



Northside West Clinic, Proposed Development

Non-Aboriginal (Historical) Heritage Impact
Assessment

Report to Erilyan

October 2021



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EXECUTIVE SUMMARY

Overview

Ramsay Health Care propose to construct a new building to house wards and consulting rooms as an extension of an existing facility, the Northside West Clinic, Wentworthville. The clinic is located at 23-27 Lytton Street Wentworthville, 2145.

The clinic is located within Lot 1, DP 787784 on Lytton Street in the suburb of Wentworthville. Lytton Street Park and Finlayson Creek run along the western boundary of the site; access to the Finlayson Creek Parklands is located on the southern side of the clinic and residential housing on the northern boundary. The study area is located within the Cumberland Local Government Area (LGA).

While the proposed building will provide an additional wing in a three-storey building with 95 additional in-patient rooms and nine new consulting areas, the development would be undertaken within the current footprint of the site. The proposed building would be constructed on an existing open-air carpark and within landscaped areas.

The proposal will be submitted by Eriyan, on behalf of Ramsay Health Care, for assessment as a State Significant Development (SSD) under part 4.1 of the *Environmental Planning and Assessment Act 1979*. The Planning Secretary's Environmental Assessment Requirements (SEARs) were issued on 13 May 2021, outlining that the Environmental Impact Assessment (EIS) require the following considerations for Environmental Heritage:

- *Identify any archaeological potential or archaeological significance on and adjacent to the site and the impacts the development may have on this significance.*
- *Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015).¹*

Artefact Heritage has been engaged by Eriyan to provide a Non-Aboriginal (Historical) Heritage Impact Assessment to support the EIS. The aim of this report is to identify any heritage items which may be impacted by the proposed works, to determine the level of heritage significance of each item, assess potential impacts to heritage items, recommend mitigation measures to reduce the level of heritage impact and to identify management and statutory obligations.

Conclusions

This report concludes the following:

- No listed heritage items are within the study area.

¹ NSW Department of Planning, Industry and Environment. *Planning Secretary's Environmental Assessment Requirements* (Sydney: NSW Government, 2021), 6, <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-17899480%2120210514T004800.753%20GMT>

- Four heritage items listed on the Cumberland City Council's Holroyd Local Environmental Plan 2013 are within 250m of the study area.
- No unlisted heritage items were identified within the study area or within 250m of the study area.
- Historical documentary investigation has not identified any significant associations with the study area.
- Aerial evidence indicates that all currently standing built structures in the study area date to after 1986.
- The assessment of heritage impacts has found that the proposed development will not directly or indirectly impact on any listed or unlisted heritage items.

Recommendations

The following recommendations will aid in mitigating the heritage impact of the proposed works:

- No further assessment of historical heritage values at the study area is required for the proposal to proceed.
- Future development entailing ground disturbing works should have an Unexpected Finds Policy in place.

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1.0 INTRODUCTION

1.1 Project background

Ramsay Health Care propose to construct a new building to house wards and consulting rooms, as an extension of the existing facility at Northside West Clinic, Wentworthville. The clinic is located at 23-27 Lytton Street, Wentworthville 2145 and is located within the Cumberland Local Government Area (LGA). The proposal includes the construction of an additional wing in a three-storey building with 95 additional in-patient rooms and nine new consulting areas. All proposed works will be undertaken within the current footprint of the site, with the proposed new wing to be constructed on an existing open-air carpark.

This Heritage Impact Assessment has been prepared by Artefact Heritage Services (Artefact). It will be submitted by Eriyan, on behalf of the Ramsay Health Care, for assessment as State Significant Development (SSD) under part 4.1 of the *Environmental Planning and Assessment Act 1979*. The SEARs requirements were issued on 13 May 2021.

1.2 Location

The study area measures 6542m² and comprises the footprint of the existing healthcare facility, including both the open-air car park and covered car park under the building. The study area is illustrated in Figure 1.

The study area is located within Lot 1, DP 787784 and located at 23-27 Lytton Street in the suburb of Wentworthville. Lytton Street Park and Finlayson Creek run along the western boundary of the site; access to the Finlayson Creek Parklands is located on the southern side of the clinic and residential housing is situated along the northern boundary.

1.3 Local context

The study area is in a residential area, approximately 22 kilometres (km) west of the Sydney Central Business District (CBD), and 0.4 kilometres from Wentworthville train station and shops. The nearest watercourse is Finlayson Creek, a canalised watercourse approximately 20m west of the study area.

Figure 1. Map of the study area.



Document Path: D:\GIS\GIS_Mapping\21057 Northside West Clinic Stage 2\MXD\Study Area.mxd

1.4 Proposed works

Ramsay Health Care is seeking to expand the Northside West Clinic, Wentworthville facility through the construction of new wards and parking in two stages (Stages 1 and 2). Stage 1 included the construction of a two-storey building within the study area, which would undergo further changes under Stage 2 including a new lobby, gym, loading bay, ancillary office and associated amenities on the lower ground floor level and the construction of a new lobby, art room and amenities on the ground floor level. Stage 2 of the development comprises a three-storey building providing new wards accommodating 95 new in-patient rooms, nine new consulting rooms and the provision of 58 additional undercover parking spaces on the ground floor. This part of the development will be constructed on top of an existing open air car park. In addition, landscaping and the planting of trees is proposed on the north, south and eastern perimeter of the proposed building (Figure 2).

The development application includes:

- Redevelopment of the car park area;
- Additions to the existing facility comprising a three-storey building;
- The introduction of additional undercover carparking spaces; and
- The introduction of additional landscaping, including the planting of trees.

1.5 Report limitations

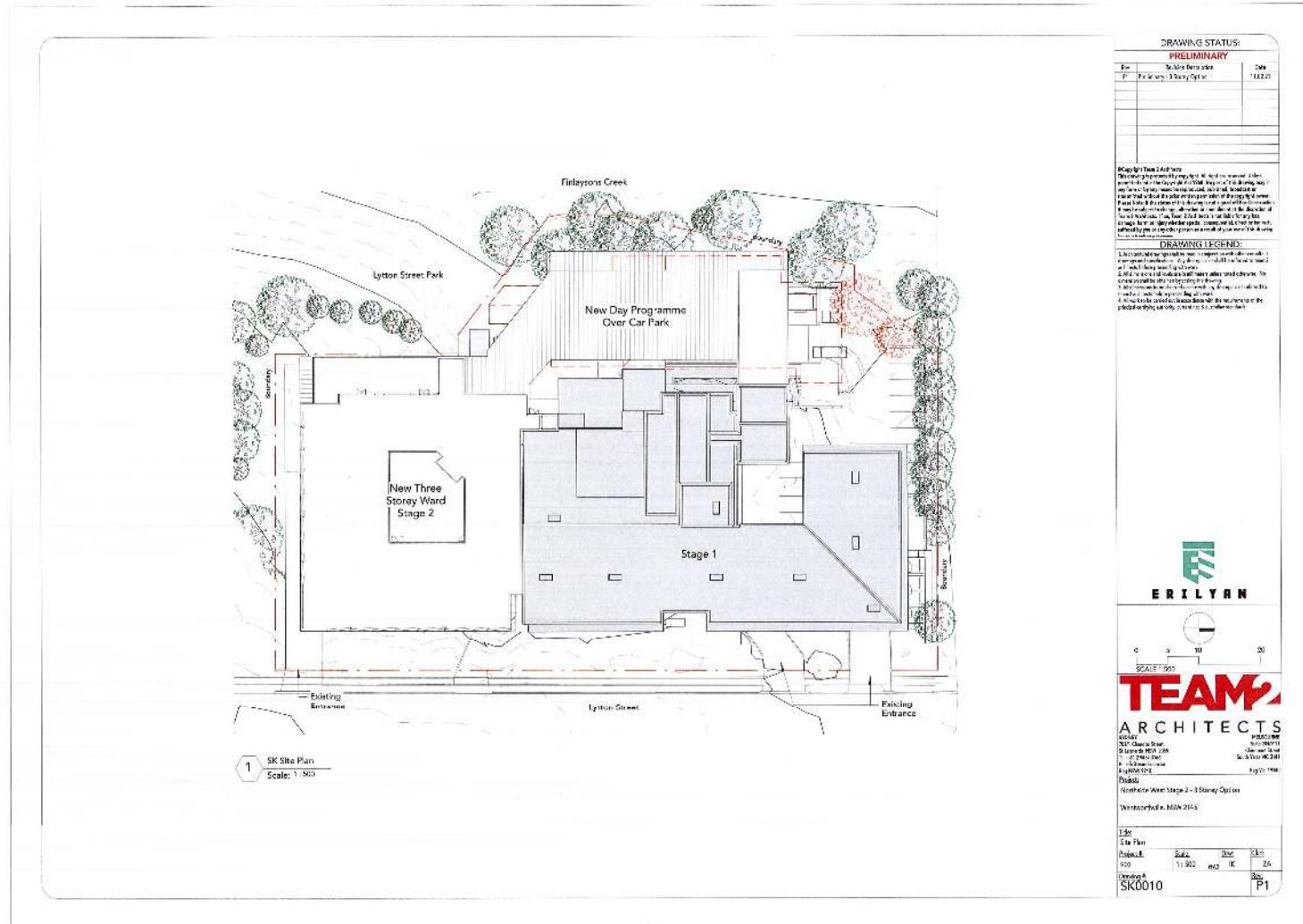
This report provides an assessment of Non-Aboriginal (Historical) heritage values only.

1.6 Authorship

This report was prepared by Vanessa Wood (Heritage Consultant) and Lauren Schutz (Senior Heritage Consultant). Management input and review was provided by Josh Symons (Technical Director) and Sandra Wallace (Director).

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Figure 2. Plan of proposed buildings, identified as Stage 2.



2.0 LEGISLATIVE CONTEXT

2.1 Overview

This section discusses the heritage management framework, notably legislative and policy context, applicable to the study area.

2.2 Identification of heritage listed items

There are several items of legislation relevant to the study area. Heritage listed items within and adjacent to the study area were searched for on the following relevant state and federal statutory heritage registers:

- World Heritage List (WHL)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- State Heritage Register (SHR)
- Holroyd Local Environmental Plan (LEP) 2013
- Section 170 Heritage and Conservation Registers.

Non-Statutory registers were also searched, including:

- Register of the National Estate (RNE)
- The National Trust Register

Items listed on these registers have been previously assessed against the *NSW Archaeological Assessment Guidelines*.² Statements of heritage significance, based on the NSW Heritage Assessment guidelines, as they appear in relevant heritage inventory sheets and documents, are provided in this assessment.

2.3 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act) provides a legislative framework for the protection and management of matters of national environmental significance, that is, flora, fauna, ecological communities and heritage places of national and international importance. Heritage items are protected through their inscription on the World Heritage List, Commonwealth Heritage List or the National Heritage List. The EPBC Act stipulates that a person who has proposed an action that will, or is likely to, have a significant impact on a World, National or Commonwealth Heritage site must refer the action to the Minister for Sustainability, Environment, Water, Population and Communities (hereafter Minister). The Minister will then determine if the action requires approval under the EPBC Act. If approval is required, an environmental assessment would need to be prepared. The Minister would approve or decline the action based on this assessment. A significant impact is defined as “an impact which is important, notable, or of consequence, having regard to its context or intensity.” The significance of the action is based on the sensitivity, value and quality of the environment that is to be impacted, and the

² NSW Heritage Office, 1996. *NSW Heritage Manual, the Archaeological Assessment Guidelines*; NSW Heritage Office, 2009. *Assessing Significance for Historical Archaeological Sites and 'Relics'*; NSW Heritage Office, 2009. *Guidelines for the Preparation of Archaeological Management Plans*.

duration, magnitude and geographic extent of the impact. If the action is to be undertaken in accordance with an accredited management plan, approval is not needed and the matter does not need to be referred to the Minister.

2.3.1 Commonwealth Heritage List

The Commonwealth Heritage List has been established to list places of outstanding heritage significance to Australia. It includes natural, historic and Indigenous places that are of outstanding national heritage value to the Australian nation.

There are no items listed on the Commonwealth Heritage List within the study area or within 250m of the study area.

2.3.2 National Heritage List

The National Heritage List has been established to list places of outstanding heritage significance to Australia. It includes natural, historic and Indigenous places that are of outstanding national heritage value to the Australian nation.

There are no items listed on the National Heritage List within the study area or within 250m of the study area.

2.4 Heritage Act 1977

The NSW *Heritage Act 1977* is the primary item of State legislation affording protection to items of environmental heritage in NSW. The Heritage Act is designed to protect both listed heritage items, such as standing structures, and potential archaeological remains or relics.

Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage or affect its heritage significance.

2.4.1 The 'Relics provisions' 2009

The Heritage Act also provides protection for 'relics', which includes archaeological material or deposits. According to Section 139 (Division 9: Section 139, 140-146):

(1) *A person must not disturb or excavate any land knowingly or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, damaged or destroyed unless the disturbance is carried out in accordance with an excavation permit.*

(2) *A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*

(3) *This section does not apply to a relic that is subject to an interim heritage order made by the Minister or a listing on the State Heritage Register.*

(4) *The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following:*

- a. *Any relic of a specified kind or description,*
- b. *Any disturbance of excavation of a specified kind or description,*

- c. Any disturbance or excavation of land in a specified location or having specified features or attributes,
- d. Any disturbance or excavation of land in respect of which an archaeological assessment approved by the Heritage Council indicates that there is little likelihood of there being any relics in the land.

Section 4 (1) of the Heritage Act (as amended in 2009) defines a relic as:

...any deposit, artefact, object or material evidence that:

relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and is of State or local heritage significance

A relic has been further defined as:

Relevant case law and the general principles of statutory interpretation strongly indicate that a 'relic' is properly regarded as an object or chattel. A relic can, in some circumstances, become part of the land be regarded as a fixture (a chattel that becomes permanently affixed to land).³

Excavation permits are issued by the Heritage Council of NSW or its Delegate under Section 140 of the Heritage Act for relics outside of an SHR curtilage, or under Section 60 for significant archaeological remains within an SHR curtilage. An application for an excavation permit must be supported by an ARD and Archaeological Assessment prepared in accordance with the NSW Heritage Division archaeological guidelines. Minor works that will have a minimal impact on archaeological relics may be granted an exception under Section 139 (4) of the Heritage Act for areas not within an SHR curtilage or an exemption under Section 57 (2) of the Heritage Act for areas within an SHR curtilage.

