



Ms Paula Bizimis  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001  
By email: [paula.bizimis@planning.nsw.gov.au](mailto:paula.bizimis@planning.nsw.gov.au)

Our File: SF19/112716  
Our ref no: DOC19/929505  
Your ref no: SSD 10344

Dear Ms Bizimis,

**RE: Request for Advice – Bella Vista Station Precinct Concept Proposal - (SSD 10344)**

I refer to your email dated 24 October 2019 inviting comments from the Heritage Council of NSW for the above State Significant Development: In considering the referral reference was made to the following documents:

- *Sydney Metro Northwest: Bella Vista Station Precinct Concept State Significant Development Application (SSD 10344) Environmental Impact Statement, Peter McManus, 3 October 2019:*
- *Appendix F – Advisian, Landcom European Heritage Services for the Bella Vista and Kellyville Precincts – Precinct Wide Heritage Significance and Impact Assessment 28 May 2019*

The Appendix F report (p.35) identified the following items within the vicinity of the precinct:

- *“Old Windsor Road and Windsor Road Heritage Precincts” are of ‘State and national significance’. Old Windsor Road has undergone numerous physical changes since 1794 and no excavation is proposed. Potential impacts on the item are considered minor.*
- *‘19th century cottage site’ is of assessed ‘local significance’. Potential impacts on the site are considered minor given there is limited potential to uncover further archaeology following the 2013 archaeological excavation and salvage program.*
- *‘Boundary stones’ is of assessed ‘State significance’. Potential impacts on boundary stones during construction are considered minor.*
- *“House” is of local significance and the potential impact will be nil as it is located on the other side of Old Windsor Road in the Blacktown Local Government Area.*

There are no heritage items identified within the Bella Vista Station Precinct and as the identified impacts on the abovementioned items would be nil to minor, there is no objection to the concept proposal on heritage grounds.

The Advisian report has made several recommendations related to interpretation of heritage aspects within the new development if the concept proposal is approved. These include the design of open spaces to echo the topography of historic agricultural and farming land along the Old Windsor Road alignment and a suggestion that bollards, street kerbing, wayfinding marker and other similar demarcations ought to echo the form, materials and finish of sandstone ‘boundary stones’. These types of recommendations would need to be addressed in detail as part of future SSD applications.

If you have any questions regarding the above matter please contact me, at Heritage NSW, Department of Premier and Cabinet on (02) 9873 8546 or at [siobhan.lavelle@environment.nsw.gov.au](mailto:siobhan.lavelle@environment.nsw.gov.au).

Yours sincerely

20 November 2019

**Dr Siobhan Lavelle OAM**  
Senior Team Leader – Specialist Services  
Heritage NSW, Department of Premier and Cabinet  
**As Delegate of the NSW Heritage Council**