

EXTENT



ROUSE HILL HOSPITAL

STATEMENT OF HERITAGE IMPACT

Prepared for Health Infrastructure NSW

August 2025



SYDNEY

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**PEOPLE
CENTRED
HERITAGE**

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EXECUTIVE SUMMARY

Extent Heritage Pty Ltd has been engaged by Health Infrastructure NSW to prepare the following Statement of Heritage Impact (SOHI) to assess the proposed new Rouse Hill Hospital (RHH) development. The hospital site is legally defined as Lot 311 and 312 of Deposited Plan (DP) 1274392 and is located near the corner of Commercial and Windsor Roads, Rouse Hill.

The proposed RHH is State Significant Development (SSD-96248991) and this SOHI has been prepared to address the Planning Secretary's Environmental Assessment Requirements (SEARs) specifically, Item 20 -Environmental Heritage.

Rouse Hill is part of the North West Growth Area within the Greater Sydney Region and has been identified as a strategic centre for ongoing rapid population growth. In 2015 the NSW Government announced a new health service at Rouse Hill to be delivered to support the rapid population growth identified for the area.

Master Planning for the proposed RHH was based on a funding commitment of \$300 million and completed in May 2022. Since lodging a SSDA in 2022, the existing SSDA was withdrawn. A SOHI was prepared by Urbis to accompany the previous SSDA. In April 2025, the Federal Government made a commitment for an additional \$120M to deliver maternity and birthing services at Rouse Hill Hospital, followed by an additional \$90M additional funding commitment by the NSW Government announced in May 2025.

The current Project consists of two stages, with Early Works undertaken as Development Without Consent. Early Works will be completed prior to the commencement of the works sought for approval under the SSDA.

The study area is not listed as an item of heritage significance and does not form part of a heritage conservation area under Schedule 5 of *The Hills Local Environmental Plan 2019*. It is however located in the vicinity of items of State and local significance being the Royal Oak Inn (LEP item no. I185) (SHR Item no. 00698) and Windsor Road from Baulkham Hills to Box Hill (LEP item no. I28).

The assessment concludes that the proposal will have no physical impact on the heritage items in the vicinity nor an impact on significant views (indirect impacts). The study area is considerably distanced from the Royal Oak Inn and does not have a direct visual relationship with the study area. There are no significant views to or from the study area to the locally listed sections of Windsor Road nor will the proposal impact on the ability to understand the significance of the historic road alignment.

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1. INTRODUCTION

1.1. Background

This Statement of Heritage Impact (SOHI) Report has been prepared by Extent Heritage Pty Ltd to support a State Significant Development Application (SSDA) for the construction and operation of a new hospital campus at the Corner of Commercial Road and Windsor Road, Rouse Hill (SSD-96248991).

The proposed development comprises:

- Site preparation including earthworks and tree removal;
- Construction of internal roads with connection to Commercial Road;
- Incoming electrical and communications services
- Construction of hospital buildings up to eleven storeys;
- Construction of a ten storey above-ground car park;
- Pedestrian and cycle pathway connections;
- Landscaping; and
- Ancillary works to Commercial Road, comprising:
 - minor works (including realignment of existing median strip, kerb and gutter, footpath and lane marking) to provide access from Commercial Road into Hospital Road; and
 - associated tree removal along Commercial Road.

The scope of the proposed works includes:

- An emergency department and primary access clinic
- Comprehensive birthing services including birthing rooms and a maternity inpatient unit
- Inpatient beds and day surgery services
- Short stay medical assessment services
- Pathology, pharmacy, and medical imaging services
- Outpatient and ambulatory care services including paediatrics and renal dialysis and antenatal and postnatal services
- Virtual care and hospital in the home services
- Prehabilitation, rehabilitation and lifestyle medicine.
- Administration, staff support, loading dock and back-of-house services; and
- Ancillary commercial uses to support the hospital, including retail.

This SOHI has been prepared to address the Planning Secretary’s Environmental Assessment Requirements (SEARs) **specifically, Item 20 -Environmental Heritage, as outlined in the table below.**

Item	SEARs Requirement	Response
20	Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	<p>This report fulfills the requirement for a SOHI.</p> <hr/> <p>Archaeological impacts are assessed in a separate Baseline Historical Archaeological Assessment prepared by Extent Heritage.</p>

Rouse Hill is part of the North West Growth Area within the Greater Sydney Region and has been identified as a strategic centre for ongoing rapid population growth. In 2015 the NSW Government announced a new health service at Rouse Hill to be delivered to support the rapid population growth identified for the area.

Master Planning for the proposed RHH was based on a funding commitment of \$300 million and completed in May 2022. Since lodging a SSDA in 2022, the existing SSDA was withdrawn. A SOHI was prepared by Urbis to accompany the previous SSDA. In April 2025, the Federal Government made a commitment for an additional \$120M to deliver maternity and birthing services at Rouse Hill Hospital, followed by an additional \$90M additional funding commitment by the NSW Government announced in May 2025.

The current Project consists of two stages, with Early Works undertaken as Development Without Consent. Early Works will be completed prior to the commencement of the works sought for approval under the SSDA.

1.2. Site Location

The study area is located at the corner of Commercial and Windsor Roads, Rouse Hill (Figure 1). The site is within the Hills Shire Council local government area (LGA). The proposed hospital site comprises approximately 2.35 hectares of greenfield land which was previously used as a golf course. The hospital site is legally defined as Lot 311 and 312 of DP 1274392. The study area comprises works including the hospital site, footpath connection (Part Lot 229), construction compounds (Part Lot 229) and works to Commercial Rd (Lot 2011, DP 1131519 and Lot 101, DP1060353).

Rouse Hill Hospital

- Study area - SSDA area
- Study area - Hospital site

Drawn by: Richard Tuffin
Checked by: Emma Whitworth
Date: 13 August 2025
Projection: GDA2020 MGA Zone 56
Data sources: Extent, Nearmap, NSW Spatial Services, ABS, Geoscience Au



Figure 1. Location of the study area. *Source:* Nearmap 2024.

1.3. Heritage listings

The study area is not listed as an item of heritage significance and does not form part of a heritage conservation area under Schedule 5 of *The Hills Local Environmental Plan 2019*. It is however located in the vicinity of the following items of State and local significance.

Table 1. Heritage items located in the vicinity of the study area.

Item name	Listing	Address	Significance	Item number
Royal Oak Inn	NSW SHR	2 Commercial Road, Rouse Hill	State	00698
Royal Oak Inn	The Hills LEP, 2019	2 Commercial Road, Rouse Hill	Local	I185
Windsor Road from Baulkham Hills to Box Hill	The Hills LEP, 2019	Windsor Road	Local	I28

