

STATEMENT OF HERITAGE IMPACT

Lot 4,158-164 Hawkesbury and 2a Darcy Roads,
Westmead NSW 2145



Client: Combined Projects Westmead Pty Ltd
22 DECEMBER 2016
FINAL

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2061 Australia
nbsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbsarchitecture.com

DIRECTORS

Geoffrey Deane NSW reg. 3766, Rodney Drayton NSW reg. 8632,
Andrew Duffin NSW reg. 5602, Garry Hoddinett NSW reg. 5286,
Andrew Leuchars LA reg. 035, James Ward

ASSOCIATE DIRECTORS

Trevor Eveleigh, Brett Sherson, Robert Staas, Andrew Tripet, Jonathan West
SENIOR ASSOCIATES John Baker, Barry Flack **ASSOCIATES** Derek Mah,
Hung-Ying Foong Gill, Sophie Orrock, Samantha Polkinghorne,

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects

Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286

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ISSUED	REVIEW	ISSUED BY
20 Dec 2016	Draft SHI	Lynette Gurr
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STATEMENT OF HERITAGE IMPACT

158-164 HAWKESBURY AND 2A DARCY RDS, WESTMEAD

1.0 INTRODUCTION

1.1 REQUIREMENTS FOR THIS REPORT

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany an application for proposed works at Lot 4, 158-164 Hawkesbury Road and 2 Darcy Road, Westmead. The subject site was formerly part of the campus of the Western Sydney University and prior to that formed part of St Vincent's Home for Boys. The current owners of Lot 4, the subject site, is Combined Projects (Westmead) Pty Ltd.

The subject site, Lot 4, forms part of a five-lot subdivision for development sites (Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5) undertaken by the University of West Sydney, owners and managers of the site. The Stage 1 DA Estate Major Works at 158-164 Hawkesbury Road and 2A Darcy Road, Westmead included demolition, earthworks, remediation and infrastructure works for roadways, landscaping and subdivision for development sites (based on a Masterplan prepared by Cox Richardson). These approved DA works are now completed. The approved works included the removal of existing structures and plantings on all lots to create a five-lot subdivision including creation of public roads and landscaped areas.

1.2 SITE LOCATION

The subject allotment is located within a roughly pentagonal shaped block in the suburb of Westmead, within the local government area of Parramatta. The subject site is bounded by Hawkesbury Road to the east, Darcy Road to the northeast, Institute Road to the north, Bridge Road to the west and the Western Line railway corridor and Alexandra Avenue to the south (see Figure 1 and Figure 2). The Western Sydney University and Parramatta Marist High School are located north and northwest of the subject site.

The subject site is zoned B4 Mixed Use under the Parramatta Local Environmental Plan 2011 (Parramatta LEP 2011). To the south of the subject site a Rail Control Zone.

1.3 HERITAGE LISTINGS

The subject site is located in close proximity to two heritage items of local significance identified in Schedule 5 of the Parramatta LEP 2011:

- *University of Western Sydney, 158–164 Hawkesbury Road, Westmead (St Vincent's Building) Item 1628) - Lot 7, DP 1077852; and*
- *Victorian residence (in grounds of UWS), 158–164 Hawkesbury Road (Item 1629) - Lot 7, DP 1077852.*

The heritage listed property containing the St Vincent's Buildings, has been retained in Lot-01 of the approved subdivision plan for the site.



Figure 1 - Location plan showing the subject site circled in red (Source: Six Maps)



Figure 2 – Lot 4, General Context Plan showing the subject site circled in red. North is at top of image (Source: Turner Architects, WSU – Lot 4, 2016)

The subject site is located on, and in close proximity to, the following areas of archaeological potential:

- *Parramatta Archaeological Management Unit 2893.*

In addition, the proposed buildings are located within the visual catchment of a site listed for its World, National and State Heritage significance:

- *Parramatta Park and Old Government House, O'Connell Street, Parramatta (Item I00596) - Lot 369, DP 752058; Lots 7054 and 7055, DP 1074335.*

Figure 3 shows the location of the heritage items associated with the subject site. The subject site is located approximately 1.2km west of Old Government House and Domain Parramatta.



Figure 3 – Heritage map showing the location of the subject site circled in red. The heritage items are shaded in ochre and identified with their item number. Parramatta Park and Old Government House is identified as Item I00596 (Source: Parramatta LEP, Heritage Map, Sheet HER_004)

1.4 HERITAGE SIGNIFICANCE

6a Hawkesbury Road, Westmead

The following statement of significance is taken from the Heritage Inventory Sheet of the Office of Environment & Heritage for the University of Western Sydney (part of Former Government Domain and Former Westmead Boys Home) The property has a primary address of 6a Hawkesbury Road, Westmead and is identified as Lot 1 748029 (Database No: 2240281):

The UWS building at 6a Hawkesbury Road is of significance for the local area for historical and aesthetic reasons, and as a representative evidence of the major regional role of institutions in history of Parramatta. The building makes an important contribution to the townscape character, being readily identifiable as part of the historic building stock in the area, and presents a relatively rare three-storey institutional building with elements of Federation Anglo-Dutch architectural style.

6d Hawkesbury Road, Westmead

The following statement of significance is taken from the Heritage Inventory Sheet of the Office of Environment & Heritage for a Victorian Residence (in Grounds of UWS) and originally part of St Vincent's Boys Home. The property has a primary address of 6d Hawkesbury Road, Westmead and is identified as Lot 1 DP 748029 (Database No: 2240282):

The residence at 6d Hawkesbury Road is of significance for the local area for historical and aesthetic reasons, and as a locally representative example of a two-storey residential building with elements of Victorian Georgian style. The building, created c1880s, makes an important contribution to the townscape character, being readily identifiable as part of the historic building stock in the area.

1.5 AUTHORSHIP

This report was prepared by **NBRS**ARCHITECTURE personnel: Lynette Gurr, Senior Heritage Consultant (using a historic overview prepared by Léonie Masson, Historian).

2.0 HISTORIC OVERVIEW

The following brief historic overview is drawn from two reports: Casey & Lowe, *Non-Indigenous Archaeological Assessment University of Western Sydney, Westmead Campus, Westmead* (February 2008, updated April 2014) and Graham Brooks & Associates, *UWS Westmead Campus Stage 1 Major Estate Works Statement of Heritage Impact* (August 2014).

As of late 2014, Lot 4 was vacant land sandwiched between Buildings M and P (multi-purpose facilities erected ca1987) on the UWS Westmead North Campus. The campus was established in 1987 on the site of the St Vincent's Boys Home.

In 1858, the Government Domain was subdivided to establish Parramatta Park and some land was set aside at Westmead as public reserves. The greater portion of the western land was subdivided in 1860 and established the alignment of present day Hawkesbury Road and some of the intersecting streets. The sale did not excite much public interest as the soil was not suitable for farming. Many of the allotments were purchased by William Fullagher (also spelt Fullagar and Fullagher), George Oakes and James Houison, all prominent Parramatta citizens. Excepting Lot 93, which was purchased by Oakes and Lot 87 purchased by John Savary Rodd, the bulk of the land which became part of the Boys Home property, was purchased by William Fullagher.

George Oakes conveyed Portion 93 to his brother, Francis, in April 1861. The land changed hands after his death in 1866 to Henry Faux Robinson. He died two years later whereupon the allotment was sold in 1869 to Thomas Wheaton Bowden. It was sold again in 1874 to Edwin Buller Lamont and his wife, Mary Angela. The land was sold in 1880 to Marshall Bayley for the sum of £1700. By the late 1880s the land was planted as an orchard and there was a house built on the Hawkesbury Road frontage with various outbuildings.

During the 1890s' Depression, Bayley defaulted on his mortgage and the property was sold to Ebenezer Knight of Granville for £1200. He mortgaged the land to the AMP Society and failed to meet his repayments whereupon the property was sold to the St Vincent de Paul Society.

The St Vincent's Boys Home, farm and trade school, was established in 1896 (on the study site). The first Brothers took up residence at Westmead on 29 July, but the first 30 boys did not move in until 1 October. They immediately set about clearing the land and within six years the Home was self-sufficient in butter, milk and vegetables as well as selling produce at local markets. In 1902, the farm had 30 head of cattle, a poultry run, apiary, piggery and a pair of horses, as well as 300 fruit trees. The boys were also trained in bootmaking, tailoring, carpentry, printing, blacksmithing, bookbinding and making straw hats, tennis nets, saddles and bridles.



Figure 4 - Boys outside the Home, 1896. This view shows the 2-storey weatherboard dormitory in the centre between the existing farmhouse (right) and existing timber dwelling (left). (Source: Burns 1991, p45)

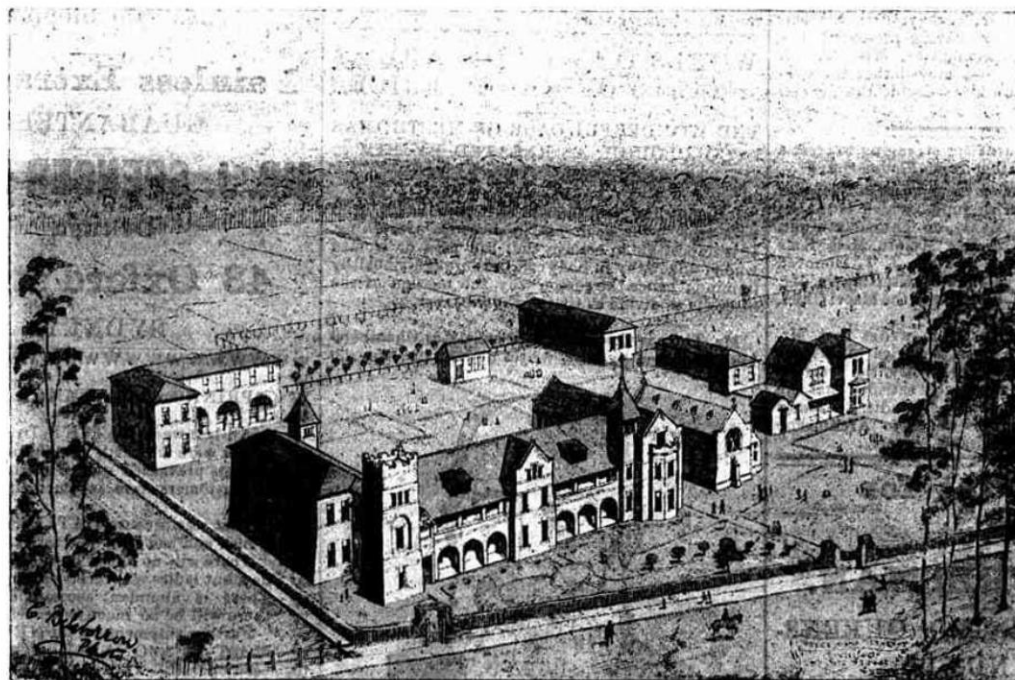


Figure 5 - New Boys' Home Westmead. Sheerin and Hennessy's perspective of the proposed development which was not fully realised. (Source: Freemans Journal, 30 September 1899, p17)



Figure 6 - Two views of the main building, ca1906. (Source: Burns 1991, p49 (left) and 53 (right))



Figure 7 - View of the St Vincent's Boys Home from the southwest showing the new Trades Building, ancillary buildings and original farmhouse on the left, and the Main Building at far right. (Source: Burns 1991, p72)

The following major building works were undertaken on the site:

1899	24 September 1899, foundation stone of a new permanent dormitory laid by Cardinal Moran.
1900	50 additional acres purchased, added to initial 21 acres. First brick building completed to design of Sheerin & Hennessy
1903	first stage of dormitory completed
1905	12 November, Cardinal Moran laid foundation stone for purpose-built industrial trades building
1906	industrial trades building completed
1911	dormitory extended
1915	dormitory extended
1922	broom factory erected
1938	dormitory extended
1949	new printery completed
1985	13 December, Brothers relocated to new premises - 3 cottages in Darcy Road

In 1985, the St Vincent's Boys Home was purchased by the Nepean College of Advance Education. "Following progressive renovations, teaching and research activities commenced on the site in 1986".¹ The acquisition of this site was in response to the advent of Nursing Education in 1984 and the establishment of a School of Nursing and Health Studies. The University of Western Sydney (UWS) began operation on 1st January 1989, comprising 'University of Western Sydney, Hawkesbury' (UWS Hawkesbury) and the 'University of Western Sydney, Nepean' (UWS Nepean).