The Heritage Act identifies 'works' as being in a separate category to archaeological 'relics.' 'Works' refer to past evidence of infrastructure. 'Works' may be buried, and therefore archaeological in nature, however, exposure of a 'work' does not trigger reporting obligations under the Heritage Act. 'Works', as items of environmental heritage, have the potential to provide information that contributes to our knowledge of past practices, and good environmental practice recognises this.

2.4.2 State Heritage Register (SHR)

The SHR was established under Section 22 of the Heritage Act and is a list of places and objects of particular importance to the people of NSW, including archaeological sites. The SHR is administered by Heritage NSW and includes a diverse range of over 1,500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

To carry out activities within the curtilage of an item listed on the SHR, approval must be gained from the Heritage Council by securing a Section 60 permit. In some circumstances, under Section 57(2) of the Heritage Act, a Section 60 permit may not be required if works are undertaken in accordance with the NSW Heritage branch document *Standard Exemptions Guidance Document*.

There are no SHR listed items within the study area or within 250m of the study area.

³ Heritage Office, 2009. *Assessing Significance for Historical Archaeological Sites and 'Relics'*, p. 7.

2.4.3 Section 170 registers

Under the Heritage Act all government agencies are required to identify, conserve and manage heritage items in their ownership or control. Section 170 requires all government agencies to maintain a Heritage and Conservation Register that lists all heritage assets and an assessment of the significance of each asset. They must ensure that all items inscribed on its list are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Government on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of items and are based on NSW heritage legislation and guidelines.

No s170 register listed items have been identified within the study area or within 250m of the study area.

2.5 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act, to provide guidance on the level of environmental assessment required.

2.5.1 The Holroyd Local Environmental Plan 2013

Local Environmental Plans (LEPs) are prepared by councils in accordance with the EP&A Act to guide planning divisions for LGAs. The aim of LEPs in relation to heritage is to conserve the heritage significance listed within this schedule.

The study area falls within the boundaries of Cumberland City Council LGA. Currently the Cumberland City Council has three LEPs, one each for Auburn, Parramatta and Holroyd. Wentworthville falls into the Holroyd LEP 2013. The Cumberland LGA is currently unifying these three separate plans to form a single strategy, currently known as the Draft Cumberland Environment Plan, anticipated for publication during the 2020/2021 financial year.

A search of the NSW State Heritage Inventory⁴ and the Cumberland City Council's Holroyd Local Environmental Plan 2013 online mapping ⁵ indicates that there are no heritage items listed on the Cumberland City Council's Holroyd Local Environmental Plan 2013 within the study area. There are four heritage items listed on the Cumberland City Council's Holroyd Local Environmental Plan 2013 within 250m of the study area.

There are no listed items on the Cumberland City Council's Holroyd Local Environmental Plan 2013 within the study area. There are four heritage items listed on the Cumberland City Council's Holroyd Local Environmental Plan 2013 within 250m of the study area.

⁴ Hms.heritage.nsw.gov.au

⁵ https://eplanningdlprod.blob.core.windows.net/pdfmaps/3950_COM_HER_005_010_20130218.pdf ; https://eplanningdlprod.blob.core.windows.net/pdfmaps/3950_COM_HER_008_010_20130218.pdf

2.6 Summary of Heritage Listings

The search of heritage registers has not identified any listed heritage items within the study area. Four heritage items are listed within 250m of the study area. These are listed below in order of distance from the study area:

Table 1: Heritage listed items within 250m of the study area.

Item name	Location	Type	Distance to Study Area (m)	LEP Number
Federation cottage	42 Lane Street	Built	75	I135
“Dalremos”, Federation/ Queen Anne bungalow	44 Veron Street	Built	130	I143
Federation/Queen Anne bungalow	57 Veron Street	Built	180	I144
Federation period cottage	26 Jordan Street	Built	220	I134

3.0 HISTORICAL CONTEXT

3.1 General background

3.1.1 Settlement and colonisation of the Blacktown Region

The first European activity in the area was exploratory; however, this was shortly followed by settlement. Governor Phillip granted a total of 13 plots, ranging in size from 30 to 70 acres, to emancipated convicts in 1791 (Historical Records of NSW 1978). As European settlement expanded across Aboriginal land, conflict increased in the mid-1790s. In the period 1797 to 1805, events in the districts of Parramatta-Toongabbie, the Hawkesbury and Georges River included theft from farms, and killings on both sides (Comber Jan 2015: 22). In 1797, a violent confrontation took place on the outskirts of Parramatta (approximately 2.5 kms from the study area), resulting in the deaths of five Aboriginal men and the wounding of their leader Pemulwuy (Comber Jan 2015: 22). After a further outbreak of hostility in 1816, the colonial government introduced tighter restrictions on the movement of Aboriginal people in and around settlements, and then also on their movement between Sydney and Parramatta (Comber Jan 2015: 23). Military detachments were deployed to enforce these restrictions.

The suburb was named after the colonial surgeon D'Arcy Wentworth.⁶ In 1796, as assistant and then later principal surgeon at Parramatta, Wentworth first leased land in Parramatta and then an additional 6 acres in the same area in 1799. A successful businessman, Wentworth increased his holdings to 17,000 acres through grants and purchases by 1821. He grazed livestock on his estate, known as Fitzwilliam Place. His home was called Wentworth Wood House.

3.1.2 Subdivision and the establishment of Wentworthville

Between 1818 and 1920 the area along the M4 Western Highway between Prospect and South Creek was granted to ex-convicts and free settlers. Taking advantage of the heavy traffic along the Western Road (now the Great Western Highway) William Fullagar leased a portion of the Wentworth's estate in 1841. He opened an Inn offering a staging post for graziers transporting cattle (some 2-3 km from the current study site) and in 1845 opened cattle yards which became the main sale yard for the colony. In 1881, Thomas Richard Smith purchased 500 acres from Fitzwilliam Wentworth (D'Arcy Wentworth's grandson) which was sold as subdividable land to create a township, which was named the Wentworthville Estate. Because all the plots did not sell, a second subdivision was made which included the land used by the Fullagars Cattle Yard, which had ceased trading by then (Figure 3).

Although the Great Western Railway Line ran directly north of the suburb, Wentworthville did not acquire its own station until 1883. The development of the station drew new residents to the area, with the plots of land closest to the railway line being the first to sell.⁷ In 1885 the Wentworthville Estate Lands and Building Company was established and in the same year roads and new houses were constructed. The size of the proposed township was increased with the addition of the remaining land held by Thomas Richard Smith (Figure 4). It was in this year that the area was named Wentworthville. In the 1890s a post office and public school opened.⁸

⁶ "Wentworthville – A brief History," Parramatta History and Heritage, accessed July 2021, <https://historyandheritage.cityofparramatta.nsw.gov.au/blog/2020/02/10/wentworthville-a-brief-history>.

⁷ "Wentworthville Railway Station Group," NSW Heritage Inventory, accessed July 2021, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4801040>.

⁸ "Wentworthville – A brief History."

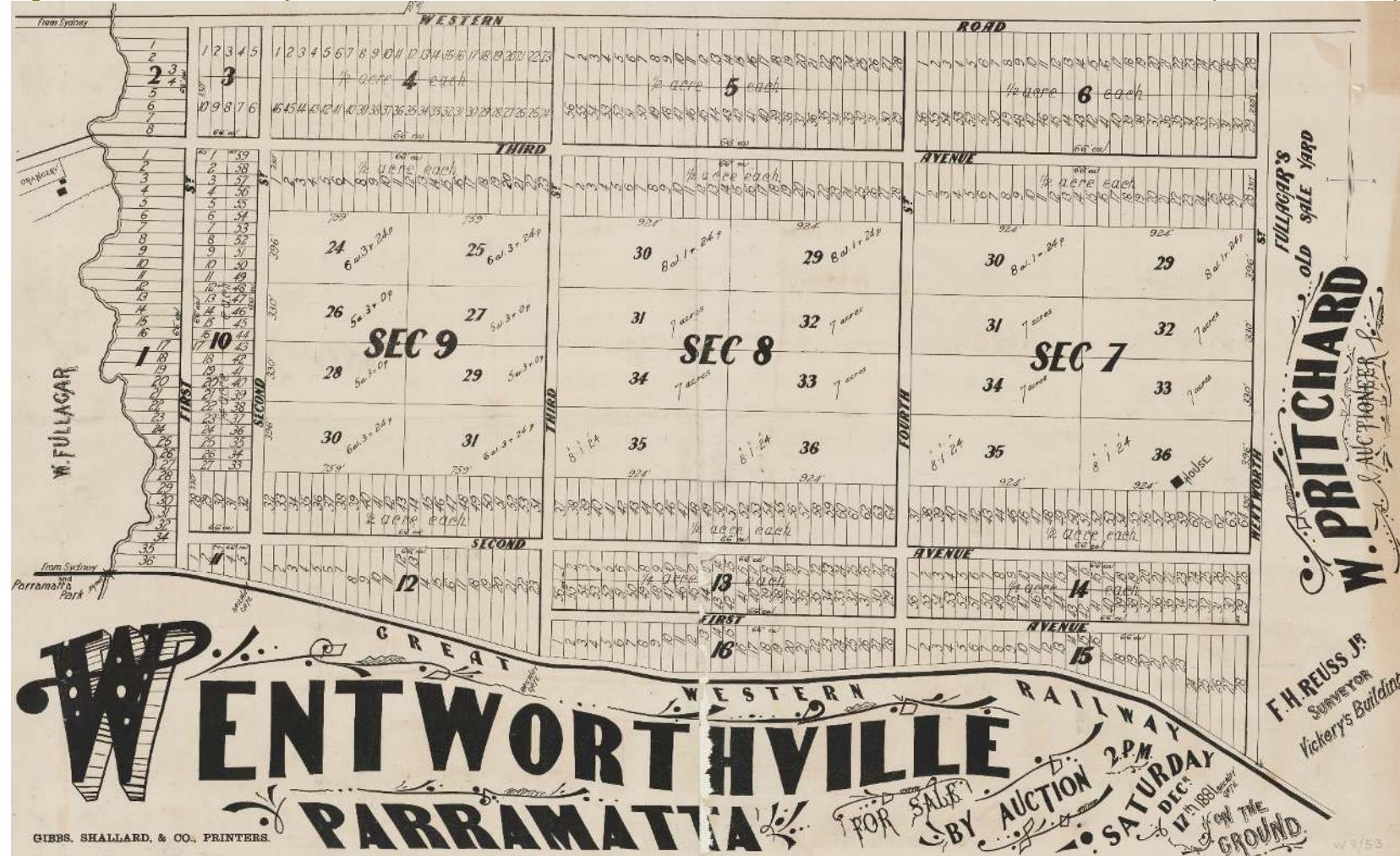
The fields around Finlaysons Creek, part of Darcy Wentworth's original grant, were used for market gardening and poultry farming in the 1920s and 1930s.⁹ In the 1920s George Allen Bond moved from Redfern to Wentworthville, expanding his hosiery and underwear business, Bonds Manufacturing Ltd., establishing a factory there. The business continued until 2010. A fire station, theatre and electricity substation were established by 1935.¹⁰

⁹ Holroyd City Council, *Finlaysons Creek Linear Park Network, Plan of Management – February 2004*. (NSW: Holroyd City Council, Published 2004 - Revision of 1997 document)

<https://www.cumberland.nsw.gov.au/sites/default/files/inline-files/finlayson-creek-pom-2004.pdf>

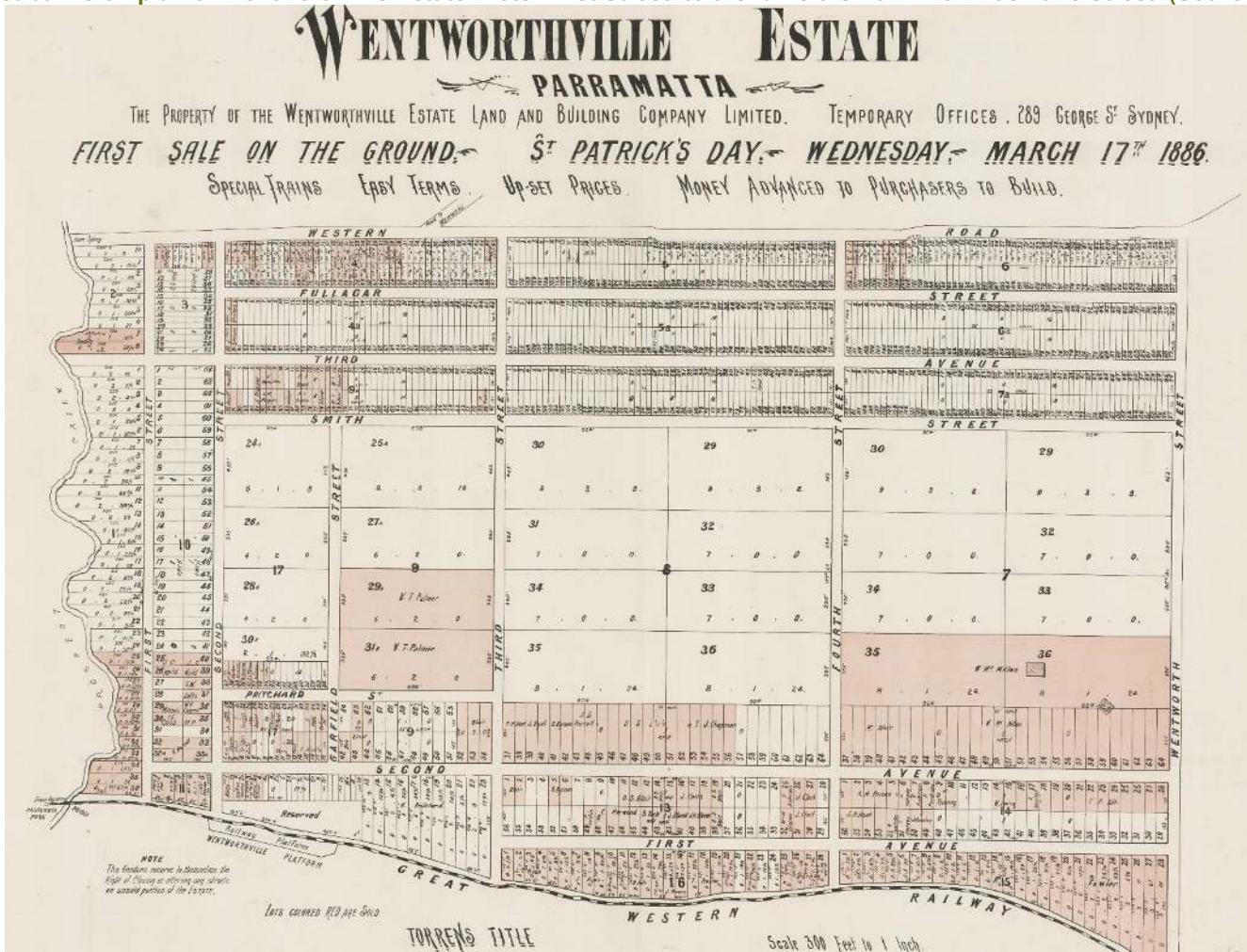
¹⁰ "Wentworthville – A brief History."

