

EUROPEAN HERITAGE IMPACT STATEMENT

**1111 ELIZABETH DRIVE,
CECIL PARK NSW 2178**

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EXECUTIVE SUMMARY

Urbis has been engaged by Elizabeth Drive Pty Ltd to prepare the following Heritage Impact Statement (HIS) for the proposed subdivision, site establishment and enabling works to facilitate a range of uses on the subject property situated at 1111 – 1141 Elizabeth Drive, Cecil Park (SSD 8859).

As the site is in proximity to the State heritage listed Upper Canal System (Pheasants Nest Weir to Prospect Reservoir), this HIS undertakes an assessment on the potential impact of the proposed works to the heritage item.

This HIS has been prepared to accompany the Environmental Impact Statement (EIS), which is a response to the Secretary's Environmental Assessment Requirements (SEARs).

The subject property, 1111 – 1141 Elizabeth Drive, Cecil Park, is not identified as a heritage item in Schedule 5 of the Fairfield Local Environmental Plan 2013. There are no heritage items within the vicinity of the subject property and it does not fall within the boundaries of any heritage conservation areas.

The subject site is not within the curtilage or immediate vicinity of any State Heritage Register (SHR) items or historic archaeology. The nearest heritage item is the State heritage listed Upper Canal System (Pheasants Nest to Prospect Reservoir), SHR Item No. 01373. It is situated underground, approximately 200 metres southwest to the subject site.

Following an assessment of heritage significance, Urbis did not identify any heritage values associated with the subject property that would warrant the retention of the existing building and ancillary structures on site or maintain the existing boundaries of the allotment.

The potential impact of the proposed works has been assessed in Section 7 of this report. Urbis has determined that the proposed works involving the subdivision, site establishment and enabling works to facilitate a range of uses on the subject property to generate an acceptable impact to the heritage significance of the SHR listed Upper Canal System (Pheasants Nest to Prospect Reservoir). The proposal will not necessitate in any visual impacts to the heritage item and the adjoining bushland corridor provides a buffer between the site and the heritage item.

It is noted that no new development is included as part of this proposal. Such works will be subject to its own individual application in future.

Urbis supports the proposal as it will not generate any adverse impacts to the heritage item in the vicinity the SHR listed Upper Canal System (Pheasants Nest to Prospect Reservoir) and recommends its approval from a heritage perspective.

SEARS HERITAGE

The table included below addresses the SEARs requirement for the project.

Table 1 – SEARs Requirement

SEARs Heritage	Response
An assessment of European heritage including potential impacts on nearby heritage items.	This Heritage Impact Statement (HIS) assesses the potential impact of the proposal on the nearby SHR listed Upper Canal System (Pheasants Weir to Prospect Reservoir).

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Elizabeth Drive Pty Ltd to prepare the following Heritage Impact Statement (HIS) for the proposed subdivision, site establishment and enabling works to facilitate a range of uses on the subject property situated at 1111 – 1141 Elizabeth Drive, Cecil Park (SSD 8859).

As the site is in proximity to the State heritage listed Upper Canal System (Pheasants Nest Weir to Prospect Reservoir), this HIS undertakes an assessment on the potential impact of the proposed works to the heritage item.

This HIS has been prepared to accompany the Environmental Impact Statement (EIS), which is a response to the Secretary's Environmental Assessment Requirements (SEARs).

1.2. SITE LOCATION

The site is located at 1111 – 1141 Elizabeth Drive, Cecil Park (Figure 1) and is legally identified as Lot 2 Section 4 DP 2954. It is situated on the corner of Cecil Road and Elizabeth Drive, on the northern section of Elizabeth Drive and the south-eastern section of Cecil Road.

Figure 1 – Locality map with the subject property marked in red



Source: SIX Maps, 2018

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact' (2002). 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 Fairfield Local Environmental Plan 2013 ,the Fairfield Development Control Plan 2013.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Chrisia Ang (Consultant) and Leonie Masson (Historian). Kate Patterson (Director) has reviewed and endorsed its content.

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

2. SITE DESCRIPTION

The subject property is situated in Cecil Park, a western suburb of Sydney in the state of New South Wales. It is forty kilometres west of the Sydney central business district and falls within the boundaries of the Fairfield Local Government Area (LGA). Cecil Park forms part of the Greater Western Sydney region.

Situated on the corner of Cecil Park and Elizabeth Drive, the subject property is in close proximity to the Westlink M7. There are some residential properties to the north of the subject property but it is otherwise surrounded by vacant land to its west, south and east.

Figure 2 – Aerial image



Source: SIX Maps 2018

The subject property contains a two-storey brick residential building and free standing ancillary structures on the south-eastern portion of the site. Timber fencing with brick posts borders the residential section of the site to Elizabeth Drive. The structures within the subject property have been constructed from mid to late twentieth century. It is noted that no significant heritage values have been identified with the site to warrant retention of the existing buildings and ancillary structures.



Figure 3 – Vacant section of subject property.

Source: Aboriginal Text Excavation Report Lot 2 Section 4 DP 2954 1111 – 1141 Elizabeth Drive, Cecil Park NSW (Fairfield LGA) by AMAC and Streat Archaeological Services, April 2018



Figure 4 – Subject property as viewed from Elizabeth Drive.

Source: Google Maps, 2018

3. THE PROPOSAL

Works to the existing property are proposed to be undertaken which involves subdivision of the site to create fourteen individual allotments, landscaping works and the construction of internal access roads and a new vehicular access point from Cecil Road.

Urbis understands that following subdivision, the site will be used for commercial purposes inclusive of a service station, hotel/motel accommodation and industrial/warehouse uses. It is however noted that this proposal relates to site establishment and enabling works for the site to facilitate a range of uses only. There are no new buildings included as part of this proposal. Such works will be subject to its own individual applications in future.

Urbis has been provided with the following subdivision plan prepared by AE Design Partnership dated 27.04.2018. This HIS has relied on this plan for the impact assessment included in Section 7 of this report.

This plan is reproduced below at small scale for reference purposes only. The full size drawing accompanying the application should be referred to for any details.



4. HISTORICAL OVERVIEW

4.1. AREA HISTORY

The suburb of Cecil Park was originally occupied by people from the Cabrogal tribe, a sub-group of the Gandangara tribe. The first European settlement of the district commenced from the early 1800s, when the first land grants were issued to settlers such as Simeon Lord. The area was designated a suburb in 1991.

John Wylde named his 2000 acre land grant “Cecil Park” (elsewhere titled “Cecil Hills”) after his home “Cecil Lodge” at Chestnut, Hertfordshire. To the north and east of this land lay Thomas Wylde’s “Macquarie Farm”, Joseph Sherrard’s “Providence” and John Jamison’s “Calmsley Hill”.

Thomas Wylde was appointed Judge Advocate to the Colony of New South Wales. He arrived in Sydney in 1816 with various members of his family including John. The pair received large land grants in the Parishes of Melville and Cabramatta. John received his grant in 1817, and by July the following year had contracted to supply 6,000lbs of meat to the Government stores. At this time, he was the largest recorded supplier of meat in the Colony. Also in 1817, Simeon Lord sold his 269 acres to Thomas Wylde.

In 1820, Commissioner Bigge reported that Simeon Lord with 4,165 acres and John Wylde with 1,479 were the largest landholders in Sydney.

The Wylde family did not live on the Cecil Hills property until July 1824, when John gave notice of leaving his official residence and advertised the disposal of all the household effects from that residence. Simultaneously, Thomas Wylde sold his city residence, possibly moving to Cecil Park. Following his death in December 1821, his property passed to John.

In 1831, Joseph Sherard sold his adjoining 100 acres to John and Edward Wylde, bringing the property to a total of 3,589 acres. Wylde retained his properties in NSW until his death in 1859 when they passed to his wife who remained in residence until her death in 1864. The land was leased that year, and again in 1874. Between 1870 and 1890 various powers of attorney were granted over the property until finally in 1890 the Perpetual Trustee Company took over trusteeship and disposed of it in 1892.

A small but thriving pastoral community developed at Cecil Park following the subdivision of the Wylde family property. By 1896, there was an active progress association lobbying varying levels of government for services and facilities such as postal and transport services. In 1936, The Sun (22 May 1936, p3) described Cecil Park as follows:

Cecil Park is situated nine miles out of Liverpool. It is a very small place with a post-office and a public school. The school holds about 25 pupils. The dance hall is almost next to the school, and dances are held here every Saturday night.

The people of Cecil Park go in mostly for poultry farming but some have orchards and cattle. There is a sheep station there also. Altogether Cecil Park is a very lovely place.

4.2. SITE HISTORY

The subject site is located on Lot 2 Section 4 DP2954 (Cecil Park Farms), and being part of 1120 acres (453.24 hectares) granted to Thomas Wylde on 18 January 1817 (Portion 71 of the Parish of Melville, County of Cumberland).

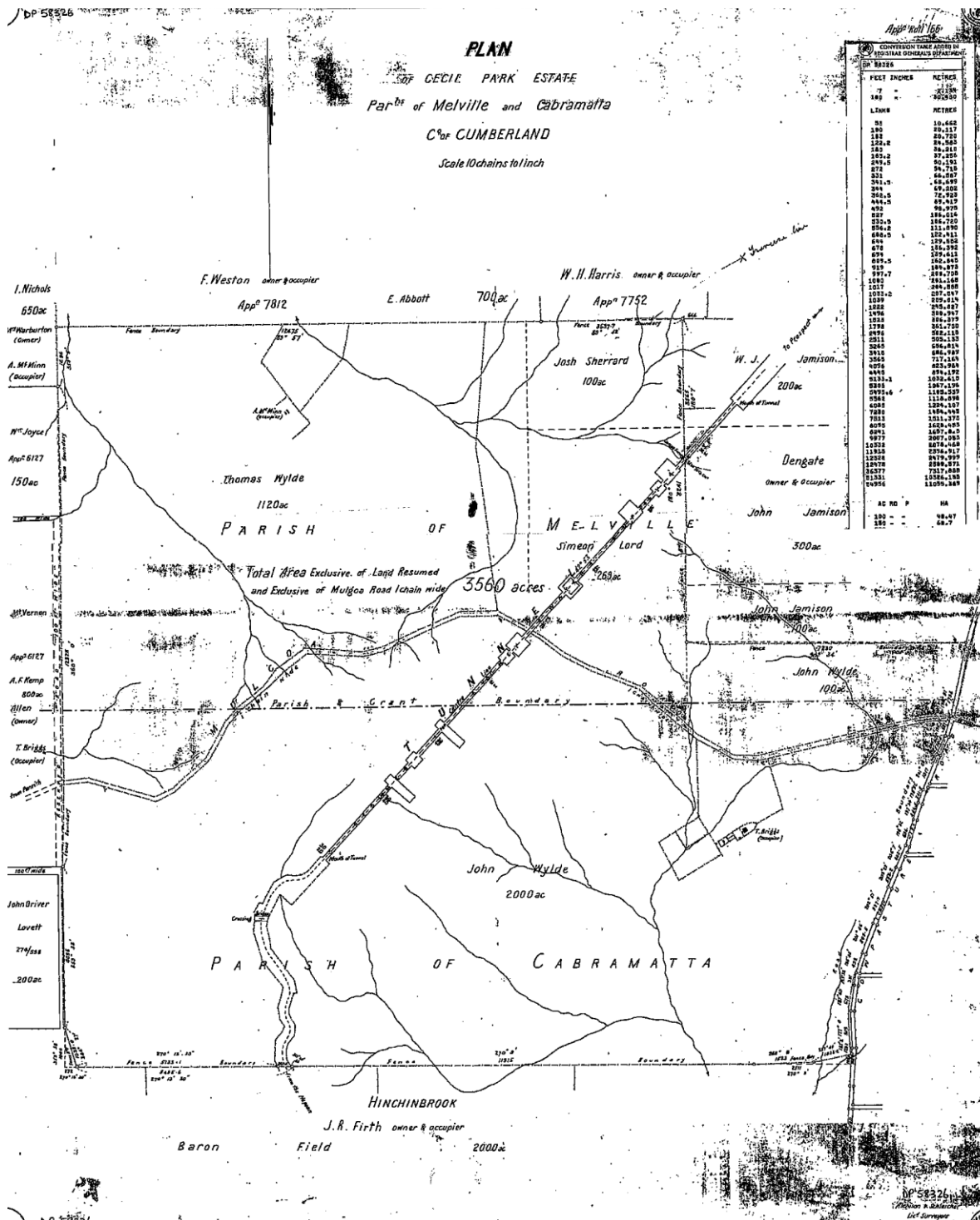
DP2954 was formed from a subdivision of several adjoining land grants, namely:

- 100 acres granted to Joseph Sherrard in January 1807
- 269 acres granted to Simeon Lord in 1810
- 1120 acres granted to Thomas Wylde in 1817
- 2000 acres granted to John Wylde in 1817
- 100 acres granted to John Wylde in 1823

John Rendell Street lodged an application in January 1891 to convert 3650 acres in the Parishes of Melville and Cabramatta to Torrens title. At this date, there were three occupiers on this large landholding: A McMinn; James R Firth; and T Briggs. The accompanying survey plan (Figure 7) shows the parish and land

grant boundaries, also the main topographical and physical features of the property. There is no indication of development in the vicinity of the subject site near the intersection of Mulgoa Road (now Elizabeth Drive) and the Prospect Reservoir tunnel. This land was registered on Certificate of Title Vol 1046 Fol 143 in the name of the Perpetual Trustee Company Limited.

