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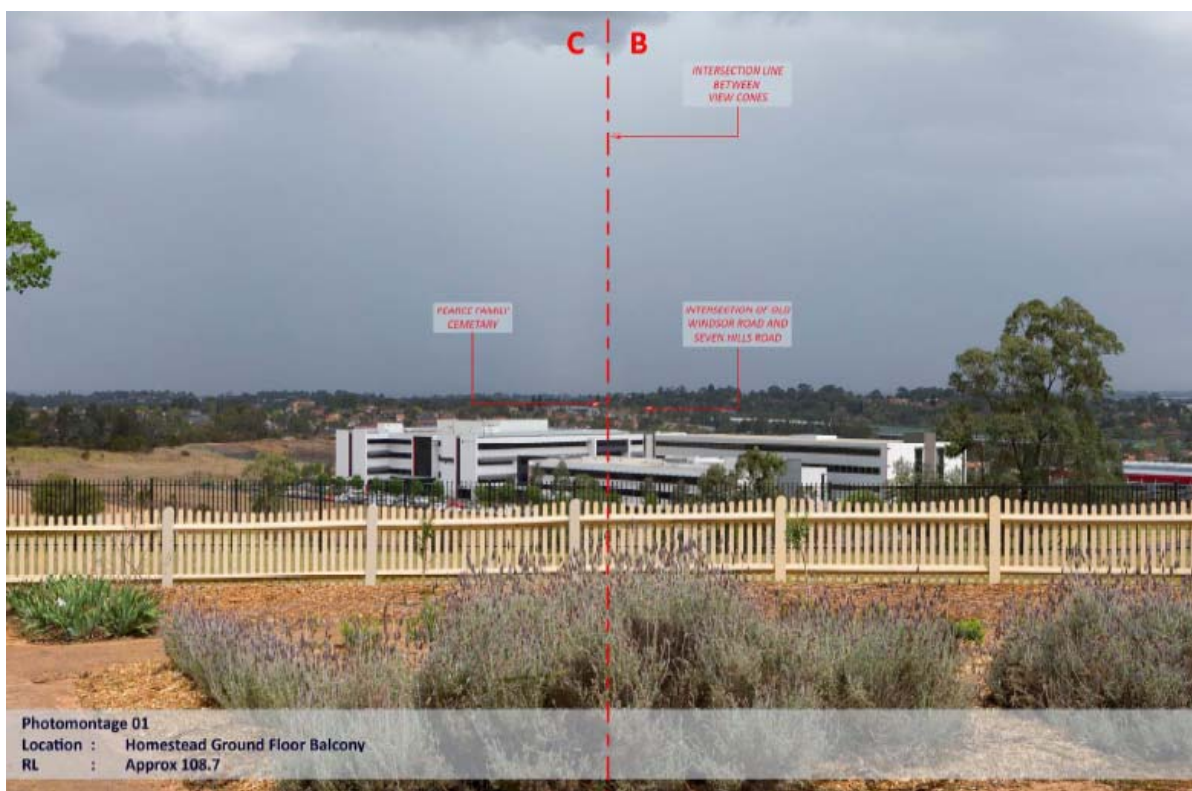
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HEALTHSCOPE LIMITED

Heritage Impact Assessment

Norwest Private Hospital Expansion,
11 Norbrik Drive, Bella Vista



301015-03392

11 November 2013

Infrastructure & Environment

Level 12, 141 Walker Street,
North Sydney NSW 2060

Australia

Telephone: +61 2 8923-6866

Facsimile: +61 2 8923-6877

www.worleyparsons.com

ABN 61 001 279 812

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HERITAGE IMPACT ASSESSMENT – NORWEST PRIVATE HOSPITAL EXPANSION


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PROJECT 301015-03392 - HERITAGE IMPACT ASSESSMENT

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EXECUTIVE SUMMARY

Healthscope Limited (HL) proposes to lodge a State Significant Development Application (SSDA) to undertake an expansion of the existing Norwest Private Hospital (the proposed development), located at 11 Norbrik Drive, Bella Vista. To the immediate east of the site of the proposed development facing onto Norbrik Drive is the three storey Medical Centre which provides facilities for medical suites. There is developable vacant land to the east of the Hospital. That land immediately adjoins the boundary with Bella Vista Farm.

The proposed development involves the following:

- Modifications to the existing car parking facilities:
 - Reduction of 33 car parking spaces (10 on the basement level and 23 on the ground level);
 - Addition of 39 spaces on the basement level; and
 - Net increase of car parking of 6 spaces.
- Modifications to existing internal hospital spaces to ground and first floor levels;
- Construction of a new three storey wing over the airspace of existing car parking; and
- Construction of a new link corridor to level 2 and a new link bridge to level 3.

This Heritage Impact Assessment (HIA) addresses *Item 3 - Built Form and Urban Design* and *Item 8 - Heritage* of the Director General's Requirements (DGRs), dated 29 August 2013, issued for the proposed development. Item 8 requires inclusion of "a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas, including Bella Vista Farm House, including view lines to and from the item".

The site of the proposed development is located "within the vicinity" of "**Bella Vista**" which is listed as a heritage item on the State Heritage Register (SHR No. 00754). "*Bella Vista*" and *outbuildings and Bunya Bunya Pines, lot 2, DP 584274, Old Windsor Road (opposite Meurant's Lane)*" and "*Cemetery, unnumbered lot known as Pearce's Cemetery, Seven Hills Road (near Old Windsor Road)*" are listed in **Schedule 1 Items of the environmental heritage** to Deemed State Environmental Planning Policy **Sydney Regional Environmental Plan No 19—Rouse Hill Development Area**. Further, "*Bella Vista Homestead Complex*" is listed as a Heritage Conservation Area and as being of State Significance in **Schedule 5** of *The Hills Local Environmental Plan 2012* (the LEP). The "*Pearce Family Cemetery*" is also listed in the Schedule as being of State Significance.

While the proposed development is "within the vicinity" of Bella Vista, it is largely behind the existing Medical Centre. Further, and of significant importance, though no longer under the one ownership, through ongoing integral association with the development of the Norwest Estate, Bella Vista and the Cemetery continues by: (a) the long history of successful commercial (agricultural/industrial) and now Business Park land uses as well as residential development while remaining the centre piece; (b) the planning controls ensure the "centre piece" role is addressed in the rapidly changing modified built environment/locality; and (c) the requirement for high quality built forms in the locality.



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The HIA addresses the relevant legislative, statutory and non-statutory conservation planning controls, including the heritage conservation provisions of the LEP and The Hills Shire Development Control Plan 2012 (the DCP). The key relevant provisions are those relating to impacts, if any, on a) the heritage significance of Bella Vista; b) view lines from and to Bella Vista from two nominated viewing locations in the DCP - (1) the Pearce Family Cemetery and (2) the Old Windsor Road. The HIA also addresses the requirements of the NSW Heritage Manual's '*Statement of Heritage Impacts' Guidelines*, the Burra Charter and the Conservation Design Guidelines, prepared to guide the assessment of impacts, if any, of the proposed development on the conservation values that constitutes the heritage significance of the adjoining Bella Vista as well as the view cones established under the provisions of the DCP.

In Clause 2.6 in Part B Business to the DCP is the following Note "*ensure views of Homestead and the prominent ridge line to the south are visible when viewed from the specific locations along Old Windsor Road and the Cemetery*". Appendices C and D to Part B, respectively, provide the detail (established c2006) for the view cones and the locations of "views" to be "visible". An extensive Photomontage Analysis has been carried out to correlate the details in the Appendices with the development pattern that has emerged within the view cones and the locations since 2006 so as to establish the impacts, if any on the views.

In essence, two matters are required to be addressed:

1. Assessment of impacts, if any on the heritage significance of Bella Vista; and
2. Assessment of impacts, if any, on views to and from Bella Vista from nominated points as graphically described in Appendices C (View Cones/Planes) and D (Montages) to Part B Section 6 Business.

Assessment of impacts, if any on the heritage significance of Bella Vista

The development is not development of a heritage item. It is development within the vicinity of a heritage item. Clause 5.10 (5) (c) of the LEP "*Development in the vicinity of (Bella Vista)*" applies. It is considered the proposed development as "development in the vicinity" does not affect the heritage significance of "Bella Vista". It is consistent with the existing built forms of the Hospital, the Medical Centre and the Q-Central Building. It sits behind and predominantly within the envelope of the Medical Centre. While the top level rises above the Medical Centre, for the reasons set out in the Assessment (Section 10) it is considered that the proposed development does not adversely impact on the heritage significance of the heritage item.

The Hills DCP – Part C Section 4 C4 Heritage Clause 3.5 "Development in the vicinity of a Heritage Site requires consideration of matters such as "*Location, character, design visual relationship with Bella Vista, potential overshadowing, colours textures and materials, car parking, access ways, advertising amenity of Bella Vista, Construction phase*". As reflected in the Assessment, a review of the Architectural Design Statement indicates that appropriate attention has been paid to these matters. It is considered that the proposed development satisfies these matters, does not impact on the heritage significance of the heritage item and, of importance as implicit in the controls maintains the high quality of development in the vicinity of the heritage item.



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The Hills DCP – Part B Section 6 B4 Business Clause 2.24 Heritage Objectives – focuses on “*development in the vicinity*”, land that “adjoins”, “views” and “isolation”. Consideration to be given “*To include Objectives and Policies of CMP in particular Conservation of the Setting (10.5)*” (Note this is now Section 5.5, 2012 CMP Review and Update). For the reasons set out above and in the Assessment, it is considered that these requirements have been addressed and that there is no impact on the heritage item.

Assessment of impacts, if any, on views to and from Bella Vista from nominated points as graphically described in Appendices C (View Cones/Planes) and D (Montages) to Part B Section 6 Business

The Hills DCP – Part B Section 6 Business Clause 2.6 Building Height *Objectives (iv) Maintain significant views from the Bella Vista Farm Conservation Area, particularly the following: Vistas from the Homestead generally south; Views into from the former alignment of Old Windsor Road Distant views to Pearce Family Cemetery: Development Controls (f) Views from Bella Vista – Appendix D; (h) Views to Bella Vista plus Appendices C and D.*

NOTE Intent – ensure views of Homestead and the prominent ridge line to the south are visible when viewed from the specific locations along Old Windsor Road and the Cemetery.

Views nominated in Appendix D

Views from Bella Vista to the nominated points – Pearce Family Cemetery and Old Windsor Road – there is **no** intrusion into these views. The Photomontage Analysis supports this conclusion.

Views to Bella Vista from the nominated points – Pearce Family Cemetery and Old Windsor Road – There is **no** intrusion into these views. The Photomontage Montage Analysis supports this conclusion.

