst there will be the impact of new structures within the visual catchment of the Conservation Area the impact will be mitigated through the new development reading as part of an established character in the area, namely the new development.</p>

<p>Landscaping The landscaping proposal has been informed by the relevant recommendations of the CMP and the <i>Prospect Hill Heritage Landscape Study and Plan</i> (Government Architect's Office: 2008) into account.</p> <p>Selection of native plant species will form part of the next stage of the works.</p>	<ul style="list-style-type: none"> Positive Heritage Impact <p>The proposed landscaping scheme, to the western portion of the subject site along the shared boundary with the Conservation, has been designed with its relationship to the adjacent heritage item in mind.</p> <p>Excerpt from Taylor Brammer Design Statement: <i>Vegetation is of a predominantly native character with trees selectively located on the western boundary to maximise views to and from the adjacent SHR Prospect Hill ridgeline.</i></p> <p><i>The aims of the adjacent SHR Prospect Hill Conservation Area of regenerating the native plant community through the selection of sympathetic native plant species will be incorporated throughout the landscape areas abutting the western and northern boundaries and filtered throughout the site.</i></p> <p>In maintaining views to the adjacent Conservation Area and in actively supporting the regeneration of native plant species the visual impact on the Conservation Area of adjacent development is mitigated.</p> <p>The proposed landscape design also strengthens the eastern edge of the Conservation Area providing a visual and physical 'buffer zone' beyond the Conservation Area boundary.</p>
<p>Access Layout of vehicular access network</p>	<ul style="list-style-type: none"> Neutral Heritage Impact <p>Access around the site will be contained within the existing lot boundaries.</p> <p>Everyday vehicular access from Butu Wargun Drive has been kept away from the vicinity of the Conservation Area.</p>
<p>Archaeological Potential The site has historically been modified in response to agricultural and industrial uses, and has recently been fully remediated by Boral to manage any possible site contamination.</p>	<ul style="list-style-type: none"> Neutral Heritage Impact <p>The likelihood of any archaeological potential is slim, however all care should still be taken when carrying out excavation works on the site.</p> <p>The <i>Prospect Hill Conservation Area</i> is recognised for its archaeological significance, and given the proximity of the subject site, it is recommended that a suitably qualified archaeologist is engaged to guide the design and implementation of all below ground works.</p>

6.3 VIEW ANALYSIS

The 2005 CMP established a range of viewing locations the length of the Conservation Area to demonstrate views of the ridgeline available at that time. The following view analysis has been prepared to understand the potential visual impacts of the proposal on the ridgeline of the *Prospect Hill Conservation Area*. The selected vantage points are those relevant to the subject site.

It should be noted that the subsequent development on the lower slopes of Prospect Hill since the CMP was prepared in 2005 has been extensive. In carrying out the view analysis the primary concern is to understand the visual impact of the proposal on the Prospect Hill ridgeline.

The following images demonstrate that the proposed development does not have an adverse heritage impact on views to or from the Prospect Hill ridgeline.

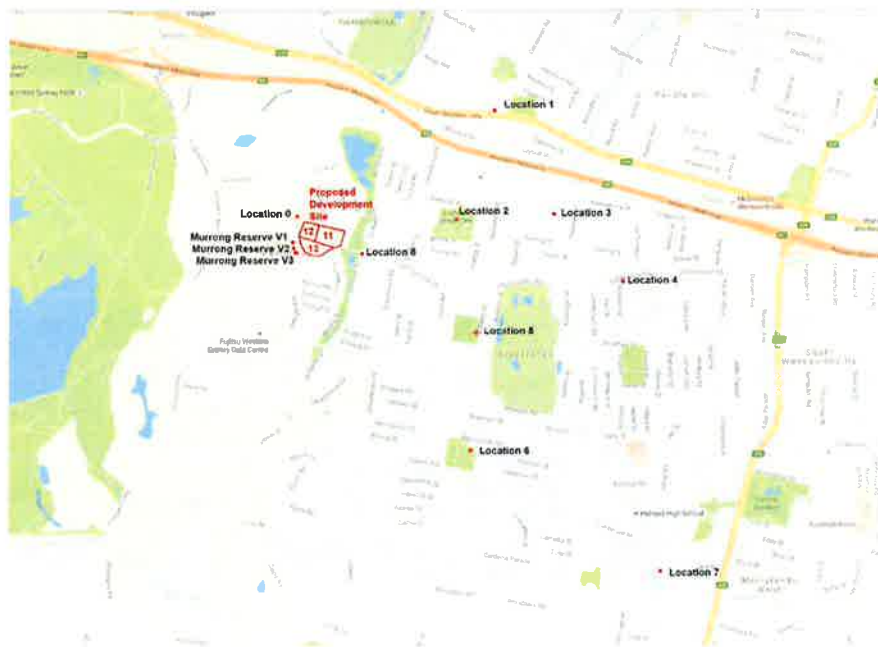


Figure 10 - Map showing the location of each of the photomontage vantage points.