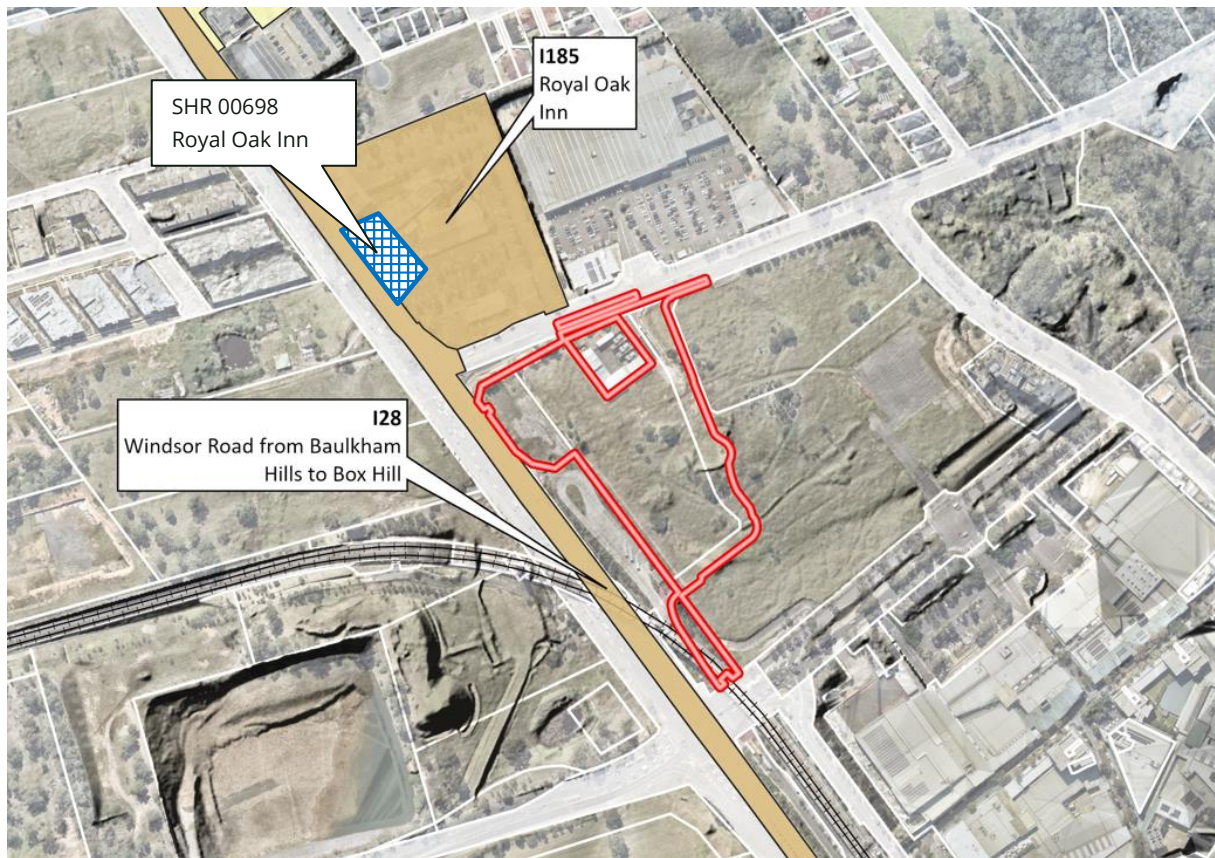


Figure 2. Map showing heritage items in the vicinity of the study area. SHR listed items are identified with blue hatching, tan coloured items refer to locally listed items. *Source:* NSW Planning Portal Spatial Viewer with Extent Heritage overlay.

1.4. Previous reports and investigations

The study area has been previously assessed as part of the 2022 SSDA. The *Heritage Impact Statement: Rouse Hill Hospital* (Urbis 2022) (HIS) included an assessment of the site. This report builds on the information and recommendations in that document.

1.5. Methodology

The methodology used in the preparation of this SOHI is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (the Burra Charter)* (Australia ICOMOS 2013) and the latest version of the *Statement of Heritage Impact Guidelines* (Department of Planning and Environment, 2023).

1.6. Authorship

This report was prepared by Kate Long (Senior Heritage Advisor) and Emma Whitworth (Heritage Advisor) with historical archaeology input by Mike Hincks (Principal Heritage Advisor) and mapping prepared by Richard Tuffin (Senior GIS Specialist). Quality assurance review was undertaken by Dr MacLaren North (Director).

1.7. Limitations

This report uses both primary and secondary historical documentation and previously established significance assessments prepared by third party heritage consultants. This report does not review the built heritage or Aboriginal cultural heritage values of the study area.

2. HISTORICAL SUMMARY

2.1. Introduction

The study area has been previously assessed as part of the 2022 SSDA. The following historical overview has been prepared to provide context to the historical significance of the study area, however, it is not intended as an exhaustive history of the site. It provides as rationale for historical developments in the area and assists in identifying items of heritage significance within and immediately adjacent to the study area.

2.2. Dharug Country

The Dharug are the traditional owners of the land on which the study area is located. Archaeological evidence has demonstrated continuous use of the varying landforms throughout Rouse Hill and its surrounds in the pre-colonial period. Interpretation of the archaeology has established that Aboriginal use of the area did not conform to traditional European models of sedentary or semi-sedentary settlement patterns. Rather, there were whole-of-landscape activities that were evident in the artefact distributions across the area. In a landscape-scale analysis, White and McDonald concluded that:

the entire [Rouse Hill area] was a cultural landscape... Short-term models of settlement organisation that incorporated terms such as 'residential base' or 'transitory camp' were not sufficient to account for these artefact distributions. (2010, 37)

It was a cultural landscape that was integrated with the low relief landforms interspersed with well-developed drainage networks. Water sources were relatively common, with both ephemeral and permanent streams and ponds forming significant features in the landscape (White and McDonald 2010, 30). This area was once covered in Cumberland Plain Woodland, with taller forest in the vicinity of larger streams. Varying densities of artefacts have been found across all landforms, indicating an extensive cultural landscape (White and McDonald 2010, 36). However, several trends were identified, showing that people preferred slightly elevated, well-drained locations in the lower parts of the valleys.

2.3. Windsor Road and the Castle Hill rebellion

At the end of the eighteenth century, all the land in NSW was claimed by the British Crown. The commander of a Royal Navy fleet that landed at Warrane in 1788 began granting Aboriginal land to British soldiers and citizens on the basis of this claim. Townships were set up at Sydney, Parramatta, and Windsor, seeking access to agricultural and pastoral ground. The land was forcibly taken, alienated and cleared, in a push to both feed the colony and establish legitimacy in a context where ownership was inextricably linked with European notions of development.

Establishing road connections between the river valley townships was a priority for the British, and in 1794, Windsor Road was established as a cart track connecting the towns at Parramatta and Windsor. It travelled through the open Cumberland forest of Rouse Hill, between Second Ponds Creek and Caddies Creek. Although the landscape was nominally claimed by the Crown, huge swathes of it remained materially and culturally uncolonised.

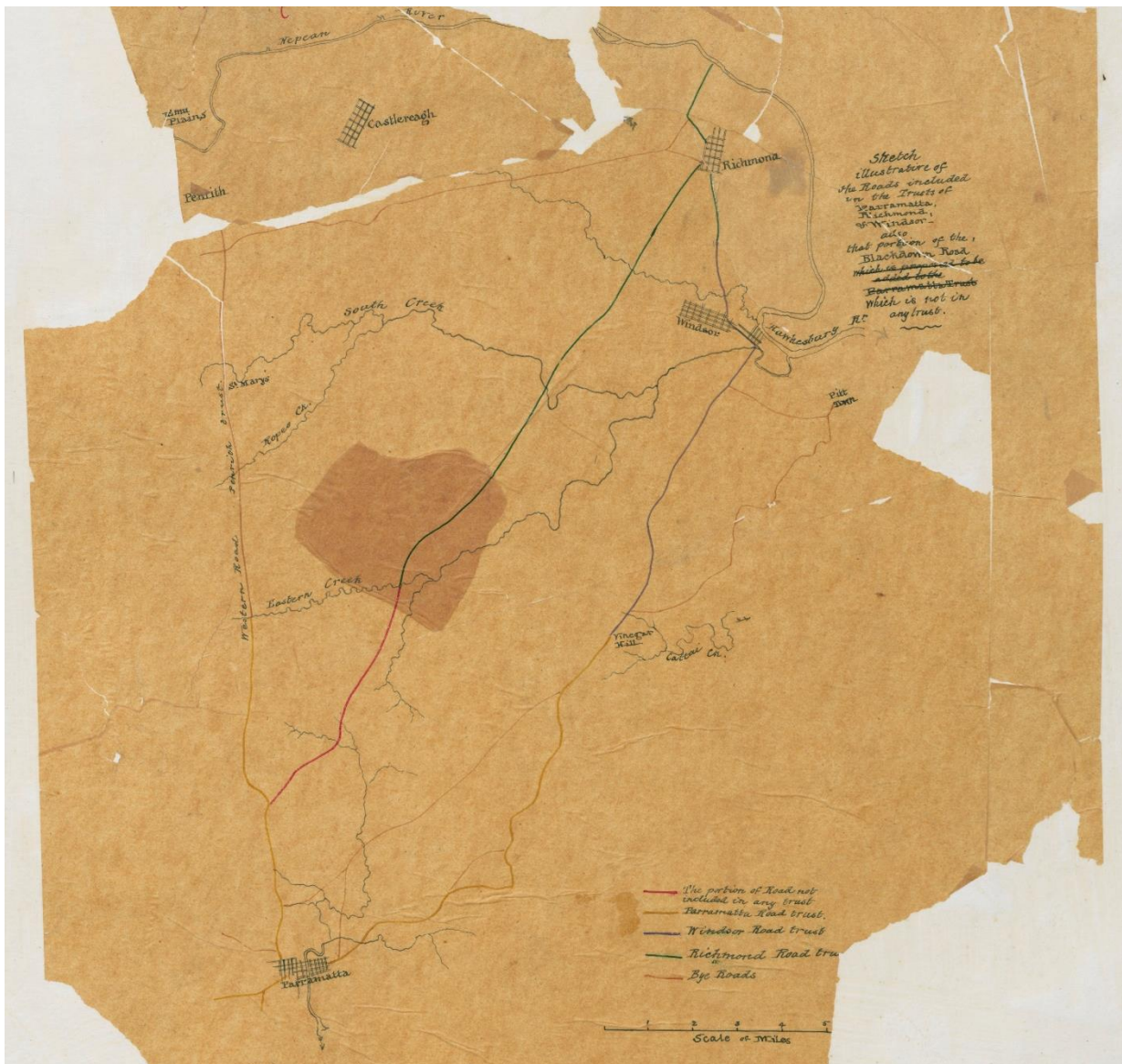


Figure 3. Detail of an undated sketch (1854-1857) showing the roads connecting Parramatta and Windsor and Parramatta and Richmond. *Source:* SRNSW NRS-13886-1-[X768]-Volume 7 Part 3-79, SB7 F151.

