Nepean Hospital and Integrated Ambulatory Services Redevelopment – Stage 1 SSDA

Statement of Heritage Impact

FINAL

Prepared for Health Infrastructure

March 2018
Document Control Page

Client: Health Infrastructure, CBRE Project Management Pty Ltd

Project: Nepean Hospital Redevelopment Stage 1 – Statement of Heritage Impact

### EXTENT HERITAGE PTY LTD INTERNAL REVIEW/SIGN OFF

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1 INTRODUCTION

1.1 Project Description

Extent Heritage Pty Ltd was commissioned by Health Infrastructure to prepare a Statement of Heritage Impact regarding the State Significant Development (SSD 8766) Nepean Hospital and Integrated Ambulatory Services Redevelopment (Stage 1). The proposal seeks to demolish a number of buildings in the Nepean Hospital Campus and develop a new multi-storey hospital facility in the north-eastern corner of the Campus. The new development aims to provide new, additional hospital facilities to service the greater west community including emergency units and helipad, new front of house facilities, new operating theatres, Neonatal Intensive Care Unit, birthing, and inpatient units.

The Nepean Hospital Campus is not a statutory heritage item. Therefore, the purpose of the report is to analyse the potential impact of the proposed works on heritage-listed items in the vicinity.

1.2 Approach and Methodology

The methodology used in the preparation of this Statement of Heritage Impact 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 and the latest version of the Statement of Heritage Impact Guidelines (2002), produced by the NSW Office of Environment and Heritage.

This Statement of Heritage Impact (SOHI) will review the relevant statutory heritage controls, assess the impact of the proposal on the subject property and make recommendations as to the level of impact.

1.3 Limitations

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

A visual inspection of the site and surrounding areas was undertaken on 29 November 2017 by Eleanor Banaag (Extent Heritage). The inspection was undertaken as a visual study only.

1.4 Authorship

The following staff members at EXTENT Heritage Pty Ltd have prepared this Statement of Heritage Impact:

- Kylie Christian  
  Senior Associate, Heritage Places
- Eleanor Banaag  
  Heritage Advisor
- Ashley O’Sullivan  
  Heritage Advisor
1.5 Terminology

The terminology in this report follows definitions presented in The Burra Charter. Article 1 provides the following definitions:

**Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

**Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

**Fabric** means all the physical material of the place including components, fixtures, contents, and objects.

**Conservation** means all the processes of looking after a place so to retain its cultural significance.

**Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

**Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.

**Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

**Reconstruction** means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

**Adaptation** means modifying a place to suit the existing use or a proposed use.

**Use** means the functions of a place, as well as the activities and practices that may occur at the place.

**Compatible use** means a use that respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

**Setting** means the area around a place, which may include the visual catchment.

**Related place** means a place that contributes to the cultural significance of another place.
2 SITE

2.1 Location

Nepean Hospital is located in the City of Penrith, in the Local Government Area (LGA) of Penrith. The hospital is bounded by the Great Western Highway and Barber Street to the north, Somerset Street to the east, Derby Street to the south and The Northern Road (Parker Street) to the west. The hospital buildings, carparks and green spaces encompass approximately 146,000m².

Nepean Hospital is east of the main Penrith CBD, on the border between Penrith and Kingswood. It is a 520-bed hospital consisting of a number of hospital buildings, including the main cluster of hospital buildings, the main multi-storey public parking complex, and a number of smaller speciality clinics. In the immediate vicinity, but outside of the hospital Campus, there are a number of privately operated clinics, specialists and treatment rooms that take advantage of their proximity to the hospital.

Figure 1. Nepean Hospital Campus. (Source: LPI, SIX Maps)
Figure 2. Services and Facilities Map, Nepean Hospital. (Source: Nepean Hospital, Nepean Blue Mountains Local Health District)
3 LISTINGS AND CONTROLS

3.1 Statutory Listings

3.1.1 Environmental Protection and Biodiversity Act 1999

The site is not included on the National Heritage List under the Environmental Protection and Biodiversity Act 1999.

