

Cherrybrook Station Government Quarter

Non-Aboriginal Heritage Assessment

Report to Landcom
April 2022



 artefact

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EXECUTIVE SUMMARY

Overview

This study relates to a proposal to develop land called the 'Cherrybrook Station Government Land State Significant Precinct' (the State Significant Precinct) by Landcom on behalf of the landowner, Sydney Metro. The State Significant Precinct is centred around Cherrybrook Station on the Metro North West Line. The Metro North West Line delivers a direct connection with the strategic centres of Castle Hill, Norwest, Macquarie Park and Chatswood. It covers 7.7 hectares of government-owned land that comprises the Cherrybrook Station, commuter carpark and station access road (Bradfield Parade) and vacant land to the east of the station (referred to as the Developable Government Land) (DGL). It is bound by Castle Hill Road (south), Franklin Road (south east) and Robert Road (north west).

As a State Significant Precinct, the Minister for Planning and Public Spaces (the Minister) has determined that it is of State planning significance and should be investigated for rezoning. This investigation will be carried out in accordance with study requirements issued by the NSW Department of Planning, Industry and Environment (now Department of Planning and Environment (DPE)) in May 2020. These study requirements were prepared in collaboration with Hornsby Shire Council and The Hills Shire Council.

The outcome of the State Significant Precinct process will be new planning controls. This will enable the making of development applications to create a new mixed-use local centre to support Cherrybrook Station and the needs of the local community.

At the same time, DPE is also working with Hornsby Shire and The Hills Shire Councils, as well as other agencies such as Transport for NSW, to undertake a separate planning process for a broader area called the Cherrybrook Precinct. Unlike the State Significant Precinct, the outcome of this process will not be a rezoning. Instead, it will create a Place Strategy that will help set the longer term future for this broader area. Landcom will be consulted as part of this process.

Figure 1 illustrates the site boundaries of the State Significant Precinct and the Cherrybrook Precinct.

Current revision and findings.

Since the last version of this report in 2020, Landcom has provided updated design that requires incorporation to this report and also requires consideration of potential resulting changes that may be required to heritage assessment. These new design changes have been incorporated to this report. These changes will have little to no effect on heritage values of the study area and surrounds. This results from the reduction in scale and height of the proposed development from previously proposed schemes.

Study requirements

Study Requirements for the study area were released in May 2020. The Study Requirements for Aboriginal and Non-Aboriginal Heritage, and where they have been addressed, are included in Table 1.

Table 1. Study Requirements relating to heritage

Requirement	Where addressed
<i>7.1 Provide a desktop study for Indigenous and European Heritage (including previous studies commissioned by Landcom) that identifies and describes the heritage values that exist within and surrounding the site.</i>	Throughout HIA (Section 2.0 and Section 4.0) and ACHAR.
<i>7.2. This should include a desktop review of the possible existence or record of any archaeological material and sites (both Indigenous and European) on or immediately adjacent to the SSP site that may require an archaeological assessment to be undertaken at future development stages.</i>	Throughout HIA (Section 5.0) and ACHAR
<i>7.3 In preparing the Indigenous Heritage Study, the Hornsby Aboriginal and Torres Strait Island Consultative Committee (HATSICC) should also be consulted. Where Indigenous cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the <u>Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)</u>.</i>	Please consult ACHAR for the Project.
<i>7.4 In preparing the European heritage study, consultation is also required with the Hornsby Heritage Advisory Committee (HAC).</i>	Section 7 of this report
<i>This study where applicable shall provide management recommendations and interpretation opportunities for any Indigenous and European heritage and archaeological sites, including development and control provisions if required, to guide future development of the site to ensure any identified heritage significance is retained and enhanced.</i>	Management recommendations for European heritage are provided in Sections 6.3 and 6.4 of this report. Recommendations for European heritage interpretation is included in Section 6.3 of this report. Recommendations for management of Aboriginal heritage are included in Section 7 of the project ACHAR. ¹

Previous Non-Aboriginal heritage reports

Previous heritage assessment phases for the Cherrybrook Station development project included investigation of the larger 'Cherrybrook Precinct'. Previous heritage assessments for the Project include:

- Artefact Heritage. "Draft Non-Aboriginal (Historic) Heritage Assessment." 2016a.
- Artefact Heritage. "Cherrybrook Planning Proposal (CPP) Non-Aboriginal (Historic) Assessment." 2016b.
- Artefact Heritage. "Cherrybrook Planning Proposal, Government Quarter Cherrybrook (Area 1) – Summary of Non-Aboriginal (Historic) and Aboriginal Heritage Assessments." 2017.

Objectives

¹ Artefact Heritage. 2020. Cherrybrook Station Government Land (SSP). Aboriginal Cultural Heritage Assessment Report. Report to Landcom.

- To promote the consideration of the heritage values of the study area as a whole in the development of the Masterplan, including consideration of viewlines to and from the study area.
- To ensure that the heritage values of listed and unlisted heritage items and potential archaeological resources adjacent to the SSP study area are conserved, and appropriately managed in accordance with the Heritage Act during future development stages.
- To retain, where possible, viewlines from the ridge to the south, as an element of significance to the listed heritage items of Dunrath and Glenhope.
- To promote appropriate heritage interpretation as a consideration in the development of the Masterplan.

General Recommendations

- Development adjacent to listed heritage items should be compatible with their historic values and should utilise sympathetic architectural design, materials, and finishes.
- Building heights indicated in the proposed planning controls and Reference Scheme for development adjacent to listed heritage items are considered acceptable provided the future development responds to the context and setting of these heritage items through the use of appropriate design, materials and finishes and screening vegetation where appropriate.
- Screening vegetation within the SSP area and adjacent to heritage items should be retained or reinstated if removed, to minimise visual impacts to items and preserve context and setting.
- A detailed Statement of Heritage Impact should be prepared for any development, including for Masterplans, that may have a visual impact on listed items within the vicinity of the SSP study area. It is noted there are no listed items within the SSP study area.
- Consideration should be given to retaining the alignments of Castle Hill Roads (previously Pennant Hills Road), Franklin Road, and Robert Road. Castle Hill Road was established during the early historical development of the area, and Franklin and Robert Roads were established during the late nineteenth century and early twentieth centuries to facilitate further subdivision and orcharding in the area. Although these roads are not listed as heritage items, they were established as the primary roads within the area and are one of the few remaining physical links to the nineteenth and twentieth century development.
- The SSP study area has been assessed as having nil-low archaeological potential so no additional assessment would be required. Areas outside the study area, in the vicinity of the study area, have been identified as having archaeological potential. Archaeological assessments should be prepared for any future development of these areas.
- If the management of an area of archaeological potential requires archaeological investigations these works will be undertaken in accordance with an s140 Excavation Permit or an s139 Exception Notification obtained from the NSW Heritage Council in accordance with the NSW Heritage Act.

- Future excavation works for the project should occur under the Sydney Metro Unexpected Finds Policy, in conjunction with a Heritage Induction for all contractors. In the event that Unexpected Finds are located, works should cease in the area and an appropriately qualified archaeologist should be contacted for advice. Works should not continue to proceed until approved by an archaeologist. Further approvals and permits may be required in the event that remains are identified to be of significance.
- Where there are opportunities for heritage interpretation to be included in the development of the Masterplan, these should reflect the historic character of the area as a whole and focus on items identified within the area as having heritage significance.

Specific Recommendations – Inala School

Development within the central portion of the SSP study area is proposed to be no greater than 5 storeys (when viewed from Bradfield Parade), with the potential for an additional lower ground floor level (when viewed from the north). The location of this proposed development is on lower landform than Inala and sufficiently distant from Inala that it will not cause impacts to the heritage values of Inala.

The following recommendations are made with regard to future development on Franklin Road opposite Inala School. These recommendations are made both to mitigate impacts of future development on Inala School and viewlines between Inala and the study area. It is noted that the study area street frontage along Franklin Road already contains high voltage power lines carried on lattice transmission towers. Viewlines from Inala to the study area are therefore already considered significantly impacted.

Height

- The proposed planning controls and Reference Scheme identifies that construction adjacent to Inala would not exceed five storeys. Given that this proposed development is on land lower than Inala, this height (five storeys) is not considered to have substantial negative effect on the heritage values of Inala. Potential impacts to these heritage values by development may be further mitigated through sympathetic design considerations including use of screening vegetation, and choice of form and materials.

Form

- Inala is of discrete profile and traditional form. Development must utilise design forms that are sympathetic to Inala and must not utilise radical forms that would substantially detract from the heritage values of Inala.

Materials

- Finishes, materials and choice of colours must be sympathetic to the heritage values of Inala.

Specific Recommendations – Glenhope (The Hills LEP I197)

The following recommendations are made in order to protect viewlines of the heritage item Glenhope. Current viewlines between Glenhope and the study area are largely screened by mature trees. Open viewlines exist to the north north east (NNE) between Glenhope and the Cherrybrook station multi level car park.

Viewlines to the NNE from Glenhope

- Any new proposed development situated opposite Glenhope must be sympathetic to the low profile design principles implemented in the construction of the existing multi storey car park.

Viewlines to the ENE

- Partial viewlines exist between Glenhope and the corner of Franklin Road and Castle Hill Road. These are impacted by the high voltage power lines mentioned above. Development at the corner of Franklin Road and Castle Hill Road should employ setback from Castle Hill Road and tree plantings as utilised along the adjacent street frontage of the Cherrybrook Station car park to create a continuity of vegetated streetscape as viewed from Glenhope.

CONTENTS

Overview	iii
1.0 Introduction.....	1
1.1.1 Overview.....	1
1.1.2 Purpose	2
1.1.3 Proposal.....	2
1.2 The study area and buffer zone.....	5
1.3 Methodology and limitations	7
1.3.1 Archaeological potential	7
1.3.2 Archaeological significance	7
1.3.3 Limitations.....	8
1.4 Planning Pathway	8
1.5 Authorship.....	9
2.0 Statutory context	10
2.1 Introduction	10
2.2 Environment Protection and Biodiversity Conservation Act 1999	10
2.3 NSW Heritage Act 1977	10
2.3.1 Relics provisions.....	11
2.3.2 Works.....	12
2.3.3 The State Heritage Register	12
2.3.4 Section 170 registers	13
2.4 Environmental Planning and Assessment Act 1979	13
2.5 Non-Statutory registers.....	14
2.5.1 Register of the National Estate.....	14
2.6 Summary of heritage listings	14
3.0 Historical background	16
3.1 Introduction	16
3.2 Early settlement.....	16
3.2.1 Castle Hill and Government Grounds (1788-1815).....	16
3.2.2 Land grants and orcharding (1815-1890s)	17
3.2.3 Increased subdivision and early modern development (1890s-1960s).....	18
3.2.4 Modern development (1960s-present)	20
4.0 Heritage significance.....	22
4.1 Introduction	22
4.2 House (Hornsby LEP 2013 I302)	22
4.2.1 Listing information.....	22
4.2.2 Description.....	22

4.2.3	Significance assessment	24
4.2.4	Statement of significance	24
4.2.5	Views	24
4.2.6	Significance grading of elements.....	25
4.3	Inala School (Original House).....	27
4.3.1	Listing information.....	27
4.3.2	Description.....	27
4.3.3	Significance assessment	29
4.3.4	Statement of significance	30
4.3.5	Views	30
4.3.6	Significance grading of elements.....	30
4.4	Glenhope (The Hills LEP I197).....	31
4.4.1	Listing information.....	31
4.4.2	Description.....	32
4.4.3	Significance assessment	33
4.4.4	Statement of significance	34
4.4.5	Views	35
4.4.6	Significance grading of elements.....	35
4.5	Dunrath (The Hills LEP 2019 I198).....	37
4.5.1	Listing information.....	37
4.5.2	Description.....	37
4.5.3	Significance assessment	38
4.5.4	Statement of significance	39
4.5.5	Views	39
4.5.6	Significance grading of elements.....	39
5.0	Archaeological assessment.....	41
5.1	Introduction	41
5.2	Previous archaeological studies	41
5.2.1	Hornsby Shire Heritage Study, 1993	41
5.2.2	Heritage Review: North West Rail Link – Epping to Rouse Hill, 2006	41
5.2.3	North West Rail Link Environmental Impact Statement 1, 2012	41
5.2.4	Archaeological assessment and research design, Cherrybrook Station, 2013.....	42
5.3	Historic land use	43
5.3.1	Phase 1: Government grounds (1788-1815).....	43
5.3.2	Phase 2: Original land grants (1815-1831)	43
5.3.3	Phase 3: Subdivision and orchards (1831-1890s)	43
5.3.4	Phase 4: Early development (1890s-1960s)	44
5.3.5	Phase 5: Modern development (1960s-present)	44

5.4	Previous impacts	44
5.5	Archaeological potential	45
5.6	Archaeological significance	47
6.0	Recommended heritage management.....	51
6.1.1	The Reference Scheme.....	51
6.2	Objectives	51
6.3	General Recommendations	51
6.4	Specific Recommendations – Inala School	52
6.4.1	Height	52
6.4.2	Form	53
6.4.3	Materials	53
6.5	Specific Recommendations – Glenhope (The Hills LEP I197).....	53
6.5.1	Viewlines to the NNE from Glenhope	53
6.5.2	Viewlines to the ENE	53
7.0	Consultation.....	54
8.0	References	56