View Cones nominated in Appendix C

Views down the View Cone B from Bella Vista to the point on the Old Windsor Road set in 2006 as per Appendix C, has been impacted upon by the Medical Centre and the Q-Central Building. The result being that the view connection with that road has for all practical purposes been lost. The key (and practical/safe) viewing point is at the Seven Hills Road intersection. The Photomontage Analysis supports this conclusion.

In considering the views up and down View Cone B the following points are important to keep in mind: (i) as shown on page 5 of the Photomontage Analysis the present hospital building is outside the view cone; (ii) the Medical Centre and thus the proposed development are located in somewhat less than half of the view cone; and (iii) the degree of impact is dependent on the position from where the site of the proposed development is viewed – as shown in the Photomontage Analysis, accepting the already stated impact on the views from Bella Vista to Old Windsor Road to the west, there **is** a reduction in the scope of that view by the top level of the proposed development when viewed from the base of the Bunya Pines at their southern extent. When viewed from Bella Vista Homestead there is **no** change in the scope of the view.

The view up View Cone B from the point set in 2006 on the “former” Old Windsor Road and the ability to view Bella Vista has been cumulatively and therefore significantly impacted on by: (a) the Medical Centre; (b) the Q-Central Building; and (c) major public infrastructure works – (1) the T Way; (2) the



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realignment and reconstruction of Old Windsor Road as a divided six lane major road; and (3) the overhead pedestrian bridge. The Photomontage Analysis supports this conclusion.

The outcome of (c) is that it is now impractical and unsafe (the Old Windsor Road is now an 80kph zone) to meaningfully maintain this location as the viewing point. However, it is important to maintain the principles upon which the view cones were set so as to enable the ongoing application of the provisions of the DCP. This can be done by moving the viewing point to a more practical location – the eastern end of the Overhead Pedestrian Bridge platform. The Photomontage Analysis supports this conclusion.

It is **recommended** that the viewing point for View Cone B be relocated from the 2006 position to the eastern end of the platform of the Overhead Pedestrian Bridge.

Arising out on the consideration of the view cones in Appendix C and the practical matters in relation to View Cone B, the complete lack of general signage to the historic site, including the Cemetery, was raised in discussion with The Hills Shire Council. There is no known Conservation Management Strategy for the Cemetery which is declining into a serious state of disrepair. Given the significance of the Cemetery as an essential part of the heritage significance of the place, this situation needs to be addressed and redressed.

It is **recommended**:

1. The Council and the RMS take measures to identify appropriate locations and types of signage and commit to erection of same to increase awareness of the heritage site.
2. There be a proper linking of the two heritage components – Bella Vista and the Pearce Family Cemetery and measures to more clearly “view” the Cemetery from Bella Vista. This would include removal of vegetation around that site (RMS lands) and painting white the post and rail fence. Liaison with the Pearce Family in relation to the fence may be necessary.
3. That given the statutory and regulatory links between Bella Vista Conservation Area and the Pearce Family Cemetery, a Conservation Management Plan be prepared for the Cemetery.

For the reasons set out above, the proposed development is supported on heritage grounds.



1. INTRODUCTION

1.1 Brief

WorleyParsons Services Pty Ltd (WorleyParsons) has been engaged by Healthscope Limited (HL) to provide heritage conservation planning services in relation to the proposed expansion of the Norwest Private Hospital, located at 11 Norbrik Drive, Bella Vista.

WorleyParsons has prepared this Heritage Impact Assessment (HIA) to accompany an Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA). The HIA has been prepared in accordance with and in response to the Director General's Requirements (DGRs) issued on 29 August 2013.

1.2 Methodology

In preparing the HIA, the following methodology has been used.

- Site Inspection of the site, its context and setting including the heritage items Bella Vista and the Pearce Family Cemetery to satisfy the relevant conservation planning controls in *The Hills Local Environmental Plan 2012* and the relevant guidelines of *The Hills Development Control Plan 2012* and the *Burra Charter* as may be required and referred to in the SSDA;
- Review of relevant legislative, regulatory, State and Local statutory and non-statutory planning controls;
- Review of the NSW State Heritage Inventory for Items listed on the State Heritage Register, Schedule of Heritage Items to *The Hills Local Environmental Plan 2012* that may be on the site or in the vicinity of the site;
- Review of the Register of the National Estate and the Commonwealth Heritage List and National Heritage List under the *Environmental Protection and Biodiversity Conservation Act, 1999 (EPBC Act)*;
- Review of the Bella Vista Conservation Management Plan, Review and Upgrade, May 2012, prepared by WorleyParsons;
- Provision of Conservation Design Principles to guide the formulation of the design of the proposed development;
- Attendance at Design Meetings to formulate the design of the proposed development, especially having regard to the provisions of the LEP, the DCP and View Cones established in 2006 as set out in the DCP and provide strategic and statutory heritage conservation planning advice having regard to the Conservation Design Principles;
- Consultation with The Hills Shire Council with a meeting with Senior Council Officers on 16 October 2013;
- Consultation with the Norwest Association with a meeting on 31 October 2013;



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- Consultation with the Heritage Branch/Heritage Council;
- Review of and advice on relevant development proposal documentation, including:
 - Architectural Drawings, November 2013, prepared by Health Projects International;
 - Architectural Design Statement, November 2013, prepared by Health Projects International;
 - Photomontage Study, November 2013, prepared by Health Projects International; and
 - Landscape Plan, November 2013, prepared by Health Projects International.
- Review of the Director-General's Requirements especially Item 8 and Item 3 in so far as those items required consideration of the relationship of the existing and proposed built forms, their design and landscape resolutions in response to the their context and setting having regard to Bella Vista Farm.

1.3 Authorship

The HIA has been prepared by:

- Robert Power, Principal Heritage & Statutory Planning, Dip Law, Sydney University (Solicitor's Admission Board), MPIA CPP; and
- Claire Jones, Environmental Planner, BPlan (Hons 1), UNSW, MPIA.

1.4 Acknowledgments

The authors of the HIA acknowledge the significant contribution of the Project Architects, Health Projects International in the formulation of the building design that responds to its context and setting.



2. BACKGROUND

2.1 Study Area – its Context and Setting

The Norwest Private Hospital is located at Bella Vista, approximately 9km to the north of the Parramatta CBD and 27km to the north-west of the Sydney CBD. The hospital is located as part of the Norwest Business Park and is bordered by Norbrik Drive. The complex contains an existing hospital, medical centre, car parking area and landscaping. The complex occupies a total area of 2.3 hectares (ha). Refer to **Figure 1**. Bella Vista Farm was purchased by William Thomas Pearce in 1842. The lands were part of the earlier grant to Elizabeth Macarthur in 1801 and known as Elizabeth Macarthur's Seven Hills Farm.



Figure 1: Location of study area (in red box) and Bella Vista Farm (Source: Spatial Information Exchange).



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The history of Bella Vista has been one associated with very successful commercial, agricultural and industrial land uses. It is now part of a highly regarded commercial and residential land use precinct. The locality is targeted as a major employment centre for some 26,000 people by 2036 and will have its own railways station with the construction and opening of the North West Rail Link in circa 2019.

Recent resolutions by the Council in relation to the future zoning of Bella Vista reinforce the objective in Clause 2.24 of Part B, Section 6 of the DCP which provides: *“to ensure that the development of land within the vicinity of the Bella Vista Farm does not isolate the item from its context, thereby retaining its significance”*.

The hospital and medical centre site slopes approximately 8m in height diagonally across the site from south-west to north-west. Buildings in the vicinity of include the Circa Retail Shopping Centre located within the Circa Retail Precinct to the south of the hospital site as well as the Q Central Lease Offices to the west.

With the exception of the Circa Retail Shopping Centre and the Q Central Lease Offices, most of the areas around the site are still being developed in accordance with the Norwest Business Park master plan and still under construction. The proposed surrounding developments are low rise commercial buildings with large footprints. Further to the east, south and west are mainly single or two storey residential dwellings.

As shown on **Figure 1** above, the study area is located approximately 170m to the south of the edge of the Bella Vista Farm heritage curtilage. The land between this curtilage and the hospital and medical centre is currently vacant. The elevation difference from the top of the ridge on Bella Vista Farm (108m) to the site of the proposed hospital extension (78m) is approximately 30m. As noted earlier, the proposed development sits largely within the “envelope” of the medical centre and is within the envelope of the existing hospital.

Bella Vista Farm is an 18.5 hectare historic and significant cultural landscape on the Cumberland Plain. The farm is located on a ridge with panoramic views over the Parramatta River Estuary. The farm includes pastures, remnant woodland, farm buildings, garden, a homestead and a Bunya Pine lined drive.



2.2 Photographs



Figure 2: View to Bella Vista from near intersection of Norbrik Drive and Elizabeth Macarthur Drive (WorleyParsons, September 2013)

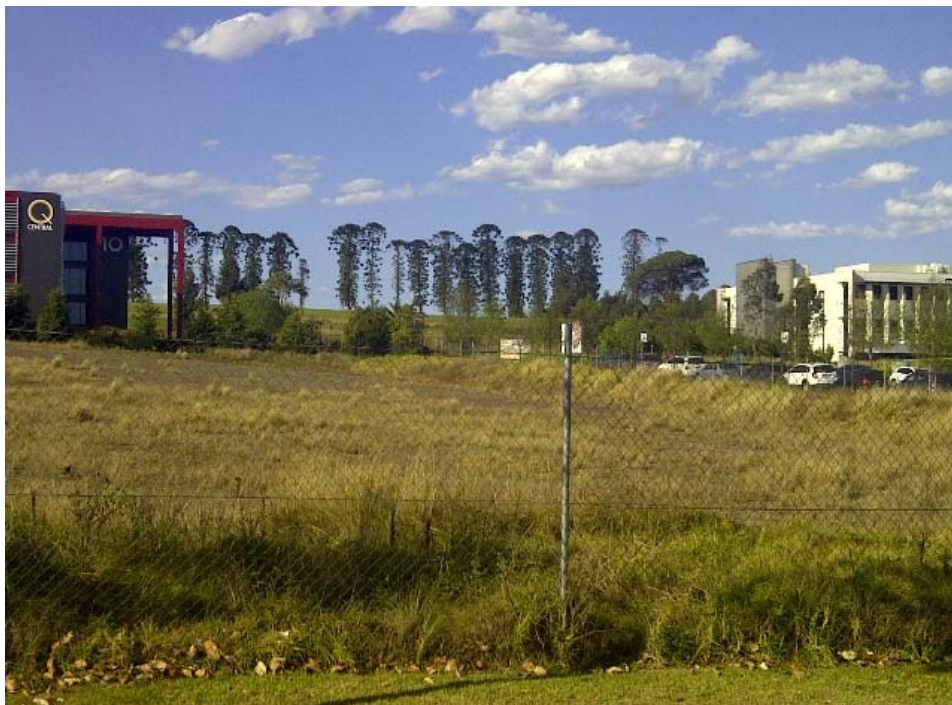


Figure 3: View to Bella Vista from near intersection of Elizabeth Macarthur Drive and Norbrik Drive (WorleyParsons, September 2013)



Figure 4: View to Norwest Hospital from deck of the eastern end of the Old Windsor Road overhead pedestrian bridge (WorleyParsons, September 2013)



Figure 5: View to Bella Vista from Seven Hills Road near Pearce Family Cemetery (WorleyParsons, September 2013)



2.3 Previous Heritage Studies

In 2000, a Conservation Management Plan (CMP) for Bella Vista Farm was prepared by Heritage Design Services, Department of Public Works & Services and Otto Cserhalmi + Partners Pty Ltd. The CMP was endorsed by the NSW Heritage Council on 15 December 1999 for a period of five years at which time review was recommended at 15 December 2004.

