

URBIS

HISTORICAL ARCHAEOLOGICAL ASSESSMENT

84 Tallawong Road, Rouse Hill

Prepared for

LK Property Group Holdings Pty Ltd

29 October 2025

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The cover image on the front page is an 1856 sketch of Rouse Hill House.

Source: Museums of History NSW Caroline Simpson Library Call No. 55591

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EXECUTIVE SUMMARY

This Historical Archaeological Assessment has been prepared by Urbis to accompany a State Significant Development Application (SSDA) for residential development (including in-fill affordable housing) at 84 Tallawong Road, Rouse Hill (**the site**). This SSDA seeks consent to amend three existing consents (SPP-17-00031, SPP-17-00032, and SPP-17-00033) for residential development comprising 1 shop-top housing and 5 residential flat buildings with a combined total of 411 units (including 70 affordable housing units).

The legal description of the site is Lot 63 in Deposited Plan 30186.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD- 80287510).

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following mitigation measures:

- Should undocumented and substantial archaeological remains not identified by this HAA be unexpectedly discovered during excavation, work must cease in the affected area and an archaeologist contacted to assess the finds. Depending on the nature of the discovery, Heritage NSW may be notified in writing in accordance with Section 146 of the *Heritage Act 1977*. Additional assessment and possible liaison with Heritage NSW may be required prior to the recommencement of excavation in the affected area.

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

1. SITE INTRODUCTION

This Historical Archaeological Assessment (HAA) has been prepared to support a State-Significant Development Application (SSDA) at 84 Tallawong Road, Rouse Hill (the site) for residential development (including in-fill affordable housing) (Figure 1 and Figure 2).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 26 March 2025 and issued for SSD-80287510. Specifically, this report has been prepared to respond to the SEARs requirement and government agency comments issued below.

Table 1 – SEARs Requirements

Item	Description of Requirement	Section Reference (this report)
22.	Environmental Heritage Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	<u>If required:</u> Archaeological Assessment

The current Historical Archaeological Assessment (HAA) has been prepared to fulfil SEARs requirement No. 22 for development consent.

The purpose of the HAA is to investigate the historical archaeological potential within the site and the likelihood that the proposed works would impact potential archaeological resources. The current report presents the results of the HAA.

1.1. Site Description

The site is located at 84 Tallawong Road, Rouse Hill, NSW within the Blacktown Local Government Area (LGA). The legal description of the site is Lot 63 in Deposited Plan 30186. The site is situated on the traditional lands of the Dharug in NSW and falls within the administrative bounds of the Deerubbin Local Aboriginal Land Council (DLALC). It is positioned roughly 34.5 km north-west of Sydney's Central Business District.

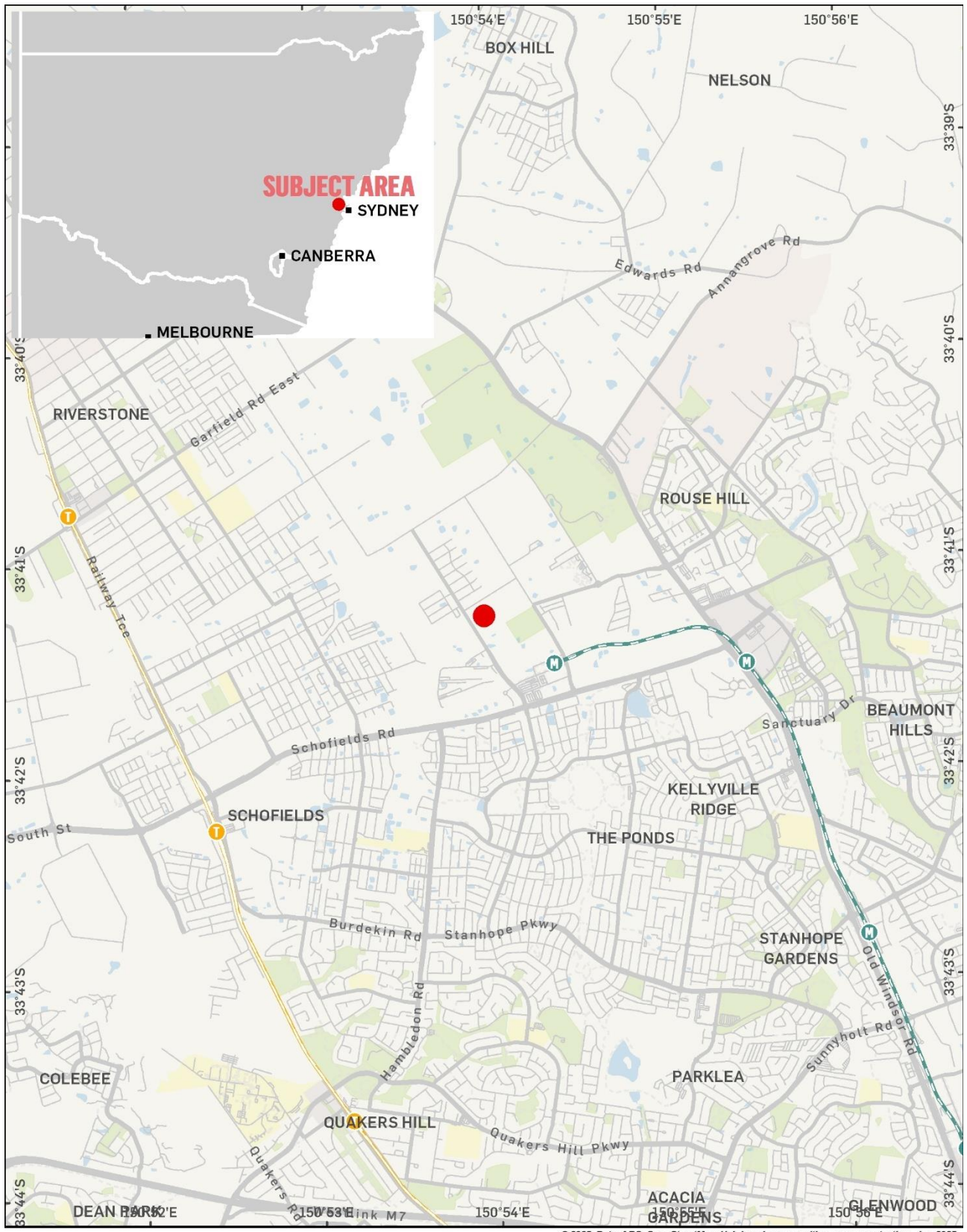
The site is a rectangular plot which measures approximately 20,200 m² in area and is currently occupied by a house and associated farm. Several outbuildings are present in the yard along with a water retention dam to the rear of the property. The land also contains an orchard, a ploughed market garden, and grazing paddocks.

The site is currently zoned R3 – Medium Density Residential and its boundaries are defined by other R3 zoned residential properties to the north, east and south. Tallawong Road bounds the western boundary of the site.

1.2. Project description

This SSDA seeks modification of existing consents related to the site (SPP-17-00031, SPP-17-00032, and SPP-17-00033) in accordance with the consent authority's powers under s4.17(1)(b) and (5) of the *Environmental Planning and Assessment Act 1979*. Those powers enable a consent authority to amend conditions in existing consents as part of the approval of a fresh development application including allowing substitution of plan references in conditions.

More particularly this SSDA seeks consent for an additional 78 dwellings (including 70 affordable housing units) and 15 car spaces to deliver a total of 411 apartments and 526 car spaces within the development of 1 mixed-use and 5 residential flat buildings consistent with the infill affordable housing provisions of Chapter 2, Part 2, Div. 1 of *State Environmental Planning Policy (Housing) 2021*.



GDA 1994 MGA Zone 56

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Project No: P0047576
 Project Manager: Ali Byrne

● Subject Area

REGIONAL LOCATION
 84 Tallawong Road, Rouse Hill
 LK Property Group

Figure 1 – Regional location of the site



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Project Manager: Ali Byrne

Subject Area Contours Hydrology

LOCATION OF THE SUBJECT AREA
84 Tallawong Road, Rouse Hill
LK Property Group

Figure 2 – Location of the site

1.3. Methodology

The HAA has been undertaken in accordance with the principles and guidelines of *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS Incorporated, 2013) ('Burra Charter') and as described in the following publications:

- *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Archaeological Assessments* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch of the Department of Planning, 2009).
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning, 2006).

The HAA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the site including analysis of historic mapping and imagery (Section 3).
- Analysis of relevant archaeological assessments (Section 4).
- Assessment of archaeological potential (Section 4.5).
- Assessment of archaeological significance (Section 5).
- Archaeological impact assessment (Section 6).
- Provision of recommendations for the management of archaeological relics (Section 7).

1.4. Authorship

The present report has been prepared by Natalie Taylor (Urbis Consultant, Archaeology) with review and quality control undertaken by Kelly Strickland (Urbis Associate Director, Archaeology).

Natalie Taylor holds a Bachelor of Arts (Archaeology – Honours I) and Bachelor of Advanced Studies (Media and Communications) from the University of Sydney. Kelly Strickland holds a Bachelor of Ancient History (Honours) from Macquarie University and a Graduate Certificate in Development Planning from Curtin University.

1.5. Limitations

The HAA was undertaken to investigate historical archaeological potential within the site. It does not consider Aboriginal archaeological remains or built heritage items. Urbis prepared a letter to address Aboriginal archaeology for the site regarding the present SSDA in July 2025.

Furthermore, this assessment is based solely on desktop research, a site inspection of the property was not conducted.

2. STATUTORY CONTEXT

2.1. National Legislation

Environment Protection and Biodiversity Conservation Act 1999

In 2004, a new Commonwealth heritage management system was introduced under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The National Heritage List (NHL) was established to protect places that have outstanding value to the nation. The Commonwealth Heritage List (CHL) was established to protect items and places owned or managed by Commonwealth agencies. The Australian Government Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the NHL or CHL.

