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# **HERITAGE & ARCHAEOLOGICAL IMPACT STATEMENT**

Doran Drive Precinct  
Showground, 2 Mandala Parade,  
Castle Hill

Prepared for  
**DEICORP**  
08 July 2021

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# EXECUTIVE SUMMARY

Urbis has been engaged by Deicorp Project Showground Pty Ltd to prepare the following Heritage and Archaeological Impact Statement (HAIS) for a State Significant Development (SSD-15882721) at the Doran Drive Precinct, 2 Mandala Road, Castle Hill NSW (hereafter referred to as the subject site).

The proposed development consists of the construction of a 20 storey mixed-use development, comprising retail, commercial and community space, 431 residential units and a public plaza. Further details of the proposed works are included in Section 1.5.

The proposed development follows the recent approval of the Concept SSDA for the Hills Showground Station Precinct on 29 January 2021. As part of this previous SSDA an Aboriginal and Non-Aboriginal Heritage Assessment was prepared along with a Heritage Interpretation Strategy by GML for the whole of the precinct. The reports to be prepared as part of the existing SEARs will utilise relevant information from these previous reports.

The Planning Secretary's Environmental Assessment Requirements (SEARs) for the SSDA were issued on 30 March 2021. Condition 13 requires the preparation of heritage management documents, as listed below:

## 13. Heritage

*Include a Heritage Impact Statement, prepared in accordance with relevant guidelines, assessing the impact of the proposal on the heritage significance of the site and surrounding area, including heritage items, conservation areas and archaeology, and includes measures to reduce or mitigate any unavoidable impacts.*

*Include an Aboriginal Cultural Heritage Assessment Report in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology.*

As per the SEARs requirement, a Heritage Impact Statement, which includes an assessment of historical archaeological impact, is required to be prepared for the SSDA. The HAIS is also required to assess potential impacts on proximal heritage items.

The subject site is not listed as a heritage item under any statutory instrument; however, it is located in proximity to locally listed heritage items under *The Hills Local Environmental Plan (LEP) 2019* including: 'House', 128-132 Showground Road (Item No. 69); and 'House', 107 Showground Road (Item No. 68).

The subject site is also located directly to the south of the Castle Hill Showground which has previously been identified in the *North West Rail Link Environmental Impact Statement: European Heritage Report* (2012) as having heritage significance at a local level. Although not currently listed under any statutory instrument, consideration of potential impacts on the Showground should be considered from a heritage perspective.

This HAIS has therefore been prepared to determine the potential impact of the proposed works on the built heritage context and historical archaeological resources within, and within proximity of, the subject area.

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report. The proposed development has been assessed to have:

- no impact on local heritage item 'House' (item no. 168) on the grounds that it would have no impact on its physical and visual curtilage or historical heritage values;
- a minor but acceptable impact on local heritage item 'House' (item no. 169). The proposed residential towers would be visible from 169, however, as the cottage dwelling is located uphill and setback from Showground Road, this would reduce impacts to its setting and views. The proposal would have no impact on the item's physical curtilage or historical heritage values;
- a minor but acceptable impact on the former Hills Showground. While it is recognised that the proposal would alter the setting and visual curtilage of the former Castle Hill Showground, this impact is reduced in light of the considered podium design and reinvigoration of the area which it would afford. The proposal would generate opportunities for communication and public awareness of the Showground and its historical value within the Castle Hill area; and
- nil-low potential to impact significant historical archaeological resources.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

## **RECOMMENDATIONS**

### **Recommendation 1 – Heritage Interpretation**

GML's Heritage Interpretation Strategy should be incorporated into the design. Interpretation should be developed throughout detailed design and construction phases in conjunction with the project architect and other specialists as required.

### **Recommendation 2 – Unexpected Finds Procedure**

Should historical archaeological resources be uncovered while undertaking works at the subject site, all activities must stop and Heritage NSW be immediately notified. An appropriately qualified archaeologist should also be consulted for the purpose of implementing best practice protection and conservation measures while the relevant approvals are obtained.



# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis has been engaged by Deicorp Project Showground Pty Ltd to prepare the following Heritage and Archaeological Impact Statement (HAIS) for a State Significant Development (SSD-15882721) at the Doran Drive Precinct, 2 Mandala Road, Castle Hill NSW (hereafter referred to as the subject site).

The proposed development consists of the construction of a 20 storey mixed-use development, comprising retail, commercial and community space, 431 residential units and a public plaza. Further details of the proposed works are included in Section 1.5.

The proposed development follows the recent approval of the Concept SSDA for the Hills Showground Station Precinct on 29 January 2021. As part of this previous SSDA an Aboriginal and Non-Aboriginal Heritage Assessment was prepared along with a Heritage Interpretation Strategy by GML for the whole of the precinct. The reports to be prepared as part of the existing SEARs will utilise relevant information from these previous reports.

The Planning Secretary's Environmental Assessment Requirements (SEARs) for the SSDA were issued on 30 March 2021. Condition 13 requires the preparation of heritage management documents, as listed below:

### 13. Heritage

*Include a Heritage Impact Statement, prepared in accordance with relevant guidelines, assessing the impact of the proposal on the heritage significance of the site and surrounding area, including heritage items, conservation areas and archaeology, and includes measures to reduce or mitigate any unavoidable impacts.*

*Include an Aboriginal Cultural Heritage Assessment Report in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology.*

As per the SEARs requirement, a Heritage Impact Statement, which includes an assessment of historical archaeological impact, is required to be prepared for the SSDA. The HAIS is also required to assess potential impacts on proximal heritage items.

The subject site is not listed as a heritage item under any statutory instrument; however, it is located in proximity to locally listed heritage items under *The Hills Local Environmental Plan (LEP) 2019* including: 'House', 128-132 Showground Road (Item No. 69); and 'House', 107 Showground Road (Item No. 68).

The subject site is also located directly to the south of the Castle Hill Showground which has previously been identified in the *North West Rail Link Environmental Impact Statement: European Heritage Report* (2012) as having heritage significance at a local level. Although not currently listed under any statutory instrument, consideration of potential impacts on the Showground should be considered from a heritage perspective.

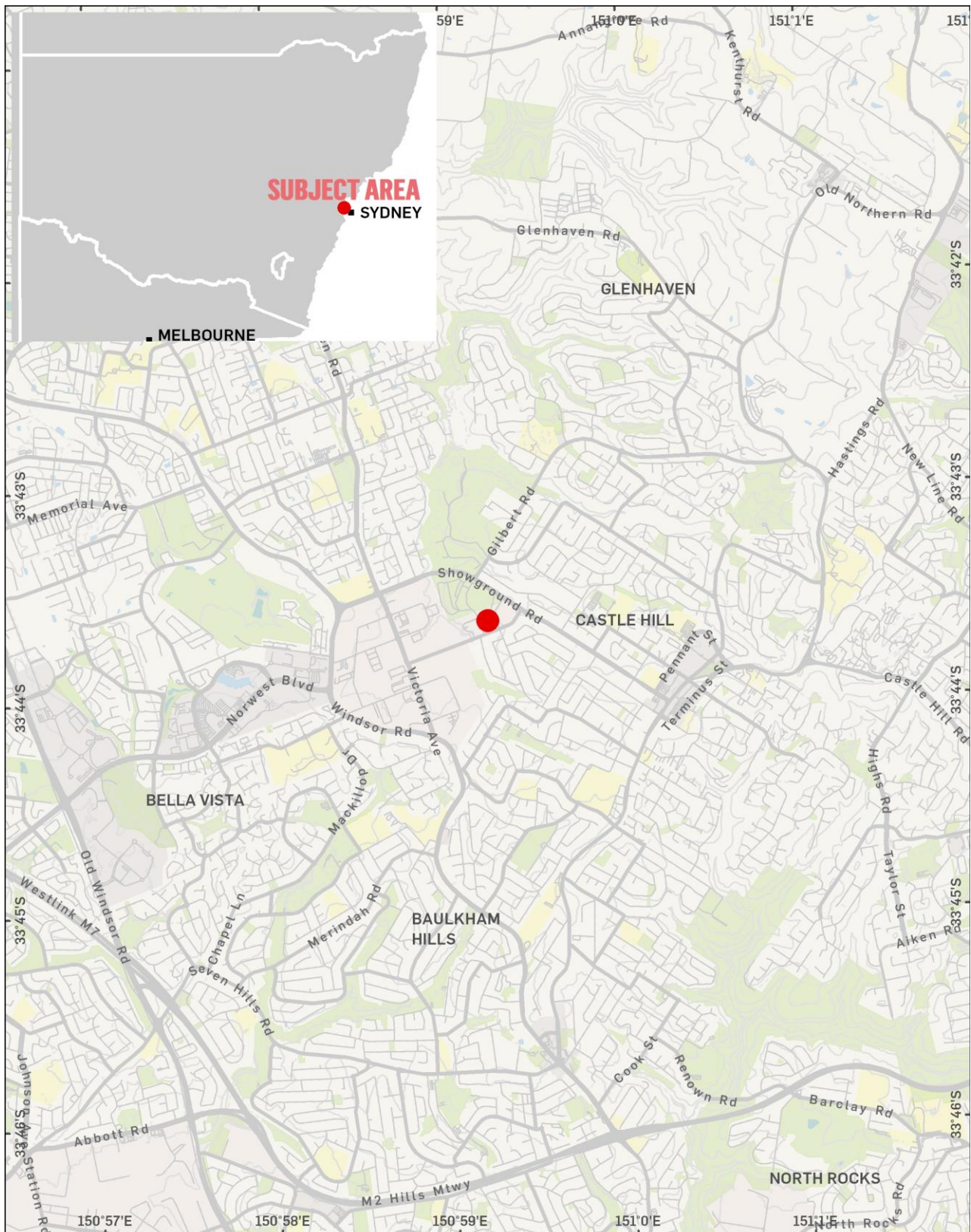
This HAIS has therefore been prepared to determine the potential impact of the proposed works on the built heritage context and historical archaeological resources within, and within proximity of, the subject area.

*Note: We understand that the SEARS require the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR) to assess the Aboriginal cultural heritage values of the subject area. We also understand that a combined Indigenous and Non-Indigenous report prepared by GML Heritage in 2019 identified low to nil potential for Aboriginal archaeological resources within the subject area and recommended no further investigations. We believe that based on this report there is an option to ask for a waiver to the requirements for an ACHAR.*

## 1.2. SITE LOCATION

The subject site is located at 2 Mandala Parade, Castle Hill within the local government area (LGA) of The Hills Shire Council LGA (Figure 1 & Figure 2). The site is legally described as Lot 55 in DP 1253217.

The site is one of three development precincts that comprise the Hills Showground Station Precinct.



