

4 November 2015

The General Manager  
Parramatta City Council  
126 Church Street  
PARRAMATTA NSW 2150



Dear Sir / Madam

**158-164 Hawkesbury Road and 2a Darcy Road  
Westmead  
Subdivision of Proposed Lot 4 into 2 Lots**

This letter has been prepared at the request of Western Sydney University to accompany a Development Application (DA) to be submitted to Parramatta City Council (Council). The DA seeks consideration of the subdivision of Proposed Lot 4 into two (2) lots. Proposed Lot 4 is an unregistered lot which exists as part of the five-lot subdivision of Lots 7 and 8, DP 1077852 approved by the JRPP under DA/571/2014.

The redevelopment of the Site was approved with the vision to develop a premier Transit Oriented Development that will bring added value to the broader community through the creation of new jobs and housing opportunities with a new retail focus for the precinct. The vision for the future development of the Site is as follows:

- *to create a vibrant centre with a mix of jobs, retail and housing;*
- *to support the wider Westmead Precinct's role as a specialist medical, research and education hub;*
- *to take advantage of the site's strategic location;*
- *to develop links to the adjoining Westmead Hospital, schools and key uses; and*
- *to facilitate access to public transport nodes including Westmead Railway Station and the Transitway (T-way).*

Graham Brooks and Associates was commissioned to prepare a Statement of Heritage Impact to accompany DA/571/2014. Having reviewed the plans associated with the proposed two lot subdivision, Graham Brooks and Associates confirm that in relation to heritage impact the proposed development is consistent with the development approved as DA/571/2014. As such, no further information or update of our earlier report is warranted for assessment of the current proposal.

Yours faithfully  
Graham Brooks and Associates Pty Ltd

Gail Lynch  
Associate Director  
gaillynch@gbaheritage.com

71 York Street, Level 1  
Sydney 2000 Australia  
Tel: 61 2 9299 8600  
Fax: 61 2 9299 8711  
gbamain@gbaheritage.com  
www.gbaheritage.com

Graham Brooks and  
Associates Pty Ltd  
Incorporated in NSW  
ACN 073 802 730  
ABN 56 073 802 730  
Nominated Architect Graham Leslie Brooks  
NSW Architects Registration 3836