

2 and 2A Bullecourt Avenue, Milperra

Statement of Heritage Impact

Prepared for Mirvac Residential Pty Ltd

October 2025 – Final



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Executive Summary

Project background

Extent Heritage Pty Ltd has been engaged by Beveridge Williams on behalf of Mirvac Residential (NSW) Pty Ltd to prepare a Statement of Heritage Impact (SOHI) for the staged residential development of the former Western Sydney University (WSU) Milperra Campus (hereafter referred to as the 'site') located at 2 and 2A Bullecourt Avenue, Milperra.

This report is submitted in support of the State Significant Development Application (SSDA) for the proposed development. It addresses the following standard industry specific Housing Secretary's Environmental Assessment Requirements (SEARs):

Environmental heritage

Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.

While the subject site is not a heritage listed item, it is bordered by Bullecourt Avenue to its north and Ashford Avenue to its west, roads that form part of the locally listed heritage item *Milperra Soldier Settlement (former)* on the *Canterbury Bankstown Local Environmental Plan 2023* (Canterbury Bankstown LEP 2023).

This report has assessed the heritage impacts of the proposed works against the relevant objectives and development controls within the Canterbury Bankstown LEP 2023 and *Canterbury Bankstown Development Control Plan 2023* (Canterbury Bankstown DCP 2023). The proposed development complies with the relevant heritage controls within the LEP and DCP and the proposed site access arrangements to Bullecourt Avenue and Ashford Avenue are consistent with the Concept Masterplan in the Site Specific DCP for the Former WSU Campus, Milperra. The significance of the heritage item is embodied in the road layout of Bullecourt and Ashford Avenues. There is no proposed change to the alignment or layout of these roads. As such, the proposed development will not result in any adverse impacts on the significance of the *Milperra Soldier Settlement (former)*.

Recommendations

In recognition of the historical associations of the site with the *Milperra Soldier Settlement (former)*, the following recommendations are provided to inform the proposed development.

- Existing street trees should be retained where feasible. Street tree planting is encouraged where it enhances the axis of the historic streetscape pattern along Ashford Avenue and Bullecourt Avenue.
- Section 3.9 of the Site Specific DCP requires that a Heritage Interpretation Plan (HIP) should be provided as part of any future Development Application (DA) for the former WSU Campus Milperra. Extent Heritage understand that a HIP has been prepared by Urbis, and will be submitted with the SSDA.

- Section 3.9 of the Site Specific DCP requires that an Aboriginal Cultural Heritage Assessment (ACHA) must be prepared prior to any ground disturbances in the area. Extent Heritage understand that an ACHA has been prepared by Heritage Now and will be submitted with the SSDA.
- An Unexpected Finds Protocol should be developed by an archaeologist with demonstrated experience and understanding of the required obligations in accordance with the Heritage Act. This protocol would include a pre-start briefing of contractors regarding the type of material that may be uncovered during works and their obligations under the Heritage Act. The procedure should also outline a process for protecting and identifying unexpected archaeological material, if uncovered during works.
- The current SSDA comprises civil works across the site as well as all 62 dwellings in Stages 1 and 2. The subsequent SSDA will include outstanding works in Stages 3 to 7 including dwelling construction. Given the significance of the heritage item is embodied in the layout of the Bullecourt and Ashford Avenues, it is considered unlikely that works included in the subsequent SSDA would adversely impact the identified heritage values of the item.

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1. Introduction

1.1 Project description

Extent Heritage Pty Ltd has been engaged by Beveridge Williams on behalf of Mirvac Residential (NSW) Developments Pty Ltd (Mircvac) to prepare a Statement of Heritage Impact (SOHI) for the staged residential development (the development) of the former Western Sydney University (WSU) Milperra Campus (hereafter referred to as the 'site') located at 2 and 2A Bullecourt Avenue, Milperra. This report is submitted in support of the State Significant Development Application (SSDA) for the proposed development and addresses the Secretary's Environmental Assessment Requirements (SEARs) in regard to environmental heritage.

The project will be delivered in stages and across two separate SSDA Projects, and comprises the construction of up to 430 dwelling houses, dual occupancies and attached dwellings, three (3) public parks, new roads and shared paths, civil infrastructure, a car park, and the management of conservation land.

The purpose of the report is to analyse the potential impacts of the development on the heritage significance of the *Milperra Soldier Settlement (former)* (LEP I218).

The methodology used in the preparation of this Statement of Heritage Impact (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). This SOHI will review the relevant statutory heritage controls, assess the impact of the proposal on the site and heritage items in the vicinity and make recommendations as to the level of impact. This report specifically relates to built heritage and historical archaeological potential and includes recommendations and conclusions drawn from the impact assessment.



Figure 1. Overall Layout Plan. Source: Beveridge Williams.

1.2 Limitations

The site was inspected and photographed by Extent Heritage in on 20 November 2019 and 14 February 2024. The inspection was undertaken as a visual study only.

The historical overview provides sufficient historical background, drawn from previous heritage assessments prepared for the former WSU Milperra Campus, to provide an understanding of the place in order to assess the significance and provide relevant recommendations. It is not intended as an exhaustive history of the site.

The report is inclusive of built heritage and historical archaeology. It does not address the potential for the subject area to contain cultural material or other archaeological evidence associated with Aboriginal cultural heritage.

1.3 Authorship

The following staff members at Extent Heritage have prepared this SOHI:

- Reuel Balmadres, Heritage Advisor,

The report was reviewed by Kim Watson, Associate, Team Leader – Heritage Places.

The report was updated by Hayley Edmonds, Senior Heritage Advisor, in August 2025 and in October 2025.

2. Heritage item

2.1 Site description

The subject site forms part of the former WSU Milperra campus located in the southwest Sydney suburb of Milperra within the Local Government Area (LGA) of Canterbury Bankstown. It is located at 2 and 2A Bullecourt Avenue, Milperra, and comprises land legally defined as Lot 2 in DP 1291984 and Lot 1 DP in 101147.

The total site has an area of approximately 19.64ha and is the subject of numerous easements affecting the site, including two easements to drain water, easements for electricity and other purposes, and a right of carriageway.

The former WSU Milperra Campus previously comprised a complex of educational, administration, and accommodation university campus buildings that date from the c.1970s, with later additions to site in c.2012. These buildings (with the exception of the child care centre) were demolished in 2025. Since the demolition of the previous buildings on the site, the site currently comprises:

- Existing at-grade car park (within Zone 4) repurposed as parking and hardstand area for the temporary sales office.
- Existing at-grade car park for the Childcare Centre (generally within the location of the future Road 2B).
- At-grade roads off Bullecourt Avenue.
- A large oval to the south.
- The Western Sydney University Early Learning Centre (Child-care centre).
- Vegetation of varying significance, including Cumberland Plain Woodland.

The site is bound by the M5 Motorway to the south, Ashford Avenue / existing residential dwellings to the west, Bullecourt Avenue / existing industrial development to the north, and Horsley Road / existing industrial development to the east. Adjoining the site along the southeastern boundary is Mount St Joseph Catholic College.

2.2 Heritage listings

The former WSU Milperra Campus **is not listed** as a heritage item on any statutory register or planning instrument.

The site is bordered by Ashford Avenue to its west and Bullecourt Avenue to the north. These roads form part of the locally listed heritage item identified as *Milperra Soldier Settlement (former)* (LEP I218) on Schedule 5 of the *Canterbury Bankstown Local Environmental Plan 2023* (CBLEP 2023). The heritage item is significant at the local level for its conservation of the last surviving evidence of the former subdivision pattern of the Milperra Soldiers

Settlement, a national scheme that was intended to repatriate returning servicemen during and after World War I.



Figure 2. Heritage map showing the defined site indicated in red within context of the heritage curtilage of the *Milperra Soldier Settlement (former)* (LEP I218)

2.3 Historical context

2.3.1 Traditional owners

The traditional custodians of land within the Canterbury Bankstown LGA are the Darug People. Aboriginal people have lived on and cared for the land, waters and skies of the Canterbury-Bankstown area for many thousands of years.

The word Milperra is derived from an Aboriginal word that means ‘a company, a welcome, a place of recovery of men injured in tribal war or initiation, or a gathering of people’ (also spelled milpera) (Beckett 1984, 145 in Allison 2009, 144-157).