GDA 1994 MGA Zone 56

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1 KM

Project No: P0033773

Project Manager: Balazs hansel

● Subject Area

**REGIONAL LOCATION**

Figure 1 – Regional location





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Project No: P0033773

Project Manager: Balazs hansen

  Subject Area    — Contours    — Permanent

## LOCATION OF THE SUBJECT AREA

Figure 2 – Location of the subject area



## 1.3. METHODOLOGY

This HAIS has been prepared in accordance with the NSW Heritage Division guidelines:

- 'Assessing Heritage Significance' (NSW Heritage Office 2001)
- 'Statements of Heritage Impact' (NSW Heritage Manual 1996)
- 'Assessing Significance for Historical Archaeological Sites and 'Relics' (NSW Office of Environment and Heritage (OEH) (2009).
- 'Historical Archaeology Code of Practice' (Heritage Council of NSW 2006).

The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013). Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within *The Hills Local Environmental Plan (LEP) 2019* and *The Hills Development Control Plan (DCP) 2012*.

## 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Alexandra Ribeny (Heritage Consultant/ Archaeologist). Keira Kucharska (Senior Heritage Consultant), Ashleigh Persian (Associate Director) and Balazs Hansel (Associate Director) have reviewed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.5. THE PROPOSAL

The proposal is summarised as follows:

*Staged construction of a mixed-use development comprising 431 residential apartments, retail/commercial uses, public domain works and landscaping including a publicly accessible park.<sup>1</sup>*

Urbis has been provided with drawing documentation prepared by Turner, as included in the table below (Table 1). This HAIS has relied on these plans for the impact assessment include in Section 5. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 1 – Documentation prepared by Turner

Author	Drawing No.	Drawing Name	Revision	Date
Turner	DA-110-002	Basement 06	02	06/07/2021
Turner	DA-110-003	Basement 05	02	06/07/2021
Turner	DA-110-004	Basement 04	02	06/07/2021
Turner	DA-110-005	Basement 03	02	06/07/2021
Turner	DA-110-006	Basement 02	02	06/07/2021
Turner	DA-110-007	Basement 01	02	06/07/2021
Turner	DA-110-008	Ground Level	03	06/07/2021
Turner	DA-110-009	Upper Level	03	06/07/2021

<sup>1</sup> Email Communication, Deicorp, 21/05/2021

Turner	DA-110-010	Level 01	03	06/07/2021
Turner	DA-110-020	Level 02	04	06/07/2021
Turner	DA-110-030	Level 03	04	06/07/2021
Turner	DA-110-040	Level 04	04	06/07/2021
Turner	DA-110-050	Level 05	04	06/07/2021
Turner	DA-110-060	Level 06	04	06/07/2021
Turner	DA-110-070	Level 07	04	06/07/2021
Turner	DA-110-080	Level 08	04	06/07/2021
Turner	DA-110-090	Level 09	04	06/07/2021
Turner	DA-110-100	Level 10	04	06/07/2021
Turner	DA-110-110	Level 11	04	06/07/2021
Turner	DA-110-120	Level 12	04	06/07/2021
Turner	DA-110-130	Level 13	04	06/07/2021
Turner	DA-110-140	Level 14	04	06/07/2021
Turner	DA-110-150	Level 15	04	06/07/2021
Turner	DA-110-160	Level 16	04	06/07/2021
Turner	DA-110-170	Level 17	04	06/07/2021
Turner	DA-110-180	Level 18	04	06/07/2021
Turner	DA-110-190	Level 19	04	06/07/2021
Turner	DA-110-200	Level 20	04	06/07/2021
Turner	DA-110-210	Level 21	04	06/07/2021
Turner	DA-210-101	North Elevation	03	06/07/2021
Turner	DA-210-201	West Elevation	03	06/07/2021
Turner	DA-210-301	South Elevation	03	06/07/2021
Turner	DA-210-401	East Elevation	03	06/07/2021
Turner	DA-310-101	Internal Elevation A&B	03	06/07/2021
Turner	DA-310-201	Internal Elevation C&D	03	06/07/2021

Turner	DA-310-301	Internal Elevation A&C	03	06/07/2021
Turner	DA-310-401	Internal Elevation B&D	03	06/07/2021







Figure 4 – Basement Level 05

Source: Turner, 06/07/2021, DA-110-003





Figure 5 – North Elevation

Source: Turner, 06/07/2021, DA-210-101



Figure 6 – East Elevation

Source: Turner, 06/07/2021, DA-210-401

## 2. SITE DESCRIPTION

### 2.1. SITE SETTING

The subject site is located at 2 Mandala Parade, Castle Hill and within the Hills Shire Council local government area (LGA) (Figure 1). The site is legally described as Lot 55 in DP 1253217.

The subject site is bounded by Mandala Parade to the south (Figure 7), Doran Drive to the west, De Clambe Drive to the north and Andalusian Drive to the east (Figure 8).

The newly established Hills Showground station (Figure 7) is located to the south of the subject site and the former Hills Showground (Figure 8) to the north. The subject site abuts a vacant lot to the north-east and the Hills Showground carpark to the south-east. These lots were formerly occupied by the Council Administration Building, which were demolished in July 2020.<sup>2</sup>

Two heritage items are located within proximity of the subject site. These include 'House' (item no. 169) at 128-132 Showground Road (Figure 9) and 'House' (item no. 168) at 107 Showground Road (Figure 10).

Item no. 169 is described as follows in the *Baulkham Hills Heritage Study* (Graham Edds & Assoc. 1993):

*Two room form cottage with skillion room to rear, new bullnose verandah to front, old posts and brackets. Beaded weatherboards to front elevation. Two French doors to front elevation, no front door. Part of orchard remains.*

Item no. 168 is described as follows in the *Baulkham Hills Heritage Study* (Graham Edds & Assoc. 1993):

*Asymmetrical cottage of rusticated weatherboard with hipped roof and gabled projection. Bullnose verandah on two sides. Double casement windows with small pane coloured glass, window hood and gable decoration with finial. Brick Chimney. Original timber privy to backyard. Double timber garage to west.*



Figure 7 – Intersection of Andalusian Way and Mandala Parade at south-eastern corner of subject site



Figure 8 – Intersection of De Clambe Drive and Andalusian Drive at the north-eastern corner of the subject site

<sup>2</sup> *Old Hills council chambers on Showground Road Demolished more highrise planned*, Daily Telegraph, 17 July 2020, available at [www.dailytelegraph.com.au/newslocal/hills-shire-times/fold-hills-council-chambers-on-showground-road-demolished-more-highrise-planned/news-story/2F0ce42ac8e2e11078e58af136bba702e5&memtype=anonymous&mode=premium&v21suffix=414-b](http://www.dailytelegraph.com.au/newslocal/hills-shire-times/fold-hills-council-chambers-on-showground-road-demolished-more-highrise-planned/news-story/2F0ce42ac8e2e11078e58af136bba702e5&memtype=anonymous&mode=premium&v21suffix=414-b)





Figure 9 –View south toward the newly built Hills Showground Metro station



Figure 10 – View north-west toward the former Hills Showground from the subject area



Figure 11 - Heritage item 'House' (item no. I69) at 128-132 Showground Road

Source: *Baulkham Hills Heritage Study, 1993-1994*



Figure 12 – Heritage item 'House' (item no. I68) at 107 Showground Road

## 2.2. SITE DESCRIPTION

The subject site is currently a vacant lot after Metro North West Link activities were discontinued on the site in early 2021 (Figure 2). The site is contained by metal security fencing (Figure 13).

The subject site is roughly rectangular in shape and is orientated north-west/ south-east. The site gradually ascends to the north-east (Figure 14 & Figure 15). The topography of the site is artificial, however, with significant fill deposition resulting from the former Council depot operations on the site. The steep rise observed along the north-western boundary of the subject site reveals the extent to which the ground level has been built up through these activities (Figure 16).

The ground surface of the subject site is characterised by patchy grass and redeposited fill (Figure 16). Evidence of site preparation activities, including ground water testing, can be observed at various locations (Figure 17).





Figure 13 – The subject site is currently contained by metal security fencing



Figure 14 – View north-west across the subject site indicating the gradual rise in topography



Figure 15 - View north-east across the subject site indicating the gradual rise in the topography



Figure 16 – View along the north-western boundary of the subject site showing the artificially raised ground level



Figure 17 – The ground surface is characterised by patchy grass and redeposited fill



Figure 18 – Evidence of site preparation activities in the form of groundwater testing



## 3. HISTORICAL OVERVIEW

The following history has been extracted from the *Hills Showground Station Precinct Concept Proposal: Aboriginal and non-Aboriginal Heritage Impact Statement* prepared by Godden Mackay Logan (GML) in October 2019. Minor amendments have been made for the purpose of removing discussion which does not relate to the subject site.

### 3.1. SITE HISTORY

#### 3.1.1. Government Grounds (1799-1819)

An area of 34,539 acres (14,000 hectares) covering much of the later parish of Castle Hill was set aside for government purposes by Governor King in 1803. Governor Phillip, in his travels through the area in 1791, had intended this area to be a stock farm. An extensive common of 5,830 acres was also set aside along the track to Castle Hill which led up to the government farm (now part of Old Northern Road). King had established this farm in 1801 as part of a plan to revitalise public farming and provide food for the colony. The eastern portion of the subject site may have been cleared for cattle grazing during this phase. The western component remained vegetated, as indicated in later aerial photographs (Figure 22).

Subsequent development is likely to have significantly disturbed or totally removed most of the material evidence associated with this phase of development.

#### 3.1.2. Original Land Grants (1819-1898)

The subject site was part of Michael Hancey's 1819 grant given after the colonial government changed its policies on land holdings in the Castle Hill area (Figure 20). Like the rest of the government farm lands, Hancey's grant was cleared for farming, becoming part of the agricultural milieu of the area in the nineteenth century. Showground Road is not present in an undated parish map (Figure 19) to the north of the subject site, indicating that it was established after 1819 and before 1896 (see Figure 20).

Hancey's name is associated with the site throughout the century until 1898, when the land was sold to Alfred Carpenter who then subdivided the land the same year.