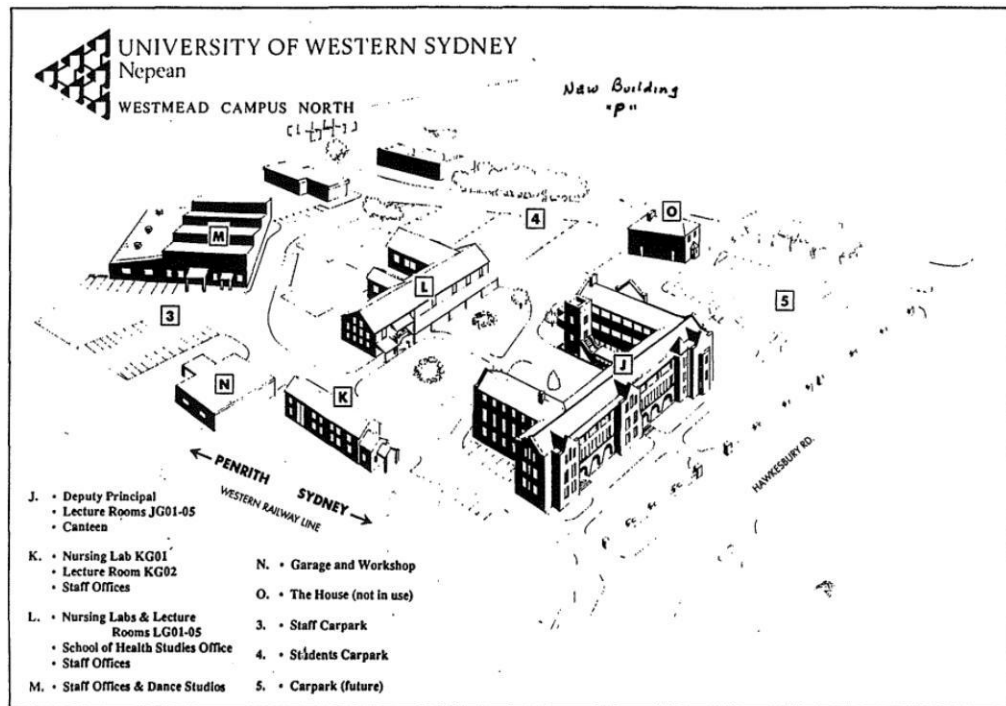


Figure 8 – University of Western Sydney Nepean, Westmead Campus North, May 1990. (Source: UWS, Profile of the Westmead Campus, May 1990, https://www.westernsydney.edu.au/_data/assets/pdf_file/0016/704212/AI-3103-Access.pdf)

The chronological development of the site is shown in the following series of aerial photographs from 1930 to 2005. The aerial photographs show development commenced on Lot 4 between 1970 and 1991. The main building phase was associated with the Parramatta Marist Brothers and Auditorium, constructed between 1982 and 1991.

¹ University of Western Sydney, Nepean – Profile of the Westmead Campus, May 1990, p6



Figure 9 - Detail from 1930 aerial survey. (Source: NSW Land & Property Information)



Figure 10 - 1943 aerial view of entire development site of UWS Westmead North Campus. (Source: NSW Land & Property Information, SIX Maps)



Figure 11 - Detail from 1951 aerial survey. (Source: NSW Land & Property Information)



Figure 12 - Detail from 1961 aerial survey. (Source: NSW Land & Property Information)



Figure 13 – Detail from 1965 aerial survey. (Source: NSW Land & Property Information)



Figure 14 – Oblique aerial of St Vincent's Boys Home in left foreground, ca1960s. (Source: <http://parramattamaristobu.org.au/index.php/history/bricks-mortar.html>)

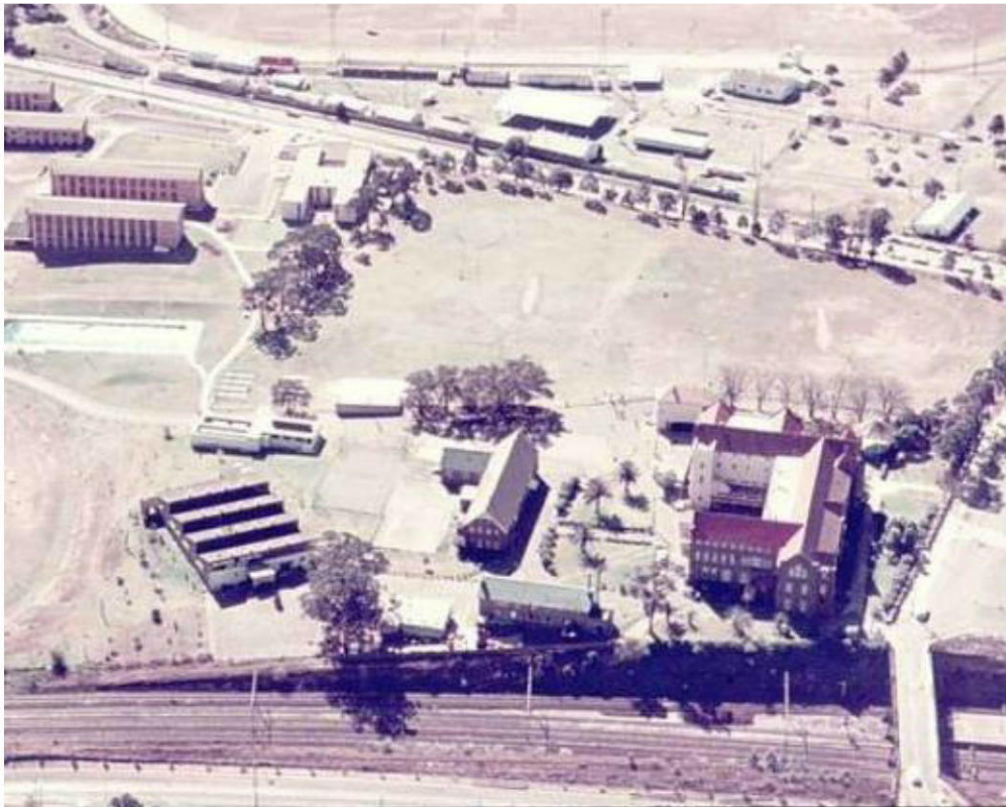


Figure 15 – Detail from aerial view of St Vincent's Boys Home, ca1960s. Study site at right foreground. (Source: <http://parramattamaristobu.org.au/index.php/history/bricks-mortar.html>)

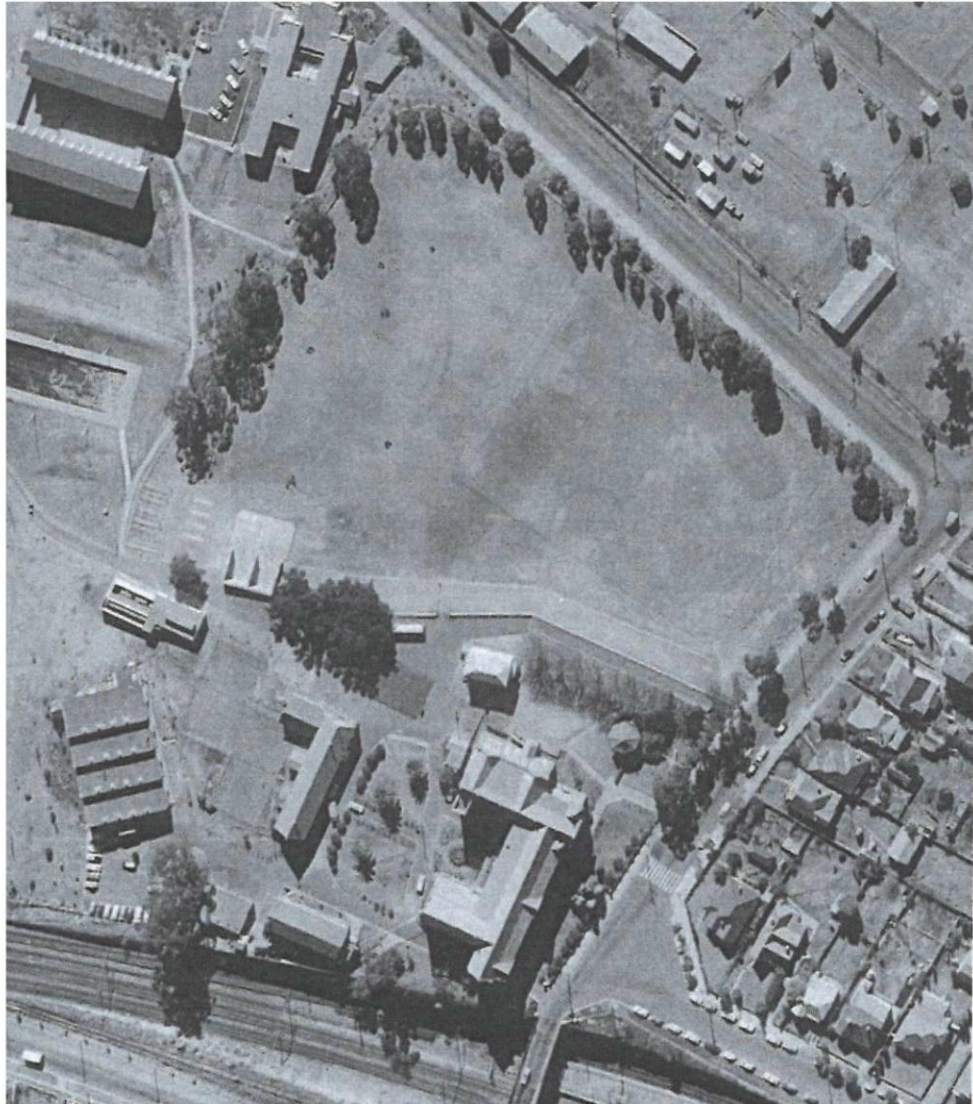


Figure 16 - Detail from 1970 aerial survey. (Source: NSW Land & Property Information)



Figure 17 - Detail from 1978 aerial survey. (Source: NSW Land & Property Information)



Figure 18 - Detail from 1982 aerial survey. (Source: NSW Land & Property Information)



Figure 19 - Detail from 1991 aerial survey. (Source: NSW Land & Property Information)



Figure 20 - Detail from 1998 aerial survey. (Source: NSW Land & Property Information)



Figure 21 - Detail from 2002 aerial survey. (Source: NSW Land & Property Information)



Figure 22 - Detail from 2005 aerial survey. (Source: NSW Land & Property Information)

2.1 BUILT DEVELOPMENT - ST VINCENT'S BOYS' HOME SITE

A number of buildings were located within the context of the former St Vincent's Boys' Home. The location of each building is shown in Figure 23. In 2015, a development application (DA/571/2014) was approved and granted demolition of a number of buildings of little or no heritage significance. St Vincent's Building and the Farmhouse Building, assessed as having "high" significance, were retained. An outline of the current status of the buildings is shown in the following table and their location should be read in conjunction with Figure 23.

