

EVERICK HERITAGE

3 Brookhollow Avenue, Norwest

Statement of Heritage Impact

Prepared for Project Garden 1 Pty Ltd

May 2026



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Statement of Heritage Impact - Summary

Name of Heritage Items:

St Joseph's Novitiate

Avenue of trees leading to Castle Hill Country Club

Windsor Road from Baulkham Hills to Box Hill

The Hills LEP 2019, Schedule 5 item names and numbers:

St Joseph's Novitiate (I7)

Avenue of trees leading to Castle Hill Country Club (I25)

Windsor Road from Baulkham Hills to Box Hill (I28)

Address and Location:

Project Area: 3 Brookhollow Avenue, Norwest NSW

Items in the vicinity: Lot 217, DP 1239622 (since subdivided), Mackillop Drive, Norwest NSW. 7 and 9 Spurway Drive and Castle Hill Country Club, Spurway Drive, Norwest NSW. Windsor Road, Rouse Hill NSW

Statement of Heritage impact for:

Expansion of the data centre at 3 Brookhollow Avenue, Norwest NSW

Prepared by:

Everick Heritage Pty Ltd

Prepared for:

Project Garden 1 Pty Ltd

Date:

10 December 2025

Issue:

FINAL

Executive Summary

This report has been prepared on behalf of Project Garden 1 Pty Ltd as trustee for the Norwest Property Trust (the applicant) in support of a State Significant Development Application (SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The SSDA seeks development consent for the construction and operation of a data centre, with a total power consumption of approximately 96MW. The proposal will form part of a state-of-the-art data centre campus operated by Green Square Data Centres (Green Square DC), equipped to cater for growing data storage needs within Australia and the emergence of artificial intelligence (AI).

Located at 3 Brookhollow Avenue (Lot 2021 DP 831173) Norwest, it is in the vicinity of three heritage item of local significance: *St Joseph's Novitiate* (I7), *Avenue of trees leading to Castle Hill Country Club* (I25) and *Windsor Road from Baulkham Hills to Box Hill* (I28), identified in Schedule 5 of *The Hills Local Environmental Plan 2019*.

This report provides a Statement of Heritage Impact and Historical Archaeological Assessment in response to the Secretary's Environmental Assessment Requirements (SEARs) issued by DPHI on 8 April 2025 in relation to the project. The SEARs requires the following in relation to the assessment of Environmental Heritage.

The proposed data centre development has been subject to a heritage assessed and has been found to have no heritage significance. Consequently, the works will not result in any physical impacts heritage fabric. Owing to construction activities in the early 1990s, historical archaeological potential has been identified as low-nil. Additionally, there will be minor alterations made to the setting, views and vistas of the heritage items through the construction of the data centre, although this will result in little to no impact to heritage items in the vicinity. Overall, the works will result in no direct or indirect heritage impacts.

The proposed development of a data centre at 3 Brookhollow Avenue will have little to no impact on the three heritage items in the vicinity. No items of potential heritage significance were identified in or within the vicinity of the 3 Brookhollow Avenue site and the site was assessed as being of low to nil archaeological potential. It is assessed that the proposed development will not result in any impact to archaeological material and it is considered unlikely that a relic may be exposed by the proposed works.

Recommendations

As no adverse impacts are identified arising from the proposed development, no mitigation measures for the conservation of built heritage are identified.

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For any works involving excavation or disturbance of the ground surface, it is recommended that an Unexpected Finds Protocol be prepared, to mitigate against impact to any archaeological materials, should they be exposed.

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Glossary

The following definitions apply to the terms used in this report:

Term	Definition
Burra Charter	<i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013</i>
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure NSW
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
Heritage Act	<i>Heritage Act 1977 (NSW)</i>
Heritage NSW	Heritage NSW, Department of Climate Change, Energy, the Environment and Water NSW
LEP	Local Environmental Plan
LGA	Local Government Area
Relic	As per the <i>Heritage Act 1977 (NSW)</i> : “Any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance.”
s	Section as in legislative terminology.
s 170	Section 170 Heritage and Conservation Registers
Setting	The area around an item, which may include the visual catchment
SHI	State Heritage Inventory. An online database containing heritage items and conservation areas on statutory lists in NSW. This includes the State Heritage Register, s 170 registers and local government items
SoHI	Statement of Heritage Impact
SSDA	State Significant Development Application

1. Introduction

1.1. Purpose of this Report

This report has been prepared on behalf of Project Garden 1 Pty Ltd as trustee for the Norwest Property Trust (the applicant) in support of a State Significant Development Application (SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This SSDA seeks development consent for the construction and operation of a data centre, with a total power consumption of approximately 96MW (IT load). The proposal will form part of a broader state-of-the-art data centre campus, equipped to cater for growing data storage needs within Australia and the emergence of artificial intelligence (AI).

This report provides a Statement of Heritage Impact including an assessment of potential Historical Archaeology in response to the Secretary’s Environmental Assessment Requirements (SEARs) issued by DPHI on 8 April 2025 in relation to the project. The SEARs requires the following in relation to the assessment of Environmental Heritage.

Table 1-1: SEARs Item 20 – Environmental Heritage

Issue and Assessment Requirement	Documentation
20. Environmental Heritage Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assess any impacts and outlines measures to ensure they are minimised.	Statement of Heritage Impact Archaeological Assessment

This Statement of Heritage Impact report has assessed the potential for the site to contain previously unidentified heritage items, heritage items in the vicinity and potential historical archaeology. Conclusions and recommendations can be found in Section 9.

1.2. Overview of Proposed Development

This SSDA seeks development consent for the construction and operation of a data centre, with a total power consumption of approximately 96MW. The proposal will form part of a broader state-of-the-art

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data centre campus, equipped to cater for growing data storage needs within Australia and the emergence of artificial intelligence (AI). Specifically, the proposal includes:

- Minor site preparation works including tree clearing and bulk earthworks;
- Civil earthworks and the installation of relevant servicing infrastructure and utilities;
- Construction of a four (4) storey data centre with roof top plant, equating to an RL 130 and Gross Floor Area (GFA) of 16,191m²;
- Installation of 77 x diesel fuel generators and associated diesel storage
- Provision of on-site car parking for approximately 25 spaces; and
- Landscaping and offset tree planting.

The proposed development is depicted in Figure 1-1, with full architectural details provided within the EIS, of which this report forms an Appendix.



Figure 1-1: Proposed data centre development (Source: Greenbox. 2025).

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Figure 1-2: Aerial image showing the location of the Project Area.

1.3. Site Context

The site is known as 3 Brookhollow Avenue, Norwest (Lot 2021 DP 831173) and is in the Norwest locality, which forms part of the Hills Local Government Area (LGA). Development surrounding the site comprises of a mix of commercial, retail and residential land uses as described below:

- To the north of the site is Norwest Boulevard, commercial office buildings, an early learning centre, 'Castle Pines' retirement community and Castle Hill Country Club Golf Course;
- To the east of the site is Windsor Road, commercial office buildings, small pockets of residential development and industrial development;
- To the south of the site is Brookhollow Avenue, commercial developments, a hotel and medium density residential development; and
- To the west of the site is commercial development, including a shopping centre (Norwest Marketown), various retail offerings and the Norwest Metro Station.

The site is well serviced by public transport including bus and Metro. Norwest Metro Station provides connections to Tallawong in the northwest and Sydney CBD to the southeast. Bus stops along Norwest Boulevard provide connections through to Parramatta, Seven Hills and Rouse Hill.

The site is in proximity to Strangers Creek and Brookhollow Reserve, located at the site's southwestern border. Norwest Lake is located approximately 90m northwest of the site.

The irregularly shaped site and has a total land area of approximately 51,867sqm. A portion of the site currently comprises an existing 4MW data centre that was approved under D93/318, dated 21 June 1993. The existing building is set back from the site boundaries behind a heavily vegetated perimeter. The site falls from east to west from a maximum height of approximately RL104 in the northeastern corner of the site to RL82m along the western portion of the site (see Figure 1-2).

1.4. Heritage Listings

The Project Area is not listed as a heritage item, though is located in the vicinity of three listed places. The following table summarises the statutory heritage listings in the vicinity of the Project Area. The heritage items identified above are mapped in Figure 1-3.

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Table 1-2: Statutory heritage listings in the vicinity of the site.

Heritage List	Heritage Item Name	Listing number
World Heritage List / buffer zone	-	-
National Heritage List	-	-
Commonwealth Heritage List	-	-
State Heritage Register	-	-
State Agency s170 Heritage and Conservation Registers	-	-
	<i>St Joseph's Novitiate</i>	17
The Hills Local Environmental Plan 2019	<i>Avenue of trees leading to Castle Hill Country Club</i>	I25
	<i>Windsor Road from Baulkham Hills to Box Hill</i>	I28

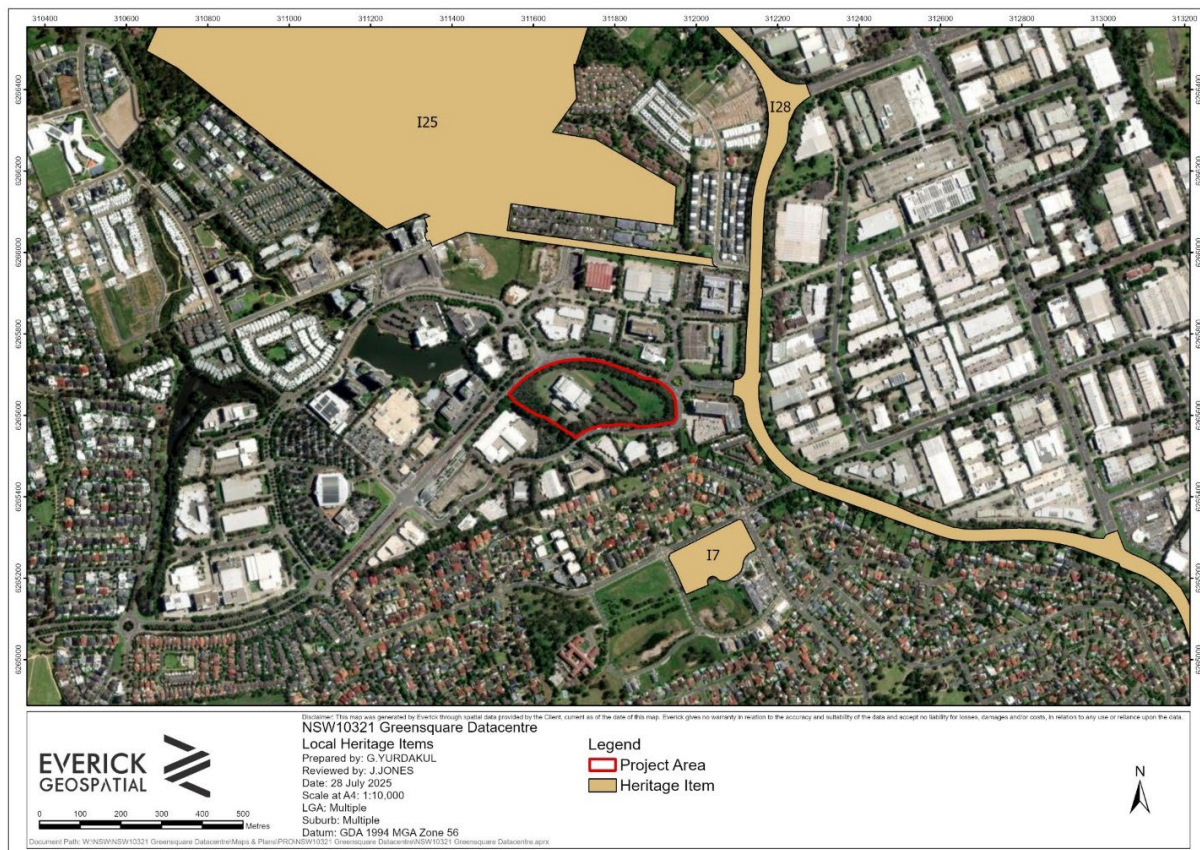


Figure 1-3: Map of heritage items in the vicinity of the Project Area. (Source: NSW Planning Portal).

1.5. Limitations

This report is limited to an assessment of impact on historical heritage and does not include any assessment of Aboriginal Cultural Heritage as defined in the *National Park and Wildlife Act 1974* (NSW).

A visual inspection of the Project Area was undertaken by Everick Heritage on 01 August 2025. Photographs in this report are attributable to Everick Heritage at this date, unless otherwise specified. All other photographs contained in this report remain the intellectual property of their respective owners and are provided with attribution as appropriate.

1.6. Author Identification

This report has been prepared by Matthew Hedges (Graduate) Sam Plummer (Graduate) Ben Calvert (Associate Heritage Advisor). Project oversight and technical review was provided by Alice Steedman (Principal Heritage Architect).

2. Historical Context

The Historical Context section of this report provides separate subsections addressing the historical development of the Project Area and the three heritage items: *St Joseph's Novitiate* (I17), *Avenue of trees leading to Castle Hill Country Club* (I25) and *Windsor Road from Baulkham Hills to Box Hill* (I28).

