

Amalgamated Holdings Limited



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Proposed Abode Hotel Development
Cricketers Arms Road, Prospect, NSW
Statement of Heritage Impact



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Introduction

1.0

1.1 Background

This Report has been prepared to accompany a development application for the proposed new Abode Hotel development at Cricketers Arms Road, Prospect, NSW. The site is in the vicinity of the Royal Cricketers Arms Hotel, which is a state listed heritage item.

The Report evaluates the proposed development, designed by Project Tourism International Architects Pty Ltd.

1.2 Report Objectives

The main objective of this Statement of Heritage Impact is to determine the impact of the proposed development on the established significance of the heritage items in its vicinity.

1.3 Methodology and Structure

This Heritage Impact Statement has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 1999*, known as *The Burra Charter*, and the New South Wales Heritage Office publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 Site Identification

The subject site (Blacktown Drive-In) is located on the eastern side of Cricketers Arms Road, approximately 100m from the intersection with Reservoir Road. It is described in the NSW Office of Land and Property Information as Lot 1 DP 194539. The proposed development is for a portion of this site, located in the south-west corner, adjacent to the Royal Cricketers Arms Hotel.

Royal Cricketer's Arms Inn, Lot 111, DP 839532, Reservoir Road.



Figure 1.1
Location map showing the subject site, between the M4 Motorway and the Prospect Reservoir reserve lands, in red.
Source: Google Maps

1.5 Heritage Management Framework

The subject property is not listed as an item of heritage significance in any statutory instrument. However, it is located in the vicinity of The Royal Cricketer's Arms Inn (Lot 111 DP839532), that is listed as an item of state significance under the *NSW Heritage Act 1977*. It is also listed as an item of local heritage significance in Schedule 2 (Clause 13) of the *Blacktown Local Environmental Plan 1988*, is classified by the National Trust of Australia (NSW) and is listed on the Section 170 heritage register of the NSW Department of Planning.

As such the proposed development is subject to the heritage provisions of the *Blacktown Local Environmental Plan 1988*, and the *State Environmental Planning Policy (Western Sydney Parklands) 2009*, under the *NSW Environmental Planning and Assessment Act 1979*. The Department of Planning must take into consideration the potential impact of any proposed development on the heritage significance of the adjacent heritage item.

The Blacktown Drive-In opened in 1963 and is classified by the National Trust of Australia (NSW) for its social and historical significance as the last remaining drive-in cinema in the Sydney metropolitan area, as well as for its continuous association with the Greater Union company. The current proposal by AHL (of which Greater Union is a subsidiary) intends to retain the Blacktown Drive-In cinema complex and associated two storey pavilion.

1.6 Authorship

This Report has been prepared by Rebecca Roberts, Heritage Consultant, of Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this Report are by Graham Brooks and Associates Pty Ltd.

1.7 Report Limitations

This Report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this Report.

Established Significance

2.0

2.1 Introduction

The following information was taken from the NSW Heritage Inventory listing for database Item 5045746, Royal Cricketers Arms Inn.

2.2 Brief Historical Background

Prospect Hill, Sydney's largest body of igneous rock, lies centrally in the Cumberland Plain and dominates the landscape of the area (Ashton, 2000). Very early after first settlement, on 26 April 1788, an exploration party heading west led by Governor Phillip, climbed Prospect Hill. An account by Phillip states that the exploration party saw from Prospect Hill, 'for the first time since we landed Carmathen Hills (Blue Mountains) as likewise the hills to the southward'. Phillip's 'Bellevue' (Prospect Hill) acquired considerable significance for the new settlers. Prospect Hill provided a point from which distances could be meaningfully calculated, and became a major reference point for other early explorers (Karskens 1991). When Watkin Tench made another official journey to the west in 1789, he began his journey with reference to Prospect Hill, which commanded a view of the great chain of mountains to the west. A runaway convict, George Bruce, used Prospect Hill as a hideaway from soldiers in the mid-1790's.

During the initial struggling years of European settlement in NSW, Governor Phillip began to settle time-expired convicts on the land as farmers, after the success of James Ruse at Rose Hill (Higginbotham 2000). On 18 July 1791 Phillip placed a number of men on the eastern and southern slopes of Prospect Hill, as the soils weathered from the basalt cap were richer than the sandstone derived soils of the Cumberland Plain. The grants, mostly 30 acres, encircled Prospect Hill (Ashton 2000). The settlers included William Butler, James Castle, Samuel Griffiths, John Herbert, George Lisk, Joseph Morley, John Nicols, William Parish and Edward Pugh (Higginbotham 2000).

The arrival of the first settlers prompted the first organised Aboriginal resistance to the spread of settlement, with the commencement of a violent frontier conflict in which Pemulwuy and his Bidjigal clan played a central role (Flynn 1997). On 1 May 1801 Governor King took drastic action, issuing a public order requiring that Aboriginal people around Parramatta, Prospect Hill and Georges River should be 'driven back from the settlers' habitations by firing at them'. Kings edicts appear to have encouraged a shoot-on-sight attitude whenever any Aboriginal men, women or children appeared (Flynn 1997).

With the death of Pemulwuy, the main resistance leader, in 1802, Aboriginal resistance gradually diminished near Parramatta,

although outer areas were still subject to armed hostilities. Prompted by suggestions to the Reverend Marsden by local Prospect Aboriginal groups that a conference should take place 'with a view of opening the way to reconciliation', Marsden promptly organised a meeting near Prospect Hill. (ibid 1997). At the meeting, held on 3 May 1805, local Aboriginal representatives discussed with Marsden ways of ending the restrictions and indiscriminate reprisals inflicted on them by soldiers and settlers in response to atrocities committed by other Aboriginal clans (ibid 1997). The meeting was significant because a group of Aboriginal women and a young free settler at Prospect named John Kennedy acted as intermediaries. The conference led to the end of the conflict for the Aboriginal clans around Parramatta and Prospect (Karskens 1991). This conference at Prospect on Friday 3 May 1805 is a landmark in Aboriginal/European relations. Macquarie's 'Native Feasts' held at Parramatta from 1814 followed the precedent set in 1805. The Sydney Gazette report of the meeting is notable for the absence of the sneering tone that characterised its earlier coverage of Aboriginal matters (ibid 1997).

From its commencement in 1791 with the early settlement of the area, agricultural use of the land continued at Prospect Hill. Much of the land appears to have been cleared by the 1820s and pastoral use of the land was well established by then.

