



Ref No: DOC18/56755

Ms Michelle Niles
Senior Planner
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

By email: michelle.niles@planning.nsw.gov.au

Dear Ms Niles

Modification Request – Norwest Private Hospital Expansion - 11 Norbrik Drive, Bella Vista (SSD 6074 MOD 2)

Reference is made to your correspondence received on 1 February 2018 inviting comment on the above modification request seeking approval for:

- Provision of one additional storey (level 4) over the existing footprint;
- Provision of a roof level plant; and
- Changes to access and parking, including 10 additional parking spaces.

There are no local or state heritage items located on the development site, however, the site is located in the vicinity of a heritage item listed on the State Heritage Register – *Bella Vista Farm* at Elizabeth Macarthur Drive, Bella Vista (SHR no. 00754). The existing hospital is visible from Bella Vista Farm and the proposed addition will also be visible. The changes to the access and parking will not be visible from *Bella Vista Farm*.

The relevant documentation has been reviewed, including the 'Bella Vista Homestead and Precinct Photomontage Study' prepared by Health Projects International, dated 21 February 2017. The study demonstrates that the proposed addition will retain significant views between *Bella Vista Farm* (including the homestead and Bunya Pine tree line) and the *Pearce Family Cemetery* which is also listed on the State Heritage Register (SHR no. 00593). The retention of these views is essential in understanding the historic association between the two heritage items. Subject to the retention of all identified significant views, no objection is raised.

Should you wish to discuss any of the matters raised, please contact Lily Chu, Senior Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage on 02 9873 8595 or lily.chu@environment.nsw.gov.au.

Yours sincerely

07/02/2018

Katrina Stankowski

A/Senior Team Leader, Regional Heritage Assessments - North
Heritage Division
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW