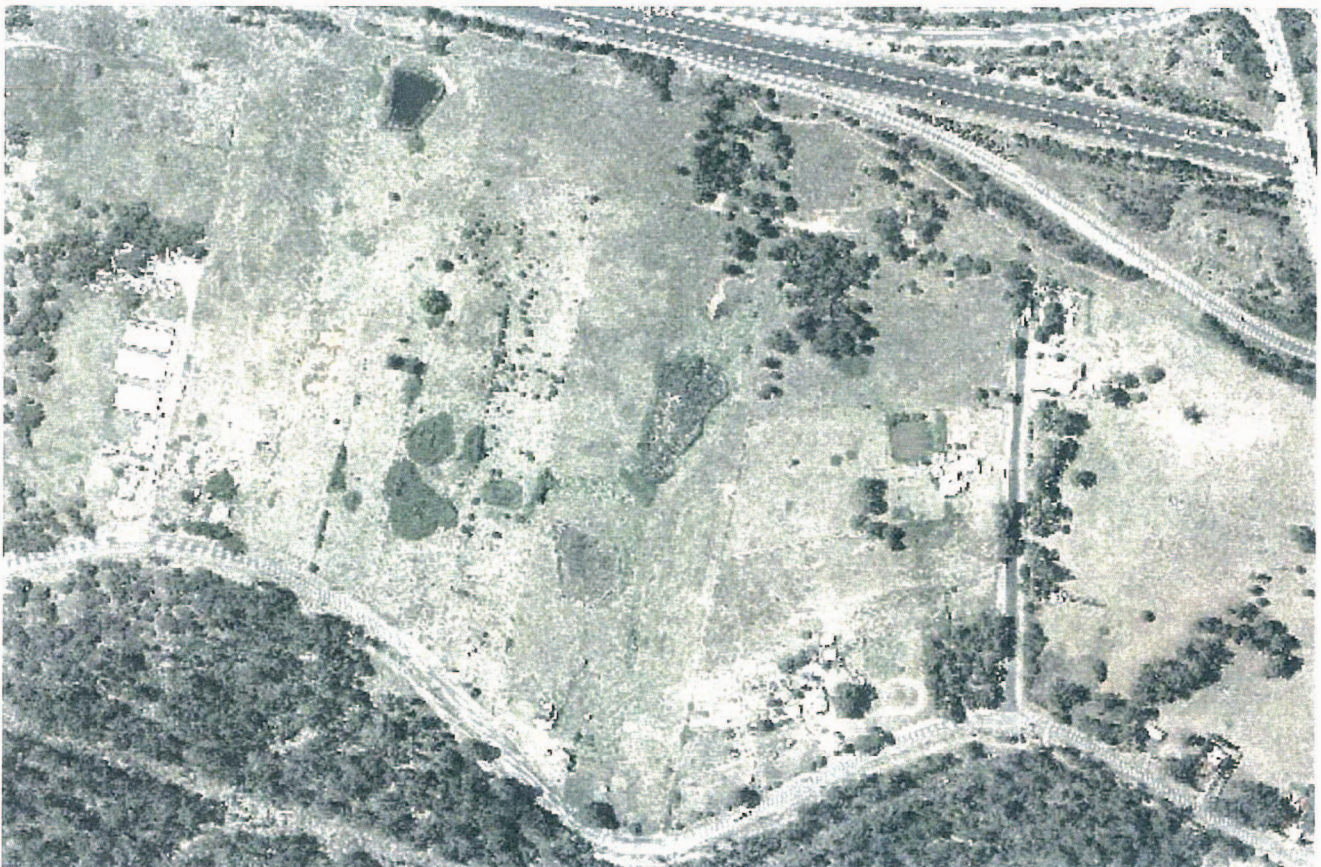


Prospect Aquatic Investments Pty Ltd



Lot 1 DP 1045771

Heritage Impact Statement



September 2011

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Introduction

1.0

1.1 Background

This report has been prepared to accompany a Part 3A application for the development of the subject site on Reservoir Road, Prospect, for recreational purposes.

The report evaluates the proposed development, designed by White Water West Industries Ltd. It has been revised to address feedback received from the Heritage Branch of the NSW Department of Planning and to incorporate data from archaeological and visual analysis reports commissioned in March - May, 2011.

The site has been the subject of a previous study prepared by Environment Resource Management (ERM) in July 2005. This was prepared as a due diligence exercise for the EOI, resulting from the NSW Department of Planning's invitation for Expressions of Interest for the site's development. This site was identified as a 'tourism hub' within a 'recreational precinct' in the Draft Plan of Management for Western Sydney Parklands.

1.2 Report Objectives

The main objective of this Heritage Impact Statement is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Blacktown City Council and by the Heritage Council guidelines and the Director-General's Requirements (DGR). The relevant heritage clauses of the DGRs specify that:

A statement of significance and an assessment of the impact on the heritage significance of any heritage items and Prospect Reservoir Environmental Conservation Area should be undertaken in accordance with the guidelines in the NSW Heritage Manual. Particular consideration should be given to Prospect Reservoir & Surrounding Areas, The Royal Cricketer's Arms Hotel, St. Bartholomew's Anglican Church, and Reservoir Road.

This report responds to this condition of the DGRs.

This report aims to establish the site within the broader historical and contemporary contexts. The Prospect landscape generally has been gradually evolving since the 1930s in order to meet the needs of the growing population of western Sydney and its suburbs. The documented history and changes across the site throughout the twentieth century are juxtaposed within the wider scope, in order to objectively reflect upon the values of the site, its contribution to the district and to determine those features of the site with heritage significance or which contribute to the historical understanding of the overall pattern of development.

This broader pattern of change to the landscape is best encapsulated through the following aerial photographs, which illustrate the extent to which the natural landscape has been progressively re-shaped since the 1930s:



Figure 1.1
1930 aerial photograph of the Prospect area showing the road network
Source: NSW Land and Property Management Authority



Figure 1.2
Detail of 2010 aerial photograph showing the extensive change to the road network

Source: Topographic & Orthophoto Map 1:25 000 (9030-2N)
NSW Land and Property Management Authority

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It is evident from the aerial photographs that the landscape around the site has been progressively eroded through development, including the construction of the M4 and power lines. As the site has been identified as a 'tourism hub' within a 'recreational precinct' of the Western Sydney Parklands Draft Plan of Management, this report seeks to assess the proposal with a view to consideration of this identified future role.

1.3 Methodology and Structure

This Heritage Impact Statement has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 1999*, known as *The Burra Charter*, and the New South Wales Heritage Branch publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 Site Identification

The subject site at Prospect comprises the land bounded to the north by the Western Motorway, to the south by Reservoir Road, to the east by Watch House Road, and to the west by a service road, east of Manning Street. It is in the proximity of the heritage listed Prospect Reservoir and the Royal Cricketers Arms Hotel. The site is described in the NSW Land and Property Management Authority (LPMA) as Lot 1, DP1045771.

The subject site is a 2005 consolidation of a number of allotments subdivided from larger nineteenth century parcels of land. The consolidation has resulted from the impact of the M4 motorway construction works immediately north of the subject site.



Figure 1.3
View of the subject site, which is positioned between two distinctive road formations of the Great Western Highway on its southern boundary and the motorway on its northern boundary

Source: NSW Land and Property Management Authority

The roads in the vicinity of the subject site have been renamed. The variants relevant to this assessment are listed below.

Former Name/s	Current Names
Bypass	Great Western Highway
Church Lane	Watch House Road
Flushcombe Road	Cricketer's Arms Road
Western Road/Great Western Road/ Old Western Road	Reservoir Road

1.5 Heritage Management Framework

The subject site is not listed as a heritage item in Schedule 2 of the *Blacktown Local Environmental Plan (LEP) 1988*. One building on the subject site - the Policeman's Cottage- was identified as a draft heritage item but the building was not formally listed and gazetted. Under the existing leasing agreement, Prospect Aquatic Investments is committed to maintaining this building.

However, the subject site is in the vicinity of items listed on the State Heritage Register of the Heritage Branch, NSW Department of Planning:

- Prospect Reservoir and surrounding area, Reservoir Road
- Royal Cricketers Arms Inn, 385 Reservoir Road
- St Bartholomew's Anglican Church and Cemetery, Ponds Road
- Former Prospect Post Office



Figure 1.4

Contextual aerial photograph showing the proximity of state heritage listed items to the subject site. State heritage items have been marked in blue; they are (from L to R) Prospect Reservoir, the Cricketer's Arms Hotel, St Bartholomew's Church and Cemetery, and the former Post Office.

Source: NSW Land and Property Management Authority

As such the property is subject to the heritage provisions of the *Blacktown LEP 1988* and the *Planning and Assessment Act 1979*. The Heritage Branch of the NSW Department of Planning and Blacktown Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items.

1.6 Authorship

This Report has been prepared by Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

1.7 Report Limitations

This Report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this Report. For consideration of archaeological issues, the baseline historical archaeological impact assessment report prepared by Archaeological & Heritage Management Services (AHMS) should be consulted.

Historical Summary of the Site

2.0

2.1 Background

2.1.1 The Early Settlement of Prospect

During the initial phase of European exploration and settlement of New South Wales, the potential of the present-day area of Prospect was assessed as early as April 1788, when Governor Phillip's party climbed Prospect Hill, naming it Bellevue.¹ After a number of subsequent forays into this area, Governor King selected 9345 acres of land at Prospect in 1802 as a reserve for government livestock.² However, the reserve lands were later reduced, with parcels handed over to the Church and School Corporation.³

Beginning in 1815, the construction of the Western Road was intended to form part of a larger network of roads stretching out from Sydney in northern, southern and westerly directions.⁴ The western road was completed in 1818 at substantial investment on the part of the colonial government. A branch road, leading from Prospect to the Hawkesbury, had been constructed in 1819, later becoming the Blacktown Road.⁵ On 11th September 1833, the Great Western Road was formally declared a Main Road under the *Roads and Streets Act*,⁶ and formed the crux of the principal transport routes which opened up vast tracts of new land. To some, the route became imbued with a sense of adventure, with what Helen Proudfoot identifies as "symbolic importance." Near Prospect itself,

*"its symbolic character begins to become apparent as the topography of long parallel ridges dipping down to the Nepean in prelude to the ascent of the river ramparts of the Blue Mountains beyond the river begins to unfold. The road held a strange sense of promise to its travellers, a sense of anticipation, quite unlike that felt on any other road out of Sydney."*⁷

Within a short space of time, this principal western road was serviced by five coaches leading from Sydney to Penrith, stopping at five toll bars along the way.

Of greater import to the Prospect district was the fact that the Western Road formed the northern boundary for the early grants issued in 1819, such as those made out to Jacob Russell, Robert Sherrington, Richard Newham, William Burgin, and Paul Louthborough.⁸ Other

1 C. Liston, Blacktown Heritage Study, Thematic History, for Jonathan Falk Planning Consultants Pty Ltd, in association with Rodney Jensen and Associates Pty Ltd, November 1986, p.3.

2 G. Karskens, *Holroyd: A social history of Western Sydney*, Sydney, 1991 p.28..

3 Conybeare Morrison, Prospect Hill Conservation Management Plan, Volume 1, November 2005, p.44.

4 R. Broomham, *Vital Connections: A history of NSW Roads from 1788*, Sydney, 2001, p.49-50.

5 Liston, Blacktown Heritage Study, p.16

6 4 Wm IV No.11.

7 H. Proudfoot, in Fox & Associates, Heritage Study of the City of Penrith, Vol.1, 1987, p.24.

8 T. Kass, in association with Jackson-Stepowski Planning and Robertson & Hindmarsh, for Blacktown City Council, Prospect Heritage Study Draft Final Report, December 2005, p.14

early land grants in this area were those given to William Lawson, John Brabyn, John Campbell, John Kennedy and Captain Robert Lethbridge.

The 1830s subdivision of Kennedy's grant formed the core of the village settlement known as Prospect; within a few years, the new settlement was firmly established with the opening of St Bartholomew's Church of England in 1841, on land donated by William Lawson.⁹ Towards the close of the 1840s, the parish of Prospect boasted a total of 714 residents, living in 117 houses.¹⁰ The potential of the village to become a prosperous centre was then abruptly curtailed with the construction of the railway, which met Blacktown Road in 1860. The railway platform formed the hub of the new village centre of Blacktown, and in 1864 Blacktown became the junction for the railway line to Richmond.

Consequently, by 1870, the settlement of Prospect had been relegated to the status of a postal village on the Great Western Road. According to *Balliere's Gazetteer*, it was an agricultural area, with "small and scattered" farms and farmlets.¹¹ The village's population of 100 people were serviced by two hotels, the Prospect Hotel and the Fox Under the Hill. A firmer benchmark signifying village status was the establishment of a permanent site for the school, which had opened in 1867 but was a temporary arrangement until 1871, when it found a home at the corner of the Great Western Highway and Blacktown Road. As the settlement became a more fixed outpost on the Sydney-Parramatta Road, the school expanded in response to the slowly growing population, with additional facilities constructed from 1879-1881.¹²

The most significant development in the area, in social and economic terms, was the construction of the Prospect Reservoir, which precipitated a local boom-and-bust cycle. It began in 1880 in a bid to provide a major storage dam for the Sydney water supply.¹³ Its highly publicized development lured prospective workers to the district; once there, the workers were encouraged to spend their recreational hours at the local Prospect hotels. Along the Old Western Road there were numerous temporary dwellings and hotels,¹⁴ with a large shanty-town mushrooming during the construction works of the 1880s; the buildings were "indescribable" shelters made from "bark, slabs, saplings, palings and packing cases". These lacked basic sanitation and running water.¹⁵ Temporary tent accommodation, which had been set up for the reservoir workers, housed approximately 700 men,¹⁶ although one report claimed that as many as one thousand men were engaged in the construction works. The effect of so many workers congregating in one area left the distinct impression of:

9 Kass, Prospect Heritage Study, p. 14.

10 W.H. Wells, *A Geographical Dictionary or Gazetteer of the Australian Colonies* (1848), Sydney, 1970, p.349.

11 *Balliere's New South Wales Gazetteer and Road Guide*, Sydney, 1870, p.463.

12 Kass, Prospect Heritage Study, p.20.

13 Kass, Prospect Heritage Study, p.47.

14 Proudfoot, Heritage Study, p.58.

15 *Sydney Water Board Journal*, 7, 3, October 1957, p.3

16 Liston, Blacktown Heritage Study, p.38.

*a confused noise of voices, and rattling of cart-wheels rising from the place, where the men and carts are so thronged and perpetually moving as to remind one of an anthill when it has been disturbed.*¹⁷

In response to this influx of workers, a number of landowners subdivided their land holdings in the expectation that there would be a huge demand. The earliest attempt at subdivision was undertaken by the publican of the Cricketer's Arms Hotel, James Manning.¹⁸ His 1879 "Flushcombe Village" subdivision offered allotments that were conveniently close to both the Reservoir construction works and Manning's hotel, which had itself been constructed to tap the ready supply of reservoir workers. Subsequent subdivisions in the area targeted the middle class allure of a 'country estate', small investors wanting a reliable investment and source of income, and primary producers including fruit growers, market gardeners and poultry farmers.¹⁹

By 1885, as a result of the ongoing reservoir construction, the Prospect area boasted two churches, a post office, two schools (Prospect School and the Reservoir School for children of construction workers), two hotels and stores, a makeshift police station and a number of boarding houses. These, however, were loosely connected services scattered geographically throughout the vicinity, and lacking a sense of cohesion.²⁰

Once the reservoir works were completed in 1888, the rural land uses regained their prominence within the local economy and community. It can be no coincidence that in the same year that the reservoir was completed, the number of police constables stationed at Prospect dropped from two to one.²¹ By 1891, the little community that had sprung up around the reservoir was almost a ghost town, with a "*very deserted appearance*."²² Around the Prospect area itself, substantial subdivision was carried out, with 'farmlets' marketed in the early 1900s in a bid to restore the declining fortunes of the district.²³

Although some of the subdivided land was taken up, the area remained rural with dairies, stockyards and a slaughter yard well into the interwar period.²⁴ The 1922 Valuer-General's records indicated that the former Church and School lands, north of the Great Western Highway, possessed a number of orchards and pig and poultry farms.²⁵

¹⁷ *Sydney Morning Herald*, 7 December 1885

¹⁸ See Paul Davies Pty Ltd, Royal Cricketers Arms Hotel, Prospect: Conservation Management Plan, November 2001.

¹⁹ Kass, Prospect Heritage Study, p. 24.

²⁰ Liston, Blacktown Heritage Study, p. 17.

²¹ Prospect Heritage Trust, <http://www.prospectheritagetrust.org.au/Prospect%20time%20line.pdf>

²² Prospect Reservoir; Post Office, National Archives of Australia, CRS SP 32/1.

²³ Paul Davies Pty Ltd, Royal Cricketers Arms Hotel, p. 6.

²⁴ A. Sharpe, *Pictorial History: Blacktown & District*, Sydney, 2000, p. 81.

²⁵ Valuer General, Valuation cards, Blacktown, 13/5707 No. 1085, State Records of New South Wales

2.1.2 The Changing landscape

Much of the Prospect area comprised a series of gently undulating plains and ridges. The Great Western Road followed one of the ridges, which ran through the area;²⁶ its construction triggered the first spate of grants issued for the district, with seven grants of between 40-500 acres issued on 17th August 1819.²⁷ In 1823 surveyor Robert Hoddle marked out the roads in the County of Cumberland; to this date sections of the Great Western Highway have not been re-aligned or shifted from its original surveyed alignment.²⁸

Terry Kass has commented that by 1888, *"much of the original vegetation had been cleared from the land in the area. In 1869 the Flushcombe Estate auction plan showed ridges of box and iron bark trees. This was a useful asset. The demand for firewood for the Sydney market was insatiable. Every small railway siding in western Sydney had its little sawmill cutting useable timber into beams and planks and the rest into firewood.... Additionally, the dam works established a steady demand for fuel for the boilers and other steam using machinery. With such a firm market nearby, it is probable that many landowners profited from the trees on their land."*²⁹

In 1925, the Department of Main Roads assumed the responsibility of roads from the NSW Public Works Department. Before long, the Great Western Road was gazetted as Main Road No. 84, and subsequently as the Great Western Highway under the *Main Roads (Amendment) Act* of 1929. The section of the highway through Prospect had received much attention owing to its winding along the ridgeline, despite the fact that there had been few incidents.³⁰ During the mid-1930s, the Department of Main Roads improved the Great Western Highway between Prospect and Kingswood by leveling the crests of six hills³¹ and, as part of a general safety campaign, initiated new practices of line marking, warning signs, concrete guideposts and bitumen-sealed roads.³²

The 1930 aerial photograph of the Prospect area showed that much of the area was still effectively semi-rural despite the numerous subdivisions and sales that had taken place in the early twentieth century, and the profusion of dairies, stockyards and later poultry farms that had begun to spring up.³³ Although the lands had been broken up and sold, development remained low. Portions 19 and 19A of the former Church and School Estate, on the subject site, were still well covered with vegetation.³⁴

²⁶ Kass, Prospect Heritage Study, p.7.

²⁷ Grants Books, vol.11, nos. 51, 135, 143, 159, NSW Land and Property Management Authority (LPMA)

²⁸ Environmental Resource Management (ERM), Heritage Management Plan: Lot 1 DP 1045771 Prospect, July 2005, p.13.

²⁹ Kass, Prospect Heritage Study, p.26.

³⁰ Department of Main Roads (DMR), *The Roadmakers - A History of Main Roads in New South Wales*, Sydney, 1976, p. 138.

³¹ *Main Roads*, November 1935, pp.12-13.

³² DMR, *Roadmakers*, p.142.

³³ Sharpe, *Pictorial History, Blacktown*, p.81.

³⁴ Kass, Prospect Heritage Study, p.36.

Gradual improvement of road quality, including grading and alignment, was an ongoing project throughout the remaining interwar and post- World War II years; in 1950 a survey plan outlined the intention of the government to construct a road deviation which would effectively solve safety problems arising from the winding section of Ponds Road. The eventual changes in road alignments through gradual development and improvement of services resulted in the demolition of many early buildings in the area. In 1969, the construction of a deviation of the Great Western Highway meant that the original main road was now bypassed, altering (and alienating) the Prospect township and landscape.³⁵ This work commenced in 1968 in order to bypass the narrow, winding road running past the Prospect Reservoir; the scope of the work forced the Department of Main Roads to take out a public loan for the first time.³⁶

The positive outcome of this project was the reduction in travel time between the city and Penrith, which was then reduced further with the construction of the motorway west of Prospect to Penrith in the early 1970s. From the local point of view, the chief consequence of this was the dwindling of already marginal/threatened businesses in the Prospect area. Following subsequent road work in the early 1990s for the construction of the Western Motorway, which effectively closed the gap between Mays Hills and Prospect,³⁷ the former Great Western Road was completely segmented and the surviving, now disjointed, sections renamed Reservoir Road, Tarlington Place, Yallock Place, Boiler Close and Honeman Close.³⁸ The Motorway cut through the heart of the Prospect area, severing St Bartholomew's Church from the township and leaving those residents living near the reservoir estranged from the township's amenities and services, further eroding the already diminished sense of community.³⁹

2.2 Development of Lot 37, Flushcombe Estate

The subject site comprises, either in part or full, grants made to four individuals: Captain Robert Lethbridge; Henry Neeves; William Hay and Walter Lamb, as indicated on the Prospect Parish map (Figure 2.1). An overview of the historical development of the subject site can be broken down into a broad examination of these main nineteenth century grants and the later subdivisions of the land (see Figure 2.2) that were carried out prior to the State Government's acquisition and consolidation under one lot and deposited plan. Three of the historical parcels of land contain buildings and/or structures; the fourth, forming the northernmost portion of the subject land, has not been examined to the same extent as the first three, as existing reports have already discussed the role of the Neeve and Manning families in the Prospect area.

³⁵ ERM, Heritage Management Plan, p.9

³⁶ DMR, *Roadmakers*, p.243.

³⁷ Kass, Prospect Heritage Study, p.44

³⁸ Kass, Prospect Heritage Study, p.51.

³⁹ ERM, Heritage Management Plan, p.9

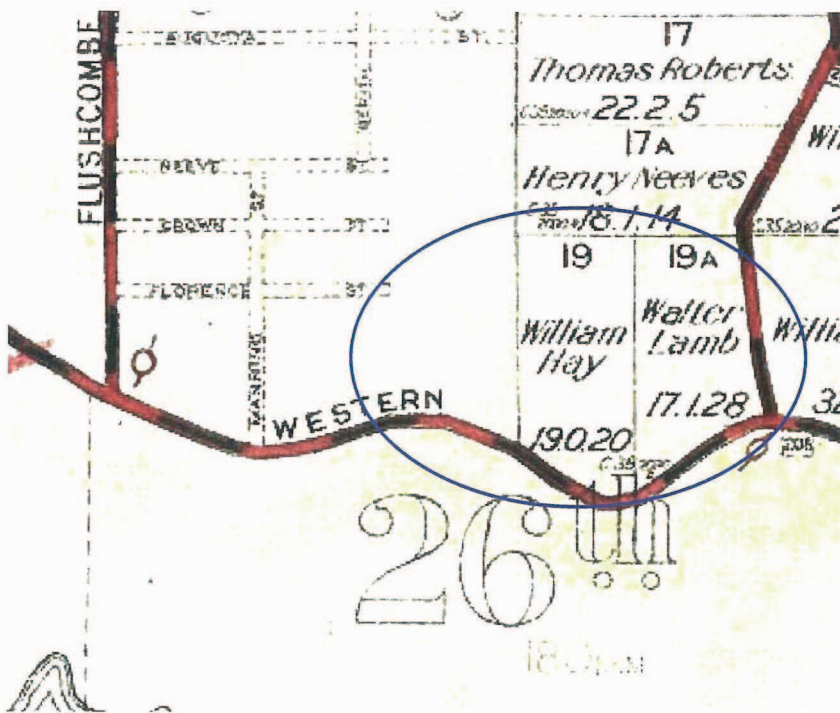


Figure 2.1
Detail of Prospect Parish map, showing the approximate location of the subject site and its early land grants

Source: NSW Land and Property Management Authority

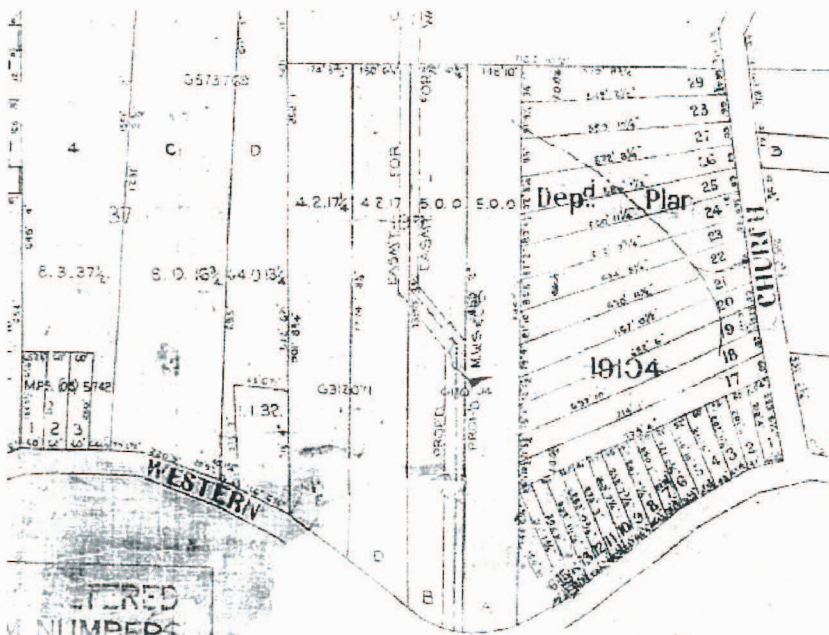


Figure 2.2
Detail of Sydney Water Board plan, showing the various allotments and subdivisions of the site in 1932, prior to State Government ownership and consolidation under one lot and deposited plan

Source: Sydney Water Plan Room



Figure 2.3

Detail of Prospect Parish map, showing part of the subject site as within the boundaries of Captain Robert Lethbridge's 2000 acres

Source: NSW Land and Property Management Authority

A crown grant of 2,000 acres was issued to Royal Navy Captain Robert Lethbridge in 1823 (Figure 2.3); its boundaries were partly dictated by the early alignment of the Richmond and Western Roads.⁴⁰ Lethbridge had been granted the estate in acknowledgment of sterling service; the previous year Lethbridge had saved government dispatches intended for the Colonial Secretary from a fire on the *Grace* on its journey from Sydney to England.⁴¹ Known as the Flushcombe Estate, his new property was cleared in 1824 by a convict gang and the rudiments of a homestead lifestyle established. By the 1828 census 225 acres of land had been cleared, with 70 acres under cultivation, and land stocked with 2,000 sheep, 280 head of cattle and 12 horses.⁴² Lethbridge's estate soon boasted the full complement of amenities for a 'respectable' residence, together with secondary homesteads constructed at further-flung points across the 2000 acres and a horse-breeding stud.⁴³ By November 1824, Captain Lethbridge was advertising 425 acres of the property as available for lease, being: "a desirable Farm... with convenient buildings; i.e. a cottage of 4 rooms, a detached kitchen, barn, stable and dairy."⁴⁴

However, Lethbridge had no interest in permanently settling down on his Prospect estate - a decision that was no doubt reinforced after being ambushed by the Donohue gang and stripped of all clothes

40 Paul Davies Pty Ltd, Royal Cricketers Arms Hotel, p.9.

41 M. Schofield, "Robert Lethbridge Esq.," in J. Kohen (ed.), *Blacktown and District Historical Society Quarterly Journal*, Vol.8, No.4, 1988.