When Governor Macquarie paid a visit to the area in 1810, he was favourably impressed by the comfortable conditions that had been created (Pollon & Healy, 1988, 210).

Nelson Lawson, third son of explorer William Lawson (1774-1850), married Honoria Mary Dickinson and before 1837 built "Greystanes House" as their future family home on the western side of Prospect Hill. Lawson had received the land from his father, who had been granted 500 acres here by the illegal government that followed the overthrow of Governor Bligh in 1808.

Governor Macquarie confirmed the grant, where William Lawson had built a house, which he called "Veteran Hall", because he had a commission in the NSW Veterans Company. The house was demolished in 1928 and the site is now partly covered by the waters of Prospect Reservoir. Greystanes was approached by a long drive lined with an avenue of English trees - elms (*Ulmus procera*), hawthorns (*Crataegus sp.*), holly (*Ilex aquifolium*), and woodbine (*Clematis sp.*) mingling with jacarandas (*J.mimosifolia*). It had a wide, semi-circular front verandah supported by 4 pillars. The foundations were of stone, the roof of slate, and the doors and architraves of heavy red cedar. It was richly furnished with articles of the best quality available and was the scene of many glittering soirees attended by the elite of the colony. Honoria Lawson died in 1845, Nelson remarried a year later, but died in 1849, and the property reverted to his father. Greystanes house was demolished in the 1940s (Pollon, 1988, 116, amended Read, S., 2006 - the house can't have been 'on the crest' of Prospect Hill as Pollon states, if its site was covered by the Reservoir).

By the 1870s, with the collapse of the production of cereal grains across the Cumberland Plain, the Prospect Hill area appears to have largely been devoted to livestock. The dwellings of the earliest settlers largely appear to have been removed by this stage. By the time that any mapping was undertaken in this vicinity, most of these structures had disappeared, making their locations difficult to pinpoint (Higginbotham 2000).

The land was farmed from 1806-1888 when the Prospect Reservoir was built. In 1867, the Governor of NSW appointed a Commission to recommend a scheme for Sydney's water supply, and by 1869 it was recommended that construction commence on the Upper Nepean Scheme. This consisted of two diversion weirs, located at Pheasant's Nest and Broughton's Pass, in the Upper Nepean River catchment, with water feeding into a series of tunnels, canals and aqueducts known as the Upper Canal. It was intended that water be fed by gravity from the catchment into a reservoir at Prospect. This scheme was to be Sydney's fourth water supply system, following the Tank Stream, Busby's Bore and the Botany (Lachlan) Swamps.

Designed and constructed by the Public Works Department of NSW, Prospect Reservoir was built during the 1880s and completed in 1888. Credit for the Upper Nepean Scheme is largely given to Edward Orpen Moriarty, the Engineer in Chief of the Harbours and Rivers Branch of the Public Works Department from 1858-88 (B Cubed Sustainability, 2005, 7).

The Prospect Hotel

The first official record of a hotel at Prospect is in 1876 when the town is described as having a Post Office, a hotel - "The Prospect" - a public school and an Anglican and Catholic Church. A further record in 1902 indicates a second hotel opening at Prospect in that year.

James Manning was issued a publican's license on 13th September 1881 for the Royal Cricketer's Arms Hotel which indicates that the hotel was already built by that date, and that the building was built as a hotel. It is likely that the hotel operated briefly prior to the issue of the licence. Manning also operated a race track and a cricket pitch on the property and it was a popular site for picnics. It is likely, but not certain, that the name of the hotel came from Manning's interest in cricket being a member of the local Prospect Cricket Team.

Various mortgages were taken out to expand the hotel during the 1880s, the boom period for the village of Prospect. In 1881 Manning again mortgaged the property, this time to the Bank of NSW. This correlates to the time when he and one of the Neave (sic) family commenced operating the Flushcombe Stores and Butchers adjacent to Manning's hotel on the corner of Flushcombe and Western Roads. This was advertised in the local paper saying they sold groceries, beef, boots, clothing and ironmongery. An 1883 advertisement noted they had been operating for two years. The exact location of the store is unclear but it appears on an 1884

subdivision plan as a structure behind the hotel. It is also possible the hotel was extended by this time with the western wing that was clearly set up as a separate retail outlet connected with the hotel activity. Manning took out other mortgages in 1882 and 1883. It is unlikely these were to build the hotel, but could have been to expand the business, perhaps to build and stock the store at the rear and side of the hotel. Construction of the Prospect Reservoir was underway by this time (1879-1888) and there is little doubt that the construction of the hotel and expansion into the general store was related to the influx of people associated with that work. Reservoir construction had been mooted since the late 1860s but did not commence until 1880 giving Manning considerable time to plan the hotel venture.

By 1870 the stone quarry on Prospect Hill had also been opened to supply blue metal to Sydney and for local road building. The railway to Blacktown opened in 1860 and the hotel was on the corner of Flushcombe Road, the main access to the station. This would have placed Manning in an ideal position to capitalise on the workforce on the Reservoir as they moved to and from Blacktown. The winding down of the Reservoir construction occurred at the same time that Manning was in financial trouble and it is possible that he overestimated the potential of the business after the Reservoir was complete. He also undertook the subdivision of the remainder of his land during this period, retaining a three acre block around the hotel and store. An 1884 auction led to blocks slowly selling from that time (Paul Davies, 2001, 16).

The period from 1870 through to the depression of the 1890s was the boom period for the village of Prospect. It saw intensification of activity related to the Reservoir construction and introduction of mining activity on Prospect Hill.

In 1889, ownership of the hotel was transferred to Hugh McCue, who mortgaged the property back to Manning. Business continued to deteriorate and Manning eventually died in 1927, aged 73. A trustee was appointed for the property and the bank foreclosed on the mortgage of the remaining 28 acres but maintained the hotel in operation. Licenses were granted in 1895 and 1899 to a Sarah Roche. The hotel continued to operate until 1906 when it is believed to have ceased operation. The hotel use appears to have survived until the sale in 1913, although a history of the area written in 1906 refers to a hotel called 'The Prospect' as the only hotel operating in the area, indicating that (by then) the Cricketer's Arms had ceased operation (ibid, 17).