FIGURES

Figure 1: Cherrybrook Precinct and Cherrybrook Station State Significant Precinct (subject of this proposal).....	2
Figure 2: The Reference Scheme (source SJB)	4
Figure 3: The study area including buffer zone	6
Figure 4: Heritage items in the vicinity of the study area	15
Figure 5. Part of the plan of the settlements of NSW, 1799. Source: Grimes and Fletcher	17
Figure 6. Map of the Parish of South Colah, 1883. Source: Historic Land Records Viewer (HLRV) ...	18
Figure 7. Ridlington Estate subdivision, showing study area (red) and 50m zone (blue), 1928. Source: The Hills Library.....	19
Figure 8. Cherrybrook area, 1943. Study area in red, 50m zone in blue. Source: SixMaps.....	20
Figure 9. Cherrybrook, 1961 aerial imagery with study area (red) and buffer (blue). Source: LPI	21
Figure 10: North view of the House from Castle Hill Road.....	23
Figure 11: North view of the front of the House.....	23
Figure 12: North view of the eastern add on.	23
Figure 13: View of the garden along the west fence.	23
Figure 14: View of the pine trees along the east fence.	23
Figure 15: South view towards the road from the front of the house.	23
Figure 16. Significance grading of elements at 'House'	26
Figure 17: North view of the front of the original house.	28
Figure 18: View of the modified wall (right side) on the east side of the original house.	28
Figure 19: South view of the service wing extension.	28
Figure 20: Northeast brick and weatherboard extension.	28
Figure 21: North view of the southeast brick and weatherboard extension.	28
Figure 22: East view of the reconstructed 1895 well.....	28
Figure 23: West view towards Franklin Road.....	29
Figure 24: South view towards Castle Hill Road.	29
Figure 25. Significance gradings of elements at Inala School	31
Figure 26: South view of the front of Glenhope.....	32
Figure 27: North view of the back of Glenhope.....	32
Figure 28: West view of Glenhope.	33
Figure 29: Maintenance work to the west side of the building.	33
Figure 30: Trees located along northern boundary of the property.....	33
Figure 31: Extensive gardens found at the back of Glenhope.	33
Figure 32: View to the south from the back of the property.	33
Figure 33: North view towards Castle Hill Road.....	33

Figure 34. Significance grading of elements at Glenhope	36
Figure 35: South view towards the front of Dunrath from Castle Hill Road.....	37
Figure 36: South view of the front west side.	37
Figure 37: East view of the terraced garden fronting the house.	38
Figure 38: West view of the walkway through the upper level of the garden.....	38
Figure 39: East view of the cobblestone footpath along the road.	38
Figure 40: Stone garage to the west of the main house.	38
Figure 41. Significance grading of elements at Dunrath	40
Figure 42. Areas of archaeological significance	50

TABLES

Table 1. Study Requirements relating to heritage	iv
Table 2. NSW heritage significance assessment criteria	8
Table 3. Fulfillment of heritage study requirements in this report	9
Table 4. Summary of heritage items	14
Table 5. Significance assessment for House	24
Table 6. Significance assessment of Inala School	29
Table 7. Significance assessment for Glenhope	34
Table 8. Significance assessment of Dunrath	38
Table 9. Summary of general archaeological potential	45
Table 10. Assessment of archaeological significance	47
Table 11. Results of consultation with Hornsby Heritage Advisory Committee	54

1.0 INTRODUCTION

1.1.1 Overview

This study relates to a proposal to develop land called the 'Cherrybrook Station Government Land State Significant Precinct' (the State Significant Precinct) by Landcom on behalf of the landowner, Sydney Metro. The State Significant Precinct is centred around Cherrybrook Station on the Metro North West Line. The Metro North West Line delivers a direct connection with the strategic centres of Castle Hill, Norwest, Macquarie Park and Chatswood. It covers 7.7 hectares of government-owned land that comprises the Cherrybrook Station, commuter carpark and station access road (Bradfield Parade) and vacant land to the east of the station (referred to as the Developable Government Land) (DGL). It is bound by Castle Hill Road (south), Franklin Road (south east) and Robert Road (north west).

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Figure 1 illustrates the site boundaries of the State Significant Precinct and the Cherrybrook Precinct.