Figure 5 – Plan of Cecil Park Estate Parishes of Melville and Cabramatta County of Cumberland, c.1891.



Source: NSW LRS, DP58326

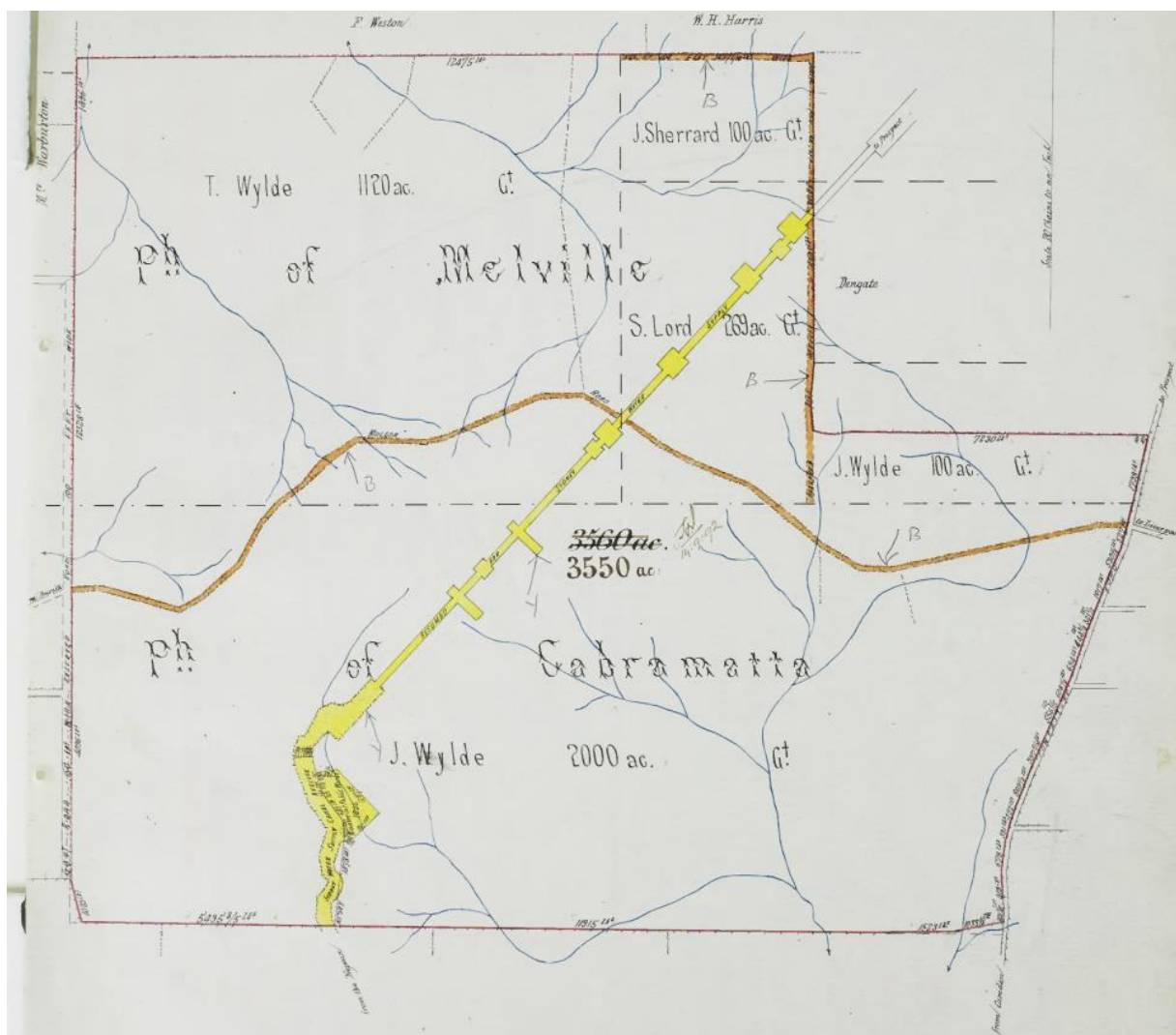
Commencing in March 1893, Boyd and King advertised Cecil Park Farm acreages for sale, comprising blocks ranging in size from 8 to 40 acres (Figure 6). An inducement to potential buyers was the existence of a creamery on the estate.

Figure 6 – Cecil Park Farm sale advertisement, 1893.

CECIL PARK FARM.
24 MILES FROM SYDNEY MARKET.
SUBDIVIDED IN 8 TO 40 ACRE BLOCKS.
LAND CLEARED, STUMPED, AND FRONTAGE
TO CREEK.
£12 10s an acre.
TIMBERED LAND.
£8 10s to £10 10s an acre.
SPLENDID SOIL. RICHLY GRASSED.
Creamery on the Estate.
TORRENS'S TITLE. EASY TERMS.
Pamphlet with Photos and Plans Post Free.
Inspection Invited.
BOYD and KING,
29 HUNTER-STREET.

Source: *Australian Town and Country Journal*, 18 March 1893, p18

Figure 7 – Block plan accompanying Certificate of Title Vol 1068 Fol 162, September 1892.



Source: NSW LRS

In August 1899, William Jolly purchased Lots 2 and 3 in Section 4 of DP2954. He owned this land until his death in 1951. At the time of his purchase, he was described as a farmer at Cecil Park. There is no information about Jolly's occupation of the land at this date. By August 1915, he was living at Helensburgh when he invited "tenders wanted for the purchase of the whole of the timber on 35 acres land at Cecil park (near Liverpool), adjoining the Public School".¹ This does indicate that he did employ or lease the land for farming purposes. In 1922 and 1923, Jolly rejected calls from the Fairfield Council and Cecil Park Progress Association to sell six acres of his property adjacent to the Cecil Park Public School for a public park. On this occasion, he was unwilling to sell six acres, but instead was prepared to accept an offer for the whole area of approximate 20 acres.² No further action took place on this matter.

At the time of Jolly's death in October 1951 at Cecil Park, he was described as a "retired engineer". The property passed by transmission on 14 August 1952 to his children, Margaret Watson Jolly, William Scott Jolly and George Scott Jolly.³ In January the following year, they conveyed the property to Thomas Miles Foley of Cecil Park, telephone technician and Iris Mary Foley, his wife as joint tenants.⁴ Accordingly, Thomas and Iris Foley are listed in the 1958 and 1963 electoral rolls at "Mulgoa Road (north side) Cecil Park, dairy farm".

¹ "Tenders Wanted", *Daily Telegraph*, 23 August 1915:3

² "Won't Break His Property", *Cumberland Argus and Fruitgrowers Advocate*, 16 December 1922:5

³ CT Vol 1291 Fol 219, NSW LRS

⁴ Ibid.

In July 1961 (belatedly registered three years later in July 1954) the Foleys sold Lot 2 of Section 4 in DP 2954 to Guiseppe Stivala and Francesca Stivala as joint tenants.⁵ They conveyed the subject site in 1970 to themselves as joint tenants of two one-third shares and Roy Stivala, panel beater, as to the remaining undivided one third share as tenants in common. At this time, all three members of the Stivala family were living on the property at Cecil Park. In the intervening period, a strip of land in then named Mulgoa Road was transferred to the Commissioner for Main Roads.

According to electoral rolls, Roy and Marian Stivala were listed at Lot 2 Elizabeth Drive Cecil Park in 1980.

4.3. PROPERTY OWNERS

Table 2 – Property Owners

Date	Owner
18 January 1817	Thomas Wylde
May 1890	James Reading Fairfax and John Rendall Street (Trustees)
September 1890	Perpetual Trustee Company Limited (new Trustees)
5 May 1893	Thomas Hussey Kelly
16 August 1899	William Jolly
14 August 1952	Margaret Watson Jolly, William Scott Jolly and George Scott Jolly
28 July 1961	Guiseppe Stivala and Francesca Stivala
6 February 1970	Guiseppe Stivala and Francesca Stivala (2/3 share) and Roy Stivala (1/3 share) – tenants in common

⁵ CT Vol 9844 Fol 248, NSW LRS

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. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 3 – Assessment of heritage significance