Figure 11 - Location V1 - View from Marrong Reserve looking south east.



Figure 12 - Location V2 - View from Marrong Reserve looking north from the highest vantage point



Figure 13 - Location V3 - View from Marrong Reserve looking north east from the highest vantage point.



Figure 14 - Location 0 - View from the Conservation Area directly above the subject site, looking south east.



Figure 15 - Location 1 - View from Great Western Highway



Figure 16 - Location 2 - View from Bathurst Street Park



Figure 17 - Location 3 - View from Darling Street Park



Figure 18 - Location 4 - View from corner Old Prospect Road and Graham Street



Figure 19 - Location 6 - View from Greystanes Sportsground



Figure 20 - Location 7 - View from Parkland at the back of Wesley Place Greystanes



Figure 21 - Location 8 - View from corner of Butu Wargun Drive and Driftway Drive

6.4 EVALUATION AGAINST THE NSW HERITAGE OFFICE GUIDELINES

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Branch of the NSW Department of Environment and Heritage) publication *Statements of Heritage Impact*, 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposed development respect or enhance the heritage significance of the adjacent Conservation Area for the following reasons:

- The significance of the *Prospect Hill Conservation Area* will be retained and conserved.
- Views to and from the Prospect Hill ridgeline will be retained and conserved.
- There will be no change to how the *Prospect Hill Conservation Area* is interpreted from the public domain.
- The further developed articulation of the roof form further resolves the flat roof so as to reflect the topography of the Prospect Hill ridgeline.
- The architectural form of the proposed apartment buildings is in keeping with the nearby residential developments. The proposed finishes and colour palette for the new residential development are in keeping with the character of nearby development, and do not detract from an understanding of the *Prospect Hill Conservation Area*.

6.5 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

How is the impact of the new development of the heritage significance of the item or area to be minimised?

- The siting of the proposed development away from the eastern boundary of the Conservation Area provides an opportunity to create an open landscaped area which is sympathetic to the character of the Conservation Area.
- The intent of the proposed landscaping on the westernmost portion of the subject site is to visually extend the character of the Conservation Area. This would be achieved through the selection of appropriate native plantings, which in turn will also encourage the regeneration of the native plants in the area.

Why is the new development required to be adjacent to heritage item?

- The new development is located on existing lots adjacent the Conservation Area.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The proposed development makes no changes to the existing curtilage line of the adjacent heritage item.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The building forms have been kept low to protect views to and from the ridgeline of the Prospect Hill, which sits above the subject site.
- Steps taken to mitigate any adverse heritage impacts on the ridgeline include:
 - Excavation of the site to tuck non-habitable spaces below ground level to generally reduce the overall height of the buildings, and
 - Use of a flat roof form

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- The site has recently been fully remediated for contamination, which has resulted in a high degree of disturbance across the site. The likelihood of any archaeological deposits having been retained is slim, however it is a recommendation of this report that a Non-Indigenous and Indigenous archaeologist be engaged to guide all below ground works.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- The new development is sympathetic to the heritage item in the following ways:
 - Buildings are sited away from the shared boundary with the heritage item;
 - Landscaping of the shared boundary responds to and with native planting types and reflects the existing character of the adjacent heritage item, whilst also providing a level of outdoor amenity to the residents;
 - The colour palette of the new development, whilst it will be clearly visible as a new element, is sympathetic to the character of the Conservation Area through the use of soft browns and greens.

Will the additions visually dominate the heritage item? How has this been minimised?

- No, the development will not visually dominate the heritage item, as the Prospect Hill ridgeline will be retained, and the development will be read in the context of nearby residential development.

Will the public, and users of the item, still be able to view and appreciate its significance?

- Yes, the public, and users of the Conservation Area will still be able to view and appreciate the significance of the *Prospect Hill Conservation Area*.

6.6 NEW SERVICES

How has the impact of the new services on the heritage significance of the item been minimised?

Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

- There are no services of heritage significance, all the services required to support the proposed development are new.

Has the advice of a conservation consultant (eg architect) been sought? Has the consultant's advice been implemented?

- The advice of a heritage consultant was not consulted for the layout of the buildings, and therefore services, plan.