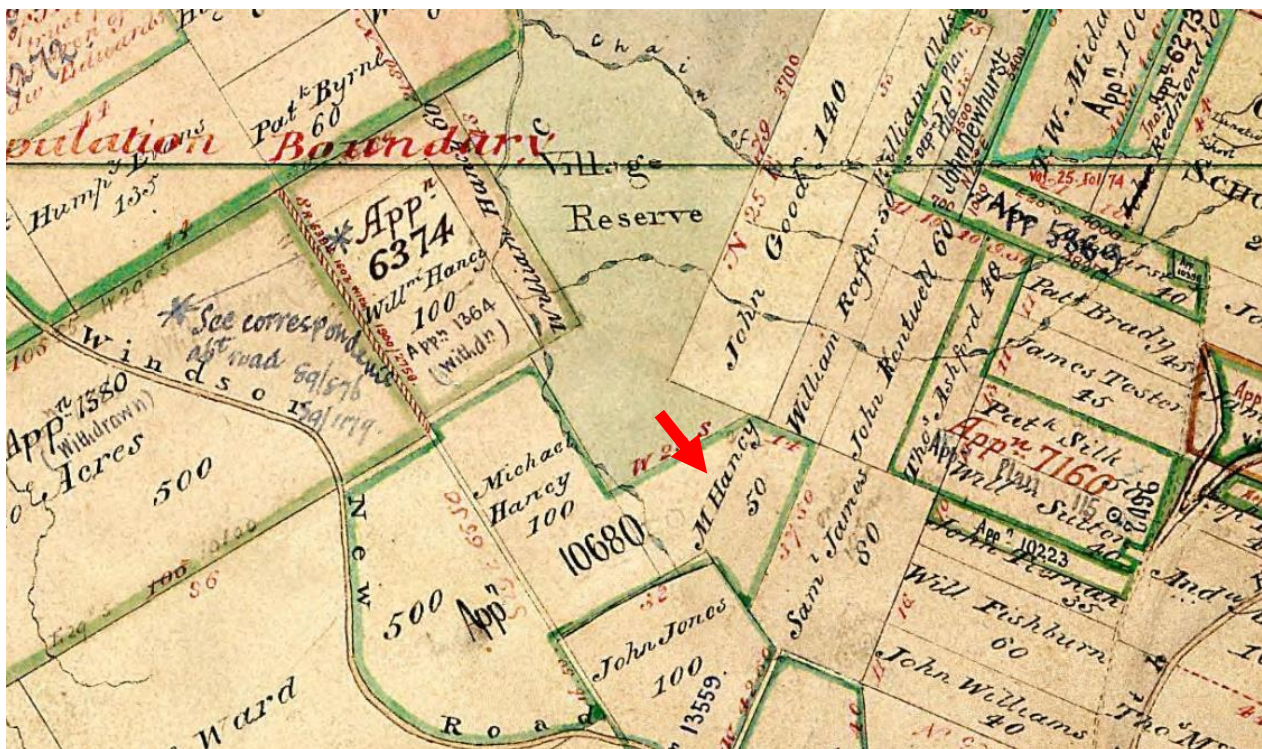


Figure 19 – Undated parish map with location of subject site indicated by arrow. Note that Showground Road had not been established by this date.

Source: County of Cumberland, Parish of Castle Hill, 14070301.jp2, HLRV



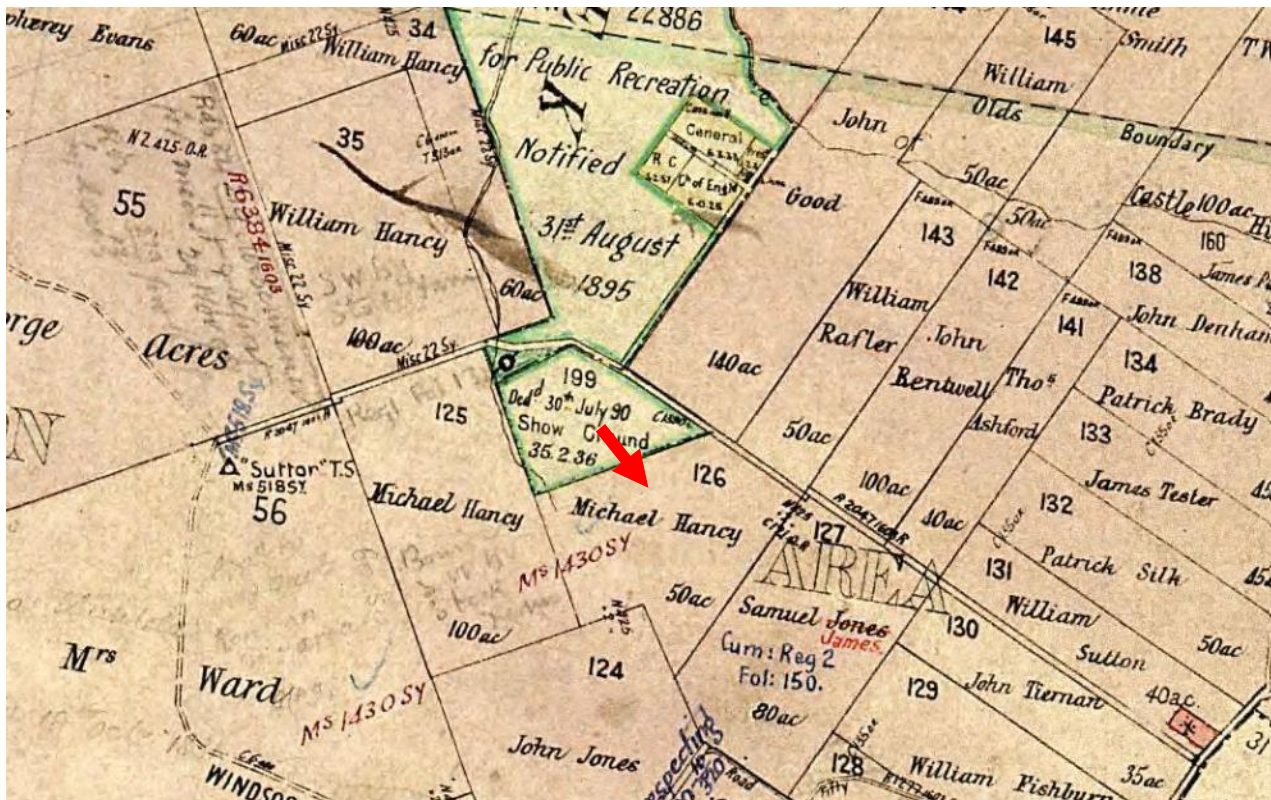


Figure 20 – 1896 parish map with location of subject site indicated by arrow. The Castle Hill Showground is outlined in green and clearly marked

Source County of Cumberland, Parish of Castle Hill, 14011601.jp2, HLRV

### 3.1.3. The Suttor's Estate (1898)

Alfred Carpenter's 1898 land purchase was named the Suttor's Estate subdivision. The subject site was encompassed therein and was divided between Lots 37 and 38<sup>3</sup> (Figure 21).

The sale of the land was unsuccessful until 1908, when it was purchased by orchardist William Power. Power bought many of the blocks in the sale, on-selling them the following year to an auctioneer who did much the same over the following decade. In the period between the subdivision sale and 1930, Lot 39 was planted with fruit trees, becoming an orchard. Aerials show that by 1930, there were buildings on Lots 35, 36, 39 and 40. Lot 38 is shown partially cleared with a number of structures set amongst paddocks and orchards while Lot 37 is still wooded. The now heritage-listed house (item no. 169) across the showground Road to the east is visible in this aerial, though appears to be much smaller than it currently is (Figure 22).

Over the next few decades the site remained relatively unchanged. A rubbish dump located near the entrance of the showground was removed in 1949 at the request of the Showground Trust.<sup>4</sup>

<sup>3</sup> EMGA Mitchell McLennan 2015, Showground Station – Sydney Metro Northwest, Historical Analysis, report prepared for Transport for NSW, p.7.

<sup>4</sup> Ibid, p.14.

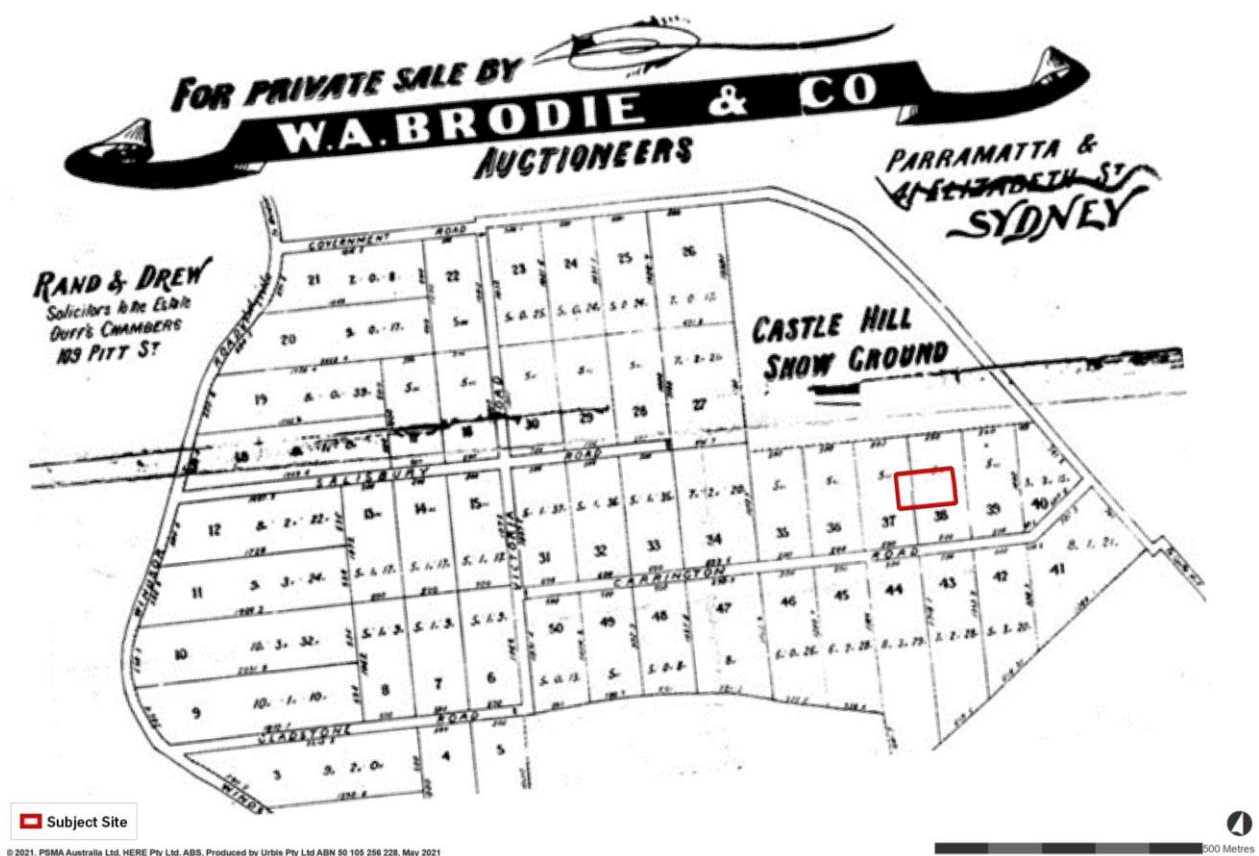


Figure 21 – The 1898 Suttor's Estate Subdivision. The site covers Lots 35 to 40 on the plan.

Source: Hills Shire Council Local Studies



Figure 22 – 1930 aerial photograph of subject site (indicated in red)

Source: Department of Lands in GML, 2015, Showground Station Precinct: Non-Aboriginal Heritage Assessment



### 3.1.4. Herbert Alley (1960s-1970)

The pattern of land use remained much the same through the 1960s. Much of the land was consolidated by Herbert Alley, a horse trainer, who trained trotters on the land, leasing the adjacent showground track to do so. He appears to have built some stables on the land as well.

A 1965 aerial photograph (Figure 23) indicates that vegetation clearance was undertaken within the north-eastern component of the subject site.