Commonwealth Heritage List

The (CHL) was established by the EPBC Act to protect Indigenous, historic, and natural heritage places owned or controlled by the Australian Government. The CHL and EPBC Act contain provisions for the management and protection of listed places under Commonwealth ownership or control. There are no items on the Commonwealth Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

The site does not contain any items which are listed on the CHL.

National Heritage List

The National Heritage List (NHL) was established by the EPBC Act to protect places of significant natural or cultural heritage value at a National level. The EPBC Act requires NHL places to be managed in accordance with the National Heritage Management Principles. Under sections 15B and 15C of the EPBC Act, a referral must be made to the Department of the Environment and Energy for actions that are likely to have a significant impact on National Heritage listed properties. There are no items listed on the National Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

The site does not contain, any items which are listed on the NHL.

2.1.1. State Legislation

New South Wales Heritage Act 1977

The NSW Heritage Act 1977 (the *Heritage Act*) provides protection to items of environmental heritage in NSW. Heritage items protected under the *Heritage Act* include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, social, aesthetic, scientific, archaeological, architectural, cultural or natural values.

State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the *Heritage Act* against any activities that may damage an item or affect its heritage significance. Under Section 57(1) of the *Heritage Act*, Heritage Council approval is required to move, damage, or destroy a 'relic' listed in the SHR, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

Section 4 of the *Heritage Act* defines a 'relic' as:

Any deposit, object or material evidence

(a) which relates to the settlement of the area that comprises New South Wales, not being an Aboriginal settlement, and;

(b) is of State or local heritage significance.

Under Section 139(1) of the *Heritage Act*, an excavation permit is required to disturb or excavate land "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 unless the disturbance or excavation is

carried out in accordance with an excavation permit". Under legislative changes in 2022, a Section 139(4) may be sought for certain exempt activities which result in ground disturbance not resulting in the removal of Local or State significant relics. A Section 139(4) requires assessment by a suitably qualified archaeologist but does not require approval from Heritage NSW.

The *Heritage Act* requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the *Heritage Act*, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the *Heritage Act* all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

The current HIAA has been undertaken to determine the likelihood of any local or State archaeological resources being retained within the site.

State Heritage Register

The NSW State Heritage Register is an official list of places and objects with heritage significance to NSW. Managed under the *Heritage Act 1977*, it protects historic buildings, archaeological sites, landscapes and relics to ensure they are legally protected and appropriately managed for future generations.

The site is not listed as a state heritage item under the *Heritage Act 1977*.

Section 170 Heritage and Conservation Register

The *Heritage Act* also requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the *Heritage Act*, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the *Heritage Act* all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

The site does not contain, any sites which are listed on a S.170 Register.

Environmental Planning and Assessment Act 1979

State Environmental Planning Policies (SEPPs) are made under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

State Environmental Planning Policy (Precincts—Central River City) 2021

The site is encompassed by the *State Environmental Planning Policy (Precincts—Central River City) 2021* planning instrument specifically Appendix 11. The SEPP identifies items and areas of local heritage significance and outlines development consent requirements.

Under Appendix 11, Part 5.10 Clause 2 of the SEPP (Precincts—Central River City) 2021 development consent is required when:

(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.

Under Section 5.10, Clause 7 it is specified that:

(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):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Historical archaeological sites are listed under Schedule 5 in Appendix 11 of the SEPP (Precincts—Central River City) 2021.

Blacktown Development Control Plan 2015

The EP&A Act requires each LGA to produce a Development Control Plan (DCP). Not all LGAs provide specific development controls to protect historical archaeological resources.

The site is encompassed by the Blacktown Development Control Plan 2015. Under Part A Section 4.4.3 the DCP sets out controls relating to archaeology, which mainly relate to Aboriginal cultural Heritage rather than historical archaeology.

4.4.3 Archaeological sites and areas of significance

Known archaeological sites

These are sites which have been recorded and managed by the Office of Environment and Heritage (OEH) via the Aboriginal Heritage Information Management System (AHIMS). Some are listed in Schedule 5 of Blacktown LEP 2015 and there are others that are indicated on the DCP map. As a condition of development consent to develop land on which a site has been located, the applicant will be required to consult with the OEH to determine its requirements, it is advised to undertake this at the earliest possible stage as it may be necessary to take into account the location of the archaeological site in designing the development or, alternatively, obtain a permit to destroy in relation to the development.

Areas of high archaeological significance

These areas are indicated on Figure 4.1 and are shown in detail on the DCP map on Council's website. There is a high likelihood of archaeological sites occurring in these locations. Therefore it is advised to contact OEH at the earliest possible stage. An Aboriginal Heritage Impact Permit (AHIP) application will likely be required. An AHIP is a legal document issued by the OEH which allows applicants to remove or in some way impact the object or place when no other options are available. The OEH aims to protect and manage Aboriginal objects and places. An AHIP is a last resort.

Other areas

Areas other than those noted above are substantially developed. There is little likelihood of finding archaeological sites in such areas and no further archaeological survey is required. However, some sites have been found in these areas. Sites which are found to have archaeological significance will have a condition of development consent requiring consultation with OEH. In addition to the above requirements, applicants are advised to ensure that they do not contravene the National Parks and Wildlife Act 1974 relating to Aboriginal archaeological remains. In particular:

- (a) Anyone who discovers an Aboriginal relic must report it to the OEH*
- (b) No-one is permitted to destroy, deface or damage an Aboriginal site or relic without an AHIP or OEH consent. This applies to all tenures of land including freehold property and Crown land*
- (c) Research work into sites, involving disturbing, excavating or collecting relics, requires a permit from the OEH*

The site is not located within an area of high archaeological sensitivity as identified by the Blacktown Development Control Plan 2015 or within a known archaeological site.

2.2. Summary of Heritage Context

The statutory context of the site is summarised as follows:

- In view of the protections afforded to heritage items by the EPBC Act, Heritage Act, Central River SEPP and Blacktown DCP, the current HAA has been undertaken to determine the likelihood of historical archaeological remains being retained within the site.
- The site does not contain any listed historical archaeological items on or within proximity of the site which are currently listed on the NHL, CHL, SHR, S170 register, SEPP (Precincts—Central River City) 2021 or Blacktown DCP.



GDA 1994 MGA Zone 56

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Project No: P0047576
 Project Manager: Ali Byrne

HISTORICAL HERITAGE ITEMS
 84 Tallawong Road, Rouse Hill
 LK Property Group

■ Subject Area
 ■ Hydrology
 ■ Item - General
 ■ State Heritage Register

Figure 3 – Heritage items near the site

3. HISTORICAL CONTEXT

The historical context of the site provides the basis for assessing what may be retained in the ground as archaeological evidence of past development. The following description is based on archival source material and provides an overview of the phases of site development, which includes the nature, character and distribution of historical land use and associated ground disturbance.

3.1. History of Rouse Hill

Rouse Hill is situated on the traditional lands of the Dharug nation, approximately 40 km northwest of Sydney's CBD. Prior to European settlement the landscape of Rouse Hill featured open woodland area of grey box, forest red gum, and ironbark.¹ Second Ponds Creek, a tributary of the Hawkesbury River, bisects the suburb and would have been an important source of freshwater.

Governor Phillip and his party first explored the broader Hills District in 1788 searching for arable land to sustain the early colony.² The Hawkesbury and Nepean Rivers were identified as suitable for agricultural and pastoral activities and several farms were established.³ Although the expedition did not directly reach Rouse Hill, it paved the way for future settlement in the area with the promise of fertile agricultural land surrounding the Hawkesbury and Nepean rivers. Castle Hill Government Farm, established in 1801, was one such farm established in the area located approximately 34,000 acres southeast of Rouse Hill. This farm was created to provide food and stock for the colony until it ceased operations in 1811.

One of the most notable early events in Rouse Hill's history was the Castle Hill Convict Rebellion in March 1804. Also known as the Battle of Vinegar Hill, named after an uprising in County Wexford, Ireland, in 1798, this was the nation's first uprising. A group of convicts attempted to overthrow British rule in New South Wales and return to Ireland.⁴ On the evening of 4 March 1804, an estimated 200 to 300 convicts overpowered their guards at Castle Hill Government Farm and seized supplies and munitions. The group marched towards Parramatta to rally further convict support. However, they were intercepted by a troop force organised by Governor Philip Gidley King near Windsor Road, likely on the land where Rouse Hill House now stands (Figure 4).⁵ The rebellion failed, resulting in the deaths of 39 convicts. Despite its failure, the event left a lasting legacy, with the area referred to as 'Vinegar Hill' throughout the 19th century.

Land grants in Rouse Hill followed the establishment of Windsor Road constructed from the late 18th to early 19th century.⁷ Richard Rouse was contracted to build tollhouses along Windsor Road in 1811.⁸ Soon after Rouse undertook this role, he commissioned the construction of a two-storey Georgian house on a prominent ridge overlooking Windsor Road now known as 'Rouse Hill House' (Figure 5 and Figure 6).⁹ Rouse was formally granted the land where the estate sits in October 1816, initially comprising an area of 450 acres, which was later extended to 1,200 acres. Here he established a farm and Rouse Hill House would continue to be used by his family for several generations into the 20th century. The Rouse family's prominent involvement in the development of the suburb resulted in the renaming of the area from 'Vinegar Hill' to 'Rouse Hill'.