The study area was adjacent to Windsor Road and remained forested until at least 1809. During the Castle Hill rebellion of 1804, rebel convicts had pushed west into the area after limited skirmishes and successful raids around the Seven Hills/Pennant Hills district (Moore 2009). There were no military posts or stations in this part of the country, and so a small army of soldiers and citizens had undertaken a forced march from Parramatta in pursuit. The Government's victorious

account of the encounter barely hides the panic and difficulty of hunting down the rebels in country that was essentially uncontrolled by the British. The party was ordered to:

...march immediately in pursuit of the Insurgents; their active perseverance and zeal notwithstanding the fatigue they had undergone in running after a body of 266 Armed Rebels upwards of 7 miles from the place where certain Information was received of them; the Gallantry of Major Johnston's conduct with only one Trooper, in detaining that Body till his small Force of 25 Soldiers, with Quartermaster Laycock, and several of the Volunteer Inhabitants of Parramatta could overtake him. (N 'General Orders' 1804)

The battle was short lived, and when the British officer failed to honour the terms of the subsequent negotiation and fired on the rebels, the outgunned convicts scattered. Many remained on the run after the battle, and the difficulty of tracking them down was reflected in the martial law that was proclaimed on 11 March 1804. It stated that the districts of Parramatta, Castle Hill, Toongabbie, Prospect, Seven Hills, Baulkham Hills, Hawkesbury and Nepean were in a 'state of rebellion' (N 'Proclamation' 1804). The rebels were unable to regroup, and many were eventually captured or surrendered. As the scale of the battle and its exact location is unclear, it is possible that some action could have occurred within the study area.

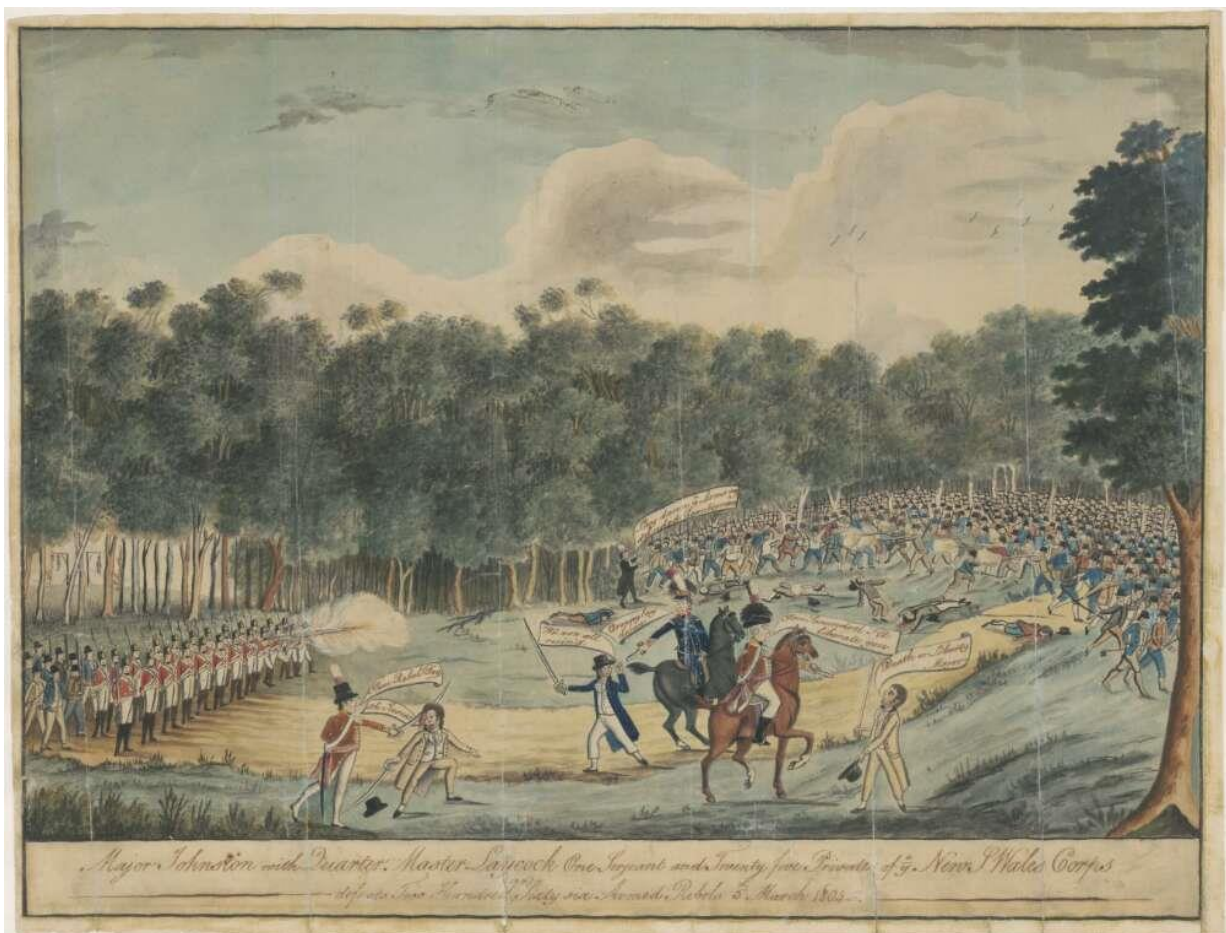


Figure 4. Depiction of the battle between the rebels and the British ('Convict uprising at Castle Hill, 1804.' n.d.)

2.4. Early land use

In 1809, several parcels of land were granted on the eastern side of Windsor Road, including the ground within the study area.

The study area is within 100 acres of land that was granted to Lucy Mileham in 1809 (portion 82, Figure 5). It was an elongated parcel of land that was bounded by present-day Commercial Road in the north, Windsor Road in the west and Withers Road in the east. Caddies Creek ran through the land flowing from south to north. The study area was located near the northwest corner of the property, on the western side of Caddies Creek. It was around 50m from the street frontage to Windsor Road, and occupied some of the highest ground within the grant. It was a likely place to locate a homestead.

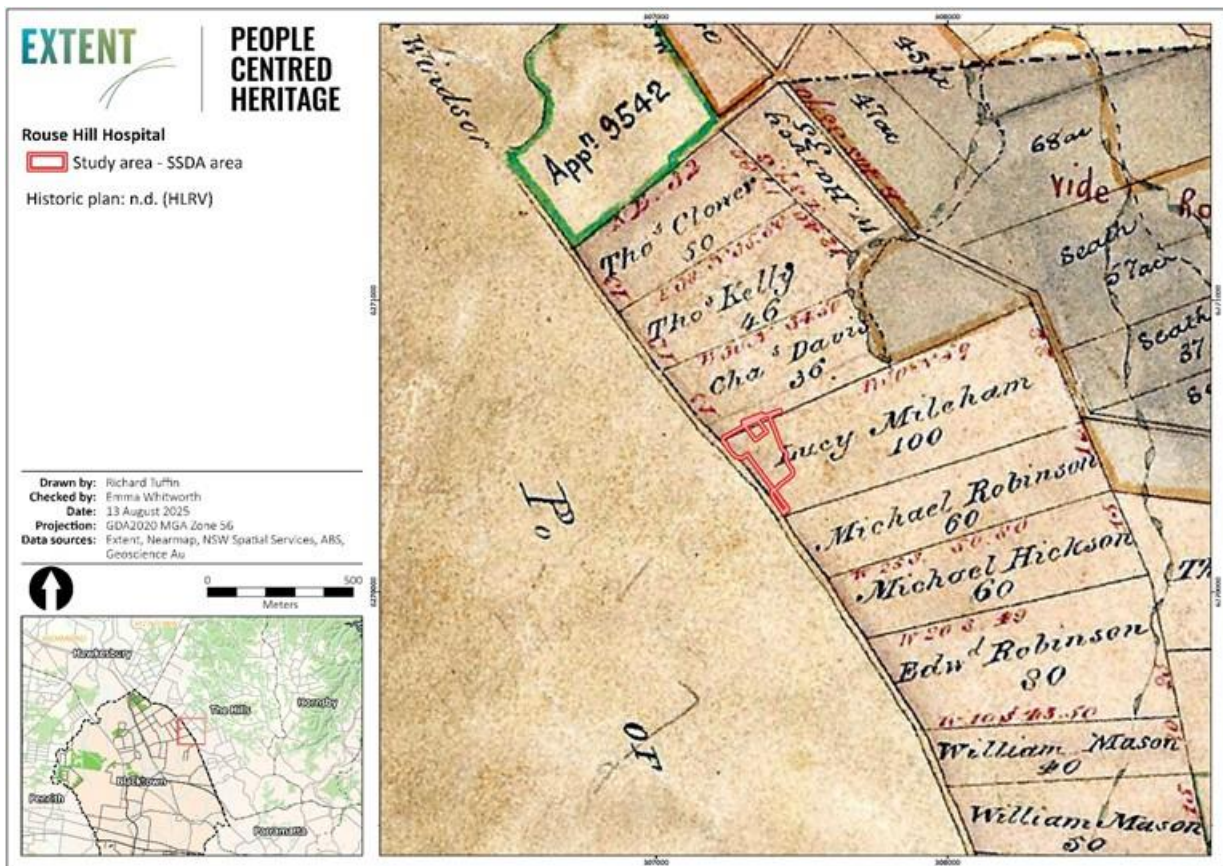


Figure 5: An early (undated) parish map showing the grants on the eastern side of Windsor Road including Lucy Mileham's 100ac. Source: NSW LRS HLRV.