Farming & Market Gardening:

On 31 March 1913 the Permanent Trustee Company conveyed the balance of the unsold subdivision including the three acre block containing the hotel to Edward F.Cooney, labourer, of Prospect. Cooney had married Florence Manning (James' daughter). Cooney also bought Lots 18 and 19 of Block 3 from James Harkins (1916) who had acquired the blocks in 1887 from Manning. Cooney operated a dairy farm on the property with up to 100 cows. His

daughters established a tea room and local store in the former hotel. It is likely that the extensions to the kitchen, including rear verandah, were added during this period (ibid, 19).

The climate is bracing, and originally the area was used by orchardists and poultry farmers. Gradually extensive manufacturing establishments moved into the area, and by 1923 brickworks, tile works, and a hat-making factory were located there (Pollen & Healy, 1988, 210).

Cooney held the property until 1937 when he transferred the whole of his acquisitions to Arthur Joseph and Emily M. Ballard, farmers, of Coolah. They sold it in 1939 to Eric Kirsten, farmer from Blacktown. It was sold again in 1941 to Ivan Posa and Ivan Segedin, the latter transferring his half share to Posa in 1942. Posa operated the property as a large market garden. The hotel appears to have been used as a family residence during the farm period.

1963+ Drive-in Theatre:

Posa occupied the property until 1963 when he transferred the whole of the site to the Great Western Drive-In Theatre P/L (Paul Davies, 2001, 20).

Great Western constructed the drive-in on most of the land leaving part of the three acre block around the hotel and the Western Road frontage allotments that are now included in the site boundary. The hotel was used as a caretaker's residence until 1989.

1989+ Conservation and revival:

The property became successively more derelict until 1989 when the Department of Planning (then) placed a Permanent Conservation Order on it and purchased the 2.3ha property. The building was vacant and suffered considerable vandalism prior to being secured and fenced in 1990. The Department commissioned a conservation management plan in 1991 and undertook conservation works in 1992. The property has since been leased and further restored with works to the interior, and has resumed operation as an hotel (ibid, 21). Photographs from 1993 show the brush box, jacaranda trees to the hotel's west; an oleander bush to the south (Reservoir Road), bottle brush trees and a line of golden cypresses to the north (the last of which have been removed). A number of garden plantings were installed in both the front and rear yards, including terraced paved areas north of the hotel.

The decline in the area is further seen in the lack of interest in taking up the various subdivisions in the area. Apart from the drive-in theatre, the area around the hotel has changed little this (in the 20th) century).

The 1913-2001 period also reflects the major shift in government planning policy from the 1950 period to the present day. The area of policy that has most greatly affected the Prospect locality was the creation of special use and open space corridors and the passing of the 1979 Environmental Planning & Assessment Act

and consequent creation of the Sydney Region Development Fund. This provided the funding base required to implement the planning scheme and resulted in acquisition of the land around the hotel site. The change of use to open space, the location of the Reservoir lands, the realignment of the Great Western Highway and then the further and the separation of the Prospect area by construction of the M4 freeway in the late 1980s that saw Flushcombe Road and other major connecting roads severed combined to further separate the locality (ibid, 22).

Site Description

3.0

3.1 Introduction

This section describes the current building and its context. It makes use of the historical evidence outlined in the previous section to understand the physical changes that have taken place.



Figure 3.1
Site Map with subject site outlined in red. Approximate location of the proposed developed shown in yellow.
Source: Google Maps 2010.

3.2 Site Description and Context

The site, shown in Figure 3.1, is located within the Blacktown LGA and has an area of approximately 5.5 hectares. The site is bound by Cricketers Arms Road to the west, the M4 Motorway to the north, Manning Street to the east and The Royal Cricketers Arms hotel to the south. Vehicular access to the site is via Cricketers Arms Road.

The site is currently occupied by the Greater Union Blacktown Drive-In Cinema and predominantly covered in tarmac. In light of this vegetation on the site is maintained at the perimeters. Two screens are located in the north east and south west corners of the site and a small scale, two storey pavilion comprising the snack bar (diner) and projection room sits at the centre of the site. The site contains 754 car parking bays and between each bay is a sound post wired with two in-car sound speakers, either RCA or NTS (National Theatre Supplies) brand.

To the immediate south of the site is the Royal Cricketers Arms Hotel which is listed as a heritage item on the State Heritage Register.



Figure 3.2
Site of proposed development, looking south towards the Cricketers Arms Hotel. See Figure 3.9, blue arrow.



Figure 3.3
Intersection of Reservoir and Cricketers Arms Road, looking north towards subject site. See Figure 3.9, pink arrow.



Figure 3.4
Drive-in exit driveway between the subject site and Hotel site. Marked green in Figure 3.9.



Figure 3.5
Drive-In driveway viewed from the east. Hotel obscured by trees. Red roof of shed visible through trees. Marked green in Figure 3.9.

The Royal Cricketers Arms Hotel comprises a two-storey brick and timber building which was subject to conservation and refurbishment works in the 1990s that were intended to remove intrusive elements and recover the earlier form of the building. Construction works were undertaken at the Cricketers Arms site in 1991, as part of the lease agreement, to provide a setting for the hotel use to continue. This work included the construction of outdoor dining facilities and landscape works.

Beyond the Royal Cricketers Arms, on the southern side of Reservoir Road is the Prospect Reservoir which still remains an important water source for Sydney. The site of the proposed hotel development is situated approximately 33km from the Sydney CBD on the boundary of the major arterial road the M4 Western Motorway. The site is located in a semi-rural setting and is flanked to the east and west by paddocks that are used for farming and grazing. To the south, beyond the Royal Cricketers Arms Inn and across Reservoir Road, is the Prospect Reservoir Conservation Area.

The subject site sits below Reservoir Road, on the northern side of a small uprising in the landscape that is surmounted by the Royal Cricketers Arms Inn. The land dips away to the south to where the Prospect Reservoir lays, and to the east and west, where the land is intersected by a small number of residential streets and side roads.

3.3 Views to and from the Site

Primary views to and from the Cricketers Arms Hotel are from Reservoir Road, and run to the east and west of the hotel.



Figure 3.9 Site Map with approximate location of proposed development shown in yellow and heritage item circled in white. Existing drive-in exit driveway outlined in green (see Figures 3.4 & 3.5) and various views to and from the site identified by arrows and detailed in Figures 3.2-3.8. The primary east-west views to the heritage item are shown in orange (see Figures 3.7 & 3.8).

Source: Google Maps 2010, with amendments by GBA.



Figure 3.6 View southwards along Cricketers Arms Road towards Reservoir Road and the heritage item. See Figure 3.9, green arrow.