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The subject property provides an insight to the development of Cecil Park as a suburb. However, it does not provide significant evidence of a human activity or historical phase. It does not maintain or show the continuity of a historical process or activity associated with the site. The subject property therefore does not meet the threshold for historical significance at a local level.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
B – Associative Significance <i>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.</i>	<p>There is no evidence to suggest a strong association between the subject property and any individuals of historical importance. The site therefore does not reach the threshold for associative significance at a local level.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> shows evidence of a significant human occupation <input type="checkbox"/> is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The subject property is not aesthetically distinctive and does not possess landmark or scenic qualities that are of aesthetic significance. The site does not meet the threshold for aesthetic significance at a local level.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input type="checkbox"/> exemplifies a particular taste, style or technology <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not a major work by an important designer or artist <input checked="" type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement <input checked="" type="checkbox"/>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>There is no information to suggest that the subject property possesses any known significant community or special associations. The subject property therefore does not meet the threshold for social significance at a local level.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative <input checked="" type="checkbox"/>

Criteria	Significance Assessment
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The subject property is unlikely to reveal new information that is not readily available elsewhere. It is beyond the scope of this report to assess the archaeological potential of the site. As such, the site does not reach the threshold for research potential at a local level.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The subject property is not deemed to be rare within its context and locality within Cecil Park. The site does not meet the threshold for rarity at a local level.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not rare <input checked="" type="checkbox"/> is numerous but under threat <input type="checkbox"/>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> cultural or natural places; or cultural or natural environments. 	<p>The subject property itself is not representative of a significant variation of its type. It does not have the principal characteristics of an important class or group of items. It is not outstanding due to its setting, condition, size or integrity. The site therefore does not meet the threshold for representative values at a local level.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> • is a fine example of its type <input type="checkbox"/> • has the principal characteristics of an important class or group of items <input type="checkbox"/> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> • is a significant variation to a class of items <input type="checkbox"/> • is part of a group which collectively illustrates a representative type <input type="checkbox"/> • is outstanding because of its setting, condition or size <input type="checkbox"/> • is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> • is a poor example of its type <input checked="" type="checkbox"/> • does not include or has lost the range of characteristics of a type <input type="checkbox"/> • does not represent well the characteristics that make up a significant variation of a type <input checked="" type="checkbox"/>

5.3. STATEMENT OF SIGNIFICANCE

5.3.1. 1111 – 1141 Elizabeth Drive, Cecil Park

Following undertaking an assessment of significance, Urbis has provided the following statement for the subject property as follows:

While the subject property at 1111 – 1141 Elizabeth Drive, Cecil Park, provides an insight to the development and subdivision of Cecil Park farm to the current suburb we now know, it does not meet the threshold for heritage significance at a local level for historical, associative, aesthetic, social, research, rarity or representative heritage values.

5.3.2. Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)

The following statement of significance for the Pheasants Nest to Prospect Reservoir Upper Canal System is available on the State Heritage Register.⁶

The Upper Canal System is significant as a major component of the Upper Nepean Scheme. As an element of this Scheme, the Canal has functioned as part of Sydney's main water supply system since 1888. Apart from maintenance and other improvements, the Upper Canal has changed little.

As part of this System, the Canal is associated with Edward Moriarty, Head of the Harbours and Rivers Branch of the NSW Public Works Department.

The Canal is aesthetically significant, running in a serpentine route through a rural bushland setting as an impressive landscape element with sandstone and concrete-lined edges;

The Canal is significant as it demonstrates the techniques of canal building, and evidence of engineering practice. The Canal as a whole is an excellent example of 19th century hydraulic engineering, including the use of gravity to feed water along the canal (BCubed Sustainability, 2/2006).

⁶ 'Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)', *State Heritage Register*, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051481>

The Upper Nepean Scheme is significant because:

** In its scope and execution, it is a unique and excellent example of the ingenuity of late 19th century hydraulic engineering in Australia, in particular for its design as a gravity-fed water supply system.*

** It has functioned as a unique part of the main water supply system for Sydney for over 100 years, and has changed little in its basic principles since the day it was completed.*

** It represented the major engineering advance from depending on local water sources to harvesting water in upland catchment areas, storing it in major dams and transporting it the city by means of major canals and pipelines.*

** It provides detailed and varied evidence of the engineering construction techniques prior to the revolution inspired by reinforced concrete construction, of the evolution of these techniques (such as the replacement of timber flumes with wrought iron and then concrete flumes), and of the early use of concrete for many engineering purposes in the system.*

** The scheme possesses many elements of infrastructure which are of world and national renown in technological and engineering terms.*

