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Statement of Heritage Impact



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Introduction

1.0

1.1 Background

This report has been prepared to accompany a Staged Development Application (DA) for State Significant Development (SSD) application number 5175.

The report evaluates the proposed State Significant Development and Stage One proposal, prepared for the Western Sydney Parklands Trust by Architectus.

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 Statement of Heritage Impact 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 (now the Heritage Branch of the NSW Office of Environment and Heritage) 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, located at Eastern Creek, is bounded by Rooty Hill Road South, Church Street, the M7 West Link, and the Great Western Highway, as shown in Figure 1.1



Figure 1.1
Location map showing the subject site outlined in red

Source: Architectus

1.5 Heritage Management Framework

No part of the subject site is listed as an item of heritage significance in any statutory instrument.

However, it is in the vicinity of The Rooty Hill, listed on the State Heritage Register as an item of State significance, and the following items listed in Schedule 2 of the *Blacktown Local Environmental Plan (LEP) 1988*:

- Pioneer Memorial Church, Rooty Hill Road South (This building is situated on Lot 1 of DP 909138 and is within the boundaries of the identified State Heritage Register curtilage of The Rooty Hill).
- Belvedere, 116 Rooty Hill Road South

As such the heritage provisions of the *State Environmental Planning Policy (SEPP) (Western Sydney Parklands) 2009* and the *Blacktown LEP 1988*, relating to development in the vicinity of a heritage item, are to be considered in the assessment of this application.

1.6 Authorship

This report has been prepared by Graham Brooks and Associates Pty Ltd. 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 analysis of the European significance of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing site.

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

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

Overview of the Site History

2.0

A history of the subject site has been prepared by Archaeological & Heritage Management Solutions Pty Ltd as part of the *Baseline Historical Archaeological Impact Assessment Eastern Creek Business Hub*, June 2012.

In summary, the subject site is part of the land utilised by the New South Wales Colonial Government as the Rooty Hill Stock Run before being transferred to the Trustees of the Church and School Corporation. The majority of the site is part of the land sold to three private owners in the early 1870s which was subdivided in 1916.

A 1917 auction advertisement plan shows the presence of Belmore Road, Beggs Road and Church Road, which is now known as Church Street. The land north of Beggs Road retains this 1916 subdivision pattern while that to the south was further subdivided into smaller allotments in 1960.

The portion of land at the south of the site, west of Belmore Road, is part of two acres of land purchased by the Council of Education in 1871 as the site for Eastern Creek School, now located on the other side of Rooty Hill Road South. With the exception of the school land, the majority of the site is thought to have been in continued agricultural use since European settlement of the area, until it was acquired by the NSW State Government for the Western Sydney Parklands initiative.

Site Description

3.0

The subject site is bounded to the west by Rooty Hill Road South, to the south by the Great Western Highway, to the east by the M7 West Link and to the north by Church Street.

It is located directly south of The Rooty Hill and is separated from the Eastern Road Sports Precinct and Bungarribee Precinct of the Western Sydney Parklands by the M7 West Link.

The development on the western side of Rooty Hill Road South, opposite the site is residential, with the exception of Eastern Creek Public School opposite the southern end of the site.

The majority of the site is vacant, open grassland with scattered tree clumps and with an area south of Church Street utilised for horse grazing. The built development on the site includes five houses, fronting Rooty Hill Road South, and one on Church Street, and their associated out buildings, and the infrastructure for the Jemena Gas Pipeline which follows the approximate alignment of the former Belmore Road. The location of the earlier form of Beggs Road can also be read in the landscape.



Figure 3.1
Morreau Reserve, at the base of The Rooty Hill, directly north of the subject site, on the other side of Church Street



Figure 3.2
Looking south along Rooty Hill Road towards the Great Western Highway, from the vicinity of Beggs Road, with the houses on the subject site seen on the left



Figure 3.3
The Great Western Highway frontage to the site, looking west



Figure 3.4
Looking north along Rooty Hill Road from the vicinity of Beggs Road



Figure 3.5
The Great Western Highway frontage to the site, looking east to the M7



Figure 3.6
View of the northern part of the subject site from Church Street showing the boundary with the M7



Figure 3.7
Residence and outbuildings in Church Street, within the subject site



Figure 3.8
Looking east across the subject site from Beggs Road



Figure 3.9
Looking west from within the site to the rear of the houses on Rooty Hill Road South



Figure 3.10
Looking south along the former alignment of Belmore Road from within the site



Figure 3.11
Looking north across the site, towards the Rooty Hill, from the vicinity of the Jemena Gas Trunk Receiving Station



Assessment of Heritage Impact

5.0

5.1 Introduction

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *SEPP (Western Sydney Parklands) 2009*, the *Blacktown LEP 1988* and the New South Wales Heritage Office (now the Heritage Branch of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

It considers the proposed development in relation to the following heritage items in its vicinity:

- 1 - The Rooty Hill
- 2 - Pioneer Memorial Church, Rooty Hill Road South
- 3 - Belvedere, 116 Rooty Hill Road South

The Visual Analysis that accompanies this application also addresses the views from the site of the former Bungarribee Homestead complex. As this is listed as an archaeological item of State significance, additional comment is provided below.

