Dear Sir/Madam,

STATEMENT OF HERITAGE IMPACT
PROPOSED DEVELOPMENT-SUBDIVISION
LOT 181 DP 208203,
22 WORCESTER ROAD, ROUSE HILL

This Statement of Heritage Impact has been prepared to accompany a development application for the proposed 30 lot integrated neighbourhood scheme subdivision on the subject site being, Lot 181 DP 208203, 22 Worcester Road Rouse Hill.

The report evaluates the proposal, as set out by North Western Surveys Pty. Ltd.

REPORT OBJECTIVES
The main objective of this Statement of Heritage Impact is to determine the suitability of the proposal and the heritage impact in relation to the provisions established by Blacktown City Council and by the New South Wales Heritage Office (now the Heritage Division of the NSW Department of Premier and Cabinet) guidelines.

METHODOLOGY AND STRUCTURE
This Statement of Heritage Impact has been prepared in accordance with the guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Department of Premier and Cabinet) 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.
SITE IDENTIFICATION
The subject site is located on the corner of Worcester Road and Rouse Road, being on the east side of Worcester Road. The site is part of the North West Priority Growth Area. It is described by NSW Land and Property Information (LPI) as Lot 181 DP 208203.

HERITAGE MANAGEMENT FRAMEWORK
The subject site at 22 Worcester Road is not listed as an item of local heritage significance. It is however in the vicinity of Rouse Hill House and Farm which is on Schedule 5 of the Blacktown Local Environmental Plan (LEP) 2015, as well as on the State Heritage Register under the NSW Heritage Act 1977.

As such, the property is subject to the heritage provisions of the Blacktown LEP 2015 and the Blacktown Development Control Plan (DCP) 2015 under the Environmental Planning and Assessment Act 1979. Blacktown Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items.
REPORT LIMITATIONS
While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Archaeological Assessment of the subject site is outside the scope of this report. This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

SITE DESCRIPTION AND CONTEXT
The site is located on the eastern side of Worcester Road on the intersection of Rouse Road. The area has been considered as semi-rural but is now part of the North West Priority Growth Area and is evolving into urban residential. To the west of the site on Worcester Road is the Rouse Hill Anglican College. The east boundary is mostly rural with mature vegetation surrounding the site and Windsor Road to the east. The lot itself is clear of any substantial structures with dense vegetation on its eastern boundary, with Seconds Ponds Creek running into Rouse Hill Regional Park to the north. The topography of the land undulates down towards Rouse Road.

Rouse Hill House and Farm, a State listed item is located to the northeast of the site and is physically and visually separated from the site by Rouse Hill Regional Park. This NSW National Park was created in 2008 to protect the heritage precinct of the *Rouse Hill House and Farm* from urban growth encroachments.

ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE
The subject site is in the vicinity of *Rouse Hill House and Farm*, listed on the State Heritage Register under the *NSW Heritage Act 1977*.

The NSW Heritage Inventory contains the following Statement of Significance for database entry number 5044989, *Rouse Hill House and Farm*:

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

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

*The garden is perhaps Australia’s oldest surviving colonial garden in relatively intact form. The surviving physical evidence in the gardens includes borders in a variety of materials, fence and gate remnants, fragments of trellis and arbours, paving and numerous soil displacements that become evident with the location’s annual dry spells. These physical remains, matched with pictorial evidence from photographs, drawings and engravings of the property, and writings, have resulted in the identification of four stages of the garden’s development: c.1825, c.1865, c.1885 and c.1968. This continuity and evidence of evolution of a very early intact garden from the first quarter of the 19th century to the Edwardian era and 20th century is extremely rare in Australia. (Bogle, 1993 adapted by Read, S., 2004).*
THE DEVELOPMENT PROPOSAL
North Western Surveys have prepared the development proposal for a 30 lot integrated neighbourhood schemed subdivision detailed in the plans and Statement of Environmental Effects that accompany this application. The land is zoned for low to medium density housing and is part of the North West Priority Growth Area.

Figure 3
The proposed plan of 30 Lot integrated neighbourhood schemed sub-division.
Source: North Western Surveys Pty Ltd

Figure 4
The proposed plan of the Stage Lot sub-division showing community Driveway located mostly to northern portion of the lot.
Source: North Western Surveys Pty Ltd
ASSESSMENT OF HERITAGE IMPACT AND CONCLUSION
The proposed sub-division scheme will have no adverse impact on the heritage significance of the heritage item in the vicinity for the following reasons;

• 22 Worcester Road, Rouse Hill is not listed as an item of local heritage significance in Schedule 5 of the Blacktown LEP 2015.

• The subject site is located in the vicinity of a heritage item, Rouse Hill House and Farm, located north-west of the site on the Windsor Road; it is separated from the site by Rouse Hill Regional Park.

• The proposal is not located immediately adjacent to the listed heritage item. Rouse Hill House and Farm is physically and visually separated from the site by topography and the Regional Park, and there will be no adverse impact on this heritage item.

• There will be no changes to the existing curtilage around the heritage item in the vicinity.

• No significant views to and from the heritage item in the vicinity of the site have been identified. The topography of the land and the intervening Regional Park that separates the site from the heritage item ensures that there will be no adverse impact resulting from the proposal.

• The proposal does not generate any adverse impact, as current views and the setting of the heritage items in the vicinity are retained as the result of the surrounding Rouse Hill Regional Park.

• The proposed development is well removed from the heritage item in its vicinity and has no architectural or historical relationship with these items.

• The proposed development is consistent with the heritage requirements and guidelines of the Blacktown LEP 2015 and the Blacktown DCP 2015.

• The likely impact of the proposal on its surroundings is considered to be low with no additional measures deemed necessary to minimise any impact.

• Archaeological assessment is outside the scope of this report. Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the NSW Heritage Act 1977.

RECOMMENDATION
Council should have no hesitation, from a heritage perspective, in approving this proposal.

Yours faithfully,
GBA Heritage Pty Ltd

Theodora Gianniotis
Heritage Consultant
theodora@gbaheritage.com