Figure 3. 1881 Subdivision plan of Wentworthville Estate. Note 'First Street' to the far left is now known as Lane Street. (Source: SLNSW¹¹)



¹¹ Subdivision plan: Wentworthville Parramatta. 1881, map. State Library of NSW, Sydney. Call number: 056 - Z/SP/W8/53. <https://collection.sl.nsw.gov.au/record/74VvqdvZrZxb/XGRWp8pbBwe7r>.

Figure 4. 1886 subdivision plan of Wentworthville Estate. Note 'First Street' to the far left is now known as Lane Street. (Source: SLNSW¹²)



¹² Subdivision plan: Wentworthville Estate 1886, map. State Library of NSW, Sydney. Call number: 055 - Z/SP/W8/52. <https://collection.sl.nsw.gov.au/record/74VvqdvZrZxb/XGRWp8pbBwe7r>.

3.1.3 Development of the study area

The history of the suburb reflects the clearing of the area of vegetation for pastoral activities, followed by subdivision of the land for residential housing. While the land to the east of Finlaysons Creek had been subdivided as early as 1881, the area to the west of the creek was subdivided in the early 1900s. This land had been acquired by William Fullager from the Government Domain in 1859. However, approximately 89 acres of this parcel were purchased by grazier, Charles Veron in May 1912.¹³ Veron subdivided the land shortly after his acquisition, with the parcel becoming known as the Hillcrest Estate (Figure 6). This estate encompassed several streets, including Lytton Avenue, of which the study area is now located.

Figure 5. Primary Application No. 18460, detailing the transfer of land from William Fullagar to Charles Veron. (Source: Historical Lands Record Viewer¹⁴)

SEARCH PAPER.			
APPLICATION No. 18460			
As to			
<p>89a W Op Parramatta Suburban portions 37 to 41 inclusive Prospect and Sherwood Parish of St John County of Cumberland, Tongabee Creek, Fullagars Road, Great Western Railway - Wentworthville.</p>			
5a W Op Grant to George Woodcock 4 July 1859 (Suburban Portion 37)			
5a 0.0 " William Fullagar 6 July 1859 (" " " 44)			
27a 1.0 " " " " " " " 40)			
20a 3.0 Op " " " " " " " 38)			
Against.	From	To	
George Woodcock	4 July 1859	Conce 375. 436	
William Fullagar	19 August 1859	" 456. 441	
Henry William Coleman Fullagar	14 April 1890	Conce 650. 757	
Andrew Payton (Age 137. 445)	1 August 1890	J.U. 463. 564	
Margaret Payton (Exch of. Payton)	11 July 1895	J.U. 463. 564	
Mary Jane Fullagar	14 September 1895	Conce 797 650. 757	
Alfred Rose			
John Fulton Rose	16 August 1897	Jis 185 697	
Benjamin Joshua Crowe	25 April 1904	Conce 961. 964	
Charles Lytton Veron	2 May 1912	Present	
Benjamin Joshua Crowe	" " "	" "	

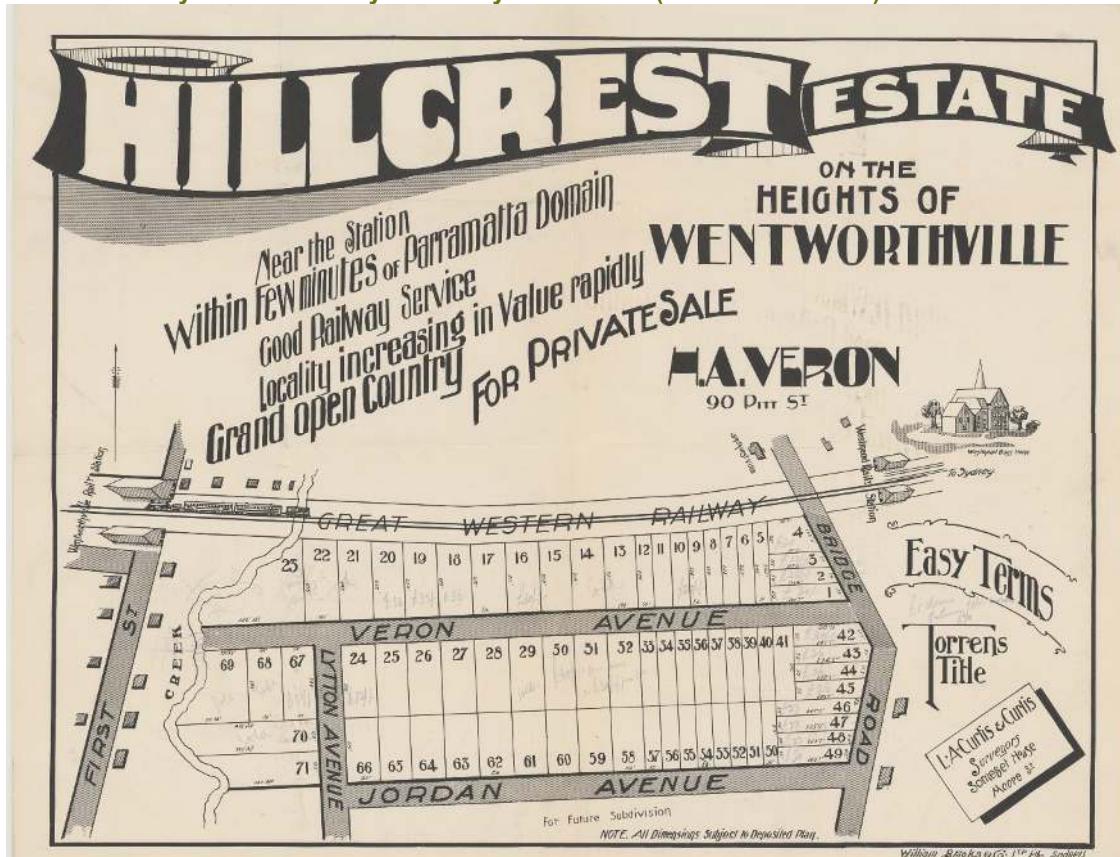
Although the subdivision plans are undated, a newspaper article published in October 1913 indicates that "there are many applications already to build residences on the Hillcrest Estate" which had "so far

¹³ Extent Heritage, *Wentworthville Listing Sheet* (Sydney: Cumberland City Council, 2019), 97-102, <https://www.cumberland.nsw.gov.au/heritage-items-cumberland-city>.

¹⁴ Historical Land Records Viewer, Primary Application 18460, <https://hlrv.nswlrs.com.au/>

only been used for grazing".¹⁵ This suggests that the land in and around the study area was subdivided and developed in the early 1910s.

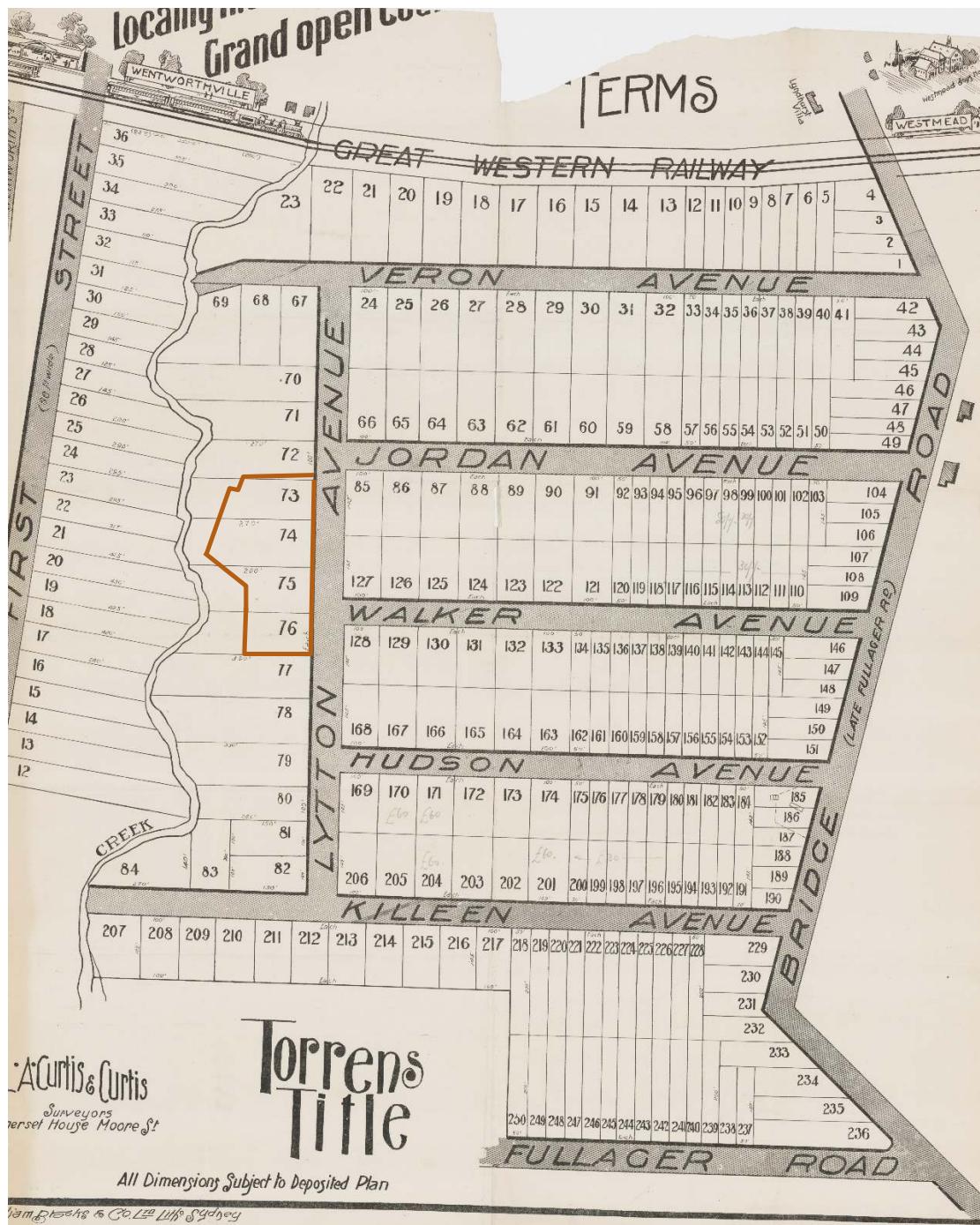
Figure 6. Undated subdivision plan for the Hillcrest Estate. First Street shown to the left, divided from Lytton Avenue by the Finlaysons Creek. (Source: SLNSW¹⁶)



¹⁵ "Wentworthville to Parramatta," *The Cumberland Argus and Fruit growers Advocate*, 29 October 1913. <http://nla.gov.au/nla.news-page8967131>.

¹⁶ *Subdivision plan: Hillcrest Estate on the heights of Wenworthville*. Undated, map. State Library of NSW, Sydney. Call no. 031 - Z/SP/W8/29. <https://collection.sl.nsw.gov.au/record/74VvqdvZrZxb/XGRWp8pbBwe7r>.

Figure 7. Partial map of the Hillcrest Estate illustrating land for sale. Note Lytton Ave to the right of the creek and First Street (now Lane Street) to the left. The approximate location of the boundaries of the study area are outlined in orange. (Source: SLNSW¹⁷)



¹⁷ Subdivision plan: Partial Plan of Wentworthville Area. Undated, map. State Library of NSW, Sydney. Call no. 011 - Z/SP/W8/11. <https://collection.sl.nsw.gov.au/record/74VvqdvZrZxb/XGRWp8pbBwe7r>.

