

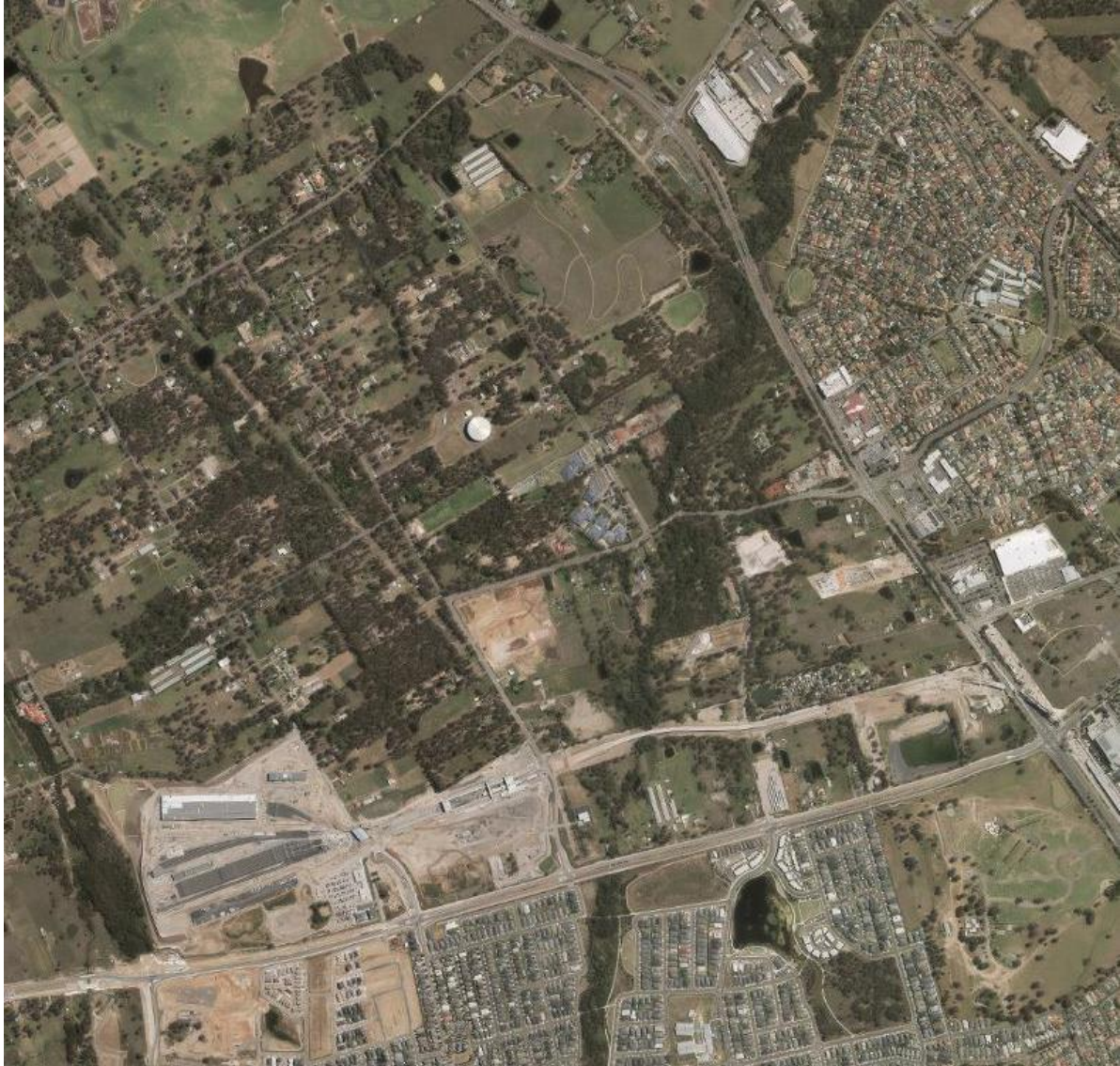
Appendix W

Statement of Heritage Impact

O C P A R C H I T E C T S

CUDGEGONG ROAD STATION PRECINCT SOUTH

ROUSE HILL, NSW



HERITAGE ASSESSMENT REPORT

For Landcom

March 2018

Job No. 18005

Report Register

The following register indicates the development and issue number of this report, undertaken by OCP Architects.

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1 INTRODUCTION

1.1 Introduction

The NSW Government is currently building the Sydney Metro Northwest (SMNW) that is due to start operations in 2019. The SMNW is Stage 1 of the overall Sydney Metro project and involves the construction of eight new metro stations supporting infrastructure between Cudgegong Road and Epping and converting five existing stations between Epping and Chatswood. Stage 2 will deliver a new metro rail line from Chatswood through Sydney's CBD to Sydenham (Sydney Metro City and Southwest).

Landcom and the Sydney Metro Delivery Office (SMDO), part of Transport for NSW (TfNSW), are working in collaboration to develop walkable, attractive, mixed use places around the SMNW stations. This includes using the surplus government owned land located around the Cudgegong Road Station.

