



Our ref: DOC20/210555

Mr David Koppers
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning, Industry and Environment
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By email: David.Koppers@planning.nsw.gov.au

Dear Mr Koppers

Notice of Exhibition of application for Horsley Drive Stage 2 – Building 1 (SSD 10404)

Thank you for your referral dated 12 March 2020 inviting comments from the Heritage Council of NSW on the above State Significant Development proposal.

The proposed development involves construction of Building 1 (an industrial warehouse to operate as a customer fulfilment centre) and associated utilities, infrastructure, parking and landscape works within the Horsley Business Park Stage 2, occupying approximately 8.79ha of the wider 16.5ha site. It is noted the balance of the site under the existing Concept approval (SSD 7664) will be subject to a separate future application.

The proposed State Significant Development site adjoins the State Heritage Register (SHR) item, *Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)* – SHR no. 1373. The Upper Canal System is significant as a major component of the Upper Nepean Scheme. As an element of this Scheme, the Canal has functioned as part of Sydney's main water supply system since 1888. The Upper Canal is separated from the site by a cycleway and a low fence, which forms part of its SHR listed curtilage.

The EIS prepared by Ethos Urban and relevant accompanying documentation have been reviewed.

As delegate of the Heritage Council of NSW, it is recommended that the following conditions be included as part of the approval:

- a) The following recommendations of the Historical heritage advice prepared by Biosis dated 22 January 2020 shall be implemented to avoid impact on the heritage significance of the *Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)* – SHR no. 1373:
 - No physical impacts must occur within the curtilage of the Upper Canal (Lot 1 DP 596354).
 - Building envelope must be sufficiently setback from the western edge of the lots to ensure that the development does not have an adverse impact on the heritage significance of the Upper Canal.
 - A landscape area shall be developed along the canal as a soft barrier to protect its setting. Landscaping shall include shrubs and trees capable of reaching and thus buffering proposed building height.

- Building design shall feature recessive neutral external colour scheme and finishes and shall avoid high, blank walls facing the Canal to minimise visual impacts.
 - The applicant must ensure that proposed works comply with the Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW 2018).
- b) The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

If you have any questions regarding the above advice, please contact Shikha Jhaldiyal, Senior Heritage Assessment Officer at Heritage NSW on 9873 8545 or Shikha.Jhaldiyal@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

Rajeev Maini
Senior Team Leader
Regional Heritage Assessments South
Heritage NSW, Community Engagement
Department of Premier and Cabinet

As Delegate of the Heritage Council of NSW

13 April 2020