Bldg Ref	Building Name / Use	Status
H	▪ Entrance Gate	Demolition
J	<ul style="list-style-type: none"> ▪ St Vincent's Building ▪ Campus Safety and Security ▪ English Programs ▪ Professional and Community Programs ▪ Student Administration ▪ Library Reading Room 	Retained - Local Heritage Item
K	▪ Office of Commercial and Estate Development	Demolition
L	<ul style="list-style-type: none"> ▪ Westmead Campus Redevelopment Project Office ▪ Academic Pathways Programs 	Demolition
M	▪ IELTS Centre	Demolition
N	▪ Café	Demolition
O	<ul style="list-style-type: none"> ▪ Farmhouse Building ▪ UWS College 	Retained - Local Heritage Item
P	<ul style="list-style-type: none"> ▪ Parramatta Marist Brothers ▪ Auditorium 	Demolition

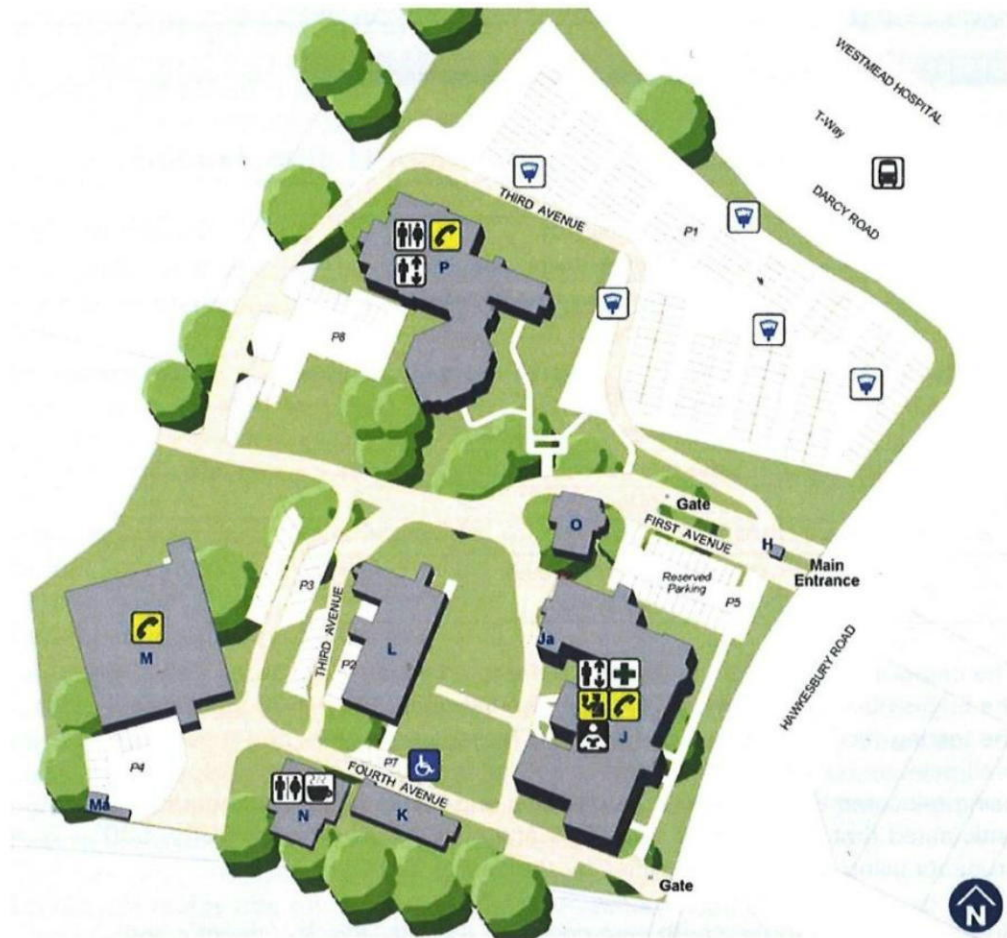


Figure 23 – UWS Westmead Campus (Source: UWS Westmead website, down loaded 2014)

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT OF THE HERITAGE ITEM

In July and December 2016, site visits were undertaken for the purpose of preparing a physical assessment of the subject site and its context. The site known as Lot 1 of the subdivision contains St Vincent's Building and the Farmhouse Building, extant buildings from the St Vincent's Boys' Home phase. Both buildings are identified as heritage items of local significance. The subject site, Lot 4, is located to the northwest of Lot 1.

The subject site, known as Lot 4 of Western Sydney University (UWS) subdivision, is located east and southeast of the UWS campus and Parramatta Marist High School. The subject site is located northwest of Lot 1 of the UWS subdivision, containing the heritage listed properties of St Vincent's Building and the Farmhouse Building. An internal public road network was constructed recently and connects Darcy Road to the north and Hawkesbury Road to the east. These roads provide access to new allotments, including the subject site of Lot 4, and a Council owned public reserve.

Development surrounding the site includes Westmead Hospital to the north, on the northern side of Darcy Road. Parramatta Marist High School is located to the west. Residential development, comprising large areas of strata flats and apartment buildings, are located to the south and east. Retail and mixed use businesses are located on Hawkesbury Road and Railway Parade. Residential development is in areas north and south of Westmead Station.

There are modest falls across the site with the highest point being in the east and falling to the west. St Vincent's Building is located at the T-intersection of Hawkesbury Road and Railway Parade, is prominent within the Hawkesbury Road streetscape and has landmark qualities. St Vincent's is highly visible from Railway Parade and the exit from Westmead Station. Dating from 1915, St Vincent's comprises a three-storey facebrick building with terracotta-tiled gabled roof with setback from the Hawkesbury Road. Designed in the Federation Anglo-Dutch architectural style, this institutional building is relatively rare in the suburb of Westmead and the surrounding area. The two-storey Farmhouse building is set well-back from Hawkesbury Road and located on the northern portion of Lot 1. The Farmhouse has less prominence within the Hawkesbury Road streetscape. A new road has been laid out, adjacent to, and north of, the Farmhouse Building.

The following images and captions outline the current condition of the subject site.



Figure 24 – View to St Vincent's Building, located on Lot 1, looking southwest along Hawkesbury Road. Lot 4 is located northwest of St Vincent's Building (Source: NBRSArchitecture, July 2016)



Figure 25 – View looking southwest along Hawkesbury Road to St Vincent's Building (at left) and the Farmhouse Building (at right), located on Lot 1. Both buildings have been retained because of their heritage significance (Source: NBRSArchitecture, July 2016)



Figure 26 – View looking southwest from Hawkesbury Road to St Vincent's Building (at left) and the Farmhouse Building (at right), located on Lot 1. Both buildings have been retained because of their heritage significance (Source: NBRSArchitecture, July 2016)



Figure 27 – View northeast from St Vincent's, showing the late-twentieth century commercial development located along the eastern side of Hawkesbury Road (Source: NBRSArchitecture, July 2016)



Figure 28 — View east down Railway Parade from the intersection with Hawkesbury Road shows the high-rise development of Parramatta in the background (Source: NBRSArchitecture, July 2016)



Figure 29 — View from Lot 5, the adjoining site, to the West Elevation of St Vincent's Building, showing the three and four storey institutional building with facebrick walls and terracotta gabled roof. A formal garden remains from the St Vincent's Boys Home phase of development. The western garden is planted with four Canary Island palms on Lot 1 and two Honey Locusts (currently without foliage) on Lot 5. The area to the west of St Vincent's Building garden is currently used for car parking (Source: NBRSArchitecture, July 2016)



Figure 30 — View to St Vincent's Building, West and South Elevations, showing the three and four-storey building with wings that form part of several phases of development. A formal garden has been planted in the western garden with four Canary Island palm plantings. The area to the south of St Vincent's Building, adjoining the railway line, Fourth Avenue, is bitumen paved (Source: NBRSArchitecture, July 2016)



Figure 31 – at left: view southwest across Lot 5 showing a cleared site with Canary Island Palm (on left in distance), Willow Gum and Lemon Scented Gum planted on the site. A Telecom mobile pole is located to the west. Playing fields associated with the Parramatta Marist High School site are located to the west of Lot 5. At right: showing the South and West Elevations of the two-storey Farmhouse Building with masonry walls and corrugated metal hipped roof located southeast of the subject site of Lot 4 (Source: NBRSArchitecture, July 2016)



Figure 32 – View showing the western elevation of St Vincent's wings with the two-storey Farmhouse Building to the left. The western garden, a former quadrangle for St Vincent's Boys' Home, has mature Canary Island palms retained within the curtilage of St Vincent's – Lot 1 (Source: NBRSArchitecture, July 2016)



Figure 33 – View north showing the Moreton Bay Figs retained within the roundabout of the roadworks that form part of the subdivision of the UWS site (Source: NBRSArchitecture, July 2016)



Figure 34 – View west from Lot 5 showing the adjoining playing fields with late-twentieth century commercial office blocks in the distance partially screened by tree plantings and located southwest from Lot 4 (Source: NBRSArchitecture, July 2016)



Figure 35 — View west along the public footpath, the southern boundary of Lot 4. Located in the distance, west of Lot 4, is the Marist School campus, including a swimming pool within the grounds. Lot 4 is located to the right, on the northern side of the public footpath. Eight Tallowood trees remain within Lot 4 following the demolition of buildings on the site (Source: NBRSArchitecture, December 2016)



Figure 36 — View east along the public footpath, the southern boundary of Lot 4. Located in the distance is Hawkesbury Road and the commercial strip on the eastern side of the road. An internal road connects is oriented south off Darcy Road. Lot 4 is located on the left side of the image. Buildings on the site have been demolished as part of a previous development application (Source: NBRSArchitecture, December 2016)



Figure 37 — View east north and northwest across Lot 4. Eight Tallowood trees remain within Lot 4 following the demolition of buildings on the site (Source: NBRSArchitecture, December 2016)