The subject site, the Cudgegong Road Station Precinct South, is located between Cudgegong Road, Tallawong Road, Schofields Road, and the Metro corridor, and comprises around 7.8ha of government owned land. It is within the southern part of the broader Cudgegong Road Station Precinct (Area 20) of the North West Priority Growth Area, a substantial land release area for homes and jobs in Sydney's northwest.

OCP Architects has been engaged to carry out a Heritage Impact Assessment to support the State Significant Development Application (SSDA) for the Station Precinct South concept proposal. The concept proposal will allow for approximately 1,100 dwellings and 9,000 sqm of retail, commercial and community uses. It also includes a central park, new streets and supporting public domain.

The Secretary's Environmental Assessment Requirements for the concept proposal, as issued on 16 February 2018, requires that the EIS addresses the following:

9. Heritage and Archaeological Impacts.

The EIS shall include:

- A detailed Heritage Impact Assessment (HIS) must be prepared in accordance with the guidelines in the NSW Heritage Manual that addresses the significance of, and provides an assessment of the proposal's impact on the heritage significance of State Heritage Register items in the vicinity of the development site and include strategies to avoid and mitigate any adverse impacts. The HIS must include a view impact assessment informed and illustrated with photomontages. The HIS should also address the project's compliance with the policies of the Conservation Management Plan for the former Royal Oak Inn and Rouse Hill House.

The HIS should also identify if there are any areas with historical archaeological potential within the project that could be impacted by the proposal. If the HIS identifies impact on potential archaeology, an historical archaeological assessment should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines 'Archaeological Assessments Guidelines' 1996 and 'Assessing Significance for Historical Archaeological Sites and 'Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole

or in part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations'

- Identify and Aboriginal Cultural Heritage in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.

This report addresses these requirements.

The site is not heritage listed, however there are heritage listed items in the broader area. Approximately 1.8 kilometres to the north-east is a state heritage item, Rouse Hill House and Farm. Approximately 1.35 kilometres to the north-east is the former Royal Oak Inn, a state heritage item. Approximately 1.5 kilometres to the south-east is Merriville House and Gardens, a state heritage item.

The site is not in, or in the vicinity of, a conservation area.

The site is within the Blacktown Local Government Area, but sits adjacent to the neighbouring Local Government Area of The Hills, and so consideration has been given to heritage listings in the neighbouring LGA.