A Review and Upgrade of the Bella Vista Farm CMP was completed in May 2012 by WorleyParsons for The Hills Shire Council. This CMP provides a summary of the history of the site, assessments of significance and provides a set of general and specific conservation policies for the whole Bella Vista Farm and individual buildings. The CMP specifically addresses the historically significant very successful commercial agricultural use of the site, the industrial land use as part of the North Sydney Brick Works Site and the special relationship created by those successes with the subsequent subdivision and development of the lands to enable the development of Norwest Business Park, Norwest Centre and the residential suburb of Bella Vista. The long established identity of Bella Vista as a successful commercial location is being further acknowledged and embedded into the history of the locality by the establishing and naming of the Bella Vista Railway station as part of the North West Rail Link.

The historical research for the CMP report has been relied upon for the purposes of preparing this HIA. The Conservation Policies of the CMP have guided the formulation of the Conservation Design Principles in respect to the proposed development and the relationship of the proposed development to its context and setting and the heritage item and conservation area in the vicinity as well as the relationship between the development of the Hospital the historic site and the Business Park.



3. CONSULTATION

3.1 The Hills Shire Council

A meeting with Senior Officers of The Hills Shire Council took place on 16 October 2013. The purpose of the meeting was to present to The Hills Shire Council the status of proposed Norwest Private Hospital Expansion and to discuss key issues relating to heritage and car parking.

The key heritage matters raised by The Hills Shire Council are identified below:

- The proposed development is not to undermine the intent of the controls, noting that they have been implemented to good effect;
- View impact is not just about view from Old Windsor Road;
- Need to understand principles and purpose of controls so as not to compromise because the issue will be important to the Office of Environment and Heritage;
- Council opined that the views from Bella Vista, from the cemetery and generally from Old Windsor Road did not seem to be compromised by the proposed development;
- Further justification required to ensure correct 'human eye' view, with and without representations, adjustments of view to Old Windsor Road, and correct building representation. Council is not necessarily concerned with cumulative effect, however seeks to focus on getting this decision right; and
- The Council noted significant infrastructure developments that had taken place since the setting of the View Cone B in 2006 – the realignment and construction of the Old Windsor Road as a 6 lane motorway, overhead pedestrian bridge and T-Way. These developments had clearly had an impact on the practicality of viewing the site from the 2006 location. It seemed appropriate to consider the re-siting of the view cone location that would also ensure the ongoing practical application of the view cone as intended under the DCP.
- The Council is interested in proposals that will “enhance the whole experience”, for example by visual representation on Old Windsor Road over-bridge or elsewhere.

Careful consideration of the matters raised above has been given in relation to the proposed building design and its relationship to Bella Vista Farm. The matters are addressed in detail in Section 9 of this HIA.

3.2 Norwest Association

A meeting with the Norwest Association was held on 31 October 2013. The Applicant is required to obtain the Association’s consent to the Development Application. The Council is represented on the Association. The purpose of the Meeting was to inform the Association about the outcomes of the assessments relating to heritage, views and traffic and parking provisions of the LEP and the DCP.



3.3 Heritage Branch

The Heritage Council requested that the DGR's include a requirement to prepare a "*Heritage Impact Statement that addresses the heritage significance of Bella Vista Farm and any impacts the development may have on the significance*". The DGRs required that "*The EIS shall include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas, including Bella Vista Farm House, including view lines to and from the item, in accordance with the guidelines in the NSW Heritage Manual.*" A draft HIA was prepared and a telephone call was made to the named contact person indicated in the Heritage Council's letter dated 29 August 2013. The purpose of this call was to request a meeting to discuss the findings of the HIA and consult further with the Heritage Council. The officer advised that unless the HIA identified any significant new findings such as the discovery of archaeological artefacts then there would be no such requirement to meet. The HIA has not resulted in any significant new findings being made. It was agreed that the final HIA report would be sent by email to the Heritage Branch for a review instead.



4. HISTORY OF BELLA VISTA FARM

The following is a summary of the history of Bella Vista Farm as shown in a timeline in **Table 1**. Sections 4.0 and 5.0 of the 2000 Bella Vista Farm CMP provides a detailed history of the site covering its phases from Seven Hills, Stock Farm, Elizabeth Macarthur's Seven Hills Farm, and Robertson's Farm to the Pearce Family ownership, ownership by the North Sydney Brick and Tile Company, and the current phase of Twentieth Century Development by Norwest. This timeline is from the WorleyParsons 2012 Review and Upgrade.

Table 1 – Summary of history of Bella Vista Farm

Pre-1788	Aboriginal ownership and occupation of the Cumberland Plain by the Darug language group.
1788	European exploration of the Cumberland Plain commenced.
1795	Matthew Pearce (first settler in area) granted c.160 acres: King's Langley (adjoining 'Bella Vista') to the south.
1799	03.10.1799 – a joint land grant (known as Stock Farm) of 960 acres was made to Charles Grimes and Joseph Foveaux which included land part of Bella Vista Farm. 18.10.1799 – William Goodhall granted 270 acres and Richard Richardson granted 160 acres: 'Bella Vista' evolved later on Richardson's grant. 26.10.1799 – Grimes signs over share of joint grant to Foveaux. 30.10.1799 – Thomas Jones purchases 10 acres from Richard Richardson. 18.12.1799 – 190 acres purchased by Joseph Foveaux.
1800	12.3.1800 – Foveaux purchases a further 600 acres
1801	Seven Hills Farm was subdivided by the Crown into a series of grants to free settlers. 500 acres was transferred to James Robertson (which includes present day Bella Vista Farm). 10.9.1801 – Jones purchases 150 acres from Richard Richardson. 05.10.1801 – Stock Farm (Foveaux) sold to John Macarthur along with 1250 sheep. 05.12.1801 – Sale of land to John Macarthur is registered.
1802	04.2.1802 – 170 acres of Goodhall grant sold to Richard Fitzgerald for 83 pounds. 14.6.1802 – Richard Fitzgerald purchases 170 acres from Thomas Jones.



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1821	Seven Hills Farm divided to McDougall, Acres, Robertson and Mrs Ward. 28.3.1821 – Macarthurs' Seven Hills land returned to Crown in lieu of land at Camden. 1.12.1821 – James Robertson granted 500 acres at Seven Hills (on which 'Bella Vista' developed); improvements made; cattle grazed; quit rent began 1827; officially registered 1837.
1820's	Mixed agricultural activities were undertaken at Robertson's Farm until the sale of the property in 1838 to Isabella Acres.
1821	30.6.1823 – George Acres granted 500 acres of Macarthurs' Seven Hills Farm.
1838	14.9.1838 – James Robertson sells 500 acres to Isabella Acres.
1840	Andrew McDougall and J.F. Doyle joint grant of 700 acres (part of Macarthurs' Seven Hills Farm).
1842- c1864	13.5.1842 – William Thomas Pearce purchased Robertson's Farm (500 acres) in 1842 from Isabella Acres. Single storey residence built in this period.
1865- c1885	Edward Henry Pearce inherits Bella Vista Farm from W. T. Pearce, which to this date had still been known as Robertson's Farm. Second story added to residence in this period which is thought to be in the Georgian Architectural Style.
1880s	The majority of the orchards on the Farm were planted during this decade. In this period residence extended on eastern end in Victorian Italianate Architectural Style. Other features of the period such as cast iron trim to verandahs and balconies reflect the period.
c.1900	Sheep and pigs were reintroduced onto the property and ran until the depression.
1912	Edward W.C.A. Pearce (Toby) inherits 'Bella Vista' plus an additional 400 adjoining acres. The orchards were removed and the orange packing shed was converted for use as a wool shed where sheep were re-introduced on the Farm.
1930's	New timber vernacular buildings were constructed for the dairy cows.
1933	Death of W.C.A (Toby) Pearce.
1934-38	'Bella Vista' leased by the Pearce family. Refer to Figure 6 that shows a detailed map of the property c.1940.
1949-50	The Pearce family arrange for the sale of 'Bella Vista' between 1949 and 1950 with



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	the sale on 18.10.1950 to the North Sydney Brick and Tile Company. E.H. Pearce left the Farm in December 1950.
1952	In 1952 the property was leased by the North Sydney Brick and Tile Company to Vera Jones. The Farm was used by the Jones family as a dairy and later partly as a poultry farm.
1956	Brick-making by North Sydney Brick and Tile Company commences.
1972	Additional brick-making facilities become operational.
1974	04.12.1974 – 'Bella Vista' Farm and outbuildings (13.63 hectares) were acquired by the Metropolitan Water Sewerage and Drainage Board for future water storage facilities.
1979	The Jones family left the property and all agricultural activities ceased. The house has been empty since this time. 14.12.1979 – An Interim Conservation Order, under the NSW Heritage Act, 1977, placed on 'Bella Vista' homestead and farm buildings.
1980	Demolition of slab cottage at northern end of the site.
1985	Announcement of Norwest Business Park proposal, which is then submitted to Baulkham Shire Council.
1987	The 'Norwest Business Park' was developed.
1997	25.07.1997 – A Permanent Conservation Order under the NSW Heritage Act the farm was gazetted. The ownership of the Farm was transferred to Baulkham Hills Shire Council in November 1997 by the then owners: Department of Urban Affairs and Planning and Norwest.
1999	02.04.1999 – Bella Vista Farm was gazetted on the State Heritage Register (being a mere technical process of replacing PCOs). 15.12.1999 - A Conservation Management Plan was endorsed by the NSW Heritage Council.
2007	A Plan of Management is prepared for the site.
2012	A Review and Upgrade of 2000 CMP is adopted by The Hills Shire Council.