3.1.2 NSW Heritage Act 1977

The site is not included on the State Heritage Register (SHR).

The site is not included on the Health Heritage and Conservation Register.

3.1.3 Penrith Local Environmental Plan 2010

The site is not included in the Penrith Local Environment Plan 2010.

The site is not included within any Heritage Conservation Areas.

3.2 Non-statutory Listings

3.2.1 National Trust of Australia (NSW)

The site is not identified as a historic item by the National Trust of Australia (NSW).

Table 1: Summary of Listings

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<th>INSTRUMENT</th>
<th>LEVEL OF SIGNIFICANCE</th>
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<td>National Heritage List</td>
<td>EPBC Act 1999</td>
<td>Statutory, Federal</td>
<td>Not listed</td>
</tr>
<tr>
<td>State Heritage Register</td>
<td>NSW Heritage Act 1977</td>
<td>Statutory, State</td>
<td>Not listed</td>
</tr>
<tr>
<td>Health Heritage and Conservation Register</td>
<td>NSW Heritage Act 1977</td>
<td>Statutory, State</td>
<td>Not listed</td>
</tr>
<tr>
<td>(S170 State Agency Heritage Register)</td>
<td>Environmental Planning and Assessment Act 1979</td>
<td>Statutory, State</td>
<td>Not listed</td>
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<td>Penrith LEP 2010, Schedule 5</td>
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<td>Register of the National Estate)</td>
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<td>National Trust Register</td>
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4 HISTORIC CONTEXT

4.1 Penrith City

Land grants in the region were carefully planned by Governor King between 1803 and 1804 to ex-military and emancipated convict settlers, with the primary intention for the land grants to be allocated for food production. This area was known as the Evan District. Charles Palmer received the first grant of land in what was to become the city of Penrith. Palmer was a free settler who arrived in 1802 aboard the Perseus. Palmer's grant, along with various other grants made to ex-military officers, form much of the current boundaries of the City of Penrith today.¹

Unlike, Castlereagh, Richmond and Windsor which were planned towns under Governor Macquarie, Penrith was established and sustained by the construction of the Western Road, today known as the Great Western Highway. The Western Road was surveyed by George Evans in 1813 and was one of the most significant Macquarie period infrastructure projects. Stone markers, or Milestones, along the Great Western Highway are still in place in Kingswood and Penrith. The Western Road was key in mapping future land grants and the location of towns west of the Colony in Sydney. The first government building in the district was the military depot, today the Penrith Police station. The name ‘Penrith’ was in use by 1819, though William Cox refers to the lockup at “Perrhyn” in 1816, mostly likely an interpretation of Penrith. The name Penrith was first noted in the Sydney Gazette in 1820.

The district developed from initially as a depot and guard house to a commercial and administrative centre. The military detachments were sent to Emu Plains and Penrith until the New South Wales Police Force was created in 1862. Previously it had been their role to monitor the movements of people and stock throughout the district, guard convicts, capture and return escapes, settle uprisings and the like.²

The commercial and administrative centre in Penrith was enabled by John Tindale, a wealthy land holder with holdings in the Penrith and Bathurst districts. On his Hornsey Wood estate, present day Penrith High School, he provided land for five churches, built the Rose Inn as well as the terrace houses opposite the court house. This established the commercial sector surrounding the court house from the 1830s onwards. However, early accounts of Penrith in 1835, still describe the city as a ‘small scattered town’.³

During the 1850s large landowners subdivided their land into smaller allotments to accommodate small tenant farmers, shopkeepers, mechanics and labourers. The development of the town was facilitated by the location of the Great Western Road which was the main thoroughfare that ended on the banks of the Nepean River. By 1871, the district of Penrith was proclaimed a municipality. A large portion of the properties were located along High Street. These were made up of small shops, general stores, private homes, paddocks and farms. Following the railway came major urban developments, including population growth private schools.⁴