2.3.2 Early land tenure

The present suburb of Milperra extends across land grants that were made to William Heath, Thomas Bevan, William Mitchell, John Connell, James Connell, Edward Weston, Esther Julian, George Johnston and George Johnston Junior from the late eighteenth century (Figure 4).

The site is located on land granted to George Johnston Junior in 1819. Johnston Junior first received 500 acres of land at Bankstown in 1804, granted by Governor Philip Gidley King. It was reported that Johnston Junior's father, Captain George Johnston as Lieutenant-Governor, made a conditional grant to his son of 2,000 acres along the Nepean River which was rejected by then-Governor Lachlan Macquarie as inadmissible. However, Macquarie eventually restored parts of the conditional grant to Johnston Junior which included 650 acres comprising part of the site on 31 August 1819 (HLRV Primary Application No. 8299) (Yarwood 2006).

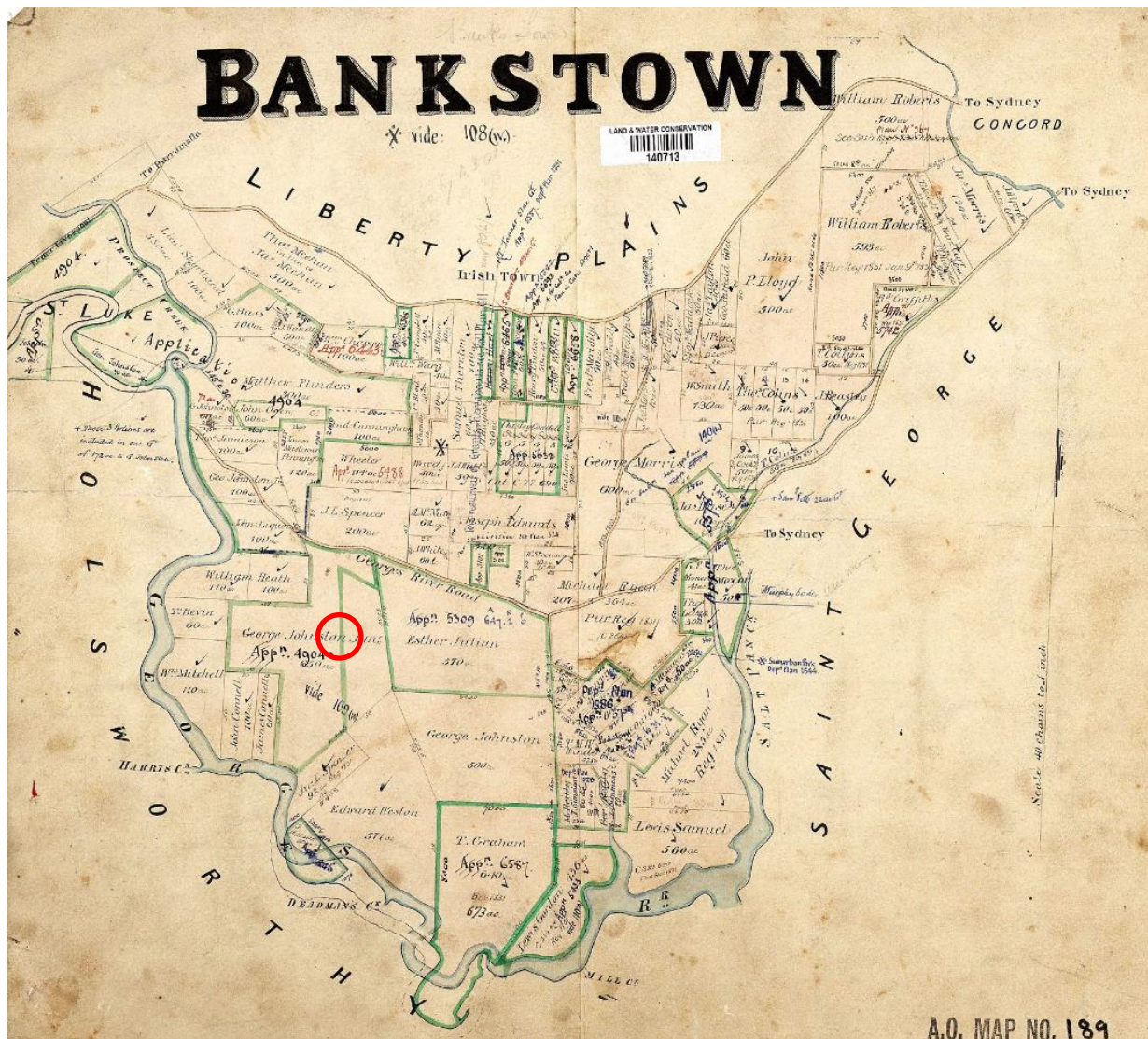


Figure 3. Undated Parish of Bankstown maps showing early land grants. The general location of the site is indicated in red within land granted to Johnston Junior. Source: NSW Planning Portal.

The Johnstons accumulated large tracts of land in the region, including the family's homestead, which was located at the confluence of Prospect Creek with the Georges River (approximately 3.2 kilometres north of the site). Many of the elder Johnston's landholdings passed to Johnston Junior following his death in 1823. Johnston Junior resided at the family homestead, and it was noted that areas of the estate were cleared and used for cultivation (SHR n.d.). Specific land use within the former WSU Campus site is not known.

2.3.3 Soldier Settlement Scheme

In 1917, the Bankstown Soldier Settlement was established in the location of present-day Milperra. It was the first of the group soldier settlements in the Greater Sydney Metropolitan Area established as part of the Soldier Settlement Scheme. The Soldier Settlement Scheme was one of the rehabilitation projects undertaken by the Commonwealth and State governments after World War I, to help repatriate servicemen who had served overseas. NSW was the first state to introduce legislation for this with *The Returned Soldiers Settlement Act 1916* (Allison 2009).

The aim of this scheme was to assist returned men to settle on rural land by offering preferential terms and conditions for repayment (Allison 2010). The settlement at Bankstown contained forty-eight poultry and eight vegetable farms, with farm sizes ranging from four to ten acres (Allison 2009).

The settlement had five roads – Bullecourt, Amiens, Fleurbaix, and Pozieres Avenues, which were named after French towns and key World War I battlefields, and Ashford Avenue, which was named after the then-New South Wales Minister for Lands (Department of Lands, NRS 8052). The settlement was given the name Milperra, which is derived from an Aboriginal word that means ‘a company, a welcome, a place of recovery of men injured in tribal war or initiation, or a gathering of people’ (also spelled milpera) (Beckett 1984, 145 in Allison 2009, 144-157). This name was then applied to suburban development associated with the settlement.

A c.1918 parish map (Figure 4) shows the Soldier Settlement road alignment and planned subdivision. The western portion of former WSU Campus site falls within the planned settlement area. Land at the north of the site, fronting Bullecourt Avenue, was set aside for Milperra Primary School. The eastern extent of the site is outside of the planned settlement.

The Soldier Settlement received returned soldiers and their families between 1917 and 1923. By this later date, only eighteen of the fifty-six farms were occupied. Subsequently, the remaining vacant blocks were offered to civilians. Residences constructed on each plot of land were reported to be standard two-bedroom weatherboards cottages each with verandahs and galvanised iron roofing home to 120 ex-servicemen and their families (Allison 2010).

With the establishment of a Public School and Post Office in 1918, Milperra slowly began to develop as a residential suburb. The Bankstown Soldier Settlement was largely unsuccessful with one-third of the ex-servicemen living there for less than two years (Allison 2010). All that remains of this soldier settlement is the original streets which retain their original names and alignments.