42 Paul Davies Pty Ltd, Royal Cricketers Arms Hotel, p.10

43 Liston, *Blacktown Heritage Study*, p.10.

44 *Sydney Gazette*, 4 November 1824.

and valuables excepting his shirt⁴⁵- and from 1830 Flushcombe was advertised for sale in the *Sydney Gazette* as ideal "for the Residence of a genteel family."⁴⁶ After two years of intermittent advertising, the property was still available, despite it:

"offer[ing] so many advantages for the occupation of a respectable Family, that it would be unjust to the public not to point out some portions of its eligibilities. The Property being situated between 20 miles of the Capital and 6 from Parramatta, intersecting both the High Western and New Richmond Roads, will, at all times, render it of considerable attraction as a residence, has also proved a central station for a stallion, and remarkably healthy land for Sheep. The House, upon which a large expenditure has been made, contains an Entrance Hall of 34 feet in length, with dining and drawing rooms of 20 by 15, five bedrooms of ample dimensions; kitchen and four skilling rooms. The out offices, coach-house, stable, with two boxes for entire Horses, a sunken dairy of stone, barn, stock and milking yards. The garden now in the highest state of horticultural beauty, containing a collection of the most valuable and well selected trees, comprising a variety of orange, lemon, mulberry, green gage, nectarine, pear, apple, apricot, peach, plum, almond, fig, damson, loquat, quince, cherries and other fruits in full bearing.

With this homestead 500 acres of land fenced in, will be sold, being, it is presumed, sufficient for the purposes of such an Establishment, but should the Purchaser require more, a larger tract of land may be added. The second portion of the land will comprise 3 inclosed Paddocks, as Homesteads, upon the High Western Road, admirably suited for the convenience of Bathurst settlers or Persons as Contractors in Sydney or Parramatta, or for active and industrious Agriculturalists.

They will be found to vary from 40 to 50 acres each, with a frontage on the main road of 16 to 25 chains. Also, upon the New Richmond Road, Five excellent small Farms, from 70 to 80 acres each, the whole of which are fenced along the Road. This Property is surrounded by the Estates of Bungicarabee, Hillend, and neighbours of the greatest respectability. The land is suited for either grazing or Agricultural pursuits."⁴⁷

A proportion of Lethbridge's property, including part of the subject site, was eventually purchased by John Connor in two transactions in 1832. After Connor's death in 1842, the property was held in trust for his family before the majority of the land was sold to Henry Neeves Snr.⁴⁸

Lethbridge's Flushcombe Estate was subsequently subdivided and offered at auction by Richardson and Wrench on 16th November 1869. The Flushcombe Estate subdivision plan (Figure 2.4) showed a total of 37 allotments available for purchase, with the southern boundary running along the northern edge of the Western Road.

⁴⁵ F. Bloxham, *A History of Prospect*, p.46, 71.

⁴⁶ *Sydney Gazette*, 24 April 1830.

⁴⁷ *Sydney Gazette*, 5 March 1832.

⁴⁸ ERM, Heritage Management Plan, p.9

Of the surveyed parcels, Lot 37 (the western component of the subject site) was one of the few to be shown as having a building on the land. Straddling Lots 36 and 37 was an "Old Barn"; nearby, on Lot 36, was a dam and well.⁴⁹

Lot 37 was purchased by H. Billyard and then re-sold in September 1870 to blacksmith William Hay.⁵⁰ William Hay then sold to Parramatta publicans John and Margaret Creasey,⁵¹ although their main residence appeared to have been in Parramatta. The Creaseys operated hotels in both Parramatta (Tattersall's) and Prospect; the Creasey family ran the Fox Under the Hill hotel from the mid-1860s.⁵² This was a 'replacement' Fox hotel, rebuilt after a fire destroyed the original 1819 hotel in 1830.⁵³

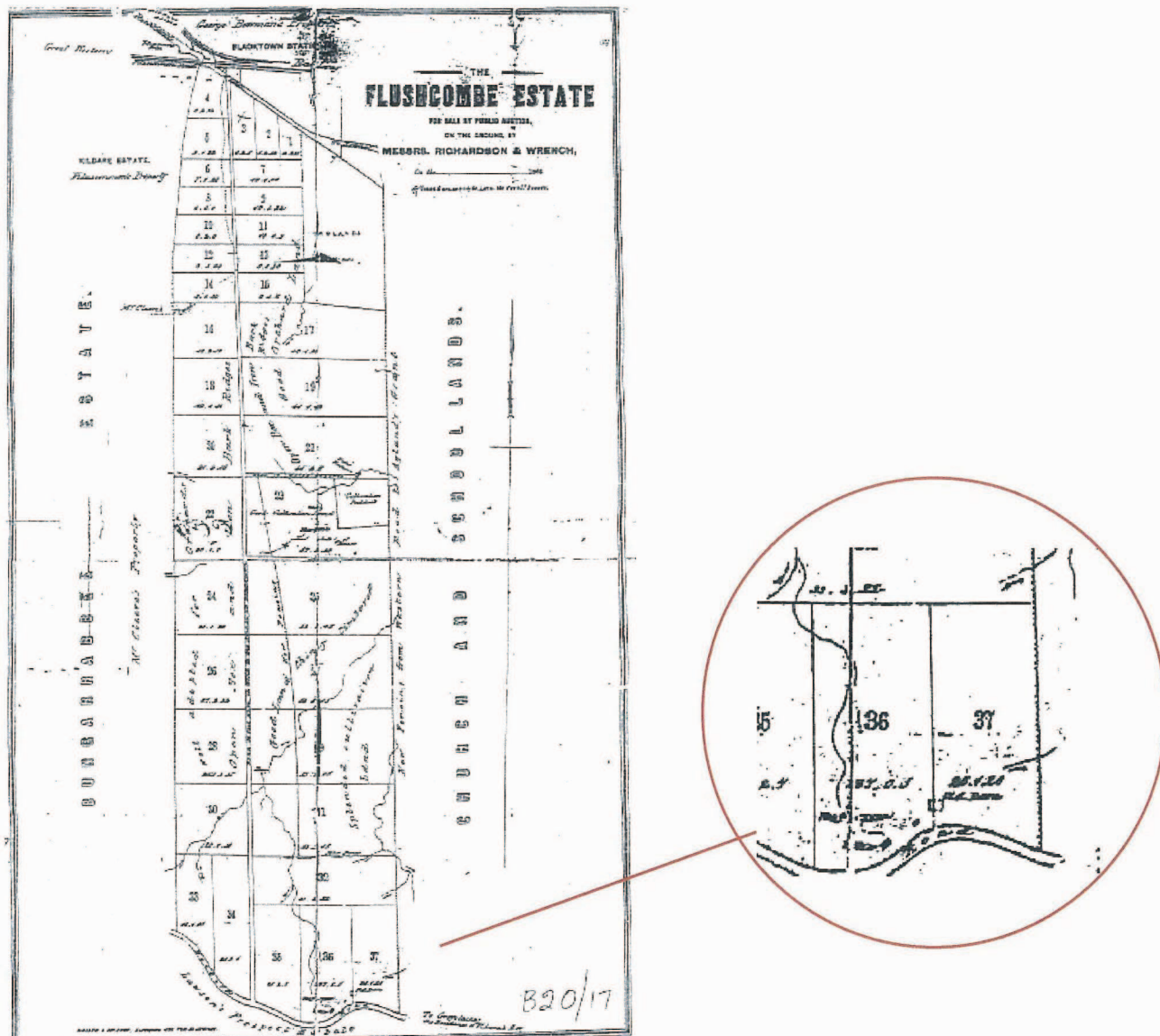


Figure 2.4 (a) and (b)
The Flushcombe Estate subdivision (1869), with the "Old Barn" straddling Lots 36 and 37 (see inset, (b))

Source: State Library of New South Wales

49 Blacktown Subdivision Plans, B20/17, State Library of New South Wales (SLNSW)

50 No.333 Bk121, LPMA

51 No.113 Bk.251, LPMA

52 *New South Wales Government Gazette*, 8 September 1865, p.2047

53 B. Harvey, *The History of Blacktown and District*, Blacktown, 1977, p.3.

In 1879 a subdivision plan for publican James Manning's property, which bordered Lot 37, showed that a vineyard had been established on the Creasey property, together with a "Cottage &c" close to the Great Western Road (Figure 2.5). However, the conveyance document for Lot 37 of the Flushcombe Estate between Hay and Creasey, for the sum of £1,100, is dated 8th August 1882.⁵⁴ The discrepancy in the dates may perhaps be accounted for by the length of time between the actual sale and the date when the formal deed was issued, or simply that the Creaseys leased the property for some time prior to purchase.

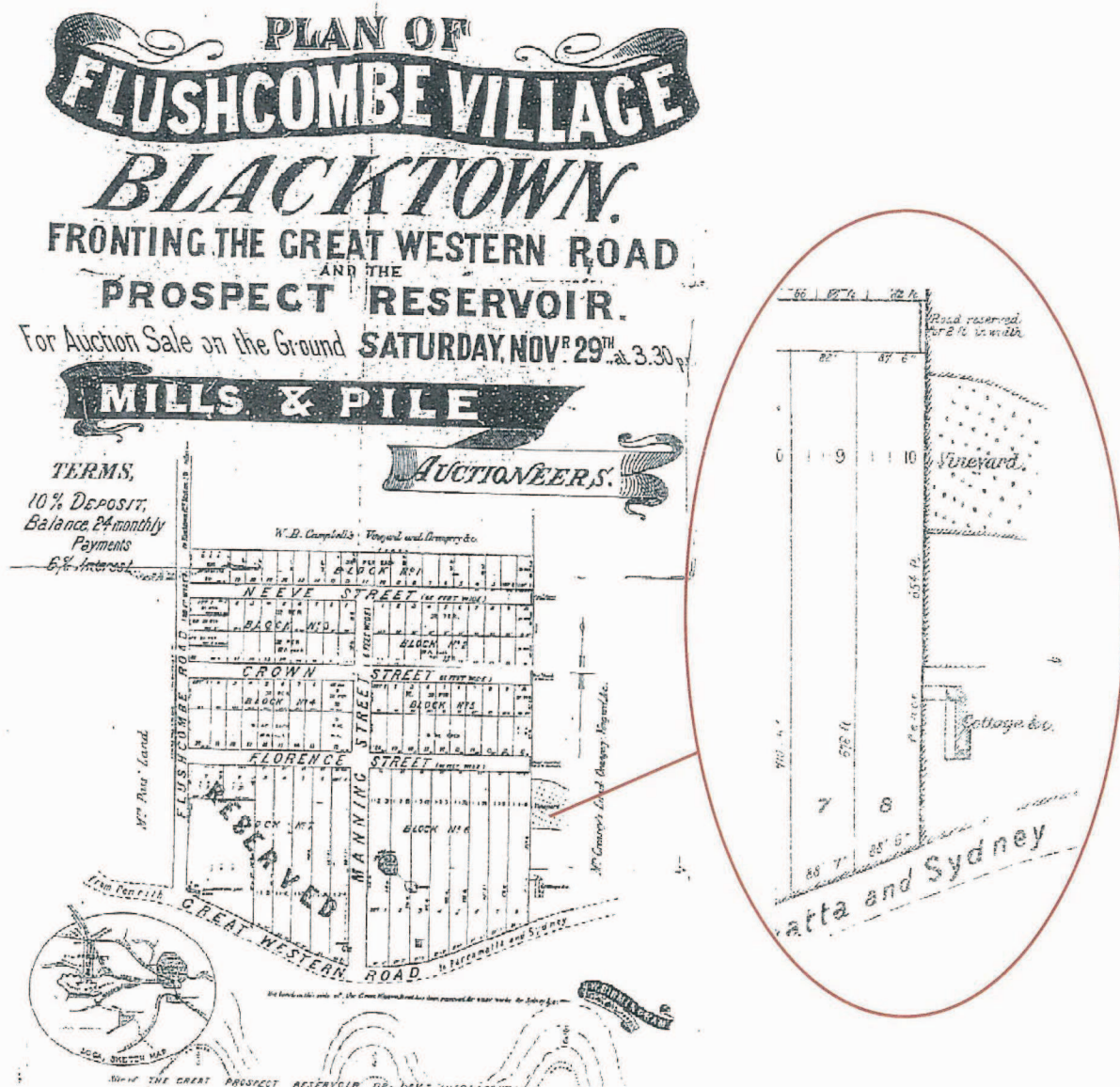


Figure 2.5 (a) and (b)
Plan of Flushcombe Village (1879) showing a vineyard and cottage on the subject site (see inset, (b))

Source: State Library of New South Wales

54 No 113, Bk.251, LPMA

One month after the deed of title was finalised, John Creasey died, on the 11th September 1882.⁵⁵ Margaret was left widowed with four daughters, the youngest only two years of age.⁵⁶ She immediately began to rationalize the family's assets, advertising for public auction on the 16th September the sale of:

22 excellent horses, for single and double harness and saddle
2 handsome barouche carriages
1 large family sociable, with extra hood, reversible
6 double and single seated buggies
1 large brake, to carry twelve
1 gig brake
2 Omnibuses, for 2 and 4 horses
1 hansom cab
1 springcart
1 water cart
20 sets single and double harness and 4-horse sets
*Saddles, bridles, halters and sundry harnesses"*⁵⁷

In May 1883 Margaret Creasey appointed David Hayes as Trustee for the property, with Margaret and her children to receive rents and profits from the farm.⁵⁸ From about the mid-1880s, the cottage on this property appeared to have been leased, or at least used in an unofficial capacity, as a police station. It had the advantage of being in close proximity to the reservoir construction works and may have been occupied by two police constables. Liston notes that Prospect's informal police station was supplemented by a portable cell for a period of time, before being relocated to Blacktown.⁵⁹

The *Annual Report* issued by the Inspector-General of Police indicated that the first constables were posted to Prospect in 1883, coinciding with the appointment of Hayes as the Creaseys' trustee. After five years, the police presence was halved, leaving one police constable in the area.⁶⁰

In 1887, Margaret mortgaged the property to the Bank of New South Wales⁶¹ and within the space of a further two years had begun to advertise the property for sale:

*"A 26 acre farm for sale at Prospect, cottage, vineyard and orchard, ½ mile from Reservoir. There will be a horse and buggy to take anyone out, every evening, 8 o'clock, free of charge. Mrs Creasey."*⁶²

However, there was no immediate response to the advertisement, and the Creaseys appeared to have continued leasing the property for the time being. A c.1893 Water Board survey of the Reservoir identified the Creasey cottage as the local police station, indicating that the property was being rented and occupied by the sole remaining representative of the police force.

55 7194/1882, NSW Registry of Births, Deaths and Marriages (BDM)

56 18452/1877; 185531/1871; 16553/1873; 21680/1880, BDM.

57 *Sydney Morning Herald*, 16 September 1882

58 No.187 Bk.269, LPMA

59 Liston, Blacktown Heritage Study, p.37

60 NSW Inspector-General of Police, *Annual Report*, 1885

61 No.366 Bk377, LPMA

62 *Sydney Morning Herald*, 12 April 1889

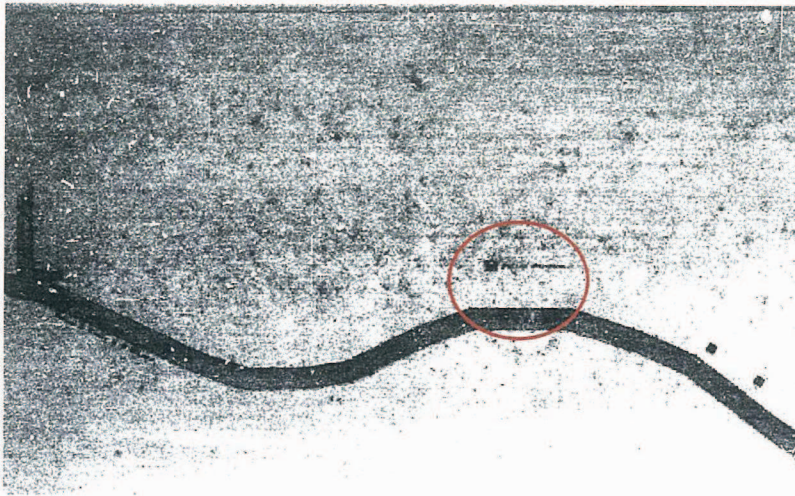


Figure 2.6
Detail of late nineteenth century survey of the Prospect Reservoir. The "police station" has been marked with a red circle

Source: Sydney Water Plan Room

Margaret Creasey eventually subdivided and sold the land (see Figure 2.2). The bulk of the former Lot 37, being fourteen acres, three roods and thirty six perches, was purchased by Daniel Kerr on 29 November 1894.⁶³ A smaller portion, of three acres and four perches, was transferred to Charles Beattie in July 1895, and a residual section abutting Portion 19 became amalgamated into the neighbouring property (Lot D).

Charles Beattie (Lot A)

On 23rd July 1895, Margaret Creasey conveyed property comprising three acres and four perches to police constable Charles Beattie at a cost of £200.⁶⁴ This transaction included the cottage which served as a dual-purpose residence and police station with a portable cell⁶⁵ for some time.⁶⁶

Charles Lees Beattie, who was born in Scotland in either 1855 or 1860,⁶⁷ was employed as a labourer⁶⁸ prior to his appointment to the police force as a probationary constable on 17th November 1887.⁶⁹ Promoted to 1st class constable,⁷⁰ Beattie was frequently called to Parramatta in the course of his work, and handled incidents in and around Prospect including suicides, murders and, in one incident, a fire, when he entered a still-smouldering building in order to retrieve the body of an infant trapped in the blaze.⁷¹

Beattie had been occupying the Creasey cottage on the Western Road from at least 1892, and quite possibly earlier. *The Parramatta*

⁶³ No. 366 Bk548, LPMA

⁶⁴ No. 414 Bk561, LPMA

⁶⁵ Liston, p. 37

⁶⁶ Kass notes that until 1936, the appointed Blacktown policeman occupied a rented cottage; Magann places the establishment of a Blacktown police station as 1912. Kass, *Prospect Heritage Study*, p. 51; H. Magann, *They Left Their Mark*, p. 3.

⁶⁷ The Police Registers, held by the State Records Office of New South Wales, cites both dates for Beattie's year of birth.

⁶⁸ J. Brook, *The Seven Hills: A Village Divided, a Suburb Divided*, NSW, 2004, p. 66.

⁶⁹ Police Registers, reel 3043, No. 3253, SRNSW

⁷⁰ Brook, *Seven Hills*, p. 66.

⁷¹ *Sydney Morning Herald*, 9 January 1902.

Gazette, in reporting the details of a lawsuit against Prospect reservoir labourer and farmer William Neeves, noted that at that time Constable Beattie was Neeves' neighbour on the Western Road.⁷² After at least three years' occupancy, Beattie elected to buy the property from Margaret Creasey.

Late in his career, Beattie was appointed Inspector of Nuisances in 1907 by Blacktown Shire Council.⁷³ He retired by 1916⁷⁴ and eventually moved to Seven Hills to become an orchardist,⁷⁵ in a cottage beside Seven Hills Road South, close to Australorp Avenue.⁷⁶

In January 1929, Beattie sold the police cottage to Prospect coach builder Stephen Charles Plumb for £700. Given the land sold by Beattie comprised ten acres and four perches, it is assumed that Beattie acquired the additional seven acres of land some time after his initial purchase from the Creasey family. In all, the land sold to Plumb amounted to the western moiety of Lethridge's Lot 37.⁷⁷ Beattie himself died suddenly not long after the transaction, on 16th August 1929.⁷⁸

The year after Beattie sold the property to Stephen Plumb, the government commenced an aerial photographic survey of Sydney and its environs. While the quality and resolution of the photographs were relatively poor, the 1930 aerial photograph showed that there were at least five buildings on the former Beattie property (Figure 2.7). The old police cottage was positioned in the middle of a group of three buildings, with the other two structures being a second residence set close to the Western Road,⁷⁹ and a large shed to the rear of the cottages. The tracks visible in the aerial, which extend the length of the property, led to a pair of livestock or storage sheds flanked by mature trees, and – substantially further back into the allotment – to a third shed or barn.

In 1934, Plumb conveyed the property to Anastasia Mary Doyle, wife of Marrickville manufacturer James John Doyle.⁸⁰ The £800 required to purchase the land, together with the accompanying mortgage payments, were provided on Anastasia Doyle's behalf by James Doyle. Anastasia died shortly after acquisition of the property,⁸¹ leaving the land intestate but earmarked for her children from a previous marriage made in 1901 to Thomas Morris of Dubbo.⁸² Her three surviving children, Myra May Freeburn (*nee* Morris), John Dowling Morris, and Thomas Bede Morris, readily acknowledged that their step-father, James Doyle, had supplied the money for the Prospect land; after probate was granted in May 1935, they conveyed the property to him in recognition of his entitlement to ownership.⁸³

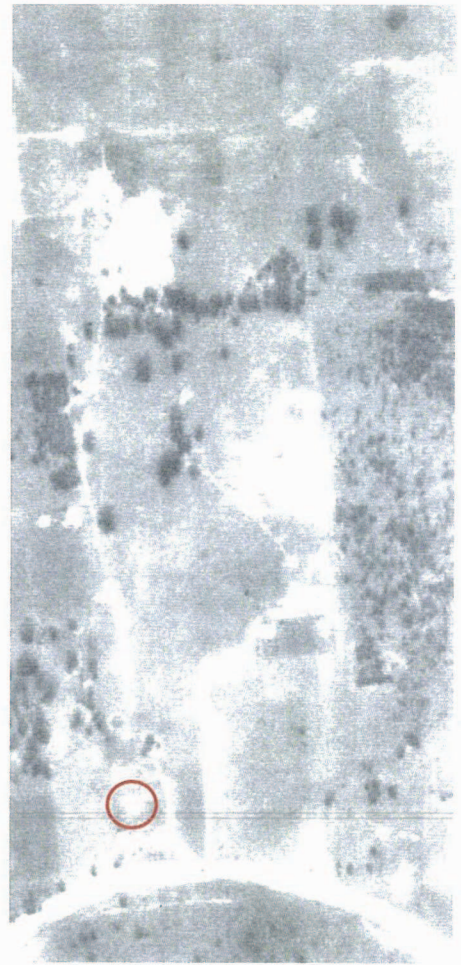


Figure 2.7
Detail of 1930 aerial photograph, with the former police 'station' circled

Source: NSW Land and Property Management Authority

72 *Parramatta Gazette*, 23 January 1892.

73 *Sydney Morning Herald*, 31 July 1907.