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4.2 Hospitals in Penrith

In 1855, the Benevolent Society resolved to build a hospital for Penrith. The site for the first hospital was on an acre of land offered by Philip Parker King, today on the western end of Cox Avenue. The building was opened in 1860. This hospital had six beds for in-patients, and accommodation for a live-in wardsman and his wife, who between them nursed the patients, cooked the meals, cleaned the hospital and anything else that was required. Unfortunately, following the railway in 1862, it left the hospital on the northside of the line, making access extremely difficult. A local economic downturn also saw decreased public support and eventual dilapidation of the building. It was closed in 1870 and taken down in 1880. During this time, patients had to be taken either by train or by cart over a rough dirt road to the hospital at Parramatta.

In 1890, the Nepean Cottage Hospital was opened to patients. It rented Mrs’s Price’s building opposite the Court House for £1 per week until a purpose-built Cottage Hospital Site was allocated near present-day Lemongrove was allocated in 1892. The hospital was officially opened in 1895. The Cottage Hospital had 50 beds and was divided into three sections; the male ward, the female ward and the infectious ward.

![Nepean Cottage Hospital, 1907.](Source: Penrith City Library, Image File JC00/JC00008)

The need for a new hospital was evident following WW1, where treating certain outbreaks and epidemics were becoming a frequent priority. The site for a new hospital (the site of the present-day Nepean Hospital) had been purchased in 1940, however it was not until 1952 that plans for the new hospital had been drawn for a 100-bed hospital and nurses quarters. It received its first patients in 1956 to glowing praise for its expansive views and its room for expansion, despite the quite rural

It was quickly evident that the growing community would overwhelm the hospital's capacities, and a new maternity ward was added in 1965. It continued to grow and develop with several major additions and redevelopments made to accommodate an ever-increasing bed base and the growing range of clinical services offered.

Figure 4. Nepean Hospital, 1965. (Source: SLNSW, file no. FL2236596)

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Figure 5. 1943 aerial of the study area (Source: Six Maps, NSW Land and Property Information).
Figure 6. 1955 aerial of the study area (Source: NSW Land and Property Information).

Figure 7. 1961 aerial of the subject area (Source: NSW Land and Property Information).
Figure 8. 1978 aerial of the subject area (Source: NSW Land and Property Information).

Figure 9. 1990 aerial of the subject area (Source: NSW Land and Property Information).
Figure 10. 2002 aerial of the subject area (Source: NSW Land and Property Information).

Figure 11. 2010 aerial of the study area (Source: NearMap, 2017).
Figure 12. Nepean Hospital Campus, 2017, with subject area outlined. (Source: NearMap, 2017).
5 PHYSICAL DESCRIPTION

5.1 Main Buildings

The hospital's main block consists of several connected multi-storey buildings, the tallest and most prominent being the West Block, a 5-storey building with a curved façade that addresses The Northern Road. Additional multi-storey buildings connect through a network of passages and common areas.

The buildings range in construction mainly from the 1980s onwards. The buildings, in their construction, architecture and materials are consistent of the periods that they were built, and reflect the changes in hospital vernacular, changing technology and changes in medical treatment generally.

The most recent buildings onsite include the 8-storey carpark on the corner of Derby and Somerset Streets, and a new Mental Health Centre at the hospital's main entrance on Derby Street.

5.2 Ancillary Buildings

Surrounding the main block of hospital buildings are a number of smaller freestanding buildings, some that are clustered together, forming specialist clinics and patient rooms including an oral health clinic, drug and alcohol service, the Nepean Cancer Centre, a Tresillian Centre, and hospital administration offices. As with the main buildings, these surrounding ancillary buildings were erected over a period of time and therefore present as a range of ad hoc buildings, rather than a coherent development pattern, dating from the 1990s onwards.

