



New Bankstown Hospital

Statement of Heritage Impact

Health Administrative Corporation

Document Tracking

Project Name:	New Bankstown Hospital: Statement of Heritage Impact
Project Number:	24NEW9784
Project Manager:	Dr Gary Marriner

Version	Prepared by	Reviewed by	Approved by	Status	Date
V8	Chloe Verman	Dr Gary Marriner	Rachel Murray	Final	23/03/2026

This report should be cited as 'Eco Logical Australia 2026, *New Bankstown Hospital Statement of Heritage Impact*, Prepared for Health Administrative Corporation.'

Acknowledgements

This document has been prepared by Eco Logical Australia Pty Ltd with support from Liz Wallace at Capital Insight.

Disclaimer

This document may only be used for the purpose for which it was commissioned and in accordance with the contract between Eco Logical Australia Pty Ltd and Health Administrative Corporation. The scope of services was defined in consultation with Health Administrative Corporation, by time and budgetary constraints imposed by the client, and the availability of reports and other data on the subject area. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up-to-date information. Eco Logical Australia Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not intended to be a substitute for site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.

Cover Page

Name of heritage item	None within Project Site
SHR / LEP heritage schedule item number and name	n/a
Address and location	490 Chapel Road, Bankstown 2200
SOHI for	New Bankstown Hospital
Prepared by	Dr Gary Marriner Associate Heritage Consultant BA/MA [Archaeology and Anthropology] University of Cambridge, MPhil [Archaeological Research] University of Cambridge, PhD [Archaeology] University of New England, Full Member Australian Association of Consulting Archaeologists Inc. (AACAI), Full Member Australia ICOMOS Chloe Verman Heritage Consultant BA (Archaeology), University of Sydney
Prepared for	Health Administrative Corporation
Date	23 March 2026
Issue	8

Abbreviations

Abbreviation	Description
CBLEP	Canterbury Bankstown Local Environmental Plan
CI	Capital Insight
CMP	Conservation Management Plan
DCP	Development Control Plan
DP	Deposited Plan
EIS	Environmental Impact Statement
ELA	Eco Logical Australia
EP&A Act	Environmental Planning and Assessment Act 1979
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
HAARDEM	Historical Archaeological Assessment Research Design and Excavation Methodology
ICOMOS	International Council on Monuments and Sites
LEP	Local Environment Plan
LGA	Local Government Area
RNE	Register of National Estate
SEARS	Secretary's environmental assessment requirements
SEPP	State Environmental Planning Policies
SHI	State Heritage Inventory
SHR	State Heritage Register
SOHI	Statement of Heritage Impact
SSD	State Significant Development
TAFE	Tertiary and Further Education

Project Details	
Project Name	New Bankstown Hospital
Application Number	SSD-105396208
Address of subject land	490 Chapel Road, Bankstown
Lot / DP	Lot 1 DP 853675, Lot 10 DP 6880 and Raw Avenue
Application Details	
Applicant name	Health Administration Corporation
Applicant address	1 Reserve Road, St Leonards, NSW 2065
Report Details	
Name of report this declaration relates	New Bankstown Hospital Statement of Heritage Impact
Report reference no.	24NEW9784-3
Report date	16/02/2026
Company name (inc. ABN / ACN)	Eco Logical Australia Pty Ltd. 87 096 512 088
Author name	Chloe Verman
Author qualifications	BA (Archaeology), University of Sydney
Author address	Level 4, 45 Watt Street, Newcastle, NSW 2300
Declaration by Consultant	
Name	Chloe Verman
Registration no.	n/a
Organisation registered with	n/a
Declaration	The undersigned declares that New Bankstown Hospital Statement of Heritage Impact: • has been prepared in accordance with the following policy, guidelines, or legislative requirements: - Guidelines for preparing a statement of heritage impact (DPE 2023) - Assessing heritage significance (DPE 2023) - Assessing Significance for Historical Archaeological Sites and 'Relics' (Heritage Branch 2009) • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the New Bankstown Hospital Statement of Heritage Impact relates; • does not contain information that is false or misleading; • identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project; • identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the New Bankstown Hospital Statement of Heritage Impact relates; • contains a consolidated summary of the proposed or necessary mitigation measures
Signature	
Date	23/03/2026

Introduction

This Statement of Heritage Impact (SOHI) has been prepared by Eco Logical Australia (ELA) on behalf of the Health Administrative Corporation to assess the potential environmental impacts that could arise from the construction and operation related to the New Bankstown Hospital project (the development) at 490 Chapel Road, Bankstown (the site). This report supports the assessment of the proposed Activity under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Industry specific SEARs were issued on 5 February 2026 for the New Bankstown Hospital. Development for the purposes of a hospital with an Estimated Development Cost (EDC) of more than \$30 million is state significant development under Clause 14 of Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). The proposed works will have an EDC exceeding \$30 million, and therefore the development is considered State Significant Development. Additionally, under Section 2.60 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the TI SEPP), development for the purpose of health services facility can be carried out by any person with consent on land in a prescribed zone. A prescribed zone includes the SP2 Infrastructure and MU1 Mixed Use zones within which the site is located. Therefore, development for a 'health services facility' is permitted with consent on the site.

This report has been prepared to identify and assess any potential impacts to the heritage significance of this item or any other surrounding listed or potential heritage items as a result of the proposal.

Summary of the Activity

The proposed development includes the construction and operation of a new health services facility (hospital) including the following works:

- A 14 storey hospital building plus roof plant
- A 10 storey building for logistics and multi-storey car parking
- Site preparation including earthworks, cut and fill and tree removal
- Construction of new vehicular access points, internal roads and on-grade car parking spaces
- Inground building services works and utility adjustments, including service diversions
- Building foundation works
- Signage, including wayfinding, and
- Landscaping.

The EIS prepared by Colliers provides a full description of the proposed works.

Executive Summary

Eco Logical Australia (ELA) was engaged by Health Administrative Corporation (HAC) to prepare a Statement of Heritage Impact (SOHI) for the proposed New Bankstown Hospital at 490 Chapel Road, Bankstown (the Project Site). This SOHI has been prepared to support an Environmental Impact Statement (EIS) for the development on the site currently previously occupied by the Bankstown TAFE campus. There is one locally listed heritage item, the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17), immediately north of the Project Site.