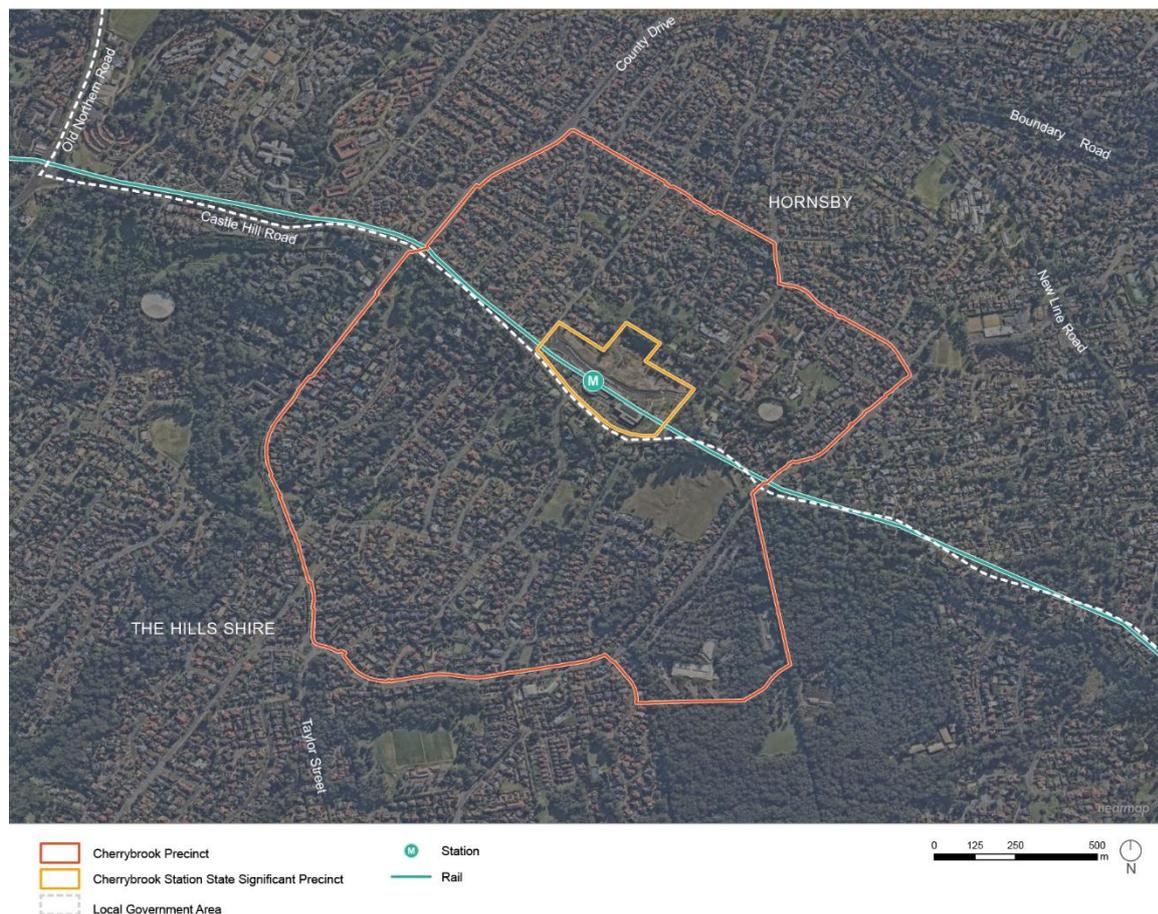


Figure 1: Cherrybrook Precinct and Cherrybrook Station State Significant Precinct (subject of this proposal)

Source: NSW Department of Planning, Industry & Environment

1.1.2 Purpose

The purpose of this study is to address the relevant study requirements for the State Significant Precinct, as issued by DPE. It is part of a larger, overall State Significant Precinct Study. This State Significant Precinct Study undertakes planning investigations for the precinct in order to achieve a number of objectives that are summarised as follows (refer to the State Significant Precinct Study Planning Report for a full list of the study requirements):

- facilitate a mixed-use local centre at Cherrybrook Station that supports the function of the station and the needs of the local community
- deliver public benefit through a mixed use local centre
- deliver transport and movement initiatives and benefits
- demonstrate the suitability of the site for the proposed land uses
- prepare a new planning framework for the site to achieve the above objectives.

1.1.3 Proposal

The proposed new planning controls for the State Significant Precinct are based on the investigations undertaken as part of the State Significant Precinct Study process. A Reference Scheme has also

been prepared to illustrate one way in which the State Significant Precinct may be developed in the future under the proposed new planning controls.

The proposed planning controls comprise amendments to the Hornsby LEP 2013 to accommodate:

- Rezoning of the site for a combination of R4 High Density Residential, B4 Mixed Use and RE1 Public Recreation zoned land;
- Heights of between 18.5m – 22m;
- FSR controls ranging between 1:1 – 1.25:1;
- Inclusion of residential flat buildings as an additional permitted use on the site in the B4 Mixed Use zone;
- Site specific LEP provisions requiring the delivery of a minimum quantity of public open space and a maximum amount of commercial floor space
- New site-specific Design Guide addressing matters such as open space, landscaping, land use, built form, sustainability and heritage.

The Reference Scheme (refer to Figure 2) seeks to create a vibrant, transit-oriented local centre, which will improve housing choice and affordability and seeks to integrate with Hornsby's bushland character. The Reference Scheme includes the following key components:

- Approximately 33,350m² of residential GFA, with a yield of approximately 390 dwellings across 12 buildings ranging in height from 2 to 5 storeys (when viewed from Bradfield Parade).
- A multi-purpose community hub with a GFA of approximately 1,300m².
- Approximately 3,200m² of retail GFA.
- Over 1 hectare of public open space, comprising:
 - A village square with an area of approximately 1,250m², flanked by active retail and community uses.
 - A community gathering space with an area of approximately 3,250m².
 - An environmental space around the pond and Blue Gum High Forest with an area of approximately 8,450m².
- Green corridors and pedestrian through site links, providing opportunities for potential future precinct-wide integration and linkages to the north.

Figure 2: The Reference Scheme (source SJB)



1.2 The study area and buffer zone

Study Requirement 7.2 stipulates that assessment should include potential values immediately adjacent to the SSP study area. This assessment therefore also includes an arbitrary 50m zone for items within the vicinity of the study area (Figure 3). In order to better address potential impacts to local heritage values beyond this 50m zone, nearby heritage items outside of this 50m zone that may be visually impacted have also been addressed here.

Figure 3: The study area including buffer zone



Source: C:\Users\S\Hawkins\Documents\Cherrybrook\Artefact QGIS Template (with Heritage layers).qgz



Study Area
19111 Cherrybrook Precinct
LGA: Hornsby and The Hills

Scale: 1:4000
Size: A4
Date: 09-07-2020



1.3 Methodology and limitations

This HIA has been prepared in accordance with the guidelines outlined by Heritage NSW, Department of Premier and Cabinet (Heritage NSW, DPC) and the Department of Urban Affairs and Planning in the document *Statements of Heritage Impact*, comprised in the *NSW Heritage Manual*.²

1.3.1 Archaeological potential

The archaeological potential of the study area is presented in terms of the likelihood of the presence of archaeological remains considering the land use history and previous impacts at the study area. This is presented using the following grades of archaeological potential:

- **Nil:** No evidence of historical development or use, or where previous impacts would have removed all archaeological potential;
- **Nil-Low:** Low intensity historical activity, such as grazing, with little to no archaeological 'signature' expected, or where previous impacts were extensive, such as considerable bulk excavation and other earthwork activities such as grading;
- **Low:** Research indicates little historical development, or where there have been substantial previous impacts, disturbance and truncation in locations where some archaeological remains such as deep subsurface features may survive;
- **Moderate:** Analysis demonstrates known historical development and some previous impacts, but it is likely that archaeological remains survive with some localised truncation and disturbance; and
- **High:** Evidence of multiple phases of historical development and structures with minimal or localised twentieth century development impacts, and it is likely the archaeological resource would be largely intact.

1.3.2 Archaeological significance

The *NSW Heritage Manual* provides the framework for the significance assessment of the study area. These guidelines incorporate the aspects of cultural heritage value identified in the *Burra Charter* (Australia ICOMOS 2013). The Heritage Council also issued the 1996 *Archaeological Assessment Guidelines*³ and the Heritage Branch (now Heritage NSW, DPC) issued the 2009 *Assessing Significance for Historical Archaeological Sites and 'Relics'*.⁴ The assessment of historical archaeological sites requires a specialised framework in order to consider the range of values of an archaeological site.

Heritage significance is assessed in accordance with the criteria outlined in the significance assessment guidelines provided by Heritage NSW, DPC. The criteria specified by the guidelines encompass the four values identified in the *Burra Charter*; historical significance, aesthetic significance, scientific significance and social significance; and also consider representativeness and

² Heritage Office and Department of Urban Affairs and Planning, "Statements of Heritage Impact," 2002, <https://www.heritage.nsw.gov.au/assets/Uploads/a-z-publications/s-u/Statements-of-Heritage-Impact.pdf>.

³ NSW Heritage Council, "Archaeological Assessment Guidelines," in *NSW Heritage Manual* (New South Wales: Heritage Office, 1996).