5.3 Landscapes

Connecting these buildings are a network of landscaped areas, walkways and footpaths all part of the public domain. These areas are maintained and updated regularly. Trees and gardens are immature, artificial landscapes that have been planted in recent times.
6 PROPOSED WORKS

6.1 Outline

The proposal involves the demolition of six buildings and a covered walkway in the northeast portion of the study area. The buildings to be demolished include:

- Medical Accommodation;
- Short Term Equipment Services (STES);
- Hope Cottage;
- Population Health; and
- Somerset Cottage Childcare Centre.

Additionally, a covered walkway (Cancer Care Link), small landscaped areas and public and staff parking areas will be removed/repurposed.

Following this, the proposal seeks to erect a new, 14 storey tower structure with connections to the main hospital buildings. This building will essentially occupy the large space that is at present an at-grade public and staff carpark, however the other buildings in the immediate area still require demolition in order to accommodate the necessary thoroughfares, accesses, standing and buffer zones around building and in the public domain.
Buildings to be demolished hatched in red, areas also affected by the work outlined in red.
(Source: NHR-BVN-AR-K-DWG A0 – 106)

Figure 13.

Covered walkway, to be demolished. (Source: Extent)

Figure 14.
Figure 15. Hope Cottage, to be demolished. (Source: Extent)

Figure 16. Population Health Building, to be demolished (Source: Extent)
Figure 17. New proposed 14-storey building (plus basement and rooftop), footprint with surrounding areas affected in the redevelopment outlined in red. (Source: NHR-BVN-AR-K-DWG A0 – 108)
Figure 18. North Elevation of the proposed development. (Source: NHR-BVN-AR-K-DWG A0 – 300)
Figure 19. South Elevation of the proposed development. (Source: NHR-BVN-AR-K-DWG A0 – 301)
Figure 20. West Elevation of the proposed development. (Source: NHR-BVN-AR-K-DWG A0 – 302)
Figure 21. East Elevation of the proposed development. (Source: NHR-BVN-AR-K-DWG A0 – 303)

Figure 22. Isometric drawing of proposal from north looking southeast. (Source: NHR-BVN-AR-K-DWG A0-331)
Figure 23. Isometric drawing of proposal from north looking southwest. (Source: NHR-BVN-AR-K-DWG A0-331)

Figure 24. Impact on views. Somerset looking northwest. (Source: NHR-BVN-AR-K-DWG A0-330)
6.2 Rationale

Nepean Hospital is the major hospital servicing the Nepean Blue Mountains Local Health District, and in practicality because of its location on the eastern boundary of the district, it realistically also provides hospital services to communities that are within the Western Sydney Local Health District. These areas are seeing an unprecedented amount of population growth through major State Government projects that see the promotion of urban growth, housing, industry and infrastructure. Western Sydney is expected to increase in population by 2.0% by 2021, which is almost twice the population growth rate for NSW in total (1.2%).

This growth suggests some of the administrative and operational pressures that hospitals in Sydney’s west are facing. According to the Bureau of Health Information, for the July-September quarter of 2017, NSW hospitals saw almost 500,000 admitted patients, with the Western and Nepean-Blue Mountains health districts servicing approximately 70,000 of those patients, or 14% of all NSW hospital admittances. Nepean Hospital alone serviced 17,000 of those patients, almost one-quarter of all patients from the Western and Nepean-Blue Mountains Health Districts. This is a massive portion for the one hospital facility to undertake.

The proposed 14-storey building (plus basement and rooftop) aims to house:

- A new emergency department including separate emergency short stay units for adults and children,
- A new helipad on top of the new acute tower,
- New front of house entry and administration facilities,
- New operating theatres,
- Centralised sterilising service,
- 52 new NICU cots,
- 18 new birthing suites, and
- Over 200 new Inpatient overnight bed accommodation.