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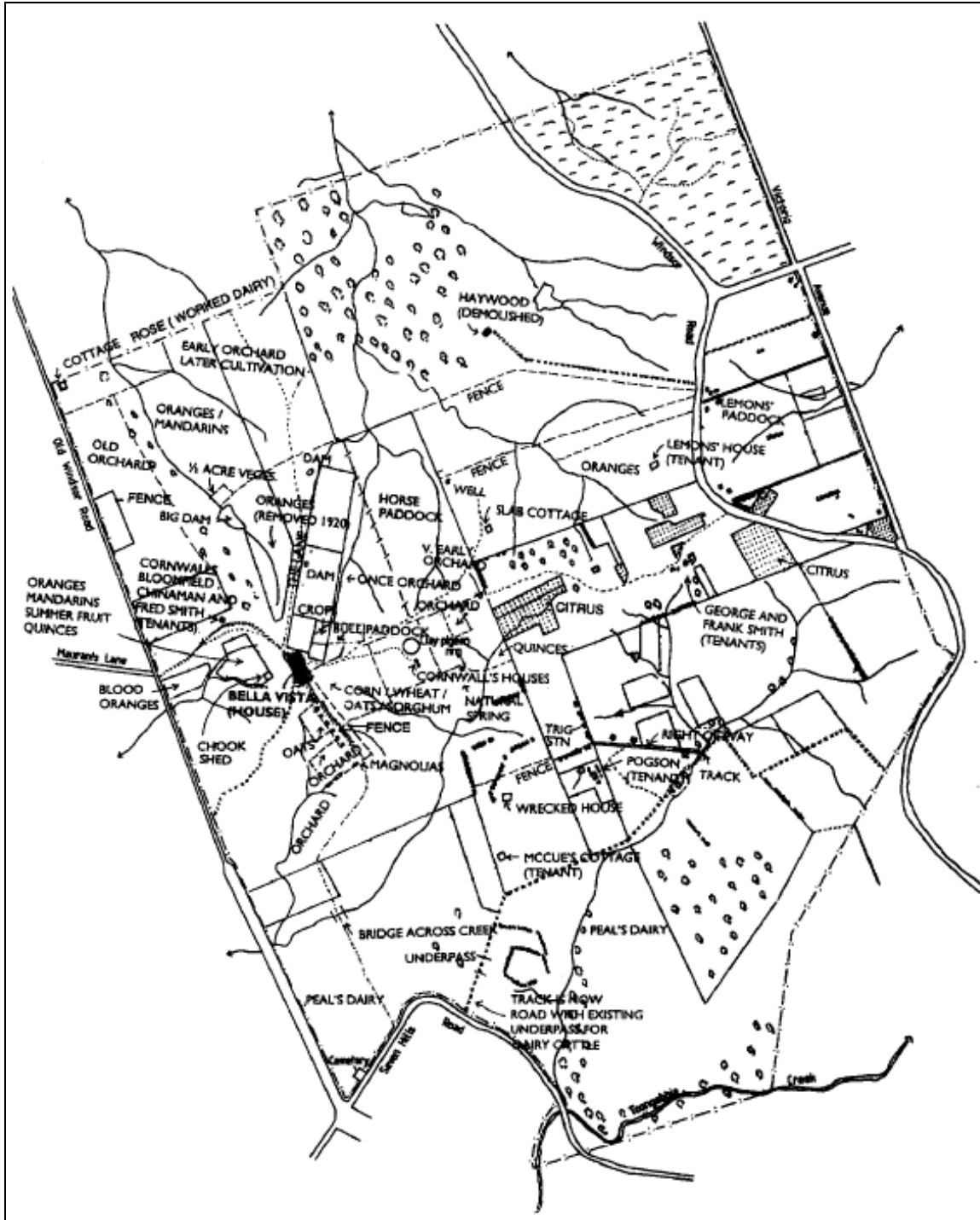


Figure 6: Detailed Map of the Bella Vista Farm, c.1940 – based on earlier maps prepared by E.H. Pearce and his recollections from his early years at the property. Source: 2000 Bella Vista Farm CMP by Heritage Design Services, Department of Public Works & Services and Otto Cserhalmi + Partners Pty Ltd.



5. HERITAGE ITEMS AND HERITAGE CONSERVATION AREAS IN THE VICINITY

The site of the proposed development is located within the vicinity of “**Bella Vista Farm**” which is listed as a heritage item on the State Heritage Register (SHR No. 00754). “Bella Vista” and outbuildings and Bunya Bunya Pines, lot 2, DP 584274, Old Windsor Road (opposite Meurant’s Lane) and “Cemetery, unnumbered lot known as Pearce’s Cemetery, Seven Hills Road (near Old Windsor Road) are listed in **Schedule 1 Items of the environmental heritage to Deemed State Environmental Planning Policy Sydney Regional Environmental Plan No 19—Rouse Hill Development Area**. Further, Bella Vista Farm is listed as a Heritage Conservation Area C2 “**Bella Vista Homestead Complex**” to **Schedule 5 of The Hills Local Environmental Plan 2012 (the LEP)**. The “**Original section of road and culvert**” within the road reserve of Old Windsor Road is identified as an archaeological site (A2) in the LEP. Refer to **Figure 7** below.

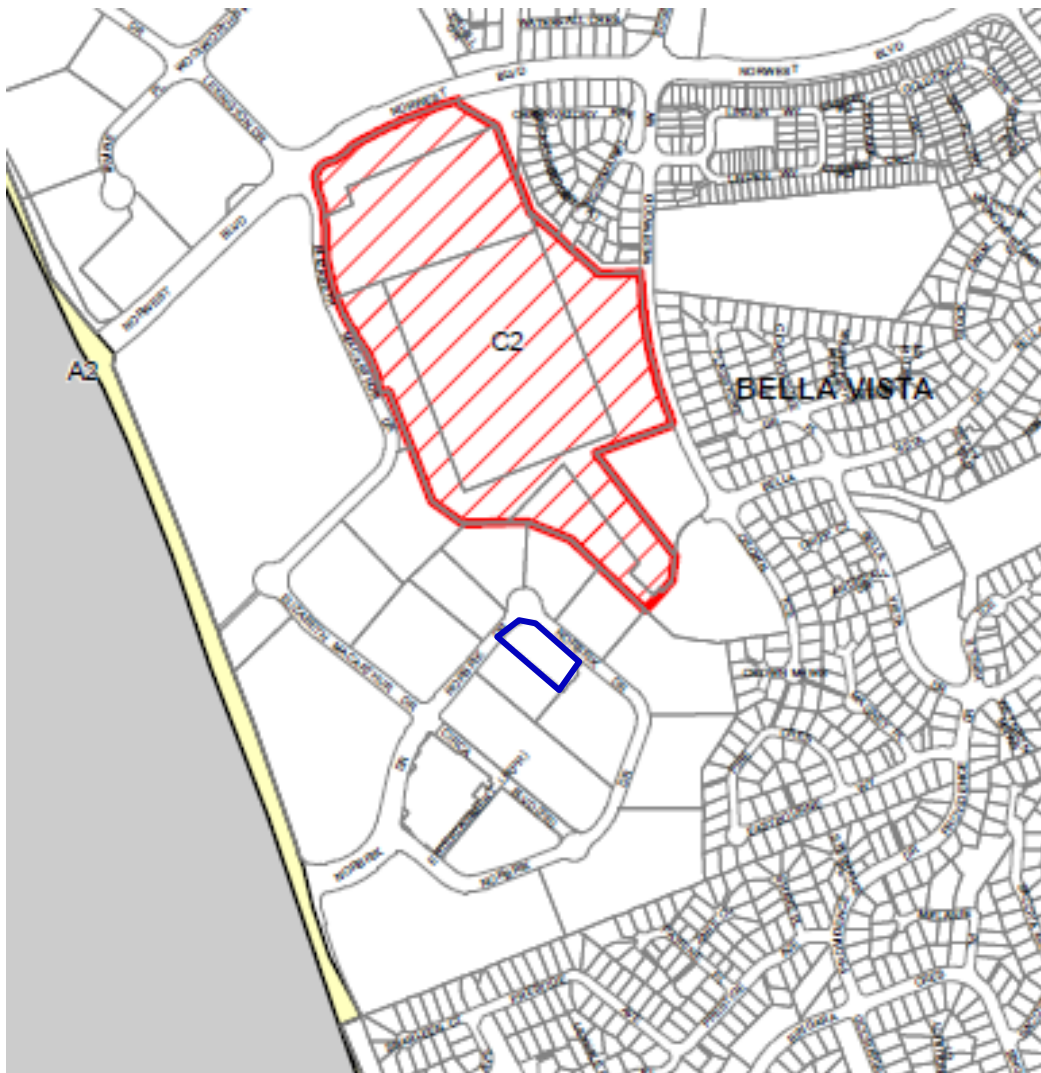


Figure 7: Extract from The Hills Shire Council’s heritage map.



6. STATEMENT OF SIGNIFICANCE

The DGRs requires a Statement of Significance.

A comprehensive Statement of Cultural Significance for Bella Vista Farm is available in the Entry in the NSW State Heritage Inventory. That Statement was adopted in the 2012 CMP for Bella Vista Farm and is derived from the summary statements from the 1987 Conservation Plan and Strategy (Howard Tanner & Associates) and 2000 Conservation Management Plan (Heritage Design Services, Department of Public Works & Services and Otto Cserhalmi + Partners Pty Ltd) and information with regard to the site's archaeological significance (AMAC, 2006) and Aboriginal heritage significance (AHMS, 2006).

In response to the DGRs, the following Statement of Significance has been prepared drawing on information contained in the Entry in the NSW State Heritage Inventory as well as relevant material in the 2012 CMP.

Bella Vista is a rare surviving record of rural development on Sydney's Cumberland Plain that is of regional, state, national and international significance. It has significant land use associations with pre European Aboriginal occupation in the area, from East Coast European settlement (1795) through its very commercially successful agricultural period, the 1950s North Sydney Brick and Tile Company Brick Works and now high quality Norwest Business Park. It contains significant items of both natural and cultural significance contributing to its conspicuous siting, setting and distinctive landscape as a landmark in the Sydney Region. Cumulatively, all of these attributes constitutes a site of comprehensive heritage significance

Architecturally, the complex of farm buildings prominently sited within a rural, park-like setting provide a rare and extensive record of later nineteenth century rude, timber frame and slab construction The masonry homestead assists in the comprehension and interpretation the earlier commercial agricultural land uses. Its design and scale for the period reflects the changing nature and structural organisation of Australian rural activity. Its fortunes can also be linked to technological and marketing innovations which tied Australian primary producers into international markets during the nineteenth and early twentieth century. Its relationship with the Norwest Business Park, Norwest Centre and the Bella Vista residential developments reflects the continuing and historically important successful adaptive land reuse which in turn, reinforces its cultural, social aesthetic and archaeological significance

*It is considered to be one of the most intact and best examples on the Cumberland Plain of the summit model of homestead siting, where the house and plantings are sited high on a prominent hill in contrast with open fields around. **Its driveway is intact and relates to the traditional transport route (Old Windsor Road).** Its prominent ridge top siting allows panoramic views to and from the property from a wide area. Glimpses remain of views to the 'summit' from Seven Hills Road (east of the Pearce's Cemetery), the Cemetery and from the cross roads of Old Windsor Road and Seven Hills Road. The name of the farm, "Bella Vista" also indicates the panoramic views from and to the site, a characteristic of the area, which was named Seven Hills by Matthew Pearce in the 1790s.*



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The site contains extensive surviving evidence of the patterns of agricultural use of the farm over the last 200 years including some field patterns, post and rail fences, vernacular slab farm buildings and evidence of the alignment of its traditional transport route, Old Windsor Road, as well as cultural plantings and remnant woodland trees. It retains aspects of its rural setting with remnant indigenous vegetation on rolling hills and extensive pasture grasses.