Figure 38 – View north to Westmead Hospital located on the northern side of Darcy Road, located northeast of Lot 4. The site slopes downhill in a northerly direction (Source: NBRSArchitecture, December 2016)



Figure 39 – View north to Darcy Road and Westmead Hospital from Lot 4. The site is set on a platform above the internal roadway and slopes downhill in an easterly and northerly direction around the perimeter of the site (Source: NBRSArchitecture, December 2016)



Figure 40 – View southeast from Lot 4 to the former St Vincent’s Boys Home site with the two-storey Farmhouse Building located closer the subject site. At street level, the mature fig tree plantings conceal views to the former St Vincent Boys Home site. Given the height of the proposed residential building, the building will be visible from the principal rooms of the Farmhouse Building (Source: NBRSArchitecture, December 2016)

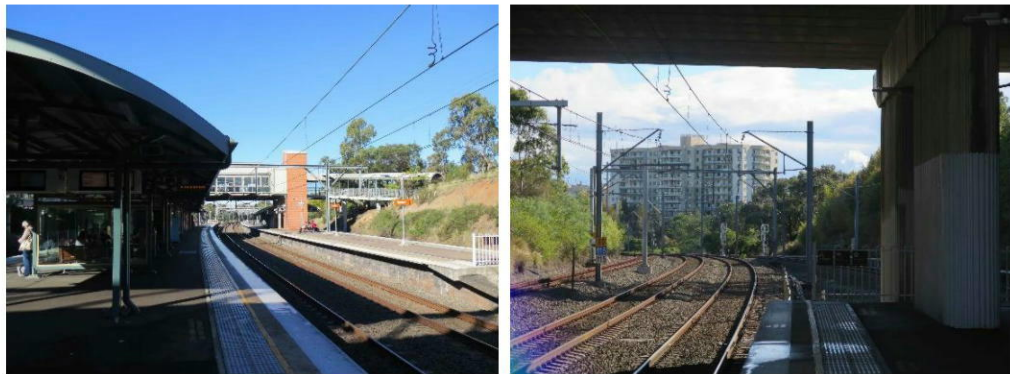


Figure 41 – Westmead Railway Station (at left) and view west along the railway corridor. The proposed development on Lot 4 is unlikely to be visible from Westmead Railway Station (Source: NBRSArchitecture, July 2016)

3.2 LANDSCAPING

In April 2014, an “Arboricultural Assessment Report University of Western Sydney (UWS) Westmead Precinct” was prepared by Earthscape Horticultural Services. The report stated that at the time, the site contained “a number of mature and semi-mature trees, most of which are exotic (introduced) or non-local native species...planted within the site...reflecting different eras of landscape design from the Late-Victorian, through to Inter-War period and more recent plantings of non-local native trees undertaken post 1980.” The report identified trees with significance for amenity, environmental and heritage values. No trees are heritage listed, nor are they on a significant tree register. Retention of key trees was an important objective of the Master Plan for the UWS site.

Since 2014, numerous tree plantings have been removed from Lot 4. The eight (8) remaining trees on Lot 4 were reviewed in the “Arboricultural Impact Assessment - Lot 4, 158-160 Hawkesbury Road, Westmead”, prepared by The Ents Tree Consultancy (19th October 2016). These trees are proposed for removal and to be replaced in a new landscape as part of the development.

- T65, T66 and T67 – mature Tallowwood;
- T68 and T69 - mature Tallowwood; and
- T70, T71 and T72 – mature Tallowwood.

3.3 VIEWS

Due to the prominence of the St Vincent's Building, there are limited views to the subject site from the east, from the intersection of Railway Parade and Hawkesbury Road and long the internal roads. There will be views to the subject site when looking west from the intersection of Darcey and Hawkesbury Roads. There are some distant views to the subject site when travelling east along the Western Line railway corridor.

Views to and from Old Government House and Domain are reviewed below in Section 3.6 below.

3.4 CURTILAGE

A heritage curtilage for the former St Vincent's Boys Home is identified in the Parramatta Special Precincts Development Control Plan 2011. A reduced heritage curtilage encompasses Buildings J and O and forms Lot 1 boundary. Lot 4 was determined as a subdivision allotment in a previously approved development application.

3.5 ARCHAEOLOGICAL ASSESSMENT OF THE ST VINCENT BOYS' HOME SITE

In 2008, a Non-Indigenous Archaeological Assessment for the St Vincent Boys' Home Site was prepared by archaeologists, Casey & Lowe. The zone of limited archaeological potential was identified in the southern part of the site, west of St Vincent's and Farmhouse buildings (see Figure 43 for location of the zone). The Casey & Lowe assessment identifies there is potential for the following archaeological remains to be found during excavation:

- Archaeological remains associated with the Farmhouse building;
- Wells, water reservoirs / cisterns, cesspits, rubbish pits, structures and deposits containing artefacts;
- Sub-surface remains of wooden outbuildings in the form of postholes and wall trenches;
- Evidence associated with the early stages of the establishment of St Vincent's Boys' Home, up to c1950:
 - Evidence of various trade-training skills and workshops in the original timber outbuildings and alternative uses of the Farmhouse building as well as the temporary timber buildings associated with the farmhouse; and
 - Artefactual evidence contained in deposits associated with the occupation of the site, such as wells / cisterns backfilled with ceramics and glass associated with the operation of the Boy's Home and training facility.

Figure 42 and Figure 43 show Lot 4, the subject site, located outside the "Archaeology Zone".

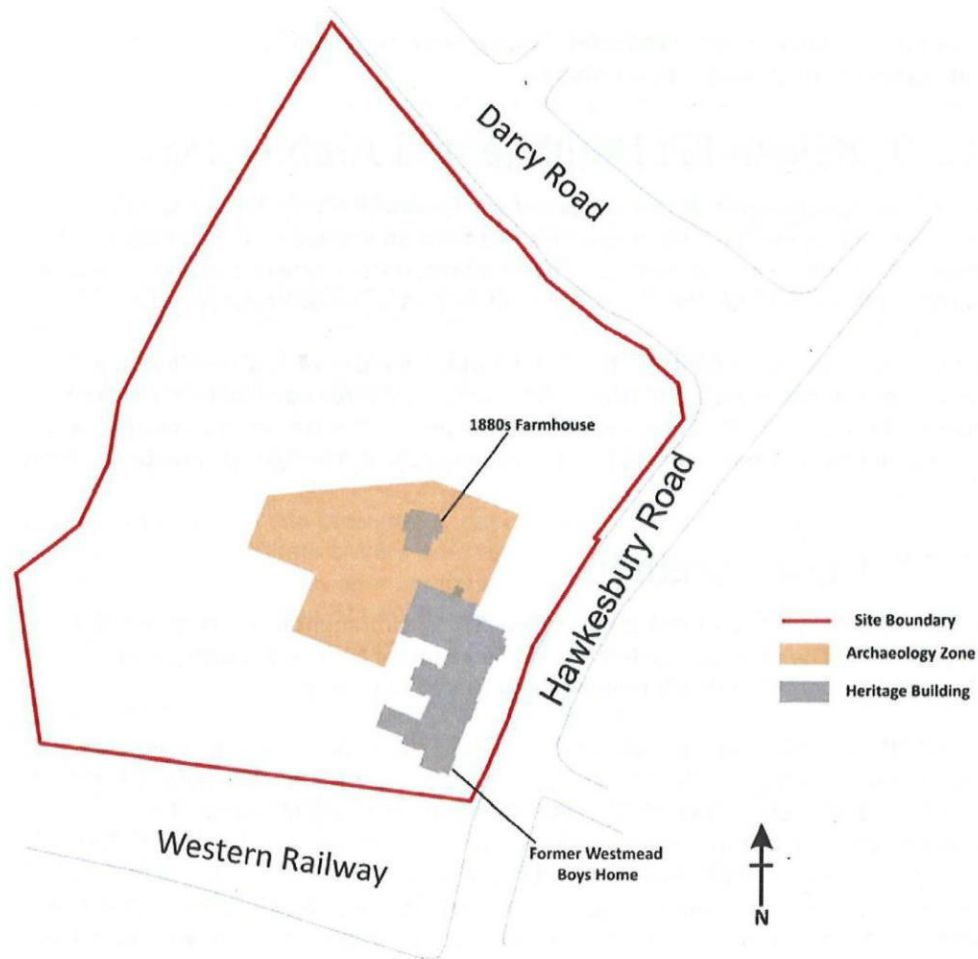


Figure 10 – Archaeology Zone
Source: Casey and Lowe

Figure 42 – Extract from the "Non-Indigenous Archaeological Assessment for the St Vincent Boys' Home Site" showing the Archaeology Zone associated with the Former St Vincent's Boys' Home. Site 4 is located northwest of the Archaeology Zone" (Source: Casey & Lowe, 2008)

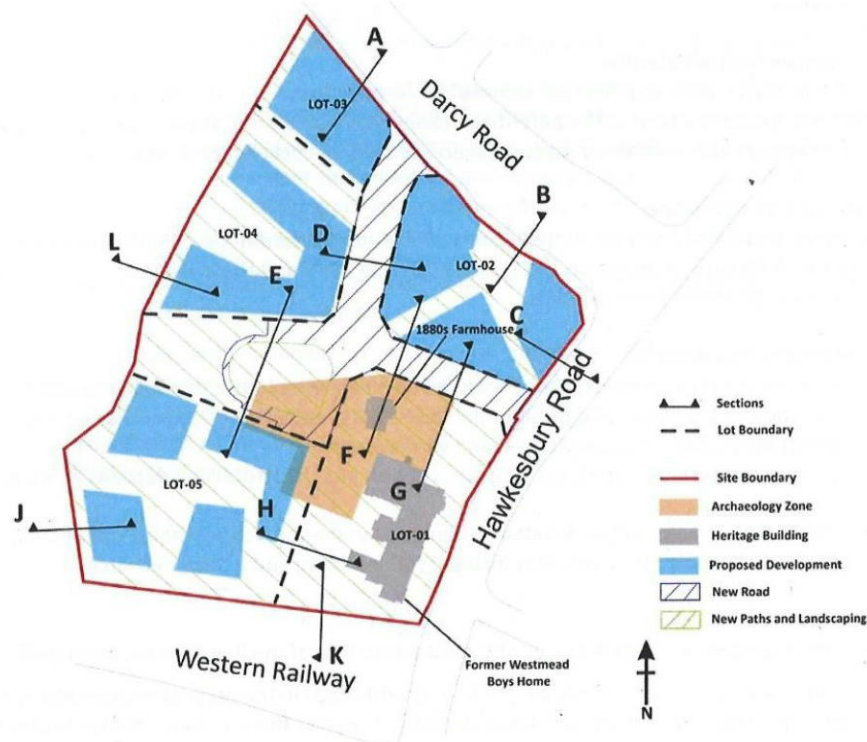


Figure 6.4: Plan showing the archaeology zone within the main area of impacts and the location of sections on Figure 6.3. The proposed building envelopes are generally outside the key archaeology zone. There is likely to be some impacts on the archaeology zone in the northeast corner of Lot-05, while the remaining impacts will be mostly from landscaping and some road works.