2.1. The Project Area

2.1.1. Early History

In 1799, the first formalised settlement of the Seven Hills region began following the issuing of a joint 980-acre (396.5 ha) land grant to Joseph Foveaux and Charles Grimes. In 1801, the land was sold to John Macarthur, who incorporated it into his 'Seven Hills Farm' estate. By May 1821, the 'Seven Hills Farm' estate was resumed by the Crown in exchange for Macarthur receiving another land grant in Camden. Following this, the Seven Hills region was subdivided and sold. Of this land, James Robertson was granted a 500-acre (202.3 ha) property, on which the heritage-listed 'Bella Vista Farm' was later constructed. During its first decades, the region was primarily under cereal agriculture, with wheat farms created to sustain the growing colony. However, the poor soils were quickly exhausted, with cereal cultivation being replaced by orcharding as it was recognised that the latter was a more viable practice.¹ In 1823, a 500-acre (202.3 ha) property north of the Project Area was granted to George Acres, a free settler, who established the 'Heywood' orcharding and cattle estate.

On 19 October 1831, a 500-acre (202.3 ha) land grant that included the Project Area was subdivided from the former 'Seven Hills Farm' estate and sold to Susanna Matilda Ward, widow of Lieutenant William Gordon Ward of the 1st Regiment of Foot Guards. Before acquiring the land, Susanna Matilda Ward had served as the Matron of the Female Orphanage Institution, Parramatta, from 1821 to 1824.² On 12 March 1835, Ward sold a 200-acre (80.9 ha) portion of her grant, including the Project Area, to George Banks Suttor, owner of the adjacent estate to the east of Windsor Road.³ On 3 September 1875, the property was sold to Edward Hart Acres, landowner of the 'Heywood' estate, located to the north.⁴ The land was then sold to John Booth Jones, Charles Smith Jones and Rowland Hassall on 11 November 1886 and passed to Rowland George Hassall on 12 August 1904. It is unclear whether any construction

¹ Brook. 2008.

² MHNSW. 4/3509: 573; Tanner & Associates Pty Ltd 2000:21.

³ NSW HLRV. Bk. H. No. 56.

⁴ NSW HLRV. Bk. 352. No. 944.

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took place within the Project Area during the 19th Century though, as adjacent land grants had been cleared for agricultural use, it is probable that the Project Area was also cleared.

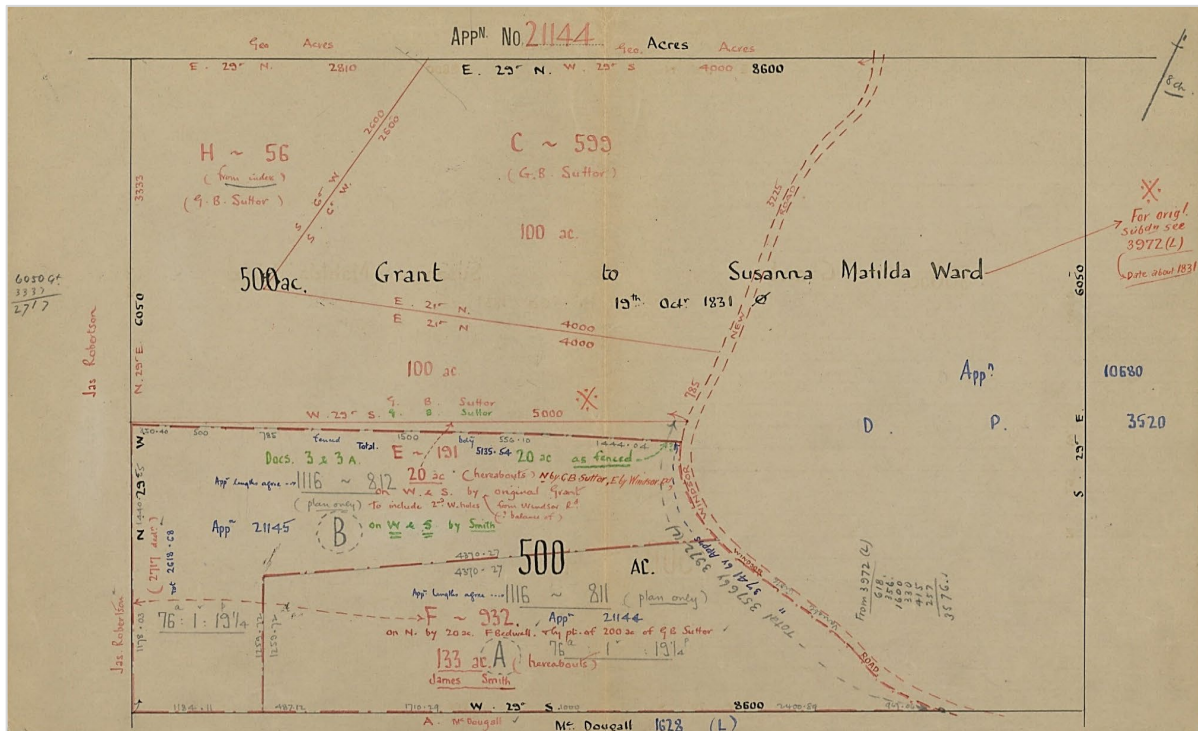


Figure 2-1: Map of early subdivision of the Ward estate. The project area is located on the grant of land notated as 'H~56'. (Source: NSW HLRV. Primary App. 21144)

2.1.2. Early 20th Century Land Use

The Project Area was sold a further eight times between 1905 and 1928.⁵ A 1930 aerial image does not show the Project Area but does show that the land to the east, along the western side of Windsor Road, consisted of open grazing land. By 1947, an aerial image shows the Project Area remained as pasture, with a single dam in the approximate middle of the area surrounded by a series of small earthworks, likely for soil improvement and to contain runoff.

In 1949, Norbrik purchased a 1,000-acre (404.7 ha) lot, including much of Norwest, and established a sizeable brickworks facility to the south of the Bella Vista Farm.⁶ Apart from this major development, the region appears to have retained an agricultural character. A high-voltage power line was constructed across the Project Area during the 1960s. It appears that this was the only substantive development to take place during the mid-20th century. Adjacent lots to the south and west were under orcharding until the late 1970s, during which time the Project Area appears to have been used as open grazing land.

⁵ NSW HLRV. Primary App. 42347.

⁶ Norwest Association Limited. n.d.

2.1.3. Data Centre Development

The Norwest Business Park was conceived during the 1980s, with Baulkham Hills Shire Council and the New South Wales State government rezoning the land in 1987. During this time, the land on which the Project Area is located was subdivided and road construction began on Norwest Boulevard and Brookhollow Avenue. By 1989, groundworks for the road construction had been initiated to the north and south of the 3 Brookhollow Avenue site, with extensive levelling and other earthmoving activities conducted.

Subdivision and sale of the business park was initiated in 1992. By 1993, Cathay Pacific Airways purchased the 3 Brookhollow Avenue site for \$5.2 million, with the intention of building a \$260 million data centre to replace their Hong Kong facility.⁷ Construction began in 1994 and was completed in 1995, constituting the first round of development within the Norwest Business Park.

In 1997, Cathay Pacific commenced negotiations for the transfer of the data centre to IBM Global Services.⁸ A larger carpark area was constructed on the eastern side of the data centre building in 1998, with this being the most recent, observable major alteration to the fabric and spatial arrangements of the site.

⁷ Corrigan. 1993.

⁸ Connors. 1997.

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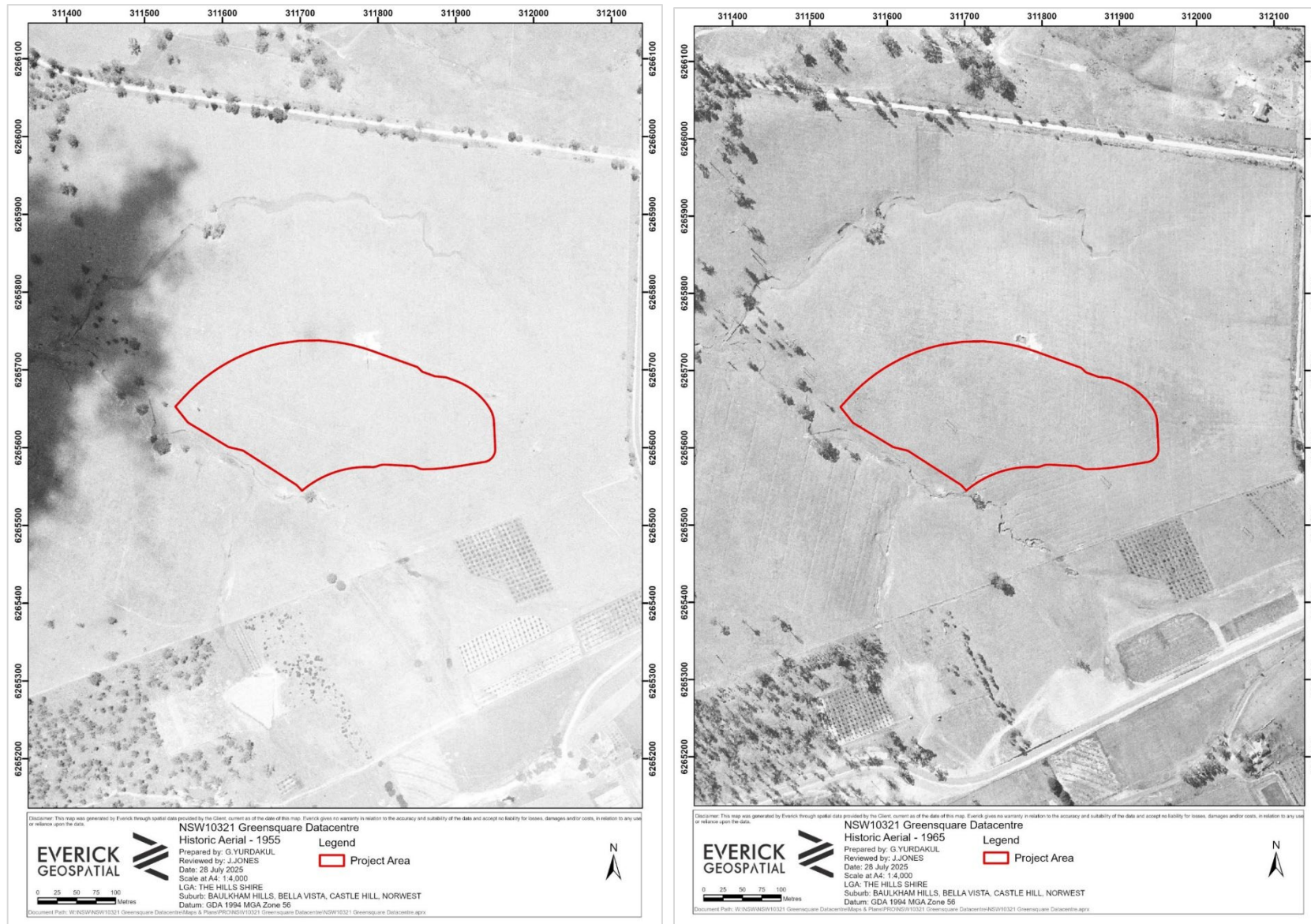


Figure 2-2: Historical aerial photographs of the Project Area, taken 1955 (left) and 1965 (right). (Source: Spatial Services NSW)

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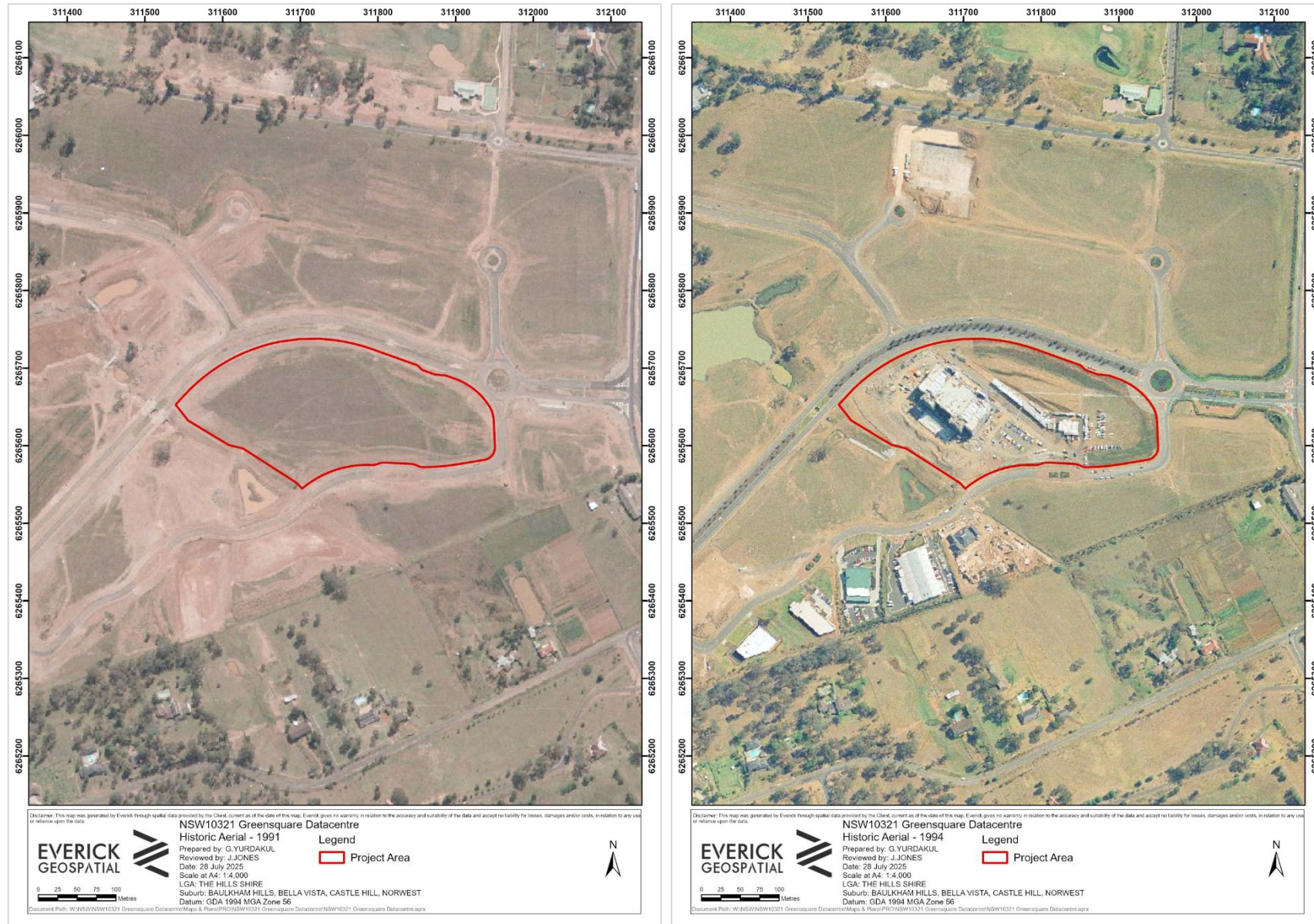