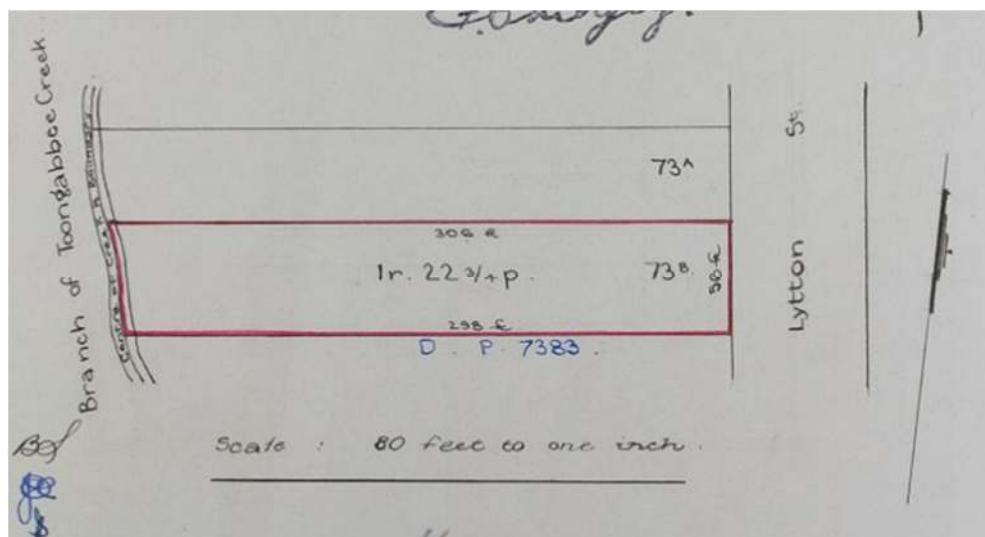
3.1.3.1 Lot 73

Lot 73 of Hillcrest Estate was officially registered to Charles Clifford, a clerk from Windsor, on 14 June 1912.

Figure 8. Registration of Lot 73 to Charles Clifford, dated 14 June 1912. (Source: Historical Lands Record Viewer¹⁸)



Figure 9. Boundaries of Lot 73, registered to Charles Clifford on 14 June 1912. (Source: Historical Lands Record Viewer¹⁹)



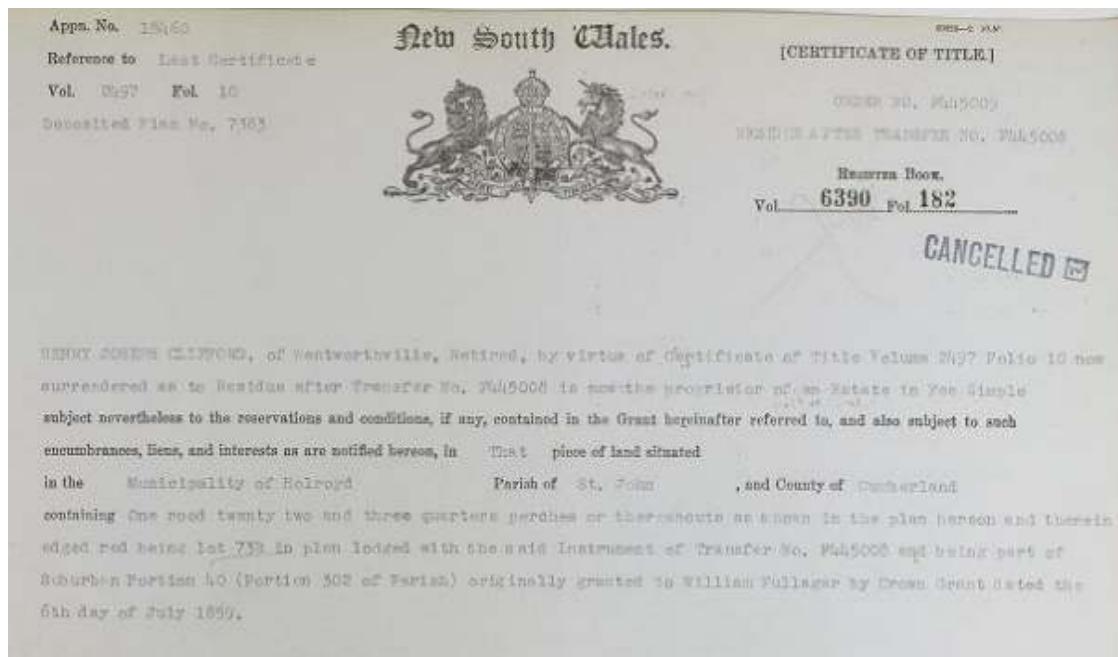
In 1951 the allotment was officially registered to Henry Clifford before being transferred to his wife, Hilda Isabelle Clifford, on 14 July 1953, following his death.

¹⁸ Historical Land Records Viewer, Vol.2411 Fol.42, <https://hlrv.nswlrs.com.au/>

¹⁹ Historical Land Records Viewer, Vol.6390 Fol.182, <https://hlrv.nswlrs.com.au/>

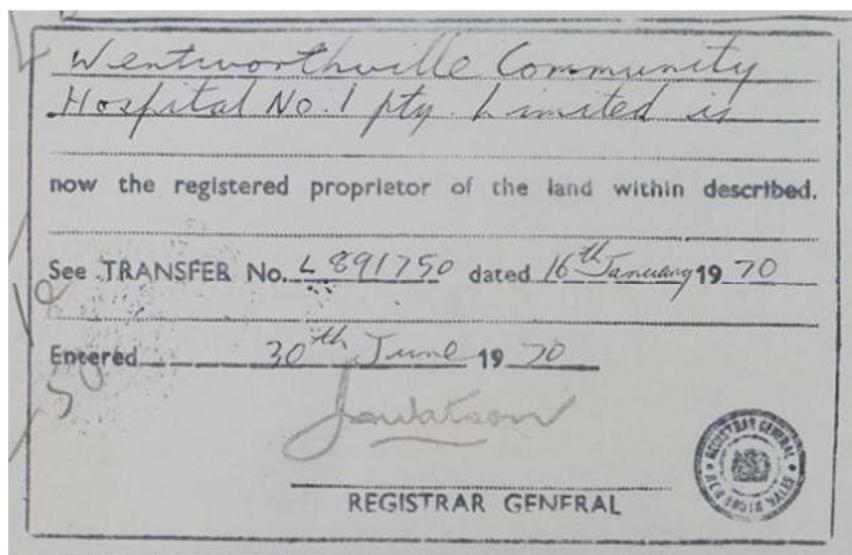
Northside West Clinic, Proposed Development
Non-Aboriginal (Historical) Heritage Impact Assessment

Figure 10. Registration of land to Henry Joseph Clifford, dated 8 October 1951. (Source: Historical Lands Record Viewer²⁰)



The mortgage underwent numerous transfers before 16 January 1970 when the land was officially registered to the Wentworthville Community Hospital No.1 Pty Ltd.

Figure 11. Registration of Lot 73 to the Wentworthville Community Hospital No. 1 Pty Limited, dated 16 January 1970. (Source: Historical Lands Record Viewer²¹)



²⁰ Historical Land Records Viewer, Vol.6390 Fol.182, <https://hlrv.nswlrs.com.au/>

²¹ Historical Land Records Viewer, Vol.6390 Fol.182, <https://hlrv.nswlrs.com.au/>

3.1.3.2 Lot 74

Allotment 74 was officially registered to Alice May Clifford, the wife of Frederick Clifford, on 9 March 1915.

Figure 12. Certificate of Title registering Lot 74 to Alice May Clifford, dated 9 March 1915.
(Source: Historical Lands Record Viewer²²)



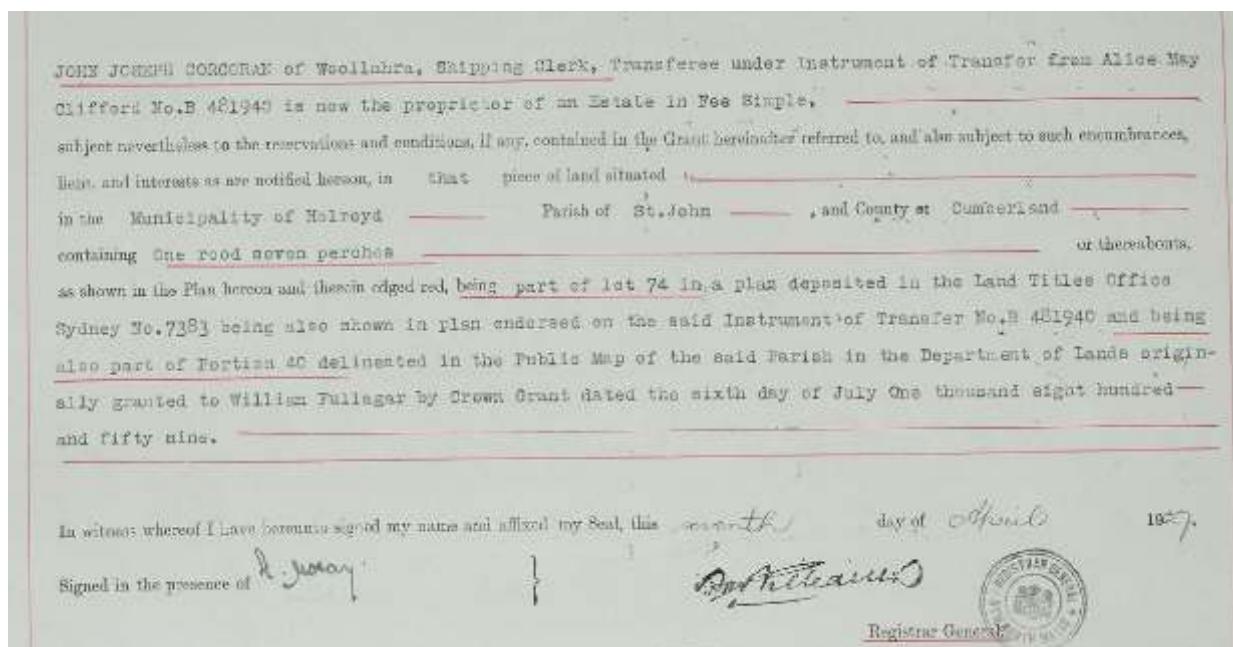
²² Historical Land Records Viewer, Vol.2559 Fol.24, <https://hlrv.nswlrs.com.au/>

Figure 13. Boundaries of Lot 74, registered to Alice May Clifford on 9 March 1915. (Source: Historical Lands Record Viewer²³)



On 7 April 1927 the allotment was officially registered to John Joseph Corcoran.

Figure 14. Transfer of land to John Joseph Corcoran, dated 7 April 1927. (Source: Historical Lands Record Viewer²⁴)

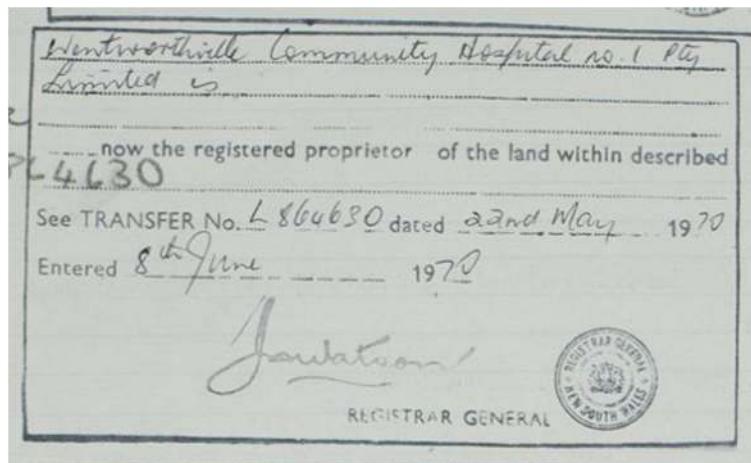


The mortgage underwent numerous transfers before 22 May 1970 when the land was officially registered to the Wentworthville Community Hospital No.1 Pty Ltd.

²³ Historical Land Records Viewer, Vol.2559 Fol.24, <https://hlrv.nswlrs.com.au/>

²⁴ Historical Land Records Viewer, Vol.3989 Fol.182, <https://hlrv.nswlrs.com.au/>

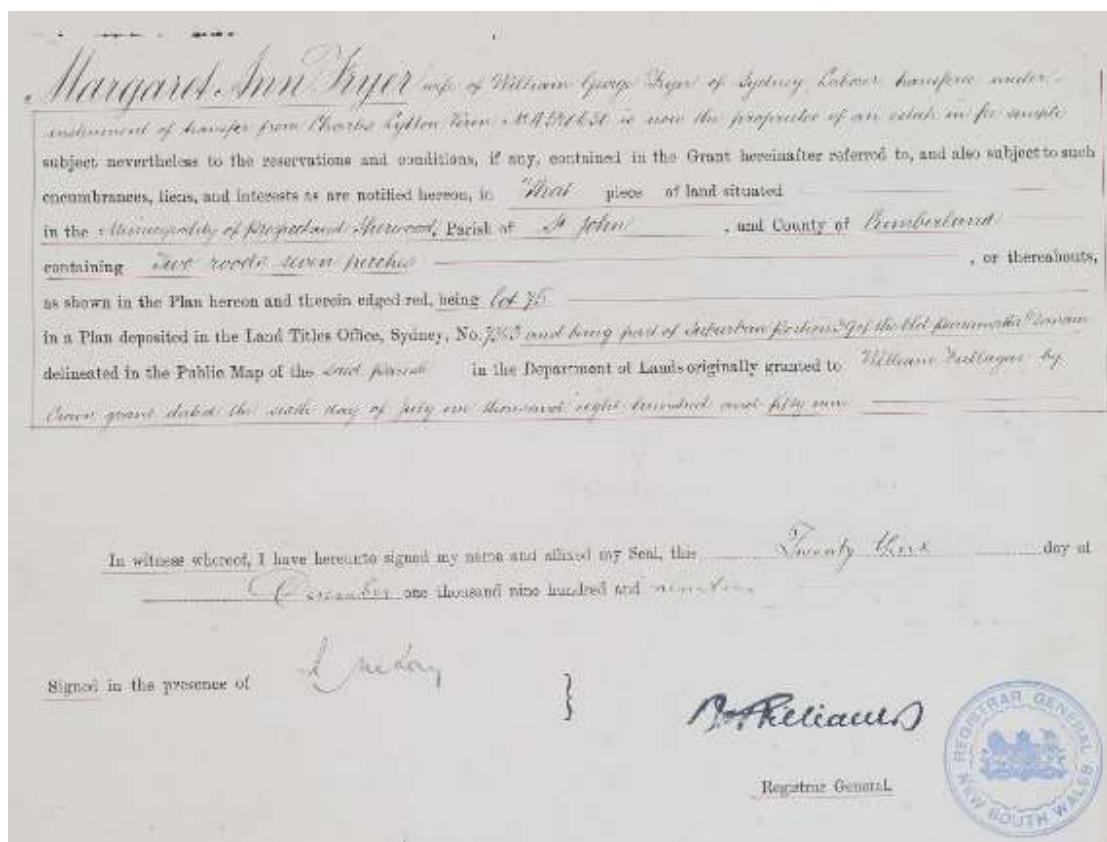
Figure 15. Registration of Lot 74 to the Wentworthville Community Hospital No. 1 Pty Limited, dated 22 May 1970. (Source: Historical Lands Record Viewer²⁵)



3.1.3.3 Lot 75

Allotment 75 was officially transferred to Margaret Ann Fryer, the wife of William George Fryer, on 23 December 1919.