74 Kass, *Prospect Heritage Study*, p.49

75 No.914 Bk1543, LPMA

76 Brook, *Seven Hills*, p.66.

77 No.914 Bk1543, LPMA

78 18705/1929, BDM; *Sydney Morning Herald*, 26 August 1929.

79 This second cottage was not shown on either Manning's 1879 Flushcombe subdivision plan, or the 1893 Water Board survey of the reservoir.

80 No.378, Bk.1685, LPMA

81 22260/1934, BDM

82 1041/1901, Anastasia Caffrey, BDM.

83 No.302, Bk. 1737, LPMA

Doyle then appeared to try his hand at a more rural lifestyle; a mortgage document contracted in 1936 through the Commercial Bank of Australia identified him as a Prospect farmer rather than a manufacturer living in the inner western suburb of Marrickville.⁸⁴ However, Doyle had difficulty in making his mortgage payments for his £480 loan, and in 1938 he sought out money lender Solomon Levy for financial assistance. Their deed of agreement listed Doyle's occupation as "café and guest house proprietor" which may be interpreted as suggesting that Doyle had endeavoured (and thus far failed) to capitalize on the property's location along the Great Western Road. Levy bailed Doyle out of his immediate difficulty, on the understanding that Doyle would pay £12 in interest per quarter, would keep all buildings on the property well maintained and in good condition, and would not demolish or destroy any dwellings or barns, sheds, fences or other structures.⁸⁵

Ultimately, Doyle proved unable to extricate himself from his financial difficulties. On 6th February 1945 the Commercial Bank of Australia foreclosed and exercised a power of sale. The property was subdivided and sold for £1000 to purchaser Ivan Milat Savlija, Paddington market gardener, and sub-purchaser, Prospect market gardener Marin Curach.⁸⁶

The NSW Department of Lands aerial photograph, taken in 1943, provides a view of Doyle's farm just prior to the bank's foreclosure (Figure 2.9). The principal buildings on the property were those positioned closest to the Western Road. Speculatively, it is presumed that Doyle intended to live in one –possibly operating the café out of his home - and offer the other as guest house accommodation. The broad, (and evidently well-used) curved drive/roadside lay-by off the main road could reinforce the logical conclusion that the café and Doyle's home were in the larger building closest to the road, in order to capitalize on passing traffic.

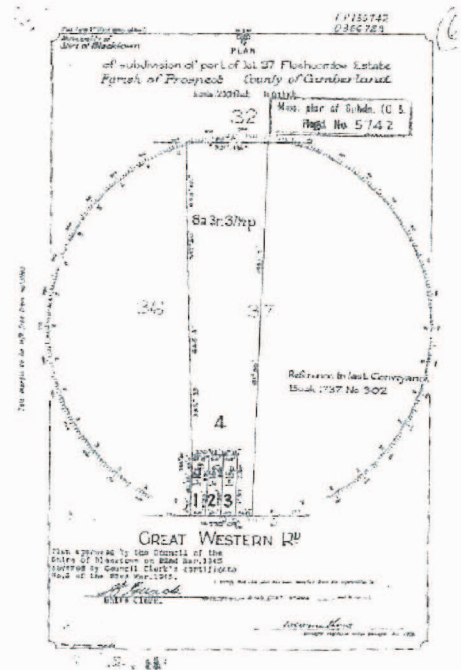
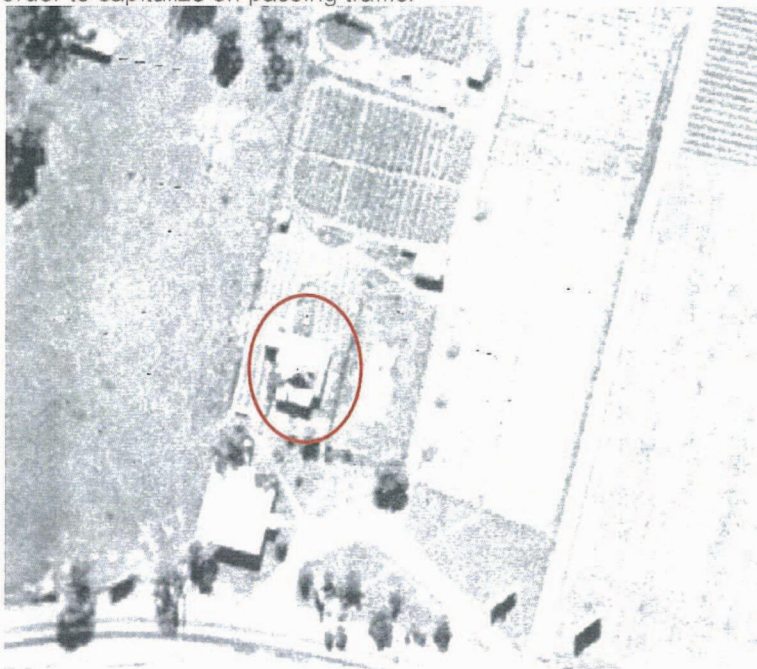


Figure 2.8
Subdivision of the former Beattie property, 1945

Source: Deposited Plan 0155742, NSW Land and Property Management Authority

Figure 2.9
Detail of 1943 aerial photograph of the Doyle farm, with the former police cottage circled

Source: NSW Land and Property Management Authority

84 No.712, Bk.1741, LPMA
85 No.472, Bk.1809, LPMA
86 No.517, Bk.1958, LPMA

Although there is no additional information at the time of report preparation to corroborate this speculation, it would seem feasible, if this was Doyle's circumstances, that the former police cottage served as the (presumed) guest house, with its quieter position set back from the roadway. Immediately east of the police cottage was a rectangular, fenced area, which may have been a horse paddock, and possibly a stable block behind. To the west and behind the cottage, the long, regular rows visible in the aerial photograph indicated that these areas were used for crops. Set further back into the property, past a double row of plantings, was a small dam and another three sheds or storage buildings. The residue of Doyle's allotment showed a combination of planted crops and fallow land.

A subsequent aerial photograph, taken in 1961, showed marked change to the property under Curach's ownership (Figure 2.10). The most obvious of these was the construction of a third cottage where Doyle's drive had formerly been, on lot 3 of the section subdivided in 1945. A pathway led behind the residence to several new sheds, with the earlier shed considerably added to and extended. While the former police cottage appeared unaltered, the land immediately east of it was no longer being used for vegetables or crop production. Generally, although several minor additions had been carried out on the farm's storage sheds and secondary buildings, the principal structures remained apparently unaltered. At an unknown date after 1986, one of the cottages was demolished, leaving the 1870s police cottage and the dwelling constructed 1944-1960.

On 9th June 1995, Marin Curach conveyed the property to the Minister under the *EP&A Act*.⁸⁷

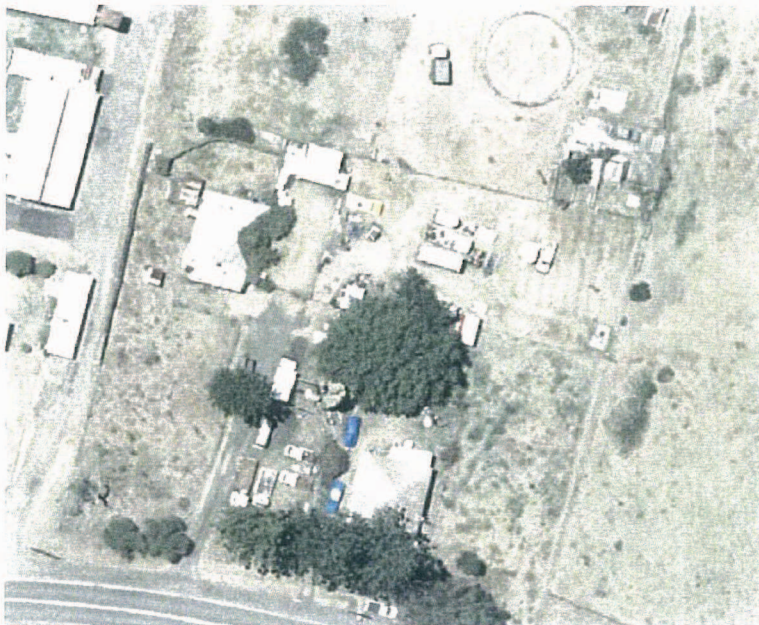


Figure 2.12
Detail of 2010 aerial photograph of the south-western corner of the subject site. The former police cottage is extant, as is the post-war dwelling.

Source: NSW Land and Property Management Authority

87 No.704, Bk.4099, LPMA



Figure 2.10
Detail of 1961 aerial photograph showing the addition of a third cottage (circled), constructed between 1943-1960

Source: NSW Land and Property Management Authority



Figure 2.11
Detail of 1986 aerial photograph

Source: NSW Land and Property Management Authority

Daniel Kerr (Lot C)

Daniel Kerr purchased 14 acres 3 roods and 36 perches from Margaret Creasey in 1894. Three years later, he contracted a mortgage with the Bank of New South Wales;⁸⁸ this was discharged when he sold the property in 1907 to Gustav Stoeckicht.⁸⁹ After a series of mortgages and re-negotiations, Stoeckicht conveyed the majority of the property to Mrs Ann Giles,⁹⁰ wife of Randwick school teacher Arthur Giles, on 29th November 1907,⁹¹ with a certificate of title issued in July 1908.⁹² This was conveyed in August 1912 to Prospect farmers John and Kate Armstrong as joint tenants; however, the Armstrongs only held the land briefly, transferring it in 1916 to farmer Peter McGillick of Young. In turn, this was sold to Jessie Hume of Prospect in 1927. Hume contracted two mortgages on the property, one in 1927, and the second in 1933.

The 1930 aerial photograph taken by the NSW Department of Lands showed that the farm on this property was set well back from the Great Western Road (Figure 2.14). The farmhouse was sited on a darker (and presumably irrigated) rectangular patch of lawn, with a shed to the rear. On the adjacent, less-watered section of the property, behind the house, was a further three buildings, with their size indicative of standard farm and storage sheds. A trail extended past these sheds, leading to a dam.

In 1936, Jessie Hume sold the property to Blacktown farmer Carl Augustus Syme, who, two years later, sold a small portion of the land (approx two acres, three roods and six perches) to rubber worker Charles and Bertha Plummer as joint tenants in October 1938.⁹³ As with the other properties, the Plummers' land was resumed by the State Planning Authority in 1973 ahead of major road construction.

Of the residue of land left over from the Plummers' purchase in 1938, Syme retained ownership of twelve acres thirty perches (then known as Lot B)⁹⁴ until August 1942, when this was sold to Prospect market gardener Ivan Segedin.

The 1943 aerial photograph of Prospect, taken during Segedin's ownership of this allotment, showed that the land separating the house from the roadway had been put to agricultural use and that a large barn had been erected alongside the driveway, just preceding the main farm house. Although some of the trees were already fully mature at the time of the 1930 image, the 1943 photograph showed that some attempt had been made to introduce more trees around the homestead. A small dam had also been created, and the land beyond the farmstead evidently put to agricultural cultivation.

88 No.686, Bk.606, LPMA

89 No.755, Bk.825, LPMA

90 Primary Application (PA) 15225, LPMA

91 No.160, Bk.844, LPMA

92 CT Vol.1893 F.149, LPMA

93 V.5068 F.249. In 1939 the Plummers also purchased Portion 17A, Neeves' land, a portion of which is along the northern edge of the subject site.

94 V.5068, F.250, LPMA

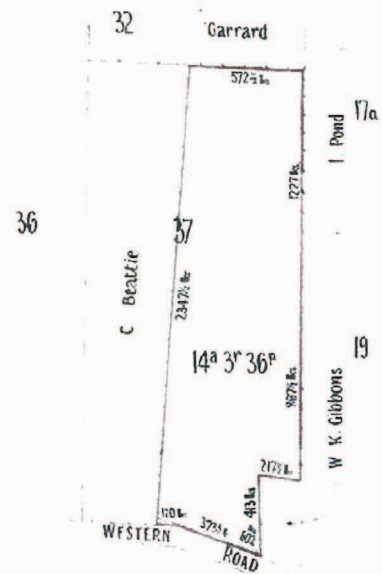


Figure 2.13
Detail from 1908 certificate of title for part Lot 37, adjacent to Charles Beattie's property

Source: V.1893 F.149, LPMA

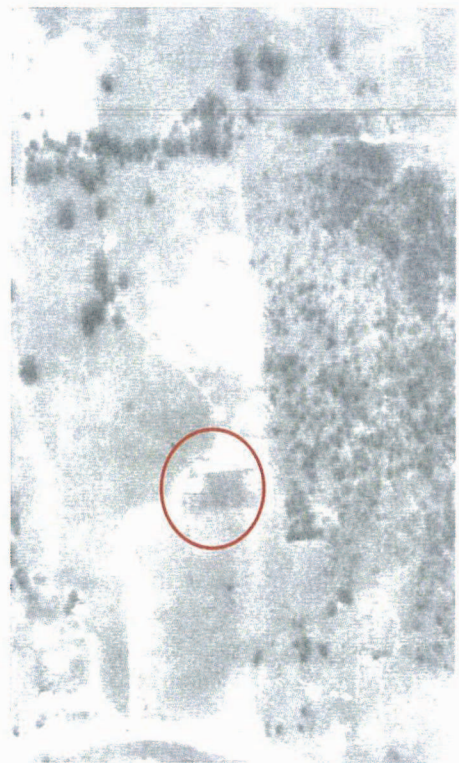


Figure 2.14
Detail of 1930 aerial photograph, showing the Hume farm (circled) adjacent to the Beattie/Doyle farm (at bottom left of the image)

Source: NSW Land and Property Management Authority



Figure 2.15 (a) and (b)

(a) (left): 1961 aerial photograph of Lot C, Part Lot 37 of the Flushcombe Estate

(b) (below) 1965 aerial photograph of Lot C, prior to rapid expansion

Source: NSW Land and Property Management Authority

In 1947, after a five year period of ownership, the property was sold to firstly Robert Anderson of Castle Hill in February 1947 and then to Herbert Godley, a Punchbowl clerk, in July 1947. Godley sold the property in three sections. Joseph Vella, a Pendle Hill market gardener, purchased the allotment from Godley, in 1951 before selling the property, consolidated with the former Lot C on the Great Western Road, to Pio and Maria Vassallo in October 1957.⁹⁵ Joseph Vella also provided a mortgage to the Vessallos, possibly funding some modernization of the farm infrastructure. The residue was sold to Peter and Annie Muscat as joint tenants in September 1956⁹⁶ before being acquired by the government.

The 1961 aerial photograph showed that the subsequent owners of the property had not made extensive changes or additions to the farm buildings or infrastructure. Instead, attention had been focused on maximizing the land's potential, with all of the available land on the allotment under cultivation.

The Vassallos discharged the mortgage and transferred the property in May 1964 to Wentworthville poultry farmer Frank Mercieca and his brother, clerk Joseph Mercieca. As was the case with the Vassallos, the new owners contracted a mortgage, with six private individuals supplying the funds. The aerial photograph taken the following year showed a dramatic shift in the development of the site, reflecting the move from agricultural uses to poultry. By 1965, the farmhouse was now set squarely in the middle of a sizable poultry enterprise, with a dozen barns and sheds surrounding it. Along the rear property boundary was another two sheds, whilst another new building had been constructed on the driveway leading from the Great Western Road. The land dividing the new building from the roadway appeared to have been used for crop production.



⁹⁵ V.7380 F.33, LPMA

⁹⁶ V.7385 F.46, LPMA

The business continued to prosper, with even greater expansion on the site by 1970, including the formation of two large fenced paddocks.

The Merciecas' mortgage was discharged in 1971, when the property was registered to poultry farmers Charles and Mary Mercia.⁹⁷ The Mercias negotiated a series of mortgages, through both banking organizations and private individuals, before the property was acquired by the State Planning Authority of New South Wales in the first half of 1974.

By 1986, a number of the poultry sheds had been demolished, leaving the more recent structures closer to the former main road relatively intact (Figure 2.17). These remaining buildings were demolished after 1986.



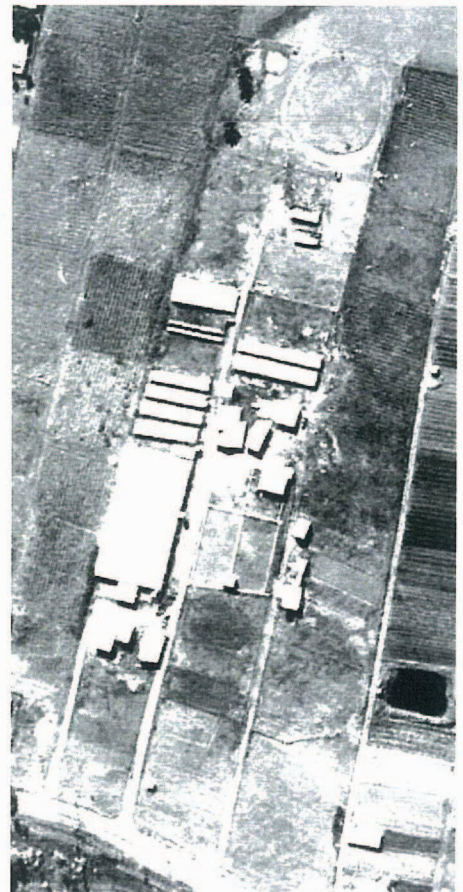
Figure 2.17
Detail of 1986 aerial photograph, showing Lot C (at centre of image) after government resumption and demolition of a number of the buildings on the property

Source: NSW Land and Property Management Authority



Figure 2.16 (a) and (b)
(a) (above): 1965 aerial photograph of Lot C, showing rapid development on the site

(b) (below) 1970 aerial photograph showing ongoing expansion
Source: NSW Land and Property Management Authority



⁹⁷ It is not known this was an anglicization of the family name, whether an error was made in the original spelling, or whether there was no connection whatsoever between the respective owners.



Figure 2.18
Detail of current aerial photograph of the subject site, showing the south-western section
of the property after the government demolished the remaining poultry farm buildings on
Lot C (shown ellipsed)

Source: NSW Land and Property Management Authority

2.3 Development of Portion 19

The remainder of the subject site initially formed part of the Prospect Common, between Blacktown and Flushcombe Roads. However it was transferred to the Church and School Estate in 1829 (see Figure 2.3). The Estate made little use of the land and it was mainly let for grazing.⁹⁸

In October 1870, part of the Church and School Estate running north from the Great Western Highway was surveyed for subdivision and sale. The advertised portions of land varied in size from 25 to 40 acres. Sales of the subdivided land commenced at Parramatta on 20th February 1871, and were sufficiently successful as to warrant a later (1884) sale of 4-7 acre allotments.⁹⁹

In October 1871 William Hay, a Prospect blacksmith, purchased Portion 19: nineteen acres and twenty perches, at a cost of £19/2/6.¹⁰⁰ This was added to the adjacent land already acquired in 1870 by Hay. Having both bought and sold the adjacent Lot 37, in 1870 and c. 1879-1882 respectively, Hay later wished to dispose of Portion 19 by public auction. The 1885 advertisement described the allotment's position, squarely between the police station rented from Margaret Creasey, and Arthur Smith's Portion 19A, abutting the eastern boundary of Hay's land. Portion 19 was lauded as:

*A splendid subdivision block of 20-acres, with a large frontage to the main Western-road, and overlooking Prospect Waterworks, and adjoining the property of Mrs Creasey and A.F. Smart, Esq. This land would make an excellent subdivision, as it overlooks the large Water Reserve, and is the only available site which commands extensive views of the Waterworks, and which in a few years will be eagerly sought after for building purposes, the scenery being unsurpassed. The property is only about 1½ miles from Seven Hills Railway Station, is close to public school, churches, and post-office.*¹⁰¹

The late nineteenth century Water Board survey of the Prospect Reservoir and its surrounds showed two buildings marked on William Hay's property, both positioned close to the Great Western Road (see Figure 2.20).

Hay died at Prospect in 1889,¹⁰² and Portion 19 was transferred in 1892 to Robert Crawford of Hill End and John Chandler of Blackheath. The pair immediately sold Hay's land to William Henry Gibbons of Parramatta. Gibbons contracted a total of three mortgages on the property, with the last discharged in 1912. Four years later, the property was transferred to Parramatta estate agent George Christian Gibbons, and subsequently to Burwood

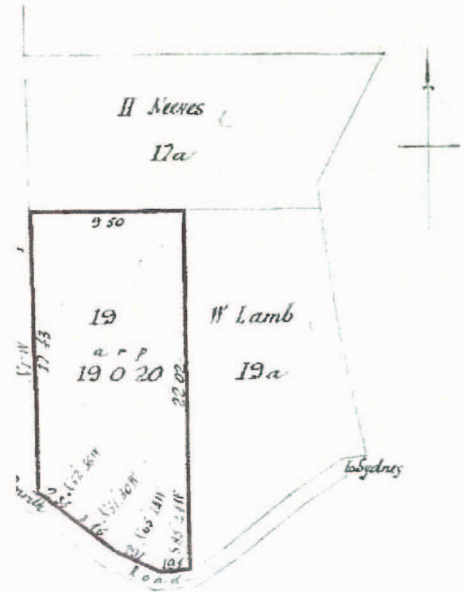


Figure 2.19
Portion 19 of the former Church and School Reserve, purchased by William Hay

Source: Vol.141 F.53, NSW Land and Property Management Authority

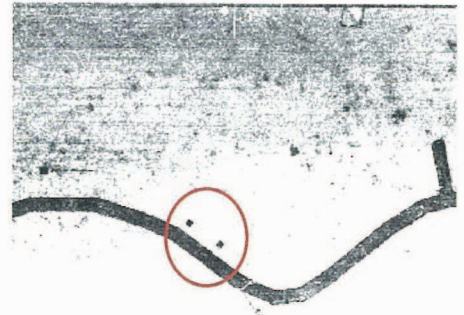


Figure 2.20
Detail of c.1893 survey of land in the vicinity of Prospect Reservoir, noting two buildings on William Hay's allotment (circled)

Source: Sydney Water Plan Room

⁹⁸ Liston, Blacktown Heritage Study, p.5.

⁹⁹ Kass, Prospect Heritage Study, pp.19; 23.

¹⁰⁰ V.141 F.153, LPMA

¹⁰¹ Sydney Morning Herald, 29 August 1885.

¹⁰² 8360/1885, BDM

tailor William Haley in 1920. Three months after acquisition, Haley mortgaged the property to the Commissioners of the Government Savings Bank of New South Wales.¹⁰³

The 1930 aerial photograph showed that the Haley farm had two cottages (most likely those marked on the c.1893 reservoir survey), together with two small outbuildings in the immediate curtilage of the cottage, and three further-flung outbuildings, set back off the Western Road and along a track leading to the northern property boundary. While the land around the cottage had been cleared of trees, much of the remainder of the property retained substantial original growth.

In May 1935, Haley discharged the mortgage and sold Portion 19 to Prospect farmer George Bond. Subsequently, the property was purchased by another two local farmers: Harold Edgar Webb in 1939 and James Leslie McNamara in 1948.

The 1943 aerial photograph of the Prospect district showed that this property, then owned by Harold Webb, comprised a main farmhouse together with approximately eight outbuildings and sheds, clustered near to the Western Road. The second of the two buildings noted on the c.1893 survey had been demolished. The remainder of the property had been cleared of trees by this date and was a combination of tilled land used for agricultural production, and possibly grazing or pastoral land.

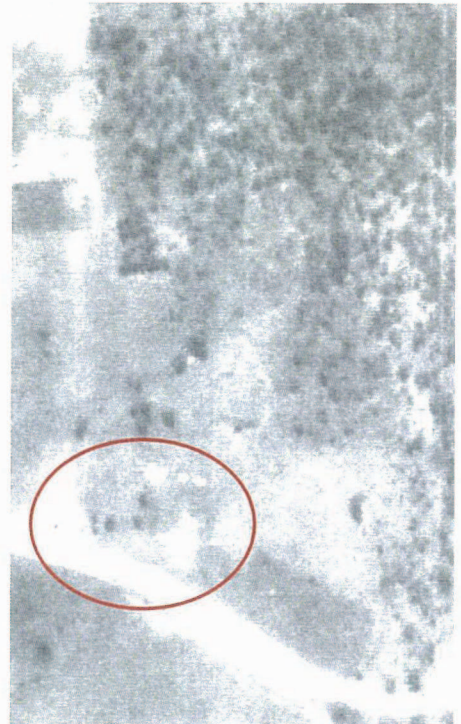


Figure 2.21
Detail of 1930 aerial photograph, showing the Haley farm on Portion 19, close to the Great Western Road; much the remainder of Portion 19 featured uncleared land

Source: NSW Land and Property Management Authority



Figure 2.22
Detail of 1943 aerial photograph of the farm on Portion 19 and its cleared and planted land behind the main buildings (red circle). The site of the demolished 19C cottage is left of the farm (blue circle)

Source: NSW Land and Property Management Authority

This property was then sold to Herbert James Chee of Kogarah, a grower and distributor, in June 1948, and re-sold in December 1949 to Seaforth medical practitioner Austin Donaldson.¹⁰⁴ Donaldson owned the farm for six years before subdividing the property into Lots A and B, selling B in 1951 to Samuel Galea,¹⁰⁵ and A in February 1954 to Samuel and Peter Galea as tenants-in-common.¹⁰⁶ Within twelve months, Peter Galea's share of Lot A had been transferred to Samuel Galea.¹⁰⁷

Galea later sold both lots. Lot A was sold to Prospect labourer Paul Gatt in February 1958, and Lot B to Prospect farmer Ganni Said in 1956.¹⁰⁸ Both allotments were acquired by the NSW Planning and Environment Commissioner, in 1978 and 1980 respectively.