Figure 43 – Relevant Extracts from the Archaeological Assessment Zone – archaeological zone and impact on subdivision lots
(Source: Casey & Lowe, 2008)

3.6 ICOMOS WORLD HERITAGE LISTING – AUSTRALIAN CONVICT SITES (NO 1306)

Old Government House, set in the former Governor's Domain, is significant as a cultural landscape of importance in Australia's history. It contains several historic elements that have a tangible link with the earliest days of the foundation of British colonial settlement of Australia, and that interlink with the landscape. These historical elements include the Crescent, the governor's dairy, the bathhouse, memorials, carriageways and gatehouses, and the remains of Governor Brisbane's observatory.

Old Government House and Domain forms part of the World Heritage Listed cultural property known as Australian Convict Sites. This property includes a selection of eleven penal sites, among the thousands established by the British Empire on Australian soil in the 18th and 19th centuries. The following describes Old Government House and Domain:

Old Government House and Domain, Parramatta, was a residence of the Governor of the colony of New South Wales from 1790 to 1856, inland from Sydney. It is located on the left bank of a meander in the Parramatta River.

The site is arranged around Government House and its gardens. It is a Georgian-style mansion with a central section and two asymmetrical wings erected some years later. The southern wing is extended by the house of the female convicts, who were used as the household servants. The main built ensemble was extended in 1822 with the L-shaped garrison building.

The park includes some houses and landscaped gardens in the late 18th century English style and the remains of an observatory. It also includes archaeological remains of the huts that housed the convicts who looked after the maintenance of the property.

The main built ensemble underwent significant restoration, particularly in 1906.

Today, this ensemble is used as a museum and a public park.

Environment Protection and Biodiversity Conservation Act 1999 – National Significance

All sites forming the Australian Convict Sites listing are inscribed on the National Heritage List and protected by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Any proposal that impacts on the Australian Convict Sites should be referred for assessment under the EPBC Act as World Heritage sites are identified as matters of national environmental significance. Actions that have, or are likely to have, a significant impact on a matter of national environmental significance require approval from the Australian Government Minister for Sustainability, Environment, Water, Population and Communities. The minister decides whether assessment and approval is required under the EPBC Act. In addition, Old Government House and Domain is listed as a place of cultural heritage and protected under the NSW Heritage Act 1977.

The following recommendations and decisions for The Australian Convict Site, of which form part, were formed at The Convention Concerning the Protection of the World Cultural and Natural Heritage, Brazil 25 July – 3 August, 2010 (World Heritage Committee Meeting Decision 34COM 8B.16):

3. Recommends that the State Party give consideration to the following:

h) Pay attention to managing the landscape values of the sites in or close to urban areas by studying the visual impact of their current environment and any projects liable to affect those values;

Old Government House and Domain, is in public ownership (New South Wales Government) and comprises an original site/land boundary from the convict era and surrounded by a buffer zone (see Figure 46). ICOMOS made the following comment on the potential for development from the growing urban environment:

"the legal protection of the buffer zones seems adequate and effective...More broadly, some of the sites within the property may be threatened by the development of the property's peripheral area and in its buffer zone, notably in terms of the landscape impact of growing urban environments...(including)...Parramatta city for Old Government House".

Critical Views to be Maintained within Parramatta Park

Old Government House and Domain Parramatta Park Management Plan (2009) was prepared by managers of the site, Parramatta Park Trust and The National Trust of Australia (NSW). Old Government House and Domain, Parramatta Park Management Plan, Section 8.2 Management Plans and Policies identified the following guiding policy (taken from the *Parramatta Park Conservation Management Plan 2008*, 14.1):

9. The Park boundaries will be protected from encroachments and developments which compromise its significance

8.2.1 Fabric and setting "Retain vistas of the House from within the Park. Consider the reinstatement of one of the nineteenth-century configurations of the carriage loop and pathways...."

The following critical views will be actively maintained within the Park:

- *Mays Hill to Hunter Street;*
- *Old Government House and grounds to Parramatta Park – views to east (George Street, O'Connell Street and the river);*
- *Parramatta River from the west in Parramatta Park;*
- *Parramatta Park to Kings School and Lennox Bridge;*
- *The Ridge of the Crescent to Parramatta;*
- *The visual relationship between the monuments and their siting on the ridge line;*
- *From the ridge line to the Macquarie Street gates and the centre of Parramatta;*

- From the Dairy to Westmead and Wisteria Gardens;
- Out of the Park from the Domain to Westmead, the west and north-west.

Vegetation will be managed to ensure the retention of significant views through regular pruning and careful planting programs. The views from Old Government House to George Street will be opened up through vegetation management and tree removal.

New structures, either permanent or temporary, will not be constructed where they will have a detrimental effect on significant views.



Figure 44 – Old Government House, East Elevation, showing the Main Entry portico. Views from Old Government House are east-facing looking out towards the township of Parramatta (Source: NBRSArchitecture, Sept 2012)

Critical Views Relevant to the Subject Site

To determine the impact of the proposed development on the world heritage listed Old Government House and Domain, a views and vistas assessment was undertaken looking towards the proposed residential development on Lot 5, UWS site, from the following locations within Parramatta Park identified as "critical views" relevant to the subject site:

- From the Dairy to Westmead and Wisteria Gardens; and
- Out of the Park from the Domain to Westmead, the west and north-west.

Views west and northwest from these locations within Parramatta Park to the subject site at Westmead are obscured by densely planted vegetation and tall trees. In the light of this, any view to the subject site has been obscured by dense vegetation planted on the Parramatta Park site.

Figure 45 identifies the important views associated with Parramatta Park. There are no views west from Parramatta Park to the subject site, Lot 4, 158-164 Hawkesbury Road and 2a Darcy Road, Westmead.

Parramatta Park and Significant Views

Old Government House and Domain, Parramatta Park Management Plan, Appendices 10.1 Description of the buffer area for *Old Government House and Domain, Parramatta Management Plan* describes the important views associated with the property as follows:

Important views

Important views from Old Government House over the broader Domain (now forming Parramatta Park) are contained within the buffer zone emphasising the command and control function of Old Government House and Domain and consistent with historical records such as maps and plans, illustrations and paintings. Longer and more extensive views extend from the Domain and beyond the Buffer Area eastwards along the Parramatta River to Lennox Bridge, westwards and southwards to Mays Hill, the highest point in Parramatta Park. There are reciprocal views back from these positions

to the Domain and Government House within the buffer zone. There is also an occasional vista from the eastern edges of the property along several key streets of the Parramatta CBD, which are also contained within the buffer zone.

The subject site, Lot 4, 158-164 Hawkesbury Road and 2a Darcy Road, Westmead, lies well outside the buffer area for Old Government House and Domain (see Figure 46).

The potential impact on the significance of the Old Government House and Domain (OGHD) has been considered in the preparation of this application. It was concluded that the proposal will not have a significant impact upon the World and National Heritage values of OGHD. It is not likely to be a controlled action as defined in the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

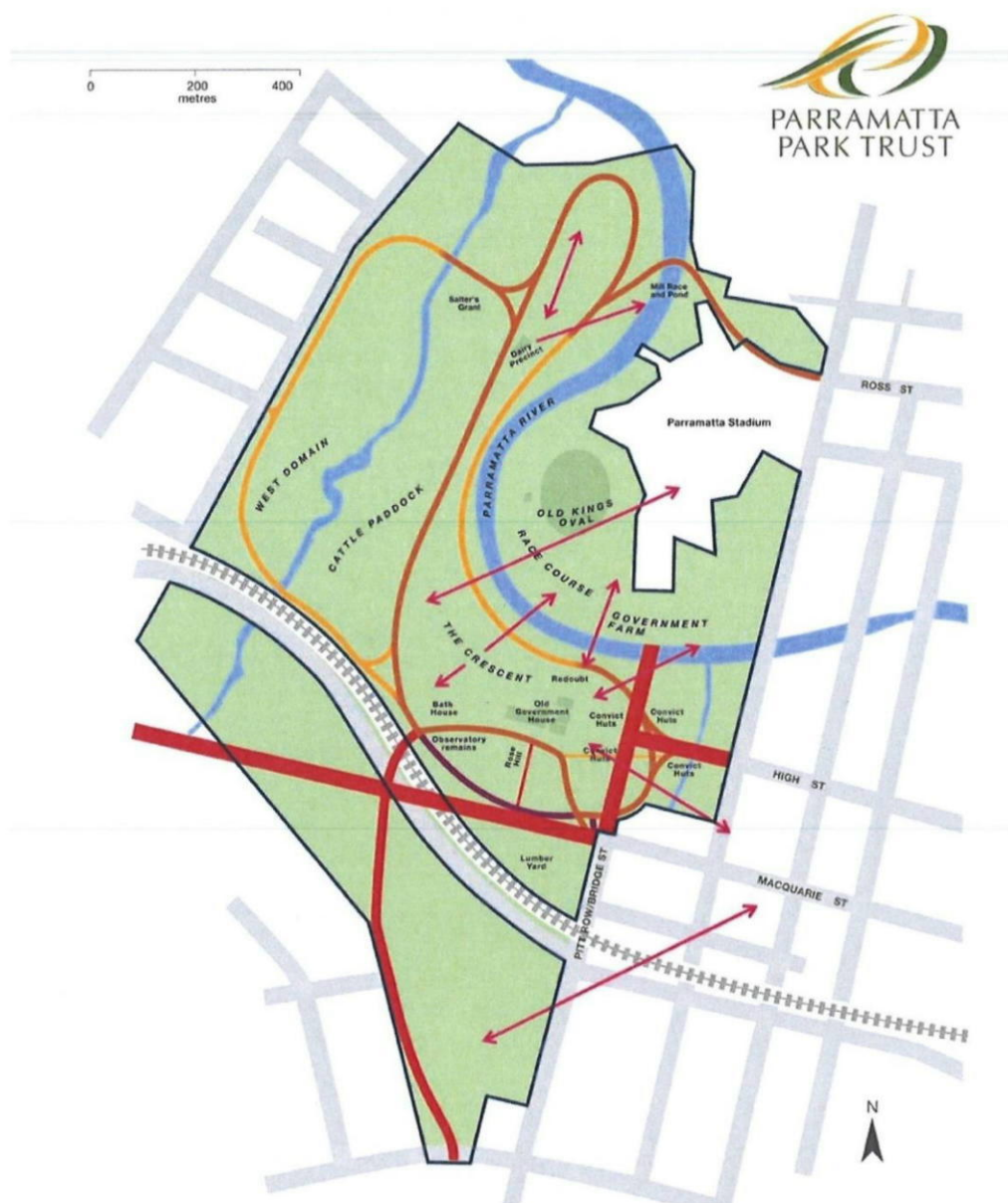


Figure 45 – Parramatta Park showing the significant views marked as arrows (Source: Old Government House and Domain Parramatta Park, Management Plan, 2009, Figure 2, p11)