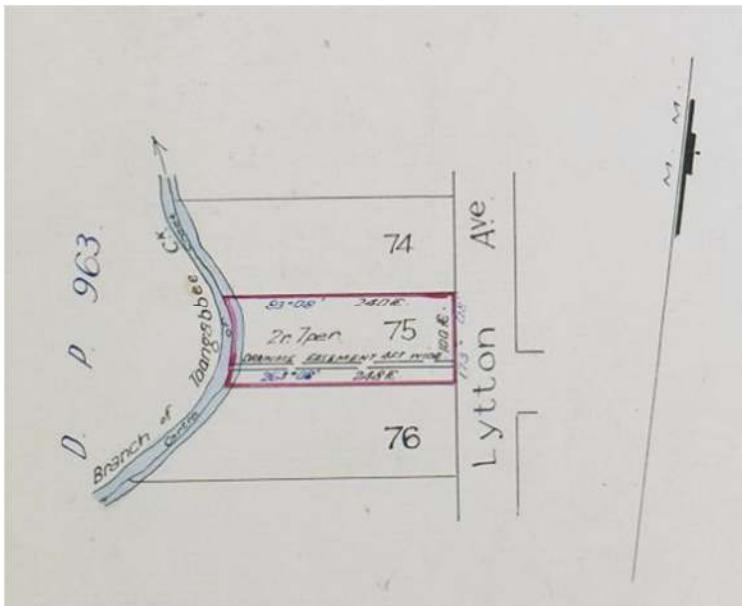
Figure 16. Certificate of Title registering Lot 75 to Margaret Ann Fryer, dated 23 December 1919. (Source: Historical Lands Record Viewer²⁶)



²⁵ Historical Land Records Viewer, Vol.3989 Fol.182, <https://hlrv.nswlrs.com.au/>

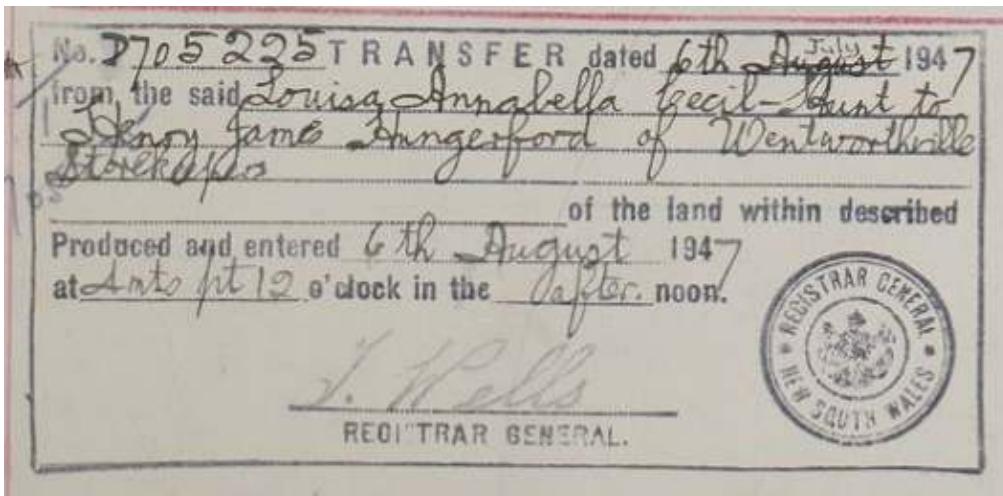
²⁶ Historical Land Records Viewer, Vol.3003 Fol.236, <https://hlrv.nswlrs.com.au/>

Figure 17. Boundaries of Lot 75, as registered to Margaret Ann Fryer on 23 December 1919.
(Source: Historical Lands Record Viewer²⁷)



In 1929 the allotment was officially registered to Louise Annabella Cecil-Hunt, a widow from Mosman before being transferred in 1947 to Henry James Hungerford, a storekeeper from Wentworthville.

Figure 18. Transfer of land to Henry James Hungerford, dated 6 August 1947. (Source: Historical Lands Record Viewer²⁸)

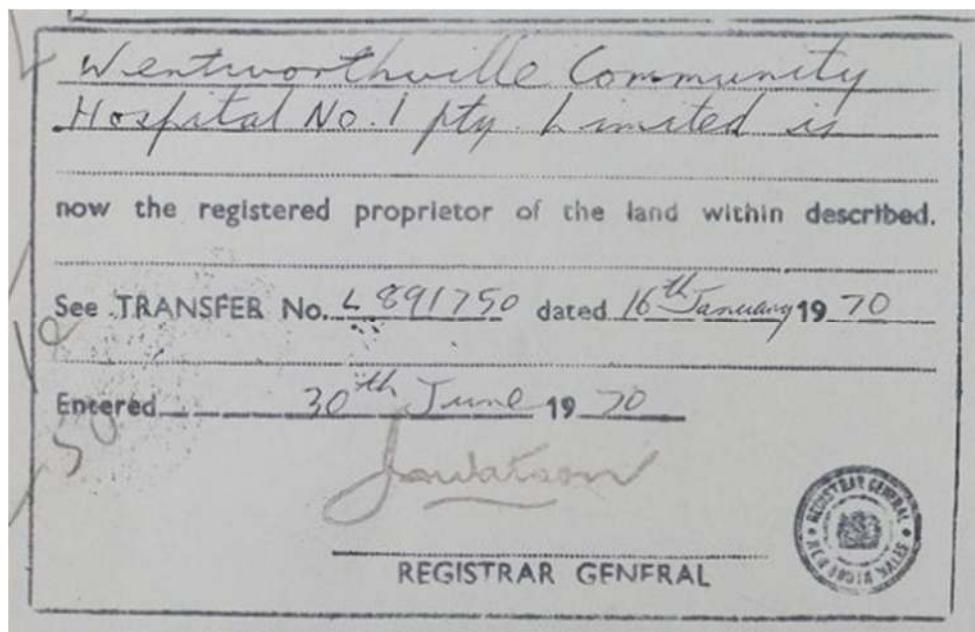


The mortgage underwent numerous transfers before 16 January 1970 when the land was officially registered to the Wentworthville Community Hospital No.1 Pty Ltd.

²⁷ Historical Land Records Viewer, Vol.3003 Fol.236, <https://hlrv.nswlrs.com.au/>

²⁸ Historical Land Records Viewer, Vol.4285-121 Fol.182, <https://hlrv.nswlrs.com.au/>

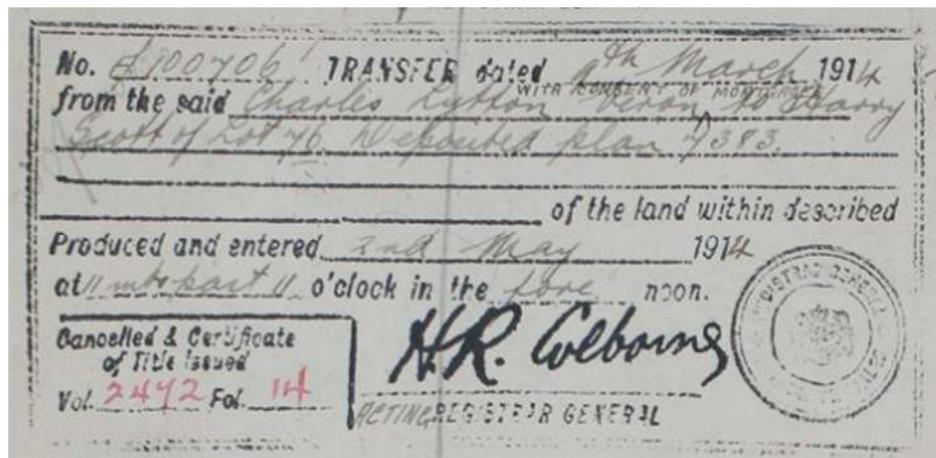
Figure 19. Registration of Lot 75 to the Wentworthville Community Hospital No. 1 Pty Limited, dated 16 January 1970. (Source: Historical Lands Record Viewer²⁹)



3.1.3.4 Lot 76

On 2 May 1914, the transfer of Lot 76 from Charles Lytton Veron to Harry Scott was formally registered.

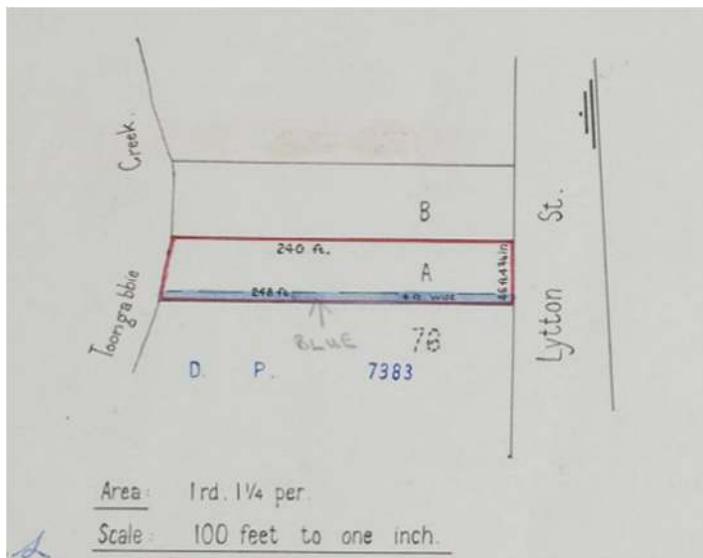
Figure 20. Registration of Lot 76 to the Harry Scott, dated 2 May 1914. (Source: Historical Lands Record Viewer³⁰)



²⁹ Historical Land Records Viewer, Vol.6390 Fol.182, <https://hlrv.nswlrs.com.au/>

³⁰ Historical Land Records Viewer, Vol.2411 Fol.42, <https://hlrv.nswlrs.com.au/>

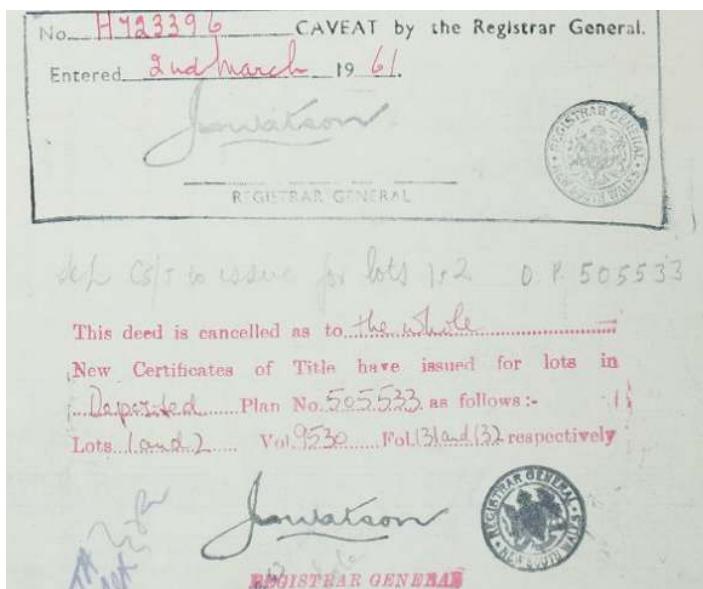
Figure 21. Registration of Lot 76 to the Harry Scott, dated 2 May 1914. (Source: Historical Lands Record Viewer³¹)



The allotment underwent numerous transfers, to Coralynda Rowe in 1918, to Fanny Louisa Batkin in 1925, to Cecil Gabriel Morrisey in 1947, to Charles Henry George Northover in 1955.³²

In 1961, a caveat was lodged by the Registrar General and the deed was subsequently cancelled. This was likely due to the creation of the public reserve, providing access to the Finlayson Creek Parklands.

Figure 22. Caveat by the Registrar General for Lot 76, dated 3 March 1961. (Source: Historical Lands Record Viewer³³)



³¹ Historical Land Records Viewer, Vol.7077 Fol.78, <https://hlrv.nswlrs.com.au/>

³² Historical Land Records Viewer, Vol.7077 Fol.78, <https://hlrv.nswlrs.com.au/>

³³ Historical Land Records Viewer, Vol.2472 Fol.14, <https://hlrv.nswlrs.com.au/>

3.1.4 Aerial imaging of the study area

In 1930 the allotments on which Northside West Clinic now stands, with Jordan Street appearing in the top right corner and Haig Street located in the bottom right corner, three houses are visible with trees located to the west (Figure 23). By 1956 the water course has been canalised and buildings cover the entire block (Figure 24). By 1961 a long building has been constructed along the width of Lot 73 (Figure 25). While the resolution of the 1989 image is poor, the long building centrally located on Lot 73 has gone, the current footprint of the facility is discernible, and the open-air carpark is in place. Tree growth also appears (Figure 27). In 1994 the car park is clearly visible and tree growth apparent (Figure 28).

Figure 23. 1930. Poor resolution, three buildings are visible and trees to the west side



Figure 24. 1956. Water course has been defined. Buildings cover the block where the facility now stands.



Figure 25. 1961 A long building has been erected amongst what appear domestic sized residences



Figure 26. 1965 Tree cover has diminished



Figure 27. 1989 layout of current facility visibility, open-air car park has replaced a smaller building. Trees appear to be growing along Lytton Street.