Figure 23 – 1965 aerial photograph of subject site (indicated in red)

Source: NSW Historical Imagery Viewer

### 3.1.5. The Council Takes Over (1971-1993)

In 1971 Alley sold his land, part to a holding business and the rest to the Baulkham Hills Shire Council.<sup>5</sup> The portion which the council purchased appears to have covered the entirety of the site, as a 1978 aerial shows two football fields and the Council's work depot covering Lots 35 to 40 (Figure 24). The fields, gazetted for public recreation in 1971, covered Lots 38 and 39, encompassing the eastern component of the subject site. The building in the southeast corner of Lot 39 had been demolished to make way for one of the sports fields. The heritage listed house across Showground Road (No. 128 Showground Road) was extended by this point, but still remained relatively isolated despite the suburban development to the south. The next modifications on the land involved the construction of the Hills Shire Council Administrative Building, which was built to the east of the subject site in 1982<sup>6</sup> (Figure 25). This involved extensive clearing and disturbance of Lots 39 and 40, requiring the removal of the easternmost playing field. The playing field had been removed from the north-eastern component of the subject site by this date.

<sup>5</sup> Ibid

<sup>6</sup> Creative Planning Solutions 2019, 'Statement of Environmental Effects: Demolition of the former The Hills Shire Council administration building', report prepared for Landcom, p.6.



Figure 24 – 1978 aerial photograph of subject site (indicated in red).

Source: NSW Historical Imagery Viewer



Figure 25 – 1986 aerial photograph of subject site (indicated in red)

Source: NSW Historical Imagery Viewer



### 3.1.6. Hills Entertainment Centre (1994-2012)

By 1994 aerials show the Hill Entertainment Centre as having been built, which covered these previously undeveloped lots<sup>7</sup> (Figure 26). The Council Works Depot was also shown completed by this time. By the 1990s the site and surrounding area had been heavily developed, losing its formerly rural character. No. 128 Showground Road (item no. 169) was enclosed by suburban houses, but still had an orchard abutting the road.

From 1994 to 2013 the site was essentially unchanged, remaining in the same configuration. Figure 27 shows the site as it was in 2005 with the Hills Entertainment Centre and Carpark. To the west was the council depot, the oldest of the council buildings on the site and to the east was the Council Administrative Building, which occupied the most prominent position on the elevated corner of Carrington and Showground Roads.



Figure 26 – 1998 aerial photograph of subject site (indicated in red). The Hills Entertainment Centre had been erected within the north-eastern portion of the site by this date and a bitumen carpark within the south-western portion.

Source: NSW Historical Imagery Viewer

<sup>7</sup> EMGA Mitchell McLennan 2015, Showground Station – Sydney Metro Northwest, Historical Analysis, report prepared for Transport for NSW, p.14.



Figure 27 – 2005 aerial photograph of subject site (indicated in red)

Source: NSW Historical Imagery Viewer

### 3.1.7. The Metro and Beyond (2013-Present)

In 2013 the Hills Entertainment Centre was demolished to make way for the Showground Station, part of the North West Rail Link – now Sydney Metro Northwest. At the same time the council vacated the Administrative Building after it resumed by Sydney Metro, later being used as the office of the Northwest Rail team.<sup>8</sup> This was followed by the demolition of the council works depot in 2016, and a four-storey commuter carpark for users of the metro station was constructed. The metro project was completed in 2019.

A 2019 aerial (Figure 28) shows the use of the subject site at this time for bulk earthworks in association with the adjacent construction activities. The site was subsequently subject to remediation and site preparation works in association with the subject proposal. The character of the subject site can be observed in a 2021 aerial photograph in Figure 1.

During this period 128 Showground Road (item no. I69) had its orchard removed.

<sup>8</sup> Creative Planning Solutions 2019, p.6.





Figure 28 – 2019 aerial photograph of subject site (indicated in red)

Source: NSW Historical Imagery Viewer

## 3.2. PROPERTY OWNERS

The history of ownership of the subject site is indicated in the table below (Table 2):

Date	Owner
1819	Michael Hancey
1898	Alfred Carpenter
1908	William Power
1909	George Mobbs
1914	Sarah Jane Taylor
1922	Dennis Coates
1952	Herbert Alley
1971	Baulkham Hills Shire Council

## 4. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

Historical archaeological potential is defined as:

*The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research (Heritage Office and Department of Urban Affairs and Planning 1996).*

Archaeological research potential of a site is the extent to which further study of relics likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites, archaeological resources or available historical evidence. The potential for archaeological relics to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there. The archaeological potential of the subject site is assessed based on the background information presented in Section 3, and graded as per:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have completely destroyed any archaeological remains. Alternatively, archaeological excavation has already occurred, and removed any potential resource;
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas, however deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive;
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or that there are impacts in the area. A variety of archaeological remains is likely to survive, including building footings and shallower remains, as well as deeper sub-surface features;
- **High Potential:** substantially intact archaeological deposits could survive in these areas.

The potential for archaeological remains or 'relics' to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there. The following definitions are used to consider the levels of disturbance:

- **Low Disturbance:** the area or feature has been subject to activities that may have had a minor effect on the integrity and survival of archaeological remains;
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. Archaeological evidence may be present, however it may be disturbed;
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence may be greatly disturbed or destroyed.

### 4.1. LITERATURE REVIEW

This section provides a summary of archaeological publications which have been prepared for the subject site and surrounding area and their findings as they relate to the subject proposal.

#### **EI Australia, 2020, *Geotechnical Investigation: 2 Mandala Parade, Castle Hill, NSW***

EI Australia (EI) was engaged by Deicorp Pty Ltd to prepare a geotechnical investigation for the proposed development at the subject site.

Six boreholes were drilled (BH1, BH2, BH3M, BH4M, BH5M and BH6) to depths of 3.0m, 3.95m, 2.9m, 5.0m, 2.0m and 1.5m respectively. The location of the boreholes is indicated in Figure 29. The identified subsurface conditions of the subject site consisted of 0.6-4.0 metres of gravelly sand fill overlying 0.2-1.9 metres of hard silty and sandy clay overlying sandstone bedrock (Figure 30). This corroborates the historical development of the site (see Section 3), which indicates that the subject site was subject to significant disturbance from the late 20<sup>th</sup> century, which would have removed natural soil profiles and resulted in the deposition of large quantities of fill. Fill levels were greater for BH1 and BH4M, consistent with the observation that the site ascends to the east (see Section 2.2).

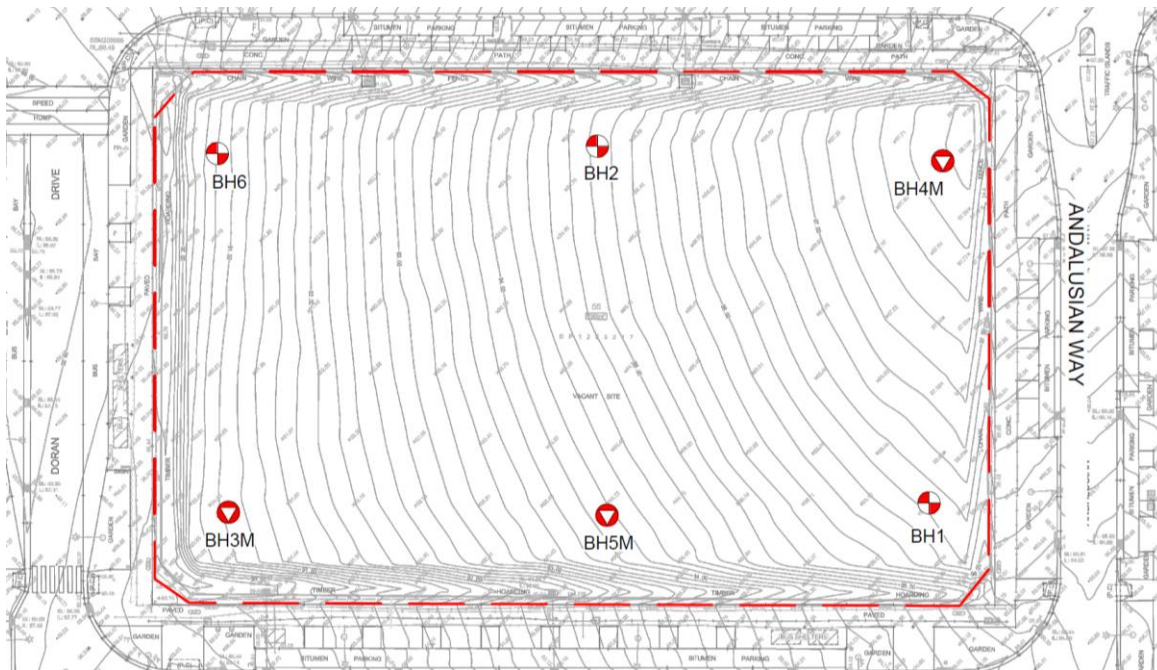


Figure 29 – Location of bore holes

Source: EI Australia, August 2020

Unit	Material <sup>2</sup>	Depth to Top of Unit (m BEGL) <sup>1</sup>	RL of Top of Unit (m AHD) <sup>1</sup>	Observed Thickness (m)	Comments
1	Fill	0.00	90.80 to 98.00	0.60 to 4.00	Gravelly sand fill was observed at the surface of BH4M and BH5M overlying low to medium plasticity silty clay fill. Low plasticity silty clay fill with sandstone and igneous gravels was observed at the surface of BH1, BH2, BH3M and BH6. Fill was assessed, based on our observations during drilling and SPT N Values to be variably compacted with values ranging from 8 to refusal indicated by hammer bounced;
2	Residual Soil	0.60 to 4.00	88.40 to 95.90	0.20 to 1.90	Medium plasticity, very stiff to hard silty clay and sandy clay with trace ironstone gravels, grading into weathered sandstone with depth. SPT values ranged from 21 to refusal indicated by hammer bounced;
3	Class IV/V Sandstone	2.00 to 4.60	91.80 to 94.40	0.40 to 0.90	Extremely to distinctly weathered, low strength sandstone.
4	Class III Sandstone	1.50 to 5.00	88.10 to 93.50	- <sup>3</sup>	Slightly weathered to fresh, high strength sandstone with Laminite beds. Laminite consisting of fine to medium grained sandstone interbedded with dark grey shale was encountered in all the boreholes at depths ranging from 23.33m BEGL (RL of about 67.67m) and 28.89m BEGL (RL of about 69.11m) with thickness of up to 3.70m.

Figure 30 – Summary of subsurface conditions

Source: EI Australia, August 2020

## **GML, 2019, Hills Showground Station Precinct: Aboriginal and non-Aboriginal Heritage Impact Statement**

GML Heritage Pty Ltd (GML) was engaged by Landcom to provide heritage advice and prepare an Aboriginal and non-Aboriginal Heritage Impact Statement for the proposed redevelopment of the site at Hills Showground Station Precinct, Castle Hill, which encompassed the subject site.

The study area was assessed as having low-nil potential for locally significant historical archaeological resources. Consistent with this, the proposal was assessed as having low potential to impact significant historical archaeological remains and relics.