⁴ NSW Heritage Branch, *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Parramatta: NSW Heritage Branch, Department of Planning, 2009).

rarity values (Table 2). The heritage assessment guidelines also include two thresholds (State or local) for assessing the relative level of significance of heritage items.

Table 2. NSW heritage significance assessment criteria

Criterion	Explanation
A) Historical Significance	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)
B) Associative Significance	An item has a 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)
C) Aesthetic Significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in the local area)
D) Social Significance	An item has a strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons
E) Research Potential	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or cultural or natural history of the local area)
F) Rarity	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)
G) Representativeness	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)

1.3.3 Limitations

This HIA has been prepared to assess potential non-Aboriginal heritage impacts only. This report does not provide an assessment for Aboriginal heritage. An assessment of Aboriginal cultural heritage within the study area is compiled in the ACHAR for the project, also prepared by Artefact.⁵

1.4 Planning Pathway

The SSP rezoning investigation will be carried out in accordance with study requirements issued by the NSW DPIE in May 2020. This report has been prepared in support of the SSP investigations in accordance with these study requirements. The proposed SSP rezoning and SSP investigation will be assessed and determined by the Minister pursuant to Part 3 of the *Environmental Planning and Assessment Act* (EP&A Act) 1979.

The EP&A Act establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development. This includes impacts on cultural heritage items and places as well as archaeological sites and deposits.

⁵ Artefact, 2020. DRAFT *Cherrybrook Station Government Land (SSP) Aboriginal Cultural Heritage Assessment Report*. Report to Landcom.

The Study Requirements for Aboriginal and Non-Aboriginal Heritage, and where they have been addressed, are included in Table 3.

Table 3. Fulfillment of heritage study requirements in this report

Requirement	Where addressed
<i>7.1 Provide a desktop study for Indigenous and European Heritage (including previous studies commissioned by Landcom) that identifies and describes the heritage values that exist within and surrounding the site.</i>	Throughout HIA (Section 2.0 and Section 4.0) and ACHAR.
<i>7.2. This should include a desktop review of the possible existence or record of any archaeological material and sites (both Indigenous and European) on or immediately adjacent to the SSP site that may require an archaeological assessment to be undertaken at future development stages.</i>	Throughout HIA (Section 5.0) and ACHAR
<i>7.3 In preparing the Indigenous Heritage Study, the Hornsby Aboriginal and Torres Strait Island Consultative Committee (HATSICC) should also be consulted. Where Indigenous cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the <u>Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)</u>.</i>	Please consult ACHAR for the Project.
<i>7.4 In preparing the European heritage study, consultation is also required with the Hornsby Heritage Advisory Committee (HAC).</i>	Section 7.0 of this report
<i>This study where applicable shall provide management recommendations and interpretation opportunities for any Indigenous and European heritage and archaeological sites, including development and control provisions if required, to guide future development of the site to ensure any identified heritage significance is retained and enhanced.</i>	Management recommendations for European heritage are provided in Sections 6.3 and 6.4 of this report. Recommendations for European heritage interpretation is included in Section 6.3 of this report. Recommendations for management of Aboriginal heritage are included in Section 7 of the project ACHAR. ⁶

1.5 Authorship

This report was prepared by Sarah Hawkins (Heritage Consultant) with management input and review from Michael Lever (Senior Heritage Consultant) and Dr Sandra Wallace (Director).

⁶ Artefact Heritage. 2020. Cherrybrook Station Government Land (SSP). Aboriginal Cultural Heritage Assessment Report. Report to Landcom.

2.0 STATUTORY CONTEXT

2.1 Introduction

There are several items of State and Commonwealth legislation that are relevant to the current study. A summary of these Acts and the potential legislative implications are provided below.

Heritage listed items within and in the vicinity of the study area were identified through a search of the following relevant state and federal statutory and non-statutory heritage registers:

- World Heritage List (WHL)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- State Heritage Register (SHR)
- Section 170 Heritage and Conservation Registers (s170)
- Hornsby Local Environmental Plan (LEP) 2013
- The Hills LEP 2019
- NSW State Heritage Inventory (SHI) Database
- Register of the National Estate (RNE)

Items listed on these registers have been previously assessed against the NSW Heritage Assessment guidelines. Statements of heritage significance, based on the NSW Heritage Assessment guidelines, as they appear in relevant heritage inventory sheets and documents, are provided in this assessment.

2.2 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legislative framework for the protection and management of matters of national environmental significance, that is, flora, fauna, ecological communities and heritage places of national and international importance. Heritage items are protected through their inscription on the WHL, NHL or the CHL.

The EPBC Act stipulates that a person who has proposed an action that will or is likely to have; a significant impact on a World, National or Commonwealth heritage site must refer the action to the Minister for the Environment (hereafter the Minister). The Minister would then determine if the action requires approval under the EPBC Act. If approval is required, an environmental assessment would need to be prepared. The Minister would approve or decline the action based on this assessment.

There are no items within or in the vicinity of the study area listed on the WHL, NHL or CHL.

2.3 NSW Heritage Act 1977

The NSW *Heritage Act 1977* (Heritage Act) is the primary piece of legislation affording protection to heritage items (natural and cultural) in NSW. Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant. Significance is based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items can be listed on the NSW SHR and are given automatic protection under the Heritage Act against any activities that may damage an item or affect

its heritage significance. The Heritage Act also protects 'relics', which can include archaeological material, features and deposits.

Under the Heritage Act, all government agencies are required to identify, conserve and manage heritage items in the ownership or control. Section 170 of the Act requires all government agencies to maintain a Heritage and Conservation Register that lists all heritage assets and an assessment of the significance of each asset. They must also ensure that all items inscribed on its list are maintained with due diligence in accordance with State Owned Management Principles approved by the Government on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of items and are based on NSW heritage legislation and guidelines.

2.3.1 Relics provisions

The Heritage Act also provides protection for 'relics', which includes archaeological material or deposits. According to Section 139 (Division 9: Section 139, 140-146)

- (1) A person must not disturb or excavate any land knowingly or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, damaged or destroyed unless the disturbance is carried out in accordance with an excavation permit.
- (2) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.
- (3) This section does not apply to a relic that is subject to an interim heritage order made by the Minister or a listing on the State Heritage Register.
- (4) The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following:
 - (a) Any relic of a specified kind or description
 - (b) Any disturbance or excavation of a specified kind or description
 - (c) Any disturbance or excavation of land in a specified location or having specified features or attributes,
 - (d) Any disturbance or excavation of land in respect of which an archaeological assessment approved by the Heritage Council indicates that there is little likelihood of there being any relics in the land.

Section 4(1) of the Heritage Act (as amended in 2009) defines a relic as:

Any deposit, artefact, object or material evidence that: relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and is of State or local heritage significance.