Figure 28. 1994 Car Park visible. Vegetation coverage has increased.



3.1.5 Recent development of the study area

In 2014 an application was approved by Cumberland City Council concerning the expansion of the existing hospital facility to accommodate an Adolescent Eating Disorder Unit (DA2014/195/1). This expansion included the addition of 30 new beds.

In 2017, a private Complying Development Certificate was issued, including alterations and additions to the subject building.

3.1.6 Phases of the study area

Table 2: Historical phases of the study area.

Phase	Likely Historical Development
1. Grazing	Prior to subdivision, the study area was situated within 89 acres of land acquired by Charles Veron, a grazier.
2. Subdivision	The study area was situated within the Hillcrest Estate, subdivided during the 1910s. This included the establishment of the existing road network, including Lytton Avenue.
3. Construction of the 20 th Century Buildings	The study area comprised Lots 73, 74, 75 and 76. These allotments were purchased from the Hillcrest Estate and were under private ownership until the eventual acquisition by the Wentworthville Community Hospital.
4. Health Care Facility	Acquired during the 1960s and 1970s by the Wentworthville Community Hospital, the subject site has been operating as a health facility, servicing the west.

4.0 PHYSICAL EVIDENCE

4.1 Site Inspection

Due to health order restrictions enforced by the NSW State Government, safe access to the study area was not deemed possible in August 2021. However, conclusions made by Artefact were informed by photographs from a previous site inspection conducted by Artefact in April 2021 for the Aboriginal heritage due diligence assessment. Additional images accessed online have been incorporated where necessary.

4.2 Northside West Clinic

The Northside West Clinic is located at 23-27 Lytton Street, Wentworthville. The study area contains a two-storey building in use as a medical centre, constructed c.1990 to provide mental health care services. The study area also contains an open-air carpark, within the southern portion of the study area, and additional open spaces at the rear including moveable outdoor seating and shade structures. From Lytton Street, access to the northern portion of the study area includes a pedestrian walkway and vehicular access to a covered carpark. The boundaries of the study area are defined by the cadastral boundaries but are generally delineated by the open air carpark along the southern boundary, a colourbond fence along the northern boundary and metal palisade fencing along the western boundary.

Figure 29: View of the existing driveway and carpark, situated within the southern portion of the study area. Facing west from Lytton Street. (Source: Artefact, 12 April 2021)



Figure 31: View of an existing driveway access along the southern elevation of the Northside West Clinic building. Showing the view from Lytton Street facing west. (Source: Artefact, 12 April 2021)



Figure 33: View of the Northside West Clinic building in context, showing view from Lytton Street to the north-west. (Source: Google Earth Pro, 17 August 2021)



Figure 30: View of the existing carpark, situated within the southern portion of the study area. Facing south-west from within the carpark. (Source: Artefact, 12 April 2021)



Figure 32: View of existing accessible entrance to the Northside West Clinic, facing west from Lytton Street. (Source: Artefact, 12 April 2021)



Figure 34: View of the Northside West Clinic building in context, showing view from Lytton Street to the south-west. (Source: Google Earth Pro, 17 August 2021)



Figure 35: Close-up view of the primary façade of the Northside West Clinic, facing north-west along Lytton Street. (Source: Artefact, 12 April 2021)



Figure 37: View of the first floor extension, facing west from within the site. (Source: Artefact, 12 April 2021)



Figure 39: View of the carparking and Colourbond fence, defining the northern boundary of the study area. Facing east from within the site. (Source: Artefact, 12 April 2021)



Figure 36: View of an existing driveway access along the northern elevation of the Northside West Clinic building. Showing view from Lytton Street facing west. (Source: Artefact, 12 April 2021)



Figure 38: View of the existing clinic and carparking within the northern section of the site. View facing north-west. (Source: Artefact, 12 April 2021)



Figure 40: View from the study area, facing west towards Finlayson Creek parklands from within the carparking situated in the northern portion of the study area. (Source: Artefact, 12 April 2021)



Figure 41: View of the western boundary of the site, as viewed from Finlayson Creek parklands. (Source: Artefact, 12 April 2021)



Figure 42: View from Finlayson Creek parklands, facing east towards Lytton Street. (Source: Artefact, 12 April 2021)



Figure 43: View of the rear of the site, including the existing shade and seating structures. As viewed facing north-west from within the study area. (Source: Artefact, 12 April 2021)



Figure 44: View of the rear of the site, including the existing trees and vegetation. As viewed facing north from within the study area. (Source: Artefact, 12 April 2021)



4.3 Existing Setting

The study area is bound by Lytton Street Park and Finlayson Creek to the west boundary, with access to the Finlayson Creek Parklands located on the south side of the clinic from Lytton Street. A pathway through the Parklands is situated along the western boundary of the study area. Residential dwellings are located to the north of the study area.

Figure 45: View to the access to Lytton Street Park and Finlayson Creek entrance, situated along the southern boundary of the study area. (Source: Google Earth Pro, 18 August 2021)



Figure 46: View of the rear western boundary of the study area and Finlayson Creek, facing north. (Source: Artefact, 12 April 2021)

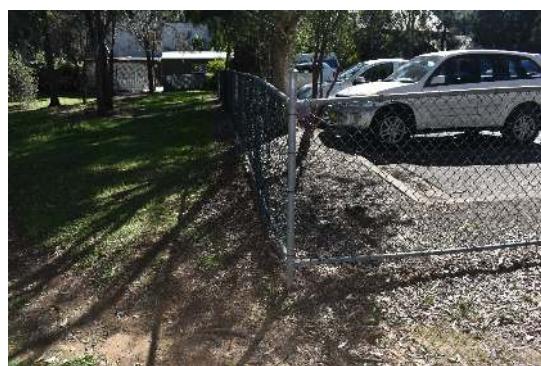


Figure 48: View of Finlayson Creek, facing north-west. (Source: Artefact, 12 April 2021)

Figure 47: View of the rear of the study area, from Finlayson Creek, facing east. (Source: Artefact, 12 April 2021)



Figure 49: View of Finlayson Creek, facing south-west towards heritage item, 42 Lane Street. (Source: Artefact, 12 April 2021)



Figure 50: View of the residential dwellings, situated along the northern boundary of the study area. Facing north-west from Lytton Street. (Source: Google Earth Pro, 18 August 2021)



5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Definition and approach

Heritage items and a potential archaeological resource should be managed in terms of significance. Determining heritage and archaeological significance is undertaken by utilising a system of assessment centred on the *Burra Charter* (Australia ICOMOS 2013). The principles of the charter are relevant to the assessment, conservation and management of sites and relics. The assessment of heritage significance is outlined through legislation in the *Heritage Act 1977* and implemented through the *NSW Heritage Manual, the Archaeological Assessment Guidelines* (1996)³⁴ and *Assessing Significance for Historical Archaeological Sites and 'Relics'* (2009).³⁵

Section 4(1) of the *Heritage Act 1977* (as amended 2009) defines 'relic' as follows:

relic means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) is of State or local heritage significance.*

If an item meets one of the seven heritage criteria, and retains the integrity of its key attributes, it can be considered to have heritage significance (Table 3). The significance of an item or potential archaeological site can then be assessed as being of local or State significance. The following definitions have been provided by the NSW Heritage Office:³⁶

'*State heritage significance*' – in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

'*Local heritage significance*' – in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

If a potential archaeological resource does not reach the local or State significance threshold, then it is not classified as a 'relic' under the *Heritage Act*.

Archaeological research potential is distinct from archaeological potential. Consideration of archaeological research potential is also required when undertaking a significance assessment of an historical archaeological site. In *Assessing the Research Significance of Historic Sites* (1984), Bickford and Sullivan developed three questions to gage significance:³⁷

- Can the site contribute knowledge that no other site can?
- Can the site contribute knowledge that no other resource can?

³⁴ NSW Heritage Office, 1996. *NSW Heritage Manual, the Archaeological Assessment Guidelines*, 25-27.

³⁵ NSW Heritage Office, 2009. *Assessing Significance for Historical Archaeological Sites and 'Relics'*.

³⁶ NSW Heritage Office, 2009. *Assessing Significance for Historical Archaeological Sites and 'Relics'*, p. 6.

³⁷ Bickford, A. & S. Sullivan, 1984. Assessing the Research Significance of Historic Sites. In: Sullivan S. & S. Bowdler (eds.) *Site Surveys and Significance Assessment in Australian Archaeology* (Proceedings of the 1981 Springwood Conference on Australian Prehistory), Department of Prehistory, Research School of Pacific Studies, The Australian National University, Canberra, p. 23-24.

- Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

The more recent NSW Heritage guidelines mentioned above, *Assessing Significance for Historical Archaeological Sites and 'Relics'*³⁸, call for broader consideration of multiple values of archaeological sites beyond their research potential. This report implements both above approaches.

Table 3. NSW Heritage Assessment Criteria

Criteria	Description
A – Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B – Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.
C – Aesthetic or Technical Significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D – Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E – Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F – Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.
G – Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

5.2 The Study Area: 23-27 Lytton Street, Wentworthville

5.2.1 Description

The study area at 23-27 Lytton Street, Wentworthville contains a large, contemporary building. The three-storey structure was constructed in 2015 and contains a dining hall at lower ground level, a car park at ground level and medical offices and facilities on the third floor. Residential properties are located to the north and south of the study area, with a green belt and Finlaysons Creek to the west.³⁹ The building fronts onto Lytton Street to the east, with residential properties located on the opposite side of the road.

5.2.1.1 Listed heritage items

There are no listed heritage items within the study area.

There are four (4) listed heritage items within 250m of the study area as listed in Table 1.

³⁸ NSW Heritage Office, 2009. *Assessing Significance for Historical Archaeological Sites and 'Relics'*.

³⁹ "Northside West Clinic, Wentworthville, Mental Health," Team 2 Architects, accessed July 2021, <https://www.team2.com.au/projects/healthcare/northside-west-clinic-wentworthville-mental-health/>.

5.2.1.2 *Unlisted heritage items*

There are no unlisted heritage items within the study area.

No unlisted heritage items have been identified within 250m of the study area

5.2.2 Historical themes

Historical themes are a way of describing important processes or activities which have significantly contributed to Australian history at a national and state level. The Heritage Council of NSW has prepared a list of state historic themes relevant to the demographic, economic and cultural development of NSW.⁴⁰ These themes provide historical context to allow heritage items to be understood in a wider historical context.

Australian Theme	NSW Theme	Discussion
No identified items	No identified items	No identified items

5.2.3 Fulfilment of the NSW Heritage Assessment criteria

The study area has been assessed in terms of heritage value as presented in Table 4.

Table 4. Significance assessment of the study area

Criteria	Description
A – Historical Significance	The item does not meet this criterion.
B – Associative Significance	The item does not meet this criterion.
C – Aesthetic or Technical Significance	The item does not meet this criterion.
D – Social Significance	The item does not meet this criterion.
E – Research Potential	The item does not meet this criterion.
F – Rarity	The item does not meet this criterion.
G – Representativeness	The item does not meet this criterion.

5.2.4 Statement of significance

The study area contains no listed or unlisted heritage items that would meet the threshold of local heritage value.

⁴⁰ Heritage Council, 2001. *New South Wales Historical Themes*. Accessed online at <https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/themes2006.pdf>

5.3 Federation cottage, 42 Lane Street (LEP Item No. I135)

5.3.1 Description

The Federation Cottage is located within Lot 17, DP 963 at 42 Lane Street, Wentworthville. This is located approximately 75 metres to the southwest of the study area and on the western side of Finlayson Creek. The heritage item and study area are separated by Finlaysons Creek, which runs in a north-south direction between Veron Street to the north and Fullagar Road to the south. There is a green corridor, known as Ernie Quinn Village Green to the east and west of the creek. A lane, which is located directly to the north of the heritage item passes through parkland and forms a pedestrian connection between Lane Street and Lytton Street. From Lytton Street, the pedestrian path is located adjacent to the southern boundary of the Study Area (Figure 51).

A detailed description of the Federation Cottage heritage item is provided below:⁴¹

The item is a simple timber weatherboard cottage, painted yellow, with bullnose verandah to the front elevation. The gable main roof and verandah have new galvanised iron cladding and guttering. The gable ends have two timber finials which appear to be replacements. The roof also features a painted brick chimney with stepped brick course and a chimney pot. The verandah is supported on replaced timber verandah posts with decorative timber corner brackets. The timber posts and bracket are coated in red paint. The windows to the front elevation are paired timber-framed casement windows with small coloured panes to top & bottom. They have simple timber sills with a decorative timber skirt. The front façade features rusticated board while the side elevations are ship lapped board. A rear addition is clad in fibro sheeting with a skillion roof.