The proposed works include the construction of the New Bankstown Hospital on the site previously occupied by TAFE NSW. This SOHI assesses whether the proposed works will have any impact to the heritage values of the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17). The assessment process found that the proposed works will have a temporary impact on the setting of heritage item during the demolition and construction stage. Following completion of the construction stage, the New Bankstown Hospital complex will further alter the setting of the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17), by representing a modern, anachronistic change to the original semi-rural, semi-agricultural landscape of the Bankstown region. However, as the setting, views and vistas of the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) do not contribute to the significance of the heritage item and given the significantly urbanised landscape, the impact will not impinge on the heritage values and significance of the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17).

The historical archaeological potential of the site has also been assessed by ELA (2026a). This Historical Archaeological Assessment Research Design and Excavation Methodology (HAARDEM) found that the northern and southern sections of the site contain a high level of archaeological potential. The report provides recommendations for any required mitigation or management measures.

This SOHI concludes that the proposed works will not adversely impact the adjacent heritage item, the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17). The recommendations laid out in this SOHI include the recommendations of the HAARDEM (ELA 2026a) in order to avoid impact to any potential archaeological resources located within the Project Site.

Contents

1. The Heritage Item	1
1.1. Site description.....	1
1.1.1. Project overview	1
1.1.2. Heritage items	1
1.1.3. Heritage listings	2
1.1.4. Site and its context	2
1.2. Site summary history.....	6
1.2.1. Documented history	6
1.2.2. Previous physical changes	9
1.3. Physical analysis.....	9
2. Significance Assessment	12
2.1. Statement of Significance	12
3. Proposed works	13
3.1. The proposal	13
3.2. Background	13
3.2.1. Considerations of alternatives	13
4. Heritage Impact Assessment	14
4.1. Matters for consideration.....	14
4.1.1. Fabric and spatial arrangement.....	14
4.1.2. Setting, views and vistas	14
4.1.3. Landscape.....	14
4.1.4. Use.....	14
4.1.5. Demolition	14
4.1.6. Curtilage	14
4.1.7. Moveable heritage.....	15
4.1.8. Aboriginal cultural heritage.....	15
4.1.9. Historical archaeology	15
4.1.10. Natural heritage	15
4.1.11. Conservation areas	15
4.1.12. Cumulative impacts	15
4.1.13. Conservation Management Plan	15
4.1.14. Local Environment Plan	15
4.1.15. Canterbury-Bankstown Development Control Plan 2023	17
5. Conclusion and Recommendations	18
5.1. Conclusion.....	18
5.2. Management and Mitigation Measures	18
6. References	19

List of Figures

Figure 1: The Project Site	3
Figure 2: Regional context.....	4
Figure 3: Heritage items in the vicinity	5

Figure 4: 1843 Map of Bankstown showing the small land grants made along the Liverpool Road. The Project Site is shown within Richard Morgan's grant (SLNSW M2 811.184/1843/1)	7
Figure 5: 1930 Aerial photograph of the Project Site that shows two houses in the northern section, three in the central and the southern section nearly entirely infilled (Map3428 Run 34 Frame 875, NAA Item 12031772).....	8
Figure 6: SU1, view east showing existing TAFE buildings and modified landform	10
Figure 7: Western boundary of SU1, view west showing mixed deposit of introduced materials, brown loams, brick and gravels.....	10
Figure 8: View north along western boundary of SU1 showing modified carpark and existing TAFE buildings.....	10
Figure 9: View west along northern boundary of SU1 showing modified slope and carpark	10
Figure 10: Remnant eucalypt on the site	11
Figure 11: View west showing remnant trees, regrowth and mixed deposits of rock, brown loams and leaf litter along southern boundary of SU2	11

List of Tables

Table 1: Industry-specific SEARS requirements (Hospitals, medical centres and health research facilities)	1
Table 2: Heritage listings in relation to the Project Site	2
Table 3: Timeline of events relevant to the Project Site	9
Table 4: Project Site in relation to significance criteria	12
Table 5: Architectural drawings and site plans used in this SOHI.....	13
Table 6: Relevant policies within the Canterbury-Bankstown LEP	15
Table 7: Relevant sections from the Canterbury-Bankstown DCP 2023 2023.....	17
Table 8: Management and Mitigation Measures	18

1. The Heritage Item

1.1. Site description

1.1.1. Project overview

This Statement of Heritage Impact (SOHI) has been prepared by Eco Logical Australia (ELA) on behalf of the Health Administrative Corporation to assess the potential environmental impacts that could arise from the construction and operation related to the New Bankstown Hospital project (the development) at 490 Chapel Road, Bankstown (the site). This report supports the assessment of the proposed Activity under Part 4 of the Environmental Planning and Assessment Act 1979.

Industry specific SEARs were issued on 5 February 2026 for the New Bankstown Hospital. Development for the purposes of a hospital with an Estimated Development Cost (EDC) of more than \$30 million is state significant development under Clause 14 of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). The proposed works will have an EDC exceeding \$30 million, and therefore the development is considered State Significant Development. Additionally, under Section 2.60 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (the TI SEPP), development for the purpose of health services facility can be carried out by any person with consent on land in a prescribed zone. A prescribed zone includes the SP2 Infrastructure and MU1 Mixed Use zones within which the site is located. Therefore, development for a 'health services facility' is permitted with consent on the site.

This report has been prepared to fulfill the requirements of the SEARs, which were issued on 5 February 2026 (SSD-105396208). This SOHI will identify and assess any potential impacts to the heritage significance of this item or any other surrounding listed or potential heritage items as a result of the proposal. Where necessary, mitigation measures and recommendations for the long-term conservation of heritage values will be provided.

The industry-specific SEARs requirements for Hospitals, medical centres and health research facilities are relevant to this assessment and are outlined in Table 1 below.

Table 1: Industry-specific SEARs requirements (Hospitals, medical centres and health research facilities)

Item	SEARS Requirement	Relevant Section of Report
20	Environmental Heritage Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated	Sections 1-6. A HAARDEM has also been prepared to specifically manage the archaeological resource (ELA 2026a).

There are no listed heritage items within the Project Site. The nearest listed heritage item is *St Felix de Valois Pioneer Cemetery* (CBLEP #I17), a locally significant heritage item listed on the Canterbury-Bankstown Local Environment Plan (LEP) which adjoins the Project Site on its northern boundary.

1.1.2. Heritage items

There are two locally significant heritage items within 100 metres of the site. Both heritage items are listed on the Canterbury-Bankstown Local Environment Plan (LEP) 2023 as *House* (CBLEP #I15) and as *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) respectively.