In respect of the subject site, the following summary was provided:

*Doran Drive Precinct was previously designated by GML as containing nil to low potential for historical archaeology. The area now comprises a large area of deposited fill, built up by at least 1.5m. The fill located in this area is continuously added and removed. Any shallow historical deposits, especially those relating to agricultural activities, are highly likely to have been removed.*

In respect of the archaeological significance of historical archaeological resources, the following statement was provided:

*The site is located in the area of government grounds selected by Governor King in 1803. While this historical association is rare and significant, it is highly unlikely that any physical evidence of this association survives due to loss of such evidence by the significant level of modern disturbance.*

*The site has been assessed as having nil-low potential to contain intact archaeological remains from the early nineteenth century to the early twentieth century. The research potential for this evidence would vary in accordance with its date of origin, integrity and ability to provide meaningful information about significant phases of the development of the history of the Hills District. This area was known to be developed by orchardists and has a long history of mixed agriculture, which is demonstrated through the showground that is still in existence. Archaeological remains related to the themes of agriculture and the economy would be significant at a local level.*

## **EMM, 2016, Sydney Metro Northwest Showground Station: Archaeological Test Excavation Report 1890s House Site**

EMM Consulting Pty Ltd (EMM) was engaged by Baulderstone Pty Ltd (Baulderstone) on behalf of Transport for New South Wales (TfNSW) to undertake an archaeological investigation at the Showground Station Construction site as part of the early works program of the Sydney Metro Northwest Project.

The objective of the test excavation was to ascertain the level of archaeological preservation of the late nineteenth century cottage identified through historic research. The archaeological assessment and research design (see EMM 2013 above) identified that there was moderate potential for remnants of these structures.

Test excavations were conducted over 2 days in September 2013. Investigations revealed that the site had been subject to a high degree of disturbance throughout the 20<sup>th</sup> century resulting from the construction of the Hills Shire Council and former Hills Entertainment Centre and the installation of a carpark and utilities.

Ultimately, no archaeological evidence was identified which related to the 19<sup>th</sup> century cottage. It was further concluded that it was highly unlikely that any relics remained on the site (which equates to the eastern portion of the subject site).



## GML, 2015, *Showground Station Precinct: Non-Aboriginal Heritage Assessment*

GML Heritage Pty Ltd (GML) was engaged by the Department of Planning and Environment to prepare a Non-Aboriginal Heritage Assessment for the Showground Station Precinct, which encompasses the subject site (Figure 31).

The assessment established that, based on the high level of twentieth century industrial and residential development and outcomes of the 2016 test excavations, there is limited potential for archaeological remains from earlier historical phases of development; the exception being the Castle Hill Showground complex, which had moderate potential. The subject site was identified as having nil potential for historical archaeological resources (Figure 31).

In respect of the archaeological significance of potential archaeological resources, the following statement was provided:

*The Precinct is located in the area of Government Grounds selected by Governor King in 1803. While this historical association is rare and significant, it is highly unlikely that any physical evidence of this association survives due to loss of such evidence by the significant level of modern disturbance.*

*The Precinct has been assessed as having generally low potential to contain intact archaeological remains from the early nineteenth century to the early twentieth century. The research potential of this evidence would vary in accordance with its date of origin, integrity and ability to provide meaningful information about significant phases of the development of the history of Baulkham Hills. Baulkham Hills was an area known to be developed by orchardists and has a long history of mixed agriculture which is demonstrated through the showground that is still in existence. Archaeological remains related to the theme of agriculture and economy would be significant at a local level.*

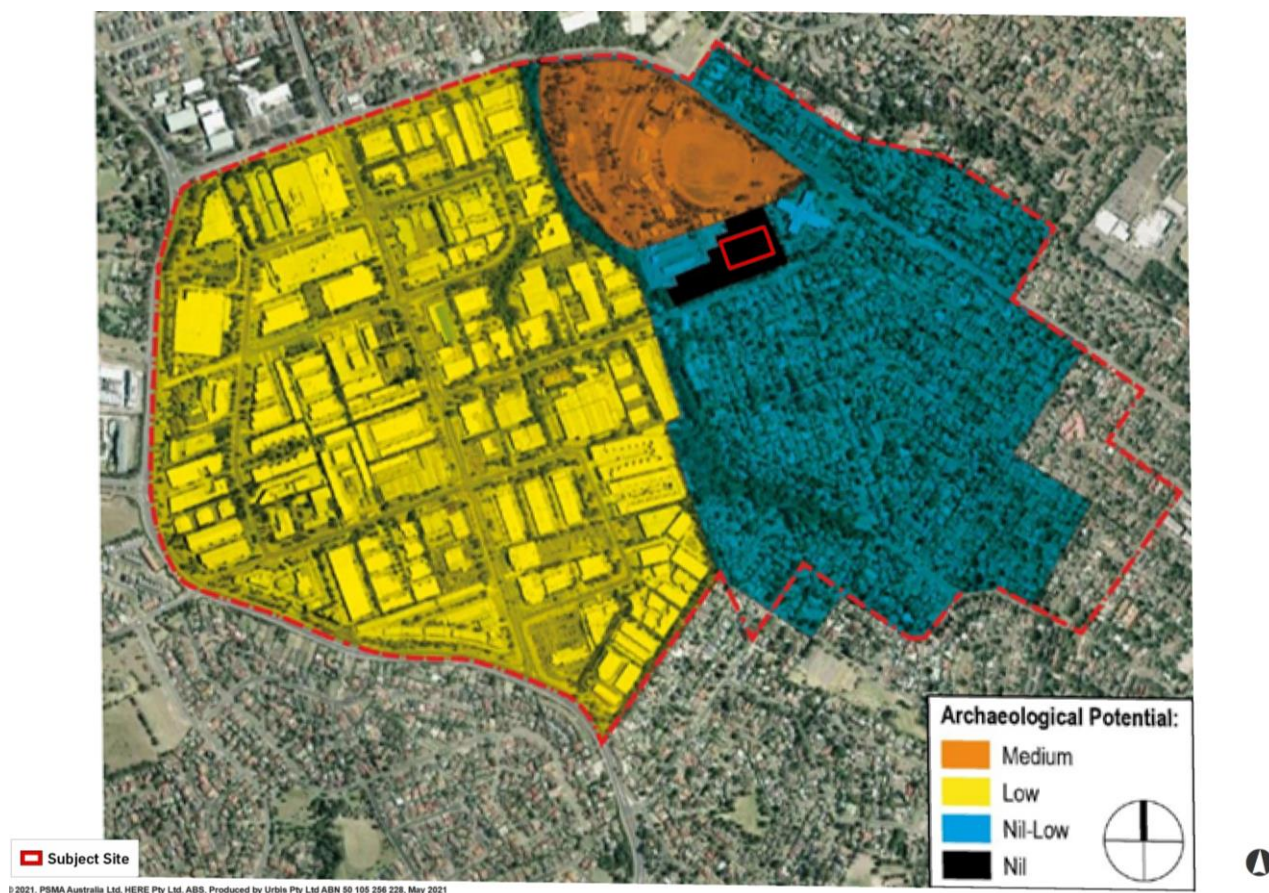


Figure 31 – Areas of archaeological potential identified by GML

Source: GML 2015

### **EMM, 2013, *Archaeological Assessment and Research Design: Showground Station***

EMGA Mitchell McLennan Pty Ltd (EMM) was engaged by Boulderstone Pty Ltd (BPL) to undertake an archaeological program at the Showground Station construction area in Castle Hill, which encompassed the subject site. The Archaeological Assessment was commissioned on the grounds that a preliminary assessment undertaken by GML in 2012 had identified two potential archaeological sites; specifically, two structures between Carrington Road and Cattai Creek (Figure 32).

The assessment concluded that the most likely location for archaeological evidence was in the centre of the study area on the grounds that a number of structures had been in this location between 1928-1978, as evidenced by aerial photographs (see Figure 22). A 1920s plan also contained structures which were in roughly the same location, which a slight discrepancy owing to the anticipated margin of error which exists between historical aerial photographs and cartographic material. In terms of the nature of archaeological evidence, it was stated that:

*'...evidence may include house foundations, sheds, building debris and household items. Additionally, should a house site be uncovered the possibility that there was a cesspit or well associated with it is supported by the late arrival of reticulated water and sewerage pipes to the area.'*

It was noted that whereas the majority of dwellings which were erected during this period contained tongue and groove floorboards, which reduces the potential for subfloor deposits, there is some potential that this house may have been constructed using 'earlier techniques' owing to its rural setting. It was further noted that, should the dwelling pre-date the 1870s, there may be potential for earlier structural evidence such as earthen floor and slab construction.

Whereas earlier assessments had attributed greater archaeological potential to the east and west of the study area, EMM found that these areas had been subject to extensive disturbance with the construction of the Council Depot and Administration Building. The higher archaeological potential attributed to the centre of the study area was based on the reduced levels of disturbance relative to the adjacent lots. In terms of the archaeological significance of potential archaeological remains, the following statement was provided:

*The potential archaeological resources at the Showground Station study area are considered to be of local heritage significance. They have the potential to contribute to the local area's understanding of the site's use and people present in the study area during the late nineteenth and early twentieth century. The potential archaeological remains may yield information relating to the construction techniques used to create the structures and farm buildings on the site during the late nineteenth and early twentieth centuries.*

*Information from the site may be able to contribute to understanding the lifeways and practices of the people who lived in this area, who are not represented in the documentary evidence for the site. Also of local significance would be archaeological evidence, including a cesspit, that could demonstrate the life of the families that lived in the house and answer questions relating to personal and commercial activities on the orchard. Much of the surrounding archaeological resource is likely to have been disturbed by the construction of buildings on the site but the topography of the site indicates the subsurface features and deposits may still survive.*



Figure 32 - Archaeological potential identified by EMM

Source: EMM 2013

## 4.2. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The below table presents a summary of potential archaeological resource and condition of remains within the subject area. The historical phases have been adapted from those identified in the 2015 and 2019 GML assessments for the site.