Bella Vista has outstanding aesthetic values, an impressive sense of place and the picturesque, serene quality which results from the deliberate and prominent siting, plantings, low scale farm buildings and homestead, their relationships to each other around yards, the ramshackle character of the place and the farm animals.

As a further rare example in NSW, Bella Vista possesses the extensive use of Bunya pines, and other associated specimen pine trees, dating from the late nineteenth century. They have become a well-known local landmark including the avenue of pines that line the original entrance driveway. The cultural plantings on the site provide an indication of fashionable landscape design in the late nineteenth century in addition to mitigating local climatic extremes: heat and drought.

An associated site is the Pearce Family Cemetery, (SHR 593), located on Seven Hills Road, where Matthew Pearce, first settler of the district, and many of his descendants, are buried.

The Cemetery is sited in direct alignment with the house. This is a similar cultural landscape technique to that used by the Macarthur family at Camden Park and its family cemetery as well as the visual connection between Camden Park House and St John's Church, Camden. The visual connections between the Homestead and the Cemetery location remain intact to this day and are preserved by the View Corridors established under the provisions and Appendices C and D of The Hills Development Control Plan 2012.



7. THE PROPOSED DEVELOPMENT

The proposed development involves the:

- Modifications to the existing car parking facilities:
 - Reduction of 33 car parking spaces (10 on the basement level and 23 on the ground level);
 - Addition of 39 spaces on the basement level; and
 - Net increase of car parking of 6 spaces.
- Modifications to existing internal hospital spaces to ground and first floor levels;
- Construction of a new three storey wing over the airspace of existing car parking; and
- Construction of new link corridor to level 2 and new link bridge to level 3.

The HIA has been prepared in accordance with and in response to the Director General's Requirements (DGRs) issued on 29 August 2013.

Item 3 Built Form and Urban Design presents as follows:

- *Address the height, bulk and scale of the proposed development within the context of the locality, including the existing Norwest Private Hospital, surrounding Norwest Business Park and existing RL116 maximum height control stipulated within The Hills Local Environmental Plan 2012.*
- *Address the design quality, with specific consideration of the overall site layout, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials, choice of colours and an assessment against the Crime Prevention through Environmental Design principles.*

Item 8 Heritage presents as follows:

- *The EIS shall include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas, including Bella Vista Farm House, including view lines to and from the item, in accordance with the guidelines in the NSW Heritage Manual.*



8. THE LEGISLATIVE AND STATUTORY CONSERVATION PLANNING CONTROLS

8.1 Commonwealth Environment Protection Biodiversity Conservation Act 1999

Bella Vista Farm is not identified on the National Heritage List. However, the following places in the vicinity of the site are listed on the now non-statutory Register of the National Estate including:

- Bella Vista Complex;
- Old Windsor Road Section; and
- Pearce Family Graves.

The Register of the National Estate was closed in 2007 and is no longer a statutory list. It is noted that listing on the Register of the National Estate (RNE) did not create any legislative or statutory obligations. All references to the Register of the National Estate were removed from the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on 19 February 2012. However, appropriate consideration is still given to any information about items on the RNE.

8.2 Environmental Planning & Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A) is the principal environmental planning legislation for NSW. It establishes the regime for making of environmental planning instruments and the assessment of development with or without consent.

The proposed development is development that falls under Part 4.1 (State Significant Development) of the EP&A Act. This was determined on the basis that the proposal fell within the criteria identified in Clause 14 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (the SEPP). Accordingly, the proponent formally requested the Department of Planning & Infrastructure issue the DGRs to facilitate the preparation of the EIS to accompany the development application for the proposal.

The proposed development will be assessed by the Department of Planning & Infrastructure against the provisions of Section 79C of the EP&A Act.

8.3 Heritage Act 1977

Natural, cultural and built heritage (non-Aboriginal) is protected in NSW under the Heritage Act 1977. The Act allows for heritage items or places to be listed on the State Heritage Register and for interim heritage orders to be made to protect heritage items or places. As a general principle, approval must be obtained from the Heritage Council or local council before work can be carried out on items or places which may damage the item or place. It is considered that the proposed development would not result in damage to an item on the State Heritage Register.



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In relation to the Conservation Management Plan (CMP), it is not a statutory planning instrument. However, it is intended to guide development of the site to which it applies. As stated above, its provisions have guided the formulation of the Conservation Design Principles.

8.4 The Hills Local Environmental Plan 2012

The Hills Local Environmental Plan 2012 (the LEP) is the primary environmental planning instrument controlling development on the Norwest Business Park. The LEP came into force on 5 October 2012, repealing the Baulkham Hills Local Environmental Plan 2005.

Zoning and Use

Under the LEP, the hospital site is zoned “B7 Business Park”. The objectives for the zone are:

- *To provide a range of office and light industrial uses.*
- *To encourage employment opportunities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To make provision for high technology industries that use and develop advanced technologies, products and processes.*

A hospital is a permitted use in the zone and is defined as:

...means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,*
- (b) accommodation for nurses or other health care workers,*
- (c) accommodation for persons receiving health care or for their visitors,*
- (d) shops, kiosks, restaurants or cafes or take-away food and drink premises,*
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,*
- (f) educational purposes or any other health-related use,*
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),*
- (h) chapels,*
- (i) hospices,*
- (j) mortuaries.*



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Note. Hospitals are a type of **health services facility**.

The proposed development can therefore be described as a building providing professional health services and is therefore permissible with development consent in the zone.

Clause 4.3 of the LEP requires the consent authority to be satisfied that:

(1) *The objectives of this clause are as follows:*

(a) *to ensure the height of buildings is compatible with that of adjoining development and the overall streetscape,*

(b) *to minimise the impact of overshadowing, visual impact, and loss of privacy on adjoining properties and open space areas.*

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

It is considered that the high level and standard of detailed design has resulted in a proposed development that is a form and scale appropriate within its context and setting and its relationship to the adjoining Bella Vista Farm by the creation of a new building wing that does not exceed maximum height and does not impede key views and vistas to and from Bella Vista Farm.

Heritage Conservation

The LEP requires the consent authority to consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area development within a heritage conservation area or in the vicinity of a heritage item. The proposed development is to be located within the vicinity of Bella Vista Farm.

Specifically, this HIA addresses in **Section 9.1**, the following relevant provisions of Clause 5.10 of the LEP as follows:

(1) **Objectives**

The objectives of this clause are as follows:

(a) *to conserve the environmental heritage of The Hills,*

(b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

(c) *to conserve archaeological sites,*

(d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(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).



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(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) 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 development would affect the heritage significance of the heritage item or heritage conservation area concerned.

8.5 The Hills Development Control Plan 2012

A specific section of the DCP called 'Business' (Part B, Section 6) has been prepared. This DCP applies to all business zoned land under the LEP. In addition, Part C, Section 4 deals with heritage matters. One of the key objectives of the DCP is:

To provide for the conservation of Bella Vista Farm Park and the protection of significant views to and from the Park.

Specifically, this HIA addresses in **Section 9.2**, the relevant provisions of the DCP.



9. DESIGN PRINCIPLES

The following seven (7) Design Principles were developed to guide the formulation of the design of the proposed development:

1. Heritage significance and social significance of the Precinct – Hospital and Bella Vista.
2. Location of the proposed Extension.
3. Relationship to context and setting-provides the Conceptual Building Envelope enabling the creation of an appropriate form and scale of the Infill.
4. The Conservation values that are said to constitute the heritage significance of a PLACE provide the key indicators.
5. The Conservation Values must reflect the social/cultural values of the Society of today. They must be seen as a FACILITATOR and not a PROHIBITOR.
6. Need to have regard to the morphological processes of a PLACE which enables change to occur. In this regard, the proposed Extension can act as a CATALYST or an edge to further or future development in the “Precinct”.
7. Design-Articulation of the Facades - form, scale, materials, finishes and colours.



10. THE ASSESSMENT

This assessment section will address the three issues outlined in the DGRs dated 29 August 2013 in relation to Item 3 – Built Form and Urban Design and 8 – Heritage as set out in **Section 6** of the HIA.

10.1 The Hills Environmental Plan 2012

A full assessment against the relevant provisions of the LEP is in **Table 2** below.

Table 2 – Relevant Provisions of the LEP

Provision	Response
Clause 1.2 Aims of Plan	
<p>(2) The particular aims of this Plan are as follows:</p> <p>(a) to guide the orderly and sustainable development of The Hills, balancing its economic, environmental and social needs,</p> <p>(c) to provide for the development of communities that are liveable, vibrant and safe and that have services and facilities that meet their needs,</p> <p>(d) to provide for balanced urban growth through efficient and safe transport infrastructure, a range of housing options, and a built environment that is compatible with the cultural and natural heritage of The Hills,</p>	<p>It is considered that the proposed development is consistent with Aims (a) and (c) because the proposed development will provide a substantial expansion of existing private hospital services to increase the available number of operating theatres, beds and consulting suites at this site in response to increased (and increasing) demand from a growing population in Sydney's north-west region.</p> <p>In relation to Aim (d), the proposed development is of a scale and form that is considered to be compatible with the cultural heritage values of Bella Vista Farm, located within the vicinity of the site.</p>
2.3 Zone objectives and Land Use Table	
<p>Land Use Table</p> <p>Zone B7 Business Park</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of office and light industrial uses. • To encourage employment opportunities. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. • To make provision for high technology industries that use and develop advanced 	<p>The proposed development is consistent with the objectives of the zone as it will promote additional employment opportunities and provide specialist medical facilities and services for the benefit of the region.</p> <p>In accordance with the Land Use Table, the proposed development can be described as a "hospital", comprising a building providing professional health services and is therefore permissible with development consent in the zone.</p>