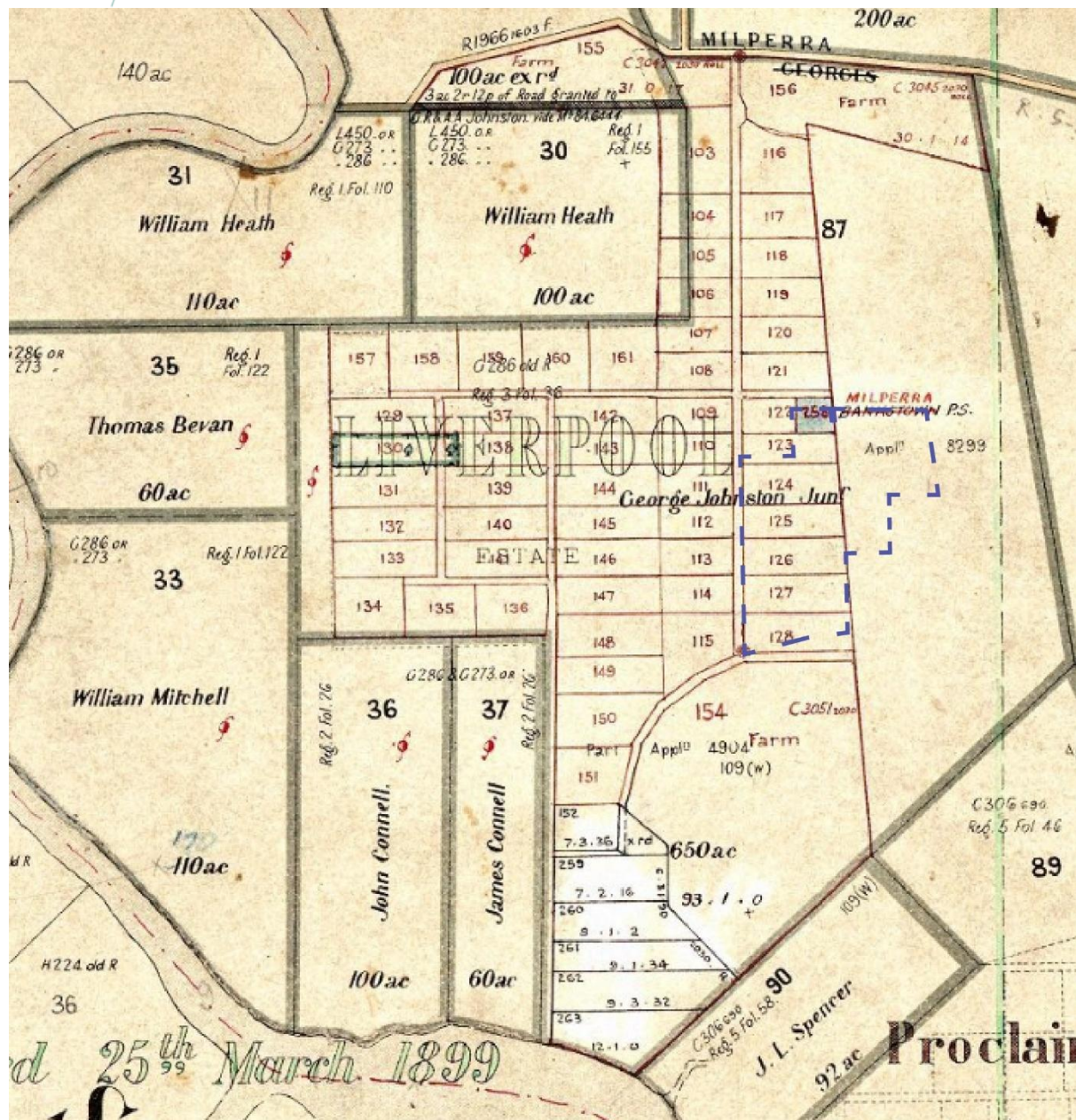


Figure 4. c.1918 Parish of Bankstown map showing the Milperra Soldier Settlement road alignment and subdivision. The extent of the site is indicated in blue. Source: NSW Planning Portal with Extent Heritage overlay.

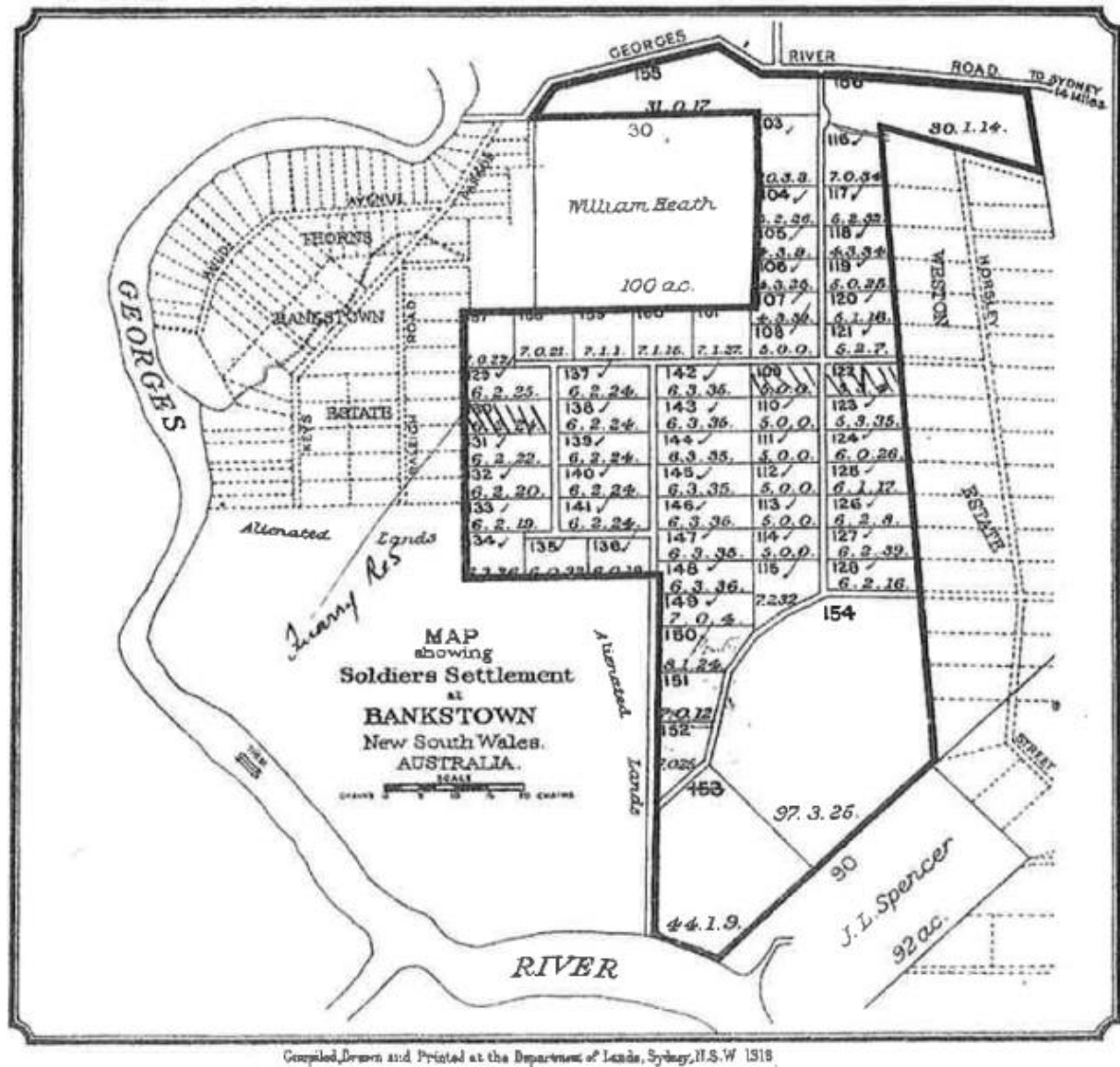


Figure 5. Bankstown Soldiers Settlement, 1918 showing block numbers and acreage. Source: State Records NSW Department of Lands, Closer Settlement Promotion Files Call No. 10/137114 in Allison 2009, 149



Figure 6. Bankstown Soldiers' Settlement Estate clearing land. Source: State Archives and Records, 2017.



Figure 7. Bankstown Soldiers' Settlement Estate – initial stages of development. Source: State Archives and Records, 2017.



Figure 8. Bankstown Soldiers' Settlement Estate general view of cleared and uncleared land. Source: State Archives and Records, 2017.



Figure 9. Bankstown Soldiers' Settlement Estate settlers' cottages. Source: State Archives and Records, 2017.



Figure 10. Bankstown Soldiers' Settlement Estate spraying the crops. Source: State Archives and Records, 2017.



Figure 11. Bankstown Soldiers' Settlement Estate attending the poultry. Source: State Archives and Records, 2017.