1.1.3. Heritage listings

A search of relevant statutory and non-statutory heritage registers identified no heritage items within the Project Site, and seven within a 500 metre radius. The items identified are presented in Table 2 and shown in Figure 3.

Table 2: Heritage listings in relation to the Project Site

Name	Register	ID	Significance	Location
<i>Council Chambers</i>	CBLEP #2023	I14	Local	225 metres south of the Project Site
<i>House</i>	CBLEP #2023	I15	Local	60 metres northeast of the Project Site
<i>Shop</i>	CBLEP #2023	I19	Local	220 metres northwest of the Project Site
<i>Shop</i>	CBLEP #2023	I18	Local	205 metres northwest of the Project Site
<i>St Felix de Valois Pioneer Cemetery</i>	CBLEP #2023	I17	Local	Immediately north of the Project Site
<i>Site of Speed the Plough Inn</i>	CBLEP #2023	A1	Local	450 metres northeast of the Project Site
<i>Shop (former Brancourt's Garage and Motor Showroom)</i>	CBLEP #2023	I1237	Local	410 metres west of the Project Site

1.1.4. Site and its context

The Project Site is located on Darug Country in the Sydney Basin. It occupies approximately 3.88 hectares of land along Chapel Road in the Canterbury-Bankstown Local Government Area (LGA) and was previously occupied by TAFE NSW Bankstown occupying Lot 1 DP853675 and Lot 10 DP6880. It also includes Raw Avenue located between the two lots; ownership of Raw Avenue has been transferred to HAC. It is bounded by French Avenue to the south, Chapel Road to the east, and LaSalle Catholic College to the north. To the west it is bounded by playing fields and properties along French Avenue (Figure 1).

The Project site is within an entirely urban environment being surrounded by residential dwellings. It slopes gently from north to south with multiple structures cut into the slope to create level bases for the previous TAFE buildings. Chapel Road connects the Hume Highway to the north with the Bankstown Railway Station to the south (Figure 2).



Figure 1: The Project Site



Figure 2: Regional context



Figure 3: Heritage items in the vicinity

1.2. Site summary history

1.2.1. Documented history

As a settlement, Bankstown has always been a focus of transport and connectivity. Initially surveyed by James Cook in 1770, subsequent expeditions in 1795 by George Bass and Matthew Flinders reported a favourable parcel of land further up the Georges River, leading to the establishment of a settlement at 'Banks Town' (Kass and Walker 1988). The initial settlement at 'Banks Town' was formed by numerous land grants, predominantly to the growing colonial wealthy gentry. Following the subdivision of the land, timber getters were invited and arrived to clear much of the landscape for residential and agricultural development.

The Georges River functioned as the main transport route until the completion of Liverpool Road which linked Liverpool to Sydney in 1814. Development centred around the road was comprised of more regular land grants of between 40 and 60 acres. Much of the original core Bankstown settlement was made up of Irish migrants, in particular around the junction of Rookwood Road and Liverpool Road. This development, known as Irish Town, included the construction of the Roman Catholic Church, immediately north of the Project Site in the 1850s (Kass 1983).

Growth slowed from 1850s to 1880s as the gold rushes and the opening of the Sydney-Parramatta Railway in 1856 drew people away from the area. The quality of the Liverpool Road also suffered during this time, with Bailliere describing it in 1866 as being, "in a deplorable state and almost totally impassable in wet weather" (Bailliere 1866 p.25).

The Bankstown area was incorporated in 1895, and the Bankstown rail station arrived in 1909. The land around the station was quickly subdivided and the area grew, attracting people as a scenic alternative to living in Sydney. This growth shifted the centre of the settlement away from Liverpool Road towards the railway station and was supplemented by the provision of homes for ex-personnel by the Commonwealth following the First and Second World Wars (Brew 2001).

The Project Site was part of a land grant promised to Richard Morgan in 1818 (Figure 4). The land was formally granted to Morgan in 1830. Morgan's land grant was first divided in 1831, with land sold to John Abbott. Mary Morgan and her daughter Elizabeth Tynan sold off more land in 1868, selling to Patrick O'Brien and Frederick John Shepherd. Further subdivision in 1884. Following Elizabeth's death in 1910, the land was left to Bridget Clarke (SMH 14Mar1910 p.12).

The Sands Directory provides an indication of the number of buildings along the road at the time. Based on the 1931 Directory, the occupied houses in 1897 within the Project Site are specifically number 524, 522 and 520 Chapel Road. Mrs E Tynan lived at 522 until 1910. A 1915 subdivision plan for the 'Township Estate' show three houses immediately north of the proposed route of French Avenue, which is the approximate location of 480 to 472, supporting the presence of three houses being constructed there at the time (Figure 5). A 1922 Panorama Photograph show the area immediately north of the project site, with rooftops in the background suggesting there was some level of occupation in the area.

The entirety of the Project Site was resumed in June 1946 for the construction of a Technical College at Bankstown (Gov Gaz 21Jun 1946 (L.66) p.1386). Successive decades saw more of the site cleared and College buildings established. The General studies Block was opened in 1962 to the north of 488 Chapel Street with the foundation stone laid in 1961 by Minister of Education Ernest Wetherall. By 1971, most of the project site had been built upon with the Chapel Road fronting houses being demolished for carparking from the 1980s to 2004.

