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Department Planning & Environment  
Housing Land Release  
GPO Box 39  
Sydney NSW 2001  
Attention Bruce Colman

Dear Mr Colman

**RE: Draft rezoning proposal for the Mamre West Land Investigation Area, in Orchard Hills.**

Thank you for your letter dated 1 March 2016 regarding the abovementioned draft rezoning proposal, requesting comments from the Heritage Council.

The proposed State Environmental Planning Policy ('proposed SEPP') will amend the State Environmental Planning Policy (Western Sydney Employment Area) 2009 ('WSEA SEPP') to:

- Rezone land to the west of Mamre Road, Orchard Hills from RU2 Rural Landscape to IN1 General Industrial and SP2 Infrastructure; and
- Amend associated maps in the WSEA SEPP, namely the 'Land Zoning Map', 'Transport and Arterial Road Infrastructure Plan Map', 'Industrial Release Area Map' and the 'Land Reservation Acquisition Map'.

Penrith City Council will continue to be the consent authority for development and be responsible for the assessment and determination of development applications in accordance with the planning controls for the Site.

The purpose of the proposed SEPP is to rezone rural land for industrial employment purposes to ensure there is an adequate supply of industrial zoned land to generate jobs in Western Sydney. The site forms part of the recently announced Western Sydney Priority Growth Area, which aims to provide local people with better access to jobs within and around the planned Western Sydney Airport at Badgerys Creek, as well as infrastructure and services for local residents. The rezoning of the site to general industrial will assist in realising the objective of the new Priority Growth Area to provide better access to jobs by providing zoned land capable of accommodating industrial buildings and the associated employment opportunities.

The Heritage Division notes that the only SHR listed item in the vicinity of the proposed rezoning is Mamre House (SHR 00264). A number of locally listed Heritage Items are also in the vicinity. No objection is raised to the planning proposal on heritage grounds. However, it is recommended that the following controls be amended and included within the Development Control Plan which will be exhibited concurrently with the draft rezoning proposal;

*Clause 6.2 Heritage Conservation*

*6.2.1 Aboriginal Heritage*

It is recommended that the following controls be amended:

- (c) The existing control is to be replaced with as follows;

Should any Aboriginal objects are uncovered during construction, then excavation or disturbance of the area shall cease immediately and the National Parks Division of the Department of Environment and Conservation is to be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.

*Clause 6.3 Non-Indigenous Heritage*

It is recommended that the following controls be amended:

- (a) The word "landscape" shall be inserted after the word 'minimum'.

- (c) The existing control is to be replaced as follows:

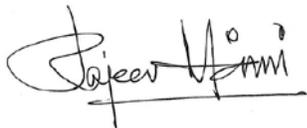
If, during the earthworks, any evidence of a European archaeological site or relic is found, all works on the site are to cease and the Office of Environment and Heritage be contacted immediately. All relics are to be retained in situ unless otherwise directed by the Office of Environment and Heritage.

It is recommended that the following controls be included:

- The significance of Mamre House is closely tied to the visual connections with the wider cultural landscape and what remains of their rural character. Developments should seek specialist advice from a landscape heritage consultant on the status of existing roadside vegetation and on selection of species to use for replacement and new planting, so that the proposed landscaping does not obstruct any significant views to or from Mamre House.
- The visual impact of structures should be minimised through appropriate siting, height, landscaping and the use of materials.

If you have any further enquiries regarding this matter, please contact Bronwyn Smith, Heritage Planning Officer, Heritage Division, Office of Environment and Heritage, on (02) 9873 8500 or via email to [bronwyn.smith@environment.nsw.gov.au](mailto:bronwyn.smith@environment.nsw.gov.au).

Yours sincerely



**Rajeev Maini**

Acting Manager Conservation

Heritage Division, Office of Environment & Heritage

**As Delegate of the NSW Heritage Council**

4 April 2016