Figure 2-3: Historical aerial photographs of the Project Area, taken 1991 (left) and 1994 (right). (Source: Spatial Services NSW)

2.2. Heritage Items in the Vicinity

The following subsections of this report provide separate histories for the *St Joseph's Novitiate* (I17), *Avenue of trees leading to Castle Hill Country Club* (I25) and *Windsor Road from Baulkham Hills to Box Hill* (I28) heritage items. Information has primarily been derived from The Hills LEP 2019 heritage listing sheets, with other sources provided with attribution as appropriate.

2.2.1. St Joseph's Novitiate

In 1952, the Sisters of St Joseph purchased a 47 ha lot to the west of Windsor Road and established St Joseph's Novitiate in a farmhouse on the site.⁹ Based on the style of the structure, the farmhouse had been built during the interwar period, most likely in 1928.¹⁰ Between 1952 and 1953, Sydney G. Hirst was engaged to prepare plans for the formal, much larger St Joseph's Novitiate building, to be constructed on the ridgetop to the west of the farmhouse (see Figure 2-4). The Novitiate was given its official blessing on 11 April 1953 and the foundation stone was laid for the larger building, while the sisters commenced occupation of the old farmhouse.¹¹ Construction of the new Novitiate building was not completed until 1978, following which, the old farmhouse remained in use as a residential structure.



Figure 2-4: Preliminary drawing of the St Joseph's Novitiate building, made *circa* 1953. (Source: The Sydney Morning Herald. 1953)

⁹ The Advocate, News. 18 June 1953.

¹⁰ Hills Shire Times. Overseas developer buys 12.5ha convent site at Baulkham Hills. 16 January 2017.

¹¹ The Sydney Morning Herald. Proposed Novitiate at Baulkham Hills. 14 April 1953.

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2.2.2. Avenue of trees leading to Castle Hill Country Club

In 1823, George Acres, a free settler, purchased a 500-acre (202.3 ha) lot of Macarthur's 'Seven Hills Farm' estate, located at Baulkham Hills (now Norwest). Here, he established the 'Heywood' estate and constructed a timber homestead. By 1828, the 'Heywood' estate had come to encompass 1,500 acres (607 ha) and was primarily used for fruit orcharding and running cattle.¹²

In 1875, Edward Harte Acres initiated the construction of a larger two-storey farmhouse. The works used bricks made from clay quarried to the north of the site, with the clay pit later repurposed as an artificial lake that is still extant at the site. By 1888, the 'Heywood' estate was a well know orange orcharding property, with approximately 160 acres (64.8 ha) under cultivation.¹³ During this time, Edward Acres purchased substantial land grants in the Northern Territory, though went bankrupt by 1892. It is unclear when the Avenue of trees was planted, though historical imagery of the 'Heywood' estate house (see Figure 2-5) indicates *Araucaria* trees had been planted on the property, likely during the late 19th Century. The Acres family continued to live at the 'Heywood' estate until the 1940s and an aerial image, taken in 1947 (see Figure 2-6), indicates the avenue of trees was already extant prior to this time, corroborating the evidence that the trees were planted by the Acres family as part of the development of the 'Heywood' estate.



Figure 2-5: Photograph of the Heywood estate house, date unknown. (Source: Jordan. 2023)

¹² Australian Royalty. n.d.

¹³ The Mildura Cultivator. Orange and Lemon Cultivation in New South Wales. 18 October 1888.

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Castle Hill Country Club was established on 4 May 1950. In 1951, the club purchased the 'Heywood' estate property and a 214-acre lot, initially establishing a nine-hole golf course. Over the proceeding decades, the club was expanded to an eighteen-hole golf course. In 1990, the original 'Heywood' estate house was demolished and replaced with a new clubhouse. Despite adjacent development impacting on the avenue, now Spurway Drive, plantings of historic mature pine trees have remained to the present.

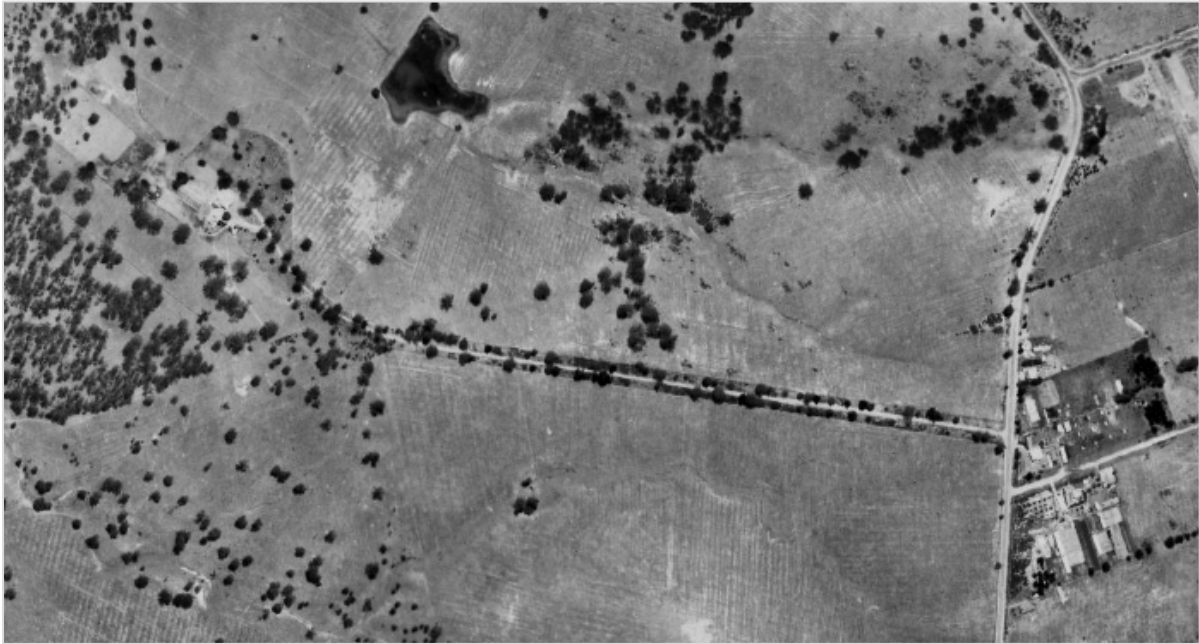


Figure 2-6: 1947 aerial photograph of the Avenue of Trees. (Source: Spatial Services NSW)



Figure 2-7: 1998 aerial photograph of the Avenue of Trees. (Source: Spatial Services NSW)

2.2.3. Windsor Road from Baulkham Hills to Box Hill

The first Windsor Road was established in 1794 to connect the settlements of Sydney and Windsor and facilitate the ongoing settlement of the Hawkesbury-Nepean. By 1812, a new road alignment was formed, with the former alignment being renamed to Old Windsor Road. The new Windsor Road was 32 ft (9.7 m) wide and had two toll gates located at Parramatta Bridge and Rouse Hill.

Traffic on both roads was heavy during the early 19th Century, with the flow of travellers, goods and livestock integral to the growth of settlement throughout the west of the Sydney Basin. The construction of inns along the road at Baulkham Hills, Kellyville, Rouse Hill and the junction with Old Windsor Road saw further economic development within the region. This was furthered by the subdivision of Kellyville in the 1880s, with the growth of the township further expanding the use and importance of Windsor Road. In 1928, Windsor Road was designated as a Main Road by the NSW Government. It has remained an important thoroughfare to the present.¹⁴



Figure 2-8: Photograph of the Baulkham Hills to Box Hill section of Windsor Road, taken in 1930.
(Source: State Library of NSW. Call Number: Government Printing Office 1 - 01877, Original negative held by State Archives & Records Authority of New South Wales.)

¹⁴ Roads and Traffic Authority NSW. 2004; Hawkesbury City Council. 2017.

3. Physical Description

3.1. Setting

The 3 Brookhollow Avenue site is located on a gently sloping area of land overlooking Strangers Creek, laying to the immediate west of the lot boundary. It sits on a corner lot bounded by Norwest Boulevard to its north and Brookhollow Road to its south. The Norwest Metro Station and Norwest central business district are located approximately 300 m to the west.

The built character of the area varies significantly, though it mainly consists of low to medium density commercial and residential development, centring around the intersection of Windsor Road and Norwest Boulevard, 180 m east of 3 Brookhollow Avenue. Building heights range from low-rise residential dwellings, located to the south, to mid- to high-rise mixed-use commercial and residential towers, located on adjacent lots that surround the site on all sides. All buildings within the immediate vicinity of the 3 Brookhollow Avenue site are of relatively modern construction, dating from the mid-1990s to the present. Areas of green space and plantings of large trees along the road corridors, as well as the nearby Norwest Lake, provide a strong visual contrast between natural and built areas.



Figure 3-1: View along Norwest Boulevard, facing west. (Source: Google. 2022)

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Figure 3-2: View along Norwest Boulevard, facing east. (Source: Google. 2022)



Figure 3-3: View across Norwest Boulevard, facing north. (Source: Google. 2022)



Figure 3-4: View along Brookhollow Avenue, facing west. (Source: Google. 2024)

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Figure 3-5: View along Brookhollow Avenue, facing east. (Source: Google. 2024)



Figure 3-6: View across Windsor Road, facing northeast. (Source: Google. 2024)

3.2. Site Description

The 3 Brookhollow Avenue data centre facility consists of a single large building. It is rectangular in plan and four storeys in height, with four rectangular stairwell towers projecting from the eastern and western sides. A smaller, two-storey wing of the structure that contains generators and electrical plant is attached to the western side of the main building. The facility is of early 1990s construction and has a simple, utilitarian design.

The data centre building has significant setback from both Brookhollow Avenue and Norwest Boulevard and is partially obscured from view lines at street level by border plantings of native vegetation. Areas of

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formalised driveway and carparks are located to the south and east of the structure, with the remainder of the site consisting of open grassed space.



Figure 3-7: Aerial photograph of the 3 Brookhollow Avenue site. (Source: DataCentreDynamics. 2025)

It was found that the three heritage items in the vicinity were completely obscured from ground level views, owing to boundary plantings and the surrounding mid- to high-rise development on adjacent lots. The survey confirmed the form and massing of the data centre structure to be accurately represented by the site description contained in this report (see the above section).

The survey found that the 3 Brookhollow Avenue site had been subjected to significant ground disturbing impacts as a result of the construction of the data centre structure, carparks and associated landscaping, as well as the construction of the road corridors of Brookhollow Avenue and Norwest Boulevard. Evidence of considerable earthwork construction, including terracing and levelling, was exhibited across the entirety of the Project Area. No evidence of former structures or historical archaeological material could be identified on the surface.

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Figure 3-8: View along the northern side of the data centre building, facing east. (Source: Everick Heritage. 2025)



Figure 3-9: View along the western side of the data centre building, facing north. (Source: Everick Heritage. 2025)

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Figure 3-10: View across the northern side of the 3 Brookhollow Avenue site, facing west. (Source: Everick Heritage. 2025)



Figure 3-11: View across the northern side of the data centre of 3 Brookhollow Avenue site, facing east (Source: Everick Heritage. 2025).

3.3. Items in the Vicinity

3.3.1. St Joseph's Novitiate

The site listed as St Joseph's Novitiate (not to be confused with the main Novitiate building, located to the west) is a single-storey, residential dwelling designed in the interwar California bungalow architectural style. It is approximately 'L' shaped in plan, with brick walls and intersecting hipped roofs clad in tile. A single-bedroom annex constructed to a later design, as well as other outbuildings, are located adjacent to the western side of the main residence. Areas surrounding the dwelling primarily consist of open, grassed land, though a stand of large eucalypts trees is located along the ridgetop to the west. The area is presently zoned for residential development, with ongoing works that will redevelop the land surrounding the Novitiate building.