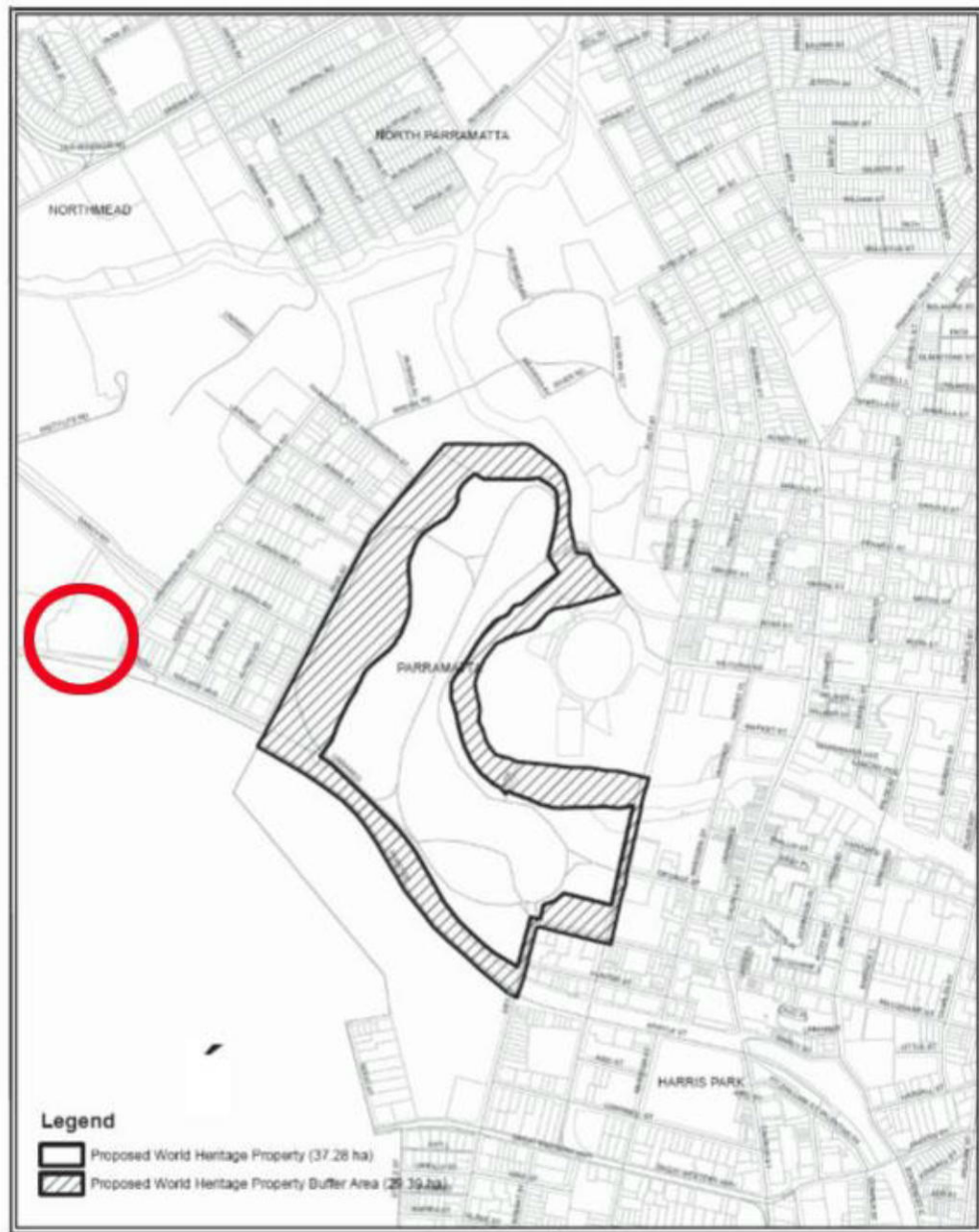


Figure 16: Old Government House and Domain World Heritage Property (unshaded) and its proposed Buffer Area (hatched area). (Source: Department of Planning, 2008).

Figure 46 – Old Government House and Domain World Heritage Property with Buffer Zone hatched. The location of the subject site is shown circled in red (Source: Old Government House and Domain Parramatta Park, Management Plan, 2009, p40)

4.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on the review of the following drawings and documentation prepared by architects, Turner Architects, and landscape architects, Scott Carver Pty Ltd, for Deicorp Combined Projects (Westmead) Pty Ltd, owners and managers of the site. This documentation forms part of the development application at Lot 4 University of West Sydney. The site has been cleared of buildings. This is in accordance with DA approval for demolition of buildings of little significance associated with the former St Vincent's Boys' Home. The current development application is for construction of a 355-residential apartment complex with basement carpark at Lot 4, 158-164 Hawkesbury Road and 2a Darcy Road, Westmead, shown in the following drawings:

Architectural Drawings

Drawing name	Drawing number	Revision	Date
Title Sheet	DA-001-000	S	02/12/2016
Context Plan	DA-001-001	S	02/12/2016
Site Analysis Plan	DA-100-010	S	02/12/2016
Site Plan	DA-100-020	S	02/12/2016
Height Plan Diagram	DA-100-030	S	02/12/2016
Basement 01	DA-105-B01	S	22/12/2016
Basement 02	DA-105-B02	S	22/12/2016
Basement 03	DA-105-B03	S	22/12/2016
Basement 04	DA-105-B04	S	22/12/2016
Lower Ground Floor	DA-110-001	S	22/12/2016
Ground Floor	DA-110-002	S	16/12/2016
Level 01	DA-110-010	S	16/12/2016
Level 02-05	DA-110-020	S	16/12/2016
Level 06	DA-110-060	S	16/12/2016
Level 07	DA-110-070	S	16/12/2016
Level 08	DA-110-080	S	16/12/2016
Level 09	DA-110-090	S	16/12/2016
Level 10-12	DA-110-100	S	16/12/2016
Level 13-17	DA-110-130	S	16/12/2016
Level 18	DA-110-180	S	16/12/2016
Level 19	DA-110-190	S	16/12/2016
Level 20 Plant and Roof	DA-110-200	S	16/12/2016
Level 21 Roof	DA-110-210	S	16/12/2016
Level 22 Overall Roof Plan	DA-110-220	S	16/12/2016
North Elevation	DA-210-001	S	16/12/2016
East Elevation	DA-210-002	S	16/12/2016
South Elevation	DA-210-003	S	16/12/2016
West Elevation	DA-210-004	S	16/12/2016
Section A-A	DA-310-001	S	02/12/2016
Section B-B	DA-310-002	S	02/12/2016
Section C-C	DA-310-003	S	02/12/2016
Shadow Diagram June 21, 9am	DA-710-001	S	02/12/2016
Shadow Diagram June 21, 12pm	DA-710-002	S	02/12/2016
Shadow Diagram June 21, 3pm	DA-710-003	S	02/12/2016
Perspective Sheet 1	DA-900-001	S	02/12/2016
Perspective Sheet 2	DA-900-002	S	02/12/2016
Materials and Finishes	DA-990-001	S	02/12/2016

Landscape Drawings

Drawing name	Drawing number	Rev	Date
Cover Sheet	LD-DA000	A	20/12/2016
Tree Management Plan	LD-DA100	A	20/12/2016
General Arrangement Plan	LD-DA101	A	20/12/2016
Ground Floor / Lower Ground Floor Detail Plan 1	LD-DA102	A	20/12/2016
Ground Floor / Lower Ground Floor Detail Plan 2	LD-DA103	A	20/12/2016
Building D2 – Level 6 Roof Top Plan	LD-DA104	A	20/12/2016
Level 8 – Rooftop Terrace	LD-DA105	A	20/12/2016
Ground Floor Section AA	LD-DA200	A	20/12/2016
Ground Floor Section BB	LD-DA201	A	20/12/2016
Ground Floor Section CC	LD-DA202	A	20/12/2016
Level 8 – Rooftop Terrace Sections	LD-DA203	A	20/12/2016

4.1 DESCRIPTION OF WORKS

The proposed residential development at Lot 4 - West Sydney University comprises the following works:

- Removal of the following mature Tallowwood trees: T65, T66, T67, T68, T69, T70, T71 and T72;
- Excavate the site for four (4) levels of Basement car parking and one (1) part level of Lower Ground car parking for 439 cars - comprising 368 residential car spaces and 71 residential visitor car spaces. In addition, 182 spaces for bicycle parking;
- Construction of 4 apartment blocks in a U-shaped form around a Podium Courtyard. Residential blocks having of the following heights:
 - Building D1 – 21-storey residential + plant (70m);
 - Building D2: - 6-storey residential + plant (24.5m);
 - Buildings E1 + E2: 10-storey residential + plant (36m); and
 - Building F: 9-storey residential + communal roof terrace + plant (35.5m).
- Accommodation of 355-apartments, with a mix outlined as follows:
 - 10 x Studios (2.8%);
 - 200 x 1 Bedroom (56.3%);
 - 132 x 2 Bedrooms (37.2%); and
 - 13 x 3 Bedrooms (3.7%).
- Undertake landscape works, including the replanting of 8 mature Tallowwood trees within the new landscape within the residential development; and
- Landscaped podium, courtyard and roof terrace and public art on north-eastern corner nearby E2 Lobby.

4.2 DESIGN STATEMENT

The following design intent statement has been prepared by project architects, Turner, on behalf of the owners, to describe the proposed development at Lot 4 University of West Sydney, 158-164 Hawkesbury Road and 2a Darcy Road, Westmead:

Lot 4 forms part of the UWS Westmead mixed use masterplan. The proposal has been designed to complement the existing and future context. The design of Lot 4 seeks to create meaningful diversity of architectural styles within the precinct.

Similar to the Indicative Concept Plan, the proposed building massing within Lot 4 locates the taller buildings in the south west corner, while the lower buildings have been located around the southern and eastern perimeter.

The proposed stepped building heights within Lot 4 avoids a flat top urban outcome. This urban design approach has been reinforced by the recent DEAP review and council discussions. The 9-storey datum is in response to the predominant 9 storey building height across the other Lots within the precinct. The lower buildings are clad in white brick in recognition of the materiality of the adjacent heritage buildings. There is a strong vertical emphasis to these lower facades, with the brick used in continuous vertical bands. Projecting metal clad bay windows and feature boxes provide a playful element within this composition, and animate the parapet line. Lobbies are clearly identified with canopies and awnings.

The curved shape of the tower within Lot 4 is in deliberate contrast to the lower buildings and to the proposed tower in the adjacent Lot 5. The tower is defined by a strong horizontal language of crisp white continuous concrete spandrels. This refined language of vertical and horizontal expressions gives a clarity and calmness to the design.

While Lot 4 does not have a direct relationship to the key local streets of Darcy Road and Hawkesbury Road, it's building massing is cognisant of creating a vibrant and animated street scape at the heart of the precinct. Much care has been taken to wrap the car park with activated uses such as apartments, entry lobbies and resident's communal spaces.