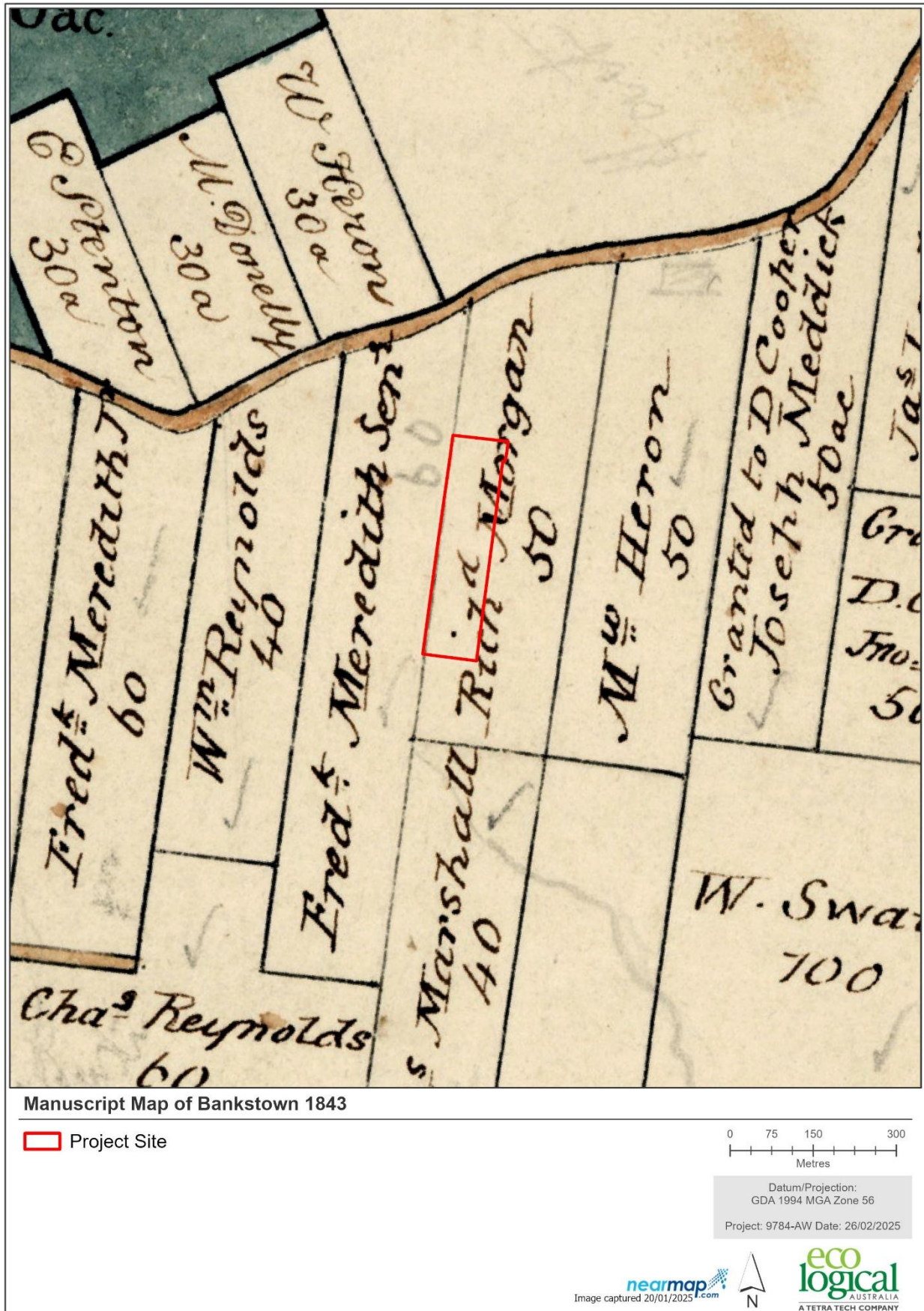


Figure 4: 1843 Map of Bankstown showing the small land grants made along the Liverpool Road. The Project Site is shown within Richard Morgan's grant (SLNSW M2 811.184/1843/1)



Figure 5: 1930 Aerial photograph of the Project Site that shows two houses in the northern section, three in the central and the southern section nearly entirely infilled (Map3428 Run 34 Frame 875, NAA Item 12031772)

Table 3: Timeline of events relevant to the Project Site

Date	Event
1795	Land reported as favourable for development by Bass and Flinders; Banks Town established
1814	Liverpool Road linking Liverpool and Sydney completed
1818	Project Site land promised to Richard Morgan
1830	Morgan formally granted access to land
1831	Morgan's land grant is divided, selling land to John Abbott
1850s	Roman Catholic Church constructed immediately north of the Project Site
1868	Mary Morgan and daughter Elizabeth Tynan sell off more land to Patrick O'Brien and Frederick John Shepherd. One house is shown in the retained Tynan land.
1884	Subdivision of the land to the north shows two houses at the northern end of the Project Site
1895	Bankstown area incorporated
1909	Bankstown railway station open
1910	Elizabeth dies, with her address being 522 Chapel Road
1914	Houses built in southern of the Project Site for the first time
1930	Last evidence of houses in the northern end
1943	Southern and central housing sections are near full. All northern houses gone
1946	Land resumed for TAFE
1948	Tenders called for Belmore-Bankstown Technical College Workshop Blocks 1 and 2 (Building A and B)
1962	General studies block opened (Building C)
By 1971	Construction largely complete with Buildings D, E and G built by this time
By 1991	Building J completed
By 2004	Building B demolished

1.2.2. Previous physical changes

The Project Site has undergone substantial past physical changes including the demolition of all residential dwellings located at the site from the 19th and early 20th century, the construction of green spaces, TAFE campus buildings and the carpark to the south of the Project Site.

1.3. Physical analysis

The site was visited by ELA Associate Heritage Consultant Dr Gary Marriner and Heritage Consultant Kate Storan on 04 July 2025 with all accessible external areas of the Project Site inspected. It is however understood that separate planning approvals for the demolition of structures, vegetation on the site and its remediation are progressed during the assessment of this SSDA.

In general, the Project Site has been entirely modified by the construction of the extant TAFE buildings, and their associated carpark, roads, footpaths, staircases, and garden landscaping (Figure 6). The site generally retains its north to south sloping profile following the topography of the surrounding area. There are four major structures on the site, Buildings J, A, C and D and numerous smaller structures.

Each of the major structures has been at least partially cut into the natural topography to create terraces which has likely also included large, backfilled areas (Figure 7). The site is bordered to the north and

south by asphalt carparks, neither of which have been levelled to the same extent as the other areas of the site (Figure 8 and Figure 9).

The northern carpark is relatively flat and slopes gently to the south (Figure 9). It contains all the usual features of a carpark including gates, lighting, and kerbs and gutters. There is established native vegetation spread sporadically across the carpark and one section of more intense trees in an area to the south where the asphalt covering was absent (Figure 10 and Figure 11). This vacant area corresponds to the location of the final house demolished on the site.



Figure 6: SU1, view east showing existing TAFE buildings and modified landform



Figure 7: Western boundary of SU1, view west showing mixed deposit of introduced materials, brown loams, brick and gravels



Figure 8: View north along western boundary of SU1 showing modified carpark and existing TAFE buildings



Figure 9: View west along northern boundary of SU1 showing modified slope and carpark



Figure 10: Remnant eucalypt on the site



Figure 11: View west showing remnant trees, regrowth and mixed deposits of rock, brown loams and leaf litter along southern boundary of SU2

2. Significance Assessment

2.1. Statement of Significance

The Project Site itself has not been assessed for its heritage significance. The historical archaeological potential of the site has been assessed with areas of local significance at the northern end of the site noted (ELA 2026a).