Figure 3.7 View from Reservoir Road towards the west. See Figure 3.9, orange arrows.



Figure 3.8 View from Reservoir Road towards the east. Cricketer Arms obscured by trees but identified by arrow. See Figure 3.9, orange arrows.

Section 5.4.1 of the 2002 CMP identifies vistas and views to and from the hotel along Reservoir Road as elements of High Significance and are largely preserved by surrounding pastoral land, roadside vegetations, and the adjacent Prospect Reservoir reserve lands.

Views to the item from the north, along Cricketers Arms Road and from within the drive-in site, are largely obscured by existing vegetation, fencing, and by later additions to the rear of the Cricketers Arms Hotel (see Figures 3.2-3.8).

Primary views from the item extend east-west along Reservoir Road, and south towards the Reservoir reserve. Views north from the hotel have been greatly obscured by various recent outdoor alterations and additions to the rear of the hotel. These include the undercover dining areas, outdoor performance stage, children's play area and converted shed/sports bar that were constructed during the 1990s. The existing drive-in cinema screen also obscures these views and is considered an intrusive element in the Section 5.4.4 of the 2002 CMP.

3.4 Description of the Building

The Royal Cricketers Arms is listed under the *NSW Heritage Act 1977*, as well as in Schedule 2 of the *Blacktown LEP 1988*. The NSW Heritage Inventory describes the item as:

A two storey brick and timber building with 9" solid brick external and internal walls on the ground floor and timber walls on the upper floor, except for the gable end walls which are brick. All of the masonry walls are plastered internally and rendered externally. The building sits on an irregular stone base with a cellar under the main front room and a storage space with access from an external opening in the foundation wall. The building has a galvanised iron painted roof and there is no evidence of an earlier roof type. It appears that the iron roof dates from either the period of construction or when the first extensions were carried out as evidence of change can be seen in the roof sheeting where an early chimney was removed. A small weather board clad room protrudes from the roof. There is a galvanised roof to the verandah, with timber posts, decorative timber brackets and timber floor.

*A small narrow garden lies between the hotel's front and Reservoir Road, with lawn area and low shrubs and perennials lining a timber picket fence to the road. A paved area of tables allows patrons to sit outside on the west side of one of two entry gates and paths. On the eastern perimeter is a variegated Kermadec Island pohutukawa (*Metrosideros kermadecensis 'Variegata'*). Along the front picket fence are taller shrubs including oleanders (*Nerium oleander cv.*) and bird-of-paradise flower (*Strelitzia reginae*) and hardy perennials such as Nile lilies (*Agapanthus orientalis*) and fruit-salad plant (*Monstera deliciosa*).*



Figure 3.10
View northwards from within hotel towards the subject site. The shed/sports bar and dining areas photographed are all new built elements with no heritage significance.



Figure 3.11
View northwards from within hotel towards the subject site. This outdoor shed/sports bar is a later addition. Construction materials were possibly salvaged from the site, but the structure has no heritage significance. The intrusive nature of the drive-in screen is apparent here.



Figure 3.12
View southwards from within hotel site, towards the heritage item. This outdoor dining area was constructed in the 1990s and has no heritage significance.

Lawn areas are restricted to the west of the hotel, between the brush box tree and rear access drive, and the north-east and east of the hotel, comprising almost half the rear yard. The other half of the rear yard is paved with either masonry paving cobble stones, gravel or areas are mulched (Children's play area to the north-east corner).

To the north and east of the hotel garden plantings of trees have been installed in the side and rear yards, including terraced paved areas north of the hotel, a covered area with timber framed roofing; a converted corrugated iron shed and other shelters. A small car park is further north and downhill, screened by hedging and fencing.

Principal trees on site consist of weeping willows to the east (several *Salix babylonica* 'Pendula'), a Hill's fig (*Ficus microcarpa* 'Hillii' on the north-eastern boundary, a carob bean (*Ceratonia siliqua*) further north.

The south-western corner has a large old brush box tree (*Lophostemon confertus*) shading the front outdoor seating area and this corner of the hotel. To the north of an access driveway rear of the hotel a jacaranda (*J.mimosifolia*) shades an outdoor terrace. The rear (northern) yard has a large Brazilian pepper tree (*Schinus molle* var. *areira*) near the central rear access steps to the hotel. Further north and downhill are large bottlebrush trees (*Callistemon viminalis* cv.s)(Stuart Read, site visit 9/12/2009).



Figure 3.13
The Royal Cricketers Arms hotel.
Source: The Royal Cricketers Arms website.

Description of the Proposal

3.0

The proposed development, designed by Project Tourism Architecture Pty Ltd, is for a new hotel to be built on a portion of the Blacktown Drive-In site. It includes:

- construction of a new hotel, with outdoor entertainment area, to be built in the south-west corner of the drive-in site
- vehicular entrance from Cricketers Arms Road with car parking spaces to the north of the development
- loading bay and outdoor entertainment area at rear of site
- relocation of existing cinema screen further north
- installation of outdoor public seating for cinema patrons
- reconfiguration of existing drive-in entrance driveway
- landscaping



Figure 3.1
Photomontage of the proposed development.
Source: PTI Group

The aim of the proposal is to provide contemporary hotel accommodation on a portion of Blacktown Drive-In site, adjacent to the heritage listed structure, while retaining the important views to and from the heritage item and its curtilage.

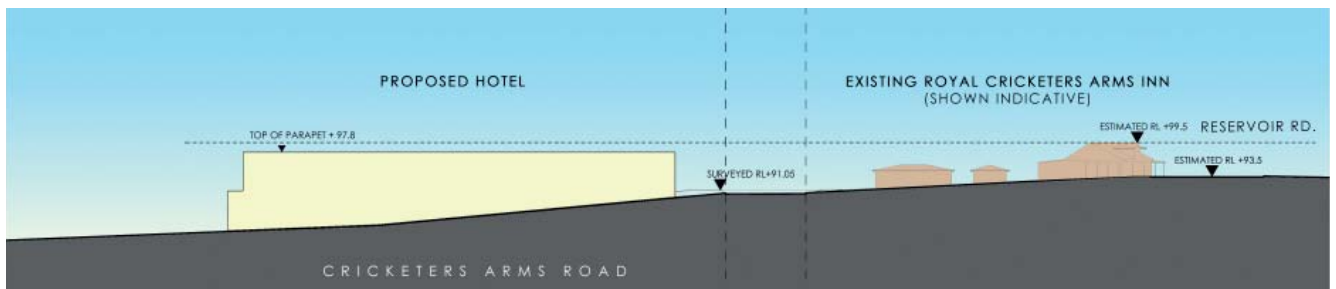


Figure 3.2
Elevation of the the proposed development.
Source: PTI Group



Figure 3.3
Photomontage of the proposed development from the corner of Reservoir (formerly Old Windsor) and Cricketers Arms (formerly Flushcombe) Roads.
Source: PTI Group