By 1961, some development had occurred on the property. Most of the outbuildings behind the cottage had been demolished in order to maximize the arable land for crop production. One outbuilding remained in its original form, while another, close to the cottage, had been significantly extended. The driveway no longer curved past the cottage before heading to the northern boundary; by this date, the driveway had been straightened out. Elsewhere across the property, a dam had been created from the natural watercourse and a second farmstead constructed, east of the first cottage. The new buildings featured a residence with a typical post-war footprint, a substantial garage/farm machinery shed, and additional storage sheds abutting the property boundary of Portion 19A. The subsequent 1965 aerial photograph revealed a second dam, and dramatic expansion of the eastern-most sheds suggestive of poultry or livestock farming, with cleared land signaling the intention of additional future expansion.

The 1970 aerial photograph showed this intention to be fulfilled, with the cleared land now fully built upon. Behind, the larger of the two dams of the had been filled in; the texture of the infill suggests that it had occurred not long before the aerial image was taken, with the infill not yet sufficiently exposed to weathering and soil settlement, which would have presented a more even appearance. A clear distinction between the residences had also emerged, with the land behind the older cottage dedicated to crop production, and the newer, post war household and land centred around livestock. This differentiation between the two households vanished by the 1986 aerial photograph, with little evidence remaining of both agricultural or animal farming after the land had been acquired by the government.

Post-1986, the earlier cottage was demolished, leaving the postwar dwelling, one substantial-sized shed with animal pens on its northern elevation, and simple corrugated iron shading the other elevations of the building, and a couple of small sheds and farm structures.

104 V.4695 F.46, LPMA
 105 V.7069 F.68, LPMA
 106 V.6813 F.109, LPMA
 107 V.6871 F.119; V.7069, F.68, LPMA
 108 V.7069 F.68, LPMA

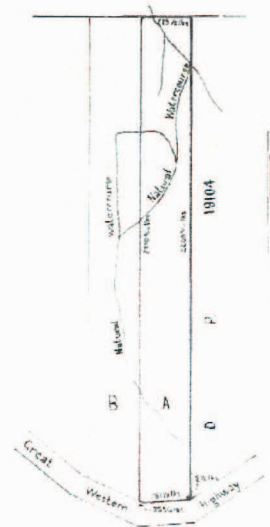


Figure 2.23
 Detail of certificate of title, Lot A, purchased by Samuel Galea

Source: V.6871 F.119, NSW Land and Property Management Authority



Figure 2.24
 1961 aerial photograph, showing construction of a new residence and farm infrastructure

Source: NSW Land and Property Management Authority

Lot 1 DP 1045771, Prospect
 Heritage Impact Statement
 September 2011

Graham Brooks & Associates Pty Ltd



Figure 2.25
1965 aerial photograph. Note the new buildings for the poultry farm, with cleared land behind signalling future construction



Figure 2.26
1970 aerial image, with continued development of the site



Figure 2.27
1986 aerial, showing demolition of poultry farm buildings after government resumption



Figure 2.28
2010 aerial image, with demolition of 19C cottage

2.4 Development of Portion 19A

On 30th October 1871, the Hon. Walter Lamb purchased Portion 19A at a cost of £17/8/6.¹⁰⁹ This comprised seventeen acres, one rood and twenty eight perches of the former Church and School Reserve.

Walter Lamb (1825-1906) was a businessman and pastoralist who had a prominent role within Sydney's financial circles. Beginning as a partner in Lamb, Spry and Co, his responsibilities quickly expanded to include the position of director (later chairman) of the Colonial Sugar Refining Company, director of the Commercial Banking Company, Australian General Assurance Company and the Sydney Exchange Company. From the 1860s Lamb turned his attention to grazing and farming on various properties around Liverpool, Rooty Hill and the western Sydney district; known as a good judge of horseflesh, Lamb was breeding trotters at first "Greystanes", Prospect and then "Woodstock", Rooty Hill. During a drought in 1876, Lamb sold off 400 head of horses and moved a further 100 to Goulburn or Molonglo.¹¹⁰ Lamb also bred Shorthorn cattle on his properties.

In addition to his pastoral interests he established a cannery and fruit preserving works at Woodstock, Rooty Hill, in 1887. Lamb subdivided his acreage of orchard lands, offering them for sale as small parcels and undertaking to buy back the produce. The depression of 1889/90 and the competition of Victoria canneries caused Lamb to declare bankruptcy in 1893. The enterprise flourished until 1893, when he was declared bankrupt.¹¹¹

Lamb owned Portion 19A for only four years, selling it –together with his principal residential property of Greystanes at Darling Point- to Fitzwilliam Wentworth of Vaucluse (William Charles Wentworth's son) in December 1875. Again, the property was only briefly held, with Wentworth selling Greystanes and Portion 19A to Pitt Street draper John Wetherill, one of the founders of the Australian Mutual Fire Insurance Society Limited, in July 1881.

Both Portion 19A and Greystanes were transferred to Arthur Frederick Smart in 1884, and then handed down to Smart's widow, Augusta Alice Smart, upon Smart's death in 1892.¹¹² Augusta Smart retained Portion 19A until 1918, when it was sold to Seven Hills farmer Harry Smith; from Smith it was then transferred to Blacktown auctioneer James Simpson in 1922.¹¹³ Seven years later, Simpson's widow sold Portion 19A to the State Land Investment Agency in 1929.¹¹⁴ The land was subdivided into allotments 1-16, 16A and 17-29 and sold as the Grandview Estate (Figure 2.30), despite the fact that earlier subdivisions in the Prospect area had not been quickly snapped up by potential owners.¹¹⁵

¹⁰⁹ V.140 F.233, LPMA

¹¹⁰ D. Olson, "Walter Lamb at Greystanes," in *Blacktown and District Historical Society Quarterly Journal*, 5 (4), January 1985, pp.14-25.

¹¹¹ *Australian Dictionary of Biography*, Vol.5, 1974, p.56

¹¹² 6506/1892, BDM.

¹¹³ V.144 F.233, LPMA

¹¹⁴ V.5162, F.110, LPMA

¹¹⁵ Kass, Prospect Heritage Study, p.38.

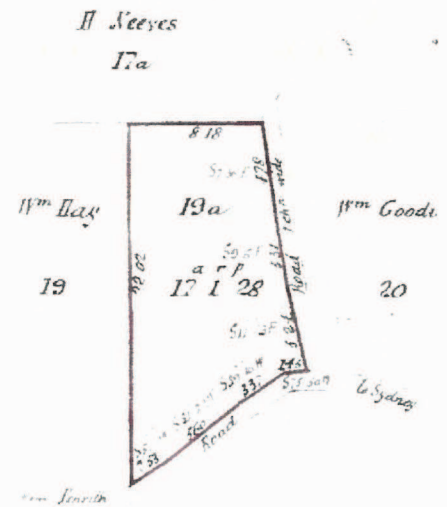


Figure 2.29
Portion 19A, purchased by the Hon. Walter Lamb in 1871

Source: Vol.140 F.233, NSW Land and Property Management Authority

City of
Blacktown
803, 2 40

PLAN of **GRANDVIEW ESTATE**

being Subdiv of Portion 19A (Crown Grant Volume 140 Folio 233)

PARISH OF PROSPECT COUNTY OF CUMBERLAND

Scale 80 ft. to an Inch

Deposited Plan
19104
25th Nov 2011

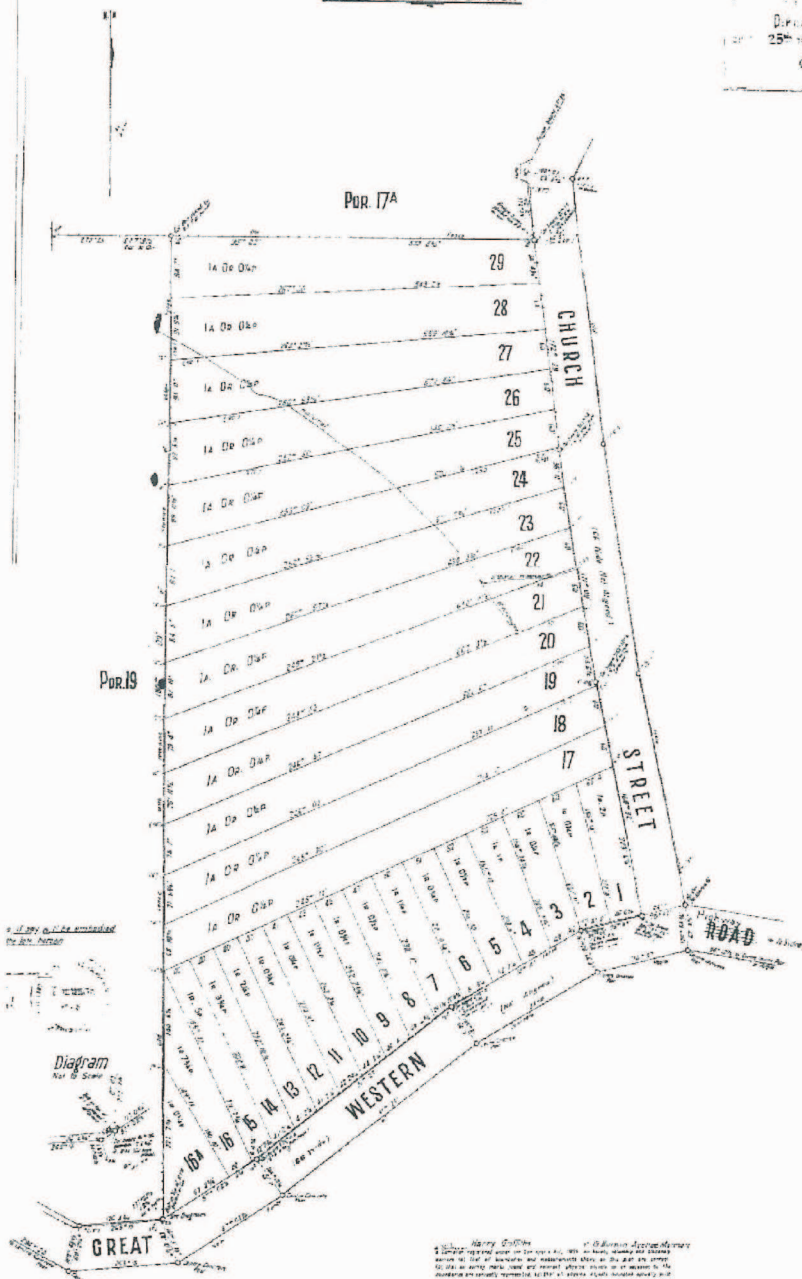


Figure 2.30
The Grandview Estate subdivision of Portion 19A

Source: Deposited Plan 19104, NSW Land and Property Management Authority

Lots 1-3

Lots 1-3, situated at the corner of Church Street (now Watch House Road) and present-day Reservoir Road, were purchased by Mascot sailor Eugene Buckman and his wife Ida Buckman in 1942.¹¹⁶ The Buckmans retained ownership of this corner property until 1971, when the now-widowed Ida became the sole registered proprietor. Following her death, the property was acquired by Ian Douglas Dickings in 1990, before being resumed by the government, as gazetted on 14th October 1994.

On the current (2010) aerial photograph of the site, Lots 1 and 2 show two sheds with dilapidated roofs. In contrast, the 1930 aerial photograph showed the property as densely wooded and undeveloped. The first photographic evidence of the extant structures on the site was in the 1961 aerial image, with the larger of the two buildings visible; the smaller, positioned closer to the roadway, did not appear to have been present at this date. By 1965, a second building had been erected, but is not consistent with the extant buildings on the site; this was either modified or demolished at an unknown date post-1970 and pre-1986. The 1986 aerial image clearly showed two buildings on Lots 1-2, matching the profile and position of the extant structures.

Lots 4-6

Lots 4-6, facing the Great Western Highway, were purchased by Bernard Esser, a Seven Hills poultry farmer, in July 1953.¹¹⁷ However, as was the case with Lots 27-29, the 1943 aerial photograph showed that these allotments had been partly developed prior to formal purchase. In the case of lots 4-6, the property was partly cleared and several sheds or farm buildings constructed amongst the trees.

As with many of the allotments subdivided from Lamb's Portion 19A, the three lots were quickly re-sold, firstly to Elizabeth Thompson in March 1954, and then to Nazareno Vassallo of Prospect, a die caster, and Jane Mifsud, unmarried woman, of Prospect, in 1956.

The 1961 aerial photograph showed at least three, and possibly four, buildings on the by now wholly cleared site. One was evidently a residence; the others were a garage and two sheds. Within the space of four years, a scattering of additional sheds and buildings had been erected to the rear of the house, with most of them abutting the property boundary.

The land was acquired by the Minister Administering *The Environmental Planning and Assessment Act 1979* in April 1981, and all of the buildings on these allotments demolished by 1986.

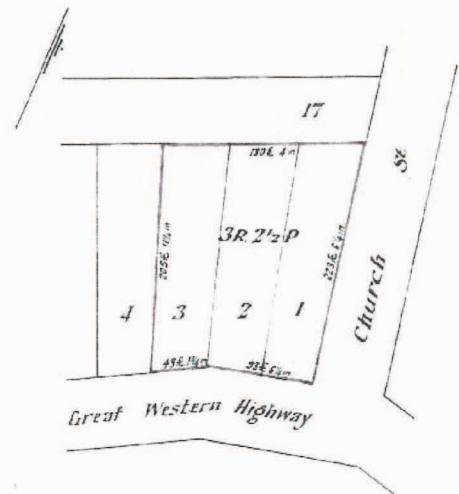


Figure 2.31
Lots 1-3, purchased by Eugene and Ida Buckman in 1942

Source: Vol.5344 F.76, NSW Land and Property Management Authority

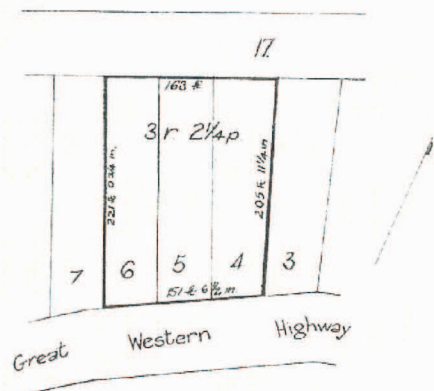


Figure 2.32
Lots 4-6, purchased by Bernard Esser.

Source: Vol.6687 F.146, NSW Land and Property Management Authority

116 V.5344 F76, LPMA
117 V.6687 F146, LPMA

Lot 7

Lot 7 was purchased by Robert James Moore, a Botany tannery worker, in September 1944, with a covenant on the land prohibiting the erection of fences to separate the allotment from the adjoining properties.¹¹⁸ Five years after his purchase, Moore sold the allotment in January 1949 to Aubrey Strong of Banksia, an electrical fitter. Strong held title only briefly, transferring the land to Ernest Charles Crowe in July 1949. In 1951 lot 7 was transferred to Samuel James Irwin (who also purchased lots 8-17). As with lots 14-16, 16A and 17, Lot 7 was then bought by Laura Mary O'Donnell in July 1956, and bequeathed in 1974 to Thomas Henry O'Donnell, a Killara medical practitioner.¹¹⁹

Lots 8-13

Lots 8-13 were purchased by Marrickville engineer Ernest Charles Crowe in November 1942.¹²⁰ This property, which faced onto the Great Western Highway, comprised a total of 1 acre 2 roods and 5 perches. Crowe owned the property for eight years, selling it in 1950 to Ivy Maud Draper, wife of Hurstville manufacturer Thomas William Draper. As with other land parcels in this subdivision, Draper did not retain ownership for a prolonged period, re-selling the property to Wollongong motor trader James Irwin in May 1951, a mere twelve months after she purchased the land. It would appear that Irwin failed to repay his mortgage, and the Bank of New South Wales seized the property and exercised a power of sale.

Lots 8-13 were then bought from the Bank of New South Wales by Laura Mary O'Donnell of West Pennant Hills, with mortgages contracted at the time of purchase in 1956 and again in 1959. Following her death in 1972,¹²¹ her son Thomas Henry O'Donnell of Killara, a medical practitioner, inherited the property. O'Donnell retained ownership of his mother's property until it was resumed under the *Environmental Planning and Assessment Act* in February 1984.¹²²

The extant cottage on the former Lot 11, together with its outbuildings, (shed behind half the original structure, but half demolished at replaced at the other end with a newer component. The 1930 aerial image of the site showed that Lots 8-13 were undeveloped; however by the issue of the 1943 aerial photograph, some changes had taken place. This photograph indicates that soon after Ernest Crowe purchased the property, development commenced, with the erection of a typical farmhouse accessed off the then-Great Western Highway. A separate building to the rear of the dwelling – most likely a garage or vehicle storage area, was also in place in 1943, although only part of the current rear structure is comprised of fabric dating from 1943. Its positioning indicates that half of the original structure was demolished, and a new addition constructed. Other fabric on this part of the site that may relate to the initial 1943 period of development are two pens/sheds, east of the farmhouse;

118	V.5444 F4, LPMA
119	V.12569 F.89, LPMA
120	V.5352 F.46, LPMA
121	49554/1972, BDM.
122	V.5352 F.46, LPMA

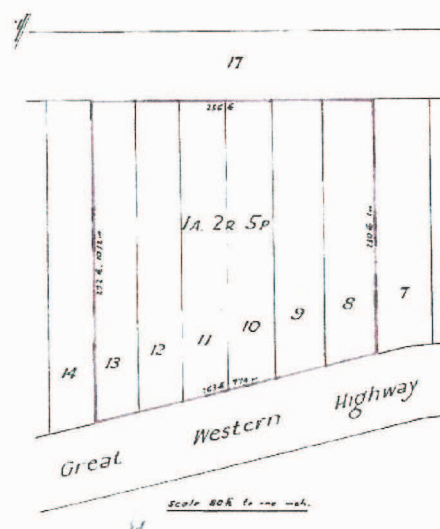


Figure 2.33
Lots 8-13, purchased by Ernest Crowe.

Source: Vol.5352, F.46, NSW Land and Property Management Authority

it is however more likely that these have been substantially modified throughout the course of the late twentieth century, leaving behind little original fabric.

The 1961 aerial photograph showed that much of the curtilage had been cleared, leaving the residence considerably more exposed. The house itself was positioned in the centre of a looped driveway which extended to the rear sheds along the property boundary before returning past the other side of the house to the main road. To the west of the cottage, on cleared land that had recently been added to Laura O'Donnell's property (see lots 14-16, 16A and 17 below), were two large livestock sheds; these were flanked by a long ribbon-like line of trees, which may have followed the topography of the landscape and possibly served as a windbreak.

With the exception of an extension to the rear shed, and the appearance of new tracks made in the looping driveway around the farmhouse, no obvious changes had occurred to the property by 1965; however, by 1970, a new carport had been added east of the cottage. In the period 1971-1985, an additional store/shed was constructed, abutting the rear shed along the boundaryline, and a horse ring erected between the animal pens. Post-1986, a pool was installed behind the residence.

Lots 14-16, 16A and 17

Lots 14-16, 16A and 17 were purchased by Ernest Charles Crowe in January 1948.¹²³ Lots 14-16 and 16A were later sold to Ivy Maud Draper in 1950.¹²⁴ As with Lots 8-13, this land was transferred to James Irwin and, when the Bank of New South Wales assumed power of sale, to Laura Mary O'Donnell in July 1956. These lots were inherited by Thomas Henry O'Donnell in 1974, and the whole of O'Donnell's lots compulsorily acquired by the Minister in February 1984.

Lot 17 was sold to William John Williamson, a Prospect market gardener, in March 1951.¹²⁵ Nine years later, Williamson sold the property to Jean and Olga Chev, market gardeners, as joint tenants, who contracted a mortgage with the Bank of New South Wales in order to purchase the allotment (together with the neighbouring allotments 18-20).

As would be expected, both the 1930 and 1943 aerial photographs reveal that this section of the subject site was undeveloped and in its natural state. The 1961 aerial photograph shows the emergence of a farm, with a number of farm buildings close to Church Street (present-day Watch House Road). Behind, the land had been tilled and planted for crop production. As with the neighbouring farms, the Chev property appeared to be prosperous, with new buildings constructed on the site by both the 1965 and 1970 aerial photographs. A further change to the property indicated that those fields closest to the western property boundary were no longer being used for crops, but rather turned to new uses.



Figure 2.34
Lots 14-16, 16A and 17, purchased by Ernest Crowe.

Source: Vol.6054, F.186, NSW Land and Property Management Authority

123 V.6054 F.186, LPMA
124 V.6131 F.174, LPMA
125 V.6285 F.233, LPMA

As with the other allotments, Lot 17 was then acquired by the State Government in 1984 and the majority of farm buildings demolished, leaving only those structures closest to Watch House Road. These were demolished after 1986.

Lots 18-20

Lots 18-20 were purchased in 1947 by Ernest Charles Crowe.¹²⁶ In 1950, the three lots were purchased by John Williamson, the year before he acquired the adjoining Lot 17. As with Lot 17, Williamson sold lots 18-20 to Jean and Olga Chev in December 1959, and was compulsorily acquired by the government in 1984.

Lots 21 and 22

Lots 21 and 22 were purchased by Joseph Henry Moore, a textile worker from Botany, in November 1942.¹²⁷ Prior to this purchase, the land had remained in its natural state, thickly covered with indigenous tree species, as visible in the 1930 aerial photograph. However, by 1943, Moore had established a farm, with sections of the land cleared for the construction of two buildings and the planting of crops to the rear of the farm buildings. This property was transferred to James Stanley Moore in 1952, and sold eighteen months later to Prospect market gardener Pio Vella before being resumed by the State Government.¹²⁸

The 1961 aerial photograph showed that by this date, the property had been fully cleared of all natural growth and dedicated to crop production, while the number of buildings clustered around the farmhouse had multiplied. The farmhouse itself also appeared to have been altered, or possibly demolished and replaced with a new residence, as the footprint appears to vary from that visible in the 1943 image. Four years later, greater intensification and development had occurred, with the creation of a dam, and construction of a number of livestock sheds. However, the land further back into the property, behind the poultry/pig sheds, appeared to still be reserved for crop production. This use ceased by 1970 to allow the owners to concentrate on the farm animals; new and larger sheds and barns were erected, and the lands formerly planted with crops now turned to grazing paddocks. The newer buildings were demolished by 1986 and the grazing paddocks possibly returned to their previous use, although not to the same extent as previously. By this date, aside from the two principal buildings on the site, there was only one ancillary livestock/farm building left; this was demolished post-1986, although the current site aerial shows that the outline of the former footprint is still visible.

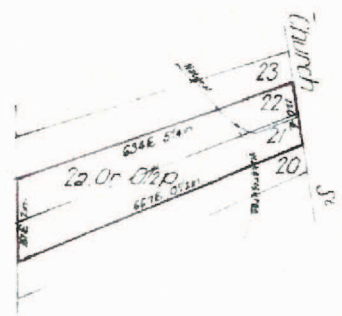


Figure 2.35
Lots 21-22, purchased by Joseph Henry Moore.

Source: Vol.5354, F.63, NSW Land and Property Management Authority

126 V.5733 F.144, LPMA
127 V.5354 F.63 LPMA
128 V.14488 F.197, LPMA

Lots 23-26

Lots 23-26 were bought by Robert James Moore, together with lot 7 facing the Great Western Road, in 1944 and 1949.¹²⁹ Subsequent owners of the property were:

- James Clark Stewart (1946)¹³⁰
- Emily Hannah Willis of Haberfield (1955)
- Jeanette Laurel Putland and Jennie Denmeade (1969).

The property was later compulsorily acquired by the Minister Administering *The Environmental Planning and Assessment Act*, in February 1992.

Lots 27-29

Lots 27-29 were purchased by Frederick James Sharpe, a Prospect motor mechanic, in the first half of 1946.¹³¹

The first evidence in the historical photographs of the subject site of development on these allotments appears in the 1943 aerial, which pre-dates Sharpe's purchase. However, as the State Land Investment and Agency Company Ltd was in liquidation from 1940, it is possible that the allotments were informally leased or illegally used by the owner of the adjacent allotments, or the certificate of was not formalised for some reason until 1946.

Irrespective of the formal date of purchase, the 1943 aerial photograph clearly showed that the allotments were used as a farm. The sections of lots 27 and 28 closest to Church Street were cleared and planted, whilst lot 29 had been built upon.

In December 1960, Frederick James Sharpe, carpenter, and Denis Graham Sharpe, Ironworker, were registered as joint tenants of the property. The 1961 aerial photograph showed that during the intervening years, a number of farm buildings had been constructed to the rear of the main house, although after that date the farm appeared to stagnate, with little obvious sign of expansion as had occurred on other allotments nearby. The Sharpe brothers contracted a mortgage in March 1967; however, in March 1979 the land was compulsorily acquired by the New South Wales Planning and Environment Commission and all buildings on the allotments demolished by 1986.