While the dwelling is situated at the top of a low ridgeline, affording it good views of the surrounding area, views to and from the 3 Brookhollow Avenue site are largely obscured by vegetation and medium to high-rise development located further to the north, along Brookhollow Avenue.



Figure 3-12: View of St Joseph's Novitiate, facing northwest. (Source: Google. 2024)

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Figure 3-13: View of St Joseph's Novitiate, facing southwest. (Source: The Hills Shire Council. 2007)



Figure 3-14: View of St Joseph's Novitiate, facing southeast. (Source: The Hills Shire Council. 2007)



Figure 3-15: View of St Joseph's Novitiate, facing east. (Source: The Hills Shire Council. 2007)

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3.3.2. Avenue of Trees Leading to Castle Hill Country Club

The *Avenue of trees leading to Castle Hill Country Club* (I25) consists of a roadside planting of large trees, consisting primarily of *Araucaria* and *Eucalyptus* interspersed with scattered plantings of other species. The site spans the length of Spurway Drive on both its northern and southern sides. There are some uninterrupted views between the tree line and 3 Brookhollow Avenue, with the data centre building clearly present on the southern skyline (see Figure 3-17).



Figure 3-16: View of the Avenue of trees, facing northwest. (Source: Google. 2019)



Figure 3-17: View to the 3 Brookhollow Avenue site from the Avenue of trees, facing southeast. (Source: Google. 2020)

3.3.3. Windsor Road from Baulkham Hills to Box Hill

Windsor Road, in its present configuration, consists of a four-lane main road, with two northbound and two southbound lanes passing Norwest. While it follows the approximate alignment of the historical Windsor Road, it has lost much of its historical form and setting due to subsequent development.



Figure 3-18: View along Windsor Road, facing south. (Source: Google. 2024)



Figure 3-19: View along Windsor Road, facing north. (Source: Google. 2024)

4. Preliminary Historical Archaeological Assessment

This section provides a preliminary assessment of the potential of the site to contain historical archaeological material. The significance of any archaeological material will not be assessed, nor will any assessment be made of potential Aboriginal archaeological sites or objects.

4.1. Physical and Documentary Evidence

4.1.1. Historical Phasing

Based on the assessed history of the Project Area, as contained in Section 2.1 of this report, the following historical phases are derived:

Table 4-1: Historical phases of development at the Project Area.

Phase	Activity	Time Period
1	Early Exploration and agricultural land use along Windsor Road	1790s-1989
2	Peripheral development and road construction	1989-1994
3	Data centre	1994-Present

4.1.2. Physical Analysis

A review of historical aerial photographs indicates the site has been subjected to a high degree of ground disturbance, including levelling and terracing for the construction of the road corridors of Norwest Boulevard and Brookhollow Avenue, as well as the construction of the data centre, its associated carparks and landscaping during the 1990s.

Additionally, on the basis of observations made during the survey of the site (see Section 3.2), it is confirmed that previous ground disturbance is likely to have had a significant impact on the potential of the site to contain any substantive or in situ archaeological deposits.

4.2. Background

Archaeological Potential is defined by the Archaeological Assessment Guidelines as the “degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research”.¹⁵ In the context of historical archaeological assessment, this can be broadly stated as the potential for a given site to contain an archaeological relic, as defined under the *Heritage Act 1977* (NSW). Historical archaeological potential is assessed by identifying former land uses and associated features through historical research and evaluating whether environmental or anthropogenic factors have impacted upon the likelihood for archaeological relics and associated features to be preserved in situ.

Processes that may have had an impact on subsurface archaeological deposits include but are not limited to the construction of buildings, earthworks or infrastructure, land clearance, agricultural activities and the installation of subsurface services. Additionally, impacts may be the result of natural factors such as flood, fire or erosion. To evaluate the archaeological potential of the Project Area, the following units of description, adapted from the Archaeological Assessment Guidelines and in consideration of the gradings of disturbance above, are provided:

Table 4-2: Gradings of historical archaeological potential.

Grading	Description
High	Archaeological features/sites are known to be present and undisturbed by subsequent activity.
Medium	Archaeological features/sites are likely to be present or are known to be present but have been somewhat disturbed by subsequent activity.
Low	Archaeological features/sites are not likely to be present or are known to be present but have been substantially disturbed by subsequent activity.
Nil	Disturbance to the site is total.

¹⁵ Heritage Office and DUAP. 1996a

4.3. Archaeological Potential

4.3.1. Phase 1: Agricultural land use

The Project Area was within an area of agricultural land use from 1810 to 1989. During this phase, successive subdivisions occurred and it is likely that the Project Area was partially or totally incorporated into a number of farming estates of differing sizes. It appears that, during the 20th Century, the Project Area was primarily cleared for open grazing land and there is no evidence of any substantial structures being located within the site during this time. Areas to the north and south of the Project Area were used as orchards during the later 19th and early-to-mid-20th centuries though aerial photographs show no evidence of orcharding within the boundary of the Project Area by the 1930s. The only evidence of development within the Project Area appears during the mid-1960s, when a high-voltage power line was constructed on a southeast to northwest axis across the Project Area.

There is a low potential for archaeological material related to Phase 1 to be present within the Project Area. It is expected that any archaeological remains of Phase 1 would constitute scattered material related to the agricultural use of the land. Such material could include postholes, timbers, wire and metal fittings related to fencing of the lot, as well as agricultural implements and refuse related to agricultural activity. Some refuse material may also remain in a subsurface context from the construction and of the power line during the 1960s.

4.3.2. Phase 2: Peripheral development and road construction

The Project Area was subjected to substantial ground disturbing works during the late 1980s and early 1990s, relating to the construction of Norwest Boulevard and Brookhollow Avenue to the north and south respectively. Aerial photographs from this phase show large areas of disturbed soil and evidence of levelling to form terraces for the road corridor. During this time, construction activities also occurred within the area surrounding the Project Area as part of the Norwest Business Park development.

There is a low to nil potential for archaeological materials related to Phase 2 to be present within the Project Area and it is expected that any such archaeological material would constitute scattered construction debris and refuse related to the construction of the roads and the early development of the Norwest Business Park. These activities are also likely to have resulted in impacts to archaeological material related to Phase 1.

4.3.3. Phase 3: Data centre

The construction of the present data centre structure and its associated carpark and landscaping during the 1990s is likely to have substantially impacted upon the archaeological potential of the Project Area. These activities are likely to have resulted in impacts to archaeological material of phase 1 and phase 2. It is expected that any material related to Phase 3 would consist of refuse related to the construction and ongoing use of the data centre, such as fragments of brick, concrete, metal and glass, as well as subsurface services conduits remaining in situ.

4.4. Summary

This assessment has provided a detailed accounting of the archaeological potential of the Project Area, in consideration of the evidence presented in section 0 and section 3 of this report. There is no evidence of historical activities having taken place within the bounds of the Project Area that would have left a substantive archaeological signature. While there may be archaeological remains of previous agricultural land use, it is expected that this material would be relatively mundane in nature and is likely to have been impacted by the development of the data centre during the 1990s. In consideration of the information above, the archaeological potential of the Project Area is assessed to be low to nil.

Identified historical phasing and the potential for archaeological features associated with that historical activity to survive are detailed in the table below.

Table 4-3: Phases and archaeological remains.

Phase	Historical Activity	Disturbance	Potential archaeological features
1	Agricultural land use (1790s-1989) Construction of power lines (1960s)	Levelling of site Construction of roads and data centre	Postholes and other material related to pasture fencing Scattered agricultural refuse Refuse from power line construction
2	Road construction Nearby development	Construction of roads and data centre	Scattered construction refuse
3	Data centre construction and use	Ongoing use of data centre	Scattered refuse related to construction and use of data centre

5. Assessment of Heritage Significance

An item, place or archaeological site may be considered to be of State or local significance if it meets one or more of the seven criteria for *Assessing Heritage Significance*¹⁶. Heritage value and cultural significance are two terms that encompass the tangible and intangible values which may be attached to a place, heritage item or archaeological site. An assessment of significance supports a framework for developing management strategies to protect places for future generations.

5.1. Significance of 3 Brookhollow Avenue

5.1.1. Criteria Assessment

The 3 Brookhollow Avenue site has not previously been identified for any values related to heritage significance. The following table provides an assessment of the 3 Brookhollow Avenue site against the seven criteria for *Assessing Heritage Significance*.

Table 5-1: Significance criteria assessment for 3 Brookhollow Avenue.

Significance	Description
a) Historic significance <i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	The site is not associated with any historic events or themes relevant to NSW's cultural or natural history, or the cultural or natural history of the local Norwest area. Assessment 3 Brookhollow Avenue <u>does not</u> meet the threshold for heritage significance under <i>criterion a) Historic significance</i>.
b) Historical association <i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	The site is located is associated with prominent early landholders including John and Elizabeth Macarthur and Mrs Susanna Matilda Ward. However, there is no evidence that such individuals used or occupied the land. The present data centre has no known association with notable historical figures. Therefore, 3 Brookhollow Avenue does not have a strong or special association with the life or works of any person or group of persons of importance in NSW's cultural or natural history, or the cultural or natural history of the local Norwest area. Assessment 3 Brookhollow Avenue site <u>does not</u> meet the threshold for heritage significance under <i>criterion b) Historical association</i>.
c) Aesthetic/creative/technical achievement	The site presently contains a relatively unremarkable and utilitarian data centre structure constructed during the 1990s. It

¹⁶ Department of Planning and Environment NSW. 2023a.

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Significance	Description
<i>An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).</i>	does not demonstrate aesthetic characteristics or a high degree of creative or technical achievement in NSW or the local Norwest area. Assessment 3 Brookhollow Avenue <u>does not</u> meet the threshold for heritage significance under <i>criterion c) Aesthetic/creative/technical achievement</i>.
d) Social, cultural, and spiritual <i>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.</i>	The site does not have any strong or special association with a particular community or cultural group in NSW or the local Norwest area for social, cultural or spiritual reasons. Assessment 3 Brookhollow Avenue <u>does not</u> meet the threshold for heritage significance under <i>criterion d) Social, cultural, and spiritual</i>.
e) Research potential <i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	As the site was completely redeveloped in the 1990s, it has no potential to yield information that will contribute to an understanding of NSW's cultural or natural history or the cultural or natural history of the local Norwest area. The research potential and significance of any historical archaeological remains on the site are detailed in Section 4.4 of this report and it is expected that any such material will be of low research potential. Assessment 3 Brookhollow Avenue <u>does not</u> meet the threshold for heritage significance under <i>criterion e) Research potential</i>.
f) Rare <i>An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	The site does not contain any features or elements that are considered to possess uncommon, rare or endangered aspects of NSW's cultural or natural history or the cultural or natural history of the local Norwest area. Assessment 3 Brookhollow Avenue <u>does not</u> meet the threshold for heritage significance under <i>criterion f) Rare</i>.
g) Representative <i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</i>	The site presently contains a relatively unremarkable and utilitarian data centre structure constructed during the 1990s. It does not demonstrate the principal characteristics of a class of NSW's cultural or natural places, or the cultural or natural places of the local Norwest area. Assessment 3 Brookhollow Avenue site <u>does not</u> meet the threshold for heritage significance under <i>criterion g) Representative</i>.

5.1.2. Summary Statement of Heritage Significance

Based on the above assessment, it is not considered that any elements of 3 Brookhollow Avenue would meet the threshold for heritage significance under the seven criteria for *Assessing Heritage Significance*.

5.2. Heritage Items in the Vicinity

An examination of the State Heritage Inventory located three items of local heritage significance, identified in Schedule 5 of The Hills LEP 2019, in the vicinity of 3 Brookhollow Avenue. These heritage items consist of *St Joseph's Novitiate* (I7), *Avenue of trees leading to Castle Hill Country Club* (I25) and *Windsor Road from Baulkham Hills to Box Hill* (I28). The following table provides a summary of the heritage items and their statements of significance:

Table 5-2: Heritage items in the vicinity of 3 Brookhollow Avenue.

Heritage items in the vicinity

St Joseph's Novitiate (I7)

Address: Mackillop Drive, Norwest NSW

Statement of Significance: *Fine example of bungalow in original condition. Its early association with the St Joseph's Novitiate requires further research.*

Avenue of trees leading to Castle Hill Country Club (I25)

Address: 7 and 9 Spurway Drive and Castle Hill Country Club, Spurway Drive, Norwest NSW

Statement of Significance: *Aracarias [sic] and mature eucalypts are evidence of European settlement and use of this land since early 19th century.*

Windsor Road from Baulkham Hills to Box Hill (I28)

Address: Windsor Road, Norwest NSW

Statement of Significance: *The best example of a Macquarie period toll road partly in the 1794 line of the earliest track to the Hawkesbury granaries. The inns and inn-sites. The suburban growth at Baulkham Hills, the village development at Kellyville in the late Victorian period and the larger properties at Rouse Hill and Box Hill evoke historical realities, just as the post and rail fencing at Glenmore evokes the colonial rural scene.*

5.3. Significance of Historical Archaeology

5.3.1. Background

Research potential relates to how the potential archaeological resource could provide scientific and archaeological data which could further expand knowledge of life in the area. Archaeological significance is related to its scientific research potential. Bickford and Sullivan, as quoted in the Heritage Branch guide *Assessing Significance for Historical Archaeological Sites and 'Relics'*,¹⁷ state that archaeological significance must also answer the following questions:

Does the site:

- *Contribute knowledge which no other resource can?*
- *Contribute knowledge which no other site can?*

And,

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

A site can be of high archaeological potential (meaning that remains are likely to be present) yet, if those remains are unlikely to provide valuable or useful information, they will be of low research potential. To this end, the following levels of archaeological significance are provided:

Table 5-3: Levels of significance.