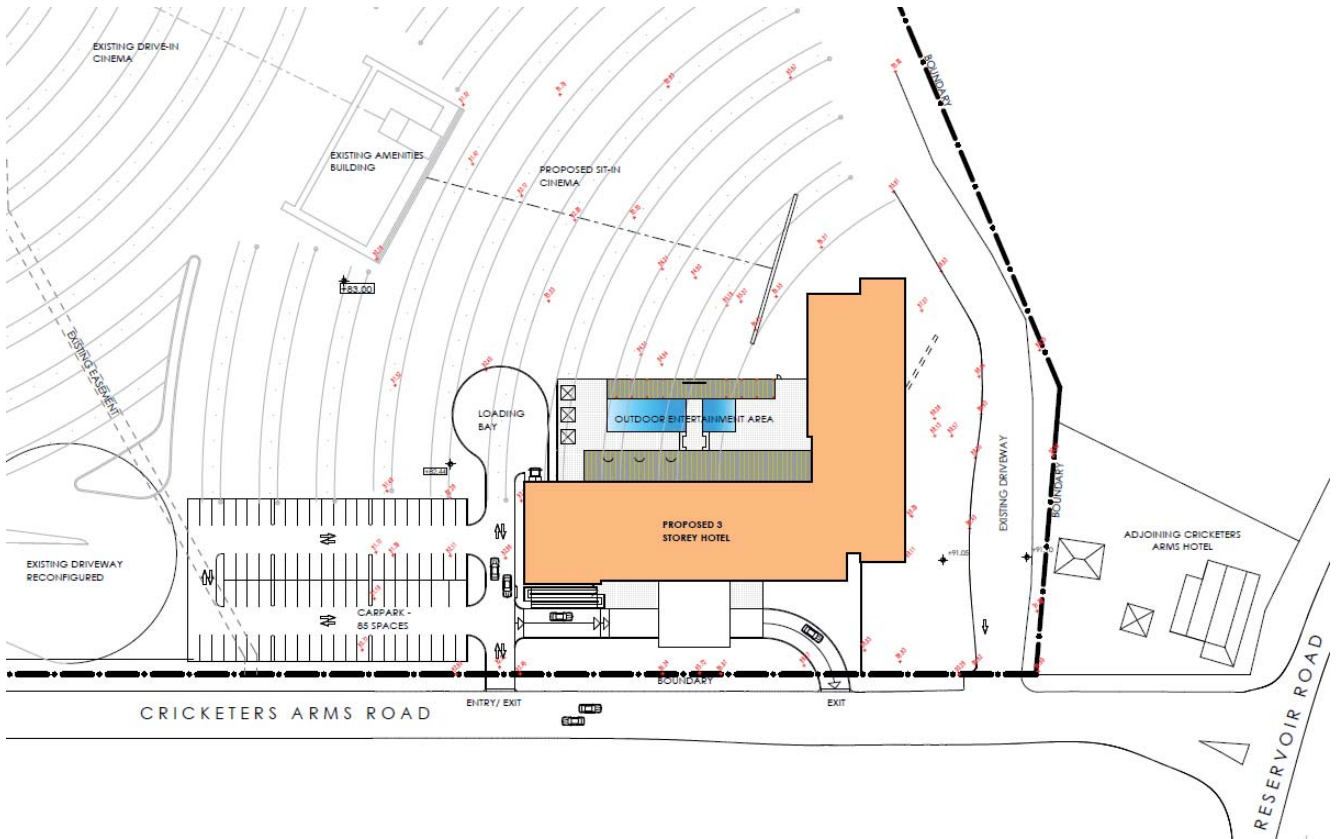


Figure 3.4
 Site plan of the proposed development.
 Source: PTI Group

Assessment of Heritage Impact

4.0

4.1 Introduction

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria; the *Blacktown Local Environmental Plan (LEP) 1988* and the New South Wales Heritage Office Guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

The *Blacktown Development Control Plan 2006* does not contain specific provisions relating to developments in the vicinity of heritage items. Part A of the *Blacktown DCP* refers back to the *Blacktown LEP*. Clauses 13 to 16 of *Blacktown LEP 1988* set out the specific requirements relating to proposals in the vicinity of heritage items.

This section of the Report provides a detailed analysis of the statutory controls applying to this site, in regard to heritage.

4.2 Established Significance of the Heritage Item in the Vicinity of the Subject Site

There is one individually listed heritage item in the vicinity of the subject site. This is listed as an item of state heritage significance under the *NSW Heritage Act 1977*, and as an item of local heritage significance on Schedule 2 of the *Blacktown LEP 1988*.

The NSW Heritage Inventory contains the following information for database entry numbers 5045746, 2420459, 3490008, *Royal Cricketers Arms Inn*.

Statement of Significance:

The Cricketers Arms Hotel is an item of state significance for its historical values and of local significance for its aesthetic, creative and associational values. The place is rare as an example of a mid-Victorian country hotel in the Sydney area but also for its context and setting that retain much of the character of the area and remain largely unaltered over the last 100 years.

The place has the ability to demonstrate the State Historical Themes of land Tenure, development (and failure) of Townships, Transport and its role in determining patterns of development, the provision of Utilities as seen in the construction of the Prospect Reservoir, the development of Commerce in early settlements and the role of Individuals in the settlement of Western Sydney.

Description:

Hotel:

A two storey brick and timber building with 9" solid brick external and internal walls on the ground floor and timber walls on the upper floor,

except for the gable end walls which are brick. All of the masonry walls are plastered internally and rendered externally. The building sits on an irregular stone base with a cellar under the main front room and a storage space with access from an external opening in the foundation wall. The building has a galvanised iron painted roof and there is no evidence of an earlier roof type. It appears that the iron roof dates from either the period of construction or when the first extensions were carried out as evidence of change can be seen in the roof sheeting where an early chimney was removed. A small weather board clad room protrudes from the roof. There is a galvanised roof to the verandah, with timber posts, decorative timber brackets and timber floor.