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



Figure 5.1
Aerial photograph showing the subject site shaded in red and the location of the following heritage items in its vicinity:

- 1: The Rooty Hill (boundary outlined with a dashed red line)
- 2: Pioneer Memorial Church
- 3: Belvedere
- 4: Bungarribee Homestead Complex

Source: Nearmap

5.2 Established Significance of the Heritage Items in the Vicinity of the Subject Site

The established heritage significance of the individually listed heritage items in the vicinity of the subject site is detailed below.

5.2.1 The Rooty Hill

The NSW Heritage Inventory contains the following information for database entry number 5054842, The Rooty Hill:

Statement of Significance:

The Rooty Hill is of State heritage significance as a remnant of one of the four Government Depots and stock farms first selected by Governor King in 1802 and further developed by Governor Macquarie after 1810. Under Macquarie, Rooty Hill Depot and stock farm developed as the second most important of the stock farms in colonial NSW. It functioned to provide an important reserve food supply for the colony during its establishment when it frequently faced crop failures, drought and other difficulties. The stock farm also enabled the government to control livestock prices and so prevent exploitation of the market by private graziers and contributed to the establishment of colonial breeding herds. An open stone artefact scatter has been located on the site indicating the site's potential as a research resource for Aboriginal history in the area. The hill also has significance to the Aboriginal community as a post contact camping and meeting place for those travelling over the Blue Mountains and into Parramatta and Sydney.

Description:

The curtilage includes the Rooty Hill, the Morreau Reserve and the parcel of land owned by the Presbyterian Church facing Rooty Hill Road South. It is bound by Rooty Hill Road South, Church St, Curry Street and Eastern Road. The Rooty Hill is a cleared grassy hill with patches of regrowth Cumberland Plain woodland to the eastern, southern and south western lower slopes of the hill. It is one of the highest points between Parramatta and the Blue Mountains and its peak affords an expansive view of the Cumberland Plain.

5.2.2 Pioneer Memorial Church

The NSW Heritage Inventory contains the following information for database entry number 1140120, Pioneer Memorial Church:

Statement of Significance:

The church is built on land donated by Charles McKay. Originally a Baptist Church, it was acquired for the local Presbyterian community by James Angus, McKay's successor as owner of the Minchinbury estate. The church is an important and long standing religious centre in Rooty Hill.

Description:

Physical Description: A small brick chapel in neo-gothic style with side buttresses and small entrance porch in white stucco. The gable ended roof in galvanised iron has decorative Italianate timber barge boards.

5.2.3 Belvedere

The NSW Heritage Inventory contains the following information for database entry number 1140119, Belvedere:

Statement of Significance:

A substantial brick dwelling from the mid Victorian period.

Description:

A single storey brick house with hipped roof, weatherboard dormer windows and bull-nose verandah in galvanised iron.

5.2.4 Bungarribee Homestead Complex

The NSW Heritage Inventory contains the following information for database entry number 5051257, Bungarribee Homestead Complex - Archaeological Site:

Statement of Significance:

The Bungarribee Homestead complex represents a rare, intact footprint of a very early farmstead including a main house, outbuildings and plantings. The remains, as defined by the heritage curtilage are considered to have State significance based on their historic, aesthetic, social and technical/research values.

The homestead has a strong association with settler John Campbell who arrived in the colony in 1821 seeking to increase his fortunes. Bungarribee is a reflection of the ambition of Campbell, but also of other settlers who desired a new and prosperous life. The homestead is architecturally and aesthetically significant and contributed to the influence of the 'cottage ornee' style in the colony. The homestead was also an important reminder of the social status of its owners with its "Italianate tower seen across paddocks from the Western Road,... as important an architectural landmark in the colony as Mrs Macquarie's Gothic forts on Sydney Harbour".

As a cultural resource, this complex is highly significant for the potential to yield information regarding the evolving pastoral and economic activities of an early homestead in the western region of Sydney. It has the potential to yield information regarding the initial construction and occupation of the homestead, the barracks, barn and other outbuildings. This resource has the potential to provide information relating to the domestic conditions and social status of early settlers, and the working life and conditions of domestic and farm assistants employed on this estate.

5.3 Guidelines of the NSW Heritage Branch

The NSW Heritage Office (now the Heritage Branch of the NSW Office of Environment and Heritage) 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 that have been considered in the following analysis are:

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

5.4 SEPP (Western Sydney Parklands) 2009 Heritage Provisions

There are no heritage provisions in *SEPP (Western Sydney Parklands) 2009* applicable to the subject site.