Level	Description
State	Significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.
Local	Significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.
Nil	No significance in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

¹⁷ Heritage Branch. 2009.

5.3.2. Archaeological Significance

The following table provides a historical archaeological significance assessment that identifies the research potential for the site, following the NSW Heritage Criteria for Assessing Significance related to Archaeological Sites and 'Relics'¹⁸:

Table 5-4. Historical archaeological significance assessment.

Criteria	Assessment
NSW Heritage Criteria Assessment	
Archaeological Research Potential (NSW Heritage Criterion E).	While there is a record of property ownership during Phase 1, there is no known documentary evidence that describes its use or development during this time. Some information may be derived from early aerial photographs, though this is a limited source. As cleared agricultural land is, fundamentally, a mundane occurrence in archaeological terms, it is not expected that the Project Area has the potential to provide further information on the early agricultural land use of the area. Furthermore, the high degree of previous ground disturbance means it is unlikely that any archaeological material would be sufficiently substantive to provide additional information.
Association with individuals, events or groups of historical importance (NSW Heritage Criteria A, B & D).	The Project Area was located within farming estates belonging to various prominent individuals in the development of NSW and the local Hills Shire region, including the Macarthur family, Mrs Susanna Matilda Ward and G. B. Suttor. However, due to the high degree of previous ground disturbance and low likelihood of substantive archaeological deposits being preserved in situ, it is unlikely that any archaeological material could provide further information on the ownership and use of the Project Area or its environs by prominent early landholders.
Aesthetic or technical significance (NSW Heritage Criterion C).	Any archaeological remains identified within the Project Area are likely to consist of scattered agricultural or construction refuse related to the development and use of the site. It is unlikely that any such material would be of aesthetic value or exhibit a substantive degree of technical significance.
Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G).	Any archaeological remains within the Project Area have the potential to illustrate past phases of development and land use. However, no construction or other development has been identified within the Project Area prior to the 1990s and it is, therefore, unlikely that any such archaeological material would be of a sufficiently substantive nature to meet the threshold for significance under Criteria A, C, F or G.

¹⁸ Heritage Branch. 2009.

Criteria	Assessment
Bickford and Sullivan Questions	
Contribute knowledge which no other resource can?	Any archaeological remains identified within the Project Area are likely to consist of scattered agricultural or construction refuse related to the development and use of the site. This material is not considered to be unique and it is unlikely that it would contribute any knowledge that can be found in no other source.
Contribute knowledge which no other site can?	As cleared agricultural land is, fundamentally, a mundane occurrence in archaeological terms, it is not expected that the Project Area has the potential to contribute knowledge which no other site can.
Is the knowledge relevant to general questions about human history or other substantive problems relation to Australian History, or does it contribute to other major research questions?	Any archaeological remains within the Project Area are unlikely to provide knowledge relevant to general questions about human history or other substantive problems in relation to Australian History. It is considered unlikely that the Project Area may contribute to any major research questions related to the Hills Shire region or NSW more broadly.

5.3.3. Summary

The historical phases of development and the associated archaeological resource which were discussed in Section 4 of this report may have differing levels of significance depending on levels of activity during the phase, the relevance to historical themes, or association with the existing heritage listed item and its heritage significance. These are summarised in the following table.

Table 5-5: Summary of significance assessment.

Phase	Research Potential and Significance
1	Archaeological material related to agricultural land use is expected to be of low research potential and little to no significance.
2	Archaeological material related to road construction and development of the Norwest Business Park is expected to be of low to nil research potential and little to no significance.
3	Archaeological material related to the construction and ongoing use of the data centre is expected to be of low to nil research potential and little to no significance.

6. Proposed Works

The proposed works consist of the construction of a new data centre building adjacent to the existing data centre facilities at 3 Brookhollow Avenue, Norwest. The development subject to this SSD application includes is a five-storey rectangular building running in an east-west direction across the site and surrounded by a 6.4 m wide access road.

The building contains data halls to the northern half and generator gantry to the southern half. There are under-croft parking and back-of-house areas to the lower ground floor and the roof contains mechanical plant for cooling sensitive equipment.

The proposed development is set inside a security fence which is set back behind an existing 20 m thick band of mature vegetation. A total of 119 trees will be removed to facilitate the construction of the data centre, consisting primarily of trees along the boundary of the existing carpark and internal road spaces. The 20 m band of boundary vegetation will be augmented with supplementary plantings of native species and the construction of a walking trail, seating, and interpretive signage (in keeping with Connecting with Country principles). A workers amenity area, consisting of outdoor seating and landscaping, will also be constructed to the south of the new datacentre building.

Other works occurring on the site and subject to separate development approvals with Hills Shire Council include expansion and upgrade of the existing building and construction of an electrical substation.

The following documents, showing details of the proposed works, have been reviewed:

Table 6-1: Assessed documentation of proposed works.

Dwg No.	Architectural Drawings/ Site Plans	Date	Revision
A000	COVER SHEET	05/12/2025	1
A010	LOCALITY & CONTEXT PLAN	05/12/2025	1
A011	SITE ANALYSIS	05/12/2025	1
A012	SITE PLAN	05/12/2025	9
A060	SHADOW DIAGRAMS – SUMMER SOLSTICE	05/12/2025	1
A061	SHADOW DIAGRAMS – WINTER SOLSTICE	05/12/2025	1
A062	GFA CALCULATION DIAGRAMS	05/12/2025	2
A065	PHASING DIAGRAM	05/12/2025	1
A100	LEVEL 01 – HYD PLANT	05/12/2025	5

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Dwg No.	Architectural Drawings/ Site Plans	Date	Revision
A101	LEVEL 02 – BOH FLOOR PLAN	05/12/2025	5
A102	LEVEL 03 – FLOOR PLAN	05/12/2025	4
A103	LEVEL 04 – FLOOR PLAN	05/12/2025	4
A104	LEVEL 05 – FLOOR PLAN	05/12/2025	4
A105	LEVEL 06 – FLOOR PLAN	05/12/2025	4
A106	LEVEL 07 – FLOOR PLAN	05/12/2025	4
A107	LEVEL 08 – MECH DECK – ROOF PLAN	05/12/2025	4
A150	NORTH ELEVATION	05/12/2025	3
A151	EAST ELEVATION	05/12/2025	3
A152	WEST ELEVATION	05/12/2025	4
A153	SOUTH ELEVATION	05/12/2025	3
A155	SITE ELEVATIONS (NORWEST BLVD & BROOKHOLLOW AVE)	05/12/2025	1
A200	LONG SECTIONS SHEET 1	05/12/2025	3
A201	LONG SECTIONS SHEET 2	05/12/2025	4
A205	CROSS SECTIONS SHEET 1	05/12/2025	4
A206	CROSS SECTIONS SHEET 2	05/12/2025	4
A210	SITE SECTION SHEET 1	05/12/2025	1
A900	PERSPECTIVES	05/12/2025	1
-	SYD1 ST2 SSDA LANDSCAPE REPORT, ARCADIA	12/12/2025	Rev 4

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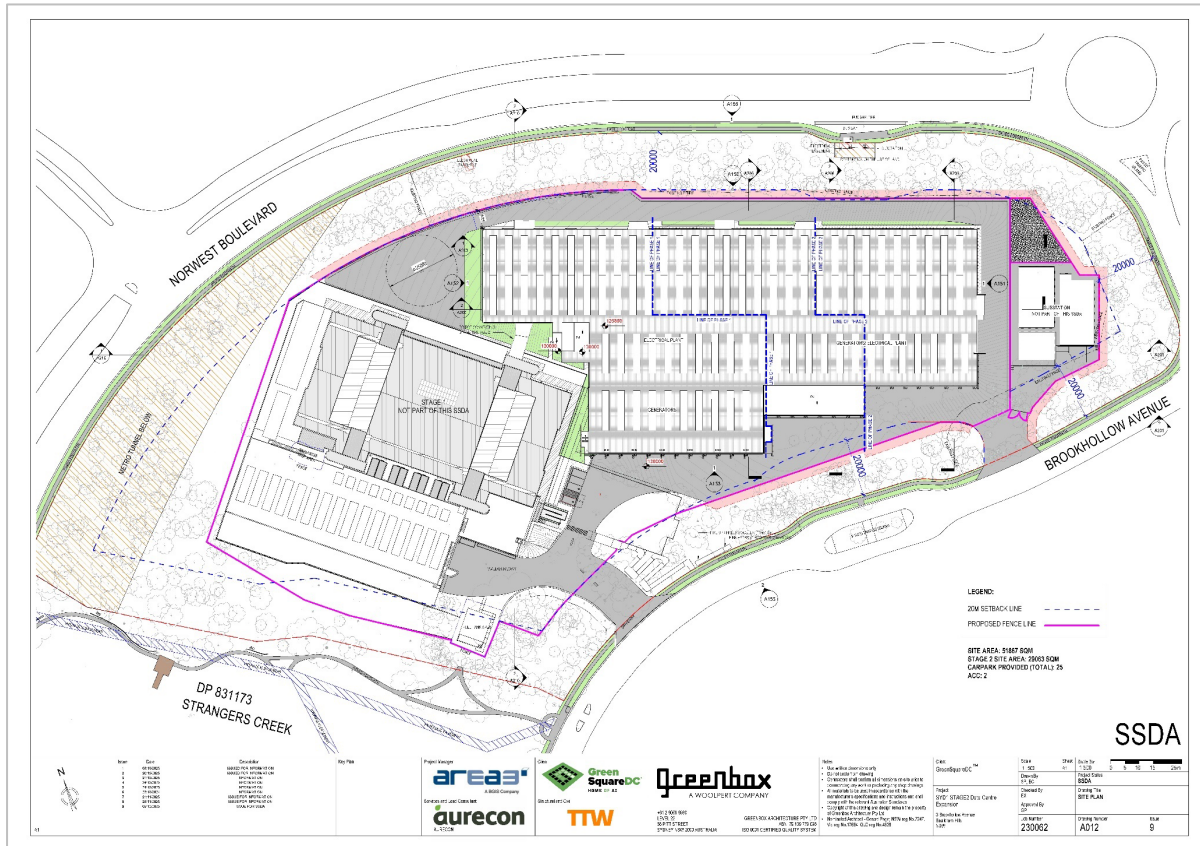


Figure 6-1: Site Plan (Source: Greenbox. 2025).

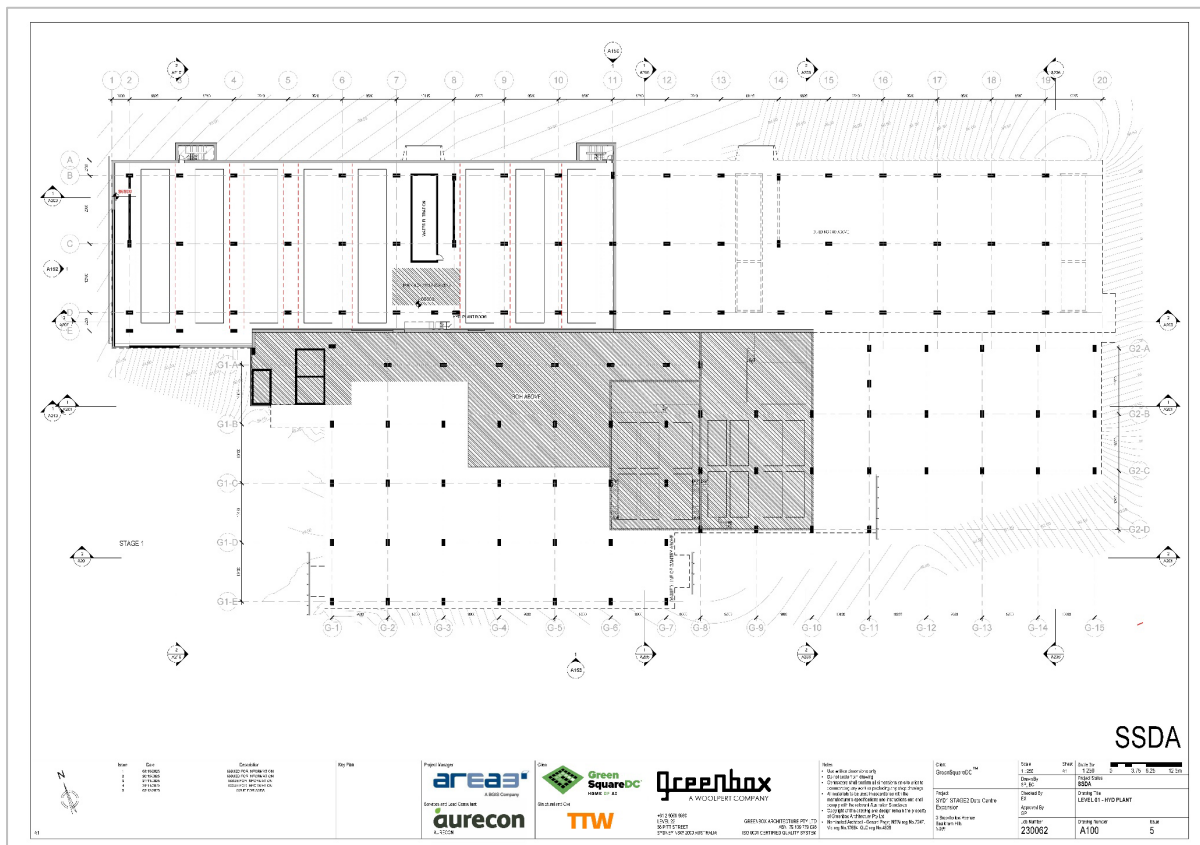


Figure 6-2: BOH Floor Plan (Source: Greenbox. 2025).