Site:

A small narrow garden lies between the hotel's front and Reservoir Road, with lawn area and low shrubs and perennials lining a timber picket fence to the road. A paved area of tables allows patrons to sit outside on the west side of one of two entry gates and paths. On the eastern perimeter is a variegated Kermadec Island pohutukawa (*Metrosideros kermadecensis* 'Variegata'). Along the front picket fence are taller shrubs including oleanders (*Nerium oleander* cv.) and bird-of-paradise flower (*Strelitzia reginae*) and hardy perennials such as Nile lilies (*Agapanthus orientalis*) and fruit-salad plant (*Monstera deliciosa*).

Lawn areas are restricted to the west of the hotel, between the brush box tree and rear access drive, and the north-east and east of the hotel, comprising almost half the rear yard. The other half of the rear yard is paved with either masonry paving cobble stones, gravel or areas are mulched (Children's play area to the north-east corner).

To the north and east of the hotel garden plantings of trees have been installed in the side and rear yards, including terraced paved areas north of the hotel, a covered area with timber framed roofing; a converted corrugated iron shed and other shelters. A small car park is further north and downhill, screened by hedging and fencing.

Principal trees on site consist of weeping willows to the east (several *Salix babylonica* 'Pendula'), a Hill's fig (*Ficus microcarpa* 'Hillii' on the north-eastern boundary, a carob bean (*Ceratonia siliqua*) further north.

The south-western corner has a large old brush box tree (*Lophostemon confertus*) shading the front outdoor seating area and this corner of the hotel. To the north of an access driveway rear of the hotel a jacaranda (*J.mimosifolia*) shades an outdoor terrace. The rear (northern) yard has a large Brazilian pepper tree (*Schinus molle* var. *areira*) near the central rear access steps to the hotel. Further north and downhill are large bottlebrush trees (*Callistemon viminalis* cv.s)(Stuart Read, site visit 9/12/2009).

4.3 Evaluation Against *Blacktown LEP 1988* Heritage Provisions

Compliance with the relevant heritage provisions outlined in Clause 16A of the *Blacktown LEP 1988*, that apply to development in the vicinity of heritage items are assessed below.

Development in the vicinity of heritage items

16A. (1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the item.

(2) This clause extends to development:

(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or

(b) that may undermine or otherwise cause physical damage to a heritage item, or

(c) that will otherwise have any adverse impact on the heritage significance of a heritage item.

(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.

(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

Comment

Graham Brooks & Associates has been commissioned to prepare this SHI to evaluate the impact of the proposed development on the heritage significance of the subject site.

This Statement of Heritage Impact assesses the impact of the proposed changes on the heritage items in the vicinity of the subject site, to assist Council in making its assessment.

4.5 Evaluation Against the Guidelines of the NSW Heritage Office

The NSW Heritage Office (now the Heritage Branch of the NSW Department of Planning) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item are addressed below.

Question to be answered	Comment
<p><i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i></p>	<p>The subject site is in the vicinity of the Royal Cricketers Arms Hotel. Section 5.4.1 of the 2002 <i>Royal Cricketers Arms CMP</i> identifies the following as elements of High Significance:</p> <ul style="list-style-type: none"> • the early building construction • the outdoor WC structure • the hotel's semi-rural setting • surviving lot boundaries • broad setting of the hotel building in semi-rural environment with vistas and views to and from the site from Reservoir Road, and its relationship to the lands of the reservoir. <p>Of these, the proposed development's likely impact has been minimised by way of siting and reduced proportions,.</p> <p>The proposed development is set back from the Cricketers Arms Road boundary so as to minimise its impact on the view corridor from Reservoir Road to the M4, which forms part of the item's overall setting.</p> <p>The new development is sited on the receding northern slope of the land, below the hotel, and has a reduced height that is below the finished height of the heritage item. The extant drive-in exit road will be retained and will create a significant visual buffer between the new development and the hotel site. In combination with the established screen of trees that bound both the subject site and the hotel site, these conscious design decisions will reduce the overall impact of the new development.</p>
<p><i>Why is the new development required to be adjacent to a heritage item?</i></p>	<p>AHL are the proprietors of the Greater Union Blacktown Drive-In site that sits adjacent to the Royal Cricketer Arms Hotel and grounds. Consideration has been given to siting the proposed development in a position that has the least impact on the heritage item, whilst retaining the use of the Drive-In.</p>

<p><i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i></p>	<p>Section 5.3 of the 2002 CMP defines the curtilage in terms of the immediate site (Lot 111, DP 839532.), the broader site (grazing land immediate to the east), and the overall setting (the surrounding semi-rural visual catchment area, including reservoir lands and M4 Motorway).</p> <p>The proposed development will sit outside both the immediate and broader curtilage of the hotel, and will form part of the wider, overall setting. This curtilage contributes to the retention of the hotel's significance by way of providing a buffer zone between the new development and the heritage item, and retains legibility of the item by way of significant views to the site from afar.</p>
<p><i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i></p>	<p>Primary views to and from the heritage item are from Reservoir Road, and run to the east and west of the hotel. Section 5.4.1 of the 2002 CMP identifies vistas and views to and from the hotel along Reservoir Road as elements of High Significance.</p> <p>Siting the proposed development on the receding slope, away from and below the heritage item, greatly minimises the visual impact of the new development on the heritage item. Significant views to the heritage item, east and west, along Reservoir Road will not be impacted by the proposed development.</p> <p>Vistas that encompass the broader curtilage and overall setting will not be adversely affected by the development as it will sit low in the overall landscape. The new structure will not project above distant skyline and trees and is set back sufficiently from both Cricketers Arms Road and the heritage item so as it will not impact upon peripheral, or psychological, visual catchments that surround the heritage item.</p>
<p><i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i></p>	<p>The subject site is not known to have significant European archaeological potential. The site's archeological potential is low, given this is unlikely following the extensive excavation works which took place during the construction of the drive-in.</p> <p>Assessment of the Aboriginal archaeological potential of the site does not form part of the brief for this Heritage Impact Statement.</p>
<p><i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i></p>	<p>The new development is a sympathetic addition to the broader setting of the Cricketer's Arms' Hotel due to its limited scale, comparable height, siting away from the item and reduced bulk.</p> <p>Existing vegetation, later additions at the rear of the item, and the Drive-In exit driveway between the subject site and the item all act as significant buffers between the new development and the heritage item. These built and landscape items will be retained as part of this proposal.</p>