No parts of the Project Site are presently listed on any relevant statutory or non-statutory heritage register. Based on the site history detailed in Section 1.2 and the site inspection detailed in Section 1.3, the Project Site does not have the potential to be a heritage item.

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. These include historical, associative, social, aesthetic, research potential, rarity, and representative. The significance of the Project Site in relation to the criteria is discussed in Table 4.

Table 4: Project Site in relation to significance criteria

Criteria	Significance Assessment
A – Historical Significance An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).	There is no notable historical significance associated with the Project Site.
B – Historical Association An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).	The Project Site is not associated with any notable Australian figures or groups of importance.
C – Aesthetic/creative/technical achievement An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).	The Project Site has no notable aesthetic, creative or technical elements.
D- Social, cultural and spiritual An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.	The Project Site does not have any association with a particular community or cultural group.
E – Research potential An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).	The Project site has the potential to yield information that could contribute to understanding of the early development and growth of the Bankstown area. This information could be derived from the potential archaeological remains of residential cottages demolished to make way for the Bankstown Technical College in the 1960s.
F – Rare An item possesses uncommon, rare, or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).	The Project Site is not rare or uncommon. TAFE Campuses continue to be a common feature of the educational landscape across the Sydney region.
G – Representative An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places; or cultural or natural environments (or a class of the local area’s cultural or natural places; or cultural or natural environments).	The Project Site is not representative of any cultural or natural places or environments. The TAFE campus is not representative of any significant principal characteristics of technical education institutions in NSW.

3. Proposed works

3.1. The proposal

The proposed development includes the construction and operation of a new health services facility (hospital) including the following works:

- A 14 storey hospital building plus roof plant
- A 10 storey building for logistics and multi-storey car parking
- Site preparation including earthworks, cut and fill, and tree removal
- Construction of new vehicular access points, internal roads and on-grade car parking spaces
- Inground building services works and utility adjustments, including service diversions
- Building foundation works
- Signage, including wayfinding, and
- Landscaping.

The EIS prepared by Colliers Urban provides a full description of the proposed works.

Details of the architectural drawings and site plans used in preparing this SOHI are detailed in Table 5 below and all drawings are attached in Appendix A.

Table 5: Architectural drawings and site plans used in this SOHI

Drawing No	Title	Company	Date	Initial
NBH-ARC-1GN-SDA-AR-02-EXX90B	Existing Site Plan	Architectus	10/02/2026	IB
NBH-ARC-1GN-SDA-AR-04-EXX01 C	Proposed Site Plan	Architectus	16/03/2026	IB
NBH-ARC-1GN-SDA-AR-04-EXX02 A	Off Site Works Plan	Architectus	16/03/2026	IB
NBH-ARC-1GN-SDA-AR-05-EXX01B	Building Elevations	Architectus	10/02/2026	IB

3.2. Background

3.2.1. Considerations of alternatives

The 'do-nothing' approach

The 'do-nothing' approach is not considered acceptable as the proposed works are deemed critical to address an increasing need for health services due to the growing and ageing population of the Canterbury Bankstown area. The TAFE campus has been relocated to ensure that prospective and current students will still have access to educational facilities.

4. Heritage Impact Assessment

4.1. Matters for consideration

Before making decisions to change a heritage item it is important to fully consider all parts. This leads to decisions that will retain heritage values in the future. Each of the following aspects have been considered in relation to *Assessing heritage significance* (Heritage NSW 2023a) and following the approach in *Guidelines for preparing a statement of heritage impact* (Heritage NSW 2023b).

4.1.1. Fabric and spatial arrangement

The proposal will not impact on the fabric or spatial arrangement of any heritage item.

4.1.2. Setting, views and vistas

The existing campus buildings currently represents a modern construction adjacent to the heritage item. During the demolition and construction, there will be visual impacts to the adjacent *St Felix de Valois Pioneer Cemetery* (CBLEP #I17). This period of visual impact will be temporary.

The new proposed hospital complex will impact on the original setting and views of the heritage item, by representing a large, modern construction which is anachronistic to the original Chapel Street landscape of the heritage item. While the new development may be visible from *House* (CBLEP #I15), there will be no negative impacts to the heritage values of the house. However, setting, vistas and views are not specifically referenced in the CBLEP listing as being significant elements which contribute to the value of either the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) or *House* (CBLEP #I15).

4.1.3. Landscape

The proposed landscaping changes, including the construction and planting of green spaces and vegetation features, will not impact on the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) or *House* (CBLEP #I15).

4.1.4. Use

The use of the Project Site will be changed from its current use as a technical college to a Hospital and Community Health Service. There will be no foreseen impact to the adjacent *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) or *House* (CBLEP #I15). There are no known heritage values associated with the use of the Project Site, both in relation to the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) or specifically as a technical college. As the proposed development will likely attract higher levels of traffic than the TAFE, there is the potential that increased pedestrian and foot traffic in the area may have a very small long-term impact on the nearby heritage item *House* (CBLEP #I15) in the form of wear, tear and accidental damage; however, these impact of this change will be low.

4.1.5. Demolition

The SSDA assumes all buildings have been demolished. The demolition works are not included in the SSDA and have been approved separately under a Review of Environmental Factors (REF).

4.1.6. Curtilage

The proposed works do not impact upon the curtilage of the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) or *House* (CBLEP #I15).

4.1.7. Moveable heritage

There are no known movable heritage items associated with the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) or *House* (CBLEP #I15).

4.1.8. Aboriginal cultural heritage

The Aboriginal Cultural Heritage of the Project Site has been assessed through the Aboriginal Cultural Heritage Assessment (ACHA) process, which found that the project will not impact upon any known Aboriginal cultural heritage values (ELA, 2026b).

4.1.9. Historical archaeology

The Project Site has varying levels of historical archaeological potential. A Historical Archaeological Assessment has been prepared by ELA (2026a) and has found that the northern and southern areas of the Project Site contain a high degree of archaeological potential. In particular, the northern section of the Project Site may contain locally-significant archaeological material. The HAARDEM (2026a) assesses and investigates the site's archaeological potential and provides management recommendations for the site's archaeological resource.

4.1.10. Natural heritage

The proposed works will not impact upon any known or potential natural heritage.

4.1.11. Conservation areas

The Project Site is not located within any heritage conservation areas.