1.2 Site Identification

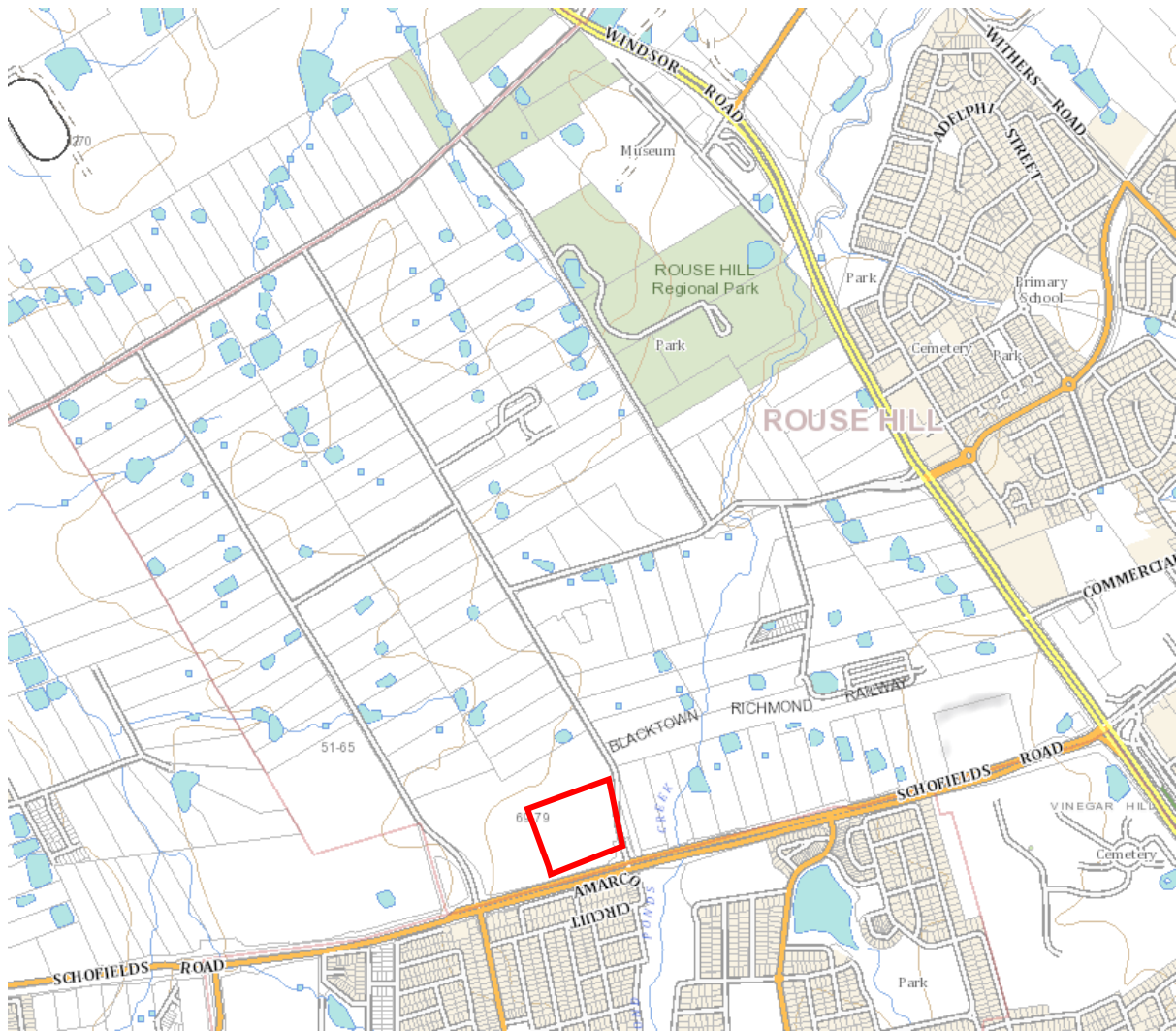


FIGURE 1-1: APPROXIMATE SITE AREA INDICATED IN RED

1.3 Methodology and Terminology

This report has been prepared on the basis of the NSW Heritage Branch guideline for the preparation of Assessments of Heritage Impact. The principles contained in the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (*The Burra Charter*) 2013 are used as a methodology for assessing heritage impact.

1.4 Basis of Assessment

The main sources used in the preparation of this document are the NSW State Heritage Register listings for Rouse Hill House and Farm, and Royal Oak Inn (former); 'Landscape and Visual Impact Assessment', Cudgegong Road Station Precinct South, AECOM, 13 March 2018; Godden Mackay Logan, North West Rail Link EIS 1 – European Heritage – Final Report, March 2012; Construction Heritage Management Plan for Sydney Metro Northwest

Operations, Trains and Systems PPP, 29/10/2015; Sydney Metro Northwest Archaeological Salvage Program, Kelleher Nightingale Consulting Pty Ltd, November 2015

OCP Architects conducted a site visit on 7 March 2018.

1.5 Heritage Management Framework

The primary planning instrument is the Blacktown Local Environmental Plan 2015 (BLEP 2015)

The Cudgong Road Station Precinct site is not listed on any heritage registers.

1.5.1 State Heritage Listings

Rouse Hill House and Farm (approximately 1.8km away), the Royal Oak Inn (approximately 1.35km away), and Merriville House and Gardens are listed on a number heritage registers as summarised below:

Statutory Listing	Item	SIGNIFICANCE	ITEM NO.
Environmental Planning and Assessment Act 1979 (NSW Government)			
NSW State Heritage Register	Rouse Hill House and Farm	State	SHI #00002
Blacktown Local Environmental Plan 2015	Rouse Hill House and Farm	State	I107
NSW State Heritage Register	Royal Oak Inn	State	SHI #00698
The Hills Local Environmental Plan 2012	Royal Oak Inn	State	I185
NSW State Heritage Register	Merriville House & Gardens	State	00091
Blacktown Local Environmental Plan 2015	Merriville House & Gardens	State	I31



**Blacktown Local
Environmental
Plan 2015**

Heritage Map - Sheet HER_011

Heritage

Item - General

Item - Archaeological

Cadastre

Cadastre 28/03/2014 © Blacktown City Council

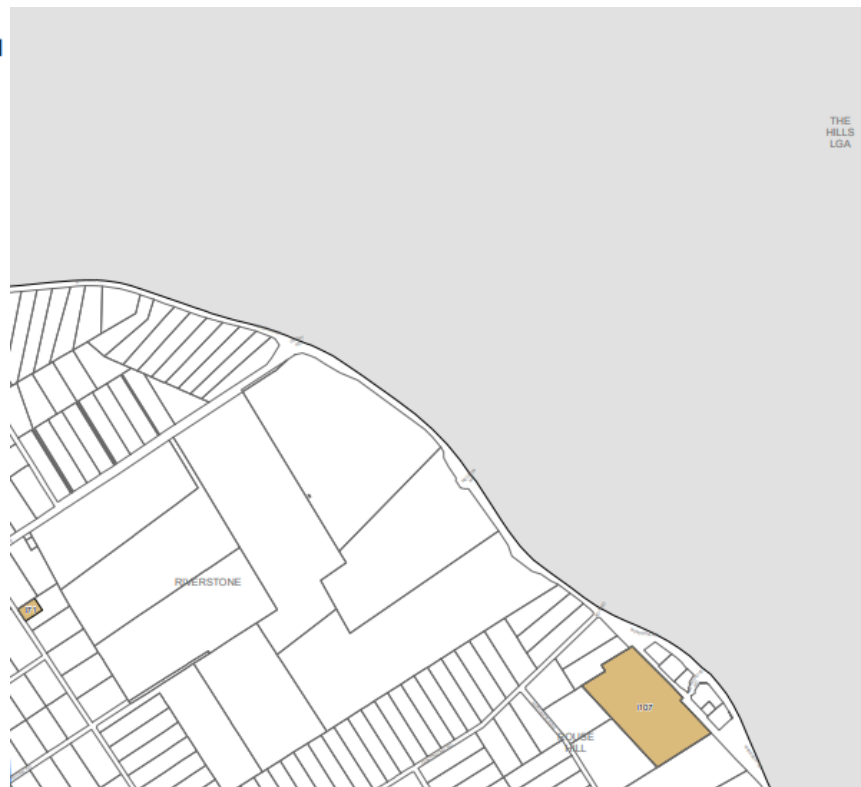


FIGURE 1-2: HERITAGE MAP SHOWING ROUSE HILL HOUSE AND FARM AS A HERITAGE ITEM IN THE BLACKTOWN LGA.



The Hills Local Environmental Plan 2012

Heritage Map Sheet HER_007

Heritage



Conservation Area-General



Item-General



Item-Archaeological



SEPP (Sydney Region Growth Centres) 2006

Cadastral



Cadastral 18/06/2014 © THSC

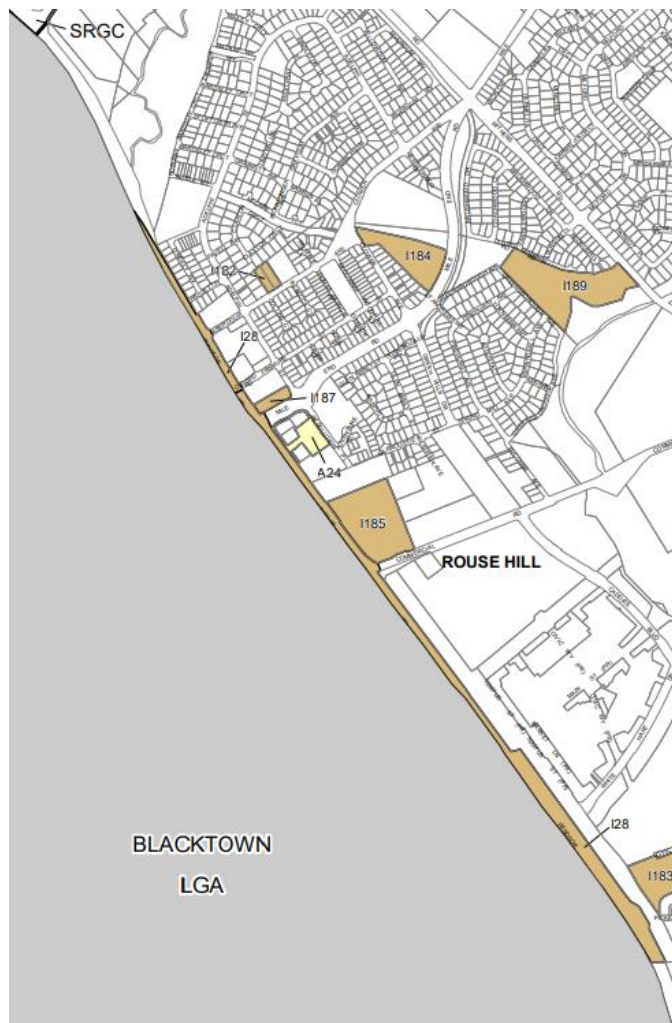


FIGURE 1-3: HERITAGE MAP SHOWING HERITAGE ITEMS IN THE HILLS LGA CLOSEST TO THE SITE, INCLUDING THE ROYAL OAK INN (1185), WHICH IS THE ONLY STATE LISTED ITEM. NONE OF THE ITEMS ARE CLOSER TO THE SITE THAN APPROXIMATELY 1.3 KILOMETRES.

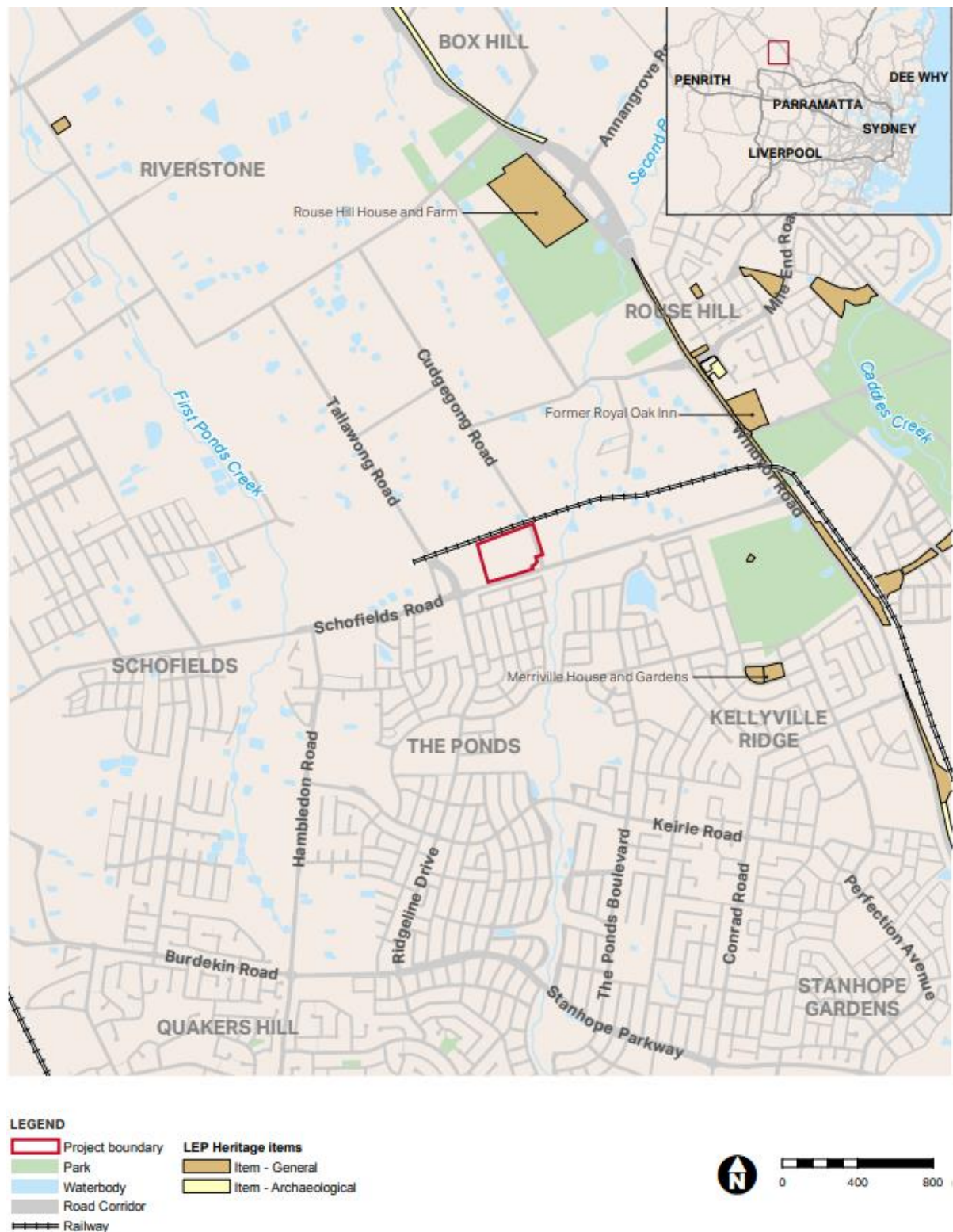


FIGURE 1-4: HERITAGE MAP IN THE BLACKTOWN LEP SHOWING NO LISTED HERITAGE ITEMS IN THE IMMEDIATE VICINITY OF THE SITE.

1.5.2 Local Heritage Listings

Statutory Listing	Item	SIGNIFICANCE	ITEM NO.
Environmental Planning and Assessment Act 1979 (NSW Government)			
The Hills Local Environmental Plan 2012	Rouse Hill Cemetery	Local	I182
The Hills Local Environmental Plan 2012	Windsor Road from Baulkham Hills to Box Hill	Local	128
The Hills Local Environmental Plan 2012	Queen Arms Inn Site	Local	A24
The Hills Local Environmental Plan 2012	Aberdoon House	Local	I184

The Hills Local Environmental Plan 2012	Private Burial Ground	Local	I189
The Hills Local Environmental Plan 2012	Christchurch	Local	I187
The Hills Local Environmental Plan 2012	Mungerie	Local	I183
Blacktown Local Environmental Plan 2015	Merriville Rise Park	Local	I30
Blacktown Local Environmental Plan 2015	Place – Battle of Vinegar Hill	Local	I32
Blacktown Local Environmental Plan 2015	House – Nu Welwyn	Local	I71



2 STATEMENTS OF SIGNIFICANCE

The following statements of significance for Rouse Hill House and Farm, Merriville House and Gardens, and The Royal Oak Inn have been extracted from the State Heritage Inventory. The Cudgegong Road Station Precinct site itself is not significant.

Rouse Hill House and Farm:

Rouse Hill House is one of the most significant and substantial houses of the Macquarie period which dates from 1810 to 1822. Rouse Hill House Estate is the largest and most complete publically owned physical record - in the form of buildings, furnishings, artefacts and landscape relationship - of the occupancy and culture of a European-Australian family, encompassing the tastes, fortunes, and endeavours of seven generations from the early 19th century to the late 20th century (Historic Houses Trust 1997:8).

The property is perhaps unique for its survival as a largely intact estate with an unbroken chain of occupancy, allowing the survival of major garden and interior elements of every period of its history to the present. This layering of artefacts and fashions is especially prevalent in the gardens where designs and physical details such as edging, fencing, planting containers, bed designs and paths provide a case history for the study of the development of garden practices in Australia.