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7 ASSESSMENT OF HERITAGE IMPACT

7.1 Built Heritage

The proposed works will have no impact on any items of built heritage significance. The buildings that will be demolished for the proposed works are not considered significant structures from a historic, aesthetic or architectural/technological value perspective. The aerial photographs demonstrate that the buildings involved in this proposal are relatively recent developments, the earliest having been erected sometime in the 1980s. Major developments in this area of the Campus occurred in the 1990s. In considering the pattern of development in the hospital buildings over time, it is clear that these buildings are representative of the reactive nature of hospital growth in response to the growing community.

7.2 Curtilage and Subdivision

The proposed works will have no impact on the subject site’s curtilage or subdivision.

7.3 Views and Settings

The proposed works are located within the larger Nepean Hospital Campus, which occupies several large blocks. The buildings, thoroughfares, open spaces and buffer zones within this Campus quite clearly presents as a hospital or public institution facility. The proposed building will fit in with this vision.

The Nepean Hospital site occupies a gently elevated area at the intersection of The Northern Road and The Great Western Highway, where the Northern Road crosses over the Western Railway Line. The land falls away in every direction from this high point. The proposed building is substantially larger than any surrounding structure, and as the hospital commands an elevated position at the top of a hill in all directions, the new structure will dominate the immediate skyline. However, this landscape is highly developed. Within the hospital Campus and in the immediate vicinity, there are multiple large developments up to 10-storeys, particularly high-density residential developments. This cumulation of structures has effectively changed the landscape of the area to one that is populous, active and progressive. The new proposed tower is a minor addition and amplification to an already heavily impacted landscape.

There are no historic or sensitive heritage landscapes, views and settings in this area that will be impacted by the new development.

7.4 Heritage Items in the Vicinity

The subject site is in the vicinity of several local heritage items, listed on the Penrith LEP 2010. These items are listed in the table below (Table 2) and indicated in Figure 26.
Table 2: Heritage Items in the Vicinity

<table>
<thead>
<tr>
<th>Item Name</th>
<th>Item Number</th>
<th>Address</th>
<th>Lot and DP</th>
<th>Significance</th>
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<tr>
<td>&quot;Kelvin Brae&quot;</td>
<td>854</td>
<td>142 High Street</td>
<td>Lot 1, DP 1127355</td>
<td>Local</td>
</tr>
<tr>
<td>Weatherboard cottage</td>
<td>175</td>
<td>71 Parker Street</td>
<td>Lot 1, DP 996540</td>
<td>Local</td>
</tr>
<tr>
<td>Penrith General Cemetery</td>
<td>97</td>
<td>Land bounded by Copeland and Phillips Streets, Richmond Road and Cox Avenue</td>
<td>Lots 1–28, DP 975352</td>
<td>Local</td>
</tr>
<tr>
<td>Milestone</td>
<td>861</td>
<td>Great Western Highway</td>
<td>Fronting Lot 10, DP 719064</td>
<td>Local</td>
</tr>
</tbody>
</table>

Figure 26. Map of Heritage Items in relation to subject site (outlined in red). (Penrith LEP 2010 HER_013).

While spatially these items are approximately 200m to 300m distance from the area of the proposed tower, the landscape separating these items minimises any visual or aesthetic impact on these heritage items. Additionally, there are several multi-storey developments in the immediate area which effectively create an existing high-rise landscape for the new propose tower to be inserted into.
To the northwest of the hospital Campus are two locally-listed heritage cottages (items #854 and #175). These are isolated private residences set in amongst highly modified, mixed-use areas. They do not form, or contribute to, any significant historic landscapes and streetscapes. Therefore, the new development will be an amplification of the current modern landscape and not make any substantial additional impacts from that which is already existing, nor will the proposed works have any direct negative impact on the heritage significance of those items.