4.1.12. Cumulative impacts

The *St Felix de Valois Pioneer Cemetery* (CBLEP #I17) is considered to be a rare example of a nineteenth century parish cemetery within the Bankstown-Canterbury LGA. There are a finite number of pioneer cemeteries remaining in the metropolitan Sydney area. However, there are no proposed impacts to the heritage item itself and therefore the proposed works will have no cumulative impact. Likewise there is no meaningful impact on *House* (CBLEP #I15).

4.1.13. Conservation Management Plan

There is no current Conservation Management Plan for the area.

4.1.14. Local Environment Plan

Policies contained within the CBLEP that have relevance to the heritage of the project site are discussed below in Table 6.

Table 6: Relevant policies within the Canterbury-Bankstown LEP

Clause	Discussion
1) Objectives The objectives of this clause are as follows: - to conserve the environmental heritage of Canterbury-Bankstown - to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	This SOHI has determined that the Project Site does not contain any heritage items. The New Bankstown Hospital will impact on the setting of the adjacent heritage item, the <i>St Felix de Valois Pioneer Cemetery</i> (CBLEP #I17), as it represents a modern construction, disrupting the serenity and originally semi-agricultural and residential nature of the original landscape.

Clause	Discussion
- to conserve archaeological sites, - to conserve Aboriginal objects and Aboriginal places of heritage significance.	However, there is no specific heritage value associated with the setting and vistas so the proposed works will not impinge on any significant heritage values of the <i>St Felix de Valois Pioneer Cemetery</i> (CBLEP #117). As such, this SOHI aids in ensuring the conservation of heritage items within the Canterbury-Bankstown LGA.
2) Requirement for consent Development consent is required for any of the following: • demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): a. a heritage item, b. an Aboriginal object, c. a building, work, relic or tree within a heritage conservation area, • altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, • disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, • disturbing or excavating an Aboriginal place of heritage significance, • erecting a building on land: - on which a heritage item is located or that is within a heritage conservation area, or - on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, • subdividing land: - on which a heritage item is located or that is within a. a heritage conservation area, or; b. on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	The development is subject to an SSDA that will be assessed and determined by the Minister for Planning. This report has been prepared in line with the industry-specific SEARs requirements for Hospitals, medical centres and health research facilities, as shown previously in Table 1. Historical archaeology is managed separately within the HAARDEM (ELA 2026a)
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	This SOHI has been prepared in order to accompany the SSDA for the proposed works, in order to assist the consent authority (Minister for Planning) in determining the impact of the works upon the heritage listed subject site.
(5) Heritage assessment The consent authority may, before granting consent to any development: - on land on which a heritage item is located, or - on land that is within a heritage conservation area, or - on land that is within the vicinity of land referred to in paragraph (a) or (b), Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed	This document fulfils this requirement as the Project Site is on land that is within the vicinity of a heritage item, fulfilling criteria 5(c).

Clause	Discussion
development would affect the heritage significance of the heritage item or heritage conservation area concerned.	

4.1.15. Canterbury-Bankstown Development Control Plan 2023

The proposal is within the scope of the Canterbury-Bankstown DCP 2023 of which Chapter C.4 addresses development within vicinity of places of heritage significance. While the development approval pathway is SSDA meaning DCP conditions may not apply, the relevant policies of the DCP have been included below as a form of guidance. The objectives of this chapter are discussed below in Table 7.

Table 7: Relevant sections from the Canterbury-Bankstown DCP 2023

Policy no.	Policy	Consistency assessment
Chapter 4.4 Development in Vicinity of Places of Heritage Significance	The design of development must: (a) respond to the setting, setbacks, form, scale and style of nearby places of heritage significance; (b) maintain significant views to and from the place of heritage significance; (c) ensure adequate setbacks from the site of the place of heritage significance to retain its visual setting; (d) retain original or significant landscape features that are associated with the place of heritage significance or that contribute to its setting; (e) use materials, finishes and colours selected to avoid strong contrast with the place of heritage significance in order to retain its visual importance or significance.	The design of the development will not impinge on any of the heritage values associated with the <i>St Felix de Valois Pioneer Cemetery</i> (CBLEP #117). The proposed works will impact the setting of the heritage item; however, as there are no heritage values associated with the setting, vistas or curtilage of the heritage item, the heritage significance of the <i>St Felix de Valois Pioneer Cemetery</i> (CBLEP #117) will not be impacted.

5. Conclusion and Recommendations

5.1. Conclusion

This SOHI has found there are no heritage items within the Project Site and there are seven heritage items in the vicinity. Of these seven, one item, the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17), is immediately north of the Project Site. The proposed works will impact upon the setting of the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17). This will occur after the project has been completed. The New Bankstown Hospital complex will represent a modern construction, which is at odds with the original setting of the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17). However, there are no specific heritage values associated with the setting of the *St Felix de Valois Pioneer Cemetery* (CBLEP #I17), and as such the proposed works will not impact on the heritage significance of the adjacent *St Felix de Valois Pioneer Cemetery* (CBLEP #I17). None of the other six adjacent heritage items will be impacted by the proposed works.

The Project Site has also been identified as retaining as high level of archaeological potential in the northern and southern sections of the site. The HAARDEM, prepared by ELA (2026a), provides recommendations regarding the historical archaeological potential of the Project Site.

5.2. Management and Mitigation Measures

The management and mitigation measures for the study area are described below in Table 8.

Table 8: Management and Mitigation Measures

Project Stage	Mitigation Measure	Reason for mitigation measure	Relevant section of report
C	All construction traffic to and from the site are to be briefed as part of the site induction process, of the surrounding heritage items, with particular attention to be paid to items on Chapel Road.	To prevent accidental damage to adjacent and nearby heritage items.	Section 5
C	The recommendations of the HAARDEM (ELA, 2026a) should be followed.	Although no listed heritage items have been identified within the Project Site, the potential for historical archaeological potential remains.	Section 4.1.9

6. References

Australia ICOMOS 1999, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood (revised 2013).

Bailliere, F.F., 1866. *Bailliere's New South Wales gazetteer and road guide : containing the most recent and accurate information as to every place in the colony*. Sydney : F. F. Bailliere

Brew, A. 2001. *Thematic Study: World War II Aerodromes and associated structures In New South Wales*. Report prepared for Deakin University and NSW Heritage Office.

Canterbury-Bankstown Council, 2012. *Canterbury-Bankstown Local Environmental Plan 2012* .