Are any known or potential archaeological deposits (underground and under foot) affected by the proposed new services?

- No known archaeological deposits have been identified on the subject site, however Policy 17 of the CMP for the adjacent *Prospect Hill Conservation Area* notes 'Although no known archaeological sites are located within the Prospect Hill heritage curtilage, the Aboriginal Heritage Study identified that material evidence of Aboriginal occupation and use may be retained there despite subsequent landscape modification. Management of the potential archaeological resource of the Prospect Hill heritage curtilage is therefore necessary to retain its cultural values'. It is recommended that any sub surface works proposed in the vicinity of the heritage item are carried out under the guidance of suitably qualified Indigenous and Non-Indigenous specialist consultants.

6.7 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

How has the impact of the new work on the heritage significance of the existing landscape been minimised?

The landscape of the adjacent *Prospect Hill Conservation Area* is recognised as being of State heritage significance, and as such any development in the vicinity of the heritage item must take the character of the landscape into consideration. In this proposal the landscape design has been informed by the relevant policies of the CMP as well as the *Prospect Hill Heritage Landscape Study and Plan* (Government Architect's Office: 2008)

- The landscape scheme for the proposal responds to the Conservation Area along the shared western boundary, whilst also providing a varied and engaging landscape across the site for the future residents of the development.
- The developed articulation of the roof form resolves the flat roof reflecting the topography of the Prospect Hill ridgeline.

Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

- The previous landscape has been modified over time and has recently been extensively remediated. Previous landscaping is not proposed to be reinstated, however the existing slope across the site and ground levels have generally been retained in the landscaped areas.

Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

- Yes, the advice of Taylor Brammer Landscape Architects has been sought, and they have been commissioned to prepare the landscape scheme across the site. Taylor Brammer do have proven experience working with heritage landscapes.

Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

- No known archaeological deposits have been identified on the subject site; it is a recommendation of this report that any sub surface works associated with the landscape proposal are carried out under the guidance of suitably qualified Indigenous and Non-Indigenous specialist consultants.

How does the work impact on views to, and from, adjacent heritage items?

- The landscape works are generally set well below the heritage item, except along the western boundary where the design has been prepared in light of the relevant CMP Policies.

6.8 EVALUATION AGAINST THE 2005 CONSERVATION MANAGEMENT PLAN

Section 6.0 of the *Prospect Hill Conservation Management Plan*, dated 2005 and prepared by Conybeare Morrison, sets out a series of Conservation Policies that have been developed to guide decisions affecting the adjacent heritage item.

The following relevant policies have been sourced from the CMP and are evaluated here in terms of the Architex and Taylor Brammer proposal.

Policy 6

Development proposals within and/or adjoining the Prospect Hill SHR Area must detail and consider potential impacts on the heritage significance of Prospect Hill and part of the Development Application process.

Comment

This Statement of Heritage Impact assess the potential impacts of the proposed residential development in heritage terms.

Policy 9

Preserve the open character of Prospect Hill as an important historical, visual and open space area.

Policy 10

Maintain the ability to interpret the open character of Prospect Hill in relation to early European expeditions, Colonial settlement, geological excursions and associations with the Aboriginal Community.

Policy 11

Site and design development proposals in proximity to the Prospect Hill SHR Area should ensure that views to and from the Prospect Hill ridgeline are maintained.

Comment

The layout of the proposed residential apartments and supporting landscaping plan has provided a physical and visual buffer along the western boundary of the Conservation Area, supporting the retention of the open character of the adjacent heritage item.

Policy 17

Although no known archaeological sites are located within the Prospect Hill heritage curtilage, the Aboriginal Heritage Study identified that material evidence of Aboriginal occupation and use may be retained there despite subsequent landscape modification. Management of the potential archaeological resource of the Prospect Hill heritage curtilage is therefore necessary to retain its cultural values.

Comment

It is a recommendation of this report that any sub surface works proposed in the vicinity of the heritage item are carried out under the guidance of suitably qualified Indigenous and Non-Indigenous archaeological consultants.

Policy 57

Remnant stands of Eucalypts and mature trees along the ridgeline should be retained.

Comment

The line of trees just beyond the northern boundary of Lot 13, whilst below the Prospect Hill ridgeline, do lie within the *Prospect Hill Conservation Area*. Whilst these trees are outside the subject site, it is a recommendation of this report that their protection is addressed and implemented in any construction management plans prepared for the development.

Policy 75

Vigorously oppose any developments that might jeopardize the cultural and visual significance of the place or setting and seek to minimize any adverse impacts of such developments.