** Many of the structural elements are unique to the Upper Nepean Scheme.*

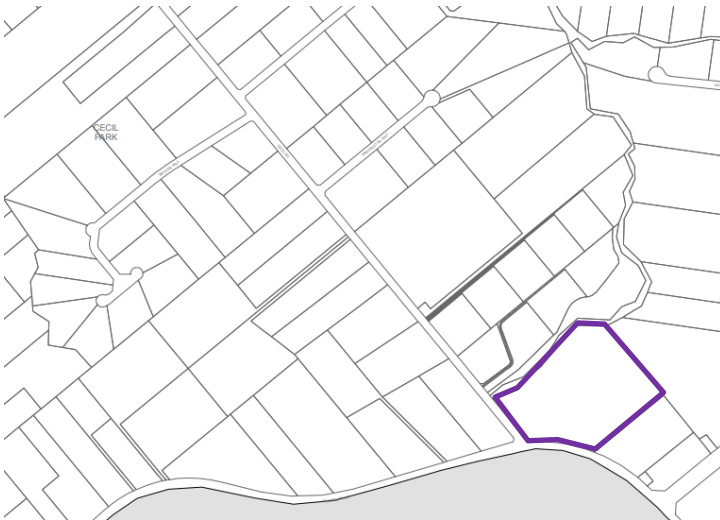
(Edward Higginbotham & Associates, SCA Heritage and Conservation Register, 18 December 2000)

6. HERITAGE LISTING

The subject property is not identified as an item of heritage significance under the Fairfield Local Environmental Plan 2013. It does not fall within the boundaries of any heritage conservation areas. There are no items of local heritage significance within its proximity (Refer to Figure 8).

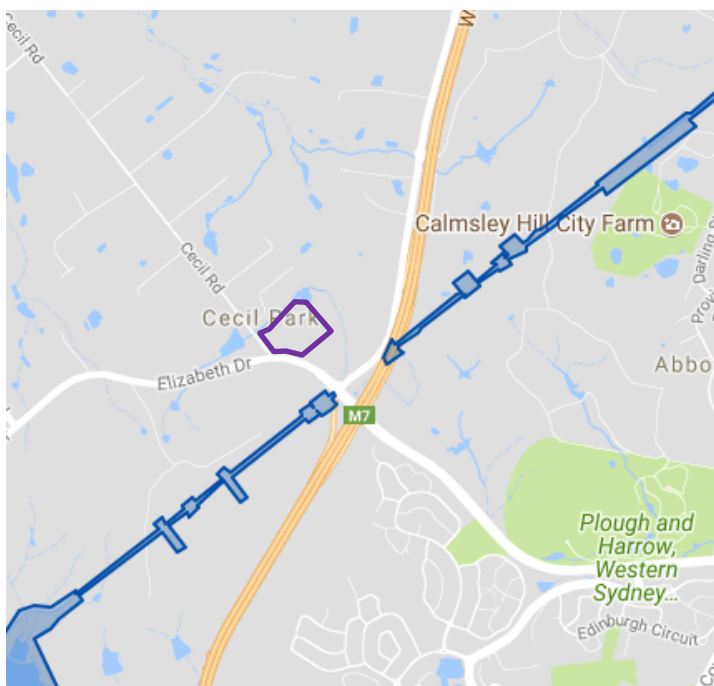
The subject site is not within the curtilage or immediate vicinity of any State Heritage Register (SHR) items or historic archaeology. The nearest heritage item is the State heritage listed Upper Canal System (Pheasants Nest to Prospect Reservoir), SHR Item No. 01373. It is situated underground, approximately 200 metres southwest to the subject site (Refer to Figure 9). The SEARS report identifies the subject site to be separated from the SHR Item by a bushland corridor.

Figure 8 – Subject site outlined in purple



Source: Fairfield Local Environmental Plan 2013, Heritage Map HER_004

Figure 9 – Approximate location of subject site outlined in purple within the interactive Water Supply catchment map



Source: Water NSW Water Supply Catchment Map, 2018

7. IMPACT ASSESSMENT

This HIS forms part of an EIS, which is a response to the Secretary's Environmental Assessment Requirements (SEARs). This application will not be submitted to Fairfield City Council but will be assessed by the Department of Planning and the Environment. As such, the impact of the proposed works has been assessed in the report against the Heritage Division guidelines.