The garden is perhaps Australia's oldest surviving colonial garden in relatively intact form. The surviving physical evidence in the gardens includes borders in a variety of materials, fence and gate remnants, fragments of trellis and arbours, paving and numerous soil displacements that become evident with the location's annual dry spells. These physical remains, matched with pictorial evidence from photographs, drawings and engravings of the property, and writings, have resulted in the identification of four stages of the garden's development: c.1825, c.1865, c.1885 and c.1968. This continuity and evidence of evolution of a very early intact garden from the first quarter of the 19th century to the Edwardian era and 20th century is extremely rare in Australia. (Bogle, 1993 adapted by Read, S., 2004)

Merriville House and Gardens

Merriville House and environs have state significance because of the rarity of the early-mid nineteenth century fabric found there. The place and its landscape contribute to documenting an evolving Australian identity and rural life-style. Both the early nineteenth century kitchen/dairy and the mid-nineteenth century Merriville House are largely intact, although modified, and both are rare and very good examples of Colonial Georgian and Victorian Georgian architecture. The garden and drive, too, are likely to reflect early nineteenth century planning and boundaries. The siting of the house on the hill demonstrates early Colonial practice and now, with the mature vegetation that surrounds it, provides a strong visual landmark. The place is comparable to the near-by Rouse Hill House although Merriville offers a different scale of prosperity and alternate social histories. Thus it provides a good comparative and possibly more representative example of nineteenth century rural life.

"Merriville House and its environs have regional and local significance for the historical associations of its principal occupants and their contribution to local development. The property had its beginnings in a seminal period of regional development and it has associations with an important, influential and respected early nineteenth century settler, Jonas Bradley. Bradley was independently important for his contribution to the development of early agricultural practices in the settlement. This place, on some part of his property, was the site of the first successful tobacco crop in the country and became a model for its cultivation elsewhere.

"Merriville House and its environs are representative but now increasingly rare illustrators of the principal influences and events that shaped the area in both the nineteenth and twentieth centuries and contributed to the unique community profile. It has long-standing associations with the Pearce family who were major figures in the Hills district and beyond for their commercial orchards. Robert Pearce and his descendents were associated with this house and land for approximately one hundred years. At one time the Pearce family was the largest landholder in the district and responsible for some of its finest properties.

"Merriville House and environs contain substantial elements of the first and all subsequent periods of occupation and this fabric describes the long and diverse residential and commercial history of the place and provides regional historical landmarks. It reflects the impact of changing economies and the closer incorporation of this once rural area into the suburban metropolitan area. This is achieved through open paddocks, the house group and the remnant farm structures and fencing.

"The fabric of the building and the landscape and the potential archaeological resource contains information that may help to more accurately define the specific history of occupation, use and development of this place as well as contribute to a greater knowledge of issues such as colonial agriculture and farm management, landscape design, architecture and building, particularly local varieties and supplies. It is one of a relatively small number of sites which have this potential most particularly for the early-mid nineteenth century period of occupation". (Application for S140 Excavation Permit Cavenah Way Kellyville' prepared by Cultural Resources Management for North West Estates Pty Ltd, April, 2007, pp 6-7)

Royal Oak Inn (former)

The former Royal Oak Inn (now the Mean Fiddler Inn) has State significance as an important survivor of an early colonial coaching inn of the 1820-40 period with the main part of the original complex of buildings remaining intact. It is believed to be the site of one of the first inns on the Parramatta to Windsor/Richmond route and one of the earliest licensed premises in the colony, dating to 1830.

It is rare on Windsor Road between Parramatta and Windsor as an inn which remains in use as a "watering hole" or "stop over" for the general public and travellers along the Windsor Road. Its Georgian sandstone frontage and elegant verandah facing Windsor Road is a vivid reminder of the inns once were plentiful along Windsor and Old Windsor Roads

3 DESCRIPTION OF PROPOSED WORKS

3.1 Existing Environment

The site is within an area bounded by Schofields, Cudgegong, Macquarie and Tallawong Roads. Lands in the general vicinity have long been substantially modified for a variety of small-scale rural and agricultural activities, and more recently the surrounding rural areas have started to undergo planned major urban development, with a recently completed housing estate at The Ponds having already commenced the transformation of the visual

character of the area from rural to suburban. The immediate context of the site is an area undergoing transformation through the construction of the Sydney Metro Northwest, with the site itself and adjacent areas cleared for construction. To the immediate west of the site is the under-construction Sydney Metro Trains Facility (formerly known as the Rapid Transport Rail Facility) and the metro line to the immediate north of the site.

3.2 View Impact Assessment

The photomontages below (Figures 4.1-4.3) give a visual indication of the view impacts the proposed development will have on the three state heritage items with 2 kilometres of the site.

As can be seen in Figure 3-1, the proposed development will have minimal impact on views from Rouse Hill Farm. The proposed development represents minimal change to a view that already includes visible urban development to the south-east, including already-constructed sections of the metro line (including, notably, a bridge across Windsor Road).

As can be seen in Figure 3-2 the view of the proposed development from the former Royal Oak Inn is nil to negligible. Likewise, Figure 3-3 shows the impact on the view from Merriville House and Gardens is negligible.



FIGURE 3-1: EXISTING AND PROPOSED VIEW FROM ROUSE HILL HOUSE AND FARM



FIGURE 3-2: EXISTING AND PROPOSED VIEW FROM THE FORMER ROYAL OAK INN



FIGURE 3-3: EXISTING AND PROPOSED VIEW FROM MERRIVILLE HOUSE AND GARDENS.