Canterbury-Bankstown Council, 2023. *Canterbury-Bankstown Development Control Plan 2023*.

ELA, 2026a. *New Bankstown Hospital Historical Archaeological Assessment Research Design and Excavation Methodology* Report to Health Infrastructure

ELA, 2026b. *New Bankstown Hospital Aboriginal Cultural Heritage Assessment* Report to Health Infrastructure

Heritage Office, 2001. *Assessing Heritage Significance*, Heritage Office, Parramatta.

Heritage Office, 2002. *Statements of Heritage Impact*, Heritage Office, Parramatta.

Heritage Office and Department of Urban Affairs & Planning, 1996. *NSW Heritage Manual*, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Kass T & Walker, M. 1988. *Bankstown Heritage Study Final Report*. Report prepared for Bankstown City Council

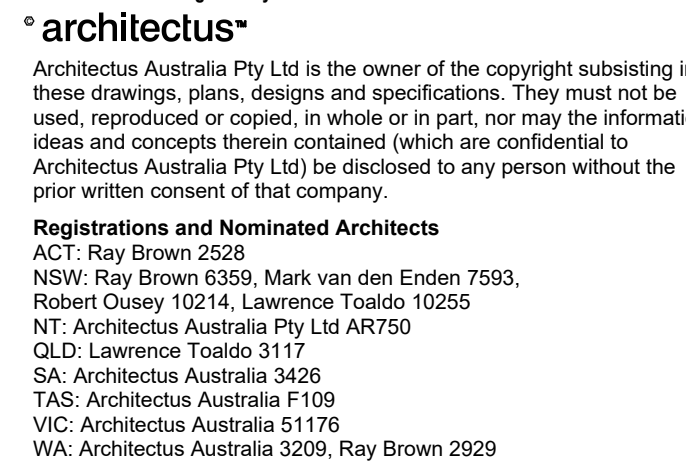
Kass, T. 1983. *Heritage Study Municipality of Bankstown Final Report*. Report prepared for Bankstown City Council

Land and Property Department Six Maps: (<https://maps.six.nsw.gov.au/>)

State Heritage Inventory: St Felix de Valois Pioneer Cemetery, 2025.

Appendix A : Architectural Drawings

This site plan illustrates the proposed development at 1000 Chapel Road. The plan features several buildings labeled BUILDING A through BUILDING J. BUILDING A is a large rectangular structure. BUILDING B is a smaller building to the west. BUILDING C is a long, narrow building to the east. BUILDING D is a tall, narrow building further east. BUILDING E and BUILDING F are located in the center, with BUILDING F containing a 'PALM TREES IN COURTYARD' area. BUILDING G and BUILDING H are smaller buildings to the south. BUILDING I and BUILDING J are located to the north. The plan also shows existing parking areas, a 'KITCHENER PARADE' to the west, and an 'EXISTING SPORTS FIELD' to the north. The site is bounded by FRENCH AVENUE to the west, CHAPEL ROAD to the south, and HEATH STREET to the east. The plan includes various easements and setbacks, indicated by red dashed lines and labels like 'EASEMENT' and 'SETBACK'. The surrounding area includes existing buildings and a 'KITCHENER PARADE' to the west.



 SITE BOUNDARY LINE
 EASEMENT LINE
 EXISTING TREES

- ELECTRICAL SERVICES
 COMMUNICATION SERVICES
 GAS SERVICES
 WATER SERVICES
 SEWER SERVICES
 DRAINAGE / STORMWATER SERVICES
 GAS SERVICES

client

 **Health**
Infrastructure



510

 **Billard Leece**
Partnership

architectus™
Geodigital Country
Level 17, 25 Martin Place
Sydney NSW 2000
T (61 2) 8252 8400
sydney@architectus.com.au

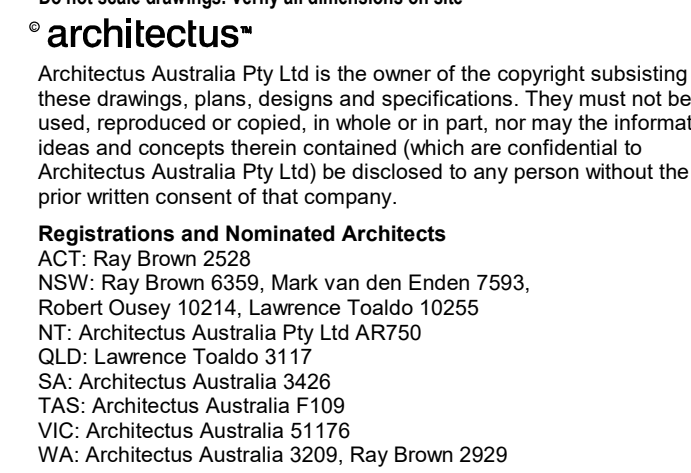
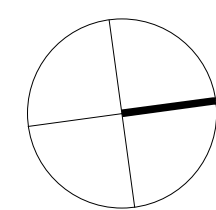
AJN 80 131 245 054

10/02/2026 4:22:31 PM

Works already completed as part of Separate REF Determination. Site has been graded and prepared to achieve a uniform, level surface suitable for construction activities. Protective measures have been implemented to preserve existing trees and maintain their structural integrity throughout construction.

Works already completed as part of Separate REF Determination. Site has been graded and prepared to achieve a uniform, level surface suitable for construction activities. Protective measures have been implemented to preserve existing trees and maintain their structural integrity throughout construction.

EXISTING NORTHERN PROPERTY
BOUNDARY RETAINING WALL TO
BE DEMOLISHED

[illegible]