Lucy was the daughter of James Mileham, a well-known surgeon. Lucy's 100 acres had been in addition to a grant of 500 acres to James at Upper Nelson in April 1809. Governor Lachlan Macquarie regranted these in October 1811, and later granted him a further 700 acres at Illawarra with indulgences of convict labour and stock, but Mileham was forced to sell these shortly after due to financial troubles (Parsons 2006).

Lucy's 100 acres was therefore part of a considerable amount of family land, but most of it did not stay in the family for long. The financial troubles may have also meant that her land was never built on or invested in considerably. However, if it was a working property, huts, sheds and other basic infrastructure would have been located somewhere on the land, if only for caretakers or seasonal workers. It was a condition of Lucy's grant that she cultivate twenty acres in the first five years of possession (NSW LRS Serial 5, Page 86, Figure 6). No information could be found regarding historical structures on the property from this period.

Upon marrying Samuel Hassell in 1819, Lucy's tenuous connections with the land became even more distant when she moved to the Hassall family home, *Macquarie Grove*, near Cobbitty (Ramsden 1934).

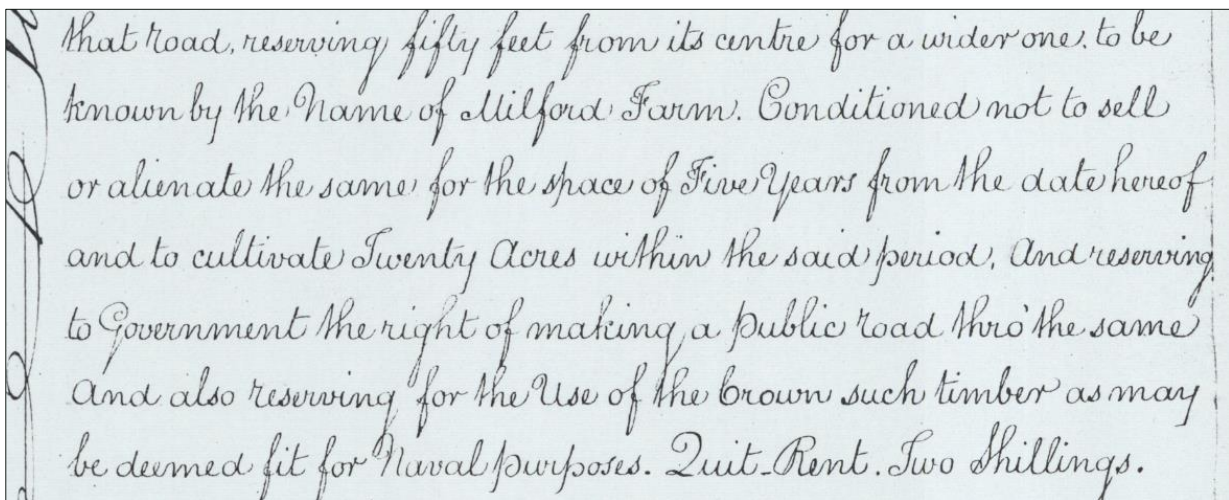


Figure 6. Detail of Lucy Mileham's 100 acre grant showing the condition to clear and cultivate. Source: NSW LRS Serial 5 p86.

2.5. The Bradley estate and the Pearces

By 1828, Jonas Bradley had purchased the three neighbouring lots to the south (portions 83, 84 and 85), and sometime prior to 1852 he also purchased Mileham's land. The combined estate stretched from present day Sanctuary Drive in the south to Commercial Road in the north, creating a parcel of 338 acres with 1200m of Windsor Road frontage. The large estate was then sold to Elias Laycock in 1852, and then to Robert Pearce in 1866. Pearce was a prominent orchardist and grazier (NSW DPIE 1999). There was no record of building within the study area during this period.

Pearce owned land on the western side of Windsor Road, on which the house *Maryville* (now known as *Merriville*) stood. As Pearce did not live on the land containing the study area, it can be assumed that it was primarily used for orchards, and later grazing. In 1894 Pearce's son bought the 338 acre parcel from his father and built a house near present day Sanctuary Drive at the southern end of the property (*Mungerie House*) (NSW DPIE 1999). The study area was located in a peripheral part of the estate, some 800m northwest of *Mungerie House*. In 1885 and 1894, the land was marked as 'cleared paddocks' on crown plans.

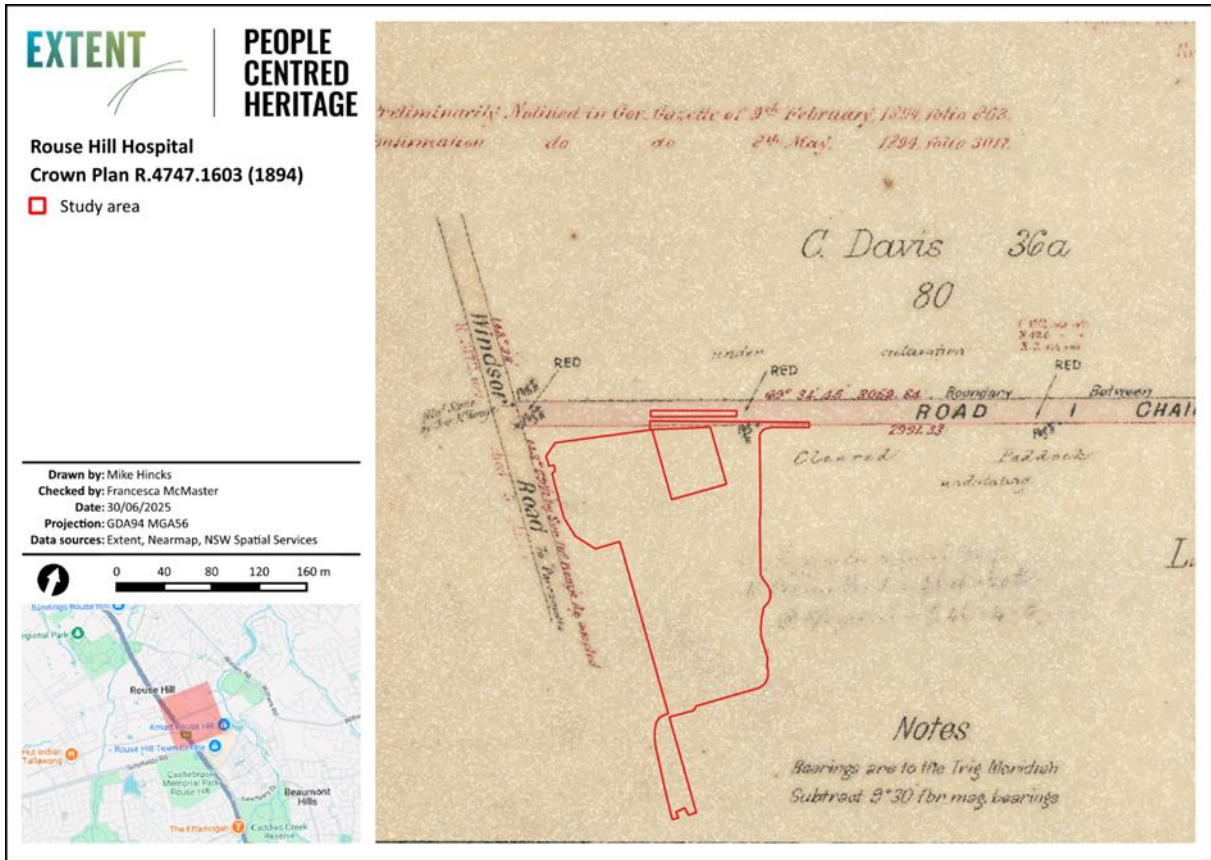


Figure 9. Detail of Crown Plan R.4747.1603 annotated 'Cleared Paddock, Undulating' near the study area. Source: Department of Lands.

2.6. Mungerie Park Golf Course and Kellyville Country Club

Mungerie House and the associated land was purchased in 1914 by Charles Baker, a grazier, who used the land for farming. The study area continued to be used for farming until 1963, at which point a golf course, initially called the *Mungerie Park Golf Course* and later the *Kellyville Country Club* was constructed (Samuel 2010). It is unlikely that the land was heavily altered during this process, with the extent of the alterations being the removal of trees, the addition of topsoil, and the excavation of bunkers (AMBS 1998). The land remained in use as a golf course until 2008, at which point the Mungerie Park Zone Substation was constructed between 2008 to 2009 (Samuel 2010). The land was also used as a materials and soil store for the construction of both the substation and the Rouse Hill Town Centre between 2005 to 2008 (City Plan 2013). Since then, the land has remained unused.