FIGURE 3-4: EXISTING VIEW LOOKING SOUTH FROM ROUSE HILL FARM



FIGURE 3-5: EXISTING VIEW LOOKING SOUTH FROM ROUSE HILL FARM



FIGURE 3-6: EXISTING VIEW LOOKING TOWARDS THE SITE AREA FROM THE FORMER ROYAL OAK INN



FIGURE 3-7: EXISTING VIEW LOOKING TOWARDS THE SITE AREA FROM THE FORMER ROYAL OAK INN

4 ARCHAEOLOGY

4.1 Historical Archaeology

Prior assessment has found the archaeological potential of the area to be low. The below summary is drawn from Godden Mackay Logan:

The Rouse Hill Estate originally extended as far south as Schofields Road and 250m west of Tallawong Road (to the west). The entire proposed Cudgegong Road Station Precinct was once located within the Rouse Hill Estate and would have comprised open paddocks for grazing and growing of grain.

A 1947 aerial photograph of the area shows an undeveloped area that had reverted to bushland and was devoid of any substantial structures, but containing a few distinctive features whose potential remains may have survived until now.

Subsequent development initiated by the land subdivisions in the 1950s resulted in the formation of small farms, industries (including a still-active quarry along Schofields Road at the southern end of ...) and connecting roads, with minimal impact on the Rouse Hill Estate. The site area, comprising mainly farms and minor industries, has therefore been characterised by small-scale rural development and pockets of uncleared bushland allotments.

Given the above site formation processes, there is little potential for subsurface archaeological remains to remain on site. If any remains do survive in situ, they would generally include internal tracks/roads and post holes from old fence lines enclosing earlier paddocks.¹

4.2 Indigenous Archaeology

Prior survey work identified a number of Aboriginal sites in the area covering Cudgegong Road to Tallawong Road, including two isolated finds, four stone artefact concentrations and three areas of potential archaeological deposit (PAD) within these sites.

Further survey work identified a number of previously unrecorded Aboriginal sites (including two isolated finds, two stone artefact concentrations and two areas of PAD) confirmed the presence of previously recorded Aboriginal sites and confirmed zones with PAD.

An investigation, excavation and salvage program was undertaken in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECWW, 2011) and Aboriginal Cultural Heritage Consultation requirements for Proponents 2010, **and the site area has been confirmed to be cleared of Aboriginal heritage by Transport for NSW.²**

The following brief conclusions from the salvage program in the Cudgegong Salvage Area are drawn from Kelleher Nightingale Consulting Pty Ltd:

The Cudgegong Salvage Area was topographically the area between First and Second Ponds Creek catchments. This area would not be expected to yield high density artefact deposits; however, it should give an indication as to distribution of past cultural activities away from the immediate creek corridors. In other words, statistically speaking the frequency of Aboriginal objects will reduce with distance away from the First and Second Ponds Creek. Nevertheless, the declining quantities are not merely reactions to the environment: they also

¹ Godden Mackay Logan, North West Rail Link EIS 1 – European Heritage – Final Report, March 2012, pp. 46-49

² Construction Heritage Management Plan for Sydney Metro Northwest Operations, Trains and Systems PPP, 29/10/2015, pp. 46-47

represent a change in perceptions of the environment. Trends within the Cudgegong assemblage can be seen, at least in part, to represent behavioural choice (and not simply reflect an environmental determinate). The low frequency of quartz, slightly larger flake classes, slightly higher frequency of cortical objects and only one modified flake all trend towards an expedient or transient use of the Cudgegong space. Most telling was the non-use of quartz, which indicated short duration stays, where the local material was not required to be utilised because sufficient resources were carried in or a restock could be reliably obtained. The larger flakes and increase in cortex also suggest a more primary activity with no requirement of rationing. These trends show a clear indication of specific off-site activities like satellite resource gathering and are not showing a straight frequency reduction as distance increases from the creek corridors.³

³ Sydney Metro Northwest Archaeological Salvage Program, Kelleher Nightingale Consulting Pty Ltd, November 2015, p. 54