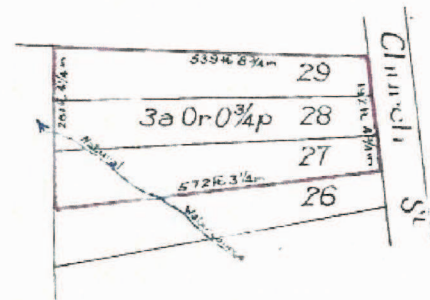


Figure 2.36
Lots 21-22, purchased by Joseph Henry Moore.

Source: Vol.5354. F.63, NSW Land and Property Management Authority

129 V.5444 F.4-5, LPMA
130 V.5593 F.26, LPMA
131 V.5575 F.20, LPMA

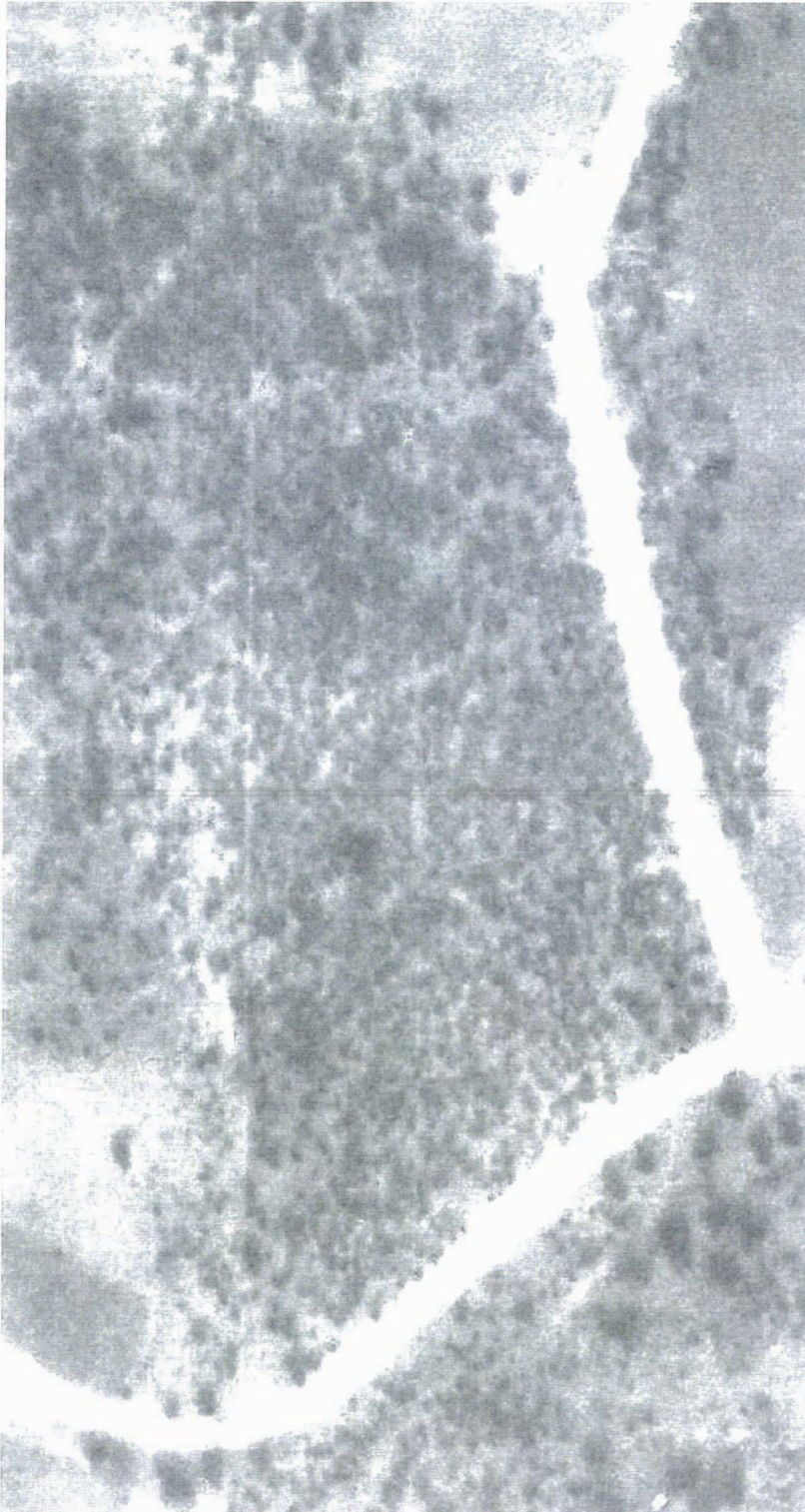


Figure 2.37
Detail of 1930 aerial photograph, showing the undeveloped Grandview Estate

Source: NSW Land and Property Management Authority



Figure 2.38
Detail of 1943 aerial photograph, showing the initial development of farms on the
Grandview Estate subdivision

Source: NSW Land and Property Management Authority



Figure 2.39
Detail of 1961 aerial photograph, showing extensive land clearing, planting and construction

Source: NSW Land and Property Management Authority

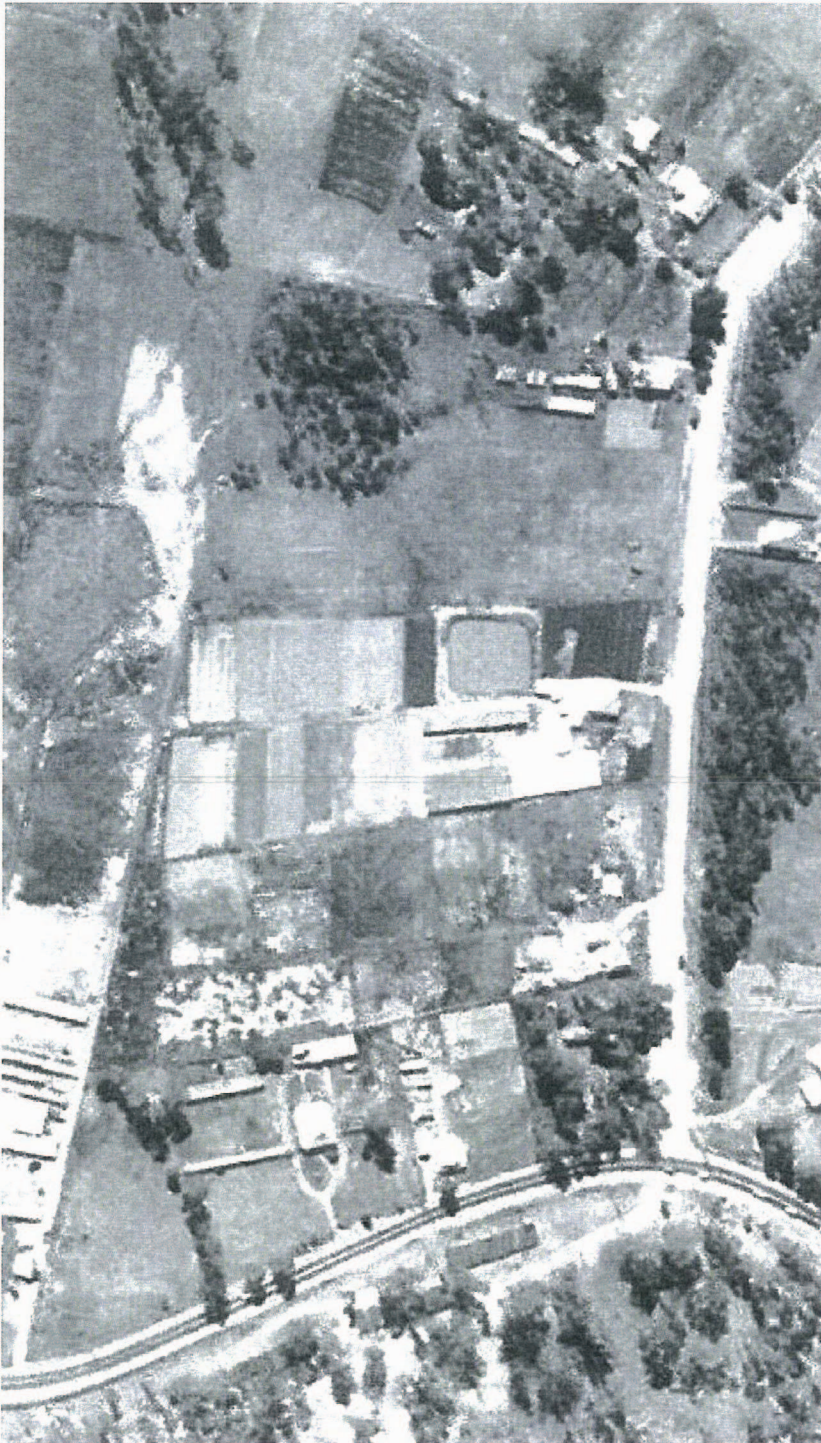


Figure 2.40
Detail of 1965 aerial photograph, showing increased rate of development

Source: NSW Land and Property Management Authority

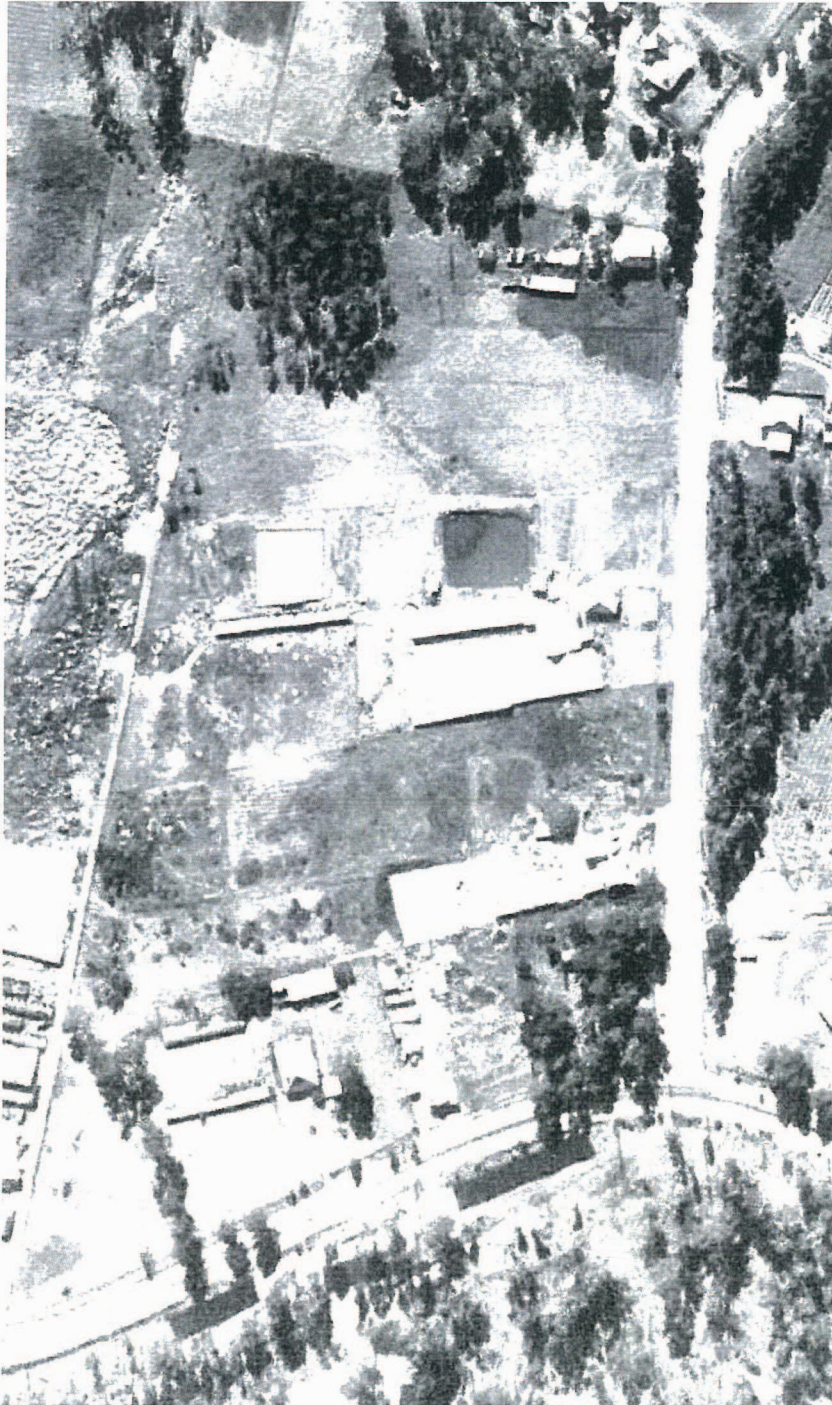


Figure 2.41
Detail of 1970 aerial photograph, showing ongoing development

Source: NSW Land and Property Management Authority



Figure 2.42
Detail of 1986 aerial photograph, following government acquisition of the property

Source: NSW Land and Property Management Authority



Figure 2.43
Detail of 2010 aerial photograph of lots 1-29 showing ongoing demolition of farm infrastructure

Source: NSW Land and Property Management Authority

2.5 Development of (part) Portion 17A

Along the northern boundary of the site is a small strip of land that initially formed part of the Prospect Common, between Blacktown and Flushcombe Roads. However it was transferred to the Church and School Estate in 1829. The Estate made little use of the land and it was mainly let for grazing.¹³² Following subdivision, this land - part of Portion 17A - was sold to Henry Neeves.

Henry Neeves (Snr) and his family are believed to have grown fruit on the family acreages; there is also the suggestion, made by the Neeves Family History websites, that wine was also produced. After Henry Neeves Snr died in 1877, the family remained in the area, with his sons registered as living at Prospect in the 1878-9 Electoral Roll.

The 1879 subdivision plan of the Flushcombe Estate shows the Neeves residence located, appropriately, on Neeves Stree on land. This cottage was demolished in the early 1990s as part of the construction works for the Western Motorway.¹³³ The history of the Neeves family, their role in the community and their relationship with the Mannings has been examined in-depth in other studies of the Prospect area.

In relation to the subject site, in 1939 Portion 17A - together with a small adjoining section of Lethbridge's Lot 37 - was purchased by Blacktown rubber worker Charles Henry Plummer and wife Bertha Marie plummer as joint tenants. During this period, the 1930 aerial photograph showed that the section of Portion 17A that lies within the present study area was uncleared land, although nearby was a residence, built close to where Church Lane altered alignment to turn to the north-east (see Figure 2.45). Much of this area had been cleared by 1943, and a post-war barn constructed by 1961, close to, or on, the boundaryline of the subject site.

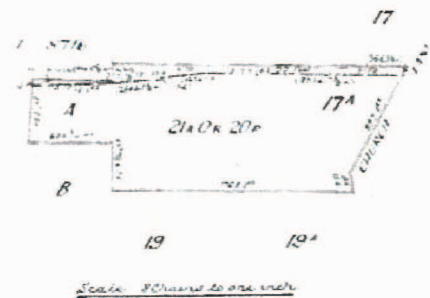
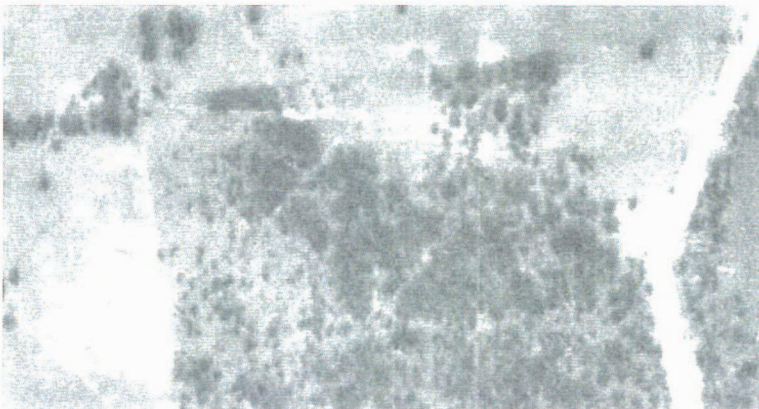


Figure 2.44
Portion 17A

Source: Vol.5068 F.249, NSW Land and Property Management Authority

Figure 2.45
Detail of 1930 aerial, showing the land forming part of the northern boundary of the subject property as undeveloped. The site of the building adjacent to the north-east alignment of Church Lane is outside the study area

Source: NSW Land and Property Management Authority

¹³² Liston, Blacktown Heritage Study, p.5.

¹³³ Clive Lucas Stapleton and Partners Pty Ltd, Neeves; Cottage, Neeves Street and Flushcombe Road, Prospect: heritage study, conservation feasibility study, and recording of demolition works, 1991.

No other development appears to have been carried out in this section of the subject site. In 1973 the land was registered to the State Planning Authority of New South Wales, and handed over to the Roads and Traffic Authority of New South Wales in 1990 ahead of the construction of the motorway and the consequent carving up of Portion 17A, with the new M4 directly bordering the subject site. The barn was demolished between 1970-1986.



Figure 2.46
Detail of 1961 aerial, with the Plummers' barn within the study area.

Source: NSW Land and Property Management Authority



Figure 2.47
Detail of 1986 aerial photograph, following the demolition of the post-war barn

Source: NSW Land and Property Management Authority

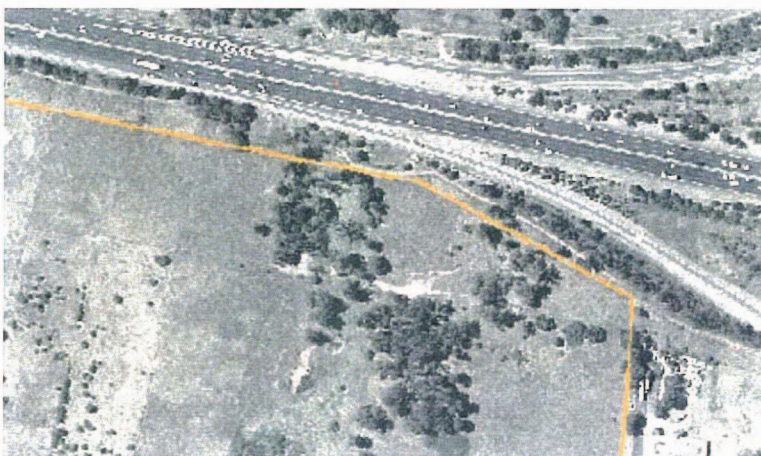


Figure 2.48
Detail of 2010 aerial photograph, showing the impact of the late twentieth century motorway construction on Portion 17A

Source: NSW Land and Property Management Authority

Site Description

3.0

3.1 Context of the Site

The subject site is positioned between the M4 motorway and the old Great Western Road (present-day Reservoir Road). Reservoir Road is the most distinctive landmark within the local context, curving across the northern boundary of the Prospect Reservoir, and following the ridgeline of the topographical spur. Also in the vicinity of the site is St. Bartholomew's Church, which was isolated by the construction of major road works, and the Cricketer's Arms Hotel, to the west of the site. The Reservoir, Church and Hotel are heritage listed items. The motorway, whilst serving as a vantage point to views across the landscape, has effectively severed historical and physical links between significant historical elements and the landscape

Other distinctive landmark elements relative to the site are the mature pine trees on its southern extent, which mark former properties; these are clearly visible from the motorway, set at a distance across what is regarded as a "rolling open space, devoid of clutter and general habitation."¹



Figure 3.1
The subject site, within its broader local context
Source: NSW Land and Property Management Authority

1 ERM, Heritage Management Plan, p.17.

This appearance of 'open-space' within the study area is characterised by the slightly elevated land towards the centre of the study area. In general visual terms, the site is surpassed by the presence and scale of the heritage-listed Prospect Reservoir and its forested surrounds. Caught between the motorway and the Reservoir lands, the subject site becomes an undistinguished 'buffer' element within the contextual landscape.

The site's proximity to the former Great Western Road means that it has been subject to long-term use by both nineteenth and twentieth-century owners. Its current presentation, appearing to be an undisturbed rural landscape, is the result of an extensive, long-term state government project which has systematically demolished the prosperous farms that were once present, as shown in the historical overview of the site. Its advantageous position was ideal in commercial terms, with significant poultry and farming enterprises gradually clearing and developing allotments within the site as a whole.

The site vegetation provides evidence of its long history of gradual development during the nineteenth and twentieth centuries. The native tree growths were progressively felled and cleared for farming purposes; much of the existing plantlife is regrowth rather than surviving remnant of the original native bushland landscape. Present-day species are a combination of native regrowth intermingled with introduced species, such as the Norfolk pine trees near the former police cottage in the south western corner of the subject site. Other species include blackberries, african olive and frangipani trees. Sections of the site show evidence of soil disturbance, providing testimony to prolonged poultry farming activities and building construction.

3.2 Site Views

Historically, there has been view corridors extending across the site. In particular, views exist internally across the site, especially the south-east areas. The elevated areas provide good views of building and the landscape within the site. The most significant view corridor extends from the south-western corner of the site in a north-easterly direction, towards St Bartholomew's Church and Cemetery.

Views from Reservoir Road and the Cricketer's Arms Hotel into the study area are benefitted by the context and setting of the site. A detailed assessment of views relating to the subject site and its broader context has been provided in the Heritage View Analysis Report prepared by Richard Lamb & Associates in May 2011. Figure 3.2 illustrates the principal viewlines relative to the site.

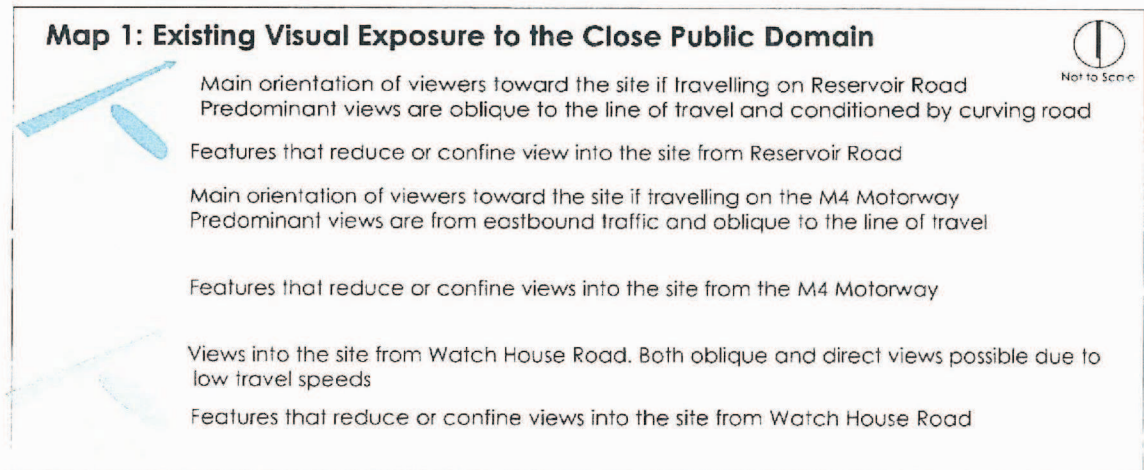


Figure 3.2

Map showing key features and views, both across the site itself and from the surrounding context

Source: Reproduced from Richard Lamb & Associates, Heritage View Analysis Report prepared for Prospect Aquatic Investments Pty Ltd in May 2011

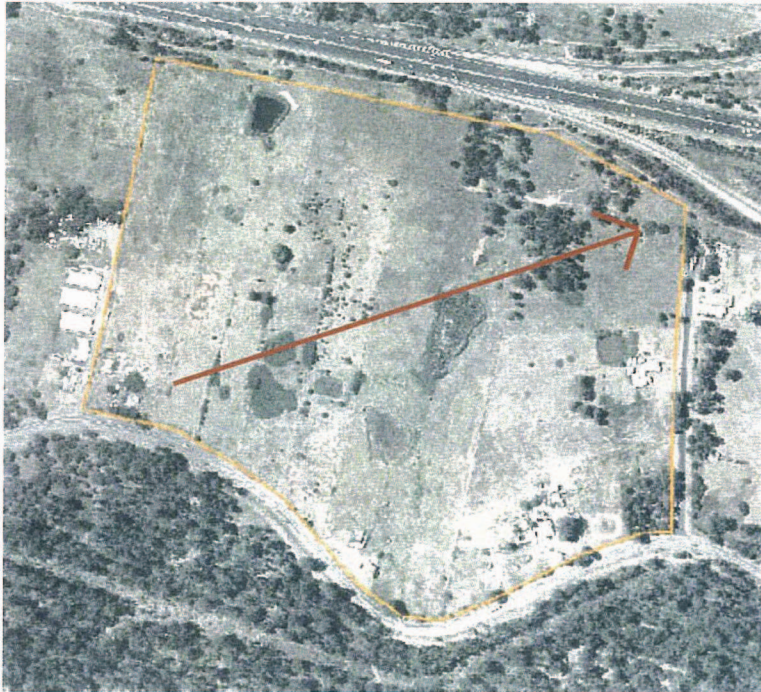


Figure 3.3
Line of the historical view corridor within the site,
looking from the south-western corner towards
St Bartholomew's Church

Source: NSW Land and Property Management
Authority



Figure 3.4
View across the subject site, showing its gently
elevated ridgeline



Figure 3.5

View from the subject site to the motorway



Figure 3.6

View across the subject site showing the undulating landscape and the 'amphitheatre'



Figure 3.7

View back to Watch House Road



Figure 3.8

View from the former police cottage across the site, looking towards St Bartholomew's Church



Figure 3.9

View across the subject site showing that there is not a 'pure, historic' or uninterrupted view to St Bartholomew's Church. Note the treeline, indicating the changing nature of the site's topography



Figure 3.10

View along Reservoir Road, with the junction of the Watch House Road alignment off to the left of the image



Figure 3.11

Reservoir Road, alongside the fringe of Prospect Reservoir and its heavy tree coverage



Figure 3.12

View along Reservoir Road towards the former police cottage, with the Norfolk Island pines forming a distinctive landmark



Figure 3.13

Junction of Reservoir Road and Watch House Road, with the Prospect Reservoir land to the left of the image



Figure 3.14

View across the subject site to the former police cottage, with its distinctive pines along Reservoir Road

3.3 Heritage Items in the Vicinity

St Bartholomew's Anglican Church and Cemetery:

The State Heritage Inventory, maintained by the NSW Heritage Branch, has the following statement of significance for the St Bartholomew's Anglican Church and Cemetery:

The St Bartholomew's site is closely linked with the development and history of the surrounding area and contains the graves of a considerable number of prominent families from the area since the 1840s. The church is unusually styled for its period and the graveyard is one of the earliest in western Sydney. St. Bartholomew's remains a dominant landmark in the surrounding landscape due to its prominent siting, striking design and mature tree plantings.