A relic has been further defined as:

Relevant case law and the general principles of statutory interpretation strongly indicate that a 'relic' is properly regarded as an object or chattel. A relic can, in

some circumstances, become part of the land be regarded as a fixture (a chattel that becomes permanently affixed to land).⁷

Excavation permits are issued by the Heritage Council of NSW, or its delegate, under Section 140 of the Heritage Act for relics not within an SHR curtilage or under Section 60 for significant archaeological remains within an SHR curtilage. An application for an excavation permit must be supported by an Archaeological Research Design and Archaeological Assessment prepared in accordance with the Heritage NSW archaeological guidelines. Minor works that will have a minimal impact on archaeological relics may be granted an exception under Section 139 (4) or an exemption under Section 57 (2) of the Heritage Act.

2.3.2 Works

The Heritage Act defines 'works' as being in a separate category to archaeological 'relics'. 'Works' refer to remnants of historical structures which are not associated with artefactual material that may possess research value. 'Works' may be buried, and therefore archaeological in nature, however, exposure of a 'work' does not require approved archaeological excavation permits under the Act.

The following examples of remnant structures have been considered to be 'works' by the NSW Heritage Council:

- Former road surfaces or pavement and kerbing.
- Evidence of former drainage infrastructure, where there are no historical artefacts in association with the item.
- Building footings associated with former infrastructure facilities, where there are no historical artefacts in association with the item.
- Evidence of former rail track, sleepers or ballast.
- Evidence of former rail platforms and former platform copings.

Where buried remnants of historical structures are located in association with historical artefacts in controlled stratigraphic contexts (such as intact historic glass, ceramic or bone artefacts), which have the potential to inform research questions regarding the history of a site, the above items may not be characterised as 'works' and may be considered to be 'relics'. The classification of archaeological remains as a 'work' therefore is contingent on the predicted remains being associated with historical structures as well as there being no prediction of the recovery of intact artefactual deposits which may be of research interest.

2.3.3 The State Heritage Register

The SHR was established under Section 22 of the Heritage Act and is a list of places and objects of particular importance to the people of NSW, including archaeological sites. The SHR is administered by Heritage NSW, DPC and includes a diverse range of over 1,500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

To carry out activities within the curtilage of an item listed on the SHR, approval must be gained from the Heritage Council by securing a Section 60 permit. In some circumstances, under Section 57(2) of the Heritage Act, a Section 60 permit may not be required if works are undertaken in accordance with the Heritage Council document *Standard Exemptions for Works Requiring Heritage Council Approval*

⁷ NSW Heritage Branch.

or in accordance with agency specific exemptions.⁸ This includes works that are only minor in nature and will have minimal impact on the heritage significance of the place.

There are no items within or in the vicinity of the study area listed on the SHR.

2.3.4 Section 170 registers

Under the Heritage Act all government agencies are required to identify, conserve and manage heritage items in their ownership or control. Section 170 (s170) requires all government agencies to maintain a Heritage and Conservation Register that lists all heritage assets and an assessment of the significance of each asset. They must also ensure that all items inscribed on its list are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Government on advice of the Heritage Council. These principles serve to protect and conserve the heritage significance of items and are based on NSW heritage legislation and guidelines.

There are no items listed on s170 heritage and conservation registers within the study area.

2.4 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The SSP rezoning proposal can be determined under Part 3 of the EP&A Act.

The EP&A Act also requires that local governments prepare planning instruments (such as LEPs and Development Control Plans [DCPs]) in accordance with the EP&A Act to provide guidance on the level of environmental assessment required. The current study area falls within the boundaries of the Hornsby LGA. Schedule 5 of The Hills LEP 2019 and the Hornsby Shire LEP 2013 include a list of items/sites of heritage significance within the Hornsby LGA.

There are no LEP listed items within the study area.

There are two items listed on the Hornsby LEP 2013 within the vicinity of the study area:

- House, listed as item 302
- Inala School (original house), listed as item 303

There are two items listed on The Hills LEP 2019 within the vicinity of the study area:

- Glenhope, listed as item I197
- Dunrath, listed as item I198

⁸ Heritage Council of New South Wales, "Standard Exemptions For Works Requiring Heritage Council Approval" (Heritage Branch, Department of Planning, 2009), <https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf>.

2.5 Non-Statutory registers

2.5.1 Register of the National Estate

The RNE is a list of natural, Aboriginal and historic heritage places throughout Australia. It was originally established under the Australian Heritage Commission Act 1975. Under the Act, the Australian Heritage Commission entered more than 13,000 places on the register. Following amendments to the Australian Heritage Council Act 2003, the RNE was frozen on 19 February 2007 and ceased to be a statutory register in February 2012. The RNE is now maintained on a non-statutory basis as a publicly available archive and education resource.

There is one item listed on the RNE within the vicinity of the study area:

- Glenhope (Place ID: 14095)

2.6 Summary of heritage listings

A summary of heritage items within and in vicinity to the study area is provided in Table 4. The curtilages of these heritage items are illustrated in Figure 2.

Table 4. Summary of heritage items

Item	Address	Significance	Listing	Distance from study area	Within study area / vicinity / outside
House	150 Castle Hill Road, Cherrybrook	Local	Hornsby LEP 2013 I302	200m	Outside
Inala School (original house)	160-8 Castle Hill Road, Cherrybrook	Local	Hornsby LEP 2013 I303	7m	Within vicinity of study area
Glenhope	113 Castle Hill Road, West Pennant Hills	Local	The Hills LEP 2019 I197 RNE 14095	30m	Within vicinity of study area
Dunrath	139 Castle Hill Road, West Pennant Hills	Local	The Hills LEP 2019 I198	150m	Outside

Figure 4: Heritage items in the vicinity of the study area



Source: C:\Users\SHawkins\Documents\Cherrybrook\Artefact\GIS Template (with Heritage layers).qpg

 **Heritage Curtilages**
19111 Cherrybrook Precinct
LGA: Hornsby and The Hills

Scale: 1:5500
Size: A4
Date: 09-07-2020

0 100 200 m



3.0 HISTORICAL BACKGROUND

3.1 Introduction

This section of the report provides a general historical overview of the study area, including the historical context of the region and a brief history of land use within the study area. For information regarding the Aboriginal cultural heritage and history of the study area, please consult the accompanying ACHAR for the Project.⁹

3.2 Early settlement

3.2.1 Castle Hill and Government Grounds (1788-1815)

The land around the study area was initially part of a 34,539 acre area known as the Government Grounds, which had been reserved by the colonial Government.¹⁰ Government Grounds encompassed much of the present day suburb of Castle Hill and extended as far north as Glenorie and Dural. An extensive Government Common of 5,830 acres was also established along the road to Castle Hill, which led up to the Government Farm and now forms part of the Old Northern Road (Figure 5). In an effort to revitalise public farming and aid the new colony in becoming self-sufficient, Governor King intended for the area to be used as a stock farm.