At this time several other estates were established in Rouse Hill and its immediate surrounds. This included Mungerie House established in Edward Robinsons' 1809 land grant and Box Hill Estate built by Samuel Terry in the 1820s.¹⁰ Further developments in Rouse Hill included the construction of the Royal Oak Inn and Box Hill Inn on the western side of Windsor Road. These inns served as a convenient stopover point for travellers along Windsor Road from the 1820s onwards.¹¹

¹ State Heritage Inventory form, 'Merriville House and Gardens'

² The Hills Shire Council 'A Brief History of the Shire'

³ 23 Feb 1895, Windsor and Richmond Gazette, 'The First Farmer or Farmers in the Hawkesbury District'

⁴ National Museum of Australia, 'Castle Hill Rebellion'

⁵ Blacktown City Council, 'Battle of Vinegar Hill'

⁶ Whitaker, Anne-Maree. 'Castle Hill Convict Rebellion 1804'

⁷ Heritage Concepts, 2005, 'Old Windsor Road and Windsor Road Corridors'

⁸ Museums of History NSW, 'Nailing History at Rouse Hill House'

⁹ McCormack, Terri. 'Rouse Hill Estate'

¹⁰ SW Heritage Inventory form, 'Mungerie House'

¹¹ State Heritage Inventory form, 'Royal Oak Inn (former)'

In 1863 Christ Church Anglican Church was constructed and was used as both a school and church until the opening of Rouse Hill Public School in 1888.¹² The Rouse Family was involved in various school feasts and events and seem to have remained prominent in Rouse Hill during their continued occupancy at Rouse Hill House.¹³

Despite the early land grants in the area, the development of Rouse Hill was slow until the late 20th century. It served as a regional town with a small population, primarily focused on pastoral and agricultural activities.¹⁴ In the Hills region, agricultural activities during the 19th century included wheat and maize farming, cattle and sheep husbandry and horticultural to establish fruit and citrus tree orchards.¹⁵ It is likely that similar agricultural and pastoralism activities took place in Rouse Hill during this period. An illustration from c.1900 depicts a view from Rouse Hill House to the east showing the Royal Oak Inn and Christ Church Anglican Church along Windsor Road (Figure 7). The painting indicates that much of the area surrounding these buildings was used for farming purposes at this time (Figure 4).

By 1976, Rouse Hill was home to only 285 residents and 75 dwellings, highlighting the region's gradual pace of development.¹⁶ However, from the 1980s onwards the suburb was transformed by rapid development and population growth with much of the farming land being subdivided and sold. The opening of the Rouse Hill Metro line in 2019 initially connected the suburb to Chatswood. More recently, it has extended to offer rapid transit to Sydney's CBD, further accelerating growth in the area.¹⁷ Today, Rouse Hill is home to over 11,000 residents, with ongoing plans for future retail and residential development.¹⁸



Figure 4 – Convict uprising at Castle Hill, 1804.

Source: NLA, Retrieved from <http://nla.gov.au/nla.obj-135226428>

¹² 17 November 1888, The Cumberland Mercury 'Rouse Hill' Page 2

¹³ 12 December 1888, The Cumberland Mercury 'Rouse Hill' Page 2

¹⁴ McCormack, Terri, 'Rouse Hill Estate'

¹⁵ The Hills Shire Council, 'A Brief History of The Shire'

¹⁶ Blacktown City Library 'Rouse Hill – Timeline'

¹⁷ Transport for NSW, 'Sydney Metro'

¹⁸ Segaert, A, 2025, 'This Suburb is Booming and there's More Development on the way.'



Figure 5 – 1856 sketch of Rouse Hill House showing Windsor Road, farm buildings, paddocks and stables.
Source: Museums of History NSW Caroline Simpson Library Call No. 55591



Figure 6 – Rouse family in front of Rouse Hill House dated 1859.
Source: SLNSW Call No. A 3804



Figure 7 – Painting from Rouse Hill House showing Windsor Road and the former Royal Oak Inn, Christ Church and school.

Source: *Museums of History NSW Caroline Simpson Library Call No. 55296*

3.2. History of the Site

The site was part of a larger land parcel granted to John Faultless by Governor Lachlan Macquarie on the 13th of January 1818. The land grant made up a total area of 600 acres and was bounded by Richard Rouse's land grant to the north, Scholefield Road to the south, Windsor Road to the east and other land grants to the west (See Figure 8 and Figure 9). John Faultless arrived in Sydney as a free settler in 1814 and shortly after arriving he received cattle stock from the government.^{19 20} It appears he took up residence within his land grant and had established a house, barn, out-houses, and six paddocks for cultivation by 1822.²¹ Historical plans from that period do not show a house on the land grant, but it is likely that the house and its outbuildings were situated near Windsor Road for closer access. Given that the site is located 1.5 km west of Windsor Road, it is unlikely that it contained any of these buildings. Additionally, historical plans do not indicate any structures within the site at this early time. The advertisement notes that much of the land has been cleared and subject to cultivation.²² It is likely that during this time the site closer to the houses and paddocks were cleared of the original vegetation and potentially cultivated.

The land was then transferred to Richard Rouse on 26 February 1823 becoming part of a larger land holding that included Rouse Hill House to the north of the site.²³ The combined holdings of Richard Rouse was now 1,200 acres including the 450 acres originally granted to him in 1816 and an additional 150 acres of land to the east of Faultless and Rouse's land grants (see Figure 10). From this point until the mid-20th century the entire land parcel remained in the hands of the Rouse family, passed down over several generations. Richard and his wife Elizabeth resided in Rouse Hill House with their seven children.²⁴ In 1852 Richard

¹⁹ MHNSW, Index to the Colonial Secretary's Papers, 1788-1825

²⁰ 11 June 1814, The Sydney Gazette and New South Wales Advertiser, 'Classified Advertising', p. 1.

²¹ 1 February 1822, The Sydney Gazette 'Classified Advertising' Page 2.

²² Ibid.

²³ Primary Application No. 11541

²⁴ Australian Dictionary Biography 'Rouse, Richard (1774–1852)'

Rouse passed away and the land containing the site was inherited by his son Edwin Rouse.²⁵ Edwin, his wife Hannah Terry Rouse and their son Edwin Stephen Rouse then occupied the Rouse Hill House and during this time built several structures nearby the house for agricultural and pastoral purposes.²⁶ In 1862 Edwin Rouse passes away leaving the house to his 13 year old son Edwin Stephen Rouse.²⁷ Edwin Stephen Rouse married Eliza Buchanan and together they had two daughters Nina Rouse and Kathleen Rouse.

The entire property remained under Edwin Stephen Rouse's ownership until his death in 1931.²⁸ However, historical plans from the early 20th century show no evidence of any development within the boundaries of the site (Figure 11). Historical aerials from 1930 show the site is entirely covered by wooded vegetation with no structures evident further confirming the lack of development. This vegetation is likely a combination of natural remnant forest and regrowth, as much of the timber was cleared during the colonial period.²⁹

Edwin passed his land holdings to both his daughters however Kathleen Rouse died in 1932 leaving the property to Nina and her husband George Terry.³⁰ It appears that between 1947 and 1949 the site is cleared however the site still lacks any structures (see Figure 13 and Figure 14). In the 1950s the 1,200-land parcel is subdivided and sold off.³¹ Historic aerials show that by 1975 a market garden had been established within the site. Structures including a house have been built in the southwest corner of the site and a dam has been constructed on the northern boundary of the site (Figure 15). Little change has occurred between the 1970s and the present (Figure 16). A few more small structures related to the market garden have been established in the recent past. These are concentrated near the 1970s buildings, with one in the middle of the property and another along the southern boundary (Figure 16).

Overall, the site appears to have been undeveloped until the mid-20th century. The extant structures present within the site, built in the c.1970s, represent the first known phase of historical development.

²⁵ Primary Application No. 11541

²⁶ Museums of History NSW, 'Nailing History at Rouse Hill House'

²⁷ Rouse Hill House, Conservation Management Plan

²⁸ Ibid.

²⁹ Benson, D., Howell, J.1995. 'Taken for Granted : the Bushland of Sydney and its Suburbs'

³⁰ Rouse Hill House, Conservation Management Plan

³¹ Ibid.



Figure 8 – Detail from Parish of Gidley, 1822 showing the site outlined in red within Lot 4 and part of John Faultless' land holdings.

Source: State Archives - SR Map 6273

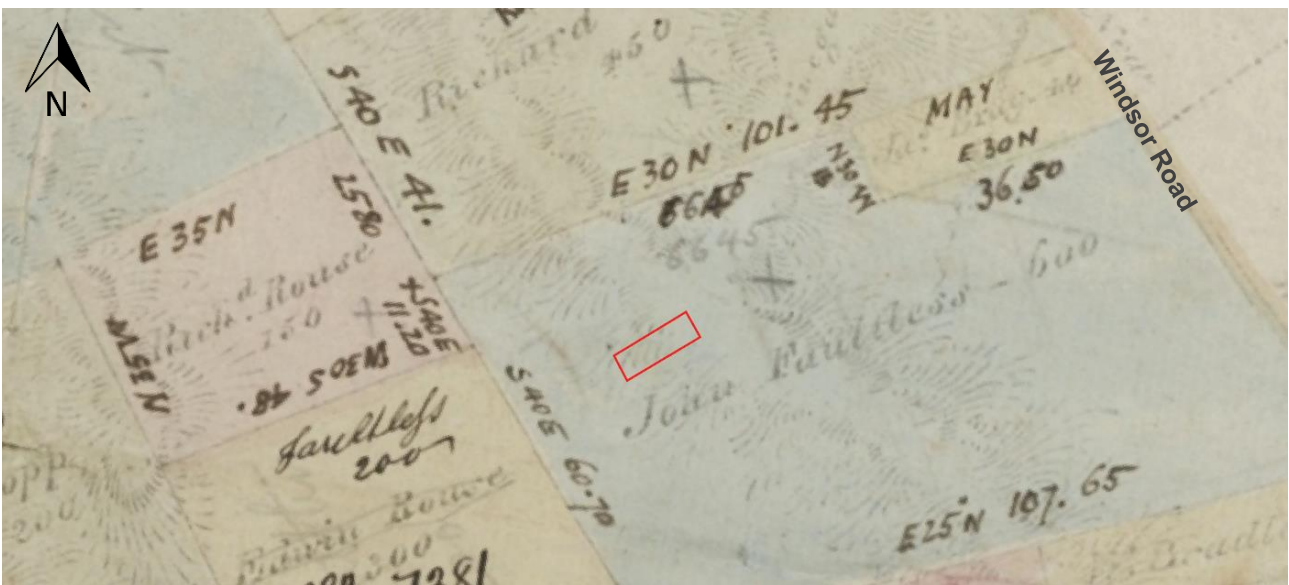


Figure 9 – Detail from Parish of Gidley, c.1826 showing the site outlined in red within John Faultless' land holdings.