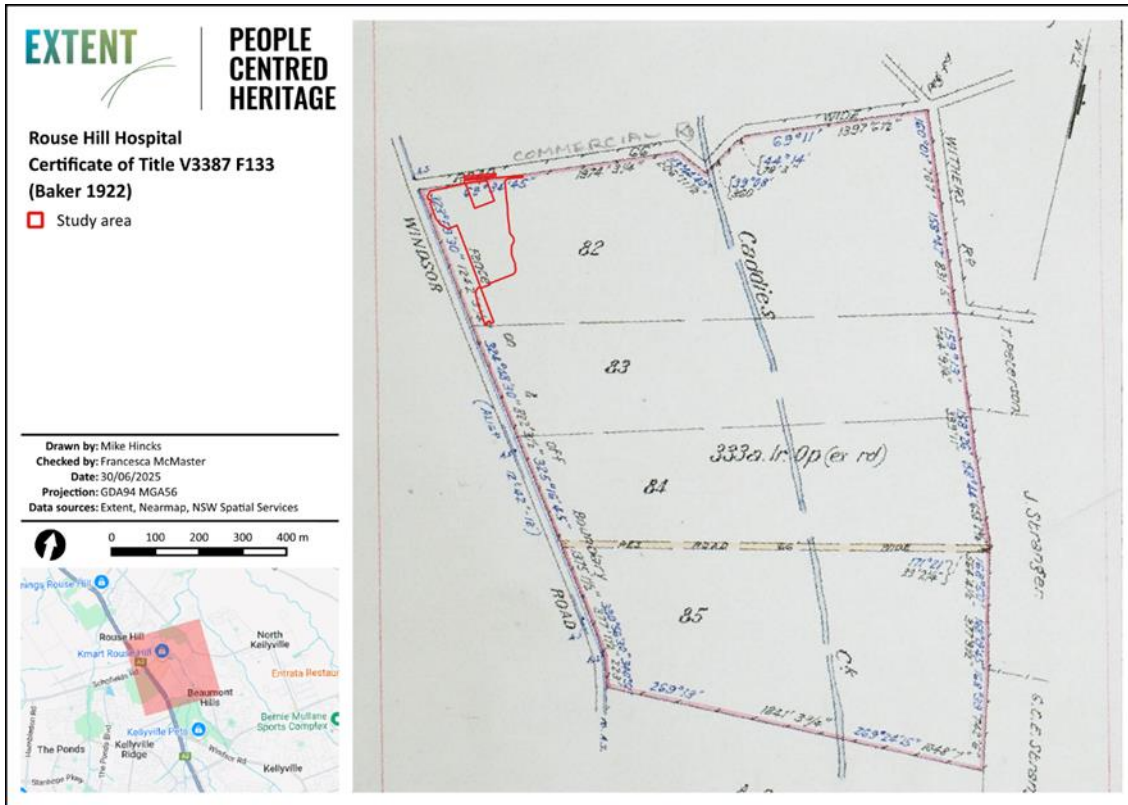


Figure 10. Plan of Baker's land in 1922 from his Certificate of Title. Source: NSW HLRV Vol. 3387 Fol. 133.

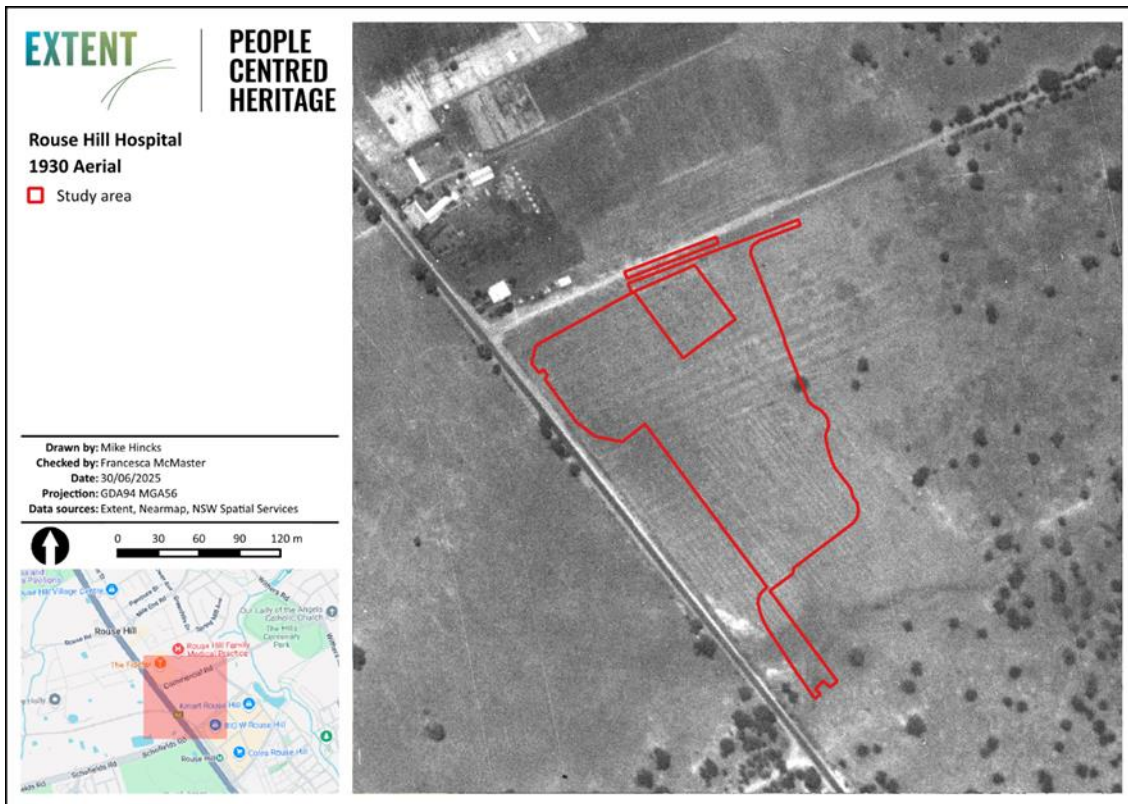


Figure 11. 1930 aerial photo of the study area showing plough marks. Source: NSW Spatial Services.

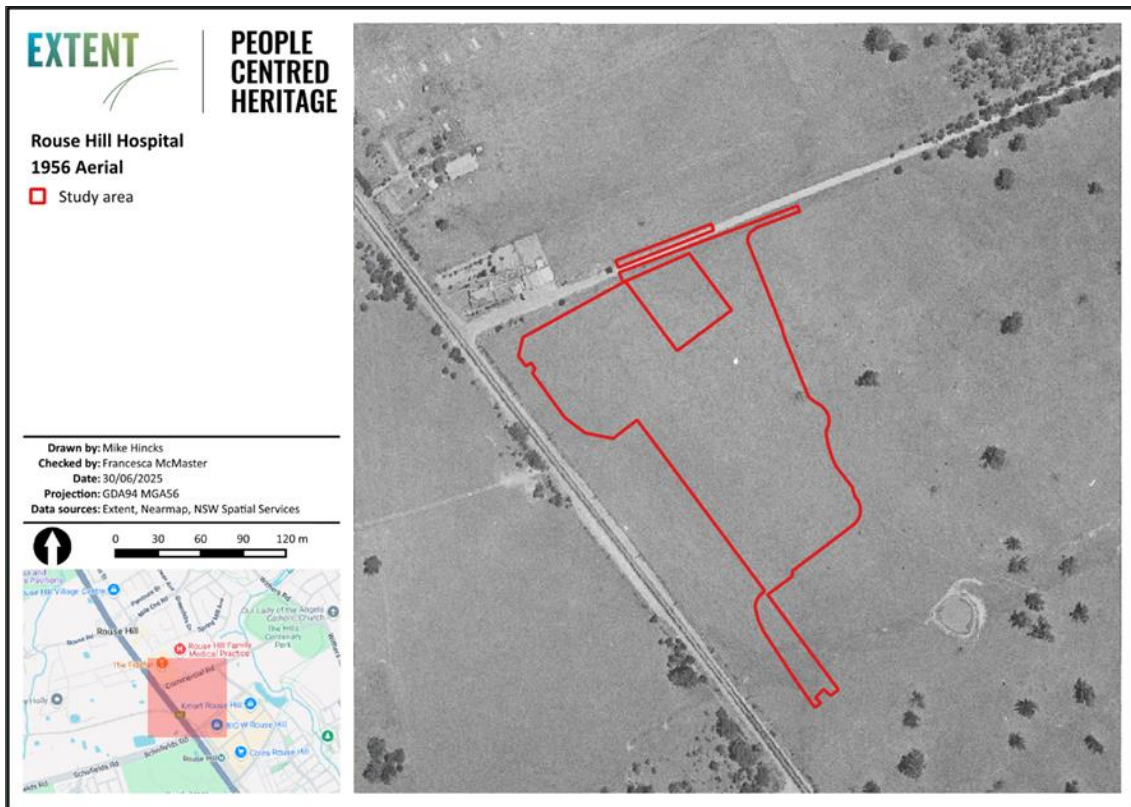


Figure 12. 1956 aerial imagery showing vacant grazing land within the study area. *Source: NSW Spatial Services.*