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Provision	Response
<p>technologies, products and processes.</p> <p>3 Permitted with consent</p> <p>Any other development not specified in item 2 or 4</p>	
<p>4.3 Height of buildings</p>	
<p>(1) The objectives of this clause are as follows:</p> <p>(a) to ensure the height of buildings is compatible with that of adjoining development and the overall streetscape,</p> <p>(b) to minimise the impact of overshadowing, visual impact, and loss of privacy on adjoining properties and open space areas.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p>	<p>It is considered that the high level and standard of detailed design has resulted in a proposed development that is a form and scale appropriate within its context and setting and its relationship to the adjoining Bella Vista Farm by the creation of a new building wing that does not the exceed maximum LEP height of 116m RL and does not impede key views and vistas to and from Bella Vista Farm. The height of the new building wing aligns with the existing hospital building.</p> <p>Refer to the Architectural Design Statement and Photomontage Study for further details of the height of the new infill building.</p>
<p>Clause 5.10 Heritage Conservation</p>	
<p>(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of The Hills,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>It is considered that Objectives (a) and (b) are satisfied because the proposed development has been designed to provide a new building wing that is in a form and scale appropriate within its context and setting. The proposed new wing closely parallels the existing hospital building and medical centre in terms of scale, massing, form and materials. This allows a seamless visual and structural integration with the existing hospital. It is considered that the level of detailed design and the chosen materials of the respective elements of the proposed building has resulted in a practical and acceptable resolution of heritage conservation, architectural and landscape design matters. There are no modifications to any heritage items. The proposed development will conserve the view cones for views and vista to and from Bella Vista Farm.</p> <p>It is considered that the proposed development does not adversely impact on any heritage items or heritage conservations areas within the vicinity of the site, as assessed in this table and Table 3.</p>



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Provision	Response
	<p>As to Objectives (c) and (d), the proposed development would not involve excavation and would not have any impacts to archaeological sites, which are unlikely to exist given the long history of extensive site disturbance since the former occupation of the North Sydney Brick and Tile Company (c1956).</p>
<p>(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).</p>	<p>Bella Vista is recognised as a Heritage item on the NSW State Heritage Register. It is identified as a Heritage Conservation Area under the LEP. It is of Heritage Significance to the Region.</p> <p>The HIA has addressed the relevant legislative, statutory and non-statutory conservation planning controls and the requirements of the NSW Heritage Manual's 'Statement of Heritage Impacts' Guidelines. Refer to the response to sub-clause (1) above, Table 2 in relation to DCP controls and Table 3.</p> <p>In essence, two matters are required to be addressed:</p> <ol style="list-style-type: none"> 1. Assessment of impacts, if any on the heritage significance of Bella Vista; and 2. Assessment of impacts, if any, on views to and from Bella Vista from nominated points as graphically described in Appendices C (View Cones/Planes) and D (Montages) to Part B Section 6 Business.
<p>(5) Heritage assessment The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>The proposed development is located within the vicinity of a heritage item and heritage conservation area (Bella Vista Homestead Complex). The HIA has addressed the relevant legislative, statutory and non-statutory conservation planning controls and the requirements of the NSW Heritage Manual's 'Statement of Heritage Impacts' Guidelines. Refer to response above and Tables 2 and 3 for detailed assessment.</p>



10.2 The Hills Development Control Plan 2012

A full assessment against the relevant provisions of the DCP is in **Table 3** below.

Table 3 – Assessment of relevant DCP provisions

Provision	Response
Part B Section 6 Business	
<p>1.2 Aims and Objectives of this Section of the DCP</p> <p>The aim of this Section is to establish objectives and development controls for the development of commercial and retail land within The Hills Shire.</p> <p><u>Objectives</u></p> <p>(i) To promote a distinctive and high quality employment environment attractive to a range of business and commercial developments.</p> <p>(ii) To provide opportunities for a range of commercial, business and retail development which will contribute to the economic, employment and social growth of the area.</p> <p>(iii) To encourage innovative and imaginative design with particular emphasis on the integration of buildings and landscaped areas which incorporate the principles of Ecologically Sustainable Development.</p> <p>(iv) To provide a range of locational and development opportunities to suit a variety of business needs within a flexible employment zone.</p> <p>(v) To provide for the conservation of Bella Vista Farm Park and the protection of significant views to and from the Park.</p> <p>(vi) To ensure that the Shire is served by an efficient transport system for the movement of people and goods and to provide for integration with existing and future transport systems operating in the region.</p>	<p>The proposed development is consistent with the Objectives of Part B Section 6 Business as it will expand an existing hospital use at the site that will make a significant contribution to the long term economic, employment and social vitality of the North-West region of Sydney.</p> <p>Specifically, in relation to Objective (v) it is considered that the high level and standard of detailed design has resulted in a proposed development that is a form and scale appropriate within its context and setting and its relationship to the adjoining Bella Vista Farm by the creation of a new building wing that does not exceed maximum LEP height and does not impede key views and vistas to and from Bella Vista Farm. Refer to further discussion under the section dealing with Part 2.6 Building Height – views to and from Bella Vista Farm Park.</p>
<p>2.2 Site Analysis</p> <p>(g) Development on land adjoining Bella Vista</p>	<p>A detailed Site Analysis has been undertaken (refer Architectural Drawing No. NWP12-GDR-SA) which</p>



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Provision	Response
<p>Farm Park should incorporate measures (such as setbacks and buffers) to minimise any impact on the Bella Vista Farm Park.</p>	<p>has considered aspect such as the site's orientation, topography, height planes, key view corridors especially in relation to Bella Vista Farm including the Bunya Pine Avenue, setbacks and relationship to other developments. This process has informed the detailed design of the proposed development which appropriately responds to its context and setting.</p>
<p>2.5 Setbacks</p> <p>(m) The building setback for property boundaries adjoining the Bella Vista Farm Park conservation area shall be a minimum of 15 metres. The setback area is to be landscaped to screen the development from view from within the Farm, but so as not to obscure significant views available to and from the Farm. Car parking is not permitted within this setback.</p>	<p>Not applicable to the proposed development as the boundary of the hospital site does not directly adjoin Bella Vista Farm.</p>
<p>2.6 Building Height</p> <p>OBJECTIVES</p> <p>(i) To ensure that building heights respond to the existing landform of the neighbourhood, including ridgelines and drainage depressions.</p> <p>(ii) To protect privacy and amenity of surrounding allotments and residential development in accordance with Council's ESD objective 7.</p> <p>(iii) To minimise overshadowing of adjoining allotments.</p> <p>(iv) To retain significant views to and from the Bella Vista Farm conservation area, in particular the following:</p> <ul style="list-style-type: none"> • Vistas from the Homestead generally south. • Vistas from the outer farmyard generally north. • Views into the site from the former alignment of Old Windsor Road. • Views into the site from Norwest Boulevard. • Distant views to the site from the Castle Hill Seventh Day Adventist Church site and 	<p>It is considered that the high level and standard of detailed design has resulted in a proposed development that is a form and scale appropriate within its context and setting and its relationship to the adjoining Bella Vista Farm by the creation of a new building wing that does not the exceed maximum LEP height of 116m RL and does not impede key views and vistas to and from Bella Vista Farm. The height of the new building wing aligns with the existing hospital.</p> <p>Views nominated in Appendix D</p> <p>Views from Bella Vista to the nominated points – Pearce Family Cemetery and Old Windsor Road – there is no intrusion into these views. The Photomontage Analysis supports this conclusion.</p> <p>Views to Bella Vista from the nominated points – Pearce Family Cemetery and Old Windsor Road – There is no intrusion into these views. The Photomontage Montage Analysis supports this conclusion.</p> <p>View Cones nominated in Appendix C</p> <p>Views down the View Cone B from Bella Vista to the point on the Old Windsor Road set in 2006 as per Appendix C, has been impacted upon by the Medical</p>



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Provision	Response
<p>Pearce Family Cemetery.</p> <p>DEVELOPMENT CONTROLS</p> <p>(a) Refer to Clause 4.3 Height of buildings, Clause 5.6 Architectural roof features and Height of Buildings Maps in The Hills Local Environmental Plan 2012.</p> <p>(c) For development not in the B2 Local Centre zone, the maximum height of buildings shall be 2 storeys.</p> <p><u>For land in Norwest Business Park:</u></p> <p><u>Views from Bella Vista Farm Park</u></p> <p>(f) Views and vistas available from Bella Vista Farm Park as shown above the dotted line on the photomontages in Appendix D 4 shall be retained in any redevelopment of lands surrounding Bella Vista Farm Park.</p> <p><u>Views to Bella Vista Farm Park</u></p> <p>(g) No structure is to be erected within the hatched area marked A on the Development Control Plan map in Appendix C of this DCP Section.</p> <p>(h) The height of any built structure within the view corridors marked B and C shall not intersect a plane generated by a straight line drawn from the survey points noted on Old Windsor Road and the survey points noted within the Bella Vista Farm Park as shown in Appendices C and D of this Section of the DCP.</p> <p>Note. The intent of these controls is to ensure that views of the Homestead and the prominent ridgeline to the south are visible when viewed from the specific locations along Old Windsor Road and the Pearce Family Cemetery (Lot 100 DP 707538).</p>	<p>Centre and the Q-Central Building. The result being that the view connection with that road has for all practical purposes been lost. The key (and practical/safe) viewing point is at the Seven Hills Road intersection. The Photomontage Analysis supports this conclusion.</p> <p>In considering the views up and down View Cone B the following points are important to keep in mind: (i) as shown on page 5 of the Photomontage Analysis the present hospital building is outside the view cone; (ii) the Medical Centre and thus the proposed development are located in somewhat less than half of the view cone; and (iii) the degree of impact is dependent on the position from where the site of the proposed development is viewed – as shown in the Photomontage Analysis, accepting the already stated impact on the views from Bella Vista to Old Windsor Road to the west, there is a reduction in the scope of that view by the top level of the proposed development when viewed from the base of the Bunya Pines at their southern extent. When viewed from Bella Vista Homestead there is no change in the scope of the view.</p> <p>The view up View Cone B from the point set in 2006 on the “former” Old Windsor Road and the ability to view Bella Vista has been cumulatively and therefore significantly impacted on by: (a) the Medical Centre; (b) the Q-Central Building; and (c) major public infrastructure works – (1) the T Way; (2) the realignment and reconstruction of Old Windsor Road as a divided six lane major road; and (3) the overhead pedestrian bridge. The Photomontage Analysis supports this conclusion.</p> <p>The outcome of (c) is that it is now impractical and unsafe (the Old Windsor Road is now an 80kph zone) to meaningfully maintain this location as the viewing point. However, it is important to maintain the principles upon which the view cones were set so as to enable the ongoing application of the provisions of the DCP. This can be done by moving the viewing point to a more practical location – the eastern end of</p>