2.3.4 Development in the early twentieth century

As Milperra continued to develop as a residential suburb, the site of the Milperra WSU campus underwent a series of changes. Land at the north of the site was occupied by Milperra Public School from 1918. The location of the 1918 school building is indicated on the below 1943 (Figure 12). The 1918 school building comprised of a two-roomed, gabled roof building with a front verandah covered by a skillion roof (Figure 14). Built on brick piers, the original school building was of brick and timber construction with galvanised metal sheets to the gable and skillion roofs. The school was relocated to its present site on Pozieres Avenue in 1975 (southwest of and outside the defined site boundary) (WSU 2017; Allison 2009, 150).



Figure 12. 1943 historical aerial of Milperra showing the indicative extent of the former Milperra Campus outlined in yellow. The location of the school is indicated encircled in white. *Source: NSW Historical Imagery with Extent Heritage overlay*



Figure 13. Closeup view of the 1943 historical aerial of Milperra showing original school building outlined in blue. *Source:* NSW Historical Imagery with Extent Heritage overlay



Figure 14. The original 1918 Milperra Public School. *Source:* History of Padstow Revesby Panania Picnic Point East Hills Milperra, 2017



Figure 15. 1965 historical aerial showing the indicative extent of the site shaded in red. *Source:* NSW Historical Imagery with Extent Heritage overlay.

The site and wider area remained predominantly agricultural in land use throughout the c.1950s and c.1960s. By 1965 it appears that much of the development associated with the Milperra Soldier Settlement within the site boundary was demolished. The allotments remained agricultural in use, with new industrial development established to the east and north of the site. The 1965 historical aerial also shows that the 1918 Milperra Public School building was demolished by this time, with new school buildings surrounding its original location (Figure 15).



Figure 16. 1971 historical aerial showing the indicative extent of the site shaded in red. *Source:* NSW Historical Imagery with Extent Heritage overlay.

The 1971 historical aerial (Figure 16) shows that most of the agricultural buildings within the site were demolished by this time with the surrounding area largely suburbanised. The former Milperra Public School site remained visible at the northern side of the site with buildings along its eastern, southern, and western internal boundary.

The closeup extract of the 1975 historical aerial (the year of the school's relocation) shows the school buildings located within the site at the time. It also shows the establishment of the off-street return driveway which remains extant in its alignment on the southern side of Bullecourt Avenue (Figure 17).



Figure 17. Closeup of the 1975 historical aerial showing the extent of the school grounds and building along Bullecourt Avenue. *Source:* NSW Historical Imagery with Extent Heritage overlay

2.3.5 Establishment of Western Sydney University

The Milperra College of Advanced Education (CAE) was established on the site in 1973 to cater to the growing need for teachers' education in NSW. Changes made to the site while it was the CAE campus included the construction of the current multipurpose Building 1 in 1976 (Figure 19). The 1975 historical aerial (Figure 18) shows the site cleared of all previous agricultural structures, with site establishment works for the new educational campus underway.

In 1983, the Milperra CAE was renamed Macarthur Institute of Higher Education (State Records NSW Call No, AGY-2956). Original plans to accommodate 2,500 teachers on site were altered, and there was a push to start tertiary education programs. The Macarthur Institute of Higher Education was absorbed into the University of Western Sydney in 1989 becoming the third campus in its growing network of campuses. During the 1980s, the site underwent numerous changes including extensions to Building 1, the construction of Building 19 and Building 2; and in the 1990s with the construction of Building 4. Most of the structures on the site dates from the 1990s onwards (Western Sydney University 2017).



Figure 18. 1975 historical aerial showing the indicative extent of the site outlined in yellow. *Source:* NSW Historical Imagery with Extent Heritage overlay.



Figure 19. The 1976 College of Advance Education building. *Source: History of Padstow Revesby Panania Picnic Point East Hills Milperra, 2017*

2.3.6 Contemporary development

The site remained in use as one of the eleven campuses for WSU until c.2020s. The campus supported students, staff, and faculty through providing education spaces, student accommodation, staff offices, parking and all other typical amenities. In 2016, the campus supported approximately 8,166 students, 195 academic staff and 128 professional staff (NSW Department of Planning and Environment 2022).

The site is currently not in use, as the area is earmarked for redevelopment and subdivision following the establishment of a development agreement between WSU and Mirvac. The redevelopment seeks to create a low low-rise neighbourhood incorporating a range of attached, semi-detached and free-standing homes.

2.4 Physical analysis

Extent Heritage carried out a physical assessment of the site on 14 February 2024. The inspection was undertaken as a visual study from the public domain only with limited views to the site. Internal photographs of the site are utilised from Extent Heritage's previous site inspection, undertaken in November 2019, and are cited accordingly.

The analysis involved an investigation into the built form and landscape setting. It does not provide a detailed investigation of all fabric but an overview of the elements of the place to assist in determining significance.

2.4.1 WSU Milperra campus

The WSU Milperra campus buildings were demolished in early 2025. Since the demolition of the previous buildings on the site, the site currently comprises:

- Existing at-grade car park (within Zone 4) repurposed as parking and hardstand area for the temporary sales office.
- Existing at-grade car park for the Childcare Centre (generally within the location of the future Road 2B).
- At-grade roads off Bullecourt Avenue.
- A large oval to the south.
- The Western Sydney University Early Learning Centre (Child-care centre).
- Vegetation of varying significance, including Cumberland Plain Woodland.

2.4.2 Milperra Soldier Settlement (former) (LEP I218)

The Milperra Soldier Settlement was subdivided in the c.1910s as part of the national effort to repatriate soldiers returning from WWI. The wider area which contained part of the campus and defined site was subdivided into market garden and farm allotments set on a neat, grid road alignment. The settlement at Milperra contained five streets, Bullecourt, Fleurbaix, Amiens, and Pozieres Avenue, and Ashford Avenue. Residences constructed on the farm allotments were reported to comprise two-roomed timber cottages.

The timber cottages were mostly demolished by c.1970, and the site was redeveloped as a higher education campus (Figure 16). No structures associated with the Soldier Settlement remain within the site boundary. The agricultural landscape and allotments of the wider landscape surrounding the site have since been re-subdivided for suburban development from the c.1970s.

The existing road layout of the principal streets named above, as well as street names relating to the post-1970s subdivision, remain the only tangible evidence of the former Milperra Soldier Settlement.

2.4.2.1 Ashford Avenue

The section of Ashford Avenue bordering the western boundary of the site extends south from the junction with Bullecourt Avenue. Suburban streets extend from the west of Ashford Avenue, which include Sinai Avenue, Zonnebake Crescent, and Flanders Avenue, which are not associated with the original settlement alignment. Ashford Avenue is a bi-directional road laid on a north-south axis with contemporary street furniture. However, it only includes a concrete footpath on the western side between Bullecourt Avenue to Sinai Avenue. The eastern side of Ashford Avenue does not include a footpath and comprises a wide nature street with inconsistent street tree planting (Figure 20 to Figure 23). Ashford Avenue retains a residential character with a mix of single and double-storey housing along its alignment.



Figure 20. Overview of Ashford Avenue looking south. Source: Extent Heritage 2024.



Figure 21. Overview of Ashford Avenue looking north. Source: Extent Heritage 2024.



Figure 22. Overview of Ashford Avenue looking south from the junction with Zonnebeke Crescent. Source: Extent Heritage 2024.



Figure 23. Overview of the southern extent of Ashford Avenue at the junction with Flanders Avenue. Source: Extent Heritage 2024.

2.4.2.2 Bullecourt Avenue

Bullecourt Avenue forms the northern boundary of the site and is adjacent to industrial development. It is a bi-directional road on an east-west axis, laid with bitumen with concrete gutters, kerbing, and crossovers. Street furniture and other elements including street signs, bus stops, power lines, and boundary fencing are contemporary in nature. It includes concrete footpaths and a nature strip on either side with inconsistent street tree planting. The remnant Cumberland Plain Woodland is located along Bullecourt Avenue to the northeast side of the site. Bullecourt Avenue forms the junction with Ashford Avenue off the northwestern side of the site.



Figure 24. Overview of Bullecourt Avenue generally looking east along the campus showing the adjacent industrial development. *Source:* Extent Heritage 2024.



Figure 25. Overview of Bullecourt Avenue generally looking west along the campus. *Source:* Extent Heritage 2024.



Figure 26. Overview of Bullecourt Avenue generally looking west along the campus towards the junction with Ashford Avenue. *Source:* Extent Heritage 2024.



Figure 27. Overview of the junction of Bullecourt and Ashford Avenue looking west. *Source:* Extent Heritage 2024.

