



Heritage Council

of New South Wales

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File number: 09/5019
Your ref:-

Director, Strategic Assessments
Department of Planning & Infrastructure
23-33 Bridge Street
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Attention: Mr. Alan Moroney, Ms. Tricia Bancroft
[c/o plan_comment@planning.nsw.gov.au](mailto:c/o_plan_comment@planning.nsw.gov.au)

Dear Sir/Madam

North West Rail Link Corridor Strategy – Bella Vista Precinct comments

It is noted that the above strategy is on public exhibition until 30 April 2013. This letter is to make some comment about heritage impacts of the strategy regarding the Bella Vista Station Precinct, as that affects Bella Vista Farm, an item listed on the NSW State Heritage Register.

The Heritage Council provides the following comments on the proposed precinct controls (itemised on the relevant page numbers quoted below):

- *Heritage & Special Uses* – 2.4, p.10 – the name for Bella Vista Farm – ‘Conservation Area’ should read ‘State Heritage Register item’ or ‘state significant heritage item’ as the farm is a heritage ‘item’ that is a rural landscape comprising open space, plantings (native and exotic) and a complex of buildings and fences;
- “ - The term ‘General heritage item’ should be replaced with ‘local heritage item’;
- *Constraints* – 2.8, figure 12, p.14 – the single View Corridor from Bella Vista Farm to Rouse Hill Farm could be expanded, noting and integrating the extensive view analysis done within the *Conservation Management Plan* for Bella Vista Farm (2000, by Heritage Design Services, Dept. of Public Works & Services and Otto Cserhalmi + Partners Pty Ltd.) and The Hills LEP height controls based on these. It is noted that these include views from Old Windsor Road and Norwest Boulevard into Bella Vista Farm. The height control based on these attempts to retain a sense that this was rural land.
- It is further noted that figure 15, p.17 includes these views into Bella Vista Farm from Old Windsor Road and section 6.2 – Public Domain, Urban Design and Open Space (p.31) includes ‘*preservation of Bella Vista Farm and its view corridor (singular) to the south*’. This appears to be inconsistent with the other single view corridor shown in figure 12, p.14 noted above. Figures 12 and 13 should be amended to include these views ‘in’ also as constraints, and cross-reference to figure 15, p.17 to make that point to users of the strategy;
- *Combined Constraints* – 2.9, p. 15 – needs to adopt a different colour for Bella Vista Farm – not just green for Open Space – but ‘State Heritage Item’;



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- *Land Use* – 3.2, p.16 showing a zoning of RE1 for Bella Vista Farm should be amended to a zoning of SP 1 – Special Activities. This would provide for the protection of Bella Vista Farm's heritage values and allow flexibility for ancillary uses to provide adaptive reuse of elements within it. Consideration should be given to the zoning of R3 – medium density for the parcels of land in the north-east corner adjoining Bella Vista Farm, south of Norwest Boulevard, to R2 Low Density Residential – the existing housing here has some adverse impacts on the views into and out of Bella Vista Farm and the public's sense of it being open space and rural land. Medium density zoning could exacerbate the existing negative impacts on this heritage item. The strategy appears to be inconsistent in zoning this piece of land – it is marked on p.28 as 'Low/Medium Density'; on p.16 and p.25 as 'Medium Density';
- *Lot Size* – 3.4, p.18 - *Minimum lot size* for Bella Vista Farm should be amended to read 10 hectares, not 700m2 as proposed. This implies it is 'standard residential land', not heritage-listed open space, zoned for conservation;
- *Opportunity Sites* – figure 18, p.20 – should colour pale (not dark) blue the area of housing facing Bella Vista Farm in the north-east, south of Norwest Boulevard – from 2012-36 opportunity site. This implies medium density residential, i.e. bigger, denser development directly abutting a State Heritage Register-listed rural item is appropriate. The Heritage Council does not consider this to be the most appropriate form of development adjacent to this site. See comments above under 'Land Use'. Figure 15, p.17 includes (by differential shading 108m v 116m RL) identified existing views into Bella Vista Farm from Old Windsor Road. Figure 18 needs amendment (pale blue shading) to include these views 'in' as constraints to clarify these to users of the strategy;
- *Future Precinct Character* – 5.3, p.26 – omits colouring in Bella Vista Farm as Public Domain and Open space – this appears to be an oversight, given that other maps colour it in equally with other open spaces.

I trust the above comments are of assistance in finalising the strategy and controls.

If you have any queries in relation to issues raised in this letter, please contact myself on telephone 9873 8554 or Mr.Stuart Read on telephone 9873 8554.

Yours sincerely

Petula Samios
Director
Heritage Branch
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW

28th March 2013