Figure 27. Kelvin Brae, Federation House, 142 High Street, Penrith. Heritage item # 854. (Source: Google)
View uphill towards the subject site is obscured by residences and mature plantings. (Source: Google)

September 2017 aerial photograph of Heritage Item # 854 (outlined in red), with new 6-storey residential development adjacent in progress. (source: Nearmap)
Figure 30. Nepean Hospital site looking east from Barber Street (behind Heritage Item # 854). Orange outline is indicative of location of new development. (Source: Extent)

Figure 31. Also from Barber Street, within the Nepean Hospital Campus on the eastern side of The Northern Road. (Source: NHR-BVN-AR-K-DWG A0-330)
Figure 32. Nepean Hospital site looking southeast from Barber Street (behind Heritage Item # 854). Orange outline is indicative of location of new development. (Source: Extent)

Figure 33. Weatherboard Cottage, 71 Parker Street, Heritage Item # 175. (Source: Google)
To the northeast of the subject site is the Penrith General Cemetery, an item of local significance with burials dating from the early 1900s. The heritage item is located on the north side of the railway line and set within a highly modernised mixed residential, commercial and industrial area, with large 2 to 3-storey warehouses lining almost the full length of Cox Avenue. The 14-storey proposed development will be visible from Cox Avenue, however from within the cemetery, which is bordered by large mature eucalyptus trees, the impact on views in or out from the heritage item is negligible.

Finally, the local heritage-listed Macquarie-era milestone on the Great Western Highway east of the site is set fully within the modified highway streetscape. There are no historic elements such as landscaping or interpretation that recognise its significance within its setting. Therefore, any impact of the new proposed building on this item is negligible.
View from with Penrith Cemetery looking towards proposed development. The immediate area is already highly industrialised. (Source: Extent)

Figure 36. View from the Cemetery towards the development. While the new tower will be an amplification of existing impacts to the built environment, which are already substantial in a cumulative sense. (Source: NHR-BVN-AR-K-DWG A0-330)
7.5 Archaeological Potential

Based on the historic aerial photography (see figures 5-8), there were no structures or developments on this portion of the site until after 1978. Therefore, the potential for encountering European archaeological finds of significance are highly unlikely. Additionally, this area has now been significantly disturbed by the development of current buildings now onsite. Any archaeological matter has potentially been compromised both physically and contextually.
8 STATUTORY CONTROLS

8.1 Heritage Act 1977

The Heritage Act 1977 provides protection for items that are listed on the State Heritage Register, or are listed on a Government Agency Heritage and Conservation Register. The Act also provides protection for as for unlisted archaeological relics. Works proposed for items protected by the Heritage Act 1977 are approved by the Heritage Council of NSW or its delegates, as appropriate.

Extent Heritage Comment

The proposal does not involve any works, impacts or changes to items listed on the State Heritage Register, nor is there any substantial potential to impact significant historic archaeological finds. Therefore, no approval by the Heritage Council of NSW or its delegates is required.

8.2 Environmental Planning and Assessment Act 1979

For environmental assessment purposes under Part 5 of the NSW Environmental Planning and Assessment Act 1979, Section 111(1) of the Act requires that a determining authority: “take into consideration such of the following matters as are of relevance to the development” with respect to the proposed works. Heritage matters fall within the scope of ‘environment’ with respect to this Act. The specific requirements of what must be contained in an environmental assessment are set out in Schedule 2 of the Environmental Planning and Assessment Regulations 2000. This requirement is applied notwithstanding any other provisions in any other Act.

Part 3, Division 2, Section 37 of the Environmental Planning and Assessment Act 1979 provides that an environmental planning instrument, called State Environmental Planning Policies (SEPPs) may be made by the Governor for the purpose of environmental planning specific to matters that are of State Planning significance.

Part 4, Division 4.1 makes provisions for development that is considered State Significant Development, which can be declared in a SEPP. Section 89D of this Part declares that the Minister is the consent authority for State Significant Developments.

Extent Heritage Comment

This report fulfills the assessment requirements under Part 5 of the EP&A Act and its recommendations should form part of the Environmental Impact Statement.