<p><i>Will the additions visually dominate the heritage item? How has this been minimised?</i></p>	<p>The new development is sited on the receding northern slope of the land, below the hotel, and has a reduced height that is below the finished height of the heritage item. The extant drive-in exit road will be retained and will create a significant visual buffer between the new development and the hotel site.</p> <p>In addition the new proposal is set back from the Cricketer's Arms Road view corridor (from Reservoir Road to the M4) and sits outside the broader curtilage of the heritage item.</p> <p>In combination with the established screen of trees that bound both the subject site and the hotel site, these conscious design decisions will reduce the overall impact of the new development.</p>
<p><i>Will the public, and users of the item, still be able to view and appreciate its significance?</i></p>	<p>Yes. Significant views to the site are from Reservoir Road, to the east and west. The new development will have minimal impact upon these views. Patrons using the hotel from within the site's immediate curtilage will not be negatively impacted by the new development, and their appreciation of the heritage item will not be impeded.</p>

4.6 Evaluation Against the Conservation Policies of the 2002 Royal Cricketers Arms Hotel CMP

The 2002 *Royal Cricketers Arms Conservation Management Plan* (CMP) was prepared by Paul Davies Pty Ltd. Compliance with the relevant Conservation Policies contained in the CMP are assessed below.

Policy	Comment
<p>8.3 USE 8.3.2 Associated uses to the current hotel/ restaurant use are acceptable provided that they relate to the principal use of the site. Additional site uses could include guest accommodation, conference and recreational use of the surrounding land. Controls on how those uses could be implemented should be considered. For example, it would be appropriate to use the northern section of the site for accommodation and conferencing type uses, possibly using the existing farm building with the addition of contextually designed new structures, but it would not be appropriate to locate such a use on the vacant land fronting Reservoir Road in the major view lines and curtilage of the hotel building.</p>	<p>This policy allows for new structures on the site of the heritage item, provided they are positioned at the rear, northern section of the site, and do not impact upon the major view lines and curtilage of the hotel building along Reservoir Road.</p> <p>In line with this policy, the proposed guest accommodation will be contained within land north of the heritage item, and well outside the site of the heritage item. Appropriate design consideration has been given to restricting the proportions of the proposed structure so as to minimise its impact upon the major view lines and curtilage of the hotel building along Reservoir Road.</p> <p>The proposed hotel is therefore an acceptable addition to overall setting, or curtilage, of the heritage item.</p>
<p>8.3.8 Uses that have a high level of public access are preferred uses for the site.</p>	<p>The proposed hotel accommodation will have a high level of public access that will likely attract patrons to view, visit and appreciate the heritage item.</p>

<p>8.4 CONTEXT</p> <p><i>8.4.1 The setting of the buildings and site is of high significance and is to be protected from development that would detract from or obscure views to and from the site. The key vistas are from Reservoir Road approaching from both the east and the west. There should be no visual interruption of these vistas and views and the intervening foreground (both within the subject land and on adjacent lands) should be retained in its semi-rural form to provide a suitable and appropriate setting in context.</i></p> <p><i>8.4.2 The context of the building extends beyond the immediate site and includes its relationship to the Reservoir reserve lands, the alignment of the Old Western Road and the alignment of Flushcombe Road. The building also relates to the remnant buildings of Prospect including the Post Office and Anglican Church.</i></p>	<p>The new development is sited on the receding northern slope of the land, below and away from the hotel site, and has a reduced height that is below the finished height of the heritage item. The extant drive-in exit road will be retained and will create a significant visual buffer between the new development and the hotel site.</p> <p>In addition, the new proposal is set back from the Cricketer's Arms Road view corridor (from Reservoir Road to the M4) and sits outside the broader curtilage of the heritage item. In combination with the established screen of trees that bound both the subject site and the hotel site, these conscious design decisions will reduce the overall impact of the new development.</p> <p>Design consideration given to the siting and proportions of the new structure in relation to the heritage item, the alignment of Reservoir reserve lands, the alignment of the Old Western Road (Reservoir Road), and the alignment of Flushcombe Road (Cricketers Arms Road), will ensure that the context of the hotel will be retained. The new structure is situated well away from, and will have no adverse impact upon how the hotel relates to the remnant Prospect Post Office and Anglican Church buildings.</p>
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<p>8.5 SITE RELATIONSHIPS</p> <p><i>8.5.1 The relationship of the hotel to the Old Western Road is of high significance and the contextual relationship between the buildings on the site is to be protected from development that would detract from that relationship.</i></p> <p><i>8.5.2 The garden setting of the hotel is significant and is to be retained.</i></p> <p><i>8.5.3 The setting of the building as an isolated structure on the site is to be retained to reflect its historical form in the landscape.</i></p> <p><i>8.5.5 Any proposed new building on the site should establish a relationship to the values of the existing buildings and features that allows them to be:</i></p> <ul style="list-style-type: none"> <i>• clearly seen as new buildings</i> <i>• be designed to achieve design excellence to make a positive contribution to the values of the place</i> <i>• have a scale and form that relates to existing structures so that they do not dominate the site</i> <i>• be sited away from the main building, possibly at a lower level to the main building and possibly forming a sub-precinct with its own relationships</i> <i>• ideally be located to the north of the subject site to provide screening to the adjacent drive-in and access roads.</i> 	<p>The proposed new structure is situated north of the hotel, sited away from the hotel site, and away from buildings on the site, as well as the Old Western Road (Reservoir Road), situated on the southern boundary of the hotel site. The proposed development will therefore not detract from these site relationships.</p> <p>The garden setting of the hotel will not be altered by the proposed development.</p> <p>The setting of the hotel building as an isolated structure on the ridge of the hill will be retained.</p> <p>The proposed development is a contemporary design that is easily distinguishable from the heritage item, and will be a positive contribution to the tired looking Drive-In site and broader hotel setting.</p> <p>Appropriate design consideration has been given to maintaining reduced proportions of the new development so as it does not dominate the heritage item, and its impact on the adjacent site is minimised.</p> <p>The new development is sited on the receding northern slope of the land, below and away from the hotel site, and has a reduced height that is below the finished height of the heritage item. The extant tree-lined drive-in exit road will be retained and will create a significant visual buffer between the new development and the hotel site.</p> <p>The existing drive-in screen, considered an intrusive element in Section 5.4.4 of the CMP, will be relocated down the hill and away from the hotel site, thus positively reducing its impact on the heritage item.</p> <p>The proposed development will form its own sub-precinct with its own relationships to the hotel setting.</p>
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4.7 Evaluation Against the Objectives of the State Environmental Planning Policy (Western Sydney Parklands) 2009

The proposed development is assessed against the relevant clauses of the *State Environmental Planning Policy (Western Sydney Parklands) 2009* below.