Source: Peter Louis Bemis, SLNSW Call No. Maps/0029

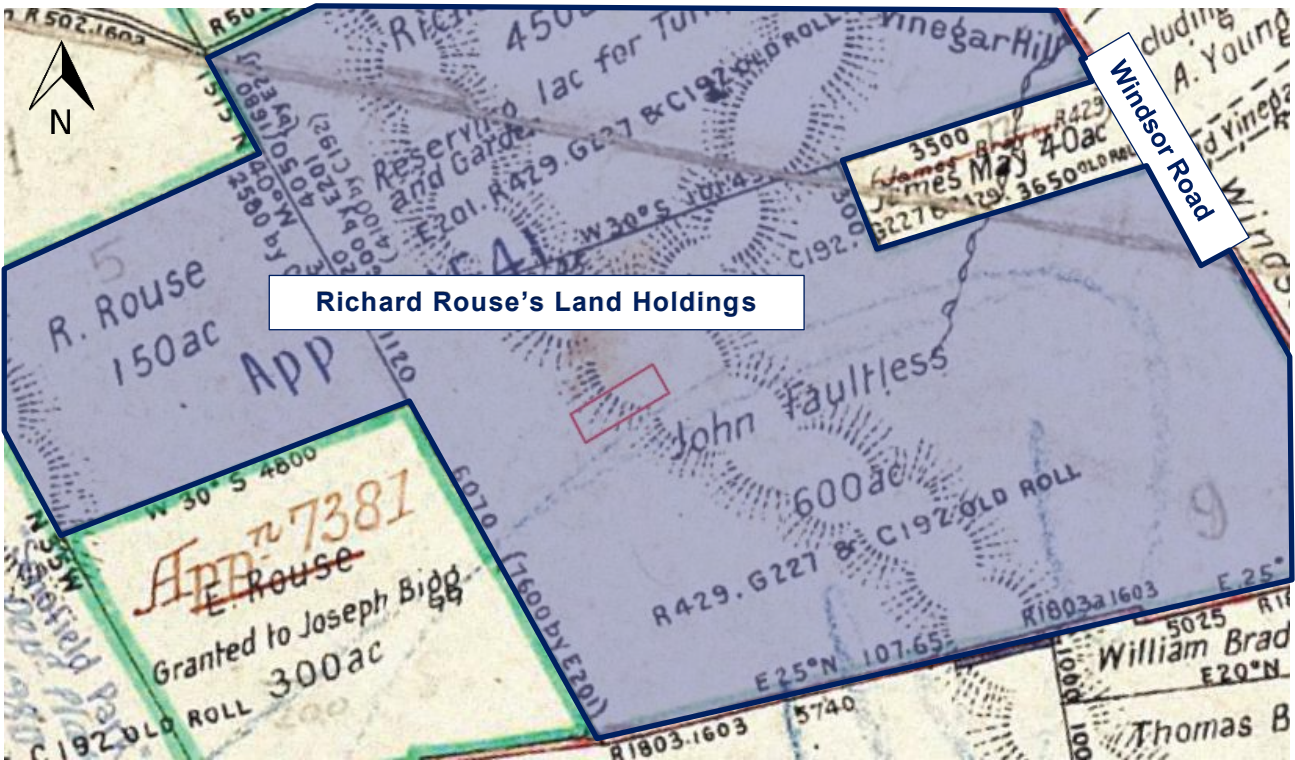


Figure 10 – Detail from Parish of Gidley, County of Cumberland, 1884 showing the site outlined in red within John Faultless' land holdings. The purple shaded area indicates Richard Rouse's land holdings which he acquired between 1816 and 1823.

Source: NSW LRS, HLRV Parish of Gidley, A.O Map No. 222

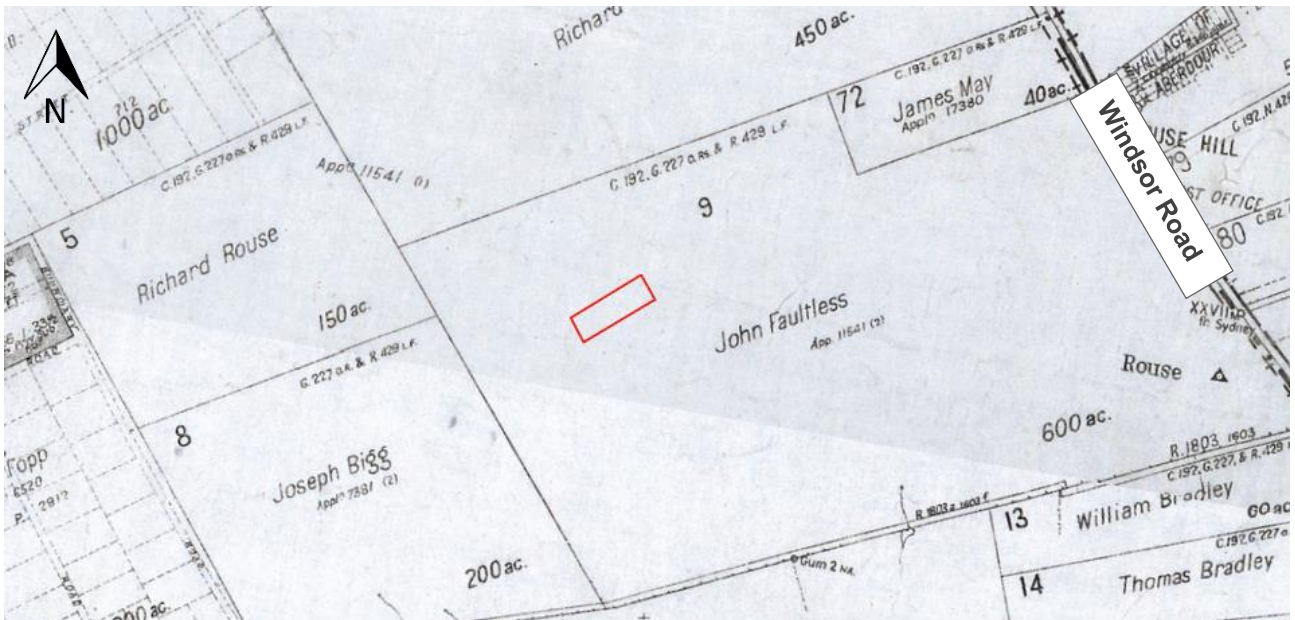


Figure 11 – Detail from Parish of Gidley, County of Cumberland Land Districts of Windsor Blacktown Shire and Municipality Eastern Division of NSW, showing the site outlined in red.

Source: Department of Lands, Sydney NSW 1924, NSW LRS, HLRV Parish of Gidley

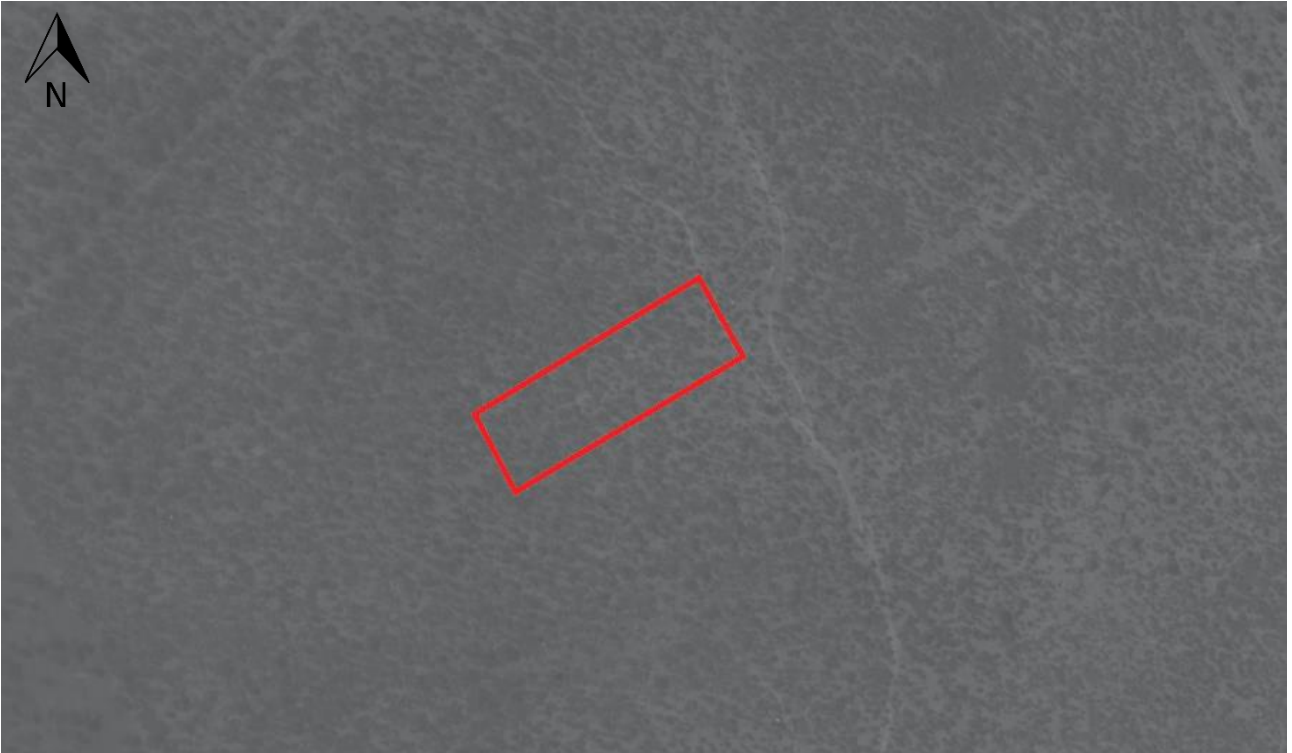


Figure 12 – 1930 Historic aerial showing the site outlined in red.