Table 3 – Assessment of Archaeological Potential

Phase	Potential Archaeological Resource	Integrity of Archaeological Resource	Potential
<b>Government Grounds</b> (1799-1819)	Archaeobotanical evidence of land clearing activities, charcoal deposits as evidence of burning activities, remnant fencing and paths.	It is considered unlikely that evidence of the earliest period of European settlement would survive within the subject area owing to the significant degree of subsequent disturbance and ephemeral character of the expected archaeological record.	Nil-Low
<b>Original Land Grants</b> (1819-1897)	Rubbish dumps, discard items, remnant fencing and paths	It is considered unlikely that historical archaeological features associated with early land grants would survive within the subject area owing to the significant degree of subsequent disturbance and ephemeral character of the expected archaeological record.	Nil-Low
<b>The Suttor's Estate</b> (1898)	Structural evidence of 20 <sup>th</sup> century dwelling and associated structures, including slab foundations and footings, sub-floor deposits, post holes and cesspits.	The incorporation of the subject site within the Suttor's Estate was followed by little in the way of development and disturbance for several decades. Aerial photographs suggest that the site remained partially wooded until at least 1930. Aerial photographs and maps (Figure 22 & Figure 23) indicate the presence of a cottage and various ancillary structures within the western component of the site in the late 19 <sup>th</sup> - early 20 <sup>th</sup> century. A 2012 assessment prepared by EMM established that, had these been constructed with more substantial slab construction techniques (as opposed to tongue and groove), there may be potential for the survival of foundations and other sub-floor deposits. Archaeological test excavations were subsequently undertaken, which yielded no evidence of the 19 <sup>th</sup> century cottages. For further information refer to Section 4.1. As test excavations were confined to the western component of the site, potential for evidence of this phase cannot be excluded altogether.	Nil-Low

Phase	Potential Archaeological Resource	Integrity of Archaeological Resource	Potential
<b>Herbert Alley</b> (1960s-1970)	No evidence of development within the subject site associated with this phase.	During this phase the subject site and adjacent lots were consolidated by horse trainer, Herbert Alley. Historical evidence suggests that he erected a number of stables on the land during this period. A 1970 aerial does not, however, indicate the presence of any structures during this period.	Nil-Low
<b>The Council takes over</b> (1971-1993)	Evidence of levelling and landscaping, evidence of playing surfaces (i.e. AstroTurf), footings and foundations of ephemeral structures for spectator purposes.	Following the purchase of the subject site and adjacent lots by the Hills Shire Council in 1971, the north-eastern component of the subject site was gazetted for public recreation purposes and converted to a playing field. The potential for evidence of the playing field depends on its composition (i.e. AstroTurf, etc). The south-western component of the subject site remained sparsely vegetated. Although buildings were erected on adjacent lots, the subject site was subject to relatively little disturbance during this period.	Nil-Low
<b>Hills Entertainment Centre</b> (1994-2012)	Footings and foundations of former Hills Entertainment Centre,	The Hills Entertainment Centre was erected within the north-western component of the subject site during this period, roughly in the location of the earlier playing field. This was a substantial structure which consisted of a 1,678-seat auditorium. The Hills Entertainment Centre was demolished in 2013. The south-western component of the subject site contained a bitumen carpark at this time.	High
<b>The Metro and Beyond</b> (2013-Present)	>1.5 metres of introduced fill, evidence of site preparation activities.	Following the demolition of the Hills Entertainment Centre in 2013 and vacation of the site by Council, the subject site was acquired as part of the Hills Showground Station project. A 2019 aerial (Figure 26) shows the use of the subject site at this time for bulk earthworks in association with the adjacent construction activities. The site was subsequently subject to remediation and site preparation works in association with the subject proposal.	High (extant)

### 4.3. SUMMARY OF ARCHAEOLOGICAL POTENTIAL

On face value, the above publications appear to contain some inconsistencies in terms of the established historical archaeological potential of the subject site.

The 2013 EMM assessment identified the subject site as containing an area of archaeological potential (Figure 32). This finding was attributed to the reduced levels of disturbance within the subject site relative to the adjacent lots. The 2015 and 2019 GML studies instead identified the subject site as having nil potential for historical archaeological resources (Figure 31) owing to the high level of twentieth century disturbance.

These contrasting conclusions are most likely a reflection of the significant works which were undertaken within the subject site within the intervening period, with the demolition of the Hills Entertainment Centre and site preparation works associated with the subject proposal. The high degree of disturbance can be observed through comparison between Figure 27 and Figure 28 and is corroborated by the geotechnical investigations (see Section 4.1). These activities are likely to have removed shallow archaeological deposits, including evidence of agricultural activities associated with the earliest European settlement of the area and the late 20th century development of the site for recreational purposes.

The 2013 EMM identified the potential for archaeological resources associated with a late 19<sup>th</sup> century cottage within the western portion of the subject area on the grounds that it may have consisted of slab foundations as opposed to tongue and groove floorboards, owing to its early date. Test excavations (EMM 2016) subsequently yielded no evidence of the cottage and identified the western portion of the site as archaeologically sterile. The potential for evidence of the late 19<sup>th</sup> century-early 20<sup>th</sup> century development of the subject site within the remainder of the subject site cannot, however, be altogether discounted.

Due to the substantial nature of the former Hills Entertainment Centre, which formerly occupied the eastern portion of the subject site, it is anticipated that there is high potential for subsurface footings, foundations and services associated with this structure.

The archaeological potential of the subject site is summarised in the below table (Table 4):

Table 4 – Summary of archaeological potential

Phase	Date Range	Potential
Government Grounds	1799-1819	Nil-Low
Original Land Grants	1819-1897	Nil-Low
The Suttor's Estate	1898	Nil-Low
Herbert Alley	1960s-1970	Nil-Low
The Council takes over	1971-1993	Nil-Low
Hills Entertainment Centre	1994-2012	High
The Metro and Beyond	2013-Present	High (extant)



## 5. HERITAGE SIGNIFICANCE

### 5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 5.2. HERITAGE LISTING

The subject site is not listed as a heritage item under any statutory instrument; however, it is located in proximity to locally listed heritage items under *The Hills Local Environmental Plan (LEP) 2019* (Figure 1) including:

- 'House', 128-132 Showground Road (Item No. 69); and
- 'House', 107 Showground Road (Item No. 68).

The subject site is also located directly to the south of the Castle Hill Showground which has previously been identified in the *North West Rail Link Environmental Impact Statement: European Heritage Report* (2012) as having heritage significance at a local level. Although not currently listed under any statutory instrument, consideration of potential impacts on the Showground should be considered from a heritage perspective.



Figure 33 – Extract of heritage map with the subject site outlined in red.

Source: eSpatial Viewer

## 5.3. STATEMENT OF SIGNIFICANCE

### 5.3.1. 'House' (item no. I68)

The *Baulkham Hills Heritage Study* inventory sheet provides the following brief statement of significance for heritage item no. I68:

*Externally intact early 20th Century rural cottage probably indicative of small rural lot subdivision around the township of Castle Hill.<sup>9</sup>*

The cottage is a highly intact example of an early 20<sup>th</sup> century weatherboard cottage which retains a number of Federation details and its original timber privy to the rear. The cottage has significance at a local level for its ability to provide evidence of the relatively recent rural history of the Castle Hill area.<sup>10</sup>

### 5.3.2. 'House' (item no. I69)

The *Baulkham Hills Heritage Study* inventory sheet provides the following brief statement of significance for heritage item no. I69:

*'rare surviving orchard on a subdivision.'*

The significance of item no. I69 was thus derived from its historical value as evidence of early orcharding activities within the Castle Hill area. This attribution no longer applies, however, as the orchard was removed in the early 21<sup>st</sup> century, leaving only the extant cottage (see Section 3.1.7).

The extant cottage which remains at 128-132 Showground Road has heritage significance at a local level. The property was part of Samuel Gilbert's early grant of 140 acres. The cottage on the property is a high integrity example of the vernacular style. Constructed in the 1870s, it contains a number of original features, including original/early posts and brackets and a beaded weatherboard façade. Although the orchard has been removed, the cottage retains its original landscape setting and setback from Showground Road.

### 5.3.3. Castle Hill Showground

Castle Hill Showground is not currently listed as a heritage item under any statutory instrument, however, it was identified in the *North West Rail Link Environmental Impact Statement: European Heritage Report* (2012) as having significance at a local level. The following statement of significance is extracted from this report:

*Castle Hill Showground has significance at the local level for its historic, rarity and representative values. The showground has been the home of the Castle Hill Show since 1890, which by the 1950s was the second largest show in Sydney region, after the Royal Agricultural Society's show at Moore Park. It provides evidence of the historical importance of agriculture to The Hills district and is a reminder of the vital role the area once played in providing produce for Sydney.*

*Castle Hill Showground is a representative example of rural showgrounds in NSW, with a large show ring and pavilions arranged around it. While the shape of the show ring has changed over time, the layout of the showground, with the pavilions arranged around the north and western edges of the show ring, remains unchanged since at least 1930. The Showground is an important and much used cultural and recreational facility in The Hills Shire.<sup>11</sup>*

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<sup>9</sup> Graham Edds & Associates, 1993, *Baulkham Hills Heritage Study*, Heritage Inventory Form, item no. I68

<sup>10</sup> GML, 2015, *Showground Station Precinct: Non-Aboriginal Heritage Assessment*, p.19

<sup>11</sup> Graham Edds & Associates, 1993, *Baulkham Hills Heritage Study*, Heritage Inventory Form, item no. I69

## 6. ARCHAEOLOGICAL SIGNIFICANCE

### 6.1. TERMS AND DEFINITIONS

The concept of archaeological significance is independent of archaeological potential. For example, there may be 'low potential' for certain relics to survive, but if they do, they may be assessed as being of 'high (State) significance'.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential: a site or resource is said to be scientifically significant when its further study may be expected to help answer questions. Whilst the research potential of an archaeological site is an essential consideration, it is one of a number of potential heritage values which a site or 'relic' may possess. Recent changes to the Heritage Act 1977 (Section 33(3) (a)) reflect this broader understanding of what constitutes archaeological significance by making it imperative that more than one criterion be considered.

The below assessment of archaeological significance considers the criteria, as outlined in the NSW Heritage Branch publication *Assessing Significance for Historical Archaeological Sites and 'Relics'*. Sections which are extracted verbatim from this document are italicized.

For the purposes of this assessment, significance is ranked as follows:

- **No Significance** – it is unlikely that any archaeological resources recovered will be attributed significance in accordance with the assessment criteria on a state or local level.
- **Local Significance** – it is likely that archaeological resources recovered will be significant on a local level in accordance with one or more of the assessment criteria.
- **State Significance** – it is likely that archaeological resources recovered will be significant on a state level in accordance with one or more of the assessment criteria.

The following Criteria are used to assess archaeological significance (from *Assessing Significance for Historical Archaeological Sites and 'Relics'*, Heritage Branch NSW).

Table 5 – significance criteria

Criterion	Criterion	Definition
E	<b>Archaeological Research Potential</b>	<i>Archaeological research potential is the ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics'</i>
A, B & D	<b>Associations with individuals, events or groups of historical importance</b>	<i>Archaeological remains may have particular associations with individuals, groups and events which may transform mundane places or objects into significant items through the association with important historical occurrences.</i>
C	<b>Aesthetic or technical significance</b>	<i>Whilst the technical value of archaeology is usually considered as 'research potential' aesthetic values are not usually considered to be relevant to archaeological sites. This is often because until a site has been excavated, its actual features and attributes may remain unknown. It is also because aesthetic is often interpreted to mean attractive, as opposed to the broader sense of sensory perception or 'feeling' as expressed in the Burra Charter. Nevertheless, archaeological excavations which reveal highly intact and legible remains in the form of aesthetically attractive artefacts, aged and worn fabric and remnant</i>



Criterion	Criterion	Definition
		<i>structures, may allow both professionals and the community to connect with the past through tangible physical evidence</i>
A, C, F & G	<b><i>Ability to demonstrate the past through archaeological remains</i></b>	<i>Archaeological remains have an ability to demonstrate how a site was used, what processes occurred, how work was undertaken and the scale of an industrial practice or other historic occupation. They can demonstrate the principal characteristics of a place or process that may be rare or common.</i>

## 6.2. ASSESSMENT OF ARCHAEOLOGICAL SIGNIFICANCE

The following table assesses the significance of potential archaeological resources across the site in accordance with the definitions in Table 5 above. Italicised sections have been extracted from the 2013 EMM assessment.