Figure 3.15

St Bartholomew's Church and cemetery

Royal Cricketer's Arms, Prospect

The State Heritage Inventory, maintained by the NSW Heritage Branch, has the following statement of significance for The Royal Cricketer's Arms:

The Cricketers Arms Hotel is a place of State significance for its historical values and of local significance for its aesthetic, creative and associational values. The place is rare as an example of a mid-Victorian country hotel in the Sydney area but also for its context and setting that retain much of the character of the area and remain largely unaltered over the last 100 years.



Figure 3.16

Royal Cricketer's Arms Hotel, Prospect

The place has the ability to demonstrate the State Historical Themes of land Tenure, development (and failure) of Townships, Transport and its role in determining patterns of development, the provision of Utilities as seen in the construction of the Prospect Reservoir, the development of Commerce in early settlements and the role of Individuals in the settlement of Western Sydney.

The site and buildings are powerful invocations of early western Sydney and its development.

Prospect Reservoir

The State Heritage Inventory, maintained by the NSW Heritage Branch, has the following statement of significance for Prospect Reservoir and surrounding area:

Prospect Reservoir is historically significant at the state level as it is a central element of the Sydney water supply system. As a part of the Upper Nepean Scheme, the Reservoir has continued to supply water to Sydney for over 120 years, and generally still operates in the same way as it was originally constructed. That it has continued to be used since its construction reflects the inventive and progressive way in which the reservoir was designed and built, and this contributes to its significance greatly.

The Reservoir reflects three significant changes in municipal life during the late 19th century; the development of water and general public utility services; the importance of ensuring an adequate and dependable centralised water supply; and the collective bureaucratic response to the delivery of capital works of this nature.

Built between 1882 and 1888, it was an outstanding achievement in civil engineering technology at the time, using innovative design and construction methods. It has a high level of historical engineering significance.

Prospect Reservoir is strongly associated with the Harbours and Rivers Branch of the NSW Public Works Department, particularly Edward Orpen Moriarty, Head of the branch at the time of the Reservoir's construction, and later with the Board of Water Supply and Sewerage (later the Metropolitan Water and Sewerage Board) and most recently, with the Sydney Catchment Authority.

The Reservoir area is aesthetically significant, as a picturesque site with a large expanse of water, parklands, landscaping and bush. The place is valuable for its recreational amenity for passive recreation, punctuating the monotony of the surrounding urban landscape. It has been used for recreation by the community for generations.

It continues to regulate the release of water from Prospect Reservoir to the Lower Canal and the Sydney Distribution system.

The place also contains examples of functional colonial architecture.



Figure 3.17

Prospect Reservoir

The listing includes Prospect Reservoir; landscape elements and all associated structures, including pumping stations, to the property boundary. The environs of the reservoir and hence this listing also include a wide range of items, which relate to later amplification of water supply. These include examples of 1920s and 30s pumping stations, a residence, and the 72" (1,800 mm) main, constructed between the Upper Canal and Pipe Head in 1937. Later items associated with the Warragamba Supply Scheme and more modern developments include several more recent pumping stations, screening and boosting plants on the eastern and southern sides of the Reservoir, and the 84 inch (2,100 mm) water main from Prospect, to Pipe Head, completed in 1958.

Prospect Post Office (former)

The State Heritage Inventory, maintained by the NSW Heritage Branch, has the following statement of significance for the former Prospect Post Office:

The former Prospect Post Office is of high local significance as the last surviving building of the former Prospect Village and as the site of the Post Office for over 100 years. It has social, historical, aesthetic and scientific value related to its function, its occupants and its role in the development of the district. The building and site have State significance related to the themes of early development of the Sydney region, commercial development and service. It is a representative building typifying small village development from the last century and retains elements of its setting and relationship to the former Western Road.



Figure 3.18

Former Prospect Post Office

3.4 Extant Buildings on the Site

There are five principal extant residential properties on the subject site, together with an isolated pair of postwar sheds on the corner of Watch House Road and Reservoir Road:

Building	Location	Approx Construction
former police cottage and outbuildings (A)	service road east of Manning Street	Victorian (late 1870-1880s)
Cottage (B)	Reservoir Road, south western corner of the site	postwar (1943-1961)
Cottage (C)	Reservoir Road	postwar (1943-1961)
Cottage (D)	Reservoir Road, near south-eastern boundary	interwar (1930-1943)
Sheds (E)	south-eastern corner; junction of Watch House Road and Reservoir Road	postwar (1943-1961)
Cottage and farm buildings (F)	Watch House Road	postwar (1943-1961)

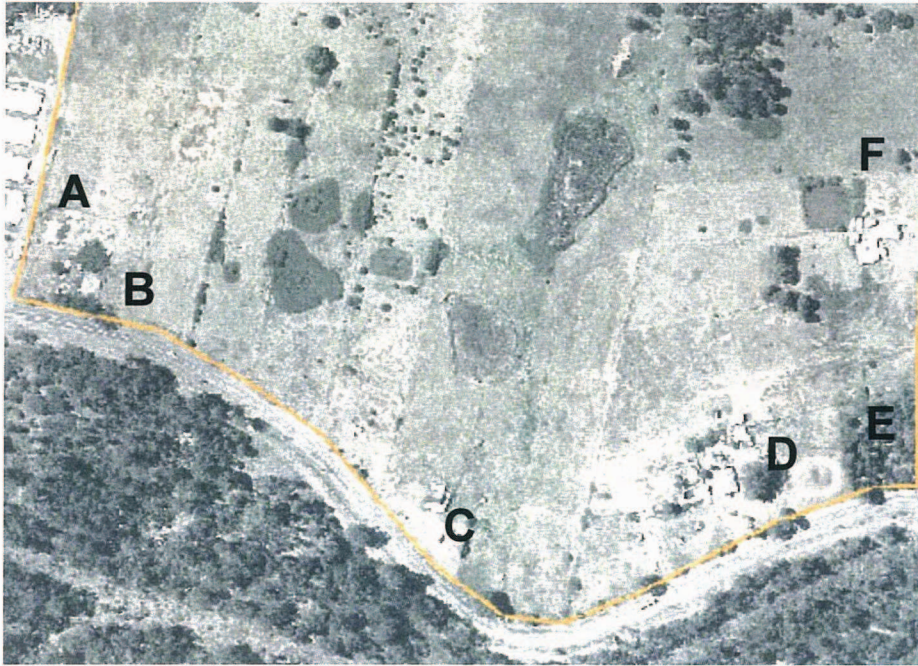


Figure 3.19

View of the site, showing the main surviving buildings

Former Police Cottage (A)

The former police cottage is a symmetrical single storey weatherboard dwelling with a steep, pyramidal hipped roof in galvanised iron, and featuring dormer windows, square brick chimney, finial and bargeboards. In its original form, the cottage had a wraparound verandah; this has been partially enclosed at an unknown date but retains the original timber verandah posts on at least one elevation. Typically, the verandah openings have been fitted with aluminium framed windows and modern security screen door, although there are some extant timber sash windows. At the time of inspection, much of the building exterior was obscured by a well-established bougainvillea which overshadows the cottage.

In its immediate vicinity is the typical residential accoutrements of hills hoist, outdoor w.c and fencing. Visually, the location of the cottage is distinctive within the site context, owing to the mature Norfolk Island pine trees that frame the curtilage of the police cottage.

Internally, the building shows evidence of prolonged neglect. The internal room arrangement displays a simple vernacular layout and detailing, while part of the verandah has been enclosed as a kitchen. Bathroom/laundry fabric and internal fitouts generally are not original and in poor condition. At an unknown date, possibly during the second half of the twentieth century, the building was adapted for use as a number of small flatettes.

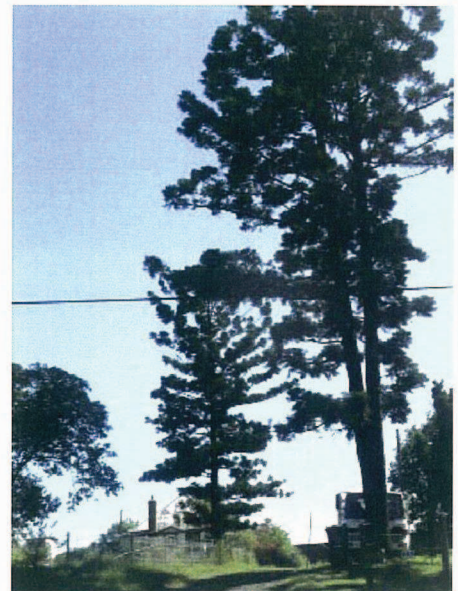


Figure 3.20

View of the former police cottage, with its distinctive Norfolk Island pine trees



Figure 3.21

Former police cottage, Reservoir Road, Prospect. Note the pyramidal roof form of the c.1870-1880s cottage



Figure 3.22

View of the police cottage verandah, with its timber posts and corrugated iron awning



Figure 3.23

View of police cottage, showing the bargeboard pediment, single brick chimney and general cottage form of the building



Figure 3.24

Rear verandah of the police cottage, showing partial enclosure to create additional rooms



Figure 3.25

Detail showing the weatherboard exterior and the timber verandah frame



Figure 3.26

View of the curtilage of the police cottage, showing the site previously occupied by another cottage (demolished after 1986)



Figure 3.27
Interior of the former police cottage, showing the deterioration of the fabric



Figure 3.28
Interior of the former police cottage, looking from one of the original room configurations through to the former verandah, which was enclosed to create a kitchen.



Figure 3.29
View of cottage interior

Cottage (B)

Cottage B is a single storey bungalow constructed in accordance with standard postwar abstract architectural influences. Its asymmetrical double fronted cottage form features brick verandah piers, red brick chimney, fibro-lined box eaves and low pitched tiled roof. Its construction was the outcome of mass production of materials and an easy-to-erect, economical approach to suburban houses. It utilises both fibro-cement sheeting with semi-circular section sheet junction flashing, and red brick over a timber frame supported on brick piers. To the rear of the bungalow is a small timber post verandah, partially enclosed with lattice infill and corrugated sheeting gable with half-timbering over.



Figure 3.30
View looking west along Reservoir Road
towards Cottage B. The Norfolk Island pines
marking the police cottage are in the background



Figure 3.31
Reservoir Road elevation of Cottage B, showing
its characteristic asymmetrical double fronted
postwar cottage form



Figure 3.32
Rear view of Cottage B and its grounds

Cottage (C)

Cottage (C) is an asymmetrical postwar bungalow constructed of red brick, tiled roof and box eaves. To the rear of the building, there are a number of sheds and secondary buildings, including an old carport and animal pens. A more modern brick shed with tiled gable roof is also present. Building materials across this property generally include corrugated iron sheeting, brick, fibro-cement and timber.



Figure 3.33
View of Cottage C, with its characteristic postwar brick profile, and its outbuildings



Figure 3.34
View across the site to Cottage C

Cottage (D)

This cottage was constructed during after 1930 and before 1943. It is a symmetrical, single storey vernacular timber and weatherboard farmhouse with a corrugated hipped roof, face brick chimney and encircling skillion verandah that has been enclosed, with the upper section of the verandah banded with windows.

East of the farmhouse is a simple WW2-era car port, while behind is a number of dilapidated timber and corrugated sheeting sheds or pens. A driveway loops around the residence from Reservoir Road to the rear garage and returns via the carport.



Figure 3.35
View from Reservoir Road to Cottage D, which is partially screened from the roadway by mature trees. However, the clear characteristics of a 'homestead' farm house residence are still visible



Figure 3.36
Secondary view of Cottage D from Reservoir Road, showing the car port to one side of the interwar farmhouse



Figure 3.37
View from Watch House Road, looking across the site to Cottage D and its outbuildings

Sheds (E)

The two sheds located on the corner property of Reservoir and Watch House Roads were erected post-1943. The structures are obscured by scrub, but appear to be simple timber frame structures with corrugated sheeting that has been replaced on an ad hoc basis as required.



Figure 3.38
Photograph showing the dilapidated condition of the corrugated sheeting, timber framed postwar sheds, at the corner of Reservoir Road and Watch House Road.



Figure 3.39
View through scrub to one of the two sheds on the corner site, demonstrating the extent to which the sheds have been neglected

Cottage (F)

The residence on Watch House Road is an asymmetrical single storey postwar dwelling, set on brick stumps, and with galvanised iron roofing. It presents with a typical double fronted prefabricated cottage form, with semi-circular section sheet junction flashing, fibro-lined box eaves, and galvanised steel sewer vent.

To the rear of the dwelling are two galvanised iron sheds, also of postwar provenance, together with other essential household items such as a Hills Hoist and fencing around the property.



Figure 3.40
Photograph showing the Watch House Road
presentation of Cottage F



Figure 3.41
Rear of the postwar cottage, with its adjacent
outbuildings



Figure 3.42
View of the cottage and its farm buildings

Assessment of Cultural Significance

4.0

4.1 Introduction

Heritage, or “cultural” value is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 1999, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it.² The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item’s development and associations.

4.2 Analysis of Cultural Significance

The following commentary discusses how each of the criterion established by the NSW Heritage Council relate to the subject site.

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, (1999), p.2.

² ie “social”, or community, value

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

The evolved agricultural and pastoral landscape of the subject site at the north western corner of Reservoir and Watch House Roads, Prospect, is a relatively small remnant of the wider rural cultural landscapes characteristic of the Cumberland Plain of Western Sydney throughout the 19th and 20th centuries. The majority of these rural cultural landscapes have been progressively and extensively redeveloped since at least the mid 20th century to cater for the expanding urban housing, industrial, transportation and recreational needs of metropolitan Sydney. As an overall site, it has little cultural heritage significance within the broader Cumberland Plain context.

The former police cottage has high heritage significance at a local level, firstly as illustrative of an early farming establishment dating from, or around, the time of the Creasey property and vineyard during the 1880s. It has an additional layer of local significance as a local landmark in the late nineteenth century context, when it was known as a police cottage. Its proximity to the Reservoir land is reflective of the construction works of the Reservoir, which entailed rapid and intensive development within the space of a few short years.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

As a small portion of several larger parcels, the subject site has local significance for its historical associations with a number of prominent 19th century land holders in the district, including Robert Lethbridge, Walter Lamb and William Hay. The land is assumed to have been progressively cleared for agricultural, vineyards or pastoral use in conjunction with the major portions of the relevant land holdings. This pattern appears to have continued until the late 20th century.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

The subject site has little aesthetic significance as an unexceptional, gently undulating landscape with several groups of trees and a scattering of late 20th century cottages and farm sheds located at intervals along the frontages of Reservoir Road and Watch House Road. It slopes gently to the north, creating a gully distinguished by the headwaters of a small creek.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

Throughout the nineteenth and twentieth centuries, the site has had a long pattern of association with farmers, and since the mid-twentieth century an established and intensive use by poultry farmers. This does not necessarily ascribe a "special" connection or association of any significance as much of the Prospect area has a history of usage for farming or poultry.

Therefore there are no cultural or community groups with a strong or special association with the site for social, cultural or spiritual reasons.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

Archaeological assessment of the site was carried out by AHMS. On the basis of the information available from the Baseline Historical Archaeological Impact Assessment, the subject site has little technical significance overall and is unlikely to provide information that would contribute to a greater understanding of the Prospect or Blacktown area.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

The subject site has moderate significance at a local level for its relative rarity as a remnant agricultural and pastoral in the immediate Prospect locality but little significance within the wider Cumberland Plain.

The former police cottage in the south western corner of the subject site is considered an increasingly rare surviving and intact example of vernacular architecture. It is considered to be highly significant at a local level.

The southern boundaryline of the site follows the alignment of Reservoir Road, which is a surviving remnant of the Great Western Road constructed in 1815-1818 to follow the ridgeline of Prospect Hill. As such, the alignment of Reservoir Road has high significance at a local level.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

This criterion is not applicable.

4.3 Statement of Significance

The evolved agricultural and pastoral landscape of the subject site at the north western corner of Reservoir and Watch House Roads, Prospect, is a relatively small remnant of the wider rural cultural landscapes that were characteristic of the Cumberland Plain of Western Sydney throughout the 19th and 20th centuries. The majority of these rural cultural landscapes have been progressively and extensively redeveloped since at least the mid 20th century to cater for the expanding urban housing, industrial, transportation and recreational needs of metropolitan Sydney.

The subject site has little local historical significance as part of the district known as the Village of Prospect, which developed along the Great Western Road after this vital transport route to Penrith and the Blue Mountains was constructed in 1818. Various buildings along the Great Western Road through the scattered rural settlement that was Prospect Village survive from the 19th and early 20th centuries, including the Cricketers Arms Inn to the west, and St Bartholomew's Church with the nearby former Post Office, to the north-east. The small 19th century cottage, known locally as the "Policeman's Cottage", survives at the western end of the subject site. This cottage, as an individual element within the broader site, has high significance for its historical role in the local Prospect area.

The original route of the Great Western Road from Sydney swung north around Prospect Hill, an important local landmark, and briefly followed a ridgeline before rejoining its dominant linear east west alignment as it continued towards Penrith. Despite major rebuilding as the Great Western Highway in the 1960s and the M4 Expressway in subsequent decades, the southern boundary of the subject land is defined by one of the few remaining sections of this original ridgeline alignment of the Great Western Road at Prospect, which meets the threshold as of high local heritage significance. The overall character and profile of the former rural landscape to the north of

the subject site was changed dramatically by the construction of the Great Western Highway which made the ridgeline section of the old route redundant and then by the adjacent construction of the M4 Expressway.

The area to the south of the ridgeline was resumed for Prospect Reservoir, the construction of which between 1880 and 1888 brought a large, but short term workforce into the locality. The Policeman's Cottage was occupied by the Prospect Policeman, Charles Lees Beattie from c1892 to 1929. Its small adjacent courthouse was apparently burnt down in the late 20th century.

The eastern boundary of the subject site is defined by the alignment of Watch House Road, formerly Church Street, which linked the Great Western Road to the nearby St Bartholomew's Church and then to the settlement of Blacktown some kilometres to the north. A portion of the subject site was once held as Church and School reserve.

As a small portion of several larger parcels, the subject site has local significance for its historical associations with a number of prominent 19th century land holders in the district, including Robert Lethbridge, Walter Lamb and William Hay. The land is assumed to have been progressively cleared for agricultural, vineyards or pastoral use in conjunction with the major portions of the relevant land holdings. This pattern appears to have continued until the late 20th century.

The overall site was progressively subdivided throughout the 20th century into a large number of relatively small rural holdings. Its most intense level of development and use appears to have been in the second half of the 20th century, when a number of cottages and farm buildings were erected, used and to some extent subsequently demolished or left vacant.

The subject site has aesthetic significance as a gently undulating remnant pastoral landscape with several groups of trees and a scattering of late 20th century cottages and farm sheds located at intervals along the frontages of Reservoir Road and Watch House Road. It slopes gently to the north, creating a gully distinguished by the headwaters of a small creek.

Long distance views across the locality are constrained by the relatively flat topography and the presence of thick pockets of trees on surrounding lands. The most important view corridor is from the Policeman's Cottage in a north easterly direction to the historic St Bartholomew's. The view back is marked by the small number of prominent pine trees planted in the vicinity of the Policeman's Cottage.

The subject site has little social significance due to the lack of continuity of land ownership, especially during the late 20th century and most particularly since its incorporation into the Western Sydney Parklands.

The subject site has little technical significance and is unlikely to provide information that would contribute to a greater understanding of the Prospect area.

As a remnant agricultural and pastoral landscape, the subject site has little significance within the wider Cumberland Plain. Within the immediate local context, however, the property is considered to have a degree of local significance.

The subject site, taken as a whole, has little heritage significance and therefore does not meet the required threshold levels established by the NSW Heritage Council for inclusion in the heritage schedules of the Blacktown Local Environmental Plan.

The former Policeman's Cottage does meet the threshold level on historical grounds for heritage listing at a local level in the Blacktown LEP.

The remnant historic alignment of the Great Western Road, between Peter Brock Drive to the west and Prospect Highway to the east, qualifies in historic terms for listing at a local level as a heritage item in the Blacktown LEP.

Primary Conservation Requirements

5.0

Based on the Assessment of Heritage Significance for the subject site, the important heritage considerations that arise in terms of protecting that significance are as follows:

1. There are no listed heritage items on the subject site.
2. There is nothing inherent in the evolved cultural landscape of the overall site that would prevent the proposed development of a water theme park. The landscape has evolved through several generations of agricultural and pastoral uses over time, been subdivided into several and then multiple parcels and witnessed a combination of houses, outbuildings, sheds and workshops come and go, particularly in the latter half of the 20th century. The site was consolidated into one lot in 2005 and is now part of the Western Sydney Parklands, and is scheduled to contribute to the concept of "Destination Parklands" as discussed in the The Western Parklands Management Vision, November 2004.
3. The only historic building on the site that is sufficiently significant to warrant retention, conservation and re-use is the so-called Policeman's Cottage at the south-western corner on the Reservoir Road frontage. Under the existing Agreement, Prospect Aquatic Investments has a commitment to retaining and conserving this structure. The building and its immediate setting should be conserved and re-used for a use that is compatible with both its cultural significance and the emerging context of the water theme park. If such uses are not immediately apparent, the building should be conserved and made ready for a future, as yet unidentified use. In this way its options for the future will be assured. The landscaping of its immediate setting should retain its overall visibility and reflect the traditional open character of the surrounding landscape. In turn, this Policeman's Cottage precinct should be protected by visual screening. This will enable this specific area to maintain its visual character and qualities.
4. The group of tall pine trees in the immediate vicinity of the Policeman's Cottage should be retained and conserved as significant visual and cultural markers or signposts in the surrounding landscape.
5. The historic visual link between the elevated site of the Policeman's Cottage and St Bartholomew's Church should be retained. Although the locality is distinguished by its undulating topography, this view remains relatively intact, spanning across the tops of most of the trees on the intervening landscape.

6. The portion of Reservoir Road as it defines the southern boundary of the overall site should be retained for its demonstration of the historic alignment of the Great Western Road to Penrith and the Blue Mountains. The existing semi rural character of the road should also be retained. Visual screening through the strategic planting of appropriate tree species should be implemented along this frontage to protect the significance of this part of the site. Additional landscaping along the northern side of the road alignment (located within the southern portion of the subject site), would reinforce the bushland character on the southern side of the roadway (within the Prospect Reservoir precinct). Such landscaping would also serve to screen some of the visual presence of the water theme park.

7. The alignment of Watch House Road, that defines the eastern boundary of the overall site should be retained for its demonstration of the historic alignment of the former Church Street, where it gave direct access from the Great Western Road to St Bartholomew's Church.

Description of the Proposal

6.0

The proposed water theme park, known as "Wet n Wild" is described in the drawings and supporting documentation submitted for the Part 3A evaluation.