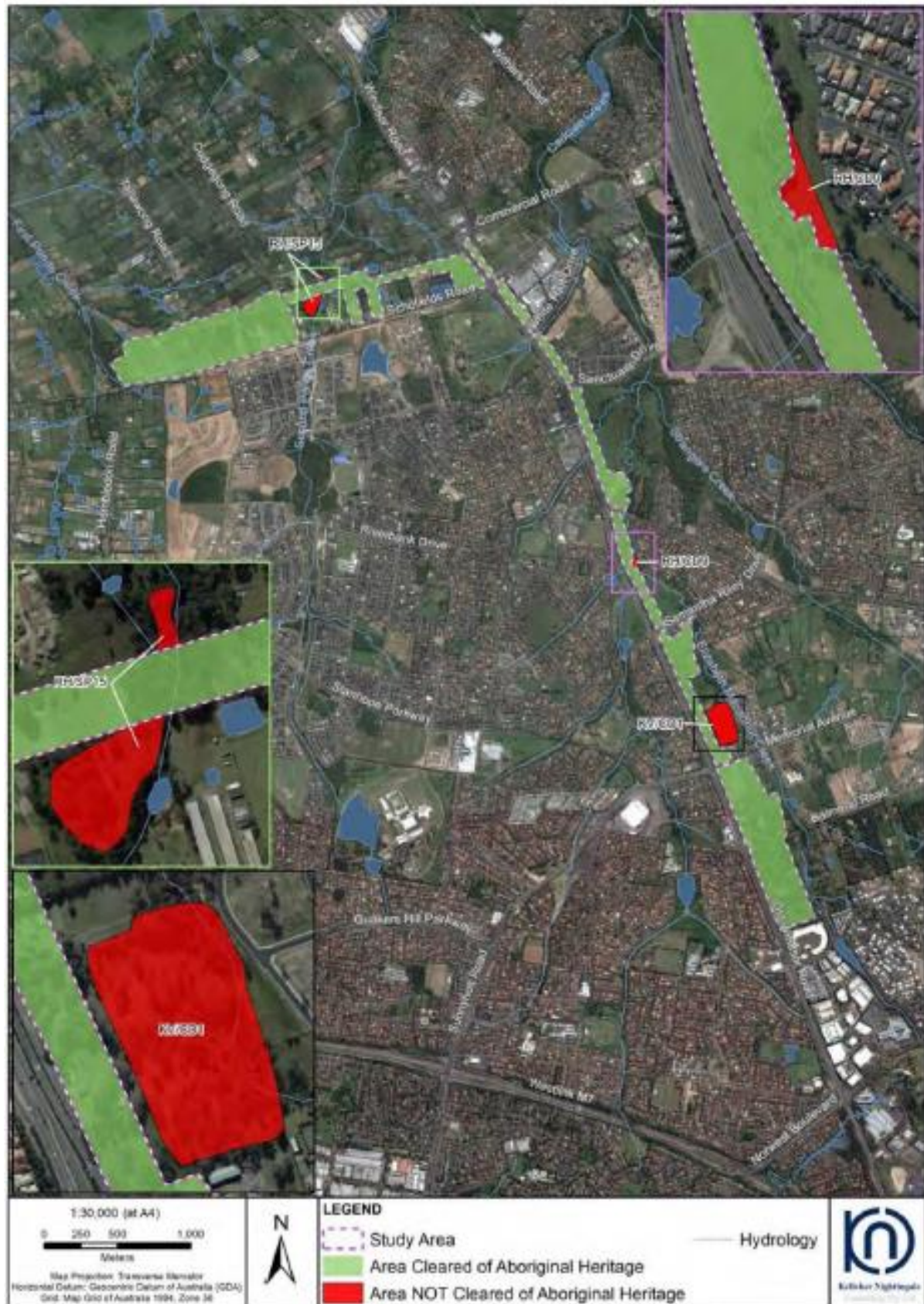


FIGURE 4-1: MAP SHOWING THE SITE AREA HAS BEEN CLEARED OF ABORIGINAL HERITAGE. SOURCE: KELLEHER NIGHTINGALE

5 ASSESSMENT OF HERITAGE IMPACT

In summary form, this section assesses how the proposed development of Cudgegong Road Station Precinct South will impact on the heritage significance of the site and neighbouring heritage items:

There are no heritage listings for the Cudgegong Road Station Precinct South site, however there are three state-listed heritage items within two kilometres of the site.

Analysis of the topography of the land that lies between Rouse Hill House and the site suggests that the potential impact upon the Rouse Hill House property or its extended visual curtilage would be very low. The property lies approximately 1.5 kilometres to the north of the site. Rouse Hill House and Farm is separated from the site by an undulating landscape including forested areas. It is considered therefore that the construction work would be barely visible from Rouse Hill House and Farm, and that the possibility of these works resulting in any appreciable negative heritage impacts upon this historic property and its curtilage would be very low.⁴ This is especially the case given there is already-existing urban development visible from Rouse Hill House and Farm.

Analysis of the landscape between the site and the former Royal Oak Inn shows the proposed development will have no visual impact and will barely be visible. The area surrounding the Royal Oak Inn is already characterised by urban development and there would be no meaningful impact on the site from the proposed works. The impact on views from Merriville House and Gardens – this site too already surrounded by urban development – is negligible.

No other heritage items are considered likely to be meaningfully impacted by the proposed works.

The site has been cleared of Aboriginal heritage through a salvage program and there is little potential for historical archaeological remains to remain on site.

6 CONCLUSION

There are no heritage listings for the Cudgegong Road Station Precinct South site. The proposed development of the site will have no adverse impact on the heritage significance of three state heritage items within two kilometres of the site: Rouse Hill House and Farm; the (former) Royal Oak Inn; and Merriville House and Gardens. Previous investigations have determined that there is little potential for subsurface archaeological remains to remain on site and the site area has been confirmed to be cleared of Aboriginal heritage.

⁴ Information sourced from Godden Mackay Logan, North West Rail Link EIS 1 – European Heritage – Final Report, March 2012, pages 46-49.