Comment

The analysis contained in this HIS establishes that the proposed development does not jeopardize the cultural or visual significance of the place or setting of the adjacent heritage site.

Policy 79

Streets and urban elements in the proximity to the site should endeavour to enhance views and vistas to and from the Prospect Hill SHR Area

Comment

There is no change to the existing public street layout proposed, and the siting of the structures within the subject site, specifically the decision to retain an open area to the west of the site enhances views and vistas to and from the Prospect Hill ridgeline.

Policy 92

Future site development planning in the adjacent areas of the SHR Area should be aimed at achieving the following objectives:

- *To achieve building heights and forms that respect the heritage values of Prospect Hill, and that assist in establishing an attractive streetscape.*
- *Materials and colours for buildings and roofs should be subtle (no strong hues), recessive (mid tone) and non-reflective.*
- *Metal deck roofs should be pre-coloured in landscape tones.*
- *Roof top plant and services to be integrated into building/roof forms, be compatible with building design and not visible from the ridge line of the SHR Area.*
- *Mobile phone towers are not to be permitted on tops of buildings unless integrated into the building/roof design.*

Comment

The detailed design of the proposed development complies with the policy guidelines of CMP Policy 92.

6.9 EVALUATION AGAINST THE HOLROYD LOCAL ENVIRONMENTAL PLAN (LEP) 2013 HERITAGE PROVISIONS

The proposal is considered to be consistent with the relevant heritage objectives of the *Holroyd Local Environmental Plan (LEP) 2013* for the following reasons:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Holroyd,*
- (b) to conserve the heritage significance of heritage items and heritage Conservation Areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

- The significance of the *Prospect Hill Conservation Area* will be retained and conserved.
- Views to and from the Prospect Hill ridgeline will be retained and conserved.
- There will be no change to how the Conservation Area is interpreted from the public domain.

The proposed development is considered acceptable, from a heritage perspective.

6.10 EVALUATION AGAINST THE HOLROYD DEVELOPMENT CONTROL PLAN (DCP) 2013

The proposed development is consistent with the guidelines of the *Holroyd DCP 2013* that relate to development in the vicinity of the *Prospect Hill Conservation Area*, as detailed in the following sections of the DCP:

Part H - Heritage and Conservation

Part P – Pemulwuy Residential Controls

8. Heritage

8.1 Aboriginal Heritage and Archaeology

8.3 European Heritage

8.4 Prospect Hill State Heritage Registered Area

Pemulwuy North Sub Precinct

7.0 CONCLUSION AND RECOMMENDATION

7.1 RECOMMENDATIONS

- It is noted that any works carried out below ground may have archaeological impacts. The *Prospect Hill Conservation Area* is recognised for its archaeological significance and so it is recommended that a Non-Indigenous and Indigenous archaeologist is engaged to guide all below ground works.
- Protective works to the line of trees and vegetation just north of the northern boundary of Lot 13, as they are located within the adjacent the *Prospect Hill Conservation Area*, should be addressed as part of the construction management plan for the site, and all recommendations for their protection implemented.

7.2 CONCLUSION

The proposed works described above do not adversely affect the identified heritage significance of the adjacent State heritage listed *Prospect Hill Conservation Area*.

Subject to the recommendations above, Cumberland Council should have no hesitation, from a heritage perspective, in approving this application.



Samantha Polkinghorne
Associate Director
NBRSARCHITECTURE

8.0 ADDENDUM

8.1 BACKGROUND

This addendum has been prepared in response to the following comments from Council regarding the proposed removal of a Fig tree as part of the proposed development of Lots 12 and 13, Pemulwuy.

1. *Clarification of the location of the Fig tree shall be provided as it is shown in the arborist report as being within adjoining Lot 101, and as such its removal is not warranted for this proposal. All plans shall clearly indicate the location of the Fig.*

The location of the Fig has been confirmed as falling within the subject development site.

2. *On confirmation of above, if the Fig is located within the subject lot then the following applies. The existing Fig is of a similar size and age class as the remnant Fig plantings associated with Greystanes House which were planted beside the original driveway to the house along the top of the ridgeline and beside Duruga Drive. It is likely this Fig formed part of those plantings or was associated with the original property. The Heritage Impact Statement shall comment on the proposed removal of the Fig tree and provide recommendations on measures deemed appropriate to address any impacts.*

The former location of Greystanes House and its associated carriageway is identified in Figure 6.3 of the *Prospect Hill Conservation Management Plan* prepared by CM+ Connybeare Morrison, dated 2005. See Figure 22 below.