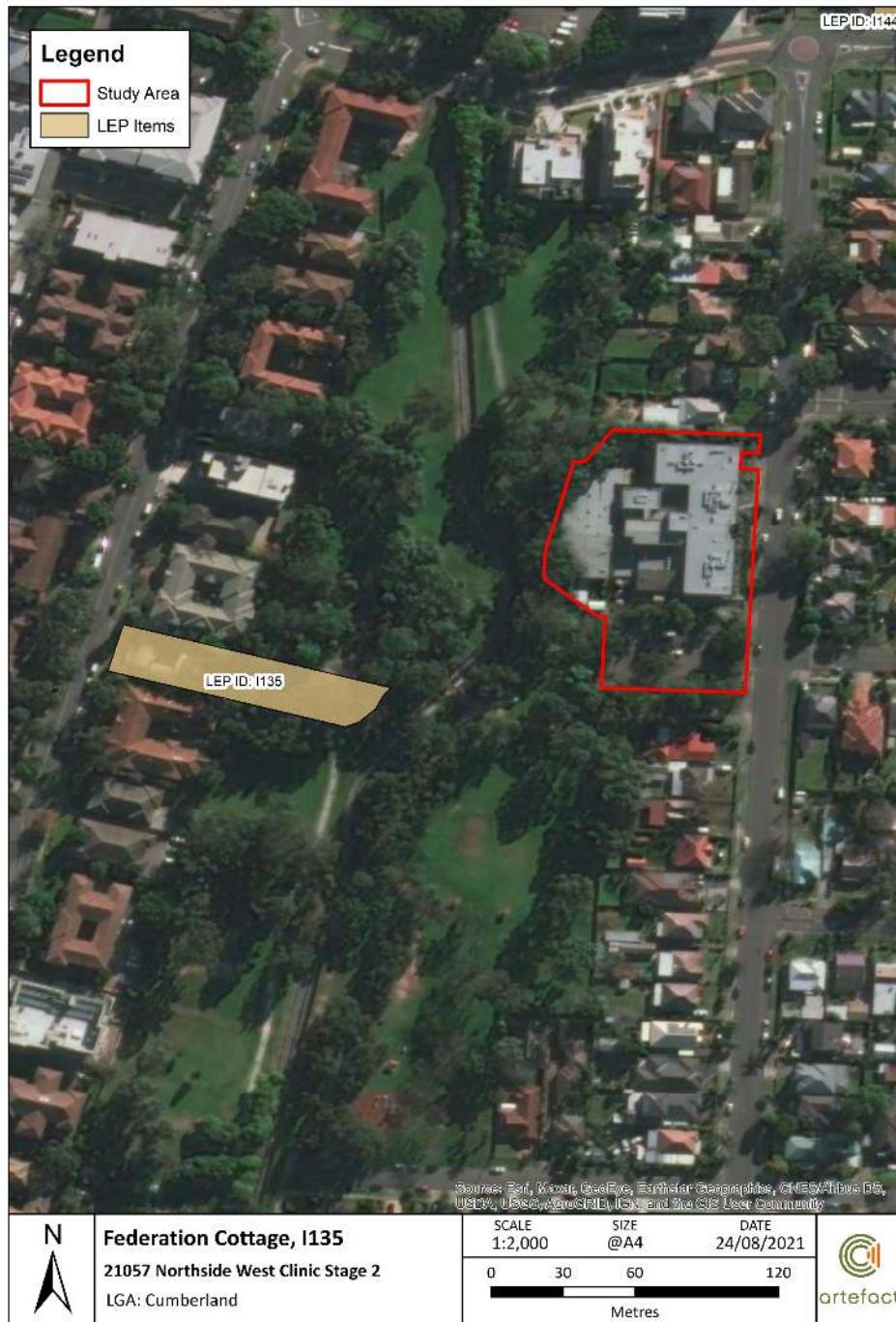
The rear landscape is predominately concrete slabbed. A contemporary toilet block is built adjacent the cottage with ship lapped weatherboards and a skillion roof clad in pressed metal sheeting. Further back, the site contains a gabled roof pergola. The rear of the site is enclosed by a modern steel balustrade fence.

The front landscape features paved retaining gardens with bullnose brick capping. A curved brick footpath with a red steel handrail is located to the north and adjoins the verandah. The southern boundary has many established and mature trees. Access of the site has been altered to account for the new function for the Occasional Child Care Association NSW.

The building appears to have been recently renovated and is in a good condition overall.

⁴¹ Extent Heritage, Wentworthville Listing Sheet, 97-102.

Figure 51. Map illustrating the Federation Cottage heritage item (I135) shaded in yellow, in relation to the study area, outlined in red.



5.3.2 Fulfilment of the NSW Heritage Assessment criteria

The heritage item has been assessed in terms of heritage value as presented in Table 4.

Table 5. Significance assessment of the heritage item⁴²

Criteria	Description
A – Historical Significance	It is an early surviving cottage, likely erected in the late nineteenth century on the 1881 Wentworthville Estate subdivision of D'Arcy Wentworth's original land grant. This type of dwelling is now the only one of its kind remaining in Lane Street.
B – Associative Significance	The item does not meet this criterion.
C – Aesthetic or Technical Significance	The item does not meet this criterion.
D – Social Significance	The item does not meet this criterion.
E – Research Potential	The item does not meet this criterion.
F – Rarity	This type of dwelling is now the only one of its kind remaining in Lane Street
G – Representativeness	The cottage is a good representative example of the many small weatherboard "workingmen's cottages" built in the late 19th & early 20th century throughout Wentworthville in a simple late Victorian style.

5.3.3 Statement of significance

The statement of Significance for the Federation Cottage item is as follows:⁴³

The item at 42 Lane Street, Wentworthville is locally significant for its historic, rarity and representative values. It is an early surviving cottage, likely erected in the late nineteenth century on the 1881 Wentworthville Estate subdivision of D'Arcy Wentworth's original land grant. This type of dwelling is now the only one of its kind remaining in Lane Street. The cottage is a good representative example of the many small weatherboard "workingmen's cottages" built in the late 19th & early 20th century throughout Wentworthville in a simple late Victorian style.

5.4 “Dalremos”, Federation/Queen Anne Bungalow, 44 Veron Street (LEP Item No. I143)

5.4.1 Description

The Federation/Queen Anne Bungalow is located within Lot 26B, DP 321872 at 44 Veron Street, Wentworthville. The item is located approximately 100 meters to the southwest of the study area. The heritage item and study area are separated by Lytton Street and a number of residential dwellings.

⁴² Extent Heritage, *Wentworthville Listing Sheet*, 97-102.

⁴³ Extent Heritage, *Wentworthville Listing Sheet*, 97-102.

A detailed description of the Federation Cottage heritage item is provided below:⁴⁴

The item is a single storey face brick cottage in the Federation style. The building features a hipped roof clad in terracotta tiles and gabled wings extending to the north (street frontage) and east. The roof has a face brick chimney with a terracotta chimney pot on the eastern side. The gable ends are half timbered and rough caste rendered, with a set of triple casement windows with coloured dimple glass high lights, painted sills and a fixed timber bracketed awning. The walls are face brick with the front façade showing evidence of tuck pointing. A recessed verandah wraps around the northeast corner and is supported on a pair of timber posts with simple timber brackets and a decorative infill between the posts. There is a simple timber posted balustrade. The front door adjacent the north gable wing is timber and glass panelled. A similar triple casement window with coloured glass high lights is adjacent.

The second door at end of the east verandah is partially glazed. There is a small, low-scale addition to the rear.

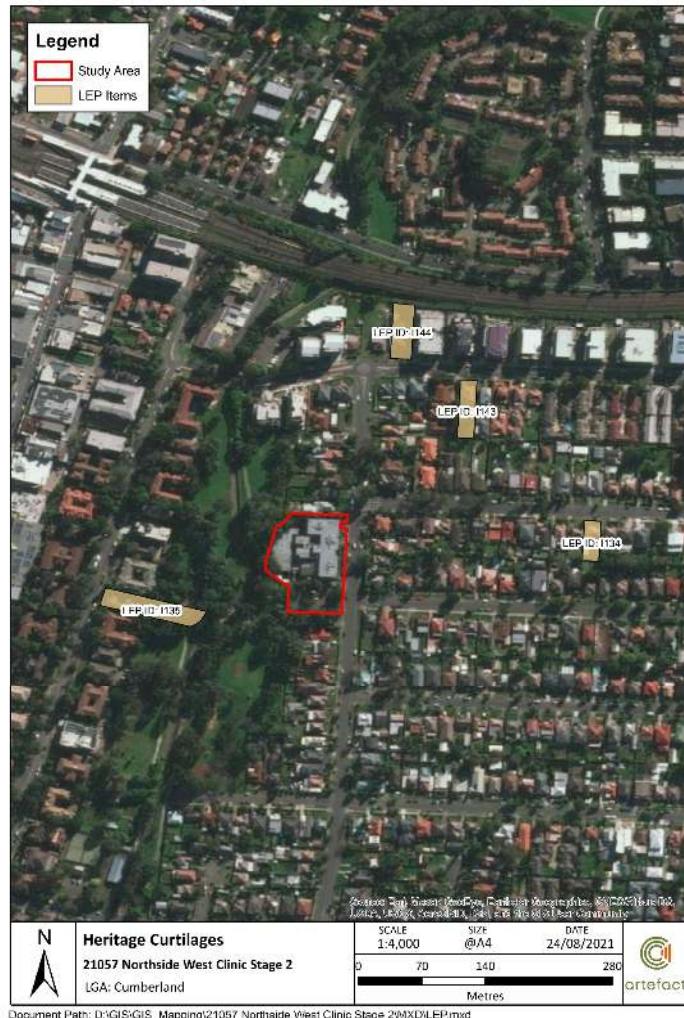
The property is located on a standard suburban block. There is no landscaping at the front as the entire front section is covered by a concrete slab and used as car parking. An extension of the concrete driveway on the west leads to a single garage at the rear of the property. The garage has a new aluminium roller door. There are, however, a number of mature trees located along the street verge and rear boundaries. A low timber picket fence to the street alignment is later addition in a sympathetic style. The property appears to retain its original subdivision boundary.

Overall the condition of the building appears to be good, with evidence of repointing of mortar joints along the front façade and below the windowsills on the western elevation.

⁴⁴

Extent Heritage, Wentworthville Listing Sheet, 151-153.

Figure 52. Map illustrating the Federation/Queen Anne bungalow heritage item (I143) to the right, highlighted yellow, and the Study Area to the left, outlined in blue.



5.4.2 Fulfilment of the NSW Heritage Assessment criteria

The heritage item has been assessed in terms of heritage value as presented in Table 4.

Table 6. Significance assessment of the heritage item⁴⁵

Criteria	Description
A – Historical Significance	Built in c.1923, the building relates to the residential development of Wentworthville that followed the subdivision of Government Domain and William Fullagar's land grants.
B – Associative Significance	The item does not meet this criterion.

⁴⁵ Extent Heritage, Wentworthville Listing Sheet, 150.

Criteria	Description
C – Aesthetic or Technical Significance	The item is aesthetically significant as a fine and largely intact example of a Federation cottage, that retains typical federation period detailing. The dwelling makes a strong contribution to the streetscape and is readily identifiable as part of the historic building stock.
D – Social Significance	The item does not meet this criterion.
E – Research Potential	The item does not meet this criterion.
F – Rarity	The item does not meet this criterion.
G – Representativeness	The item does not meet this criterion.

5.4.3 Statement of significance

The statement of Significance for “Dalremos,” Federation/Queen Anne Bungalow item is as follows:⁴⁶

The dwelling at 44 Veron Street, Wentworthville is of local significance for its historic and aesthetic values. Built in c.1923, the building relates to the residential development of Wentworthville that followed the subdivision of Government Domain and William Fullagar’s land grants. The item is aesthetically significant as a fine and largely intact example of a Federation bungalow that retains typical period detailing. The dwelling makes a strong contribution to the streetscape and is readily identifiable as part of the historic building stock.

5.5 Federation/Queen Anne Bungalow, 57 Veron Street (LEP Item No. I144)

5.5.1 Description

The Federation/Queen Anne Bungalow is located within Lot 1, DP 1063853 at 57 Veron Street, Wentworthville. The item is located approximately 190 meters to the north-east of the study area. The heritage item and study area are separated by Lytton Street and a number of residential dwellings.

A detailed description of the Federation Cottage heritage item is provided below:⁴⁷

The item is a single storey cottage in the Federation style with a gabled hip roof of cement tiles and a broken back verandah to three sides (the south, east and west). The roof has a rendered masonry chimney on the eastern side. The dwelling features an unusual wall cladding that is profiled to resemble blockwork, and further manipulated to resemble rough cut profile quoins on the corners. The verandah has two gabled returns to the south and a southeast chamfered corner and is supported on timber posts set on rendered masonry piers on a concrete floor with tiles. A decorative geometric valance runs the length of the verandah, except where removed along the western edge and a metal carport is attached.

⁴⁶ Extent Heritage, Wentworthville Listing Sheet, 150.

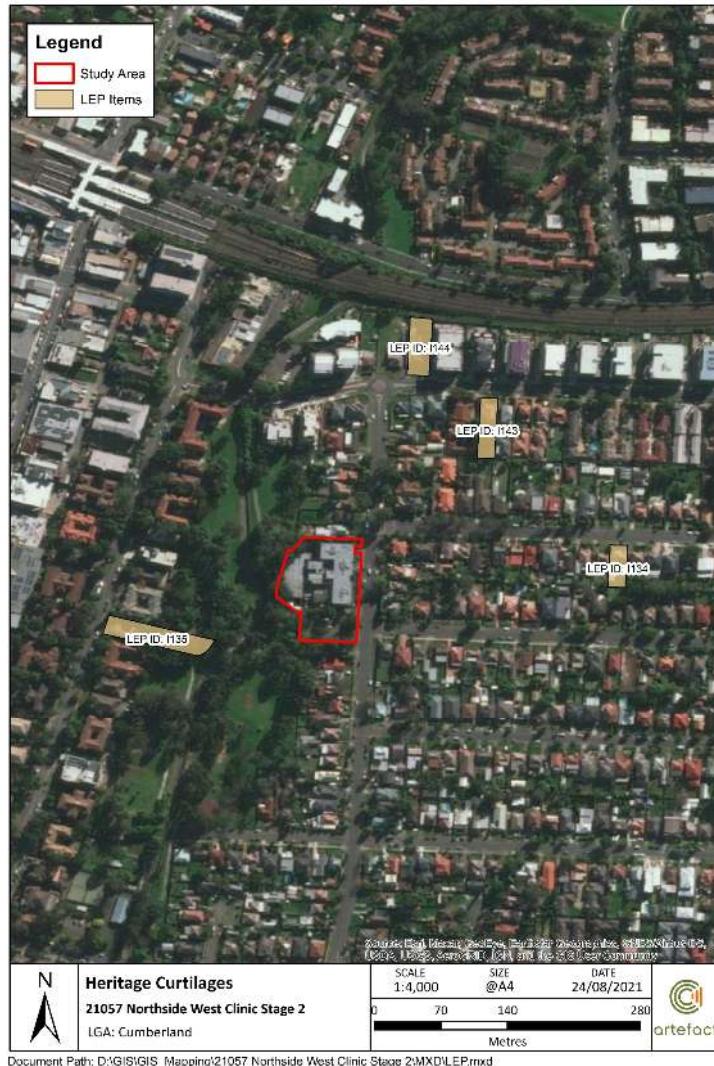
⁴⁷ Extent Heritage, Wentworthville Listing Sheet, 157.