Source: NSW Government, *Historical Imagery Viewer*

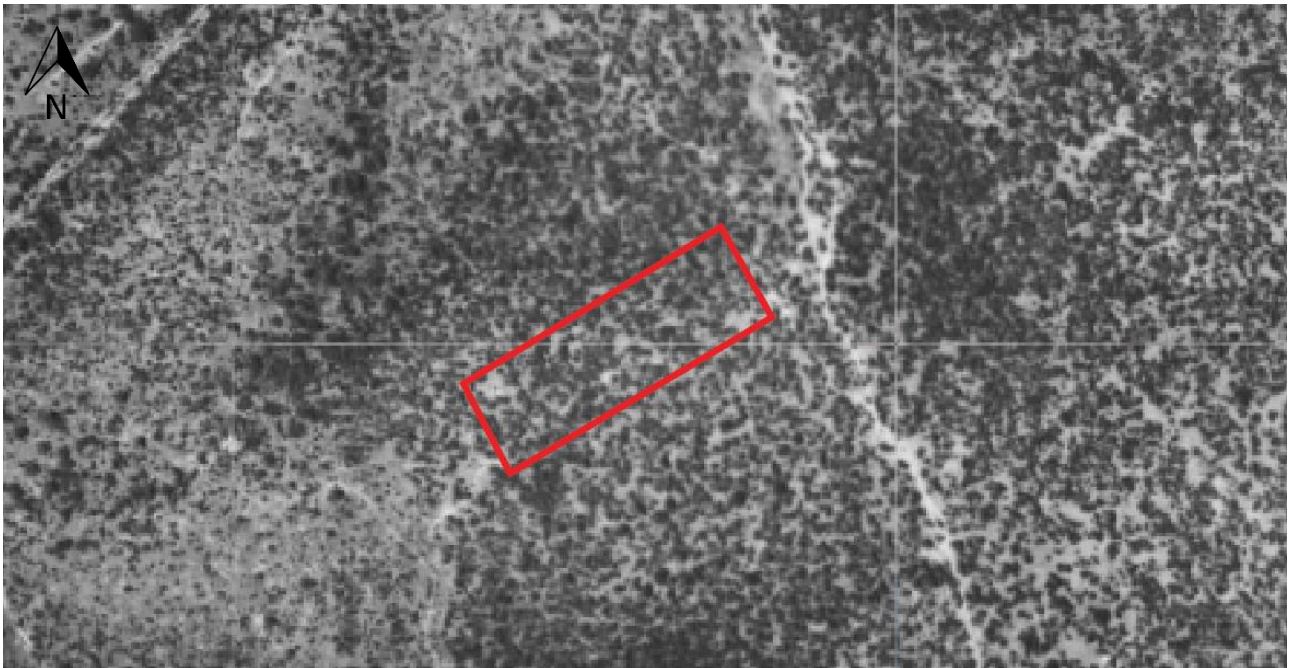


Figure 13 – 1947 Historic aerial showing the site outlined in red.

Source: NSW Government, *Historical Imagery Viewer*

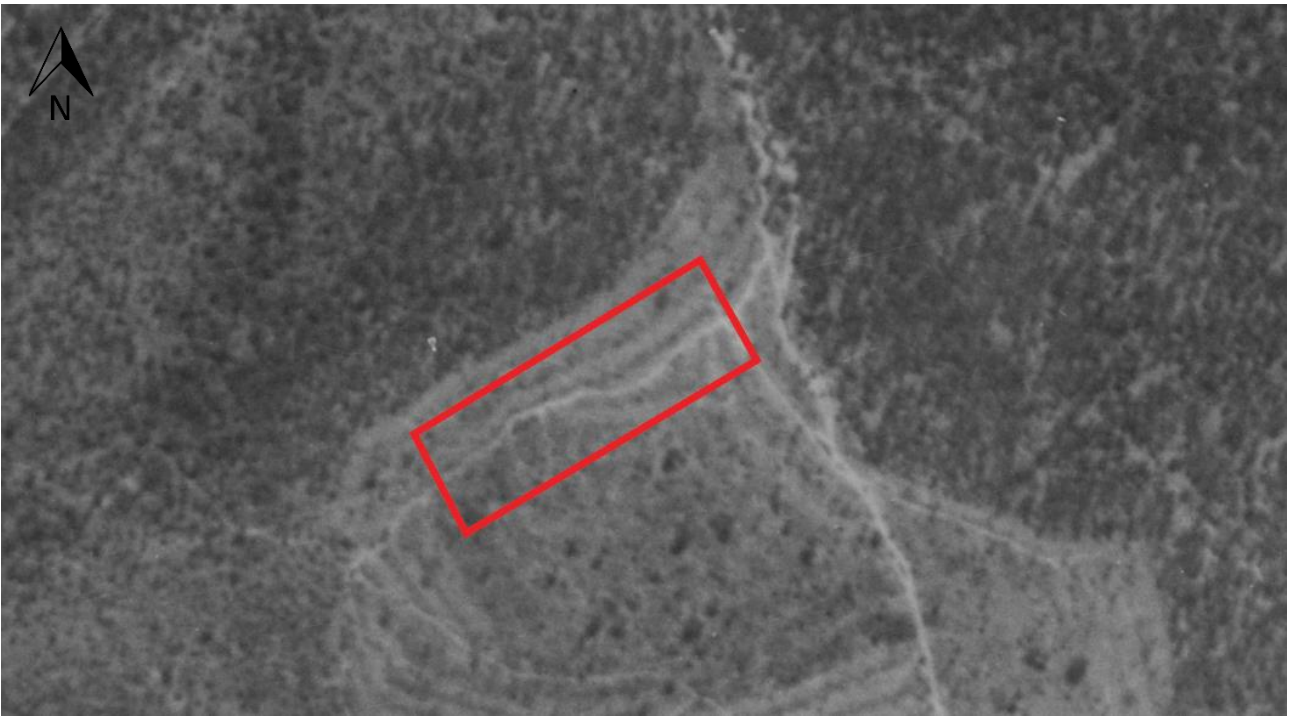


Figure 14 – 1949 Historic aerial showing the site outlined in red.

Source: NSW Government, Historical Imagery Viewer



Figure 15 – 1975 Historic aerial showing the site outlined in red.

Source: NSW Government, Historical Imagery Viewer



Figure 16 – 2025 aerial showing the site outlined in red.

Source: *Near Maps*

4. ARCHAEOLOGICAL CONTEXT

4.1. Previous Archaeological Investigations

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in a given area. A summary of relevant assessments is provided below.

There have been no historical archaeological investigations within the site.

4.1.1. Comparative Archaeological Reports

Previous archaeological investigations of similar contexts to the site may provide information on the potential nature and distribution of archaeological resources. A summary of relevant assessments is provided below.

GML, 2010. North West Growth Centre: Area 20 Precinct, Non-Indigenous Heritage Assessment

In 2010, Gordan Mackay Logan Pty Ltd was engaged by the Department of Planning NSW to undertake a Non-Indigenous Heritage Assessment of the Area 20 precinct. The Area 20 precinct covers an area of 245 hectares and abuts the eastern boundary of the site (Figure 17). The assessment included desktop analysis and a site inspection of Rouse Hill House to examine potential historical archaeological remains within the precinct. The report concluded that the area around Rouse Hill House and Windsor Road retained potential for archaeological relics. However, the rest of the site was assessed as having low potential due to the limited historical development, aside from land clearance and agricultural or pastoral activities. Therefore, the assessment concluded that the study area did not present any significant constraints for future development pertaining to historical archaeology apart from Rouse Hill House and areas along Windsor Road. Given that the historical development of the present site reflects that of most of the Area 20 precinct, it is likely to also have low potential for historical archaeology.

Coast History and Heritage, 2023. 900 Windsor Road, Rouse Hill, Heritage Assessment

In 2023, Coast History and Heritage was engaged by National Parks and Wildlife Service to undertake a Statement of Heritage Impact at 900 Windsor Road, Rouse Hill, located approximately 1.2km northeast of the site. The report included desktop analysis of historical archaeology. As the site had no evidence of historical development prior to the late 20th century the report assessed nil potential for the presence of historical archaeological remains. The site shares a similar development history with 900 Windsor Road and is therefore also likely to also have limited archaeological potential.



Figure 17 – Location of Area 20 Precinct in white showing the site outlined in red.

Source: GML 2010 with Urbis mark up.

4.1.2. Conclusions from Previous Investigations

The following conclusions are drawn from previous archaeological investigations relevant to the site:

- Historical archaeological investigations of nearby sites with similar development histories to the site have found low to nil potential for historical archaeological resources linked to 19th century development.

4.2. Geology and Soils

4.2.1. Blacktown Soil Landscape

The site is located within the Blacktown Soil Landscape which is an eroded landform with a shallow A-horizon (anticipated depths of between 10-60 cm). The A-horizon is typically hard-setting brown clay loam topsoil usually <50cm deep, over heavy clays (B horizon). It is also highly susceptible to disturbance by human activity. An illustration of the occurrence of the soil landscape is provided below (Figure 18).