By 1802, 300 convicts were stationed at the Government Grounds to clear the land for agricultural use. By 1803 the convicts had cleared 300 acres and by 1804 a further 400 acres had been cleared. A stone barracks was also constructed to house the convicts. Cultivation in the area initially proved productive, with King writing to Sir Joseph Banks “the country and soil is well adapted for cultivation and grazing and extends equally as well as far as the Hawkesbury.”¹¹ At the height of production in 1807 the farm included 150 acres of wheat, 16 acres of barley and 212 acres of maize. Additional areas were used for grape vines, however their cultivation ultimately proved unsuccessful.

Despite the initial success the farm quickly ran into problems. From 1805 severe attacks of rust affected crops and by 1809 the total cultivated area had declined to 100 acres. The farm was no longer financially viable and was closed by Governor Macquarie in 1811. The remaining lands of the Government Grounds remained under the control of the Government however were unoccupied,¹² until 1815, when the Government released portions of the land to settlers as Crown Grants.

The first free settler at Castle Hill was Baron de Clambe, a noble-born Frenchman who arrived in NSW in 1801 and selected land within the Government Grounds. De Clambe’s 114-acre farm was known as The Hermitage and included 11.5 acres of wheat and a 3 acre garden with fruit trees and vegetables. His house was robbed during the minor convict outbreak of 1803 and again in 1804 during the major convict outbreak. The second outbreak saw 400 convicts battle the NSW Corps in the first colonial battle in Australian history, now known as the Battle of Vinegar Hill. Following his death in 1804 De Clambe’s land reverted to Government ownership. Following the closure of the Government Grounds, De Clambe’s barn was converted into a convict asylum, where it remained in use until 1826.¹³

⁹ Artefact Heritage. “Draft Cherrybrook Station Government Land (SSP) – Aboriginal Heritage Assessment.” 2020. Report for Landcom.

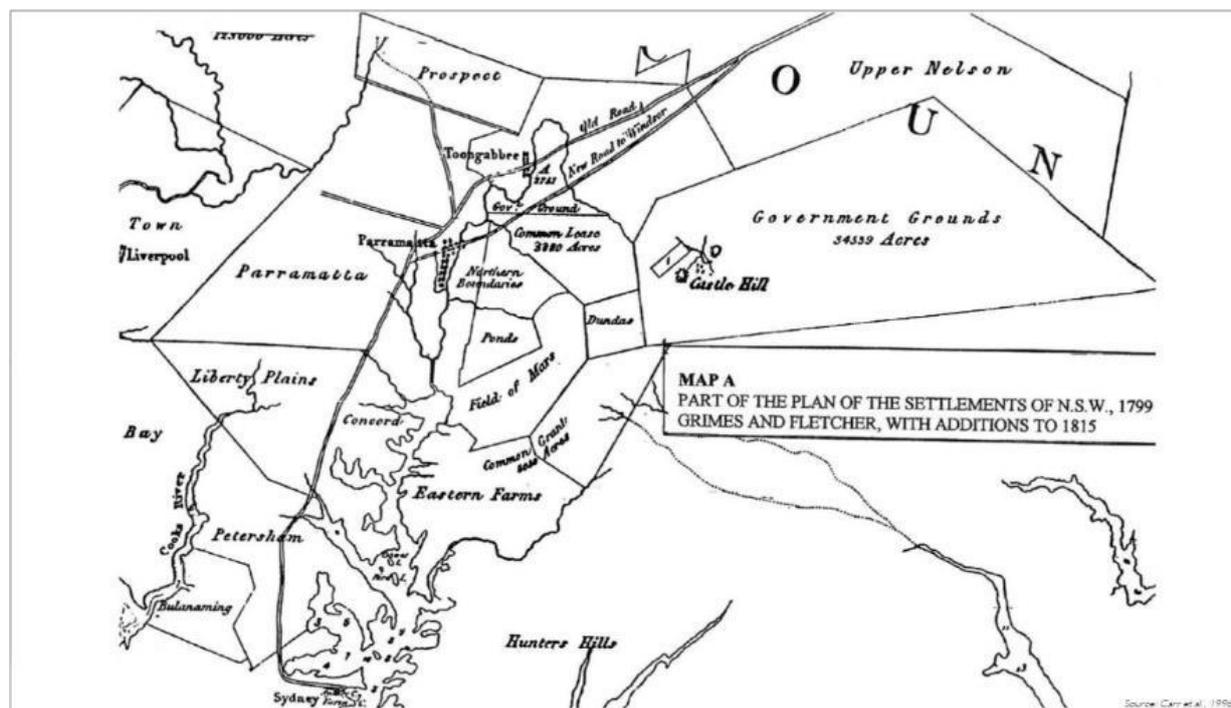
¹⁰ H. Carr et al., *Settlement of Baulkham Hills and Castle Hill Townships 1791-1997* (Sydney: Hills District Historical Society, 1997).

¹¹ Jervis 1978.

¹² Neil 1992.

¹³ Carr et al.

Figure 5. Part of the plan of the settlements of NSW, 1799. Source: Grimes and Fletcher



3.2.2 Land grants and orcharding (1815-1890s)

Following the Government's release of the Government Grounds to settlers, the land was quickly taken up. The first land grant in the area was taken by John Williamjohn in 1818 and included 60 acres (Figure 6). His grant was bounded on each side by grants belonging to Eleanor Kilpack (60 acres), John Powell (60 acres), James Cook (35 acres) and Charles Franks (40 acres). The boundaries of grants in this area remained static until the late 1800s. By 1823 most of the Government farmland was occupied and primarily used for farming. Many of the farms were small in size, ranging from 50 to 150 acres, and few became wealthy. The 1851 Census records the Parish of Castle Hill as having a population of 436 people, with 87 houses constructed.

Agriculture in the region initially relied on the production of wheat and maize, with sheep flocks raised for their meat and wool. These crops were affected by frequent attacks of rust and blight. Wheat was sent to the Darling Mills at North Parramatta to be ground, following its establishment in 1825.

In 1807 the pioneer George Sutton grew what he claimed to be the first batch of oranges in the colony. Following his success, many other settlers turned to orcharding and learnt that the rich loamy soil of the area was particularly suited to the cultivation of citrus, nectarine, and peach trees. Joseph Harrison, another settler in the area, established an extensive 65-acre orchard at his estate, Cherrybrook. Harrison's orchard included peaches, apricots, pears, plums, and citrus trees.¹⁴ The farm later became a dairy, however retained its name and became the namesake for the suburb.