2 Aim of Policy

The aim of this Policy is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of western Sydney by:

(e) protecting and enhancing the cultural and historical heritage of the Western Parklands

COMMENT:

Graham Brooks & Associates has been commissioned to prepare this SHI to evaluate the impact of the proposed development on the heritage significance of the subject site.

This Statement of Heritage Impact assesses the impact of the proposed changes on the heritage items in the vicinity of the subject site, to assist Council in making its assessment.

12 Matters to be considered by the consent authority—generally In determining a development application for development on land in the Western Parklands, the consent authority must consider such of the following matters as are relevant to the development:

(m) the impact on heritage items

COMMENT:

Graham Brooks & Associates has been commissioned to prepare this SHI to evaluate the impact of the proposed development on the heritage significance of the subject site.

This Statement of Heritage Impact assesses the impact of the proposed changes on the heritage items in the vicinity of the subject site, to assist Council in making its assessment.

15 Heritage conservation

(1) Objectives

The objectives of this clause are:

(a) to conserve the environmental heritage of the Western Parklands, and

(b) to conserve the heritage significance of heritage items in the Western Parklands including associated fabric, settings and views.

(4) Effect on heritage significance

The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage impact assessment

The consent authority may, before granting consent to any development on land in the Western Parklands:

(a) on which a heritage item is situated, or (b) within the vicinity of land referred to in paragraph (a),

require a heritage impact statement 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.

(6) Heritage conservation management plans

The consent authority may require, after considering the significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

COMMENT:

Graham Brooks & Associates has been commissioned to prepare this SHI to evaluate the impact of the proposed development on the heritage significance of the subject site.

This Statement of Heritage Impact assesses the impact of the proposed changes on the heritage items in the vicinity of the subject site, to assist Council in making its assessment.

4.8 Western Sydney Parklands Management Vision

Prior to the gazettal of SEPP 2009, the Department of Infrastructure, Planning and Natural Resources (now Department of Planning) prepared 'The Western Parklands Management Vision'. This document set out the future vision of the Parklands and identified a structure plan comprising nine separate precincts. Whilst not an Environmental Planning Instrument, the Management Vision is relevant in that it sets out the strategic direction for the Parklands. The Blacktown Drive-in is located within Precinct 4 – The Western Freeway. The desired future character for this precinct is described as the following:

8.4 Precinct 4 – The Western Freeway

Desired Future Character

The Precinct forms a highly accessible hub for a range of activities such as heritage interpretation and entertainment, including tourism and commercial recreation. Landscape treatments will establish a distinctive visual character for the Parklands as viewed from the motorway.

Land Use Options:
Sub Precinct 4.1
Agriculture (Cultivation)
Heritage
Community Facilities
Commercial Recreation
Passive Recreation
Environmental Education
Tourist Facilities
Other Issues:

- *Heritage buildings such as the Cricketers Arms to be managed and restored as necessary as part of comprehensive heritage management plan for the area. These uses may include tourism facilities, small scale accommodation, cafes, and restaurants together with cultural centre and artists studios on leased sites in accordance with a heritage plan.*
- *Opportunities will be explored to enhance visitation through development of commercial recreation such as heritage or water play parks.*

COMMENT:

Graham Brooks & Associates has been commissioned to prepare this SHI to evaluate the impact of the proposed development on the heritage significance of the subject site.

This Statement of Heritage Impact assesses the impact of the proposed changes on the heritage items in the vicinity of the subject site, to assist Council in making its assessment.

4.9 Blacktown Drive-In National Trust of Australia (NSW) Classification

The National Trust of Australia holds a register of properties classified by them for their relevant heritage value. The National Trust classification has no statutory implications, although it is relevant in informing decisions relating to heritage sites.

The Blacktown Drive-In (Lot 1 DP 194539), Cricketers Arms Road, is classified by the National Trust of Australia (NSW) for its social and historical significance as the last remaining drive-in cinema in the Sydney metropolitan area, and for its continuous association with the Greater Union company.

The current proposal by AHL (of which Greater Union is a subsidiary), intends to retain the Blacktown Drive-In cinema complex and associated two storey pavilion. Minor alterations to the site to accommodate the new development include relocating the cinema screen further north, and inserting outdoor patron seating on the grassed area directly in front of the screen. Riconfiguration of the existing entrance driveway and additional car parking also forms part of the proposal.

These alterations will have minimal impact upon the current configuration and continuing function of the drive-in. The proposed development is considered an acceptable addition to the site and will facilitate the continuous ownership and operation of the drive-in by AHL and Greater Union. Thus, retaining the historic function of the site as a drive-in cinema.



Conclusions and Recommendations

5.0

5.1 Conclusions

The Blacktown Drive-In site at Cricketers Arms Road Prospect is not listed as an item of heritage significance in any statutory instrument.

It is located in the vicinity of the listed Royal Cricketers Arms hotel at 385 Reservoir Road, Prospect.

The proposed development at the Blacktown Drive-In site has been designed in consultation with Graham Brooks and Associates heritage consultants. Consideration has been given to maintaining reduced form and scale of the proposed development, and to siting the new structure away from significant views to and from the heritage item.

The subject site sits below and to the north of the heritage item and in a position that is considered by the 2002 Royal Cricketers Arms Hotel CMP as an acceptable location for the addition of new structures to the setting. Significant views east-west along the Old Western Road (Reservoir Road) and north-south along Flushcombe Road (Cricketers Arms Road), will not be adversely impacted upon by the proposed new structure. Vistas that encompass the broader curtilage and overall setting will not be adversely affected by the development as it will sit low in the overall landscape. The new structure will not project above the distant skyline and trees and is set back sufficiently from both Cricketers Arms Road and the heritage item so as it will not impact upon peripheral visual catchments that surround the heritage item.

The proposed new Abode hotel will have no adverse impact on the heritage significance of the adjacent Royal Cricketers Arms Hotel property.

5.2 Recommendations

Council should have no hesitation, from a heritage perspective, in approving the application.

A copy of this Report should be lodged with the Blacktown Local Studies Library.