2.4.3 Settings and views

The site is surrounded by low scale suburban development to its west and southeast, and industrial development to its east and north. The area to its immediate south, across from the M5 Motorway comprises undeveloped areas and a series of open sports field which connects to the Georges River towards the southwest.

The site is bordered by a council-owned sports field to the north-west of the site, and the Mount St Joseph Catholic College Milperra to the east. In addition, the site is bounded to the north-east by a sizeable tract of protected remnant Cumberland Plain Woodland. These areas are not included within the site boundary.

Given the extensive frontage of the campus with the main suburban road network, it is highly visible along the adjacent streetscape, particularly along its frontages with Bullecourt Avenue and Ashford Avenue (Figure 28 to Figure 33). However, wider views of the campus from the public domain are largely screened by tree plantings and buildings. Secondary views to the

site can be obtained from Horsley Road to the east. Views from the south along the M5 Motorway to the site cannot be obtained due to highway noise barriers.



Figure 28. Overview of the suburban setting surrounding the site. Source: Extent Heritage 2024.



Figure 29. Overview of the suburban setting surrounding the site. Source: Extent Heritage 2024.



Figure 30. Overview of the Council sports field adjacent to the campus. Source: Extent Heritage 2024.



Figure 31. View to the campus from Ashford Avenue. Source: Extent Heritage 2024.



Figure 32. View of the commercial development at the junction of Bullecourt and Ashford Avenues. Source: Extent Heritage 2024.



Figure 33. Overview of the adjacent industrial development along Bullecourt Avenue. Source: Extent Heritage 2024.

3. Significance assessment

This chapter provides the basis for assessing heritage significance in New South Wales as outlined in the *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment 2023b, 16-18).

3.1 Statement of significance

The following statement of significance is quoted from the State Heritage Inventory (SHI) inventory sheet for the *Milperra Soldier Settlement (former)* (LEP I218):

The Milperra Soldiers Settlement is historically significant because it was part of a national scheme that was intended to repatriate returning servicemen during and after World War I. It reflects then-current attitudes towards the appropriate ways to develop the country and ensure its growth and prosperity. The Settlement was a rare event in the history of Bankstown and was a relatively late and unusual form of agricultural development in the Bankstown area. Apart from this, it represents very early settlement within the area and resulted in the locality being named Milperra.

The road layout of the principal streets provides the only tangible evidence of the subdivision that was formed to accommodate the Settlement.

3.2 Significance of the WSU Milperra Campus

The subject site, comprising part of the former WSU Milperra campus, has undergone considerable changes in terms of its built fabric from its early agricultural landscape associated with the early land tenure and the former Milperra Soldier Settlement to its former use as a campus of higher education from the mid-1970s. The university buildings on the campus were demolished in early 2025, with the exception of the child care centre.

Historical aerials also indicate that structures associated with the Milperra Soldier Settlement were mostly demolished by the c.1970s as part of the redevelopment of the area for educational purposes. It is unlikely that any former structures associated with the settlement remain extant at the site and that the only known extant feature of the settlement comprises the now-heritage listed road alignment (with Bullecourt Avenue and Ashford Avenue respectively forming the northern and western boundaries of the campus and site).

The site also contains the grounds of the former Milperra Public School which was established in 1918 as part of the settlement development. It operated within the grounds until 1975 when it was relocated to its present location southwest of the campus. Historical aerials indicate that the original 1918 Milperra Public School building was demolished between 1955-1965. Other school buildings generally dated from c.1955 and were integrated for use as part of the CAE and subsequent institutions. However, these buildings were progressively demolished in place of more modern educational facilities and updated campus landscaping throughout the late twentieth century. The campus landscape is also highly altered and contemporary in setting and apart from the remnant Cumberland Plains Woodland (located outside the site boundary), do not include any landscape items of note.

3.2.1 Significance of the proposed works area

The site comprises the former WSU Milperra Campus which is not a heritage item and does not contribute to the significance of the heritage items in the vicinity.

The significance of the *Milperra Soldier Settlement (former)* is limited to the road alignments of Ashford Avenue, Bullecourt Avenue, Pozieres Avenue, Amiens Avenue and Fleurbaix Avenue which retain the subdivision pattern of the former settlement.

The statutory curtilage for the local heritage item, as shown on the LEP heritage map, includes a buffer either side of the roadways that includes a grassed verge and contemporary street trees of little heritage significance within the subject site.

4. Proposed works

4.1 The proposal

The project will be delivered in stages and across two separate SSDA Projects, and comprises the construction of up to 430 dwelling houses, dual occupancies and attached dwellings, three (3) public parks, new roads and shared paths, civil infrastructure, a car park, and the management of conservation land.

Specifically, across the two SSDAs, consent is sought for:

- Tree removal
- Site remediation (excluding works carried out as category 2 remediation works)
- Construction of bulk earthworks, public roads and landscaping, and services
- Augmentation of existing services and road infrastructure
- Construction of three (3) public parks
- Construction of up to 430 dwelling houses
- Construction of a carpark to service the existing childcare centre and E1 Local Centre zoned land
- Subdivision resulting in up to 430 residential lots, infrastructure lots, and the creation of a community title lot for land zoned C2 Environmental Conservation and E1 Local Centre
- Conservation works including the management of >2Ha Cumberland Plain Woodland Species.

This SSDA comprises of all Civil works across the entirety of the site as well as the construction of all 62 dwellings in Stages 1 and 2 only, which are as follows:

- Stage 1 – Commencement of site-wide tree removal and land remediation, creation of two (2) super lots and total of 22 residential lots, and construction of 22 dwelling houses fronting Ashford Avenue. This will be the first stage to be delivered and will connect into the existing infrastructure that located within Ashford Avenue.
- Stage 2 – Creation of four (4) super lots, a new lot (Lot 25) across the RE1 Public Recreation zoned land, and 40 residential lots. This stage also involves the construction of 40 dwellings within Stage 2, and the construction of new roads and the new public park referred to in the Civil Plans as the 'Central Park'.
- Stage 3a – Creation of a new super lot, and the construction of perimeter roads surrounding the existing childcare centre, construction of a new car park to service the childcare centre and C2 Environmental Conservation zoned land. It is proposed all associated civil works required to enable the operation of the existing childcare centre will be delivered under this stage. The new traffic intersections at both Bullecourt Avenue and Horsley Road will be constructed.

- Stage 3b – Creation of three (3) lots to be delivered under a Community Title Scheme for the E1 Local Centre zoned land.
- Stage 4 – Creation of eight (8) super lots, a new lot (Lot 50) across the RE1 Public Recreation zoned land, and a new lot (Lot 49) across the SP2 Infrastructure zoned land. This stage also involves the construction of new roads, the stormwater infrastructure Basin 1 and Basin 2, and the new public park referred to in the Civil Plans as the ‘Southern Park’, all to be dedicated to Council.
- Stage 5 – Creation of six (6) super lots and construction of new roads and civil works.
- Stage 6 – Creation of nine (9) super lots and a new lot (70) across the RE1 Public Recreation zoned land. This stage also involves the construction of new roads and civil works, and the new public park referred to in the Civil Plans as the ‘Northern Park’, all to be dedicated to Council.
- Stage 7 – Creation of six (6) super lots and construction of road and civil works.

The second SSDA will seek consent for all outstanding works in stages 3 to 7, which are as follows:

- Stage 3 – Construction of the Childcare Alterations and Additions and Construction of a permanent structure for Commercial use.
- Stage 4, 5, 6 & 7 – Creation of the subsequent subdivision into residential lots and construction of dwellings.

EXTENT



Figure 34. Overall Demolition Plan (Source: Beveridge Williams).

