



Our ref: DOC20/702367

Deana Burn
Industry Assessments
Department of Planning Industry and Environment
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By email: deana.burn@planning.nsw.gov.au

Dear Ms Burn

Notice of Exhibition of application for Prospect Logistics Estate (SSD 10399)

Thank you for your referral dated 26 August 2020 inviting comments from the Heritage Council of NSW on the above State Significant Infrastructure (SSD) proposal.

The proposed development involves:

- The construction of seven industrial warehousing buildings, associated offices and hardstand/car parking areas on a terraced landform, as well as a small cafe. The warehouse buildings are envisaged to be used as warehouse and distribution centres, with two of the warehouses identified for potential cold storage. Vehicle access to the site will be provided via Clunies Ross Street to the East and Foundation Place to the West.

The proposed SSD is adjacent to State Heritage Register (SHR) item Prospect Hill (SHR no. 01662) located at Clunies Ross Street, Prospect, NSW 2148. As stated in the gazetted Statement of Significance for the item "*The site is significant as a major reference point for early explorers from 1788, and as the site of a number of the earliest farms in New South Wales, which were established in 1791 (Higginbotham, 2000). Prospect Hill is also associated with Aboriginal frontier warfare during the early days of the colony, and as the site of one of the first Aboriginal/ European reconciliation meetings held in 1805 involving Samuel Marsden and Prospect Aboriginal groups (Flynn 1997)*". It is also listed for its historical, aesthetic, social significance, research potential and rarity in NSW according to the Heritage Council criteria a), c), d), e) and f).

The following reports were considered in our assessment:

- *Environmental Impact Statement, State Significant Development Application (SSD 10399), Elevation at Greystanes Estate Clunies Ross Street, Pemulwuy*, prepared by Keylan Consulting, dated 18 August 2020;
- *Prospect Logistics Estate, Statement of Heritage Impact*, prepared by Artefact Heritage, dated July 2020;
- Greystanes Estate, Landscape Concept Plan, Issue F, prepared by Habit8, dated 26 June 2020;
- DA105, Demolition Plan – Sheet 1, Revision A, prepared by SBA Architects, dated 26 June 2020;
- Industrial Development, Lots 107,63 & 10 Clunnies Ross Street, Greystanes 2145, prepared by SBA Architects, dated 4 June 2020;

It is noted that the SEARs issued on 16 December 2019 required:

'Heritage – including:

- *identification and description of the relevant non-Aboriginal heritage items, including built heritage, landscapes and archaeology, that exist across the development and document in a Statement of Heritage Impact (SOHI).*
- *a description and assessment of potential impacts on non-Aboriginal heritage item(s) such as on Prospect Hill and Mar-Rong Reserve*
- *measures to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage item(s).'*

The statement of significance, identification and evaluation of heritage impacts contained in the Statement of Heritage Impacts by Artefact Heritage are concise and follow the guidelines in the NSW Heritage Manual 2001. The *Prospect Logistics Estate Statement of Heritage Impact* assesses the impact of views to and from the heritage item, and any physical impacts on the significant built heritage elements of Prospect Hill with an appropriate methodology set out in sections 5.1, 7.2, 7.3 and 10.3. This assessment concludes that the proposal will have a minor Visual Impact to Prospect Hill, neutral Visual Impacts to Mar-Rong Reserve, and neutral Direct Impacts to both Prospect Hill and Mar-Rong Reserve. It is noted the Statement of Heritage Impact has assessed other surrounding SHR items including Prospect Reservoir and surrounding area, St Bartholomew's Anglican Church and Cemetery, Former Great Western Road, Prospect Post Office (former), and concludes that the development will not directly impact these SHR items outside the immediate vicinity of the SSD.

Section 10.3 of the *Prospect Logistics Estate Statement of Heritage Impact* outlines appropriate mitigation measures for the site with the design of the development ensuring view corridors from Prospect Hill are preserved through siting the maximum ridge heights of the proposed warehouses below the level of the existing office building. Appropriate built and landscape designs in line with the WSEA SEPP design principles are proposed in the *Environmental Impact Statement, State Significant Development Application (SSD 10399)* document under section 8.1, to ensure the final elevation of structures is lower than existing and screening vegetation to be planted along the warehouses exterior to mitigate the impacts.

Based on the above, Heritage NSW is satisfied that the Non-Aboriginal Heritage Impact Assessment submitted as part of the EIS stage of SSD 10399 adequately assesses the potential impacts from the Prospect Logistics Estate on Prospect Hill, Prospect Reservoir and surrounding area, St Bartholomew's Anglican Church and Cemetery, Former Great Western Road, Prospect Post Office (former). Further, Heritage NSW also considers that the proposed mitigation measures to ensure there are neutral impacts to the Heritage values or significance of Prospect Hill are generally appropriate.

However, Heritage NSW believes that mitigation measures allowing for the minor impacts on visual impacts on Prospect Hill should be reassessed to attempt to reduce these to neutral or no impact due to the importance of the views from the Prospect Hill SHR site. To this end, it is recommended that the mitigation measures outlined in Section 10.3 of the SHI, and the design principals and strategy in Section 7.1 form part of any final approval conditions which may be granted for this project.

If you have any questions regarding the above advice regarding the notice of exhibition of application for Prospect Logistics Estate (SSD 10399) please contact Tim Olliver, Senior Heritage Assessment Officer at Heritage NSW on (02) 4927 3203 or Timothy.Olliver@environment.nsw.gov.au.

Yours sincerely



Katrina Stankowski

Senior Team Leader, Regional Heritage Assessments North
Heritage NSW

Department of Premier and Cabinet

As Delegate of the Heritage Council of NSW

21 September 2020