Figure 22 demonstrates that the subject Fig tree is not in the close vicinity of Greystanes House or the associated carriageway.

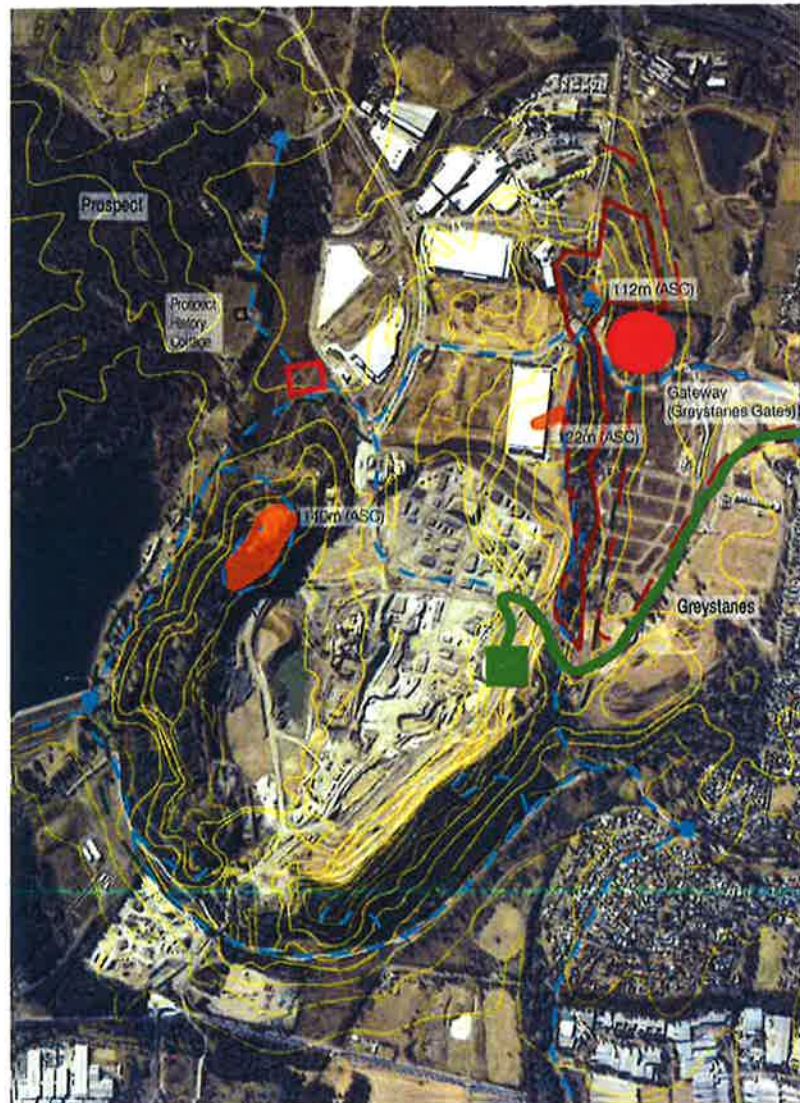
Due to extensive remediation works on the site, no evidence has been retained of other similar plantings nearby, or that this tree was part of a larger group of Fig trees.

8.2 HERITAGE IMPACT ASSESSMENT

- The removal of the subject Fig tree does not alter any understanding or interpretation of the *Prospect Hill Conservation Area* to the east.
- The location of the former Greystanes House and associated carriageway are set to the south west of the subject site, and as such it is unlikely that the subject Fig tree formed part of the original plantings associated with these two elements.
- There is no physical evidence on the site that this Fig tree formed part of a larger group of similar plantings.
- The landscape setting of the Fig tree has been substantially altered, and as such any interpretation of the original landscape context for the tree on the subject site has been removed.

8.3 CONCLUSION

In conclusion, the removal of the subject Fig tree is acceptable in heritage terms.



LEGEND

- Prospect Hill Study Area (as nominated on State Heritage Register listing)
- Highest Points
- Former site of Veteran Hall
- Former extent of Greystanes House
- Original form/extent of Prospect Hill
- Right of way to Prospect Hill- proposed walking track
- Original carriageway to Greystanes House
- Contours
- Gateways

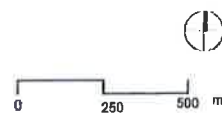


Figure 22 - Excerpt from the Prospect Hill CMP showing the location of Greystanes House and the carriageway (highlighted in green) in relation to the subject development site (highlighted in red). (Source: Prospect Hill Conservation Management Plan prepared by CM+ Connybeare Morrison, dated 2005)