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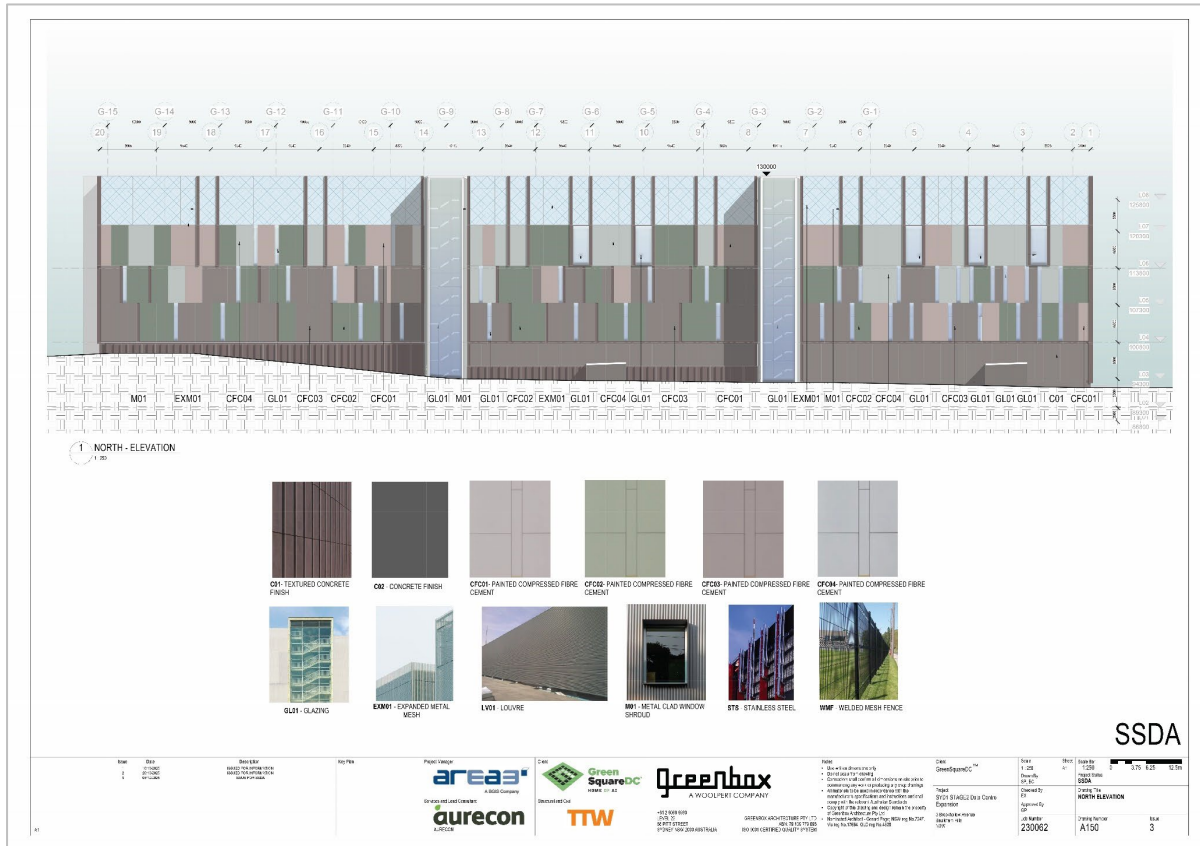


Figure 6-3: Northern Elevation (Source: Greenbox. 2025).

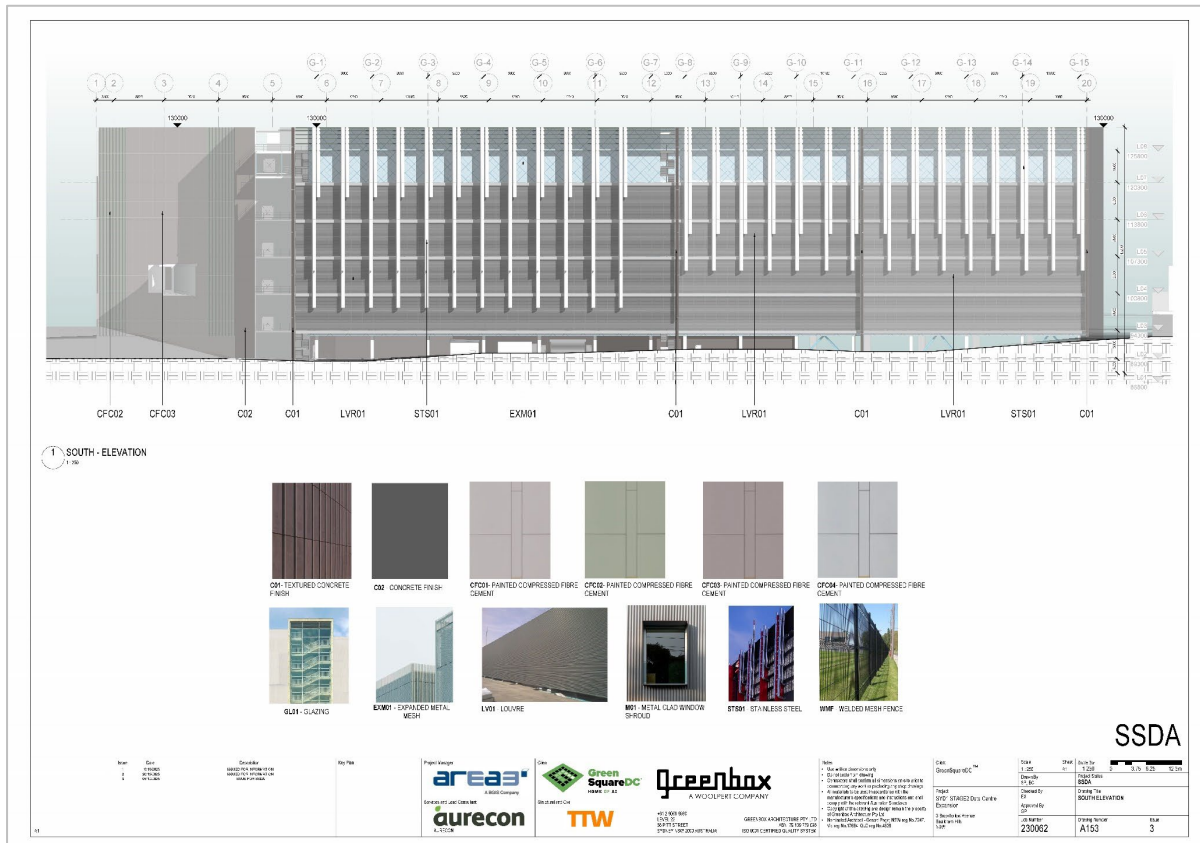


Figure 6-4: Southern Elevation (Source: Greenbox. 2025).

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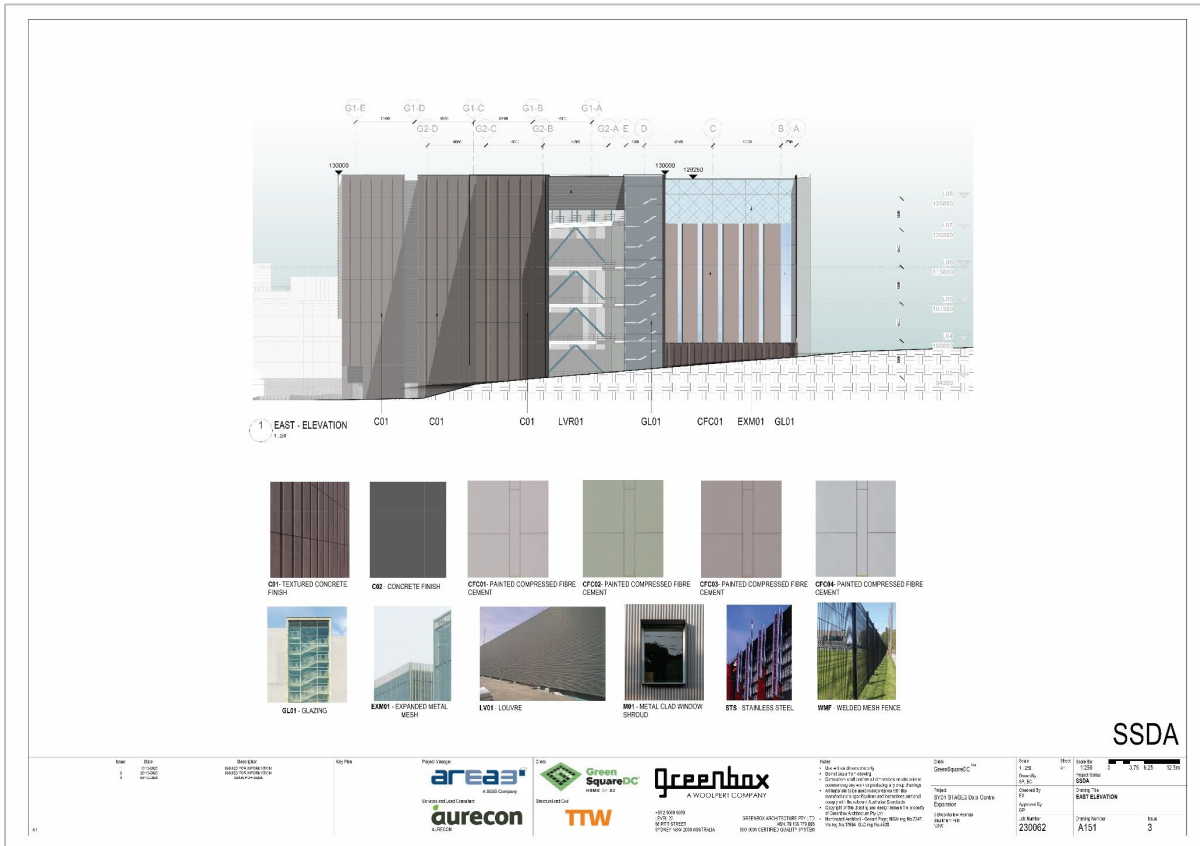


Figure 6-5: Eastern Elevation (Source: Greenbox. 2025).

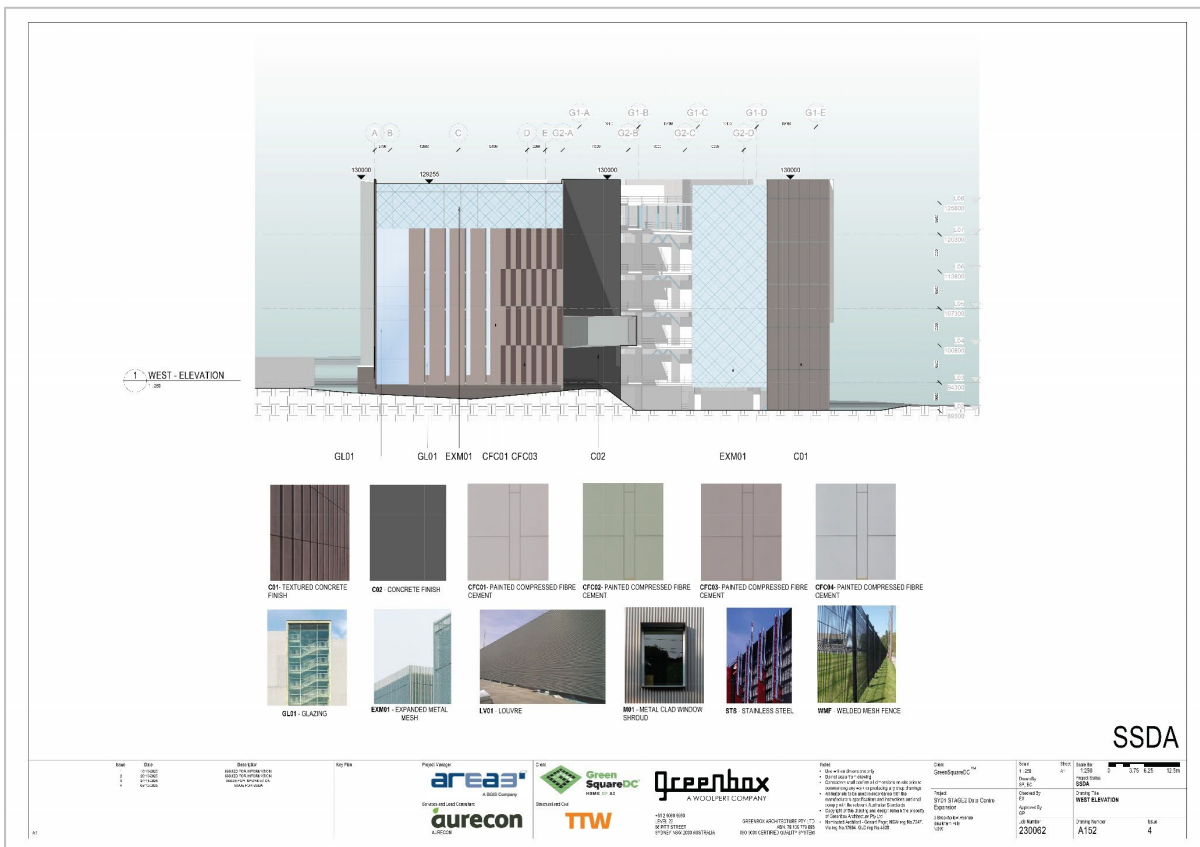


Figure 6-6: Western Elevation (Source: Greenbox. 2025).