5.0 EVALUATION OF HERITAGE CONTROLS

5.1 COMPLIANCE WITH THE PARRAMATTA LEP 2011

The *Parramatta Local Environmental Plan 2011* (Parramatta LEP) relates to the provisions of the *Environmental Planning & Assessment Act 1979*. Parramatta LEP aims to make local environmental planning provisions for land in the Parramatta local government area in accordance with the relevant standard environmental planning instrument under section 33A of the Act. The objectives of Parramatta LEP, Clause 5.10 Heritage conservation (1) (a) and (b) is to conserve the environmental heritage of Parramatta and the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

The subject site is near a number of heritage items of local significance. The *Parramatta Local Environmental Plan 2011* (Parramatta LEP) is relevant to the proposed works. Parramatta LEP, Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation provides the following:

(1) *Objectives*

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Parramatta,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Parramatta LEP 2011	This Proposal Relates to PLEP as follows:
Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation:	Two heritage items, listed on the Parramatta LEP 2011, are in close proximity to the subject site:
(5) <i>Heritage assessment</i> <i>The consent authority may, before granting consent to any development:</i>	<ul style="list-style-type: none"> ▪ <i>University of Western Sydney, 158–164 Hawkesbury Road, Westmead (St Vincent's Building) Item I628); and</i> ▪ <i>Victorian residence (in grounds of UWS), 158–164 Hawkesbury Road (Item I629).</i>
<i>(a) on land on which a heritage item is located, or</i>	The subject site forms part of a Parramatta Archaeological Management Unit.
<i>(b) on land that is within a heritage conservation area, or</i>	The subject site is not within the buffer zone of the World Heritage Listed Old Government House and Domain Parramatta.
<i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i>	The subject site is located 1.2km away from the site of Old Government House and Domain Parramatta and outside its visual catchment
<i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i>	Accordingly, this Statement of Heritage Impact (SHI) has been prepared to accompany the development application for proposed works.

Parramatta LEP 2011	This Proposal Relates to PLEP as follows:
<p>Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation:</p> <p><i>(7) Archaeological sites</i> <i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i> <i>(a) notify the Heritage Council of its intention to grant consent, and</i> <i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>The subject site is located on part of Parramatta Archaeological Management Unit 2893 (part of former Government Domain and former Westmead Boys' Home).</p> <p>In April 2014, Archaeologists, Casey & Lowe, updated a Non-Indigenous Archaeological Assessment for UWS Westmead Campus (St Vincent's Boys' School) and identified a zone of archaeological potential.</p> <p>Figure 43 shows Lot 4, the subject site, lies well outside the archaeology zone for St Vincent's Boys Home site.</p>

5.2 COMPLIANCE WITH THE PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The purpose of the Parramatta Development Control Plan 2011 (Parramatta DCP) is to supplement the Parramatta LEP and provide more detailed provisions to guide development. The following table identifies controls from Parramatta DCP, Part 3.5 Heritage applicable to a development application at Lot 5 University of West Sydney, located at 158-164 Hawkesbury Road and 2a Darcy Road, Westmead.

Specifically, relevant to the subject site is Part 4 Special Precincts - 4.3.4 Westmead, 4.3.4.1 158-164 Hawkesbury Road and part of 2A Darcy Road, Westmead. The following is taken from the Desired Future Character:

Future built form will be designed to appropriately respond to the existing siting, scale, form and character of buildings of heritage significance, as well as provide appropriate heights and setbacks to street frontages to improve the quality of the public realm within the site.

Height will be distributed across the site having regard for orientation, overshadowing, the scale of retained heritage buildings and views/vistas to Parramatta Park to the east. Built form fronting Hawkesbury and Darcy Roads will locate active uses on the ground floor to increase the vibrancy of the Westmead Precinct as a whole.

The built form will include taller, slender "statement" building located along the railway line to enable a strong visual relationship between the precinct and the CBD. Taller buildings are to be located within the south-western corner of the site and should reduce visual bulk, provide architectural modulation, reduce overshadowing and encourage dual aspect apartments for enhanced access to sunlight and breeze.

The building form to the north and east will be lower in height to optimise solar access to private and public open space and would allow view corridors to the heritage buildings....

Parramatta DCP 2011	This Proposal Relates to the PDCP Policies as follows:
<p>Part 3.5 Heritage, Existing Buildings</p> <p><i>C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.</i></p>	<p>It is proposed to retain buildings and structures identified as having heritage significance on Lot 1 – notably St Vincent's Building and the Farmhouse Building.</p>
<p>Part 4 Special Precincts - 4.3.4 Westmead, 4.3.4.1 158-164 Hawkesbury Road and part of 2A Darcy Road, Westmead</p> <p><i>O.3 To ensure the future built form is responsive to the existing siting, scale, form and character of heritage items.</i></p>	<p>The proposed development has used face brickwork to respond to the traditional material used in the proposed residential development. It is noted, light cream colour bricks have been selected to provide a contemporary finish.</p> <p>To minimise any bulk and scale issues with the development, the design using balconies, vertical and horizontal planes, variety of heights and material selection.</p> <p>The various buildings within the residential development are 6 storeys + plant, 9 storeys + plant, 10 storeys + plant. The residential "tower" in the proposed development is 21 storeys + tower.</p> <p>The DCP recommended a maximum height of 40m (setback above 6-storeys) along the Northern Entry Road of Lot 4. The height of the proposed residential Building E1 and E2 is nine-storeys. All the buildings on Lot 4 are set back from the heritage listed buildings on Lot 4.</p> <p>Any negative heritage impact associated with the scale difference between the heritage items and the proposed development has been mitigated by being a considerable distance from the heritage items and screened by the mature fig trees within the road reserve.</p>
<p>Part 4 Special Precincts, 4.3.4.1 Building Form & Massing</p> <p><i>O.4 To ensure that new development is sympathetic to heritage items and surrounding properties.</i></p>	<p>Two heritage buildings are located southeast of Lot 4 and are separated by internal roadways and mature fig trees plantings within a tree reserve in the centre of the roads.</p> <p>The highest building of the proposed residential development is located on the southwestern corner of Lot 4. This is a distance away from the two heritage items.</p>

Parramatta DCP 2011	This Proposal Relates to the PDCP Policies as follows:
<p>Part 4 Special Precincts, 4.3.4.1 Building Form & Massing</p> <p><i>0.5 To ensure building height is distributed across the site having regard for orientation, overshadowing, heritage buildings and views/vistas.</i></p>	<p>To reduce the bulk of the buildings, the proposed development has been designed as four (4) distinct residential blocks separated by landscaping. The heights of the four proposed buildings vary across the site as follows: 24.4m, 35.5m, 36m and 70m.</p> <p>The Parramatta LEP states a maximum height of buildings on the site to be 40m (see Figure 47). Building D1 has a proposed height of 70m. It is the only proposed building to exceed this maximum height. Shadow diagrams indicate the proposed 70m tower and other development will not cast significant shadows over residential development within the surrounding areas.</p>
<p>Part 4 Special Precincts, 4.3.4.1 Design Principles, Building Height</p> <p><i>P6 Development must have regard to the potential views/vistas from and to Parramatta Park.</i></p>	<p>The proposed development on Lot 4 has a maximum height of 70 metres. St Vincent's Building has a maximum height of 15.51 metres. The subject site is located more than 0.5 km from the Parramatta Park. Therefore, any views would be distant.</p> <p>Trees along the western extent of Parramatta Park obscure views to the proposed development on the subject site. In addition, views to the proposed development will be obscured by the main St Vincent's Building. Screening will obscure most views to and from Parramatta Park.</p>
<p>Part 4 Special Precincts, 4.3.4.1 Design Principles, Design</p> <p><i>P.10 Development is to establish an appropriate scale and transition to heritage buildings that does not visually overwhelm them.</i></p>	<p>St Vincent's Building and Farmhouse Building, extant buildings from the Former St Vincent's Boys' Home, has a reduced heritage curtilage that includes remnant gardens, plantings and landscaping. The proposed development and the heritage listed property are separated by distance, internal roads and mature Morton Bay fig plantings. These elements provide a transition space between the heritage listed items and the proposed development.</p> <p>Lower-scale development (24.4m, 35.5m and 36m residential blocks) has been located on the eastern portion of the site, near the heritage listed property. This approach minimises visual dominance associated with difference in scale.</p> <p>Parramatta LEP identifies the maximum height of development is 40 metres. One portion of the proposed development is an apartment block of 70m, located on the south-western part of the site and is furthest away from the heritage listed buildings.</p>

Parramatta DCP 2011	This Proposal Relates to the PDCP Policies as follows:
<p>Part 4 Special Precincts, 4.3.4.1 Design Principles, Open Space</p> <p><i>P.11 Landscaping should retain mature stands of trees (e.g. large figs and tallow woods) where these contribute to area character and a canopied skyline.</i></p>	<p>It is proposed to remove eight (8) mature Tallow wood trees located within the subject site to allow for bulk excavation for basement carparking. It is proposed the 8 trees (T65, T66, T67, T68, T69, T70, T71 and T72) will be relocated in the new landscape for the development.</p>
<p>Part 4 Special Precincts, 4.3.4.1 Design Controls, Open Space</p> <p><i>C.3 Landscaped areas shall constitute a minimum of 40% (including deep soil) of the site area.</i></p> <p><i>Note: Parramatta DCP 2011 requires 30% landscaped area.</i></p>	<p>The total landscaped area for the site is 16.3% and includes 13% deep soil planting.</p> <p>The proposed development has provided a landscaped central courtyard between the residential blocks. Due to the footprint of proposed basement car parking, deep soil landscaping has been restricted to the perimeter of the development. Landscaping will include replanting 8 existing mature tallow wood trees. The development proposes extensive tree planting on the north-western perimeter on the site to provide privacy, screening and amenity.</p>
<p>Part 4 Special Precincts, Heritage, Design Principles, New Building</p> <p><i>P.3 New buildings should be consistent with best-practice guidelines including Design in Context; guidelines for infill development in the historic environment, prepared by the NSW Heritage Office (now Heritage Branch, Office of Environment and Heritage) and RAlA (now Australian Institute of Architects) in 2005.</i></p>	<p>The proposed design is well considered and has architectural merit. Building materials include face brickwork which complement the traditional materials of the St Vincent's Building and Farmhouse Building.</p> <p>One 70m residential block that exceeds the maximum building height has been located away from the heritage items and adjoins open space playing fields to minimise any negative heritage impact.</p>