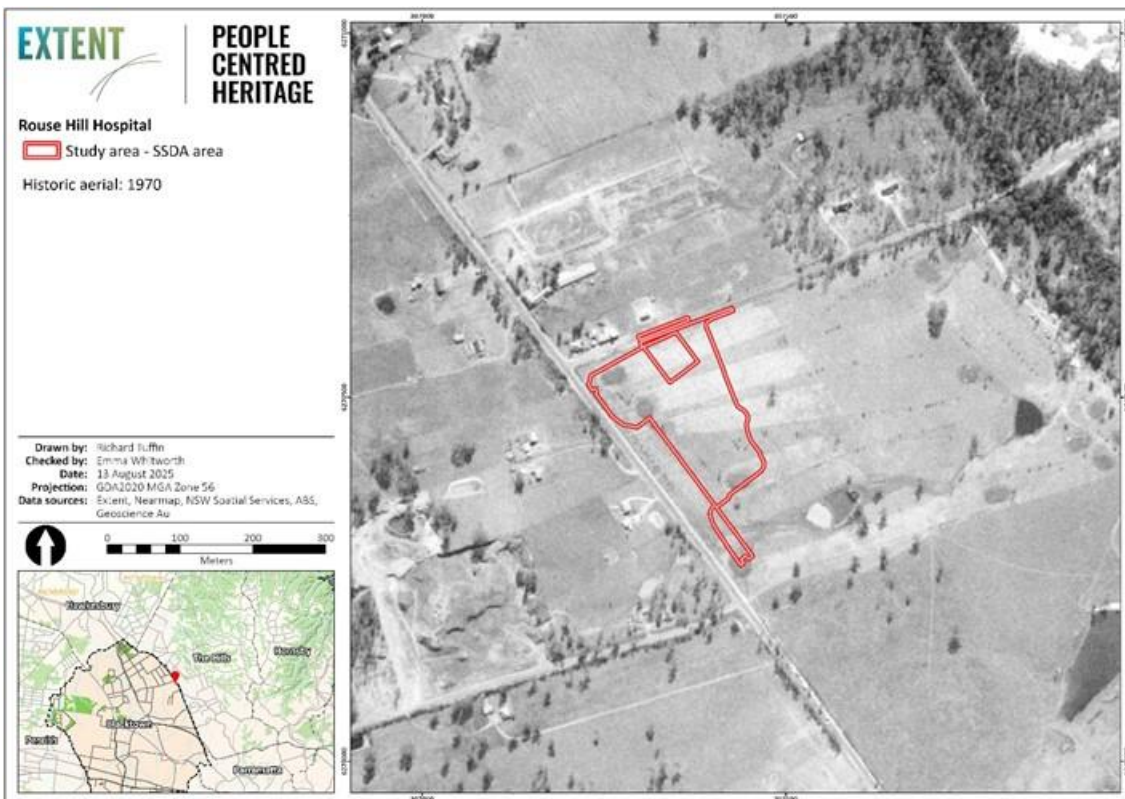


Figure 13. 1970 aerial imagery showing the golf course landscaping. *Source: NSW Spatial Services.*

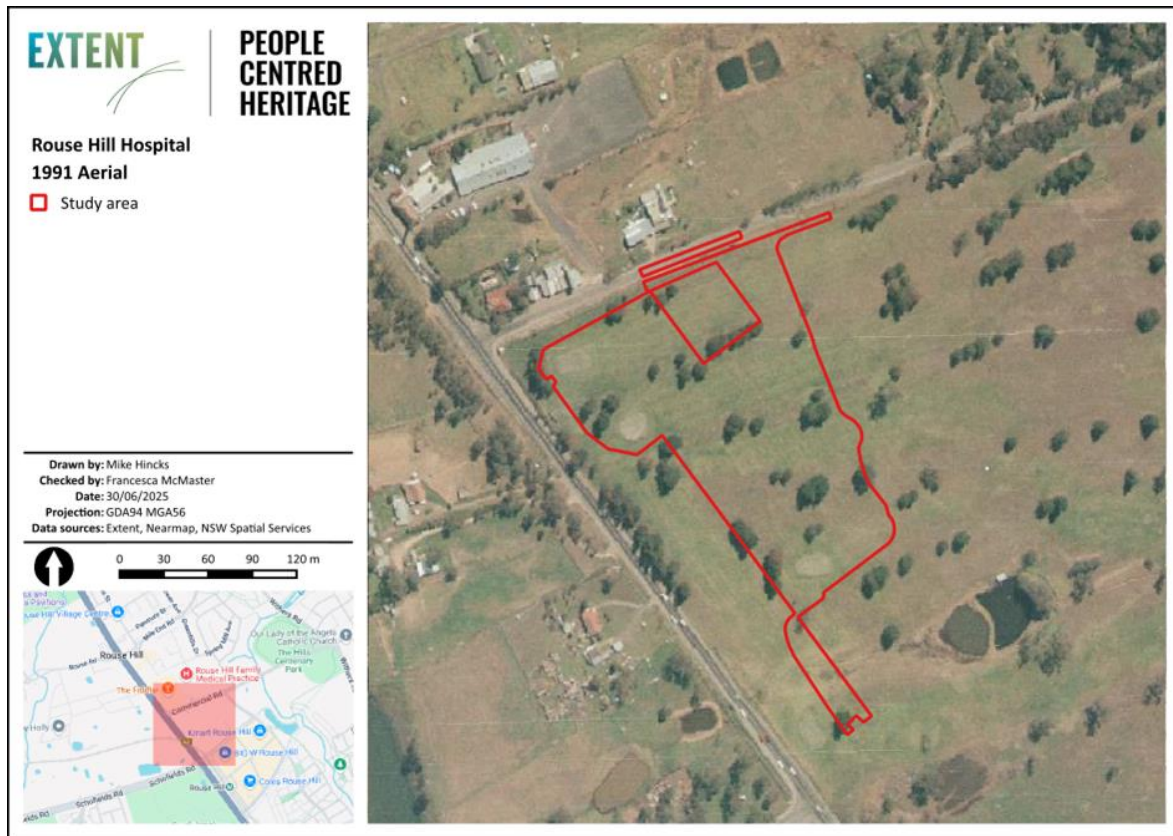


Figure 14. 1991 aerial imagery showing tree plantings and vacant ground within the study area. *Source: NSW Spatial Services.*

3. PHYSICAL ANALYSIS

A site inspection of the study area was undertaken on 9 May 2024.

The study area is located at the corner of Commercial and Windsor Roads, Rouse Hill and comprises an irregular shaped lot of approximately 2.95 hectares of greenfield land which was previously used as a golf course. The study area is located just north of Rouse Hill Town Centre which consists of four large blocks of two to three-storey mixed use buildings, and a recently constructed Metro station. The approach to the site from the south is largely obscured by recently constructed overland Metro bridge, which passes over Windsor Road and continues west.

The northern boundary along Commercial Road is intersected by the Mungerie Park Zone Substation which was constructed around 2009 (Figure 19). The substation is of utilitarian design with face brick. Directly north of the site is a small commercial area which includes a large hardstand carpark, retail outlets and a Mercure hotel, as well as the Fiddler Hotel which includes the heritage listed Royal Oak Inn.

The Royal Oak Inn is a single storey Georgian sandstone building with pitched corrugated metal roof constructed in 1829 (Figure 20). The front façade features a sandstone paved verandah with rendered columns. The building faces Windsor Road and is approximately 80m north of the intersection of Windsor and Commercial Roads. A large rear addition to the building forms part of the Hotel complex and obscures the original building on the western elevation.

Windsor Road to the west of the site is a main arterial road servicing the north-western suburbs of Sydney. The Metro line runs parallel to Windsor Road, terminating at Tallawong Station. Located between the site and Windsor Road is a bus interchange and parking area with access from Windsor Road and Rouse Hill Drive. Also, to the west of the site and at the corner of Windsor and Commercial Roads is an area of undeveloped open space. The area to the east and south of the study area comprises a vacant grassy area with some mature trees throughout.

Although Windsor Road follows a historic alignment and is listed on the Hills LEP there is no evidence of historic fabric including kerbs or guttering associated with this section of road that was visible during site inspections.

The study area is currently an open space with grass cover throughout and sparsely planted mature trees at the western and southern periphery. There is a notable slope to the south and the ground is shallowly undulating.