7.1. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

Table 4 – Heritage Office Guidelines

Question	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>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>Due to the nature of the SHR listed Upper Canal System (Pheasants Weir to Prospect Reservoir) to be subterranean, there are no visual impacts caused by the proposal. Further, the bushland corridor adjoining the site provides a buffer between the site and the heritage item.</p> <p>There are no aspects of the proposal that could detrimentally impact on the heritage significance of the SHR listed Upper Canal System (Pheasants Weir to Prospect Reservoir).</p>
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The proposal involves the demolition of the existing residential building and associated ancillary structures situated on the south-eastern section of the property. Following research and an assessment of heritage significance undertaken, Urbis did not identify any heritage values that would warrant the retention of the building or ancillary structures.</p> <p>It is noted that this proposal does not involve the construction of any new development. Such works will be subject to its own individual applications in future.</p> <p>The proposed demolition will not generate any negative implications to the heritage significance of the SHR listed Upper Canal System (Pheasants Weir to Prospect Reservoir). Urbis finds the proposed demolition of the existing buildings on site to be supportable from a heritage perspective.</p>
<p>Subdivision</p> <p>How is the proposed curtilage allowed around the heritage item appropriate?</p> <p>Could future development that results from this subdivision compromise the significance</p>	<p>The proposal seeks to undertake a subdivision of the site to create fourteen individual allotments, which will be used in future for commercial purposes inclusive of a service station, hotel/motel accommodation and industrial/warehouse uses.</p> <p>As the nature of the SHR listed Upper Canal System (Pheasants Weir to Prospect Reservoir) is subterranean, the proposed subdivision and change of use will not necessitate in any visual impact to the heritage</p>

Question	Discussion
<p>of the heritage item? How has this been minimised?</p> <p>Could future development that results from this subdivision affect views to, and from, the heritage item?</p> <p>How are negative impacts to be minimised?</p>	<p>item. In addition, the site is situated approximately 200 metres from the SHR listed Upper Canal System (Pheasants Weir to Prospect Reservoir) and separated by a bushland corridor, which acts as a buffer between the site and heritage item.</p> <p>From a heritage perspective, Urbis finds the proposed subdivision of the property to fourteen individual allotments to be supportable.</p>
<p>New landscape works (including car parking and fences)</p> <p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	<p>As part of the subdivision, internal access roads and a new vehicular access point from Cecil Road are proposed. Such works will not negatively impact the heritage significance of the SHR listed Upper Canal System (Pheasants Weir to Prospect Reservoir).</p> <p>Refer to the EIS accompanying the application for relevant reports addressing the bulk earthworks, stormwater infrastructure and landscaping associated with the proposal.</p> <p>It is however noted by Urbis that from a heritage perspective the proposed new vehicular access point and internal access roads are supportable.</p>

8. CONCLUSION

The subject property, 1111 – 1141 Elizabeth Drive, Cecil Park, is not identified as a heritage item in Schedule 5 of the Fairfield Local Environmental Plan 2013. There are no heritage items within the vicinity of the subject property and it does not fall within the boundaries of any heritage conservation areas.

The subject site is not within the curtilage or immediate vicinity of any State Heritage Register (SHR) items or historic archaeology. The nearest heritage item is the State heritage listed Upper Canal System (Pheasants Nest to Prospect Reservoir), SHR Item No. 01373. It is situated underground, approximately 200 metres southwest to the subject site.

As the site is in proximity to the State heritage listed Upper Canal System (Pheasants Nest Weir to Prospect Reservoir), this HIS has been prepared to accompany the Environmental Impact Statement (EIS), which is a response to the Secretary's Environmental Assessment Requirements (SEARs).

The proposed works includes subdivision, site establishment and enabling works to facilitate a range of uses on the subject property situated at 1111 – 1141 Elizabeth Drive, Cecil Park (SSD 8859).

Following an assessment of heritage significance, Urbis did not identify any heritage values associated with the subject property that would warrant the retention of the existing building and ancillary structures on site or maintain the existing boundaries of the allotment.

The potential impact of the proposed works has been assessed in Section 7 of this report. Urbis has determined that the proposed works involving the subdivision, site establishment and enabling works to facilitate a range of uses on the subject property to generate an acceptable impact to the heritage significance of the SHR listed Upper Canal System (Pheasants Nest to Prospect Reservoir). The proposal will not necessitate in any visual impacts to the heritage item and the adjoining bushland corridor provides a buffer between the site and the heritage item.

It is noted that no new development is included as part of this proposal. Such works will be subject to its own individual application in future.

Urbis supports the proposal as it will not generate any adverse impacts to the SHR listed Upper Canal System (Pheasants Nest to Prospect Reservoir) and recommends its approval from a heritage perspective.

9. BIBLIOGRAPHY AND REFERENCES

9.1. BIBLIOGRAPHY

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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This report is dated 10 April 2018 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's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Elizabeth Drive Pty Ltd (**Instructing Party**) for the purpose of European Heritage Impact Statement (**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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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A APPENDIX TITLE



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