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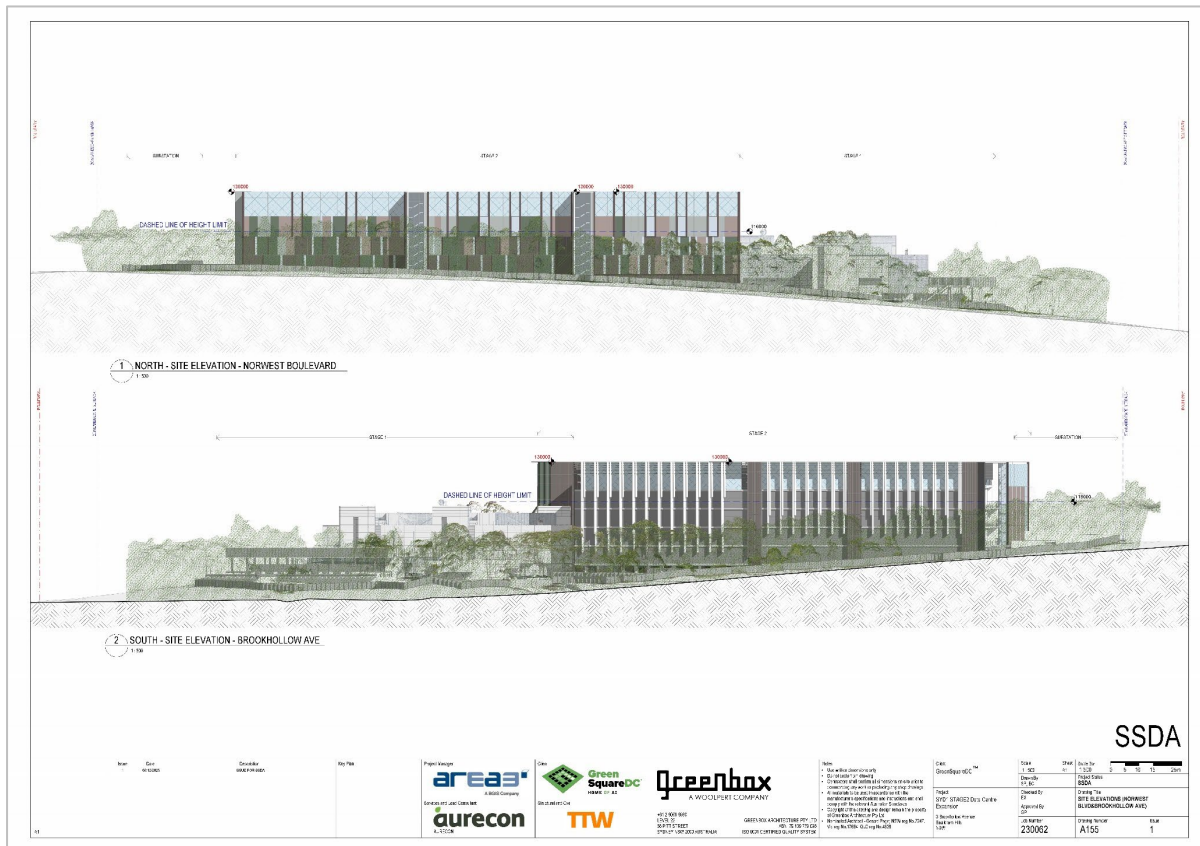


Figure 6-7: Site Elevations (Source: Greenbox. 2025).

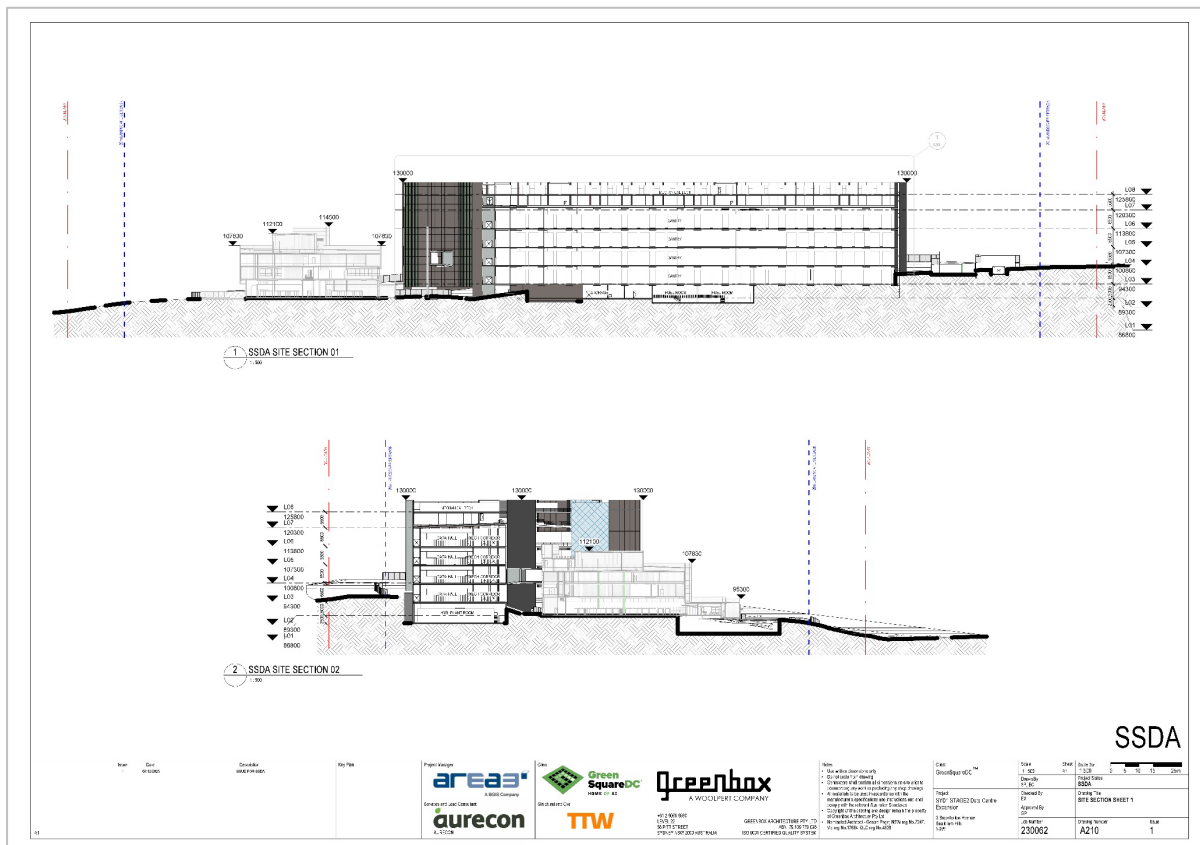


Figure 6-8: Site Sections (Source: Greenbox. 2025).

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Figure 6-9: Perspectives (Source: Greenbox. 2025).



Figure 6-10: Landscape Masterplan (Source: Arcadia. 2025).

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Figure 6-11: Render of the data centre in context (Source: Aurecon. 2025).

7. Heritage Impact Assessment

7.1. Approach to Assessment

The 3 Brookhollow Avenue site is located within the vicinity of three heritage items: *St Joseph's Novitiate* (I7), *Avenue of trees leading to Castle Hill Country Club* (I25) and *Windsor Road from Baulkham Hills to Box Hill* (I28), identified in Schedule 5 of The Hills LEP 2019. The proposed development is, therefore, required to respond to the heritage significance of its site and setting, to ensure the impacts of the proposed works on the heritage significance of the heritage items are minimised.

The following section provides an assessment of heritage impacts caused by the proposed works, consistent with the *Guidelines for preparing a statement of heritage impact*¹⁹.

The assessment follows the definitions of 'heritage impact', based on the *Heritage NSW Material Threshold Policy*²⁰. These have been modified to apply to matters of local, Commonwealth and National heritage significance, as relevant to the context of the three heritage items.

Table 7-1: Scale of impact to heritage significance

Impact	Definition
Total Loss of Significance	Major adverse impacts to the extent where the place would no longer meet the criteria for listing.
Adverse Impact	Major (that is, more than minor or moderate) adverse impacts. Moderate adverse impacts to the heritage significance of the item. Minor adverse impacts to heritage significance of the item.
Little to no Impact	An alteration to a significant heritage item that is so minor that it is considered negligible.
Positive Impact	Alterations to a significant item that enhance the ability to demonstrate its cultural heritage values.

¹⁹ Department of Planning and Environment NSW. 2023b.

²⁰ Department of Planning and Environment NSW. 2022.

7.2. Matters for Consideration

The *Guidelines for preparing a statement of heritage impact*²¹ provide a series of matters for consideration when assessing the impact of a proposed work to the heritage values of an item or place. The following sections provide a detailed assessment of matters, as they are relevant to the heritage items in the vicinity.

7.2.1. Fabric and Spatial Arrangements

The proposed works will not impact upon the fabric or spatial arrangements of any structures or spaces identified to be of heritage significance.

7.2.2. Setting, Views and Vistas

The site currently contains a data centre building that was constructed in the 1990s in a simple utilitarian design. It primarily consists of a single, large, four storey building with a rectangular plan. The current data centre building has a deep setback from Brookhollow Avenue and Norwest Boulevard and is partially obscured from view lines at Street level by boarder plantings of native vegetation.

The proposed new data centre will be a five-storey rectangular building running in an east-west direction across the site and will be surrounded by a 6.4 m wide access road. The building contains data halls to the northern half and generator gantry to the southern half. There is under-croft parking and back-of-house areas to the lower ground floor. The development is proposed to set back behind an existing 20 m thick band of mature vegetation that will be augmented with supplementary plantings of native species, a walking trail, seating, and interpretive signage. There will also be workers amenity area, consisting of outdoor seating and landscaping, will also be constructed to the south of the new datacentre building.

Fundamentally the new data centre is a replacement of the existing data centre. The new data centre will have an increased mass and height but is consistent with expectations for urban planning in the area, which allows for large multi-storey, utilitarian buildings of this nature. In regard to heritage items that are located in the vicinity (*Windsor Road from Baulkham Hills to Box Hill, Avenue of trees leading to Castle Hill Country Club and St Joseph's Novitiate*), an increase of the size and scale proposed does not alter the relationship that these items have with their surrounding setting. This is owing to the items being either too distantly located (see Figure 1-3) or having values that will not be impacted by a change in setting, such as the alignment of Windsor Road (see Section 5.2).

²¹ Department of Planning and Environment NSW. 2023b.

The proposed works will result in little to no impact to the significance of any heritage items located in the vicinity of the item.

7.2.3. Landscape

The proposed works will not have any direct impact on any elements of landscaping identified for heritage significance. The proposed landscaping works will result in a positive outcome for the structure and site, softening its presentation when viewed from the surrounding area and the streetscapes of Windsor Road, Norwest Boulevard and Brookhollow Avenue.

7.2.4. Use

The proposed works do not involve the change of use of any structures or spaces identified to be of heritage significance.

7.2.5. Demolition

The proposed works do not involve the demolition of any elements of built fabric identified to be of heritage significance.

7.2.6. Curtilage

The proposed works do not involve any changes to the curtilage of any items of heritage significance.

7.2.7. Movable Heritage

There are no items of movable heritage located in or within the vicinity of the 3 Brookhollow Avenue site.

7.2.8. Aboriginal Cultural Heritage

This Statement of Heritage Impact does not provide an assessment of Aboriginal Cultural Heritage. A separate Aboriginal Cultural Heritage Assessment has been prepared by Everick Heritage (2025) for the proposed works, pursuant to the requirements of the *National Parks and Wildlife Act 1974* (NSW).

7.2.9. Historical Archaeology

The archaeological potential of the Project Area is assessed to be low to nil. There is no evidence of historical activities having taken place within the bounds of the Project Area that would have left a substantive archaeological signature. While scattered refuse may be present within a subsurface context, this would be related to the prior agricultural use of the Project Area or the development of Norwest Boulevard and the nearby Norwest Business Park during the 1980s and 1990s. There is a low to nil potential for relics to be exposed by any works taking place on the site.