 SITE PREPARED/ LEVELLED FOR
CONSTRUCTION UNDER
SEPARATE REF DETERMINATION

 TREE TO BE RETAINED
 NOTE: REFER ARBORIST REPORT
 TREE TO BE DEMOLISHED
 TO BE DEMOLISHED

client

 **NSW**
GOVERNMENT

 **Health**
Infrastructure

 capitol
insight

title

 **Billard Leece**
Partnership

architectus™
Gadigal Country
Level 17, 25 Martin Place
Sydney NSW 2000
T (01 2) 8252 8450
sydney@architectus.com.au
ABN 90 151 245 684

approved	scale	
	IB	1:500 @A0
prepared	project no	
	JC,KL,MS	210110.00

project

Bankstown Hospital Project

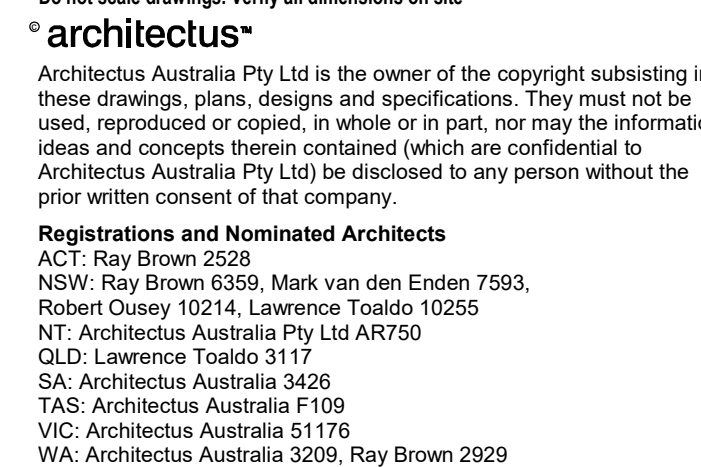
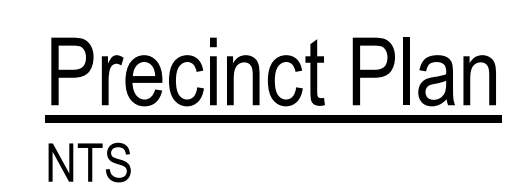
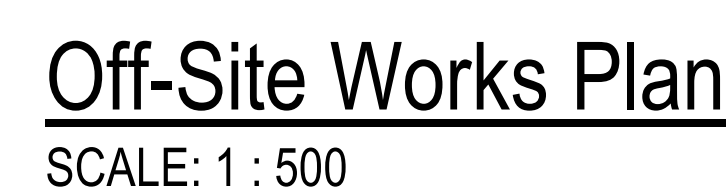
Eora Nation
500 Chapel Rd, Bankstown

drawing

DEMOLITION SITE PLAN

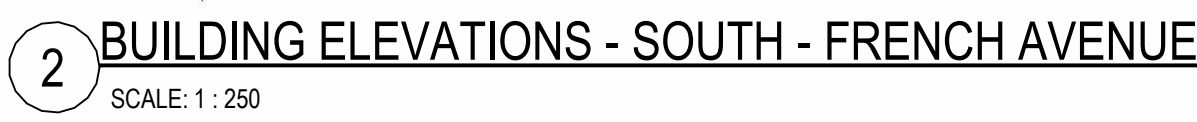
drawing no. revision

NBH-ARC-1GN-SDA-AR-03-EXX01 C



 SITE BOUNDARY LINE
 NEW SHARED PATH
 GREEN ZONE TO PROTECT EXISTING STREET TREES
 CHANGES TO KERBSIDE SIGNAGE FOR PARKING RESTRICTIONS
 TREES TO BE DEMOLISHED AS PART OF SITE WORKS

- 3 MAIN HOSPITAL ENTRANCE/ HEATH ST./ CHAPEL RD. NEW TRAFFIC SIGNALS
- 4 MEREDITH ST./ FRENCH AV. NEW ROUNDABOUT
- 5 NEW SHARED PEDESTRIAN/ CYCLE PATH
- 8 NEW BUS STOP BAY AT HOSPITAL

[illegible]

Do not scale drawings. Verify all dimensions on site

• architectus™

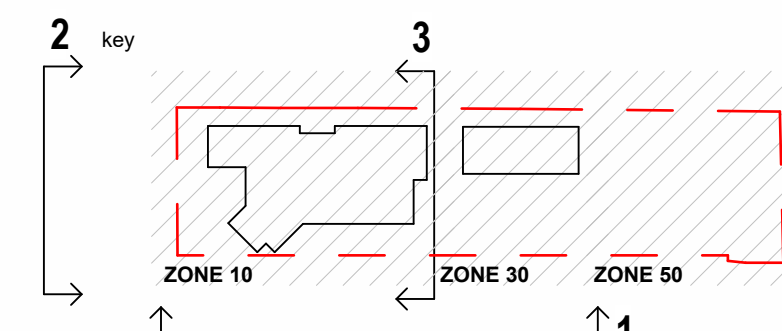
Architectus Australia Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information and concepts therein be contained (which are confidential to Architectus Australia Pty Ltd) be disclosed to any person without the prior written consent of that company.

Registrations and Nominated Architects

NT: Ray Brown 2528
NSW: Ray Brown 6359, Mark van den Enden 7593,
Robert Ousey 10214, Lawrence Todd 10255
NT: Architectus Australia Pty Ltd ART50
QLD: Lawrence Todd 3117
SA: Architectus Australia 3426
TAS: Architectus Australia F109
VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

Registrations and Nominated Architects
ACT: Ray Brown 2528
NSW: Ray Brown 6359, Mark van den Enden 750
Robert Ousey 10214, Lawrence Toaldo 10255
NT: Architectus Australia Pty Ltd AR750
QLD: Lawrence Toaldo 3117
SA: Architectus Australia 3428
TAS: Architectus Australia F109
VIC: Architectus Australia 51176
WA: Architectus Australia 3209, Ray Brown 2929

TO BE PRINTED IN COLOUR



client

 **Health
Infrastructure**



title

 **Billard Leece
Partnership**

architectus™

Adelaide
Brisbane
Canberra
Gold Coast
Melbourne
Perth
Sydney
Townsville

Geological Country
Level 17, 25 Martin Place
Sydney NSW 2000
T (611) 8252 8400
sydney@architectus.com.au

ABN 90 131 245 694

approved	scale	
IB	1 : 250	@A0
prepared	project no	
YL	2101	10.00

architectus™

Adelaide
Brisbane
Canberra
Gold Coast
Melbourne
Perth
Sydney
Townsville

Geological Country
Level 17, 25 Martin Place
Sydney NSW 2000
T (611) 8252 8400
sydney@architectus.com.au

ABN 90 131 245 694

approved	scale	
IB	1 : 250	@A0
prepared	project no	
YL	2101	10.00

project

New Bankstown Hospital

Eora Nation
500 Chapel Rd, Bankstown

drawing

BUILDING ELEVATIONS

drawing no. revision

NBH-ARC-1GN-SDA-AR-05-EXX01B

project

New Bankstown Hospital

Eora Nation
500 Chapel Rd, Bankstown

drawing

BUILDING ELEVATIONS

drawing no. revision

NBH-ARC-1GN-SDA-AR-05-EXX01B

10/02/2026 4:48:29 PM