8.3 State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) outlines planning provisions for development that has been declared as State Significant Development. State
Significant Development is development that has been specific in Schedule 1 or 2 of the SEPP. In Schedule 1, item 14, the following provisions are made:

14 Hospitals, medical centres and health research facilities

Development that has a capital investment value of more than $30 million for any of the following purposes:

(a) hospitals,

(b) medical centres,

(c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).

Extent Heritage Comment

The proposed works are considered State Significant Development as an activity relating to Hospitals, medical centres and health research facilities, outlined in Schedule 1 Item 14 of the SEPP (State and Regional Development).

In accordance with Section 89D of the EP&A Act, the Minister becomes the Consent Authority for this development.

8.4 Penrith Local Environmental Plan 2010

The proposal does not directly affect an item of local significance and identified on the Penrith Local Environmental Plan 2010. It is however in the vicinity of a number of local heritage items.

However, as the development is considered “Development that Does Not Need Consent”, the consent authority is transferred to the Minister in this instance.

Extent Heritage Comment

No Development Application to Penrith Council is required, as the Consent is delegated to the Minister. However, impact on local heritage is still required to be considered in accordance with Part 5 of the EP&A Act. This report, its assessment and recommendations fulfils that requirement and should be submitted as part of the Environmental Impact Statement for consideration by the Minister.
9 CONCLUSION AND RECOMMENDATIONS

9.1 Conclusion

The proposed redevelopment of the Nepean Hospital is a declared State Significant Development. Patient data demonstrates that the Nepean Hospital services a large percentage of all patients in the Nepean Blue Mountains Health District, suggesting that its resources are under pressure. The new hospital tower seeks to alleviate that pressure by providing much needed resources and facilities to the Local Health District. The new development proposed consists of a 14-storey (plus basement and roof levels) hospital building which will contain new wards, patient beds, birthing suites, emergency department and administrative/front of house areas, to name a few.

The new development will command a very prominent position in the landscape. The hospital site is located at the top of a small hill at the intersection of The Northern Road and Great Western Highway, two major roads. The 14-storey structure will additionally be the largest development in the immediate area, though through its scale, it will present as a decidedly institutional building. It is noted however that the existing landscape is modern and highly developed. There are several large developments in the area that result in the current, high-density built environment particularly in proximity to the railway station and hospital. Current indicators do not suggest any slowing of the pace of development. The new hospital tower simply adds to this existing landscape.

The hospital and its grounds are not identified as heritage items on any statutory or non-statutory register. The works will not directly impact on any identified built heritage. An analysis of historic aerial photographs also demonstrates that there has been no development on the study area prior to its use by Nepean Hospital, and on the area specific to the proposal, development did not occur until after 1978. Therefore, potential to impact upon historic archaeological finds of significance is nil.

There are a number of local heritage items in the vicinity of the development, however these elements are isolated items in a very modified built environment. Again, the new development does not represent a new impact to these heritage items, but will add to that existing impact. The impact is considered to be quite distant and indirect relative to more immediate development impacts. Any minor negative impacts are considered acceptable understanding that positive outcomes of the development for the wider community.

APPROVAL/NOTIFICATION SUMMARY

Heritage Act 1977 – As the works will not affect any items on the State Heritage Register, or on the Health Heritage and Conservation Register, and there is no potential for impacting on known or expected relics, no notifications, permits or approvals are required in accordance with the Heritage Act.

Environmental Planning and Assessment Act 1979 – The development has been declared a State Significant Development in accordance with an Environmental Planning Instrument and as such, authority to approve the works has been delegated to the Minister for Planning. Regardless of this declaration, an assessment of Environmental Impacts is required, where heritage is considered a matter of the environment. As the works are being undertaken in the vicinity of local heritage items, an assessment of impacts to these items must be made. This report fulfils this requirement.
**SEPP (State and Regional Development) 2011** – The development is considered a State Significant Development as an activity relating to Hospitals, Health care centres and hospital research facilities.

**Penrith Local Environmental Plan 2010** – As this development has been declared a State Significant Development, development approval from local council has been delegated to the Minister for Planning.