Table 6 – Assessment of Significance

Criterion	Discussion
<b><i>Archaeological Research Potential</i></b>	<p>Although there is nil-low potential for archaeological resources associated with the original land grants, these may have State significance for their ability to reveal information about the early European settlement of the Castle Hill area which cannot be garnered from available historical sources.</p> <p>Although there is nil-low potential for archaeological resources associated with the late 19th century development of the subject area, should evidence be uncovered it may have significance at a local level to reveal information about early orcharding and agricultural practices.</p> <p>Historical archaeological resources associated with the former Council recreational development of the subject site and subsequent Hills Entertainment Centre are unlikely to yield information which cannot be obtained through available historical archaeological resources.</p>
<b><i>Associations with individuals, events or groups of historical importance</i></b>	<p>The subject area is associated with free settler Michael Hancey, having formed part of his 1819 land grant.</p> <p>The former Hills Entertainment Centre may have had local significance for its association with the establishment of Hillsong Church and for those local community members who had performed and attended this facility over the period of its operations. Subsurface evidence of this former structure is, however, unlikely to be demonstrative of this significance.</p>
<b><i>Aesthetic or technical significance.</i></b>	This assessment has not identified the potential for any historical archaeological resources which satisfy this criterion.
<b><i>Ability to demonstrate the past through archaeological remains</i></b>	Historical archaeological resources associated with the late 19 <sup>th</sup> century development of the subject site may have potential to yield information in relation to the construction and occupation of rural farmsteads during this period, as well as associated agricultural and orcharding practices, which cannot be garnered through historical sources.

Criterion	Discussion
	Historical archaeological resources which evidence the Council acquisition and development of the site for recreational purposes throughout the 20th century may have significance at a local level for their ability to reflect these activities.

### 6.3. STATEMENT OF ARCHAEOLOGICAL SIGNIFICANCE

Although it has been assessed that there is nil-low potential for archaeological resources associated with the original land grants to survive, these may have State significance for their ability to reveal information about the early European settlement of the Castle Hill area which cannot be garnered from available historical sources.

There Historical archaeological resources associated with the late 19<sup>th</sup> century development of the subject site may have potential to yield information in relation to the construction and occupation of rural farmsteads during this period, as well as associated agricultural and orcharding practices, which cannot be garnered through historical sources.

The former Hills Entertainment Centre may have had local significance for its association with the establishment of Hillsong Church and for those local community members who had performed and attended this facility over the period of its operations. Subsurface evidence of this former structure is, however, unlikely to be demonstrative of this significance.

The archaeological potential and significance of the subject site is summarised in the below table (Table 7):

Table 7 – Summary of archaeological potential and significance

Phase	Date Range	Potential	Potential Significance
Government Grounds	1799-1819	Nil-Low	Local / State
Original Land Grants	1819-1897	Nil-Low	Local / State
The Suttor's Estate	1898	Nil-Low	Local
Herbert Alley	1960s-1970	Nil-Low	Local
The Council takes over	1971-1993	Nil-Low	Local
Hills Entertainment Centre	1994-2012	High	Nil
The Metro and Beyond	2013-Present	High (extant)	Nil

## 7. IMPACT ASSESSMENT

### 7.1. BUILT HERITAGE

Below, the potential impact of the proposal is assessed against the applicable heritage-related statutory and non-statutory planning controls which relate to the site and the proposed development.

#### 7.1.1. Statutory Controls

##### The Hills Local Environmental Plan 2019

The table below provides an assessment of the proposal against the relevant provisions for heritage as found in *The Hills Local Environmental Plan (LEP) 2019*.

Table 8 - Assessment against The Hills LEP 2019

Clause	Response
<p><b>(1) Objectives</b></p> <p><i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to conserve the environmental heritage of the The Hills Shire Council LGA,</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p>	<p>This Heritage and Archaeological Impact Statement (HAIS) has been prepared in response to this clause.</p>
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p>(a) <i>demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p>(i) <i>a heritage item,</i></p> <p>(ii) <i>an Aboriginal object,</i></p> <p>(iii) <i>a building, work, relic or tree within a heritage conservation area,</i></p> <p>(b) <i>altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p>	<p>The subject site is located within proximity of the following local heritage items listed under Part 1 of Schedule 5 of The Hills LEP 2019:</p> <ul style="list-style-type: none"> <li>• 'House', 107 Showground Road (item no. I68)</li> <li>• 'House', 128-132 Showground Road (item no. I69)</li> </ul> <p>In addition to the above, the subject site is located immediately to the south of the former Castle Hill Showground, which is recognised as having significance at a local level for its historic, rarity and representative values.<sup>12</sup></p> <p>An assessment prepared in 2012 for the precinct also identified historical archaeological constraints associated with the subject site.<sup>13</sup></p> <p>This HAIS has therefore been prepared to address the potential impacts of the proposal in respect of the heritage and archaeological values of the subject site.</p>

<sup>12</sup> North West Rail Link Environmental Impact Statement: European Heritage Report (2012)

<sup>13</sup> EMM, 2013, *Archaeological Assessment and Research Design: Showground Station*



Clause	Response
<p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area,</p>	
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>The heritage significance of I68 and I69 relates to their historical value as evidence of Castle Hill's earliest subdivisions and agrarian history. The historical development of the subject site, as part of Michael Clancey's 1819 land grant and the later Suttor's Estate, is distinct from that of the I68 and I69 which were encompassed within Samuel Gilbert's 140 acres. The proposal would not therefore impact the historical development and subdivision pattern which is reflected by these properties.</p> <p>The setting of I68 and I69 would not be compromised by the proposal on the grounds that they are located uphill and are separated by Showground road and residential development. A views analysis (see Section 7.2 of this report) has established that the proposal would not impact significant views toward I68 and I69. It has further established that the proposed residential towers would be visible from I69, however, as the cottage dwelling is located uphill and setback from Showground Road, this would reduce impacts to its setting and views. The potential impacts of the proposal on significant views to and from I68 and I69 is further discussed in Section 7.2 of this report.</p>
<p><b>(7) Archaeological sites</b></p> <p><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></p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p>	<p>This HAIS will form part of this SSDA for the purpose of assessing the potential archaeological impacts of the proposal.</p>

Clause	Response
<i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i>	

## The Hills Development Control Plan 2012

The table below assesses the proposal against the relevant objective and provisions for heritage as found in The Hills Development Control Plan (DCP) 2012.

Table 9 - Assessment against The Hills DCP 2012

Provision	Response
<p><b>Part B, Section 2 - Residential</b></p> <p><i>2.10 Heritage</i></p> <p><i>(a) Views to and from significant items of natural or cultural heritage should not be impeded by development.</i></p> <p><i>(b) If the development is within the Rouse Hill Development Area, SREP No. 19 will also apply.</i></p> <p><i>(c) All developments must address and comply with the provisions of Part C Section 4 – Heritage.</i></p>	<p>The potential impacts of the proposal on significant views to and from proximal heritage items is discussed in Section 7.2 of this report.</p> <p>The subject site is not located within the Rouse Hill Development Area.</p> <p>The provisions of <i>Part C Section 4 – Heritage</i> are addressed below in relation to the subject proposal.</p>
<p><b>Part C, Section 4 – Heritage</b></p> <p><i>3.5 Development in the vicinity of a heritage site</i></p> <p><i>(a) Development on land within the vicinity of a heritage site is not to detract from the identified significance of the place, its setting, nor obstruct important views to and from the site.</i></p> <p><i>(c) Where development is proposed within the vicinity of a heritage site, the following matters must be taken into consideration:</i></p> <ul style="list-style-type: none"> <li><i>the character, siting, bulk, height and external appearance of the development;</i></li> <li><i>the visual relationship between the proposed development and the heritage site;</i></li> <li><i>the potential for overshadowing of the heritage site;</i></li> <li><i>the colours and textures of materials proposed to be used in the development;</i></li> <li><i>the landscaping and fencing of the proposed development;</i></li> </ul>	<p>The potential impacts of the proposal on the heritage values of proximal heritage items are addressed above in relation to Clause 4, Part 5.10 of The Hills LEP 2019.</p> <p>The proposed residential towers would be located some distance (approximately 200 and 500 metres) from I69 and I68 respectively. As discussed in Section 7.2, it is not anticipated that the subject proposal would be visible from I68, and so the provisions of this clause do not apply in this instance. I69 is separated from the subject site by the sloped topography and major thoroughfare of Showground Road. The setting and streetscape of I69 would not therefore be impacted by the proposal; nor would its ongoing amenity and well-being. The visual relationship between the proposed residential towers and I69 is further discussed in Section 7.2.</p> <p>In respect of the former Castle Hill Showground, the significance of the precinct relates to its historical use as an important cultural and recreational facility within the Hills Shire (see Section 5.3.3). The proposal seeks to facilitate opportunities for social interaction, with the inclusion of a number of rooftop and podium landscaped</p>

Provision	Response
<ul style="list-style-type: none"> <li>the location of car parking spaces and access ways into the development;</li> <li>the impact of any proposed advertising signs or structures;</li> <li>the maintenance of the existing streetscape, where the particular streetscape has particular significance to the heritage site;</li> <li>the impact the proposed use would have of the amenity of the heritage site; and</li> <li>the effect the construction phase will have on the well being of a heritage building.</li> </ul>	<p>communal spaces.<sup>14</sup> The proposal would also facilitate a number of retail tenancies within Doran Plaza. These aspects of the proposal would thus align with the social values of the Castle Hill Showground to the north.</p> <p>The subject site has developed independently of the Showground site since 1819 when it was incorporated within Michael Hancey's land grant. The site was subsequently incorporated into the Suttor's Estate (1898) and later developed by the Baulkham Hills Shire Council (1971-2013) (see Section 3 for further information). The proposal would not therefore compromise the historical curtilage and setting of the Castle Hill Showground. Proximal heritage item I69 originally formed part of Samuel Gilbert's 1831 land grant and was subdivided for orcharding purposes in the late 19<sup>th</sup> century. The proposal would not therefore impact the historical curtilage or subdivision pattern of this property.</p>
<p><b>Part C, Section 4 – Heritage</b></p> <p><b>3.13 Development of Archaeological Sites</b></p> <p>(a) Any application which proposes the disturbance or development of a heritage item listed in Part 3 of Schedule 5 of The Hills Local Environmental Plan 2012 as an 'archaeological site' is to undertake an Archaeological Assessment (refer to Part A - Introduction) and to submit the assessment as part of the Heritage Impact Statement or Conservation Management Plan.</p>	<p>This HAIS has been prepared to satisfy this clause and will form part of this SSDA for the purpose of assessing the potential archaeological impacts of this proposal.</p>

## Heritage NSW Guidelines

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 10 - Heritage NSW Guidelines

Clause	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>This assessment has found that the proposal would have:</p> <ul style="list-style-type: none"> <li>no impact on local heritage item 'House' (item no. I68) on the grounds that it would have no impact on</li> </ul>

