



Our Ref: DOC17/9139

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By email: [paul.anzellotti@cumberland.nsw.gov.au](mailto:paul.anzellotti@cumberland.nsw.gov.au)

Dear Mr Anzellotti

**Lots 12 and 13 Butu Wargun Drive, Pemulwuy – Construction of seven residential flat buildings (RFBs) with associated basement car parking, roadways and landscaping (Development Application 2016/381)**

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Thank you for your letter received on 9 January 2017 referring the abovementioned application to the Office of Environment and Heritage for comment. The documentation forwarded by Cumberland Council includes a Statement of Environmental Effects prepared by Think Planners dated 5 September 2016; architectural drawings prepared by Architex dated 30 August 2016; landscape drawings by Taylor Brammer Landscape Architects Pty Ltd dated 16 August 2016; and a Statement of Heritage Impact (SOHI) prepared by NBRIS & Partners Pty Ltd dated 1 September 2016.

Prospect Hill is listed on the State Heritage Register (SHR No. 01662). The significance of the place relates to its landmark qualities (as a major reference point for early explorers), as a location of Aboriginal frontier warfare and early historical development (with related archaeological potential), rare geology, and expansive views across the Cumberland Plain.

Whilst the subject site is in the immediate vicinity of Prospect Hill, lots 12 and 13 Butu Wargun Drive, Pemulwuy are outside the SHR listed boundary and consequently heritage approval is not required under the *Heritage Act 1977*. However, although the proposed RFBs would be outside the SHR curtilage, a review of the documentation provided indicates that the proposal is likely to have a negative impact on the identified significance of the place and we therefore make the following comments:

- Prospect Hill is a key open space element within the landscape and provides important, expansive views of the Cumberland Plain. It is acknowledged that the subject site presents one of the last lots of developable land in the vicinity of Prospect Hill and that the heritage place is already surrounded by residential and commercial development which has modified views to and from Prospect Hill. However, the intensity, form and height of the proposed residential development would have an unacceptable adverse impact on the legibility of Prospect Hill, including visibility and reading of the landform and is therefore not supported in its current form;

- A Conservation Management Plan (CMP) prepared by Conybeare Morrison, dated November 2005, was endorsed by the Heritage Council of NSW on 12 May 2006 for five years. Whilst this endorsement has lapsed, it is still a valuable management document. Various policies of this CMP aim to conserve significance through the maintenance of the open character of Prospect Hill and the ability to interpret such, as well as conservation of views and vistas. In particular, CMP policy 11 states *'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.'* Also, CMP policy 79 encourages development to enhance views and vistas to and from Prospect Hill. Whilst the visual study appears in the SOHI to show that distant views to Prospect Hill would be essentially unchanged, mid views to Prospect Hill would be adversely impacted, and some proximate views to Prospect Hill would be dominated by the proposal. The RFBs would diminish our understanding of the topography and detract from the landmark qualities of the place. The subject proposal is therefore contrary to these policies and would detract from views both to and from Prospect Hill and should therefore be modified to reduce adverse heritage impacts;
- The proposed landscaped buffer on the western boundary – and the smaller buffer on the northern boundary – are insufficient setbacks to mitigate the adverse impacts of the bulk, scale and height of the proposal on the views to and from Prospect Hill and the landmark quality of the place. These landscaped buffers should be increased to reduce the intrusion of the RFBs into the visual setting of Prospect Hill and allow a better reading of the landform; and
- Considering previous quarrying activities, the potential for historical archaeological deposits on the site has been destroyed.

In view of the above, it is recommended that the development be amended to:

- Remove blocks A and D and reduce the height of the remaining RFBs to allow a reading of the topography and reduce adverse impacts on views to and from Prospect Hill and the landmark qualities of the place;
- Increase the landscaped buffer on the western and northern boundaries of the site;
- Incorporate additional landscaping across the site to soften the appearance of the development in views to and from Prospect Hill; and
- Further articulate roof forms to break up the bulk of the proposal to better mitigate adverse heritage impacts.

If you have any queries about this matter please contact Anna London, Heritage Assets Officer, at the Office of Environment and Heritage by telephone 9873 8608 or by email at [anna.london@environment.nsw.gov.au](mailto:anna.london@environment.nsw.gov.au).

Yours sincerely



**Dr Thomas Richards**  
 Senior Team Leader, State Heritage Assessments  
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 Office of Environment and Heritage  
 7 April 2017

**As Delegate of the Heritage Council of NSW**