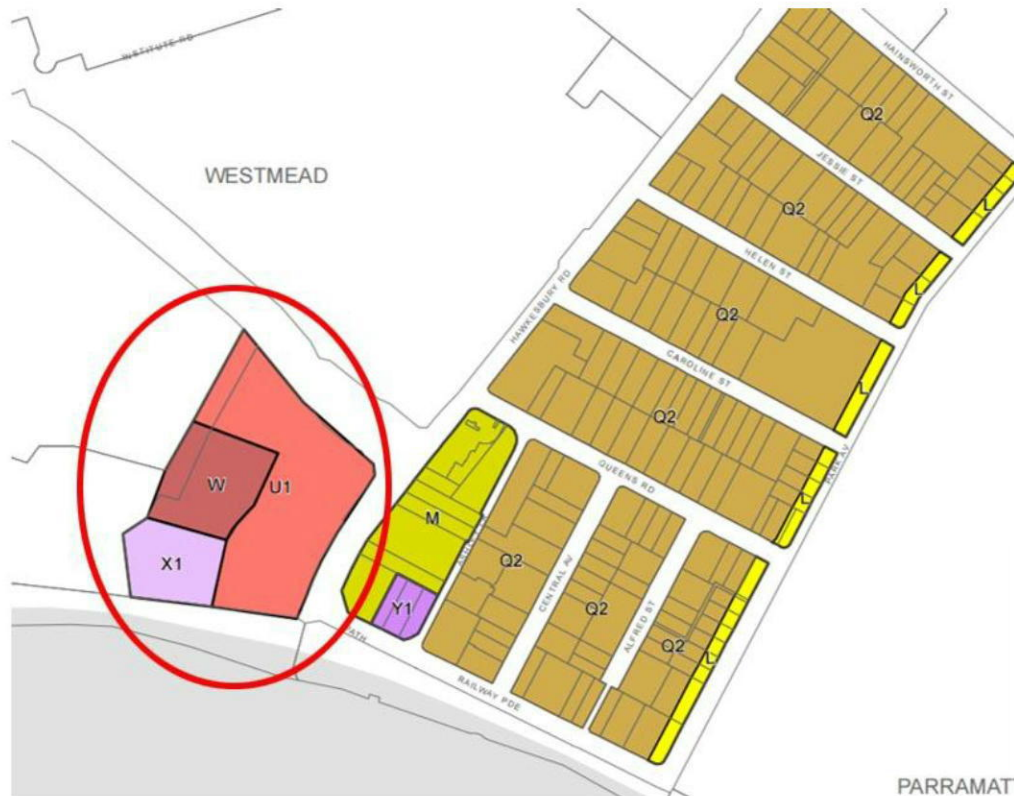


Figure 47 – Height of Buildings Map showing the subject site. The maximum height of buildings for Lot 4 is shown as 40m ("W"). The adjoining sites to the east and north are 31m ("U1"). Lot 5 to the south is 48m ("X1"). (Source: Parramatta LEP 2011, Height of Buildings Map, Sheet HOB_004)

6.0 HERITAGE IMPACT ASSESSMENT

6.1 INTRODUCTION

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposed development has been located some distance away from the heritage items of St Vincent's Building and the Farmhouse Building. The siting of the proposed development respects the reduced heritage curtilage of the heritage item by being a sympathetic distance from the heritage significant buildings and their associated landscape and grounds. The recently laid out internal roadways and the retained and conserved Moreton Bay fig plantings provide a buffer between the proposed development and Lot 1 containing the heritage items.
- The design of the proposed residential development steps back from Lot 1 and the heritage items. This ensure there is a graduated transition between the heritage items and the residential development on Lot 4.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed development on the subject site has less landscaping than recommended in the DCP. The potential for deep soil plantings has been restricted to the perimeter of the site due to bulk excavation associated with basement car parking. To minimise the negative heritage impact, rooftop and courtyard landscapes have been adopted within the design of the residential development. In addition, it is proposed eight (8) existing significant Tallow wood trees be replanted around the perimeter of the subject site in the new landscape design.

The following sympathetic solutions have been considered and discounted for the following reasons:

- Restricting the proposed residential development to a maximum height of 40m was considered, and discounted because of the desire to have a taller, slender "statement" building within the proposed development. It is understood a taller building will help reduce visual bulk, provide architectural modulation, reduce overshadowing and enhance access to sunlight and breeze. Given the proposed "statement" tower is located some distance northwest from the heritage items, this distance will partially mitigate any negative heritage impact associated with the proposed tall, slender tower. Council has agreed to modify the maximum height limits for Lot 4 and have successfully proposed an urban design review in support of the proposal.

6.2 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM

How is the impact of the new development of the heritage significance of the item or area to be minimised?

- The reduced heritage curtilage for the St Vincent's Boys' Home site has been assessed in previous heritage management documents prepared for the Masterplan and subdivision of the site. Lot 1 has been assessed as the curtilage for the heritage item and various buildings of lesser heritage significance have been removed from the adjoining allotments.

Why is the new development required to be adjacent to heritage item?

- A Masterplan for the St Vincent's Boys' Home site, dated 26 February 2015, was prepared in Stage 1, DA/571/2014 and nominated the type of development for each of the allotments. The Masterplan provided guidelines for the design of development on each of the sites. The proposed development on the subject site is in accordance with the recommendations of the Masterplan to have a residential development on Lot 4 with maximum GFA of 28,825m².

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The reduced heritage curtilage to the St Vincent's Boys' Home site has been carefully considered to provide a garden setting as part of the context of the site. The retention of the two heritage buildings of high significance within a garden context, retaining significant tree plantings, has respected the cultural significance of the place.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The proposed residential development on Lot 4 will be visible from the main rooms of the Farmhouse Building, a listed heritage item associated with St Vincent's phase of development. The proposed development on Lot 4 is separated by internal public roads and landscaped roundabout containing conserved mature Morton Bay figs retained from the St Vincent's Boys Home period. The proposed residential development comprising three blocks ranging in height (24.4m, 35.5m and 36m). The three blocks are less than the 40-metre maximum height for the site as defined in the Parramatta LEP. These three residential blocks, less than 40 metres in height, are acceptable in heritage terms. The architectural form of the residential blocks has been well modulated with a variety of building materials to reduce the visual scale of the development when seen from the Farmhouse Building.
- The heritage item of St Vincent's Building is sited close to Hawkesbury Road. The principal rooms of the building address Hawkesbury Road and views to the east. The proposed development at Lot 4 will be partially visible from the secondary rooms of the St Vincent's Building – rooms facing south. However, these spaces are located a considerable distance from Lot 4 and are separated by landscaped areas and tree plantings. This separation provides a sympathetic visual heritage curtilage between the heritage item and the proposed development.
- One proposed residential block, D1, is 70m in height. Proposed residential block D1 exceeds the maximum building height for the site. The proposal to have an over-sized residential tower block for the site has been mitigated by locating the residential block away from the heritage items and adjoining playing fields so as not to overshadow habitable areas or heritage items in close proximity.
- The proposed development is located some distance north and northwest from the heritage items with principal elevations readily visible from the public domain. The proposed development will still allow the public to view and appreciate the heritage items of St Vincent's Building and the Farmhouse Building.
- Due to dense plantings on the western perimeter of the world heritage listed site of Old Government House and Domain, the proposed development at Westmead will not be seen from the Dairy or the western portion of the Parramatta Park.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- In 2008, archaeologists, Casey & Lowe, prepared the "Non-Indigenous Archaeological Assessment for the St Vincent Boys' Home Site". A zone of limited archaeological potential was identified in the southern part of the site, west of St Vincent's and Farmhouse buildings. The location of the zone of archaeological potential is shown in Figure 43. The subject site of Lot 4 is located outside the "Archaeology Zone".

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- The four (4) proposed residential blocks have incorporated face brickwork as part of the façade material. This material will be utilised to reference the face brickwork, a traditional construction material, that forms part of the heritage-listed St Vincent's Building.
- Proposed development on Lot 4 is located to northwest of the heritage items. Accordingly, the proposed development will not interrupt significant views of the buildings when viewed from the public domain of Hawkesbury Road.

Will the additions visually dominate the heritage item? How has this been minimised?

- The proposed development on Lot 4 has been designed as four apartment blocks of varying heights. This approach reduces the bulk and scale of the residential development. The blocks are located immediately west of the heritage items, separated by internal roads.
- Building E, located in close proximity to the Farmhouse Building, is a nine-storey residential block. This reduces the scale and height difference between the existing building and the new addition.
- The design of the four residential blocks has incorporated a range of materials in the façade treatment. This variety of materials has the effect of reducing bulk and scale issues that may have arisen from a design where materials were consistent throughout the residential blocks.
- The use of vertical and horizontal planes within the four (4) block residential development also contributes to a variation in the architectural language which minimises bulk and scale issues and gives each residential development a character within an apartment complex of 355 apartments.
- Landscaped areas, including courtyard and roof-top landscape, are located within the proposed residential apartment block development.

Will the public, and users of the item, still be able to view and appreciate its significance?

- Located on a natural rise in the terrain, the two heritage listed buildings on the former St Vincent's Boys' Home site are highly visible when viewed from Hawkesbury Road and Railway Parade. St Vincent's Building has landmark qualities. Located north and northwest from the heritage items and separated by approximately 40-90m, the proposed development will form a backdrop to the two heritage buildings.

6.3 TREE REMOVAL OR REPLACEMENT

Does the tree contribute to the heritage significance of the item or landscape?

- Eight (8) mature Tallow woods are planted on the subject site. The DCP identifies Tallow woods as forming part of the landscape character of the area. It is proposed to remove the eight (8) mature Tallow wood (T65, T66, T67, T68, T69, T70, T71 and T72) and relocate them in the new landscape for the proposed development.

Why is the tree being removed?

- The trees are being removed to allow for bulk excavation of most of the site for basement carparking. It is proposed to replant the 8 trees in the new landscape that is associated with the proposed development. Basement car parking will prevent deep soil planting in the landscaped courtyard. The eight tallow woods will be replanted within the 6-metre wide landscape setback zones on the north-western and north-eastern site boundaries. These landscape zones will enable deep soil plantings.

Has the advice of a tree surgeon or horticultural specialist been obtained?

- The Ents Tree Consultancy, arboricultural specialists, prepared the "Arboricultural Impact Assessment - Lot 4, 158-160 Hawkesbury Road, Westmead" (dated 19 October 2016). They assessed the eight (8) remaining trees on Lot 4, mature Tallow woods and identified the SULE value of the trees. The Ents Tree Consultancy recommended a methodology to remove the 8 trees and replace them in the new landscape of the proposed development.

Is the tree being replaced? Why? With the same or a new species?

- The eight (8) mature Tallow woods remaining trees on Lot 4, will be replanted in another location on the site. The Ents Tree Consultancy recommended a methodology to remove the 8 trees safely, store and replace them in the new landscape on the proposed Lot 4 residential development.

7.0 CONCLUSION

The proposed residential development described above does not adversely affect the identified heritage significance of the adjoining heritage listed properties of St Vincent's Building and the Farmhouse Building. The proposed development is some distance from the lot boundary of the heritage listed property. The proposed residential development increases in height at the greatest distance from the heritage item. This approach is sympathetic to the height and scale of the adjacent heritage-listed buildings and associated gardens and grounds.

The proposed development lies outside the significant view corridors associated with Old Government House and Domain Parramatta Park. In addition, it will not be visible when looking west and northwest from areas within the world heritage listed property due to the dense tree plantings along the western perimeter of Parramatta Park and the slope of the terrain. The proposed works lie outside the defined St Vincent's site archaeology zone.

This Statement of Heritage Impact has reviewed the proposed residential development at Lot 4, 158-164 Hawkesbury and 2a Darcy Roads, Westmead and concludes the proposal will have a neutral impact on the heritage values and setting of the adjoining heritage listed properties of St Vincent's Building and the Farmhouse Building.

We are of the opinion, the proposed works are acceptable from a heritage perspective and recommend Council approve this application.



Lynette Gurr
Senior Heritage Consultant
NBRSARCHITECTURE

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