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Provision	Response
	<p>the Overhead Pedestrian Bridge platform. The Photomontage Analysis supports this conclusion.</p> <p>It is recommended that the viewing point for View Cone B be relocated from the 2006 position to the eastern end of the platform of the Overhead Pedestrian Bridge.</p> <p>Arising out on the consideration of the view cones in Appendix C and the practical matters in relation to View Cone B, the complete lack of general signage to the historic site, including the Cemetery, was raised in discussion with The Hills Shire Council. There is no known Conservation Management Strategy for the Cemetery which is declining into a serious state of disrepair. Given the significance of the Cemetery as an essential part of the heritage significance of the place, this situation needs to be addressed and redressed.</p>
<p>2.7 Building Design and Materials</p> <p>(l) The following factors must be considered when selecting materials:</p> <ul style="list-style-type: none"> • Suitability for the purpose. • Durability. • Long term appearance. • Local environmental impacts. • Broader and longer term environmental impacts. • The quantity of material required. • Life cycle assessment. <p>(m) All building materials are to complement landscaped areas and ensure a high standard of visual and environmental quality.</p> <p>(n) Attractive building designs can be achieved at comparatively low cost and applicants are encouraged to consider variations in fascia treatments, rooflines and selection of building materials to achieve an attractive and functional</p>	<p>The proposed new 'wing' closely parallels the existing hospital building scale, massing, form and materials. This has been a clear and positive aim in terms of providing seamless visual and structural integration with the existing hospital and medical centre. Accordingly the height of the new 'wing' aligns with the existing hospital building except for a small intrusion with roof plant. The physical articulation of the façade also has been able to parallel the existing due to the structural grid and internal configuration of the spaces.</p> <p>The exterior of the building will be a combination of an applied finish and 9mm fibre cement cladding. Concrete generally forms the existing podium at the ground level, with a number of small elements such as columns and blades also reaching the floor above. The new work will parallel and enhance this treatment. The external stairs also incorporate concrete blades up to the roof as well as infill metal cladding. Apart from the fire stairs which are painted dark charcoal colour, the exposed concrete and fibre cement cladding will be finished in light grey with highlights of dark grey.</p>



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<p>design.</p> <p>(o) External finishes of building facades to street frontages are to be constructed of colours and textures that are compatible with surrounding developments and landscape features.</p> <p>(p) The roof colour of any built structure to be located south of Norwest Boulevard, and which will be easily viewed from the Bella Vista Farm conservation area shall be of a dark, non-reflective colour (such as dark grey or green).</p>	<p>The fibre cement cladding will be equal to James Hardie 'ExoTec' façade panel system. The windows will be framed in aluminium and coloured in dark charcoal powder coat finish. Colour and finish of the building façade is selected from the non-reflective material with smooth and muted natural tones. The objective is to promote integrated and visually harmonious appearance. External glazing to the proposed expansion intentionally will be in keeping with the existing; existing glazing complies with the performance requirements of the Green Star Assessment.</p> <p>The roof to the proposed expansion will be a flat concrete slab with low concrete hob to the perimeter. Glass louvered skylights will be located over the patient lounges on level 3. The proposed roof will be metal Colorbond 'Windspray' with 'Pearl Ash Quarter' to the soffit to external roof canopy and promenade and 'Woodland Grey' to the plant room louvers. These colours are non-reflective and are considered appropriate for the site's proximity to Bella Vista Farm.</p> <p>Refer to the Architectural Design Statement for further details of materials, finishes and colours.</p>
<p>2.13 Fencing, Landscaping and Tree Preservation</p> <p>(o) Any development of land south of Norwest Boulevard shall ensure that the landscape treatments:-</p> <ul style="list-style-type: none"> • Are based on an understanding of the development of the cultural landscape, and interpret where possible former plantings (refer to Section 10.5 of the Bella Vista Farm Conservation Management Plan, 2000). • Will not obscure significant views to and from the Bella Vista Farm Park when mature. • Utilise plantings endemic to the area to screen views of the proposed building and all associated hard paved areas (such as car 	<p>New landscaping is proposed along the southern boundary to primarily screen the existing (and partly upgraded) basement and ground car parking levels with the inclusion of low screen plantings (mature height of approximately 600mm) and canopy trees (mature height of approximately 7.5m). The selected plantings and trees are considered to be appropriate for the site and will not obscure significant views to and from the Bella Vista Farm given siting along the southern boundary of the proposed new wing.</p> <p>No fencing is proposed as part of the proposed development.</p>



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<p>parks, loading areas and driveways).</p> <p>(t) Fencing immediately adjoining the Bella Vista Farm Park conservation area shall generally be of simple, low-level, rural type design of timber construction or as otherwise specified by Council.</p>	
<p>2.24 Heritage</p> <p>(a) All development should be in accordance with Part C Section 4 – Heritage and Clause 5.10 <i>Heritage Conservation</i> of The Hills LEP 2012.</p> <p>(b) Applications for development on any land adjoining the Bella Vista Farm conservation area are to be accompanied by a heritage impact assessment prepared in accordance with Part C Section 4 – Heritage and The Hills LEP 2012, in particular those provisions relating to development in the vicinity of a heritage item.</p> <p>(c) The assessment is to demonstrate how the development will mitigate any adverse visual or other impacts upon the adjacent Farm, and what measures are to be employed to achieve this. Matters to be addressed shall include the building design, materials, colours, finishes and landscaping of any proposal, and the impact upon significant views to and from the Farm.</p> <p>(d) In preparing the Heritage Impact Assessment consideration is also required to be given to the objectives and related conservation policies of the Bella Vista Farm Conservation Management Plan (2000). The assessment is to demonstrate how the related policies have been addressed and adhered to, in particular Section 10.5 – ‘Conservation of the Setting Policy’.</p>	<p>The HIA has addressed the relevant legislative, statutory and non-statutory conservation planning controls and the requirements of the NSW Heritage Manual’s ‘Statement of Heritage Impacts’ Guidelines. Refer to Table 2 which has addressed the relevant provisions of Clause 5.10 of the LEP.</p> <p>Clause 5.10 (5)(c) of The Hills Local Environmental Plan (LEP) “<i>Development in the vicinity of (Bella Vista)</i>” applies. It is considered the proposed development as “development in the vicinity” does not affect the heritage significance of “Bella Vista”. It is consistent with the existing built forms of the Hospital, the Medical Centre and the Q-Central Building. It sits behind and predominantly within the envelope of the Medical Centre. While the top level rises above the Medical Centre, it is considered that the proposed development does not adversely impact on the heritage significance of the heritage item in relation to significant views to and from the Farm and through the proposed design of the new wing.</p> <p>The HIA has had regard to the objectives and conservation policies of the 2000 CMP and the subsequent 2012 CMP Review and Update. Section 10.5 of the 2000 CMP (now Section 5.5) principally establishes measures to conserve the curtilage for Bella Vista Farm and the retention of views and vistas to and from Bella Vista Farm and the requirement for assessments of visual impacts. As discussed above under Clause 2.6 ‘Building Height’, it is considered that these policies (Actions 5.5.8 to 5.5.13) have been addressed as relevant in the assessment of impacts of the proposed development.</p>
<p>Part C Section 4 Heritage</p>	
<p>3.5 Development in the vicinity of a heritage site</p>	<p>It is considered the proposed development as “development in the vicinity” does not affect the</p>



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<p>(a) Development on land within the vicinity of a heritage site is not to detract from the identified significance of the place, its setting, nor obstruct important views to and from the site.</p> <p>(b) New structures proposed on land adjoining a heritage building should be of similar scale and proportions to the heritage building.</p> <p>(c) Where development is proposed within the vicinity of a heritage site, the following matters must be taken into consideration:-</p> <ul style="list-style-type: none"> • the character, siting, bulk, height and external appearance of the development; • the visual relationship between the proposed development and the heritage site; • the potential for overshadowing of the heritage site; • the colours and textures of materials proposed to be used in the development; • the landscaping and fencing of the proposed development; • the location of car parking spaces and access ways into the development; • the impact of any proposed advertising signs or structures; • the maintenance of the existing streetscape, where the particular streetscape has particular significance to the heritage site; • the impact the proposed use would have on the amenity of the heritage site; and • the effect the construction phase will have on the well being of a heritage building. 	<p>heritage significance of “Bella Vista”. It is consistent with the existing built forms of the Hospital, the Medical Centre and the Q-Central Building. It sits behind and predominantly within the envelope of the Medical Centre. While the top level rises above the Medical Centre, it is considered that the proposed development does not adversely impact on the heritage significance of the heritage item in relation to significant views to and from the Farm and through the proposed design of the new wing.</p>

10.3 Heritage Branch Assessment Guidelines

The proposed Stage 2 development is assessed below in **Table 4** in relation to the relevant questions outlined in the NSW Heritage Manual’s ‘**Statements of Heritage Impact**’ Guidelines.



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Table 4 – Relevant Questions

Question	Response
<p>Major Additions</p> <ul style="list-style-type: none"> • How is the impact of the addition on the heritage significance of the item to be minimised? • Can the additional area be located within an existing structure? If not, why not? • Will the additions tend to visually dominate the heritage item? • Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? • Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)? 	<p>While the proposed development is “within the vicinity” of Bella Vista, it is largely behind the existing Medical Centre. Further, and of significant importance, though no longer under the one ownership, through ongoing integral association with the development of the Norwest Estate, Bella Vista and the Cemetery continues by: (a) the long history of successful commercial (agricultural/industrial) and now Business Park land uses as well as residential development while remaining the centre piece; (b) the planning controls ensure the “centre piece” role is addressed in the rapidly changing modified built environment/locality; and (c) the requirement for high quality built forms in the locality.</p>
<p>New development adjacent to a heritage item</p> <ul style="list-style-type: none"> • How is the impact of the new development on the heritage significance of the item or area to be minimised? • Why is the new development required to be adjacent to a heritage item? • How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? • How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? • Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? • Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? • Will the additions visually dominate the heritage item? How has this been minimised? 	<p>It is considered the proposed development as “development in the vicinity” does not affect the heritage significance of “Bella Vista”. It is consistent with the existing built forms of the Hospital, the Medical Centre and the Q-Central Building. It sits behind and predominantly within the envelope of the Medical Centre. While the top level rises above the Medical Centre, it is considered that the proposed development does not adversely impact on the heritage significance of the heritage item in relation to significant views to and from the Farm and through the proposed design of the new wing. Refer to responses above in Table 3 above and the Architectural Design Statement and Photomontage Study.</p> <p>The proposed development does not involve excavation and would not have any impacts to archaeological sites, which are unlikely to exist given the long history of extensive site disturbance.</p>