Views to and from the study area to the Royal Oak Inn are obscured by the various retail outlets and carpark to the north of the study area.



Figure 15. View across study area facing north.



Figure 16. View across study area facing east.



Figure 17. View across study area facing west with overland Metro bridge in background and substation to the right of image.



Figure 18. View across study area facing south with overland Metro bridge in background.



Figure 19. View to Mungerie Park Zone Substation facing south on Commercial Road.



Figure 20. View to the Royal Oak Inn facing south on Windsor Road.



Figure 21. View from the Royal Oak Inn facing southeast towards the study area.



Figure 22. View from the carpark at the corner of Commercial and Windsor Roads facing southeast towards the study area.



Figure 23. View from the study area facing northwest towards the Royal Oak Inn.



Figure 24. View from the study area facing northwest towards the Royal Oak Inn. Note: only a small section of the southern façade can be seen (outlined in yellow).

4. HERITAGE SIGNIFICANCE

4.1. Statements of Significance

There are no items of heritage significance within the proposed development site. There are two adjacent or nearby heritage items, including:

Royal Oak Inn

The following statement of significance for the Royal Oak Inn (former), has been reproduced from the NSW State Heritage Inventory.

The former Royal Oak Inn (now the Mean Fiddler Inn) has State significance as an important survivor of an early colonial coaching inn of the 1820-40 period with the main part of the original complex of buildings remaining intact. It is believed to be the site of one of the first inns on the Parramatta to Windsor/Richmond route and one of the earliest licensed premises in the colony, dating to 1830.

It is rare on Windsor Road between Parramatta and Windsor as an inn which remains in use as a "watering hole" or "stop over" for the general public and travellers along the Windsor Road. Its Georgian sandstone frontage and elegant verandah facing Windsor Road is a vivid reminder of the inns once were plentiful along Windsor and Old Windsor Roads.

Windsor Road

The following statement of significance for Windsor Road and Old Windsor Road has been reproduced from the 2005 Conservation Management Plan prepared by the RTA.

The Windsor and Old Windsor Roads, as first laid out in 1794 and re-aligned in 1812-1813, are of state and national significance. They incorporate the second road to be laid out in the colony and played an important role in the settlement of the Hawkesbury region and the development of the colony of NSW.

The Windsor and Old Windsor Roads retain characteristics evocative of the historic, rural character of the Cumberland plain, both within the current road reserve and in redundant sections outside the reserve. Together they are vital in understanding the cultural landscapes of the region.

Remaining historic road fabric, both inside and outside the current road reserve, demonstrates the methods of road construction and maintenance over two centuries.

5. PROPOSAL

5.1. The proposal

The proposed development comprises:

- Site preparation including earthworks and tree removal;
- Construction of internal roads with connection to Commercial Road;
- Incoming electrical and communications services
- Construction of hospital buildings up to eleven storeys;
- Construction of a ten storey above-ground car park;
- Pedestrian and cycle pathway connections;
- Landscaping; and
- Ancillary works to Commercial Road, comprising:
 - minor works (including realignment of existing median strip, kerb and gutter, footpath and lane marking) to provide access from Commercial Road into Hospital Road; and
 - associated tree removal along Commercial Road.

The scope of the proposed works includes:

- An emergency department and primary access clinic
- Comprehensive birthing services including birthing rooms and a maternity inpatient unit
- Inpatient beds and day surgery services
- Short stay medical assessment services
- Pathology, pharmacy, and medical imaging services
- Outpatient and ambulatory care services including paediatrics and renal dialysis and antenatal and postnatal services
- Virtual care and hospital in the home services
- Prehabilitation, rehabilitation and lifestyle medicine.
- Administration, staff support, loading dock and back-of-house services; and
- Ancillary commercial uses to support the hospital, including retail.

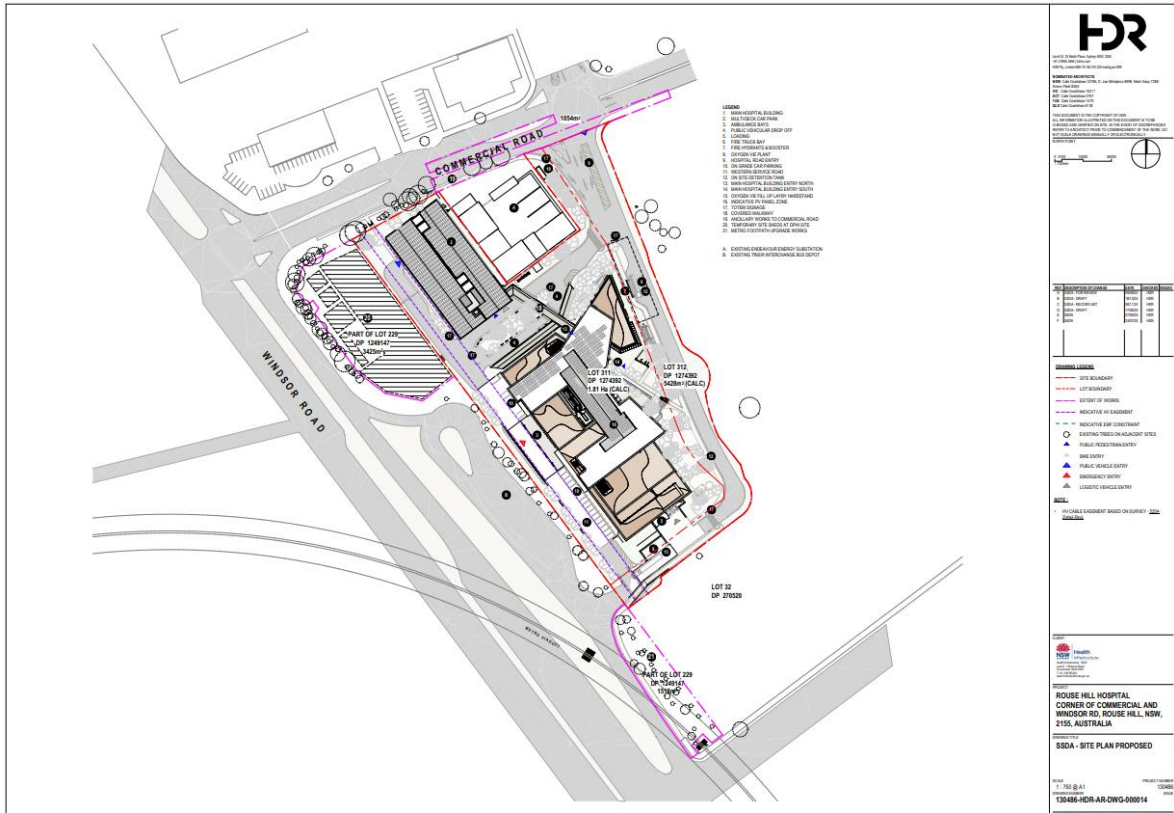


Figure 25. Proposed site plan. Source: HDR.



Figure 26. Proposed Hospital Elevations. Source: HDR.

5.2. Background

A Concept State Significant Development Application (SSDA) and Stage 1 Early Works for the Rouse Hill Hospital was lodged with the Department of Planning and Environment (DPE) in October 2022 (SSD-45373580). Since lodging this SSDA, the NSW Government confirmed a \$400 million increase in funding for the Rouse Hill Hospital development. As a result of this increased funding, the initial SSDA was withdrawn. This SOHI supports the new SSDA for the updated and proposed detailed works.

A SOHI was prepared for the previous SSDA by Urbis. Their report found that the proposed works were acceptable from a heritage perspective due to the minimal impacts on the surrounding heritage items.

A summary of the changes from the previous SSDA and updates to the current proposal is included in the table below. Content is drawn from the Request for Industry-Specific Secretary's Environmental Assessment Requirements (SEARs) letter written by Architectus, 11 December 2023.