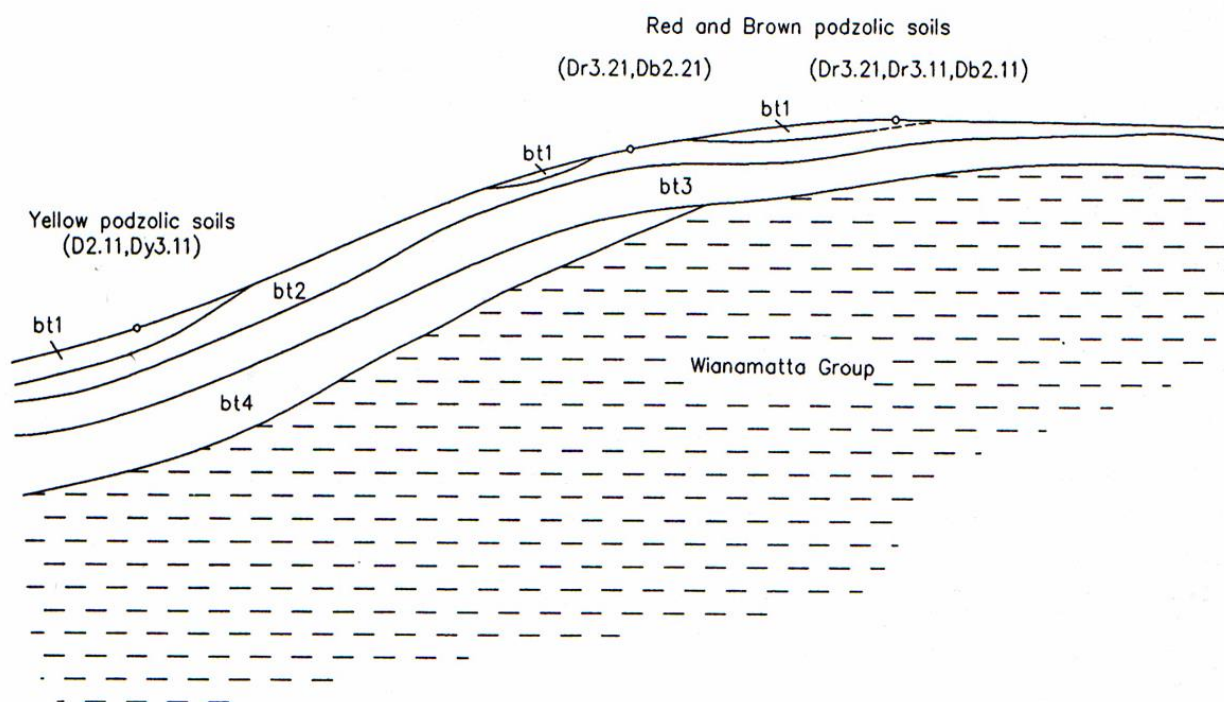


Figure 18 – Diagram of soil profile distribution and dominant soil materials for the Blacktown Soil Landscape.

Source: Espade, *Blacktown Soil Landscape*

4.3. Present Site Condition

The following discussion of the site's current condition is based on desktop information, including aerial imagery. No site inspection was conducted.

The site is currently occupied by a market garden and residence that was established within the site by the 1970s (see Section 3.2). The land also contains an orchard, a ploughed market garden, and grazing paddocks.

The site gradually slopes down from east to west towards Tallawong Road. A house is located on the southwestern corner of the site with a driveway that provides access to the structures to the rear of the primary residence.

Small structures associated with the market garden are dotted throughout the site. The rear of the property is occupied by cleared land which appears to be modified by agricultural or pastoral activities. A dam also exists on the northern boundary of the site.

4.4. Archaeological Potential

4.4.1. Framework for Assessment

The *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996) defines historical archaeological potential as:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.

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 site is assessed based on the background information presented in Section 3 and graded according to the following scheme:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or 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 there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to 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 (e.g. 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 are likely to 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. While archaeological evidence may be present, they are likely to have been 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 is likely to be significantly disturbed or destroyed.

The following assessment of archaeological potential of the present site has been undertaken based on the above framework.

4.4.2. Assessment of Archaeological Potential

Historical research demonstrates that the site remained undeveloped until the mid-20th century as it was part of John Faultless' and then Richard Rouse's wider family farm and property. Activities within the site during this period are likely limited to land clearance. Archaeological evidence of land clearance is likely to be ephemeral in nature. Agricultural and pastoral activities, such as grazing and ploughing likely occurred within the broader land grant though no physical evidence exists to suggest these activities were occurring on the subject site. Agricultural drains and culverts can also be present and are often undocumented in the historic

record. However, it is unlikely that substantial farming activities took place within the bounds of the site as historic aerial images from 1930 show the site as vegetated rather than cleared (see Figure 12). Modern development activities for the present market garden and residence are likely to have removed any ephemeral evidence of earlier land clearance or potential undocumented farming activities within the site. As a result, the site holds nil potential for historical archaeological remains. The site continues to function as a residence and market garden, resulting in no archaeological potential being ascribed to this phase of development.

4.4.3. Statement of Archaeological Potential

The site, historically part of John Faultless and then Richard Rouse's family farm, remained undeveloped until the mid-20th century, with activities likely limited to land clearance. Historic aerial images from the 1930s show the site as vegetated, suggesting minimal farming activities have occurred. Consequently, the site holds nil potential for historical archaeological resources as illustrated in Figure 19 below.



GDA 1994 MGA Zone 56

© 2025. Data: ABS, OpenStreetMap, Nearmap. Helping shape our cities, one map at a time. Jun 2025



Project No: P0047576
Project Manager: Ali Byrne

Subject Area
 — Contours
 Nil Potential

ARCHAEOLOGICAL POTENTIAL
84 Tallawong Road, Rouse Hill
LK Property Group

Figure 19 – Map of historical archaeological potential within the site.

5. SIGNIFICANCE ASSESSMENT

5.1. Framework for Assessment

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 (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 2 Significance Criteria

Criterion Letter	Criterion	Definition
A	Historical Significance	An item is important in the course or pattern of the local area’s cultural or natural history.
B	Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.
C	Aesthetic or technical significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D	Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E	Research Potential	An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.
F	Rarity	An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.

Criterion Letter	Criterion	Definition
G	Representativeness	An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's) <ul style="list-style-type: none"> ▪ cultural or natural places; or ▪ cultural or natural environments

5.2. Assessment of Significance

An assessment of archaeological significance associated with each phase of development of the site is provided in Table 3 below.

Table 3 Assessment of Significance

Criterion	Discussion
A - Historical Significance	<p>The site, historically part of John Faultless and then Richard Rouse's wider family land holding, remained undeveloped until the mid-20th century. Historical activities during this period are likely confined to land clearance and possibly agricultural or pastoral activities. The modern development of the extant residence and market garden has likely removed any potential evidence of land clearance activities. As no archaeological resource is expected at the site, the history of the sites use will not be reflected in the archaeological record.</p> <p>The site therefore does not reach the threshold for significance according to this criterion at a Local or State level.</p>
B – Associative Significance	<p>While the site was part of the prominent Rouse family's wider land holdings, historical research did not identify any direct development within the confines of the site until the mid to late 20th century. Therefore, as no archaeological resource is expected at the site, a connection to the Rouse Family would not be represented in the archaeological record.</p> <p>The site therefore does not reach the threshold for significance according to this criterion at a Local or State level.</p>
C – Aesthetic Significance	The study site is not considered significant according to this criterion.
D – Social Significance	The study site is not considered significant according to this criterion.
E – Research potential	The study site has been assessed as having nil archaeological potential. As no archaeological resource is expected to survive within the site, the site cannot provide research material. The study site is not considered significant according to this criterion.
F - Rarity	The study site is not considered significant according to this criterion.
G - Representativeness	Descendants of the Rouse family owned the site continuously from 1823 to the mid-20th century. Their broader land grant in Rouse Hill reflects a long period of agricultural and domestic use. However, there is no clear evidence of development within the confines of the site, and no archaeological resources are expected at the

Criterion	Discussion
	study site. Therefore, the site is not considered significant according to this criterion.

5.3. Statement of Significance

The study site was part of John Faultless and then the Rouse family's broader land holdings, which they owned from the 1820s to the mid-20th century. However, the site has been assessed as containing nil historical archaeological potential as no known development phases have been identified prior to the 1970s. As there is no expectation for archaeological relics, the site does not meet the threshold for State or local archaeological significance.

6. IMPACT ASSESSMENT

The following is an assessment of the likely impact of the proposed works on potential archaeological resources within the site.

6.1. Proposed Development

The proposed development seeks consent for an additional 78 dwellings (including 70 affordable housing units) and 21 car spaces to deliver a total of 411 apartments and 526 car spaces within the development of 1 mixed-use and 5 residential flat buildings consistent with the infill affordable housing provisions of Chapter 2, Part 2, Div. 1 of *State Environmental Planning Policy (Housing) 2021*.

Specifically, the proposed development includes:

- Construction of six multistorey buildings each with basement levels.
- Construction of new roads to provide access to the new apartments.
- Landscaping and paved surfaces for walkways.

Plans of the proposed development are included in Figure 20 to Figure 25 and Appendix 9.1