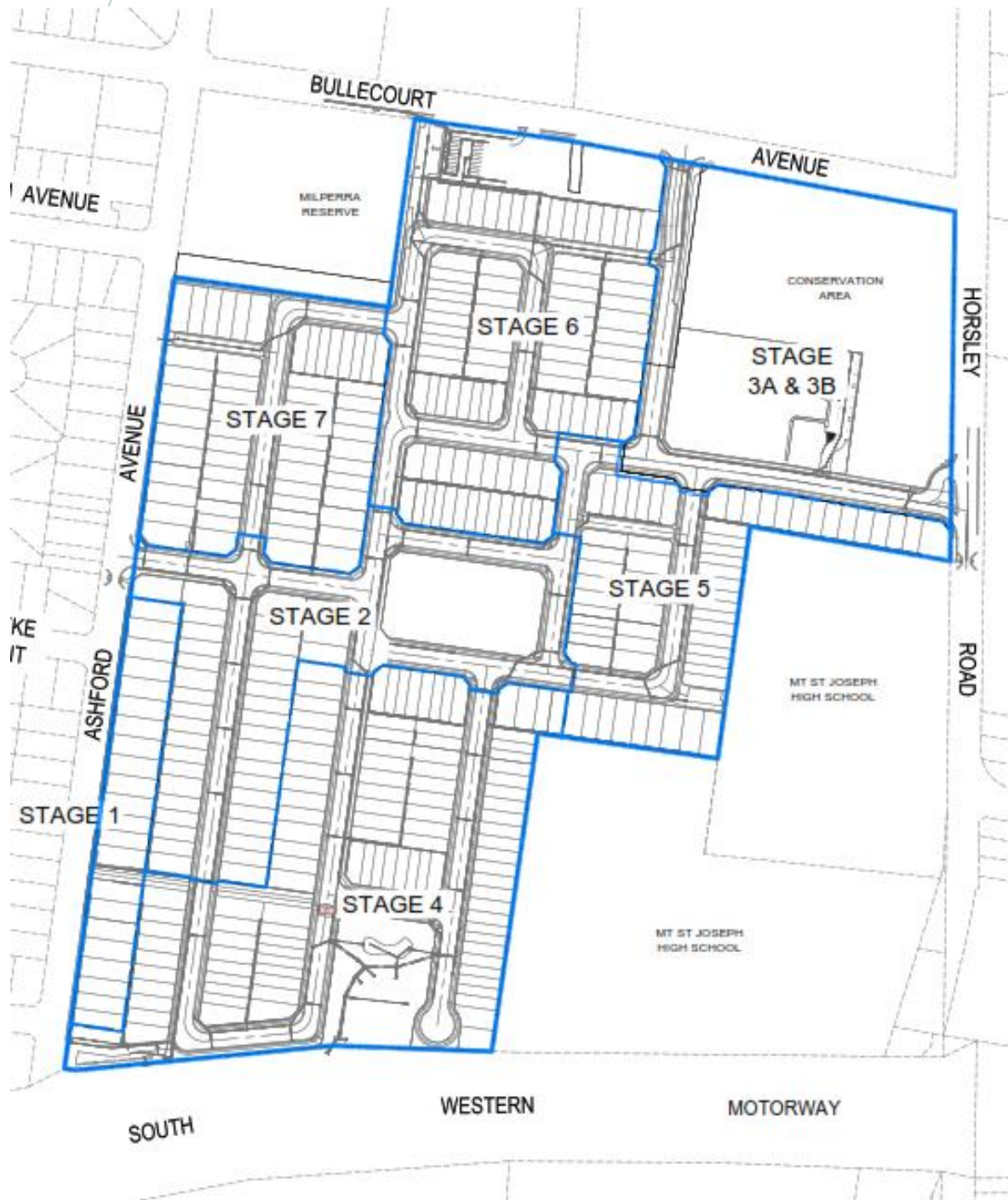


Figure 35. Overall Layout Plan (Source: Beveridge Williams).

4.1.1 Proposed access arrangements

4.1.1.1 Ashford Avenue

Stage 2 includes the construction of a new access road (Road 1) at the existing site access on Ashford Avenue. The Traffic Impact Assessment notes that this is in accordance with the Concept Masterplan in the adopted Site Specific DCP. This includes new kerb extensions on either side of Ashford Avenue immediately south of Road 1 to facilitate pedestrian and pram crossing (Figure 36).

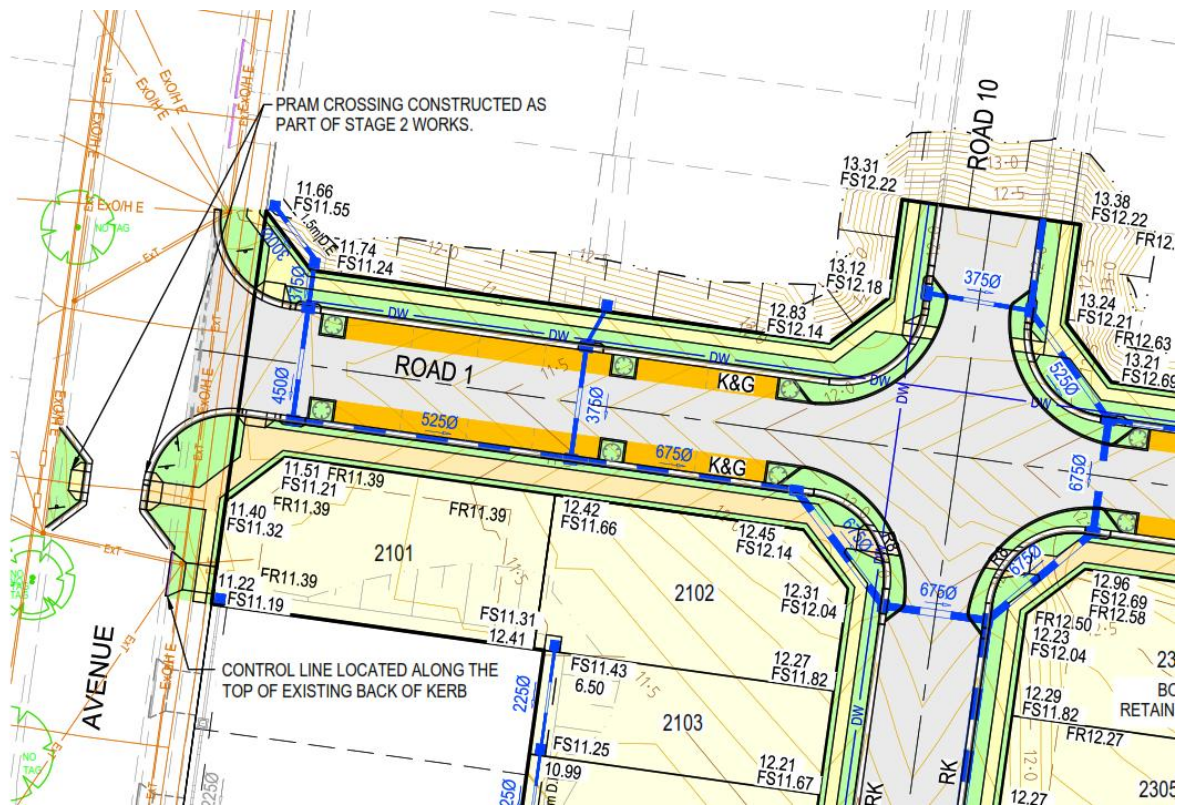


Figure 36. Excerpt Layout Plan Stage 2 Sheet 1 of 2, showing proposed new site access to Ashford Avenue.

4.1.1.2 Bullecourt Avenue

Stage 3A includes the modification of the site access to Bullecourt Avenue. The existing separated driveway will be modified to a two-way access road (Road 9) with kerb return on either side to align with the kerb line on Bullecourt Avenue (Figure 37-Figure 38).