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Question	Response
<p>• Will the public, and users of the item, still be able to view and appreciate its significance?</p> <p><i>*Note: the Pearce Family Cemetery is identified as a heritage item of significance to the State. The statutory and regulatory environmental and conservation planning regime requires consideration of the impacts, if any of the proposed development on the heritage views between the Homestead and the Cemetery.</i></p>	<p>Arising out on the consideration of the view cones in Appendix C and the practical matters in relation to View Cone B, the complete lack of general signage to the historic site, including the Cemetery, was raised in discussion with The Hills Shire Council. There is no known Conservation Management Strategy for the Cemetery which is declining into a serious state of disrepair. Given the significance of the Cemetery as an essential part of the heritage significance of the place, this situation needs to be addressed and redressed.</p> <p>It is recommended:</p> <ol style="list-style-type: none"> 1. The Council and the RMS take measures to identify appropriate locations and types of signage and commit to erection of same to increase awareness of the heritage site. 2. There be a proper linking of the two heritage components – Bella Vista and the Pearce Family Cemetery and measures to more clearly “view” the Cemetery from Bella Vista. This would include removal of vegetation around that site (RMS lands) and painting white the post and rail fence. Liaison with the Pearce Family in relation to the fence may be necessary. 3. That given the statutory and regulatory links between Bella Vista Conservation Area and the Pearce Family Cemetery, a Conservation Management Plan be prepared for the Cemetery.
<p>New landscape works and features</p> <p>• How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>• Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p>	<p>New landscaping is proposed along the southern boundary to primarily screen the existing (and partly upgraded) basement and ground car parking levels with the inclusion of low screen plantings (mature height of approximately 600mm) and canopy trees (mature height of approximately 7.5m). The selected plantings and trees are considered to be appropriate for the site and will not obscure significant views to</p>



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Question	Response
<ul style="list-style-type: none">• Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?• Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?• How does the work impact on views to, and from, adjacent heritage items?	<p>and from Bella Vista Farm given the location of landscaping along the southern boundary of the proposed new wing.</p> <p>The proposed development does not involve excavation and would not have any impacts to archaeological sites, which are unlikely to exist given the long history of extensive site disturbance.</p>



11. CONCLUSION

This Heritage Impact Assessment (HIA) addresses *Item 3 - Built Form and Urban Design* and *Item 8 - Heritage* of the Director General's Requirements (DGRs), dated 29 August 2013, issued for the proposed development. Item 8 requires inclusion of "a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas, including Bella Vista Farm House, including view lines to and from the item".

The site of the proposed development is located "within the vicinity" of "Bella Vista" which is listed as a heritage item on the State Heritage Register (SHR No. 00754). "Bella Vista" and outbuildings and Bunya Pines, lot 2, DP 584274, Old Windsor Road (opposite Meurant's Lane)" and "Cemetery, unnumbered lot known as Pearce's Cemetery, Seven Hills Road (near Old Windsor Road)" are listed in **Schedule 1 Items of the environmental heritage to Deemed State Environmental Planning Policy Sydney Regional Environmental Plan No 19—Rouse Hill Development Area**. Further, "Bella Vista Homestead Complex" is listed as a Heritage Conservation Area and as being of State Significance in **Schedule 5** of *The Hills Local Environmental Plan 2012* (the LEP). The "Pearce Family Cemetery" is also listed in the Schedule as being of State Significance.

While the proposed development is "within the vicinity" of Bella Vista, it is largely behind the existing Medical Centre. Further, and of significant importance, though no longer under the one ownership, through ongoing integral association with the development of the Norwest Estate, Bella Vista and the Cemetery continues by: (a) the long history of successful commercial (agricultural/industrial) and now Business Park land uses as well as residential development while remaining the centre piece; (b) the planning controls ensure the "centre piece" role is addressed in the rapidly changing modified built environment/locality; and (c) the requirement for high quality built forms in the locality.

The HIA addresses the relevant legislative, statutory and non-statutory conservation planning controls, including the heritage conservation provisions of the LEP and The Hills Shire Development Control Plan 2012 (the DCP). The key relevant provisions are those relating to impacts, if any, on a) the heritage significance of Bella Vista; b) view lines from and to Bella Vista from two nominated viewing locations in the DCP - (1) the Pearce Family Cemetery and (2) the Old Windsor Road. The HIA also addresses the requirements of the NSW Heritage Manual's 'Statement of Heritage Impacts' Guidelines, the Burra Charter and the Conservation Design Guidelines, prepared to guide the assessment of impacts, if any, of the proposed development on the conservation values that constitutes the heritage significance of the adjoining Bella Vista as well as the view cones established under the provisions of the DCP.

In Clause 2.6 in Part B Business to the DCP is the following Note "ensure views of Homestead and the prominent ridge line to the south are visible when viewed from the specific locations along Old Windsor Road and the Cemetery". Appendices C and D to Part B, respectively, provide the detail (established c2006) for the view cones and the locations of "views" to be "visible". An extensive Photomontage Analysis has been carried out to correlate the details in the Appendices with the development pattern that has emerged within the view cones and the locations since 2006 so as to establish the impacts, if any on the views.

In essence, two matters are required to be addressed:



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1. Assessment of impacts, if any on the heritage significance of Bella Vista; and
2. Assessment of impacts, if any, on views to and from Bella Vista from nominated points as graphically described in Appendices C (View Cones/Planes) and D (Montages) to Part B Section 6 Business.

Assessment of impacts, if any on the heritage significance of Bella Vista

The development is not development of a heritage item. It is development within the vicinity of a heritage item. Clause 5.10 (5) (c) of the LEP “*Development in the vicinity of (Bella Vista)*” applies. It is considered the proposed development as “development in the vicinity” does not affect the heritage significance of “Bella Vista”. It is consistent with the existing built forms of the Hospital, the Medical Centre and the Q-Central Building. It sits behind and predominantly within the envelope of the Medical Centre. While the top level rises above the Medical Centre, for the reasons set out in the Assessment (Section 10) it is considered that the proposed development does not adversely impact on the heritage significance of the heritage item.

The Hills DCP – Part C Section 4 C4 Heritage Clause 3.5 “Development in the vicinity of a Heritage Site requires consideration of matters such as “*Location, character, design visual relationship with Bella Vista, potential overshadowing, colours textures and materials, car parking, access ways, advertising amenity of Bella Vista, Construction phase*”. As reflected in the Assessment, a review of the Architectural Design Statement indicates that appropriate attention has been paid to these matters. It is considered that the proposed development satisfies these matters, does not impact on the heritage significance of the heritage item and, of importance as implicit in the controls maintains the high quality of development in the vicinity of the heritage item.

The Hills DCP – Part B Section 6 B4 Business Clause 2.24 Heritage Objectives – focuses on “*development in the vicinity*”, land that “adjoins”, “views” and “isolation”. Consideration to be given “*To include Objectives and Policies of CMP in particular Conservation of the Setting (10.5)*” (Note this is now Section 5.5, 2012 CMP Review and Update). For the reasons set out above and in the Assessment, it is considered that these requirements have been addressed and that there is no impact on the heritage item.

Assessment of impacts, if any, on views to and from Bella Vista from nominated points as graphically described in Appendices C (View Cones/Planes) and D (Montages) to Part B Section 6 Business

The Hills DCP – Part B Section 6 Business Clause 2.6 Building Height *Objectives (iv) Maintain significant views from the Bella Vista Farm Conservation Area, particularly the following: Vistas from the Homestead generally south; Views into from the former alignment of Old Windsor Road Distant views to Pearce Family Cemetery: Development Controls (f) Views from Bella Vista – Appendix D; (h) Views to Bella Vista plus Appendices C and D.*

NOTE Intent – ensure views of Homestead and the prominent ridge line to the south are visible when viewed from the specific locations along Old Windsor Road and the Cemetery.



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Views nominated in Appendix D

Views from Bella Vista to the nominated points – Pearce Family Cemetery and Old Windsor Road – there is **no** intrusion into these views. The Photomontage Analysis supports this conclusion.

Views to Bella Vista from the nominated points – Pearce Family Cemetery and Old Windsor Road – There is **no** intrusion into these views. The Photomontage Montage Analysis supports this conclusion.

View Cones nominated in Appendix C

Views down the View Cone B from Bella Vista to the point on the Old Windsor Road set in 2006 as per Appendix C, has been impacted upon by the Medical Centre and the Q-Central Building. The result being that the view connection with that road has for all practical purposes been lost. The key (and practical/safe) viewing point is at the Seven Hills Road intersection. The Photomontage Analysis supports this conclusion.

In considering the views up and down View Cone B the following points are important to keep in mind: (i) as shown on page 5 of the Photomontage Analysis the present hospital building is outside the view cone; (ii) the Medical Centre and thus the proposed development are located in somewhat less than half of the view cone; and (iii) the degree of impact is dependent on the position from where the site of the proposed development is viewed – as shown in the Photomontage Analysis, accepting the already stated impact on the views from Bella Vista to Old Windsor Road to the west, there **is** a reduction in the scope of that view by the top level of the proposed development when viewed from the base of the Bunya Pines at their southern extent. When viewed from Bella Vista Homestead there is **no** change in the scope of the view.

The view up View Cone B from the point set in 2006 on the “former” Old Windsor Road and the ability to view Bella Vista has been cumulatively and therefore significantly impacted on by: (a) the Medical Centre; (b) the Q-Central Building; and (c) major public infrastructure works – (1) the T Way; (2) the realignment and reconstruction of Old Windsor Road as a divided six lane major road; and (3) the overhead pedestrian bridge. The Photomontage Analysis supports this conclusion.

The outcome of (c) is that it is now impractical and unsafe (the Old Windsor Road is now an 80kph zone) to meaningfully maintain this location as the viewing point. However, it is important to maintain the principles upon which the view cones were set so as to enable the ongoing application of the provisions of the DCP. This can be done by moving the viewing point to a more practical location – the eastern end of the Overhead Pedestrian Bridge platform. The Photomontage Analysis supports this conclusion.

It is **recommended** that the viewing point for View Cone B be relocated from the 2006 position to the eastern end of the platform of the Overhead Pedestrian Bridge.

Arising out on the consideration of the view cones in Appendix C and the practical matters in relation to View Cone B, the complete lack of general signage to the historic site, including the Cemetery, was raised in discussion with The Hills Shire Council. There is no known Conservation Management Strategy for the Cemetery which is declining into a serious state of disrepair. Given the significance of the Cemetery as an essential part of the heritage significance of the place, this situation needs to be addressed and redressed.



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It is **recommended**:

1. The Council and the RMS take measures to identify appropriate locations and types of signage and commit to erection of same to increase awareness of the heritage site.
2. There be a proper linking of the two heritage components – Bella Vista and the Pearce Family Cemetery and measures to more clearly “view” the Cemetery from Bella Vista. This would include removal of vegetation around that site (RMS lands) and painting white the post and rail fence. Liaison with the Pearce Family in relation to the fence may be necessary.
3. That given the statutory and regulatory links between Bella Vista Conservation Area and the Pearce Family Cemetery, a Conservation Management Plan be prepared for the Cemetery.

For the reasons set out above, the proposed development is supported on heritage grounds.



12. REFERENCES

Health Projects International, 2013, Architectural Design Statement, November 2013.

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Heritage Design Services, Department of Public Works & Services and Otto Cserhalmi + Partners Pty Ltd, 2000, Bella Vista Farm Conservation Management Plan, October 2000.

WorleyParsons, 2012, Bella Vista Farm Conservation Management Review and Upgrade, May 2012.