Figure 20 – Proposed site plan.
Source: Place Studio, October 2025

LEGEND
Amended or new units

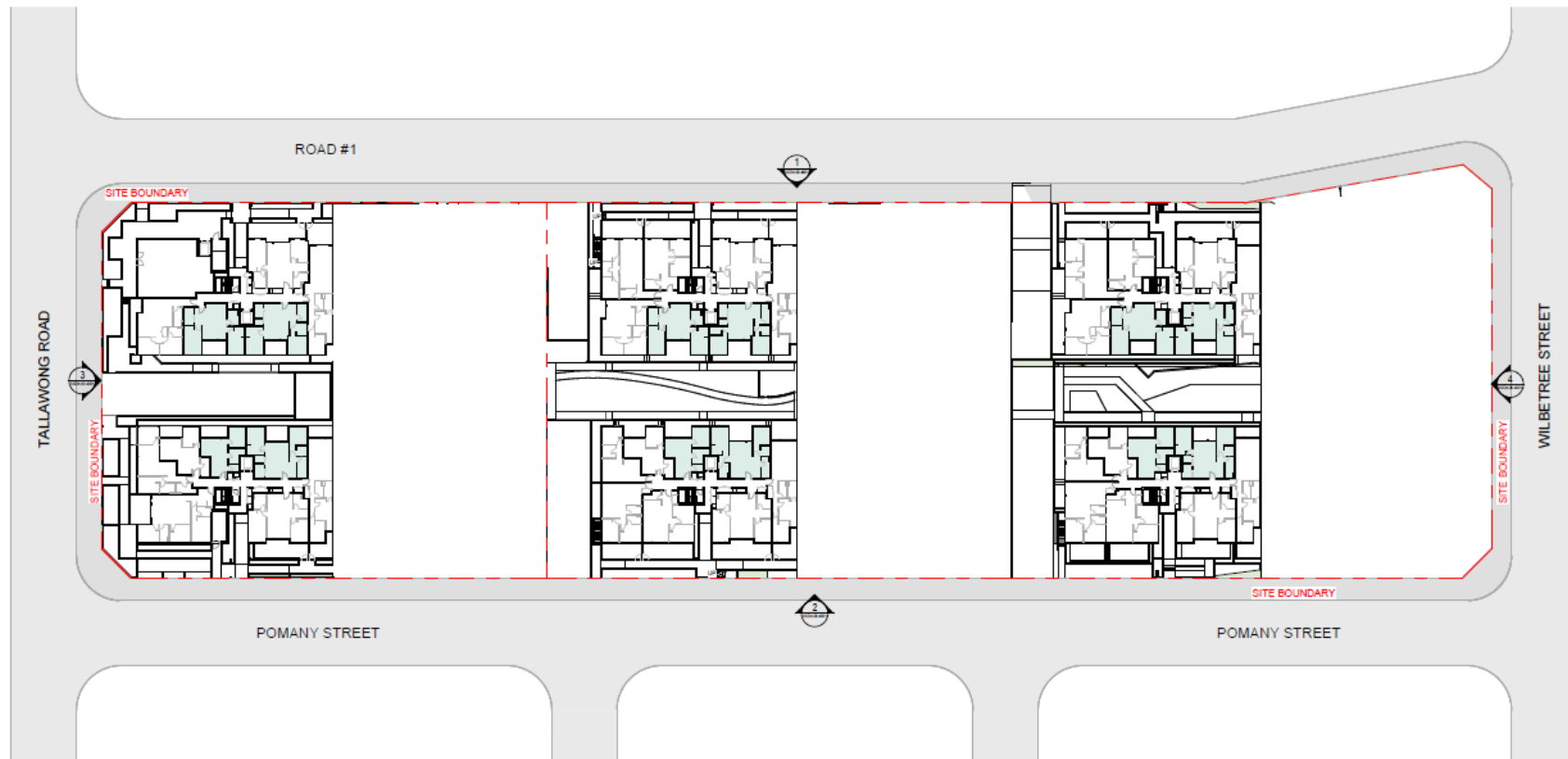


Figure 21 – Overall plan of ground floor.

Source: Place Studio, October 2025

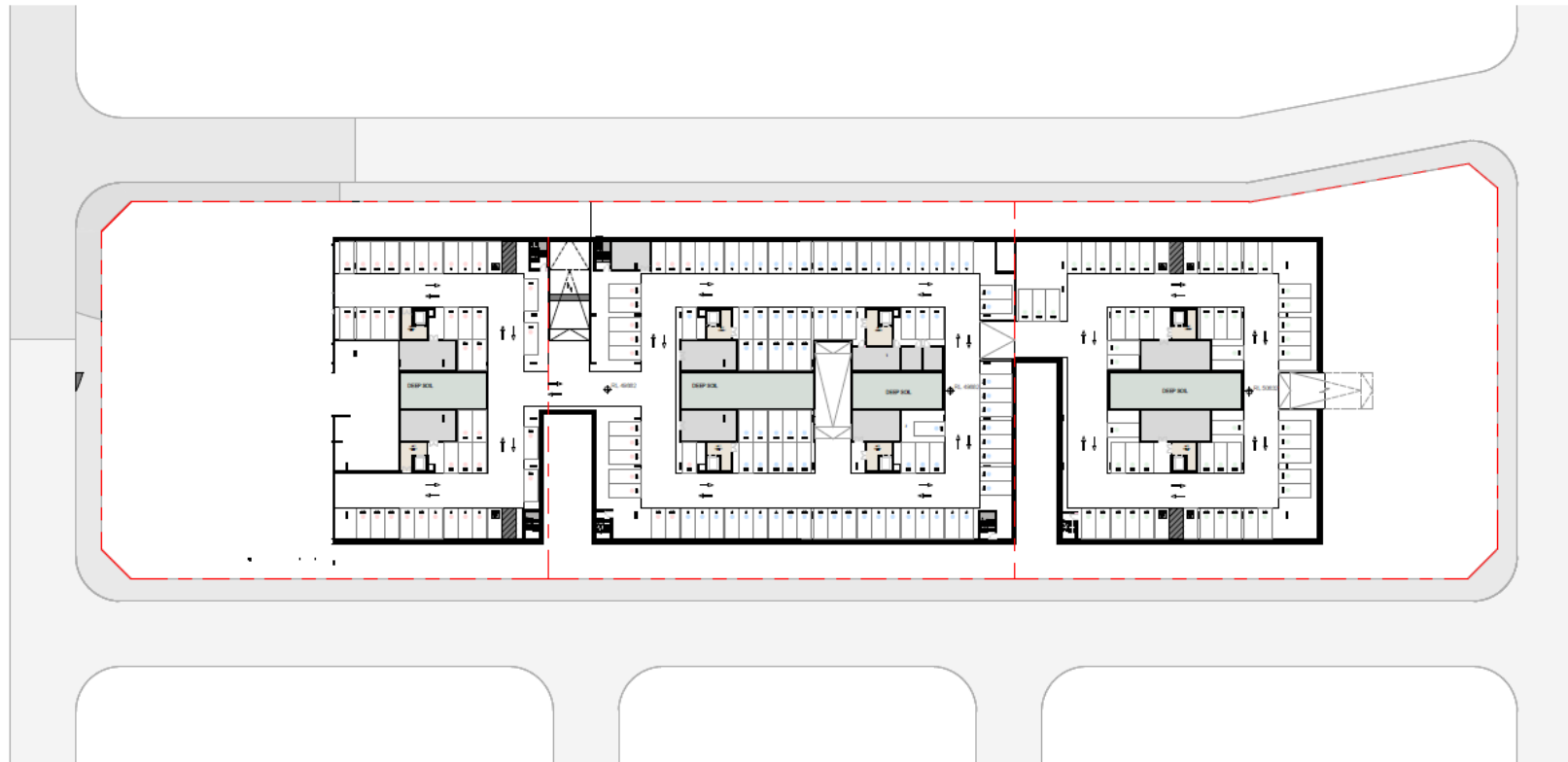


Figure 22 – Plan of Basement 03.

Source: Place Studio, October 2025

LEGEND
 ■ Amended or new units

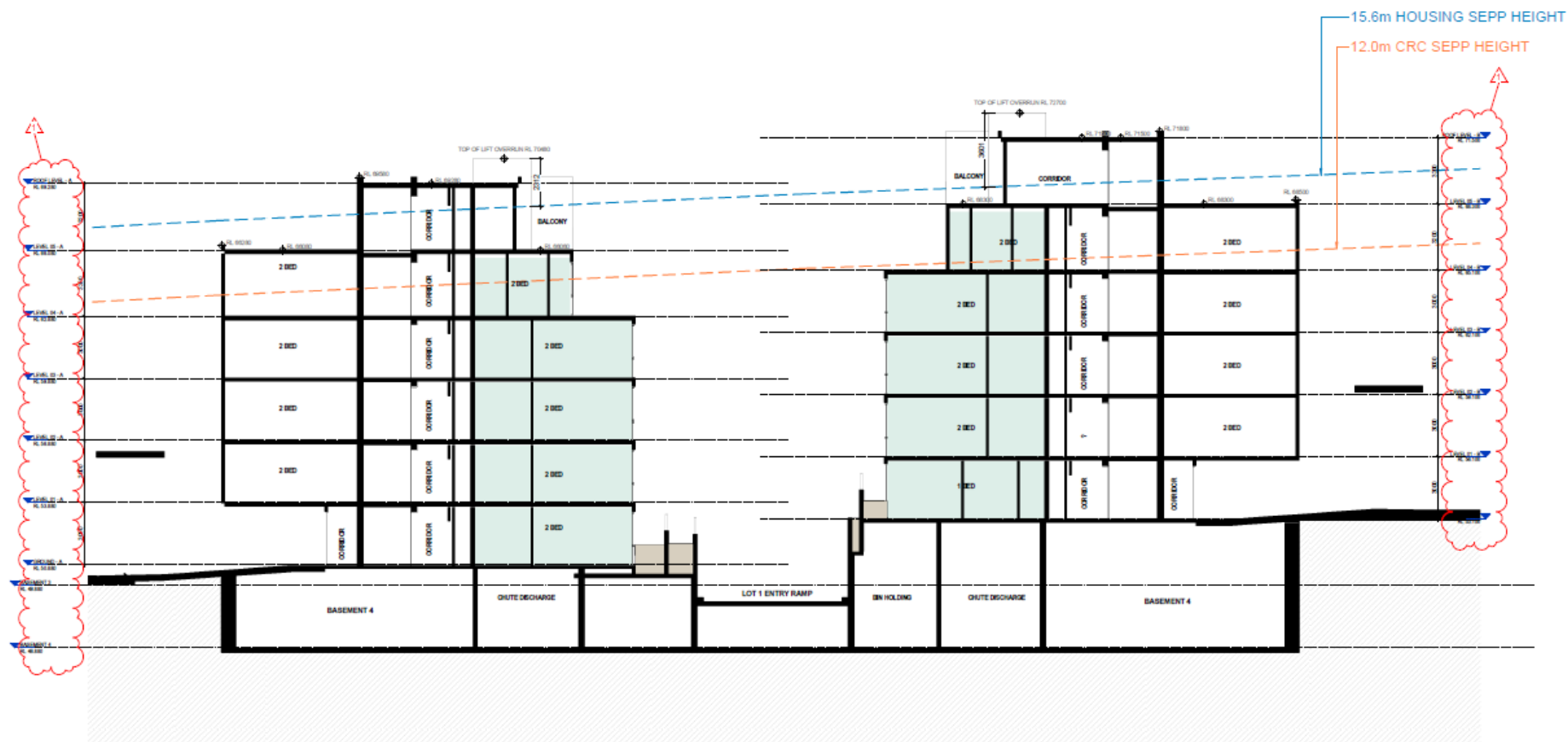


Figure 23 – Section plans of Building A and B.