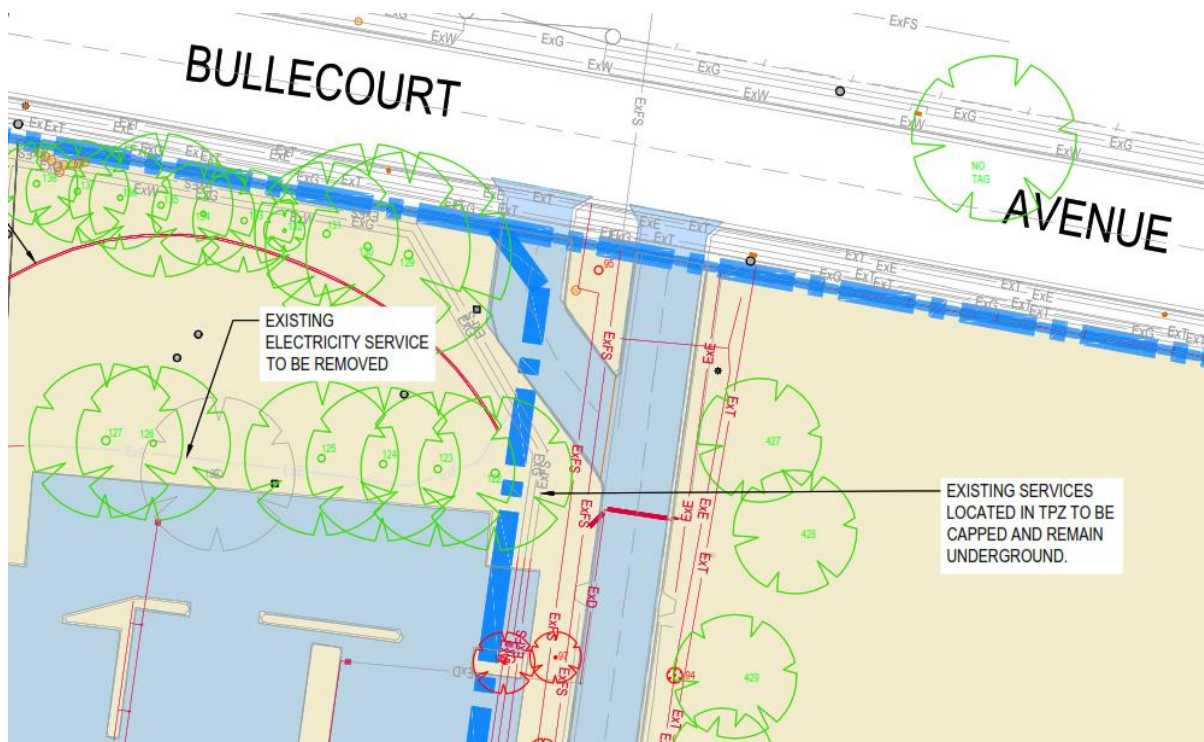


Figure 37. Excerpt Demolition Plan Sheet 2 of 6, showing proposed demolition of existing road at Bullecourt Road site access.



Figure 38. Excerpt Layout Plan Stage 3A Sheet 2 of 2 showing proposed site access to Bullecourt Avenue.

5. Heritage impact assessment

This chapter assesses the impacts of the proposed works on the heritage significance of the heritage item in accordance with the *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment 2023b, 18-20).

5.1 Matters for consideration

This SOHI has established the subject site is not of heritage significance. This site is however located adjacent to local heritage item, *Milperra Soldiers Settlement (former)*, listed on Schedule 5 of the Canterbury-Bankstown LEP 2023. The roads – Bullecourt Avenue and Ashford Avenue – to the north and western edges of the site form part of the curtilage of the item. The road layout is significant at the local level as it provides tangible evidence of the subdivision pattern that was formed to accommodate repatriated soldiers after World War I, later contributing to the residential development of the suburb of Milperra.

The proposed development includes subdivision and site access arrangements which will intersect with Ashford Avenue and Bullecourt Avenue. Proposed site access arrangements include modification of the existing site access road to Bullecourt Avenue and construction of a new site access road to Ashford Avenue. There is no proposed change to the alignment of the roads.

5.1.1 Fabric and spatial arrangements

The proposed development will be wholly contained within the Former WSU Milperra Campus boundary consistent with the Site-Specific DCP for the site. While the proposed activity will have some interface with the historic subdivision pattern, including modification of existing site access road to Bullecourt Avenue and construction of new site access road to Ashford Avenue, this will see no change to the road alignment itself. This is consistent with the existing pattern of development along Ashford Avenue and Bullecourt Avenue and a necessary change required to facilitate the development outcomes for the area.

While the proposal will alter the urban streetscape pattern, Ashford Avenue and Bullecourt Avenue will retain its prominent alignment within the streetscape and remain legible in the wider landscape. The proposed development includes site access arrangements that intersect with Bullecourt Avenue and Ashford Avenue. There is no proposed change to the alignment of these roads. The proposed works will impact existing kerbs and gutters in these locations; however, the significance of the item is vested in its alignment and layout. The existing kerbs and gutters are not significant fabric.

5.1.2 Setting, views and vistas

Views to Ashford Avenue and Bullecourt Avenue have changed considerably since the establishment of the Milperra Soldier Settlement.

The proposed development will not affect these existing views but reflect the changing character of the area. The views and settings will generally remain unchanged as the

subdivision proposed is similar to that which currently exists within the adjoining neighbourhoods.

Visual impacts to the heritage item from new development could be mitigated through the introduction of formalised landscaping to reinforce the axis of the historic streetscape pattern and the retention of existing street trees.

5.1.3 Use

The proposed subdivision is consistent with the existing use of the wider landscape, which is characterised as a residential landscape.

5.1.4 Demolition

The proposed development includes demolition of existing asphalt within the site. There is no demolition of heritage-listed structures or fabric.

5.1.5 Curtilage

The proposed works are wholly contained within the former campus. Where the subdivision will create new intersections for internal roads along Ashford Avenue and Bullecourt Avenue, this will not alter the road alignment of the roads. There is no change to the heritage curtilage of *Milperra Soldier Settlement (former)*.

5.1.6 Historical archaeology

Following the major university developments in 1973 for buildings, sports fields, parking and associated services, it is unlikely that substantial archaeological evidence has been preserved. The topography of the site has been modified through both cutting and filling to meet the functions of the university. This activity is likely to have reduced the integrity and survival of physical remains including structural remains, landscape elements, archaeological deposits and 'relics'.

There is no documented evidence for developments within the site during the eighteenth and nineteenth centuries that are likely to have left significant physical remains. Archaeological evidence of buildings associated with the soldier settlement are likely to be restricted to building piers and foundations associated with housing, poultry-shed footings, postholes and fence lines. If such remains survive, they are likely to be of local significance with a low research potential. Physical remains associated with the post-1920 development of the site is unlikely to provide any substantive information that would contribute to our understanding of the historical development of the site.

The presence of historical archaeological remains of local significance is considered to be low. Any remains that do survive are likely to have a low research potential.

5.1.7 Natural heritage

A remnant portion of Cumberland Plain Woodland is conserved to the northeast of the site, outside the site boundary. The area is to be retained and zoned Woodland Conservation. The proposed development will have no impact on the natural heritage values of this area.

5.1.8 Conservation areas

There are no heritage conservation areas within the vicinity of the subject site.

5.1.9 Cumulative impacts

The development is consistent with the Structure Plan identified in the Site-Specific DCP for the Former WSU Campus, Milperra. The subdivision will have no cumulative impacts to the heritage significance of the *Milperra Soldiers Settlement (former)*.

5.1.10 Other heritage items in the vicinity

The site is in the vicinity of one local heritage item, the *Milperra Soldier Settlement (former)*. As previously stated, it is the alignment of Ashford Avenue and Bullecourt Avenue, which directly abuts the subject site to the west, that contribute to the heritage significance of the former settlement. The street alignment will not be altered by the proposed subdivision, and thus the proposed works will have no impact to this heritage item.

5.2 Assessment against statutory and non-statutory controls

5.2.1 Environmental Planning & Assessment Act 1979 (NSW)

Part 4 of the *Environmental Planning & Assessment Act 1979* (NSW) (EP&A Act) provides for development assessment, and Division 4.7 provides for State Significant Development. State Significant Development Applications (SSDAs) must meet the minimum form and content requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the State Significant Development Guidelines, and must address the relevant Secretary's Environmental Assessment Requirements (SEARs) for the development. In determining a development application for SSD, the consent authority is also to take into consideration matters identified in section 4.15 of the EP&A Act, including relevant local planning instruments.

Extent Heritage comment

This SOHI is submitted in support of the SSDA for the project and addresses the SEARs regarding environmental heritage. This SOHI also addresses the relevant provisions of the Canterbury Bankstown LEP 2023 and Canterbury Bankstown DCP 2023 regarding non-Aboriginal heritage.

5.2.2 Canterbury Bankstown Local Environmental Plan 2023

Clause 5.10 of the Canterbury Bankstown LEP 2023 applies to heritage conservation and 5.10(4) requires, among other things, that before granting consent under clause, Council must assess the effect of a proposed development on the heritage significance of the item or conservation area and concerned. Clause 10(5) specifies that Council, before granting consent, may 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. This applies to land in the vicinity of a heritage item or heritage conservation area.

Extent Heritage comment

The subject site is not listed as local heritage item on schedule 5 of the Canterbury Bankstown LEP, nor is it located within a heritage conservation area. However, the site is located within the vicinity of one (1) local heritage item, *Milperra Soldier Settlement (former)*. Clause 5.10 requires a heritage management document and an assessment of the heritage impacts of the proposal. This Statement of Heritage Impact fulfils that requirement.