5.5 Blacktown LEP 1998 Heritage Provisions

The relevant clause for consideration under the *Blacktown LEP 1998* is Clause 16A Development in the vicinity of heritage items.

16A Development in the vicinity of heritage items

(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.

The analysis below concludes that the proposed development is consistent with these requirements.

5.6 Analysis of Heritage Impact

5.6.1 The Rooty Hill

As the proposed development is physically separated from The Rooty Hill by the width of Church Street it is considered that any potential impacts on this item will be limited to that of views. The images in Figures 5.2 and 5.3 show the proposed development will not be readily visible from The Rooty Hill.

As such it will have no adverse impact on the established heritage significance of The Rooty Hill as a remnant Government Depot.



Figure 5.2
Existing view to the subject site from The Rooty Hill, Source: Architectus



Figure 5.3
Image showing the location of the proposed development viewed from The Rooty Hill, Source: Architectus

5.6.2 Pioneer Memorial Church

The Pioneer Memorial Church has a self contained bush land setting within the curtilage of The Rooty Hill. As shown in Figure 5.1 the Church is some distance from the northern boundary of the subject site and is visually separated by the established vegetation on the southern slope of Rooty Hill (see Figure 5.5).

The proposed development will have no affect on the established heritage significance of this item, its setting, or on views to and from the Church.

5.6.3 Belvedere

The land around the single storey, Victorian dwelling, Belvedere, at 116 Rooty Hill Road South was subdivided and developed in the second half of the twentieth century. The land on which this house is now sited is effectively a battleaxe block with an access way from Rooty Hill Road South. The curtilage of this heritage item is limited to the lot boundary.

There is a row of houses along its former Rooty Hill Road South frontage screening the property from view (see Figure 5.7).

As there is no visual connection between the subject site and this heritage item the proposed development will have no effect on the established heritage significance of this item, its setting, or on views to and from this house.

5.6.4 Bungarribee Homestead Complex

The State significant Bungarribee Homestead complex is an item of archaeological heritage. Prior to its demolition, the Bungarribee homestead was a significant landmark in the Doonside/Rooty Hill area. The recent residential subdivision in the immediate vicinity of the Bungarribee Homestead Complex has been designed to retain view corridors to the surrounding landscape.

The images in Figures 5.8 and 5.9 show the proposed development will not be readily visible from the site of the former Bungarribee Homestead.



Figure 5.4
The Pioneer Memorial Church on Rooty Hill Road South, within the heritage curtilage of The Rooty Hill



Figure 5.5
View towards the subject site from the grounds of the Pioneer Memorial Church



Figure 5.6
Belvedere at 116 Rooty Hill Road South
Source: NSW State Heritage Inventory



Figure 5.7
Aerial photograph with the boundaries of 16 Rooty Hill Road South outlined in red showing the house is not able to be seen from the street



Figure 5.8
Existing view to the subject site from the site of the former Bungarrabee Homestead,
Source: Architectus



Figure 5.9
Image showing the proposed development viewed from the site of the former Bungarrabee Homestead, Source: Architectus

5.6.5 The Subject Site

Although there are no items of identified heritage significance within the subject site it is recognised that parts of the site are of interest to the local community, particularly the site of the former school.

It is recommended that an interpretive plaque / panel be installed in a suitable location of the proposed development. Text and images for this plaque could be sourced from Blacktown City Council's Combined Historical Societies Sub-Committee.

Conclusions and Recommendations

6.0

6.1 Conclusions

- No part of the subject site is listed as an item of heritage significance in any statutory instrument.
- The site is in the vicinity of The Rooty Hill, listed on the State Heritage Register as an item of State significance, and of two heritage items in Rooty Hill Road South, listed in Schedule 2 of the *Blacktown LEP 1988*; the Pioneer Memorial Church and Belvedere.
- As the proposed development is physically separated from The Rooty Hill by the width of Church Street it is considered that any potential impacts on this item will be limited to that of views. The visual analysis prepared as part of this application show the proposed development will not be readily visible from The Rooty Hill.
- There is no physical or visual connection between the subject site and the Pioneer Memorial Church or between the subject site and Belvedere.
- The proposed development will have no adverse impact on the listed heritage items in its vicinity.
- The proposed development is consistent with the heritage requirements of the *SEPP Western Sydney Parklands 2009* and the *Blacktown LEP 1988*.

6.2 Recommendations

- The consent authority should have no hesitation, from a heritage perspective, in approving the application.
- It is recommended that an interpretive plaque / panel be installed in a suitable location of the proposed development and that Blacktown City Council's Combined Historical Societies Sub-Committee be requested to provide input in regard to its content.

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7.0

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