	RHH Concept and Early Works (SSD-45373580) Environmental Impact Statement	Current Project Scope
Clinical Services	The Clinical Services Plan (CSP) for RHH was being finalised by Western Sydney Local Health District (WSLHD), accordingly the scope of services offered by the hospital remained to be determined.	<p>The CSP has now been finalised and will inform the scope for the RHH Development. Proposed facilities for the RHH are:</p> <ul style="list-style-type: none"> ▪ An emergency department and primary access clinic ▪ Comprehensive birthing services including birthing rooms and a maternity inpatient unit ▪ Inpatient beds and day surgery services ▪ Short stay medical assessment services ▪ Pathology, pharmacy, and medical imaging services ▪ Outpatient and ambulatory care services including paediatrics and renal dialysis and antenatal and postnatal services ▪ Virtual care and hospital in the home services ▪ Prehabilitation, rehabilitation and lifestyle medicine. ▪ Administration, staff support, loading dock and back-of-house services; and ▪ Ancillary commercial uses to support the hospital, including retail. ▪
GFA	SSDA concept approval for the first stage of the staged development of RHH with an	GFA for the development of RHH in the order of 39,100m ² . The increased GFA will accommodate

	<p>initial indicative gross floor area (GFA) of up to approximately 15,000m². This first stage sat within a broader planning envelope and future-proofing for significant expansion in subsequent stages and SSDA. Such expansion/future-proofing is now being reflected in the current Project scope.</p>	<p>the Development description and Proposed Facilities above.</p> <p>Future-proofing to enable expansion and redevelopment of hospital facilities over time will be considered in the design of the proposed facilities, for which approval would be sought in subsequent development applications as and when future expansion is required.</p>
Building Height	<p>Concept approval for the use of the site for an initial development of 6 storey hospital buildings.</p>	<p>A new hospital campus comprising buildings up to 11 storeys.</p>
Car Parking	<p>Staff and public car parking to support the first stages of development of RHH, including up to 6 levels of multi-storey car parking.</p>	<p>Staff and public car parking to support the updated initial development scope of RHH, comprising a 10 storey car park.</p>
Early works	<p>Early works including tree removal, Aboriginal cultural artifact salvage, excavation and earthworks, and installation of OSD tank.</p>	<p>These works are not part of this SSDA and will be undertaken under a separate planning pathway to expedite delivery of these early works.</p>

6. HERITAGE IMPACT ASSESSMENT

This chapter provides the basis to accurately assess the impacts of the proposed works as outlined in the *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment 2023).

6.1. Matters for consideration

Table 2. Matters for consideration.

Matter for consideration	Heritage Assessment
<p>Fabric and spatial arrangements</p>	<p>The proposal seeks approval for the redevelopment of the study area for the Rouse Hill Hospital. The study area is not listed as a heritage item but is in the proximity to State and locally listed heritage items.</p> <p>The State listed Royal Oak Inn (SHR 00698) is located 80m north of the intersection with Commercial and Windsor Road and is separated from the site by Commercial Road and the commercial complex which includes several retail premises and a carpark.</p> <p>The site is separated from Windsor Road which is listed as a heritage item on the Hills LEP, by the adjacent bus interchange and parking area and vacant lot to the north.</p> <p>The proposal would see all heritage items retained with no impact to their significance, interpretation or immediate setting. The proposed development will alter the broader setting of heritage items, however, in the context of existing development will be inconsequential.</p>
<p>Setting, views and vistas</p>	<p>The proposal will have no impacts on the views to and from the heritage items in the vicinity.</p> <p>Significant views to the Royal Oak Inn are primarily from street level to the front façade from the east and when approaching from the north on Windsor Road. Views facing the Royal Oak Inn from the south are not as prominent. The setting of the Royal Oak Inn includes a remnant sandstone fence along Windsor Road, but otherwise is viewed within an altered and contemporary setting which comprises the hardstand parking area, substantial additions to the rear of the hotel and commercial development to the north and south.</p> <p>The study area does not contribute to the setting of the Royal Oak Inn and the two sites do not have a significant visual relationship as shown in Figure 21 through to Figure 24. As outlined above the site is considerably distanced from the heritage item and therefore the visual curtilage of the Royal Oak Inn will not be significantly impacted by the proposed building envelope.</p>

Matter for consideration	Heritage Assessment
	There are no significant views to or from the study area to the locally listed sections of Windsor Road. The proposal will not impact on the ability to understand the significance of the historic road alignment.
Landscape	This matter does not relate to the proposal. No landscape heritage items are located in the vicinity of the study area.
Use	<p>The proposed use of the site for a hospital was identified in the Rouse Hill Precinct Plan and will further the growth of the area as a health precinct and strategic and commercial centre.</p> <p>The proposed use will have no impact on the heritage items in the vicinity of the site.</p>
Demolition	This matter does not relate to the proposal. No heritage items are proposed for demolition.
Curtilage	The proposed works do not involve alterations to the curtilage of the heritage items in the vicinity; as such the proposed works will have no impacts on the curtilage of the heritage items in the vicinity.
Moveable heritage	This matter does not relate to the proposal. There are no items of moveable heritage within the study area.
Aboriginal cultural heritage	This report does not include an assessment of Aboriginal cultural heritage. Refer to ACHAR under separate cover.
Historical archaeology	<p>Extent Heritage has prepared a Baseline Historical Archaeological Assessment (under separate cover) to support the SSD.</p> <p>The baseline assessment found the study area to have Nil to Low archaeological potential for eighteenth and nineteenth century archaeology. There is no evidence for occupation or use of the site beyond land clearance, agriculture, and grazing. The archaeological remains that may be present would be unlikely to meet the threshold for local or state significance under the <i>NSW Heritage Act 1977</i>.</p>
Natural heritage	This matter does not relate to the proposal. There are no items of natural heritage within or in the vicinity of the study area.
Conservation areas	There are no Heritage Conservation Areas in the vicinity of the study area.
Cumulative impacts	The proposal will not result in any cumulative impacts to the heritage significance of the items in the vicinity.
The conservation management plan	<p>The following CMPs have been reviewed in preparation of this SOHI:</p> <ul style="list-style-type: none"> ▪ Windsor Road and Old Windsor Road, Conservation Management Plan, 2005, prepared by Clive Lucas, Stapleton and Partners, Pty. Ltd for NSW Roads and Traffic Authority. ▪ Royal Oak Inn: A conservation plan, 1991, prepared by Kremer & Associates, Architects & Planners for Norlex Holdings Pty Ltd.

Matter for consideration	Heritage Assessment
	There are no policies in either CMP which relate to the proposal.
Other heritage items in the vicinity	<p>The site is located in proximity to heritage item Royal Oak Inn (SHR 00698) which is of local and State significance and locally listed sections of Windsor Road (item no. 128).</p> <p>As outlined above, the proposal will not impact on the broader setting of these items nor significant views to or from the items.</p>

7. STATUTORY CONTROLS

7.1. Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) (Heritage Act) provides protection for items of state heritage significance included on the State Heritage Register (SHR), and archaeological relics. Works proposed for items protected by the Heritage Act are approved by the Heritage Council of NSW or its delegates, as appropriate.

Extent Heritage comment

This report has established the site is not listed on the SHR and that the State heritage listed item in the vicinity, being the Royal Oak Inn will not be impacted by the proposal. In addition, the baseline historical archaeological assessment prepared by Extent Heritage identified has found that the study area to have Nil to Low archaeological potential for eighteenth and nineteenth century archaeology. The archaeological remains that may be present would be unlikely to meet the threshold for local or state significance under the NSW Heritage Act 1977.

Consequently, there are no approvals required under the Heritage Act.

7.2. Environmental Planning and Assessment Act 1979

Environmental planning instruments made under the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) include state environmental planning policies (SEPPs), which deal with matters of state or regional environmental planning significance, and local environmental plans (LEPS), which guide planning decisions for local government areas. The relevant environmental planning instrument is *The Hills Local Environmental Plan 2019*.

7.2.1. The Hills Local Environmental Plan 2019

Clause 5.10 of the Hills LEP 2019 applies to heritage conservation and 5.10 (4) requires that, before granting consent, Council must assess the effect of a proposed development on the heritage significance of the item or conservation area concerned.

Clause 5.10 (5) specified that Council may, before granting consent, 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, or land that is within the vicinity of a heritage item or HCA.

Extent Heritage comment

This SOHI has been prepared to assess the potential heritage impacts of the proposed Rouse Hill Hospital development on the heritage items in the vicinity including the locally listed Royal Oak Inn and Windsor Road.

This report satisfies the conditions in Clause 5.10 of the Hills LEP and concludes that the proposal will not impact on either of the heritage items.

8. CONCLUSION AND RECOMMENDATIONS

This SOH has been prepared to assess the Rouse Hill Hospital development SSDA (SSD-XXXXXXXX) and addresses Item 20 of the SEARs-Environmental Heritage.

The assessment concludes that the proposal will have no physical impact on the heritage items in the vicinity nor an impact on significant views (indirect impacts). The study area is considerably distanced from the Royal Oak Inn and does not have a direct visual relationship with the study area. There are no significant views to or from the study area to the locally listed sections of Windsor Road nor will the proposal impact on the ability to understand the significance of the historic road alignment.

Extent Heritage has also prepared a Baseline Historical Archaeological Assessment to support the SSD. The baseline assessment found the study area to have Nil to Low archaeological potential for eighteenth and nineteenth century archaeology. There is no evidence for occupation or use of the site beyond land clearance, agriculture, and grazing. The archaeological remains that may be present would be unlikely to meet the threshold for local or state significance under the *NSW Heritage Act 1977*.

As outlined in the Baseline Historical Archaeological Assessment, a full HAA is not recommended for the study area based on these results. Despite the above assessment and conclusions, unexpected heritage items of significance may still be discovered during works. An Unexpected Heritage Finds Procedure for the site should be prepared and implemented prior to construction works being undertaken.

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