5.2.3 Canterbury Bankstown Development Control Plan 2023

The Canterbury Bankstown LEP 2023 is supplemented by the Canterbury Bankstown Development Control Plan (DCP) 2023. The DCP provides a unified set of controls that provides detailed planning and design guidelines to support the planning controls in the LEP. It is important the controls are adhered to as the Consent Authority is required to take into consideration the relevant provisions of the DCP in determining an application for development affecting a locally listed heritage item.

Chapter 4 of the DCP applies to heritage, and Chapter 4.4 provides controls for development in the vicinity of places of heritage significance.

Chapter 11.13 of the DCP applies to the Former WSU Campus, Milperra. The chapter was adopted in 2023, and amended in April 2025. It provides a site-specific framework and supporting guidelines for the future redevelopment of the site and is applicable to land which comprises the site assessed in this report.

The following general controls relevant to the proposed subdivision of the site and guidelines related to heritage outlined in the DCP are listed in the table below.

Assessment of the proposed works against DCP controls
Chapter 4 - Heritage
4.4 Heritage in the vicinity of a heritage item
Objectives
O1. To ensure that adjacent development does not detrimentally impact upon the heritage significance of places of heritage significance or their settings.

Assessment of the proposed works against DCP controls

O2. To ensure that new development is compatible with the heritage values of adjacent places of heritage significance.

Development controls

1.1 The design of development must:

- (a) respond to the setting, setbacks, form, scale and style of nearby places of heritage significance;
- (b) maintain significant views to and from the place of heritage significance;
- (c) ensure adequate setbacks from the site of the place of heritage significance to retain its visual setting;
- (d) retain original or significant landscape features that are associated with the place of heritage significance or that contribute to its setting;
- (e) use materials, finishes and colours selected to avoid strong contrast with the place of heritage significance in order to retain its visual importance or significance.

Extent Heritage assessment

The proposed subdivision will improve the amenity of the area resulting in the inclusion of low-rise medium residential development. This is a compatible use that will see no impact to the heritage significance of the locally listed item, *Milperra Soldier Settlement (former)*, an item consisting of a series of road alignments surrounding the site to the north and west. While the subdivision will see the creation of new openings for internal roads intersecting Ashford Avenue and Bullecourt Avenue, this will not detract from the heritage values of the item. The proposed subdivision has been carefully planned to ensure elements within the verge are retained maintaining an appropriate setback and setting.

Chapter 11.13 Former WSU Campus, Milperra

3.9 Heritage

Objectives

O1. To preserve the significant historical form of road corridors contributing to the character of the precinct, specifically along Bullecourt and Ashford Avenue.

Controls

C1. A Heritage Interpretation Plan must be provided as part of any future Development Application or Subdivision that highlights the historical and cultural significance of the subject site.

C2. For all residential subdivisions or developments on lands adjacent to or lands containing a C2 Environmental Conservation zone, an Aboriginal Cultural Heritage Assessment (ACHA) must be prepared prior to any ground disturbances in the area.

C3. An Unexpected Finds Protocol is required to be issued prior to any remediation, earthworks or construction is undertaken on any lands identified in the Heritage Interpretation Map.

Extent Heritage comment

The proposed subdivision has made a considered effort to ensure the new pattern of development has a minimal impact on the existing road corridors that contribute to the heritage significance of the *Milperra Soldiers Settlement (former)*.

Assessment of the proposed works against DCP controls

A Heritage Interpretation Plan (HIP) has been prepared by Urbis and a ACHA has been prepared by Heritage Now. These reports will be submitted with the SSDA.

An Unexpected Finds Protocol should be developed by an archaeologist with demonstrated experience and understanding of the required obligations in accordance with the Heritage Act. This protocol would include a pre-start briefing of contractors regarding the type of material that may be uncovered during works and their obligations under the Heritage Act. The procedure should also outline a process for protecting and identifying unexpected archaeological material, if uncovered during works.

6. Summary and recommendations

6.1 Summary

This report has addressed the impacts of the proposed staged residential development of the former WSU Milperra Campus. While the subject site is not a heritage item, it is bordered by Ashford Avenue and Bullecourt Avenue, which form part of the locally listed heritage item *Milperra Soldier Settlement (former)* on the Canterbury Bankstown LEP 2023. The proposed development includes site access arrangements to Bullecourt Avenue and Ashford Avenue.

This SOHI complies with standard industry specific Housing SEARs with regard to environmental heritage and has assessed the heritage impacts of the proposed works against the relevant objectives and development controls within the Canterbury Bankstown LEP 2023 and Canterbury Bankstown DCP 2023. The proposed development complies with the relevant heritage controls within the LEP and DCP and the proposed site access arrangements to Bullecourt Avenue and Ashford Avenue are consistent with the Concept Masterplan in the Site Specific DCP. The significance of the heritage item is embodied in the road layout of Bullecourt and Ashford Avenues. There is no proposed change to the alignment or layout of these roads. As such, the proposed development will not result in any adverse impacts on the significance of the *Milperra Soldier Settlement (former)*.

6.2 Recommendations

In recognition of the historical associations of the site with the *Milperra Soldier Settlement (former)*, the following recommendations are provided to inform the proposed development.

- Existing street trees should be retained where feasible. Street tree planting is encouraged where it enhances the axis of the historic streetscape pattern along Ashford Avenue and Bullecourt Avenue.
- Section 3.9 of the Site Specific DCP requires that a Heritage Interpretation Plan (HIP) should be provided as part of any future Development Application (DA) for the former WSU Campus Milperra. Extent Heritage understand that a HIP has been prepared by Urbis, and will be submitted with the SSDA.
- Section 3.9 of the Site Specific DCP requires that an Aboriginal Cultural Heritage Assessment (ACHA) must be prepared prior to any ground disturbances in the area.

Extent Heritage understand that an ACHA has been prepared by Heritage Now and will be submitted with the SSDA.

- An Unexpected Finds Protocol should be developed by an archaeologist with demonstrated experience and understanding of the required obligations in accordance with the Heritage Act. This protocol would include a pre-start briefing of contractors regarding the type of material that may be uncovered during works and their obligations under the Heritage Act. The procedure should also outline a process for protecting and identifying unexpected archaeological material, if uncovered during works.
- The current SSDA comprises civil works across the site as well as all 62 dwellings in Stages 1 and 2. The subsequent SSDA will include outstanding works in Stages 3 to 7 including dwelling construction. Given the significance of the heritage item is embodied in the layout of the Bullecourt and Ashford Avenues, it is considered unlikely that works included in the subsequent SSDA would adversely impact the identified heritage values of the item.

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List of definitions

Term	Meaning
Consent authority	The person or body with whose approval that act, matter or thing may be done or without whose approval that act, matter or thing may not be done.
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance (as defined in <i>The Burra Charter</i>).
Development	The erection of a building, carrying out work, use of or subdivision of land.
Heritage significance	Term used in the assessment and understanding of heritage items that have significance in relation to their historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
Moveable heritage	A moveable object that is not a relic.
National construction code	A code that sets minimum requirements for design, construction and performance of buildings, as well as plumbing and drainage systems throughout Australia.
Relic	Any deposit, artefact, object or material evidence that is of state or local heritage significance.
Setting	The area around an item, which may include the visual catchment.
State Heritage Inventory	An online database containing heritage items and conservation areas on statutory lists in NSW. This includes the State Heritage Register and local government items.
State Heritage Register	The NSW State Heritage Register. A list of places and items of importance to the people of NSW. Only places of state heritage significance are listed on the State Heritage Register. The State Heritage Register protects these items and their significance.
State Heritage Register item	A term to describe a heritage item that is of state heritage significance and is listed on the State Heritage Register.

List of abbreviations

Abbreviation	Meaning
CMP	Conservation Management Plan
DA	Development application
DCP	Development Control Plan
DP&E	Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
HCA	Heritage Conservation Area
Heritage Act	Heritage Act 1977 (NSW)
LEP	Local Environmental Plan
LGA	Local Government Area
NSW	New South Wales
S170 Register	Section 170 State Agency Heritage and Conservation Register
SEPP	State Environmental Planning Policies
SHI	State Heritage Inventory, NSW
SHR	State Heritage Register
SOHI	Statement of Heritage Impact