The eastern end of verandah has been partially infilled with rendered masonry and extends past verandah line with a new skillion roof of similar tiles. Gable ends to the verandah have diamond motif and decorative barge boards. The floor of the verandah is concrete. The front facade is symmetrical, with a central timber and glass panelled door with side and top lights. Timber framed- casement windows grouped in fours with feature coloured glass top and bottom panes. Top lights and rendered sills are located on either side of the door. An original timber and glass panelled French door and top light is located on the chamfered corner. The door openings on the western elevation have aluminium security grilles. The rear has been extended with skillion and flat roofed additions, with rendered masonry walls and steel roof sheeting.

The cottage retains a deep setback from the street. There is minimal landscaping to the front. There are two tall palm trees located to the east and west side or the recently rendered garden bed fronting the verandah. The property is bounded by a high steel loop and palisade fence. The railway line to the rear is elevated and screened by tall plantings. The dwelling is situated next to a large residential development to the east and a single storey residence to the west.

Overall, the condition of the building appears to be good and well maintained. All timber elements appear to feature a fresh coat of paint and in a good condition.

Figure 53. Map illustrating the Federation/Queen Anne bungalow heritage item (I144) to the right, highlighted yellow, and the Study Area to the left, outlined in red.



5.5.2 Fulfilment of the NSW Heritage Assessment criteria

The heritage item has been assessed in terms of heritage value as presented in Table 4.

Table 7. Significance assessment of the heritage item⁴⁸

Criteria	Description
A – Historical Significance	Built in c.1920-23, the building is historically linked with the residential development of the area that followed the major subdivision of the Government Domain and William Fullagar's land grant.
B – Associative Significance	The item does not meet this criterion.

⁴⁸ Extent Heritage, *Wentworthville Listing Sheet*, 150.

Criteria	Description
C – Aesthetic or Technical Significance	The building has aesthetic significance as a Federation cottage with a variety of materials and fine decorative detailing with Queen Anne influences. Of particular note, is the use of weatherboard cladding to resemble masonry blockwork, the varied roofline and strong decorative theme. The deep setback adds to the visual prominence of the house within the street. Although the house has been closed in by later medium density subdivisions and developments, it still retains a strong presence in the street.
D – Social Significance	The item does not meet this criterion.
E – Research Potential	The item does not meet this criterion.
F – Rarity	The item does not meet this criterion.
G – Representativeness	The item does not meet this criterion.

5.5.3 Statement of significance

The statement of Significance for Federation/Queen Anne Bungalow (I144) is as follows:⁴⁹

The dwelling at 57 Veron Street, Wentworthville is of local significance for its historic and aesthetic values. Built c.1920-23, the building is historically linked with the residential development of the area that followed the major subdivision of the Government Domain and William Fullagar's land grant. The building has aesthetic significance as a Federation cottage with a variety of materials and fine decorative detailing with Queen Anne influences. Of particular note, is the use of weatherboard cladding to resemble masonry blockwork, the varied roofline and strong decorative theme. The deep setback adds to the visual prominence of the house within the street. Although the house has been closed in by later medium density subdivisions and developments, it still retains a strong presence in the street.

5.6 Federation Period Cottage, 26 Jordan Street (LEP Item No. I134)

5.6.1 Description

The Federation Period Cottage is located within Lot 91B, DP 373242 at 26 Jordan Street, Wentworthville. The item is located approximately 215 meters to the east of the study area. The heritage item and study area are separated by Lytton Street and a number of residential dwellings.

A detailed description of the Federation Period Cottage heritage item is provided below:⁵⁰

The subject building is a single storey weatherboard clad Federation cottage. The dwelling has a hipped roof with a projecting gable extending towards the street, which is clad in corrugated iron. The roofscape also features a single brick chimney on the eastern side. The front elevation has a single door with an infilled top light,

⁴⁹ Extent Heritage, Wentworthville Listing Sheet, 156.

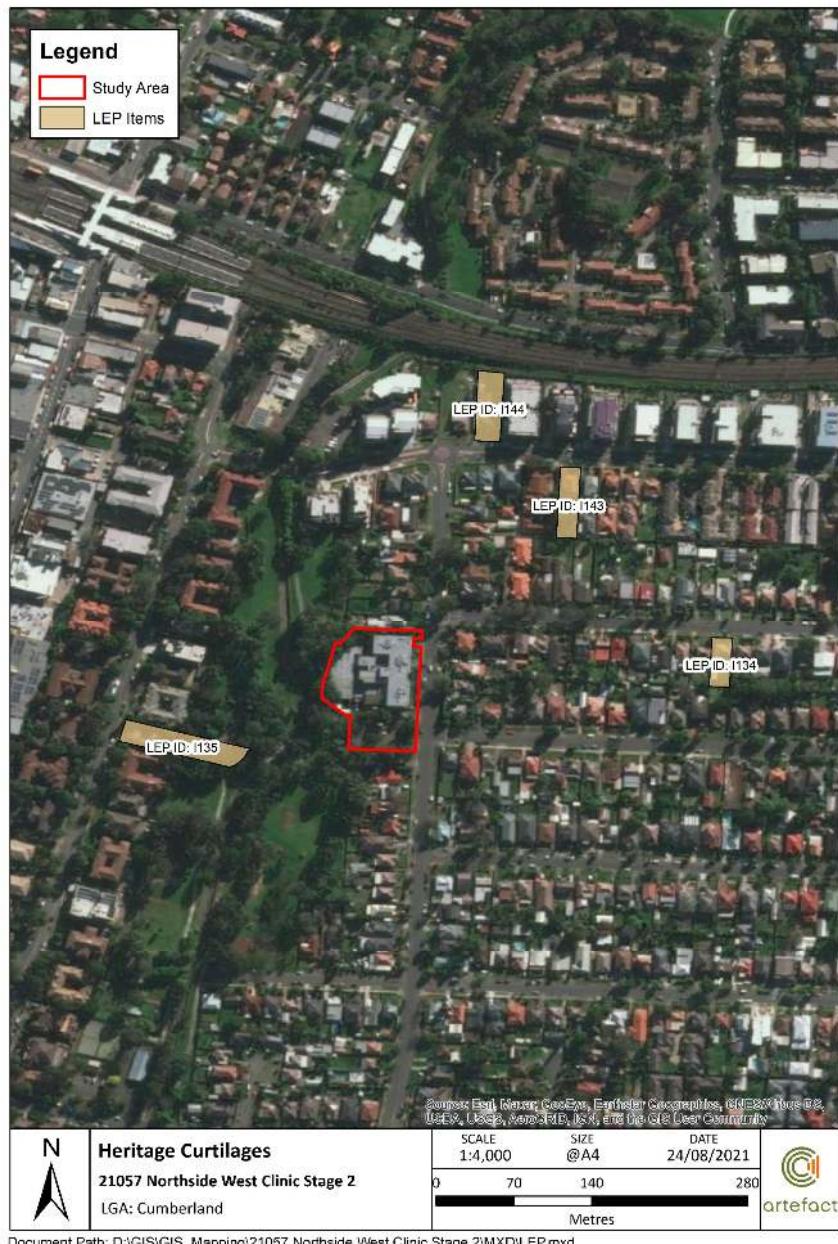
⁵⁰ Extent Heritage, Wentworthville Listing Sheet, 157.

aluminium security screen and a pair of casement windows. The gable end features a timber screen with a simple bargeboard and finial above a faceted bay with a pair timber casement windows at the centre. The centre casement windows have single casement windows either side and fixed timber awnings. All windows to the street feature a band of coloured glass panes along the bottom, multi-paned coloured top lights, and simple timber architraves and sills. The verandah has a corrugated iron skillion roof with a timber ladder valance, which is supported on timber posts. The verandah has replaced a fibro infilled balustrade with a timber ladder and retained the original timber tongue and groove floorboards. The verandah has been extended around the western elevation and enclosed with fibro cladding, supported on brick piers with aluminium sliding windows and timber framed doorway. A possibly early weatherboard lean-to is located at the rear south eastern corner of the dwelling.

There is a low painted timber picket fence to the street and side boundaries. A driveway along the western boundary leads to a long garage towards the rear of the property. It appears to be clad in fibro sheeting with a skillion roof. The site has an established garden setting with a range of plantings, including a frangipani tree.

The building is well maintained and appears to be a good condition.

Figure 54. Map illustrating the Federation/Queen Anne bungalow heritage item (I134) to the right, highlighted yellow, and the Study Area to the left, outlined in red.



5.6.2 Fulfilment of the NSW Heritage Assessment criteria

The heritage item has been assessed in terms of heritage value as presented in Table 4.

Table 8. Significance assessment of the heritage item⁵¹

Criteria	Description
A – Historical Significance	Built in c.1914 the house is historically linked to the residential development of the area that followed the establishment of the railway and subdivision of land surrounding the railway station, principally the Government Domain estate
B – Associative Significance	The item does not meet this criterion.
C – Aesthetic or Technical Significance	The item has aesthetic significance for its external form and detailing which presents as a largely intact Federation cottage which makes a positive contribution to the character of Jordan Street.
D – Social Significance	The item does not meet this criterion.
E – Research Potential	The item does not meet this criterion.
F – Rarity	The item does not meet this criterion.
G – Representativeness	The item has representative values as a quality weatherboard Federation cottage.

5.6.3 Statement of significance

The statement of Significance for the Federation Period Cottage (I134) is as follows:⁵²

The dwelling at 26 Jordan Street, Wentworthville is locally significant for its historic, aesthetic and representative values. Built in c.1914 the house is historically linked to the residential development of the area that followed the establishment of the railway and subdivision of land surrounding the railway station, principally the Government Domain estate. The item has aesthetic significance for its external form and detailing which presents as a largely intact Federation cottage which makes a positive contribution to the character of Jordan Street. The building has representative values as a quality weatherboard Federation cottage.

⁵¹ Extent Heritage, *Wentworthville Listing Sheet*, 150.

⁵² Extent Heritage, *Wentworthville Listing Sheet*, 156.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 Overview

This section assesses the heritage impact of the proposed works at the study area on heritage values within the study area and to heritage values in the surrounds (250m) of the study area.

Within this approach, the objective of a heritage impact assessment is to evaluate and explain how the proposed works, rehabilitation or land use change will affect the heritage value of the study area and/or place. A heritage impact assessment should also address how the heritage value of the site/place can be conserved or maintained, or preferably enhanced by the proposed works.

6.2 Proposed works

Ramsay Health Care is seeking to expand its facility through the construction of new wards and parking over 2 stages (Stages 1 and 2). Stage 2 of the development comprises a three-storey building providing new wards accommodating 95 new rooms, nine new consulting rooms and the provision of 58 undercover parking on the ground floor. This Stage of the development will be constructed on top of an existing open air car park.

These works will impact on ground surfaces and subsurface deposits through:

- Excavation of ground surfaces, including in the open air car park
- Additions to the existing facility
- Landscaping and planting trees.

6.3 Assessment of heritage impact

This section assesses the potential direct (physical) and indirect (visual) impacts of the proposed development on nearby heritage items as listed below:

- Federation cottage, 42 Lane Street (LEP I135)
- “Dalremos”, Federation/ Queen Anne bungalow, 44 Veron Street (LEP I143)
- Federation/Queen Anne bungalow, 57 Veron Street (I144)
- Federation period cottage, 26 Jordan Street (I134)

6.3.1 Impacts to listed heritage items

6.3.1.1 *Physical impacts*

- The proposed works will not result in physical impacts to any heritage items. The closest listed heritage item is I135 and is 125m away and will not be directly impacted by the proposed works.

6.3.1.2 Visual impacts

- The proposed works will not result in visual impacts to any heritage listed item within 250m of the study area. No view lines exist between the study area in current or proposed built form and any heritage listed item within 250m of the study area.
- The visual impacts are minimised through the existing soft landscaped setting, including trees, and higher built forms.
- The proposal includes the introduction of additional landscaping, including trees, which will minimise the visual impact on the existing setting.

6.3.2 Impacts to unlisted heritage items

- The proposed works will not result in impacts to any unlisted heritage item

6.3.3 Potential Archaeological Impacts

Research undertaken by Artefact has not identified any non-Aboriginal Archaeological Heritage potential apart from the early 20th century houses previously on the site. However, it is unlikely that any surviving remains of the 20th century houses would meet the significance threshold. Therefore, there are no identified archaeological constraints.

6.4 Heritage Impact Assessment

The proposed works will not result in impacts to listed or unlisted heritage values.

Table 9. Heritage Impact Assessment

Impact	Discussion
What aspects of the proposal respect or enhance the heritage significance of the study area?	No specific heritage values have been identified within the study area. The proposed works would not impact directly or indirectly on heritage.
What aspects of the proposal could have a detrimental impact on the heritage significance of the study area?	None identified.
Have more sympathetic options been considered and discounted?	The proposed development is currently at preliminary design stage and will likely change in response to information gathered through the pre-submission process, including this report and Aboriginal cultural heritage assessment reporting. The introduction of landscaping includes the planting of additional trees which would minimise the visual impact of the proposed buildings, on the existing setting.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

This report concludes the following:

- No listed heritage items are within the study area
- Four heritage items listed on the Holroyd LEP 2013 and the Draft Cumberland LEP are within 250m of the study area
- No unlisted heritage items were identified within the study area or within 250m of the study area
- Historical documentary investigation has not identified any significant associations with the study area
- Aerial evidence indicates that all currently standing built structures in the study area date to after 1986
- The assessment of heritage impacts has found that the proposed development will not directly or indirectly impact on any listed or unlisted heritage items.

7.2 Recommendations

The following recommendations will aid in mitigating the heritage impact of the proposed works:

- No further assessment of historical heritage values at the study area is required for the proposal to proceed.
- Future development entailing ground disturbing works should have an Unexpected Finds Policy in place.

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