<sup>14</sup> Cox Architecture, November 2019, *Hills Showground Station Precinct Residential Development: Design Statement*, p.10



Clause	Discussion
	<p>its physical and visual curtilage or historical heritage values;</p> <ul style="list-style-type: none"> <li>• a minor but acceptable impact on local heritage item 'House' (item no. I69). The proposed residential towers would be visible from I69, however, as the cottage dwelling is located uphill and setback from Showground Road, this would reduce impacts to its setting and views. The proposal would have no impact on the item's physical curtilage or historical heritage values;</li> <li>• a minor but acceptable impact on the former Hills Showground. While it is recognised that the proposal would alter the setting and visual curtilage of the former Castle Hill Showground, this impact is reduced in light of the considered podium design and reinvigoration of the area which it would afford. The proposal would generate opportunities for communication and public awareness of the Showground and its historical value within the Castle Hill area; and</li> <li>• nil-low potential to impact significant historical archaeological resources.</li> </ul>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The proposal would have a minor impact on sight lines from heritage item I69 to the east. The proposed residential towers would be visible from I69, however, as the cottage dwelling is located uphill and setback from Showground Road, this would reduce impacts to its setting and views. For further discussion reference should be made to Section 7.2.1.</p> <p>While it is recognised that the proposal would alter the setting and visual curtilage of the former Castle Hill Showground, this impact is reduced in light of the considered podium design, facilitation of leisure and recreation activities and reinvigoration of the area which it would afford. The proposal would generate opportunities for communication and public awareness of the Showground and its historical value within the Castle Hill area.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>It is understood that consideration of alternative sites formed part of the Concept SSDA for the Hills Showground Station Precinct which was approved in January 2021. The site was ultimately selected for its proximity to Showground Station and on the grounds that</p>

Clause	Discussion
	it is a 'transit oriented development' (TOD) site and a key contributor to the provision of more housing and jobs. <sup>15</sup>
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>Historical research has revealed that the subject site developed independently of the Castle Hill Showground and proximal heritage items I68 and I69 from the earliest period of European occupation and would not therefore impact their historical curtilage and subdivision patterns. This is discussed further in response to <i>Part C, Section 4</i> of The Hills DCP 2012.</p> <p>The topography of the subject site and surrounds is such that the bulk and height of the proposed residential towers would be located downhill from heritage item I69, thus reducing impacts to its visual curtilage. The proposed towers would not be visible from heritage item I68.</p> <p>The proposed development would include 4 residential towers setback behind a 4-storey commercial podium, providing a sense of lower-scale development within the public domain and in relation to the adjacent Showground site. The significance of the former Showground relates to its historical use as an important cultural and recreational facility within the Hills Shire (see Section 5.3.3). The objective of the subject proposal is to deliver 'a vibrant commercial and residential precinct immediately adjacent to Showground Station.'<sup>16</sup> The proposal would therefore facilitate continued public engagement with and recreational uses of the site.</p>

<sup>15</sup> Ibid

<sup>16</sup> City Plan Services, 2021, *Scoping Report: Doran Drive Precinct*, p.5.  
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## 7.2. VIEWS ANALYSIS

### 7.2.1. 128-132 Showground Road (item no. I69)

128-132 Showground Road (item no. I68) is located approximately 200 metres north-east of the subject site. The proposal would not impact significant views toward I68 (Figure 34) on the grounds that the item is located uphill from the subject site. The proposed residential towers would most likely be visible from I68, however, they would appear less bulky owing to their downhill location (Figure 35). The cottage dwelling is also setback significantly from Showground Road, thus reducing any potential visual impacts.



Figure 34 – View toward 128-132 Showground Road (item no. I69)

Source: Google Maps



Figure 35 – View from 128-137 Showground Road (item no. I69) toward the subject site

Source: Google Maps

### 7.2.2. 107 Showground Road (item no. I68)

The Federation dwelling at 107 Showground Road (item no. I68) is located approximately 500 metres east of the subject site. The dwelling is situated on a half slope, uphill from the subject site and setback from Showground Road (Figure 36). Views to and from I68 are therefore obstructed by the topography and residential development (Figure 37). It is not therefore anticipated that any significant views associated with I68 would be impacted by the proposal.



Figure 36 – View toward 107 Showground Road (item no. I68)



Figure 37 – View toward the subject site from 107 Showground Road (item no. I68)



## 7.3. NON-ABORIGINAL ARCHAEOLOGY

Significant excavation will be required to accommodate six levels of basement carparking for the proposed residential towers. Plans and elevations, as depicted in Section 1.5 of this report, indicate that the excavation footprint would encompass the entire site and would reach a depth of 19 metres within the eastern and central portion and 16 metres within the western portion. This degree of subsurface disturbance would remove all historical archaeological potential within the subject site.

An assessment of historical archaeological potential and significance (see Sections 4 and 5) has established that there is nil-low potential for historical archaeological resources which predate the late 20<sup>th</sup> century. The soil profile of the subject site consists of 0.6-4 metres of fill overlying 0.2-1.9 metres of residual soil which sits immediately above sandstone bedrock. This stratigraphy suggests that Council activities on the site in the late 20<sup>th</sup>, which included the conversion of the eastern portion of the site for playing fields, construction and demolition of the former Hills Entertainment Centre and subsequent depot operations, resulted in the natural soil profile being stripped almost down to bedrock and the deposition of significant fill levels. Test excavations conducted by EMM in 2016 (see Section 4.1) demonstrated the archaeological sterility of the western portion of the subject site. The potential for archaeologically significant deposits within the remainder of the subject site cannot, however, be altogether discounted.

This archaeological impact assessment has therefore identified the subject proposal as having nil-low potential to impact significant historical archaeological resources.

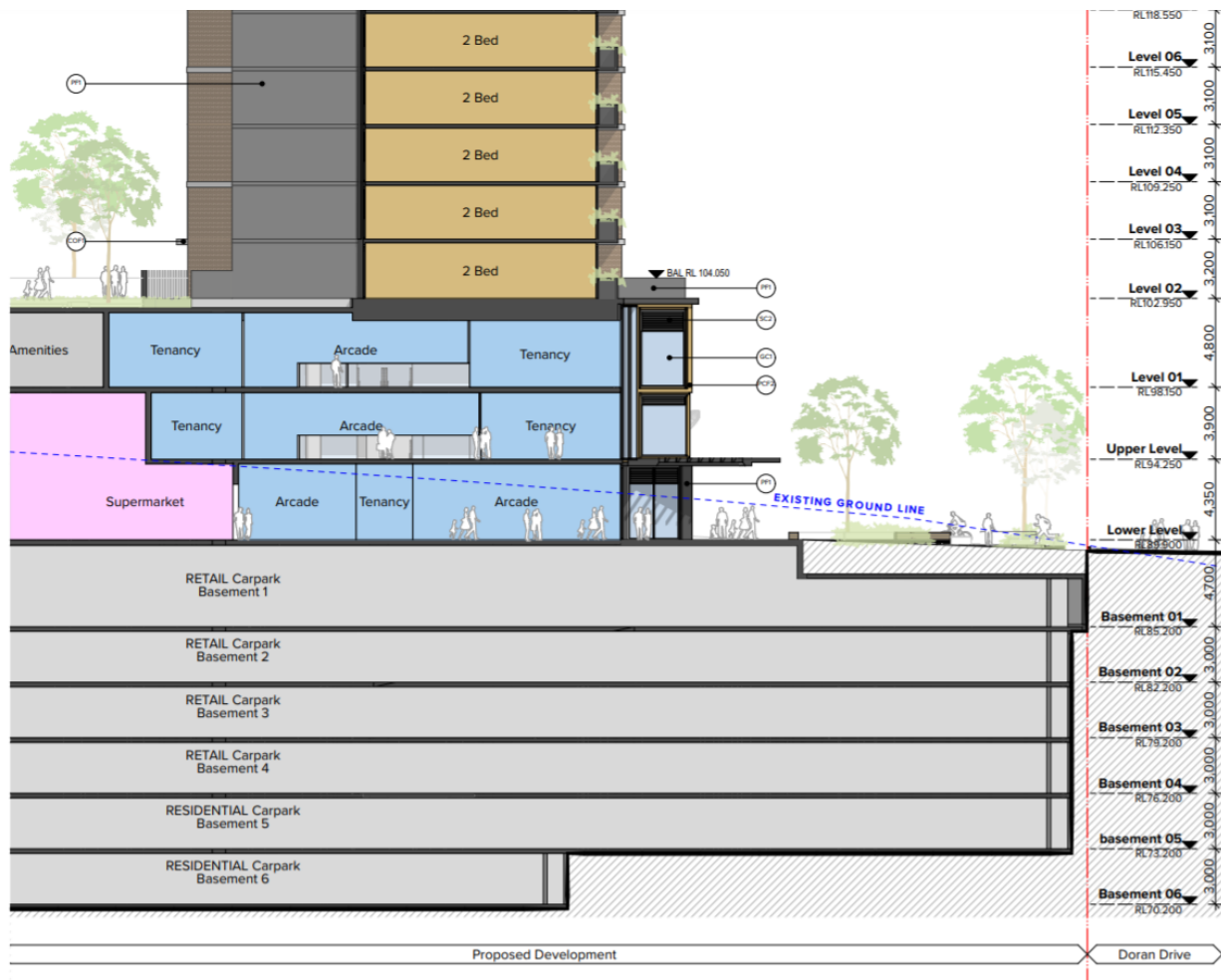


Figure 38 – Extent of proposed excavation footprint

Source: Turner, 06/07/2021

## 8. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report. The proposed development has been assessed to have:

- no impact on local heritage item 'House' (item no. I68) on the grounds that it would have no impact on its physical and visual curtilage or historical heritage values;
- a minor but acceptable impact on local heritage item 'House' (item no. I69). The proposed residential towers would be visible from I69, however, as the cottage dwelling is located uphill and setback from Showground Road, this would reduce impacts to its setting and views. The proposal would have no impact on the item's physical curtilage or historical heritage values;
- a minor but acceptable impact on the former Hills Showground. While it is recognised that the proposal would alter the setting and visual curtilage of the former Castle Hill Showground, this impact is reduced in light of the considered podium design and reinvigoration of the area which it would afford. The proposal would generate opportunities for communication and public awareness of the Showground and its historical value within the Castle Hill area; and
- nil-low potential to impact significant historical archaeological resources.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

### RECOMMENDATIONS

#### Recommendation 1 – Heritage Interpretation

GML's Heritage Interpretation Strategy should be incorporated into the design. Interpretation should be developed throughout detailed design and construction phases in conjunction with the project architect and other specialists as required.

#### Recommendation 2 – Unexpected Finds Procedure

Should historical archaeological resources be uncovered while undertaking works at the subject site, all activities must stop and Heritage NSW be immediately notified. An appropriately qualified archaeologist should also be consulted for the purpose of implementing best practice protection and conservation measures while the relevant approvals are obtained.

## 9. BIBLIOGRAPHY AND REFERENCES

### 9.1. BIBLIOGRAPHY

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