The primary aspects of the proposal of relevance to this evaluation are as follows:

1. Retention of the alignment and existing roadway character of Reservoir Road (formerly Old Western Road) and Watch House Road (formerly Church Street) in the vicinity of the subject site.
2. Retention and conservation of the Policeman's Cottage, although its ultimate use has not been determined.
3. Location of the main site entrance for the visitor carpark adjacent and to the east of the Policeman's Cottage.
4. Regrading of the land formation for the majority of the western portion of the overall site to create a large visitor carparking area. This will slope gently from the high point near the Policeman's cottage downwards to the east and north. The carpark will be geometrically laid out and landscaped with rows of trees. Pedestrian entry from the car park into the water theme park will be located on the eastern side of the main carpark.
5. Development of the main water theme park set generally within the existing topographical amphitheatre and natural drainage line that slopes gently away from the frontage to Reservoir Road towards the north. The park will focus around a replica "beach or wave pool", several tall "rides" that will project above the existing and proposed tree cover. A "Lazy River" may weave throughout the water theme park.
6. Creation of a series of distinctive landscape character zones within the water theme park, including retention of the existing stands of trees at the northern end of the site and those at the south east corner, a new "Open Woodlands and Forest" along the frontage to Reservoir Road and "Subtropical Rainforest" in the gully to the immediate north of the "Open Woodlands".
7. Creation of a staff and service zone at the north east corner of the overall site, with entry from Watch House Road.
8. The remainder of the eastern portion of the overall site is designated for future expansion.

Aspects Likely to Generate Impact

7.0

The following aspects of the proposal are likely to have an impact on the cultural heritage values of heritage items and conservation areas in the vicinity of the subject site:

The proposed water theme park is likely to have the following impacts on the evolved cultural landscape of the subject site:

- Retention of the group of tall pines in the vicinity of the Policeman's Cottage (high level of local heritage significance)
- Retention and potential upgrading of the remnant areas of bushland at the northern edge and south east corner of the overall site (medium level of local heritage significance)
- Development of the proposed water theme park in the amphitheatre and drainage line that forms the central area of the overall site, including the large public car park on the western side of the overall site.
- Creation of a series of new landscape precincts within the water theme park
- Change in character of the nature, scale and intensity of development adjoining the northern edge of the historic alignment of Reservoir Road (formerly the Old Western Road) as it crosses the frontage of the subject site (high level of local heritage significance)
- Loss of the larger scale subdivision pattern that largely dates from the mid to late 19th century (medium level of local heritage significance)
- Loss of physical evidence of the former small lot subdivision pattern that largely dates from the middle decades of the 20th century (low level of local heritage significance)
- Loss of the remnant physical evidence of cottages, sheds, outbuildings, gardens, fence lines etc related to the scale of settlement and intensification of pastoral and poultry farming uses that took place after the mid 20th century small lot subdivision (low level of local heritage significance)
- Regrading of topography in the western section of the site to form the public carparking facilities

The proposed water theme park is likely to have the following impacts on the identified but unlisted historically significant Policeman's cottage within the subject site:

- Conservation and physical repair of the historic building (high level of local heritage significance)
- Introduction of new trunk service connections to the house
- Medium term adaptive re-use of the building for an as-yet unidentified compatible use
- Development of a new but appropriate garden setting, separated from the entry way and carpark via visual screening to distinguish this area as a specific heritage zone.

On the basis of information provided in the accompanying archaeological assessment prepared by AHMS, the proposal is likely to have the following impacts on potential archaeological sites within the subject site:

- Retention of any archaeological relics associated with the building formerly located between the Policeman's Cottage and the Reservoir Road frontage
- Careful management of potential impacts on any surviving relics during conservation works and the installation of services to the upgraded Policeman's Cottage and the creation of a new garden curtilage to the Cottage
- Loss of any archaeological relics associated with the post c1930s building group formerly located on the edge of the "escarpment" to the north east of the Policeman's Cottage

The proposed water theme park is likely to have the following impacts on the listed heritage items and conservation areas in the vicinity of the subject site:

- Mitigated impact on historic view lines between the Policeman's Cottage and St Bartholomew's Church (high level of local heritage significance)
- Potential visual competition with St Bartholomew's when viewed by traffic moving along the M4 motorway.

The proposed water theme park is likely to have the following impacts on the remnant physical evidence of the former Prospect Village:

- Introduction of a significant modern development adjacent to the historical alignment of the road at the western extremity of the former Prospect Village precinct, in the vicinity of the Cricketers Arms Hotel.

Assessment of Heritage Impact

8.0

8.1 Introduction

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria, the Blacktown Local Environmental Plan (LEP) 1988, and the New South Wales Heritage Council Guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

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

8.2 Assessment Against the DGRs

Section 7, Heritage of the Director General's Requirements for MP 10_0190, issued on 20 December 2010 sets out the following requirement:

Heritage:

A Statement of Significance and an assessment of the impact on the heritage significance of any heritage items and the Prospect Reservoir Environmental Conservation Area should be undertaken in accordance with the guidelines of the NSW Heritage Manual. Particular consideration should be given to Prospect Reservoir & Surrounding Areas, The Royal Cricketer's Arms Hotel, St. Bartholomew's Anglican Church, and Reservoir Road.

This report fulfils the requirement for the preparation of a Heritage Assessment and Statement of Heritage Impact for the subject site and the various heritage items in the vicinity, including the Prospect Reservoir Environmental Conservation Area. It has been prepared in accordance with the guidelines in the NSW Heritage Manual.

There are no heritage items located within the boundary of the subject site. A number of Heritage Items are located within the broader vicinity of the subject site. All of these are listed on the NSW State Heritage Register:

- Prospect Reservoir and Surrounding Area
- St Bartholomew's Anglican Church and Cemetery
- Royal Cricketers Arms Hotel
- Former Prospect Post Office

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

There are a number of individually listed heritage items in the general vicinity of the subject site. These are listed as an item of local heritage significance on Schedule 2 of the Blacktown LEP 1988 and on the Heritage Branch, NSW Department of Planning State Heritage Register.

Prospect Reservoir

The NSW Heritage Inventory contains the following information for database entry number 5045336, Prospect Reservoir and surrounding area, gazetted under Amendment 148 of the Blacktown LEP 1988.

Statement of Significance:

Prospect Reservoir is historically significant at the state level as it is a central element of the Sydney water supply system. As a part of the Upper Nepean Scheme, the Reservoir has continued to supply water to Sydney for over 120 years, and generally still operates in the same way as it was originally constructed. That it has continued to be used since its construction reflects the inventive and progressive way in which the reservoir was designed and built, and this contributes to its significance greatly.

The Reservoir reflects three significant changes in municipal life during the late 19th century; the development of water and general public utility services; the importance of ensuring an adequate and dependable centralised water supply; and the collective bureaucratic response to the delivery of capital works of this nature.

Built between 1882 and 1888, it was an outstanding achievement in civil engineering technology at the time, using innovative design and construction methods. It has a high level of historical engineering significance.

Prospect Reservoir is strongly associated with the Harbours and Rivers Branch of the NSW Public Works Department, particularly Edward Orpen Moriarty, Head of the branch at the time of the Reservoir's construction, and later with the Board of Water Supply and Sewerage (later the Metropolitan Water and Sewerage Board) and most recently, with the Sydney Catchment Authority.

The Reservoir area is aesthetically significant, as a picturesque site with a large expanse of water, parklands, landscaping and bush. The place is valuable for its recreational amenity for passive recreation, punctuating the monotony of the surrounding urban landscape. It has been used for recreation by the community for generations.

It continues to regulate the release of water from Prospect Reservoir to the Lower Canal and the Sydney Distribution system.

The place also contains examples of functional colonial architecture.

(Sydney Water Corporation)(amended by BCubed Sustainability, 2006)

The listing includes Prospect Reservoir, landscape elements and all associated structures, including pumping stations, to the property boundary. The environs of the reservoir and hence this listing also include a wide range of items, which relate to later amplification of water supply. These include examples of 1920s and 30s pumping stations, a residence, and the 72" (1,800 mm) main, constructed between the Upper Canal and Pipe Head in 1937. Later items associated with the Warragamba Supply Scheme and more modern developments include several more recent pumping stations, screening and boosting plants on the eastern and southern sides of the Reservoir, and the 84 inch (2,100 mm) water main from Prospect, to Pipe Head, completed in 1958.

Description:

Prospect Reservoir is Sydney's largest reservoir and stores water conveyed from Warragamba Dam, the Upper Nepean Dams (Cataract, Cordeaux, Avon and Nepean) and if necessary, from the Shoalhaven Scheme, for supplying the larger component of the water distribution system of the Sydney metropolis.

Located approximately 34kms west of Sydney, the reservoir is a zoned earth embankment dam, 26m high and approximately 2.2km long, with a storage capacity of 50,200 megalitres (SCA, 2009, 1) and an open capacity of 8,870 megalitres. With the completion of the main storage dams, the reservoir's function has changed from largely being a storage apparatus to the main service reservoir and sedimentation basin for the metropolitan system. Prospect is an earth dam 2210 metres long and consists essentially of a puddle clay core with shoulders of selected earth placed in layers 300mm thick. During construction these were compacted by rolling. It was completed in 1888, and in 1898 the crest level was raised by 0.5 meters.

The upstream slope of the wall is pitched with locally quarried diorite blocks 450 mm thick.

The curtilage includes the boundary of the grounds owned by Sydney Water Corporation and the components within it, namely;

- the reservoir itself;
- side spillway and channel at the southern end of the wall;
- drainage and monitoring installations at the toe on the downstream face of the wall;

- the access road along the toe of the downstream face of the wall; and
- the outlet works which connect the stored water to the Lower Canal - consisting of outlet tower, pipelines, valve house and valve, scour lines and valves, and the other metering, screening and control installations. (Sydney Water Corporation)

The listing includes Prospect Reservoir, landscape elements and all associated structures, including pumping stations, to the property boundary. The environs of the reservoir and hence this listing also include a wide range of items, which relate to later amplification of water supply. These include examples of 1920s and 30s pumping stations, a residence, and the 72" (1,800 mm) main, constructed between the Upper Canal and Pipe Head in 1937. Later items associated with the Warragamba Supply Scheme and more modern developments include several more recent pumping stations, screening and boosting plants on the eastern and southern sides of the Reservoir, and the 84 inch (2,100 mm) water main from Prospect, to Pipe Head, completed in 1958.

Royal Cricketers Arms Hotel

The NSW Heritage Inventory contains the following information for database entry number 5045746, Royal Cricketers Arms Inn.

Statement of Significance:

The Cricketers Arms Hotel is a place of State significance for its historical values and of local significance for its aesthetic, creative and associational values. The place is rare as an example of a mid-Victorian country hotel in the Sydney area but also for its context and setting that retain much of the character of the area and remain largely unaltered over the last 100 years.

The place has the ability to demonstrate the State Historical Themes of land Tenure, development (and failure) of Townships, Transport and its role in determining patterns of development, the provision of Utilities as seen in the construction of the Prospect Reservoir, the development of Commerce in early settlements and the role of Individuals in the settlement of Western Sydney.

The site and buildings are powerful invocations of early western Sydney and its development.

Description:

Hotel:

A two storey brick and timber building with 9" solid brick external and internal walls on the ground floor and timber walls on the upper floor, except for the gable end walls which are brick. All of the masonry walls are plastered internally and rendered externally. The building sits on an irregular stone base with a cellar under the main front room and a storage space with access from an external opening in the foundation wall. The building has a galvanised iron painted roof and there is no evidence of an earlier roof type. It appears that the iron roof dates from either the period of construction or when

the first extensions were carried out as evidence of change can be seen in the roof sheeting where an early chimney was removed. A small weather board clad room protrudes from the roof. There is a galvanised roof to the verandah, with timber posts, decorative timber brackets and timber floor.

Site:

A small narrow garden lies between the hotel's front and Reservoir Road, with lawn area and low shrubs and perennials lining a timber picket fence to the road. A paved area of tables allows patrons to sit outside on the west side of one of two entry gates and paths. On the eastern perimeter is a variegated Kermadec Island pohutukawa (*Metrosideros kermadecensis* 'Variegata'). Along the front picket fence are taller shrubs including oleanders (*Nerium oleander* cv.) and bird-of-paradise flower (*Strelitzia reginae*) and hardy perennials such as Nile lilies (*Agapanthus orientalis*) and fruit-salad plant (*Monstera deliciosa*).

Lawn areas are restricted to the west of the hotel, between the brush box tree and rear access drive, and the north-east and east of the hotel, comprising almost half the rear yard. The other half of the rear yard is paved with either masonry paving cobble stones, gravel or areas are mulched (Children's play area to the north-east corner).

To the north and east of the hotel garden plantings of trees have been installed in the side and rear yards, including terraced paved areas north of the hotel, a covered area with timber framed roofing; a converted corrugated iron shed and other shelters. A small car park is further north and downhill, screened by hedging and fencing.

Principal trees on site consist of weeping willows to the east (several *Salix babylonica* 'Pendula'), a Hill's fig (*Ficus microcarpa* 'Hillii' on the north-eastern boundary, a carob bean (*Ceratonia siliqua*) further north.

St Bartholomew's Church and Cemetery

The NSW Heritage Inventory contains the following information for database entry number 5045521, St Bartholomew's Anglican Church and Cemetery.

Statement of Significance:

The St Bartholomew's site is closely linked with the development and history of the surrounding area and contains the graves of a considerable number of prominent families from the area since the 1840s. The church is unusually styled for its period and the graveyard is one of the earliest in western Sydney. St. Bartholomew's remains a dominant landmark in the surrounding landscape due to its prominent siting, striking design and mature tree plantings.

Description:

Site:

St Bartholomew's stands on the hill for which the district is famous - Prospect Hill. It is a conspicuous landmark from which there are fine views from to the Blue Mountains and the City of Sydney. Several mature trees including Mediterranean cypress (*Cupressus sempervirens*), arborvitae (*Thuja* species), coral trees (*Erythrina* species, possibly *E.indica*), Moreton Bay figs (*Ficus macrophylla*), gums (*Eucalyptus* spp.), and Bunya pine (*Araucaria bidwillii*), and African olive (*Olea europaea* var.*africana*) clumps are found alongside the fence at either side of the entrance gates to the church. Remnants of early post and rail fencing and entrance gateposts are also found. Lower plantings include variegated century plant (*Agave americana* 'Variegata')(Plant notes by Stuart Read, 2002). The church is surrounded by a graveyard laid out in a grid pattern. It contains sandstone headstones and columns and small headstones in marble and granite, many originally bordered by cast iron surrounds.

Church:

The building is a plain, rectangular brick structure built on an east/west axis comprising nave, chancel and vestries with a tower at the west end. The tower has a square base with an octagonal belfry. It is of Georgian style. The belfry roof timbers carry a timber bell supporting frame although no bell is in place. The roof over the chancel and vestries is separate from the main roof over the nave. The entrance to the building is through the tower. There are also entrances to the vestries from the exterior.

The external walls are modelled by flat pilasters and finely moulded stone entablatures carried on carved stone modillion brackets, rectangular openings and blind windows. The hipped roof, originally shingled, is now clad with corrugated steel.

The interior joinery was finely moulded cedar and the interior walls plastered and painted. Each vestry had a fireplace but the chimneys and mantelpieces have now been removed. The floors are timber. The chancel floor, originally one step above the main floor, has been raised further and a rectangular projecting dais into the main hall added. There is also a small dais in the north western corner of the church on which a font was once placed.

Church Hall:

The church hall, relocated from its original location in Wetherill Park in 1908, is a one-storey, rectangular building. The exterior walls are corrugated iron over timber framing and the interior walls are timber boarded. The roof is corrugated steel over timber rafters with metal rods. The hall is on a brick base and may have been a prefabricated building.

Prospect Post Office

The NSW Heritage Inventory contains the following information for database entry number 5045747, Prospect Post Office (former):

Statement of Significance:

The former Prospect Post Office is of high local significance as the last surviving building of the former Prospect Village and as the site of the Post Office for over 100 years. It has social, historical, aesthetic and scientific value related to its function, its occupants and its role in the development of the district. The building and site have State significance related to the themes of early development of the Sydney region, commercial development and service. It is a representative building typifying small village development from the last century and retains elements of its setting and relationship to the former Western Road.

Description:

The site comprises a triangular shaped piece of land (truncated by the freeway construction to the south) fronting Tarlington Place. The land contains the former shop, residence and post office on the front alignment, a garage and lean to at the rear, stables to the south west and various paths and foundations of structures that have been removed. The main building is of brick, the garage is timber framed and asbestos cement clad. The stables are timber framed and roughly lined and the pavements are predominantly concrete. The main building is of brick with a hipped corrugated iron roof and projecting gable end addressing the street, which housed the post office/store. A bull nosed verandah, supported on turned timber posts and with a simple but distinctive timber valence, runs across the front of the house. There is also a rear verandah/sleep out which was always roofed but not fully enclosed.

8.4 Evaluation Against the Guidelines of the NSW Heritage Council

The NSW Heritage Manual sets out a number of criteria for the assessment of potential heritage impacts for development in the vicinity of heritage items.

How is the impact of the new development on the heritage significance of the items or area to be minimised?

With the exception of the Prospect Reservoir area, located to the immediate south of the subject site, across Reservoir Road, the other heritage items are all located at some distance from the site and the proposed development. The generally flat and undulating landscape of the locality is heavily treed, constraining most long distance views between widely separated buildings.

In general the water theme park is set down into the natural amphitheatre within the centre of the subject site. Its perimeter to Reservoir Road will be heavily landscaped, the group of historic pine trees at the retained Policeman's Cottage will be conserved and the tall theme park rides will be located to avoid disrupting the historic view line to the Church.

Reservoir Road winds along the ridgeline that defines the northern boundary of the Prospect Reservoir catchment. The adjoining area within the Reservoir land is heavily forested, preventing any medium or long distance views from the roadway over the catchment. The actual Reservoir is located at some distance to the south and there are no visual connections back to the ridgeline.

St Bartholomew's Church is the only heritage item with a visual connection to the subject site, across an undulating topography, the M4 Motorway and through a relatively mature tree cover. While there is an historic view corridor between the Church and the Policeman's Cottage, this is now partly obscured by trees and partly deflected by the tall electricity power line transmission tower erected close to the Church. Nevertheless, this historic view line is important and has been retained as part of the design of the water theme park. The physical separation between the water theme park and the Church means that there will be no impact on the setting and curtilage of the Church. This is corroborated in the Heritage View Analysis report which concludes that "the proposal does not affect the visual setting, curtilage or ability to interpret the significance of this item."

The Cricketers Arms Hotel is well separated from the subject site. The Heritage View Analysis prepared by Richard Lamb & Associates confirms that the proposal "does not affect views to or from this item [Cricketers Arms] and does not have any negative impact on its visual setting or curtilage." The Heritage View Analysis notes that "the upper parts of structures associated with two rides may be visible from Reservoir Road east of the Inn. The intersection and road is not within the visual curtilage described in the Conservation Management Plan for the [Cricketers Arms] Hotel prepared by Paul Davies Pty Ltd."

Similarly, the former Prospect Post Office is well separated from the subject site. The proposed water theme park will not be visible from the Post Office.

Why is the new development required to be adjacent to the heritage items?

The only heritage item that is adjacent to the proposed development is the Prospect Reservoir Area. The proximity with the proposed development is a result of the selection of the subject land within the long term planning by the Western Sydney Parklands Trust to use the subject site for public recreation and entertainment purposes.

How does the curtilage allowed around the heritage items contribute to the retention of its heritage significance?

No changes are proposed to the curtilages of the Church, Hotel and Post Office. Their heritage significance will be unaffected. The accompanying report evaluating the visual impact of the proposal concurs in this regard.

The northern curtilage of the Prospect Reservoir is defined by the curving alignment of Reservoir Road that forms an abrupt edge to the heavily forested upper catchment of the Reservoir. The actual water body, dam wall and historic infrastructure of the Reservoir and its distribution system is well separated and well screened from the subject site.

How does the new development affect views to, and from, the heritage items? What has been done to minimise negative effects?

Views to and from the Reservoir, Hotel and Post Office will not be affected in any way. This is corroborated in the findings of the Heritage View Analysis report, which concluded that "there are no views of the Royal Cricketers Arms Inn, the many specific items listed in the Prospect Reservoir, or the former Post Office, that can be negatively affected by the proposed development. The assessment also shows that there are no heritage views of or from the curtilages of the Royal Cricketers Arms or the former Post Office to other heritage items that can be affected...."

Views across the site will not be affected by the proposed tall rides to an unacceptable degree. The location and orientation of the tall rides has been selected in order to minimise any potential impact. This consideration has been addressed in the Richard Lamb & Associates visual assessment report.

Views to the south east from the Church will be affected by the development of the water theme park in the middle distance. Given the retention and supplementing of the stands of trees on the northern end of the subject site, the only items that will be visible from the Church will be the tall ride structures noted above. These are generally located away from the remnant historic view line back to the tall pine trees that mark the location of the Policeman's Cottage. This particular viewline has been identified in the Richard Lamb & Associates report as having "the potential to be negatively affected by the proposed development. Conservation policy needs to put in place to ensure that what remains of this view is protected as far as is practicable." It is proposed to minimise this through a height limitation policy on vegetation, which will protect the view in both directions. The specifics of the relevant constraints with regard to site landscaping have been discussed in section 2.4 of the Heritage View Analysis report. In general, it is considered that "The proposal will not cause a significant effect on its wider visual context. The proposal will generally not distract from or compete with views of individual elements or their view compositions."

The evolution of the surrounding locality means that the visual catchment of the Church has changed extensively in the last 50 years. It is no longer simply the modest and finely composed Colonial Georgian country church set on a prominent ridge above rolling agricultural land that was characteristic throughout the 19th and first half of the 20th centuries. Its visual catchment now includes two major highway corridors, power transmission lines, factories and residential areas.

Nevertheless, there is nothing in the proposed water theme park that will have a detrimental affect on the existing setting of the Church. Potential erosion of the existing viewline between the Church and the Policeman's Cottage has been mitigated through strategies including constraints on vegetation height.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

The accompanying archaeological assessment of the site, prepared by Archaeological & Heritage Management Solutions, addresses the potential archaeological issues for this project. The AHMS report concluded that, with the exception of the Policeman's Cottage, the site generally has little archaeological potential for relics of significance.

Alternative sites for the water theme park were outside the current project brief and were not considered.

Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The new development is sympathetic to the existing heritage items primarily due to its relative separation from them, the location of the bulk of the theme park in the gently sloping amphitheatre, the retention of the major tree stands on the subject site, the retention of the historic view corridor between the Church and the Policeman's Cottage and the proposed extensive additional landscaping that will provide visual screening and enhance the current character of the site.

Will the project visually dominate the heritage items? How has this been minimised?

The proposed water theme park will not visually dominate the various heritage items in the vicinity of the subject site. The various historic buildings are located too far away and the Prospect Reservoir catchment slopes away to the south from the alignment of Reservoir Road as it winds along the intervening ridgeline.

Will the public, and users of the items, still be able to view and appreciate its significance?

There will be no diminution of the public and user's ability to view and appreciate the heritage significance of the heritage items in the vicinity of the subject site.

8.5 Evaluation Against the NSW Heritage Branch Correspondence

December 2010

Issues raised in the initial correspondence from the Heritage Branch to the NSW Department of Planning, dated 14 December 2010, included:

Identification of the heritage significance of heritage items in the area, including the historic alignment of the Old Western Road, now Reservoir Road, in the vicinity of the site.

This report has not undertaken any additional heritage assessment of the currently listed state heritage items in the vicinity of the subject site. It has adopted the Statements of Significance contained in the NSW Heritage Inventory data sheets for the relevant items. These Statements of Significance are regarded as sufficient to formulate assessments of potential heritage impacts that might arise from the proposed water theme park.

The landscape of the area has been generally eroded throughout the twentieth century owing to gradual development in and around the site. Such development has included construction of the M4 motorway and power lines, and development of individual allotments within the site. The erosion is such that the Western Sydney Parklands Draft Plan of Management identified the site as suitable for use as a 'tourism hub' within a 'recreational precinct' of the Western Sydney Parklands.

With regard to the heritage significance of the alignment of the Old Western Road, the research has indicated that the section of Reservoir Road between Prospect Highway in the east and Yallock Place in the west does follow the alignment of the original Old Western Road to Penrith. Furthermore, the small section of what is now Tarlington Place, between the M4 and Great Western Highway corridors, is also a remnant of that alignment. Similarly, the alignments of Yallock Place, Boiler Close and Honeman Close, in the vicinity of where Reservoir Road turns north, also appear to be the original alignment. To the east of Tarlington Place and the west of the Honeman Close, the original Old Western Road appears to more or less follow the corridor of the current Great Western Highway.

This portion of the old road alignment was effectively isolated in 1968 by the construction of the Great Western Highway and what was described by the Main Roads Department as the "Prospect Deviation", which made the narrow winding section of the old road redundant to improve the safety and efficiency of the main highway.

The Old Western Road, from Parramatta to Penrith was largely completed by 1818 and reflected the importance of the new route opened across the Blue Mountains in 1813. While it generally followed a relatively straight line across the undulating countryside,

it took a deviation to the south just to the west of Prospect Hill and followed a winding ridgeline for several miles until it rejoined the straight line west towards Penrith.

On the basis that this is a small surviving remnant of the original 1818 alignment of a major historic transportation route in western Sydney, the alignment has the potential to be regarded as being of State Significance.

The heritage assessment of the subject site has concluded that the remnant rural landscape character of the subject site has little relationship to the early settlement landscapes of Western Sydney, or of its particular 19th century character, other than its relatively undeveloped undulating grasslands and remnant stand of trees. The current cultural landscape is in fact characterised by the mid 20th century small lot subdivisions and their related impact on the small scale agricultural, pastoral and chicken farming ventures that developed during the time that the locality was affected by the Green Belt designation of this area of Western Sydney.