An Unexpected Finds Protocol should be implemented for any ground disturbing works.

7.2.10. Natural Heritage

There are no items of natural heritage located in or within the vicinity of the 3 Brookhollow Avenue site.

7.2.11. Heritage Conservation Areas

The 3 Brookhollow Avenue site is not located within or in the vicinity of any Heritage Conservation Areas.

7.2.12. Cumulative Impacts

The proposed works will have little to no cumulative impact on any heritage items in the vicinity.

7.2.13. Conservation Management Plan

There is no Conservation Management Plan for any site in or within the vicinity of the proposed works.

7.2.14. Other Heritage Items in the Vicinity

Under Section 5.10.5 of The Hills LEP 2019, The Hills Shire Council may require assessment of the extent to which the carrying out of the proposed development would affect the heritage significance of heritage items in the vicinity of the Project Area.

The following table provides an assessment of impact for each of the three heritage items in the vicinity:

Table 7-2: Impact assessment for heritage items in the vicinity

Heritage Item	Impact	Assessment
<i>St Joseph's Novitiate (I7)</i>	The proposed development will have no impact on the setting, views and vistas of St Joseph's Novitiate due to setback, plantings and other developments obscuring the views to and from the 3 Brookhollow Avenue site.	Little to no impact
<i>Avenue of trees leading to Castle Hill Country Club (I25)</i>	The proposed development will have little to no impact on the setting, views and vistas of the Avenue of trees. It will be visible from the item, though congruous with other existing mid- to high-rise developments present within the visual catchment.	Little to no impact
<i>Windsor Road from Baulkham Hills to Box Hill (I28)</i>	The proposed development will have little to no impact on the setting, views and vistas of the heritage item. As the heritage significance of Windsor Road is based on its nature as a transport thoroughfare, it has a high degree of tolerance for surrounding development and its significance is not tied to its setting, views or vistas in any substantive manner. The proposed development will be visible from the item, though congruous with other existing mid- to high-rise developments present within the visual catchment. Boundary plantings of large trees, as well as adjacent structure, will also aid in obscuring the proposed development from views to and from the heritage item.	Little to no impact

It is assessed that the proposed development is in compliance with the requirements of The Hills LEP 2019 and, on the basis of the above assessment, the proposed works will have little to no impact on heritage items in the vicinity.

7.2.15. Commonwealth/National Heritage Significance

There are no items of Commonwealth or National heritage significance located in or within the vicinity of the 3 Brookhollow Avenue site.

7.2.16. World Heritage Significance

There are no items of world heritage significance located in or within the vicinity of the 3 Brookhollow Avenue site.

7.2.17. Interpretation

The proposed development at 3 Brookhollow Avenue will have little to no impact on the interpretation of heritage items in the vicinity. There are no elements of built heritage significance on the site that could meaningfully be enhanced through heritage interpretation.

7.3. The Hills Development Control Plan 2012

A Development Control Plan (DCP) provides detailed planning and design guidelines to support the planning controls in the Local Environmental Plan developed by a council. Part C, Section 4 of The Hills Development Control Plan 2012 provides a series of requirements for heritage conservation. While it is noted that the proposed works are subject to a State Significant Development Application (SSDA) and are, therefore, not bound to the requirements of The Hills DCP, the document does provide an important framework for conserving the heritage character of the area. The following table provides an assessment of the relevant objectives and controls for heritage conservation:

Table 7-3: Assessment against the objectives and controls of The Hills DCP 2012

Objectives and Controls	Discussion
3.1 Site Planning	
Objective (i) Any new development should be positioned to ensure that the visual prominence, context, and therefore the significance of the existing heritage building and its setting is maintained. Development Controls (b) In siting a new addition or building, site features that are considered significant should be retained including the important views/vistas, gardens, fences, outbuildings, mature vegetation or archaeological sites.	The proposed development will occur within the setting and visual catchment of three items of local heritage significance. The proposed development will be constructed in an area already occupied by mid to high rise commercial structures and will not meaningfully alter the setting, views or vistas of the general area. The proposed development will be congruent with existing developments within the Norwest business park. On this basis, the proposed development will result in little to no impact to the visual prominence, context and, therefore, significance of the heritage items and will maintain their setting.
3.5 Development in the vicinity of a heritage site	
Objective (i) To ensure that the development of land in the vicinity of a heritage site is undertaken in a manner that complements the heritage significance of the site. Development Controls	The proposed development will occur within the vicinity of three heritage items of local significance and will result in little to no alteration to their setting, views and vistas. Due to the development of Norwest business park, mid- to high-rise development is already common in the area, including the existing data centre

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Objectives and Controls	Discussion
(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.	structure on the 3 Brookhollow Avenue site. The proposed development will be congruous with the existing built character of the area and will not meaningfully impact upon the setting, views or vistas of the three heritage items.
(b) New structures proposed on land adjoining a heritage building should be of similar scale and proportions to the heritage building.	Overall, it has been assessed that the proposed development will have little to no impact on heritage items in the vicinity.
(c) Where development is proposed within the vicinity of a heritage site, the following matters must be taken into consideration:-	The proposed development will occur within the setting and visual catchment of three items of local heritage significance.
the character, siting, bulk, height and external appearance of the development;	The proposed development is in keeping with the character, siting, bulk, height and appearance to other mid- to high-rise development present within Norwest.
the visual relationship between the proposed development and the heritage site;	The proposed development is located in the distant views and vistas of the three heritage items and is partially or wholly obscured by other existing development.
the potential for overshadowing of the heritage site;	The proposed development will not overshadow any heritage items.
the colours and textures of materials proposed to be used in the development;	The proposed development will incorporate colours and textures that are in keeping with the other existing development present within Norwest.
the landscaping and fencing of the proposed development;	The proposed development will preserve existing landscaping that is in keeping with the character of the Norwest area.
the location of car parking spaces and access ways into the development;	The proposed development will maintain the existing access ways and parking is contained within the building envelope.
the impact of any proposed advertising signs or structures;	The proposed development will not include advertising signs or structures that have the potential to impact on heritage items in the vicinity.
the maintenance of the existing streetscape, where the particular streetscape has particular significance to the heritage site;	The proposed development will include substantial setback and preserve the existing boundary plantings. It will, therefore, maintain the existing streetscape.
the impact the proposed use would have on the amenity of the heritage site; and	The proposed development will not impact on the amenity of the heritage items in the vicinity.

Objectives and Controls	Discussion
• <i>the effect the construction phase will have on the well being of a heritage building.</i>	• The construction phase of the proposed development will not result in any direct or indirect impacts on any heritage items in the vicinity.

7.4. Summary of Assessed Impacts

In consideration of the matters assessed above, the proposed works will result in little to no impact to the heritage significance of the *St Joseph's Novitiate (I7)*, *Avenue of trees leading to Castle Hill Country Club (I25)* and *Windsor Road from Baulkham Hills to Box Hill (I28)* heritage items.

Based on the assessment of archaeological significance, the proposed development will have little to no impact upon any archaeological materials within the Project Area.

8. Statutory Context

Heritage items and their conservation and management take place within a framework of relevant Commonwealth, State, and Local government legislation. An assessment of the relevant legislation at the State and local level is provided below:

8.1. State Legislation

8.1.1. *Heritage Act 1977* (NSW)

8.1.1.1. State Heritage Register

The Heritage Council of NSW maintains the State Heritage Register (SHR). Only heritage places, buildings, works, relics, movable objects, precincts and archaeological sites which are of state-level heritage significance in NSW are listed on the SHR. Listing on the SHR controls activities such as alteration, damage, demolition and development. When a place is listed on the SHR, the approval of the Heritage Council of NSW is required for any major work, including the following:

- Demolishing the building or work
- Carrying out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct.
- Altering the building, work, relic, or movable object.

Application

There are no items on the State Heritage Register in or within the vicinity of the site which will be impacted by the proposed works.

8.1.1.2. Archaeological relics

Part 6 Division 9 of the Heritage Act protects archaeological 'relics' from being 'exposed, moved, damaged or destroyed' by the disturbance or excavation of land. This protection extends to the situation where a person has 'reasonable cause to suspect' that a relic may be affected by the disturbance or excavation of the land. It applies to all land in NSW that is not included in the SHR. Separate approval for excavation of land within the curtilage of a place listed on the SHR must be undertaken in accordance

with a permit under Section (s) 60, or a gazetted Exemption under s 57(2) of the Heritage Act. A 'relic' is defined by the Heritage Act as:

- a) *any deposit, object of material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement*
- b) *and has local or state significance.*

Application

In consideration of the historical archaeological assessment contained in this report (see Section 4), the archaeological potential of the 3 Brookhollow Avenue site is low to nil.

The proposed works will not take place within the footprint of known historical buildings. There is a low to nil potential for the works to expose substantive archaeological material. The development and implementation of an Unexpected Finds Protocol is recommended prior to undertaking any ground disturbing works.

8.1.1.3. Works

The Heritage Act identifies 'works' as a category separate to relics. In most contexts, works refer to past evidence of infrastructure which may be buried and are, therefore, 'archaeological' in nature and with the potential to provide information that contributes to our knowledge of the history of NSW. Exposure of a work does not trigger reporting obligations under the Heritage Act. However, good environmental practice recognises the archaeological potential of such discoveries and the need to balance these against the requirements of development.

Application

The discovery of any works should follow an Unexpected Finds Protocol.

8.1.2. *Environmental Planning and Assessment Act 1979 (NSW)*

The *Environmental Planning and Assessment Act 1979 (NSW)* (EP&A Act) requires that environmental impacts, including impacts on built and cultural heritage (including Aboriginal cultural heritage), are considered in the land use planning and development assessment process.

Proposed activities and developments are considered under different parts of the EP&A Act, including:

- Major projects (State Significant Development under Division 4.1 and State Significant Infrastructure under Division 5.1) require approval of the Minister for Planning

- Minor or routine development requiring local council approval are usually undertaken under Part 4 activities which, in limited circumstances, may require approval by the Minister.
- Part 5 activities that do not require development approval. These are often infrastructure projects approved by local councils or the State agency undertaking the project.

Under Subdivision 5.5 of the EP&A Act, a determining authority:

in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

Application

The proposed development is subject to a State Significant Development Application (SSDA), with the Department of Planning, Housing and Infrastructure as the determining authority. This Statement of Heritage Impact satisfies the reporting requirements under the EP&A Act for the assessment of impacts to heritage arising from the proposed development.

8.2. Local Legislation

8.2.1. The Hills Local Environmental Plan 2019

Local Environmental Plans provide a framework that guides planning decisions for local government areas through zoning and development controls. Though the development is subject to a SSDA, as the Project Area is located within The Hills Shire LGA, the provisions of The Hills LEP 2019 may provide guidance for heritage conservation. Section 5.10 of The Hills LEP 2019 pertains to heritage conservation. Subsection 5.10(1) identifies the Objectives while subsections 5.10(4) and 5.10(5) provide clauses relevant to the proposed development at 3 Brookhollow Avenue:

*(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.

Application

The land on which the proposed development is located is within the vicinity of three local heritage items: *St Joseph's Novitiate* (I7), *Avenue of trees leading to Castle Hill Country Club* (I25) and *Windsor Road from Baulkham Hills to Box Hill* (I28), identified in Schedule 5 of The Hills LEP 2019.

The proposed development is subject to a SSDA and is required to comply with the requirements of The Hills LEP 2019. The Department of Planning, Housing and Infrastructure, as the consent authority, may consult with The Hills Shire Council on matters of heritage impact. This assessment has found that the proposed development is in compliance with the provisions of The Hills LEP 2019, as they relate to heritage impact.

9. Conclusions and Recommendations

9.1. Mitigation Measures Summary

Table 9-1: Proposed Mitigation Measures

Proposed Mitigation Measures			
Item/Impact	Supporting Documentation	Recommended Mitigation Measures	Residual Impact
Built Heritage	See Section 7	Nil. As no adverse impacts are identified arising from the proposed development, no mitigation measures for the conservation of built heritage are identified.	Low
Historical Archaeology	See Section 4	Unexpected Finds Protocol. For any works involving excavation or disturbance of the ground surface, it is recommended that an Unexpected Finds Protocol be prepared, to mitigate against impact to any archaeological materials, should they be exposed.	Low

9.2. Summary of Findings Recommendations and Conclusions

This Statement of Heritage Impact has assessed the potential impacts to the heritage significance of *St Joseph's Novitiate (I7)*, *Avenue of trees leading to Castle Hill Country Club (I25)* and *Windsor Road from Baulkham Hills to Box Hill (I28)* resulting from the construction of a data centre development at 3 Brookhollow Avenue, Norwest, proposed by GreenSquare DC.

The proposed data centre development will not result in any direct or physical impacts to any elements of built fabric that has heritage significance. There will also be little to no impact to the setting, views and vistas of the heritage items as a result of the development.

No items of potential heritage significance were identified in or within the vicinity of the 3 Brookhollow Avenue site and the site was assessed as having low to nil archaeological potential. It is assessed that the proposed development will not result in any impact to archaeological material and it is considered unlikely that a relic may be exposed by the proposed works.

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