Source: Place Studio, October 2025

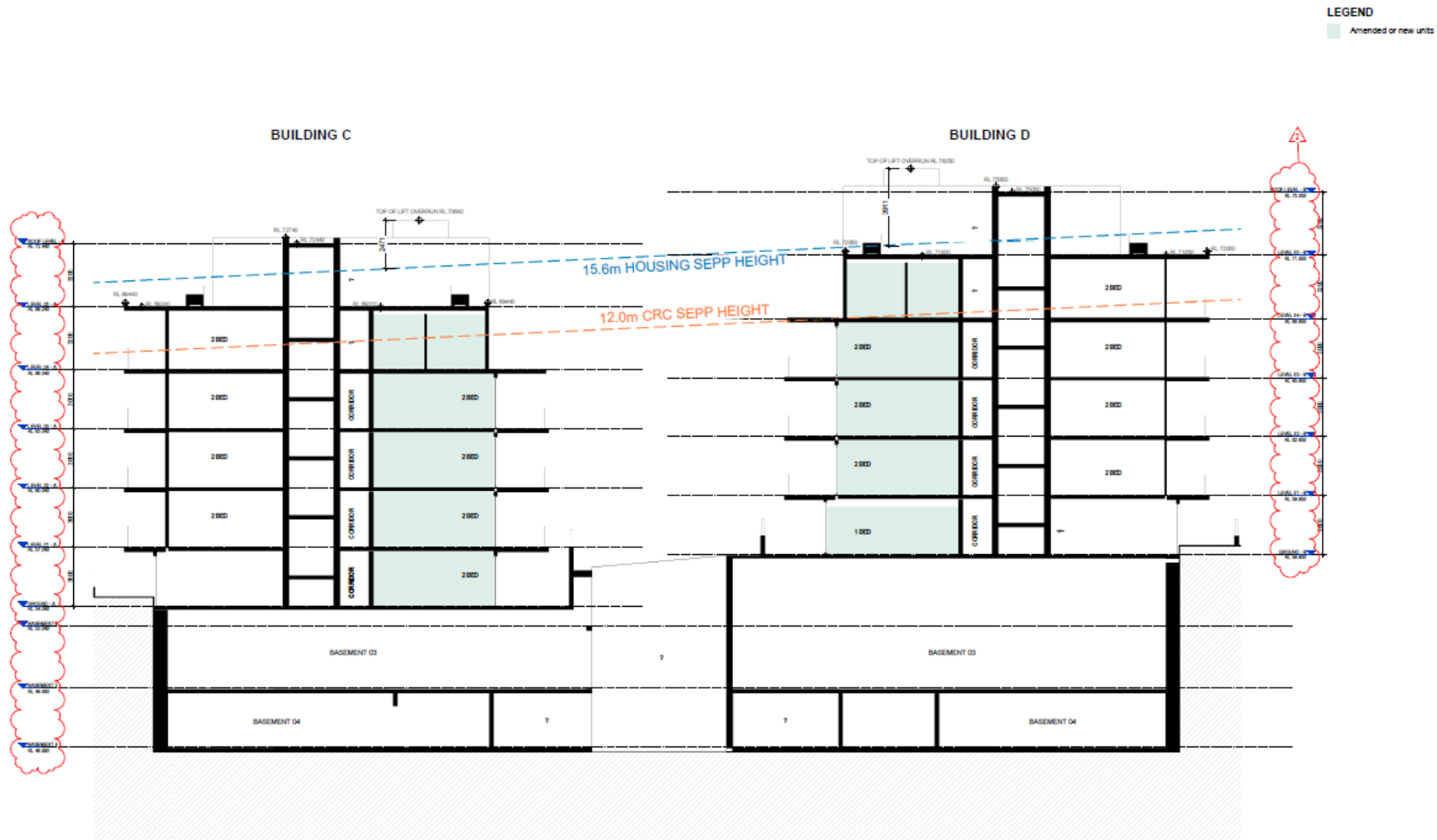


Figure 24 – Section plans of Building C and D.

Source: Place Studio, October 2025

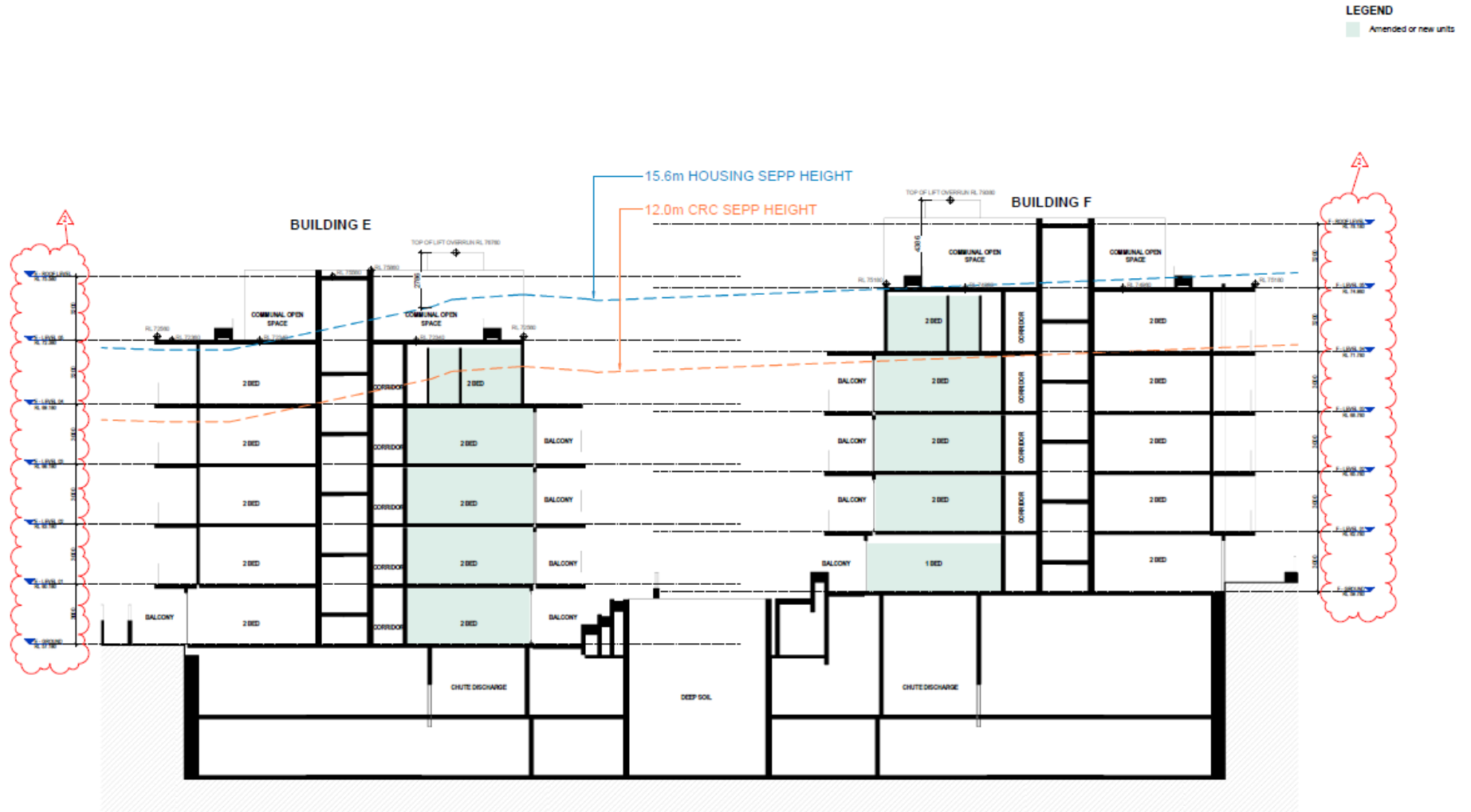


Figure 25 – Section plans of Building E and F.

Source: Place Studio, October 2025

6.2. Archaeological Impact Assessment

The proposed development requires deep excavation for the construction of the residential apartment complex with basement levels across the entire site. The study site has been assessed as holding nil archaeological potential for archaeological material from the 19th to mid-20th century ownership and wider use as agricultural land. As no archaeological resource is expected, the study site does not meet the threshold for State or local significance. Therefore, there will be no archaeological heritage impact that will be caused by the proposed development.

7. CONCLUSIONS & RECOMMENDATIONS

7.1. Archaeological Potential

This HAA has concluded the following in relation to the historical archaeological potential of the site:

- While the site was part of John Faultless and then the Rouse family's broader land holdings from the early 19th century, historic research indicates the subject site remained undeveloped until the mid-20th century. During this period, the site was likely cleared and activities relating to agriculture and pastoralism may have occurred.
- The first known development of the site occurred in the mid to late 20th century with the construction of the extant market garden and residence.
- Modern farming and construction activities associated with the site's current use as a residence and market garden have likely removed any undocumented ephemeral features related to its 19th-century use, if any. The site has been assessed as having **nil archaeological potential**.
- Although the site has associations with the Rouse family who owned the broader land parcel for over a century, no historical relics have been identified and therefore this site **does not meet the threshold for State or local archaeological significance**.
- As a result, the proposed development will have **nil heritage impact** at the site.

7.2. Recommendations

In view of the above conclusions, Urbis makes the following recommendations:

Recommendation 1 – No further management required

This report is suitable for submission as part of State Significant Development Application (SSDA) SSD-80287510. It complies with the SEARs requirement concerning non-aboriginal archaeological significance.

The report has found no potential for relics of archaeological significance to exist within the site, as such, no further archaeological management is required.

Recommendation 2 – Unexpected Finds Procedure

Should undocumented and substantial archaeological remains not identified by this HAA be unexpectedly discovered during excavation, work must cease in the affected area and an archaeologist contacted to assess the finds. Depending on the nature of the discovery, Heritage NSW may be notified in writing in accordance with Section 146 of the *Heritage Act 1977*. Additional assessment and possible liaison with Heritage NSW may be required prior to the recommencement of excavation in the affected area.

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9. APPENDICES

9.1. Proposed Development Plan

DISCLAIMER

This report is dated 29 October 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of LK Property Group Holdings Pty Ltd (**Instructing Party**) for the purpose of a Historical Archaeological Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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