Even if the subject site had retained more of its 19th century rural character, with its larger lots, greater tree cover and low scale agricultural uses, its potential significance in this regard has been severely affected by the broad scale modernisation and urban development in the locality.

The general area around Prospect has been progressively affected by residential and industrial development since the lifting of the Green Belt designation in the latter half of the 20th century, and by the construction of the Great Western Highway and subsequently by the M4 Motorway, both of which pass to the immediate north of the subject site. These major roads have truncated several historic north south road connections and isolated the immediate section of the Old Western Road. A major power grid also crosses the near foreground, particularly in the close vicinity of St Bartholomew's Church. To the south the land within the Prospect Reservoir Conservation Area is now very heavily forested, in dramatic contrast to the relatively sparse woodland that was there even as late as the 1930s.

In public policy terms, any remnant significance of the subject site as rural land has been further impacted upon by its inclusion in the Western Sydney Parklands and its subsequent designation for active recreational development as a contemporary social resource for the ever increasing population of Western Sydney.

Potential impact on listed heritage items and conservation areas in the vicinity of the site

The assessment of the potential impact on heritage items in the vicinity of the subject site, including on Prospect Reservoir, has concluded that none of the items in the vicinity will be adversely

affected by the proposed water theme park provided that the viewline between the Church and the Policeman's Cottage is protected through location of the tall rides and a vegetation constraint policy limiting the height of site landscaping (see the accompanying discussion of visual impact mitigation strategies in the View Analysis Report).

Potential impact on the remnant character of the former Prospect Village

The original Prospect Village comprised a scatter of buildings generally along the alignment of the Old Western Road, primarily to the east of the intersection with Watch House Road (formerly Church Street). The majority of the remnant buildings that formed the village, including St Bartholomew's Church, are now located to the east of the north-south Prospect Highway alignment. The only surviving historic building outside this precinct is the Cricketers Arms Hotel, located to the west of the subject site. Its location, on the Old Western Road, provides a subtle illustration of the extent and scattered nature of the original village.

Prospect Village struggled as a viable population centre once the rail line to Penrith bypassed the locality in favour of Blacktown. The real impact on the physical integrity of the remaining Village came with the construction of the M4 Motorway and the ramps associated with the Prospect Highway interchange. This dissected the Village and resulted in the demolition of some of the remnant buildings.

The only impact on Prospect Village arising from the proposed water theme park will be to reinforce the separation and isolation of the Cricketers Arms Hotel from any sense of its early connection with the nearby Village.

Potential visual impacts (distracting from the existing) on important cultural heritage "landmarks" in the locality

The only potential impact may be on the visual importance of St Bartholomew's Church when viewed from both the M4 Motorway and the Great Western Highway, which pass on either side. At present the Church sits high on the eastward sloping topography above the two road corridors and is a prominent landmark for traffic approaching from the east. It has far less visibility for traffic approaching from the west.

There is no doubt that the water theme park will be highly visible from the Motorway. This is an essential component of its role as a social asset for the people of Western Sydney. Traffic approaching from the east will not be able to view the water theme park until they are already past St Bartholomew's, placing the visual status of the theme park in the same category as all the other contemporary and older development that is currently visible from the Motorway or Highway. While there will be some competition for visual

prominence between the historic Church and the new theme park, this is unlikely to have an adverse affect on the significance or visual setting of the Church. The Heritage View Analysis report concurs: "The proposal does not affect the visual setting, curtilage or ability to interpret the significance of this item."

Medium term planning by the Western Sydney Parklands Trust is for the land between the Motorway and the Highway, in the vicinity of the subject site, to be developed for light industrial complexes. It is highly likely that future development of this form will obscure the visibility of the theme park from the Highway.

The only other heritage item in the visual catchment of the proposed theme park is Prospect Reservoir Conservation Area. The interface with the theme park comprises the heavily forested boundary along the southern edge of Reservoir Road. As the road runs along the ridge, the forest associated with Prospect Reservoir and its catchment fall away to the south. No part of the actual Reservoir is visible from Reservoir Road in the vicinity of the subject site. However, parts of the proposal, such as the carpark, its landscaping and the proposed roadside landscaping will be visible from Reservoir Road itself. As that increased visual screening is to be implemented along Reservoir Road and within the carpark areas, the proposed works will not detract from the Prospect Reservoir, or Reservoir Road.

Potential impacts on the general evidence of the site as an evolved rural cultural landscape

The proposed theme park will impact on the subject site as an evolved rural cultural landscape. With the exception of the retained Policeman's Cottage, the group of tall pine trees near the cottage, several clumps of trees and the central amphitheatre within the original topography the remainder of the cultural landscape will be significantly altered by the development of the proposed theme park.

As noted earlier, the impact is considered to be acceptable in heritage terms given the relative lack of evidence of the 19th or early 20th century character within this evolved landscape. This is supported by the findings of the accompanying archaeological and visual impact assessment reports.

Potential impacts on heritage items and the cultural landscape arising from construction activities and subsequent operation of the water theme park

Given the nature and relative positioning of listed heritage items there is unlikely to be any potential impacts on their heritage significance arising from the construction phase or operations of the water theme park. In particular the fact that the topography of the theme park falls to the north away from the common ridge line

with Prospect Reservoir, which falls away to the south, there will be no adverse environmental flows or spillage risk from the theme park into the catchment of the Reservoir.

Potential archaeological impacts on any surviving remains of former structures identified within the subject site

While archaeological assessment is outside the scope of this Heritage Impact Statement, on the basis of the evidence presented in the archaeological impact assessment report prepared by AHMS, it is considered that there will be minimal impacts on the integrity or setting of any archaeological relics in the site directly associated with the Policeman's Cottage. Future conservation works for the Policeman's Cottage, or any other development proposed at a later date for the Policeman's Cottage, will require detailed site archaeological assessment to determine potential impact on this part of the site. This must be carried out prior to commencement of any such conservation or development works.

Any relics associated with the long demolished mid 20th century building group located towards the centre of the site, will be destroyed as part of the proposed earthworks associated with the regrading of the topography for the public car park. The archaeological assessment report prepared by AHMS, having reviewed the proposal, considers that this area of the site is unlikely to have potential historical archaeological 'relics.'

March 2011

Subsequent Heritage Branch comments raised in March 2011 in relation to the project addressed the following concerns:

1. The Environmental Assessment does not address the DGR Number 9 regarding assessing the archaeological impacts that the project will have. This is highlighted in the Statement of Heritage Impact (Appendix K) by Graham Brooks and Associates, which states "Archaeological assessment of the subject is outside the scope of this Report."

This means that there has been no assessment of the potential for, or significance of any archaeological relics which may exist on the subject site. This also means that any mitigation strategies put forward in the EA or under draft Statement of Commitment (SoC) Number 5 (Heritage) regarding the management of archaeology have no foundation as there has been no input by an archaeologist regarding the appropriateness of these strategies or Commitments.

Moreover, in Section 8.5 (final paragraph) the Brooks Report states: "The management of the archaeological issues associated with this intervention will be the responsibility of the archaeologists in accordance with the relevant provisions of the NSW Heritage Act." As no archaeologist has been associated with the Heritage Impact

Assessment there is no identified person or procedure to follow should archaeology be encountered. This needs to be rectified. Furthermore, the assumption that the archaeologists will manage any archaeology in accordance with relevant Heritage Act legislation outlines that the heritage consultants are unfamiliar with the Part 3A legislation which turns off the Approval sections of the Heritage Act.

As a consequence of this, it is even more important that an archaeological assessment be undertaken, and appropriate mitigation strategies put in place should archaeology be encountered, including the nomination of an appropriately qualified archaeologist prior to works commencing. This archaeologist must meet NSW Heritage Council Excavation Director criteria.

Response to comment

An archaeological assessment of the property was undertaken by Archaeological & Heritage Management Solutions Pty Ltd. The findings and recommendations of this assessment were provided in the Draft Baseline Historical Archaeological Impact Assessment. AHMS concluded that the areas studied were unlikely to have historical archaeological potential. The area below the interior of the former police cottage was not inspected and may contain potential relics. Any proposed conservation or development work on the cottage will require an archaeological assessment of the impact of the proposal. With the exception of the police cottage study area, AHMS concluded that "No further historical archaeological assessment of proposed development in the study area appears to be warranted."

Upon receipt of the AHMS draft report, the Heritage Impact Statement prepared by Graham Brooks & Associates was reviewed and amended accordingly in June 2011.

2. The impacts the proposal may have on the State Heritage Register listed Royal Cricketers Arms Hotel have not been adequately assessed as required in DGR 7. There has been insufficient visual or other assessment in the Brooks Report which details how the proposal may affect this state significant heritage item. There are a number of statements outlining that the proposal will not affect this site, but there is no supporting evidence in the report to outline how these conclusions were obtained.

Response to comment

A Heritage View Analysis Report was prepared by Richard Lamb & Associates in June 2011 to assess the impact of the proposal upon all of the heritage listed items in the vicinity of the site, and upon the Policeman's Cottage. This study was carried out in response to this matter. The report concluded that there are no views of the Royal Cricketers Arms, and no heritage views of or from the curtilages of the Royal Cricketers Arms that can be affected by the proposal.

This visual study was supplemented by photomontages which demonstrated that the proposal will not have a detrimental visual impact on the Royal Cricketers Arms or its setting.

3. Moreover, statements in the Brooks Report regarding visual impacts to the Royal Cricketers Arms Hotel are inconsistent. In section 8.4 (paragraph 6), it is stated that the "proposed water theme park will not be visible from the Post Office and is unlikely to be visible from the Hotel." However, in Paragraph 8 of the same section it's written that there will be no visual encroachment on the curtilage of the Hotel. These issues can be rectified by further visual study of the proposed site in relation to the Royal Cricketers Arms Hotel prior to project approval.

Response to comment

Upon receipt of the Heritage View Analysis study prepared by Richard Lamb & Associates, the Heritage Impact Statement was revised in June 2011 with regard to visual impact issues.

4. In Sections 1.2 and 8.2 of the Heritage Impact Statement, the DGR for heritage is wrongly stated and does not conform to DGR 7 listed in Appendix A. Furthermore, as stated above, the report does not address DGR 9-Archaeological impacts, although in several sections it does appear to detail impacts to archaeology even though archaeology hasn't been assessed in the report (Sections 7.0, 8.4, 8.5).

Response to comment

The DGR for heritage was amended in the Heritage Impact Statement and reissued in June 2011. Upon receipt of the archaeological assessment prepared by AHMS, the Heritage Impact Statement was also revised to include reference to the Baseline Historical Archaeological Study.

5. A significant issue with the Statement of Heritage Impact by Graham Brooks is the inability to reference correct levels of assessment for heritage. In Section 4.0 the term 'some significance' is used multiple times. 'Some' is not a level recognised in the Heritage Council 'Assessing Significance' Guidelines - Local and State are. Moreover, Section 4.3 - the statement of significance for the site does not contain an overall level of significance for the site. The assessment of significance needs to be reworked to conform to NSW Heritage Council guidelines.

Response to comment

The section of the Heritage Impact Statement addressing assessment of cultural significance was reviewed and revised in June 2011 where warranted.

6. Section 7.0 of the Brooks Report states that the northern edge of the historical alignment of Reservoir Road as it crosses the frontage of the site is of Local Significance and that the existing semi rural character of the road should be retained.

The Heritage Branch considers that increased visual screening along this frontage through the appropriate use of trees is highly necessary to protect this aspect of the sites significance. The Heritage Branch also considers that increased visual screening around Policeman's cottage heritage precinct is required to allow it to maintain its visual character as a heritage building as to separate it from the entry way and the car parks which are proposed to adjoin it.

Response to comment

The Heritage Impact Statement was amended in response to these Heritage Branch comments, together with the recommendations for mitigation proposed by Richard Lamb in the Heritage View Analysis report. The need for increased screening was incorporated within the Heritage Impact Statement.

7. The Signage on Reservoir Road requires careful location and design to fit in with the rural character and nature of the Road as outlined under Point 6 in Section 5.0 of the Brooks Report - "The existing semi rural character of the road should be retained". This is most important for the sign position on the western side of the entry way, as this section of Road retains a rural character and feel particularly as patrons will pass the Royal Cricketers Arms Hotel and the Policeman's Cottage prior to arriving at the entrance way to the site. These considerations are not evident from the signage design and locations proposed in Appendix D or Appendix U.

Response to comment

The proposed Reservoir Road signage was relocated so that it would not have a detrimental impact on the significance or setting of the Cricketers Arms Hotel or the Policeman's Cottage. The final Landscape Masterplan detailed that an identify 'V' sign be included in the vegetation gap adjacent to the car park area on Reservoir Road. The Heritage Branch has noted that within this specific view corridor, the sign is not expected to prove detracting.

8. Minor issues with the EA and the Heritage Impact Assessment relates to the usage of 'Heritage Office' where Heritage Branch, Department of Planning is appropriate, and the use of 'heritage Branch' guidelines or criterion, where any guidelines or criterion should be more correctly referenced as being produced by the NSW Heritage Council.

Response to comment

The Heritage Impact Statement was revised accordingly and reissued in June 2011.

9. *There is no map outlining the location of the subject site and highlighting the SHR listed heritage items in proximity to it.*

Response to comment

The Heritage Impact Statement dated December 2010 identified the subject site in Figure 1.3 and discussion of Heritage Items in the Vicinity of the site undertaken in section 3.3. The report was later supplemented by the insertion of Figure 1.4, which entailed an aerial image of the site and the identification of the SHR listed items in its vicinity.

August 2011

Subsequent relevant Heritage Branch comments (August 2011) in relation to the project included the following for further revision of the Heritage Impact Statement:

5. Several specific errors were noted in the revised Statement of Heritage Impact by Graham Brooks & Associates. The State Heritage Register curtilage of Proposed Reservoir is incorrectly represented in Figure 1.4 The curtilage includes all of the land up to Reservoir Road. This incorrect curtilage provides a distorted view of the proximity of the site to Prospect Reservoir which is in fact, adjacent to it. This needs to be fixed.

Response to comment

This error in relation to the curtilage of the Prospect Reservoir has been duly amended in Figure 1.4.

Section 8.5 of the SoHI is titled 'Evaluation against the NSW Heritage Branch Correspondence'. The correspondence detailed in this Section was the Heritage Branch's first round of comments on the Proposal (December 2010) and is not the latest round of comments (March 2011) which the Preferred Project report details and responds to in Attachment B. This is inconsistent and provides a distorted view of comments provided. The SoHI needs to be amended to reflect all comments provided by the Heritage Branch.

Response to comment

In order to provide a comprehensive summary of the correspondence to date as per the above comment, the Heritage Impact Statement (June 2011) has been revised to incorporate both the relevant March 2011 and August 2011 comments in relation to heritage

8.6 Evaluation against the Issues raised by Blacktown Council

Although the Blacktown LEP 1988 is not a relevant instrument in terms of the current heritage impact assessment, the thrust of its provisions for the assessment of potential impact on heritage items in the vicinity of the proposed development provides a useful methodology.

Clause 16A Development in the vicinity of heritage items

(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the item.

(2) This clause extends to development:

(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or

(b) that may undermine or otherwise cause physical damage to a heritage item, or

(c) that will otherwise have any adverse impact on the heritage significance of a heritage item.

(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.

(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

In relation to the criteria set out in Clause 16A of the Blacktown LEP 1988, this assessment of the potential impact on heritage items in the vicinity of the subject site has concluded:

- The sloping topography and heavy tree cover in the northern portion of the Prospect Reservoir catchment is such that there will be no impact on the heritage significance of the historic site.
- The separation of the built heritage items (Old Post Office and Cricketers Arms Hotel) is such that their settings will not be affected. Moreover, and given the nature of the undulating topography and extensive tree cover, there are no effective view lines between these items and the subject site or proposed development.
- The only historic view line at risk of potential impact is that relating to the St Bartholomew's Church. This has been mitigated through vegetation height controls and the location of the tall rides, which allows the view to be maintained.

Heritage

1. The historic context of the precinct should be acknowledged as this area was identified in the Prospect Heritage Study, specifically the former Policeman's Residence located on the subject site and the former Old Western Road and St Bartholomew's Church Site.

This Heritage Assessment and Impact Statement has recognised and acknowledged the historic context of the subject site. The evolution of a parcel of land to the north of the remnant 1818 alignment of the Old Western Road has been thoroughly researched and established. The Policeman's Cottage within the subject site and the nearby St Bartholomew's Church remain as the two historic buildings of note in the immediate locality.

The early isolated rural character, with its uncleared bushland and small scale agricultural activities survived relatively intact into the early decades of the 20th century. The general rural character of the locality was protected for some time by its incorporation into the "Green Belt" that was placed around the Sydney Metropolitan Area in the middle of the 20th century. This designation was progressively eroded over subsequent decades as residential and industrial development spread west across the Cumberland Plain. Some sections of the former Green Belt, including the subject site, were eventually incorporated into the Western Sydney Parklands.

The evolution of the subject site accelerated in the second half of the 20th century due to the small lot subdivision pattern and intensification of agricultural, pastoral and poultry farming activities. Large areas of trees were cleared. A number of cottages, sheds, garages, outbuildings and fence lines were developed and in some cases subsequently removed.

2. All listed heritage items in the vicinity - i.e. both adjacent properties, and within view of the proposed park or affected by runoff etc are to be investigated in terms of the impacts of the development proposal upon them (that is State and Local Heritage items, noting that the SEPP does not currently indicate all of the currently statutory listed items).

This report has assessed the likely impacts on the heritage significance of listed and non listed heritage buildings within and in the vicinity of the subject site. No unacceptable impacts were identified. This is supported by the conclusions of the Richard Lamb & Associates analysis, which found that "the impacts on heritage items are not such that their significance will be unacceptably affected...."

3. All potential heritage items as identified in the prospect Heritage Study - 2005. (Copy available from Blacktown Council) with particular reference to the Reservoir Road and the Watch House Cottage and Watch House Road will need to be considered.

This study has concluded that the historic alignments of Reservoir Road (formerly the Old Western Road, 1818) and Watch House Road (formerly Church Road) are important remnants of the early communications network in this portion of the Cumberland Plain.

None of these alignments will be affected by the proposal to an unacceptable extent. The proposed water theme park does not require any upgrading of the character of these important roads. Reservoir Road already carries heavy trucks and other motor vehicles, in addition to local traffic, moving between Prospect Highway, the M4 Motorway and other locations in the area. This section of Reservoir Road will be protected via increased visual screening using tree vegetation buffer planting in informal groupings in order to maintain its semi-rural character. Similarly, the design and location of new signage will minimise any potential impact on the character of this part of Reservoir Road.

4. Daily and peak traffic movement increases will likely result in road improvements. As such the impact upon the historic former Old Western Road alignment and impact of any road upgrade on the heritage significance of Reservoir Road, being the last remaining section of Old Western Road, needs to be addressed.

As noted above and explained in more detail in the Traffic Engineering reports that accompany the PPR application, there is nothing in the current proposal that requires the upgrading of the current character of Reservoir Road.

5. Visual assessment in relation to significant views identified in the Prospect Heritage Study.

The only significant view available from the subject site is the view corridor from the Policeman's Cottage to St Bartholomew's Church. This will be protected by the careful placement of the tall ride structures within the water theme park, and height constraints on landscaping.

Other medium and long distance views identified in the Prospect Heritage Study are not relevant as they tend to be obscured by the extensive forest cover on the relatively flat, gently undulating topography. This includes the views from the ridge to the north east of the Policeman's Cottage, which is, in effect, part of the view corridor mentioned above.

6. Heritage potential of the site - cover site history and assess if there are any heritage items or potential heritage items on the site, or any archaeological potential (old road alignments, old farms / buildings, old infrastructure).

The history of the site has been investigated in great depth in this report. The only potential heritage item on the subject site is the Policeman's Cottage with the associated stand of tall pine trees. While archaeological issues were outside the scope of this report, a separate study of the site was undertaken by AHMS which addressed this consideration.

The remainder of the built items on the subject site generally date from the second half of the 20th century and are unrelated to the early settlement phases of the mid to late 19th century. The archaeological assessment of the site concluded that there would not be an unacceptable level of impact resulting from the proposed development.

7. A heritage impact statement carried out by a suitably qualified consultant would definitely be required.

This heritage assessment and heritage impact assessment has been carried out by Graham Brooks and Associates, Heritage Consultants.

8. The impact of the height, bulk and scale of the development on the heritage significant items of the area are to be considered as part of the assessment.

This impact has been considered. The conclusion is that due to careful placement and orientation of rides and the implementation of recommended visual conservation and mitigation strategies, there are no adverse or unacceptable impacts on items or elements of heritage significance.

9. As part of the heritage assessment it is strongly recommended that the heritage consultant engaged to undertake the heritage impact statement, consult with all of the 5 local historical societies and trusts (see list of their names and contact details at Attachment 2) and have regard to the views and comments of these groups in the Final Environmental Assessment.

Prospect Aquatic Investments has met with the Prospect Heritage Trust, together with associated Heritage Groups from the local district. Discussions with these heritage groups are anticipated to continue into the near future.

Conclusions and Recommendations

9.0

9.1 Conclusions

The proposed water theme park is likely to have the following impacts on the evolved cultural landscape of the subject site:

- Retention of the group of tall pines in the vicinity of the Policeman's Cottage (high level of local heritage significance)
- Retention and potential upgrading of the remnant areas of bushland at the northern edge and south east corner of the overall site (medium level of local heritage significance)
- Development of the proposed water theme park in the amphitheatre and drainage line that forms the central area of the overall site, including the large public car park on the western side of the overall site
- Creation of a series of new landscape precincts within the water theme park
- Change in character of the nature, scale and intensity of development adjoining the northern edge of the historic alignment of Reservoir Road (formerly the Old Western Road) as it crosses the frontage of the subject site (high level of local heritage significance)
- Loss of the larger scale subdivision pattern that largely dates from the mid to late 19th century (medium level of local heritage significance)
- Loss of physical evidence of the former small lot subdivision pattern that largely dates from the middle decades of the 20th century (low level of local heritage significance)
- Loss of the remnant physical evidence of cottages, sheds, outbuildings, gardens, fence lines etc related to the scale of settlement and intensification of pastoral and poultry farming uses that took place after the mid 20th century small lot subdivision (low level of local heritage significance)
- Regrading of topography in the western section of the site to form the public carparking facilities

The proposed water theme park is likely to have the following impacts on the identified but unlisted historically significant Policeman's cottage within the subject site:

- Conservation and physical repair of the historic building (high level of local heritage significance)

- Introduction of new trunk service connections to the house
- Medium term adaptive re-use of the building for an as-yet unidentified compatible use
- Development of a new but appropriate garden setting, with increased visual screening to distinguish the Policeman's cottage precinct as a special zone and to separate this precinct from the nearby entry and carpark.

The proposal is likely to have the following impacts on potential archaeological sites within the subject site:

- Retention of any archaeological relics associated with the building formerly located between the Policeman's Cottage and the Reservoir Road frontage
- Careful management of potential impacts on any surviving relics during the installation of services to the upgraded Policeman's Cottage and the creation of a new garden curtilage to the Cottage
- Loss of any archaeological relics associated with the post c1930s building group formerly located on the edge of the "escarpment" to the north east of the Policeman's Cottage

The proposed water theme park is likely to have the following impacts on the listed heritage items and conservation areas in the vicinity of the subject site:

- Mitigated impact on historic view lines between the Policeman's Cottage and St Bartholomew's Church (high level of local heritage significance)
- Potential visual competition with St Bartholomew's when viewed by traffic moving along the M4 motorway

The proposed water theme park is likely to have the following impacts on the remnant physical evidence of the former Prospect Village:

- Introduction of a significant modern development adjacent to the historic road alignment at the western extremity of the former Prospect Village precinct, in the vicinity of the Cricketers Arms Hotel

9.2 Recommendations

- As this site has been identified as a 'tourism hub' within a 'recreational precinct' in the Draft Plan of Management for Western Sydney Parklands, the proposal is recommended to be acceptable
- The Minister for Planning should have no hesitation, from a heritage perspective, in approving the application
- The Policeman's Cottage should be added to the Blacktown Council schedule of local heritage items
- A section of Reservoir Road between the M4 intersection at Prospect Highway and the Reservoir Road/M4 intersection to the west, following the alignment of the former Great Western Road, should be considered for heritage listing
- The Part 3A approvals process should include provision for conditions of consent relating to detailed fabric analysis and conservation works for the Policeman's Cottage, to be guided by an experienced Heritage Conservation Architect
- Prior to any conservation works commencing on the Policeman's Cottage, an archaeological assessment of this cottage area should be carried out
- Heritage Interpretation of the site should be included within the conditions of consent, as part of the approvals process. This should make reference to the overall history of the site, and to the significance of the southern boundary as part of the former Great Western Road alignment
- **The view conservation and mitigation strategies outlined in the Richard Lamb & Associates view analysis should be incorporated into the design of the proposed water theme park**
- The location and design of proposed signage along Reservoir Road should be responsive to the considerations outlined by the Heritage Branch of the Department of Planning in March 2011
- A copy of this report should be lodged with the Blacktown Local Studies Library.

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