Subdivisions during this period were relatively infrequent and the cadastral boundaries of land grants largely remained static. Subdivisions typically saw substantial land parcels divided up amongst family members, rather than going to sale or auction to various individuals. In the late 1800s subdivisions had become more frequent, increasing as investors became interested in the fruit growing in the area. Smaller subdivided land parcels were primarily concentrated around Pennant Hills Road, which had remained the only major roadway in the area. Williamjohn and Kilpatrick's land grants were

¹⁴ Jervis 1978.

purchased by Robert Milson in 1874, a farmer from Castle Hill. Milson also owned a neighbouring 100-acre property and consolidated the three grants into one lot, which he then subdivided.

Figure 6. Map of the Parish of South Colah, 1883. Source: Historic Land Records Viewer (HLRV)



3.2.3 Increased subdivision and early modern development (1890s-1960s)

The late 1800s and early 1900s saw several changes within the Cherrybrook area. The prosperity of the fruit-growing industry attracted property investors. Subsequently, subdivisions sold smaller residential allotments and reserved larger land parcels for orchards. By the 1890s Castle Hill included numerous orchards, model farms and houses,¹⁵ and neighbouring Pennant Hills was described as “one of the most charming and salubrious fruit-growing districts of the county of Cumberland.”¹⁶

To facilitate the more extensive subdivision occurring, roads were constructed off Pennant Hills Road, which was renamed Castle Hill Road (in the area). New roads included Franklin Road and Robert Road, which led off Pennant Hills Road to the Ridlington Estate Subdivision (Figure 7). While smaller lots were concentrated around the main roadways, the introduction of new roads allowed for smaller

¹⁵ Jeans 1901.

¹⁶ The Town and Country Journal 1902, 27.

lots to be subdivided. This saw the number of houses away from Castle Hill Road increase. To accommodate the quantity of fruit exports, a tramway was constructed between Baulkham Hills and Parramatta in 1902 and followed the road alignment. The tramway was extended and converted into a railway, although it was permanently closed in 1932.

Aerial imagery of the study area from 1928 shows that the area was rural in nature and used largely for orcharding. Small areas of cleared land were present, and two buildings are located on Franklin Road at the south east corner of the study area. By 1947, an aerial image shows that the area was cleared of orchards and was now being used for paddocks (Figure 8). Several structures were present in this imagery at the western edge of the study area, appearing to be agricultural in nature.

Greater transport connections and increasing prosperity in the area saw the development of several large houses, often referred to as country retreats. These estates were typically built along major ridgelines to take advantage of impressive views over the surrounding area. Several of these houses, including Glenhope and Dunrath, were constructed on Castle Hill Road. Despite some increased subdivision in the 1940s and 1950s, the area remained rural and many landowners lived elsewhere, using their land for orchards only.

Figure 7. Ridlington Estate subdivision, showing study area (red) and 50m zone (blue), 1928.
Source: The Hills Library

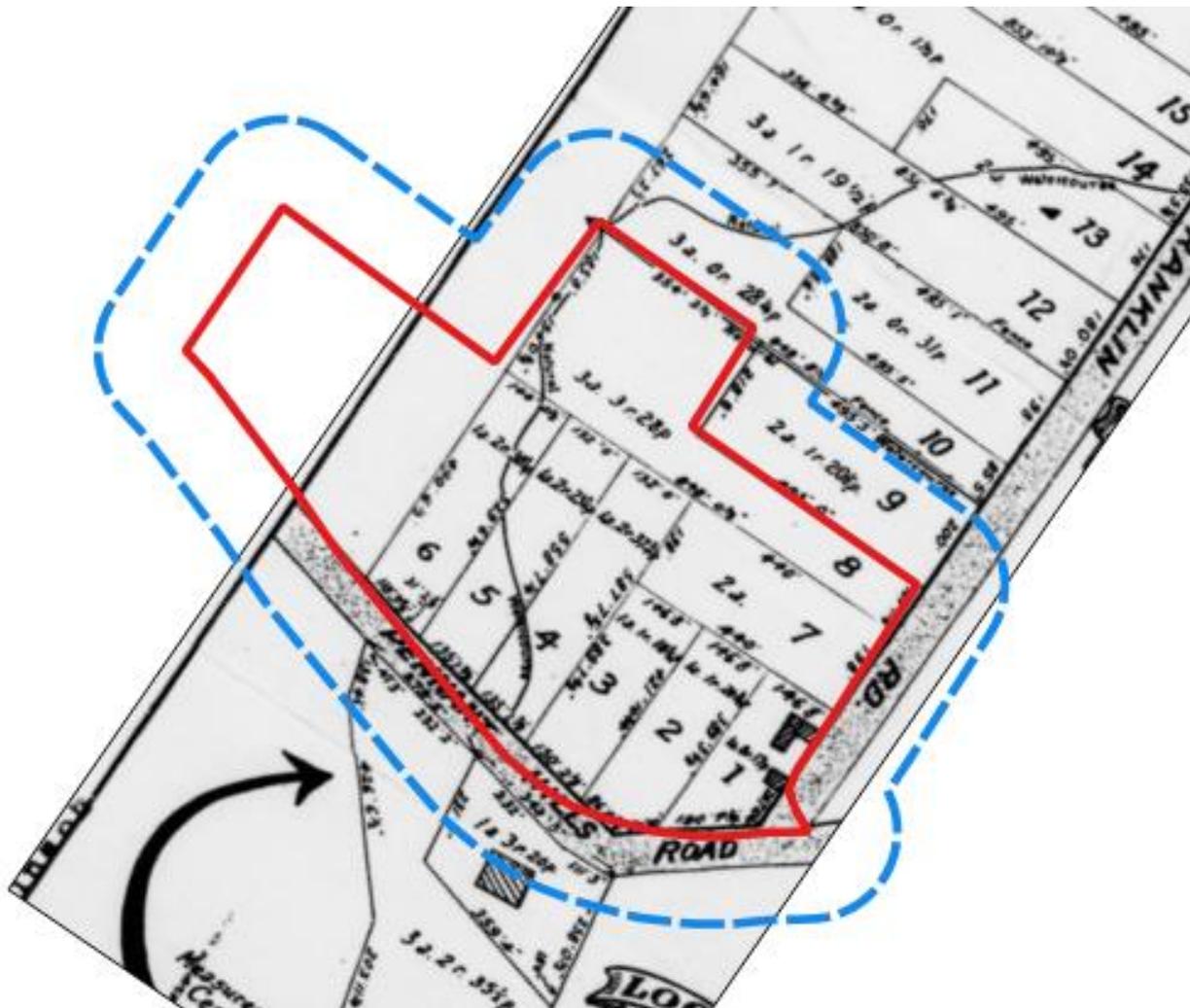
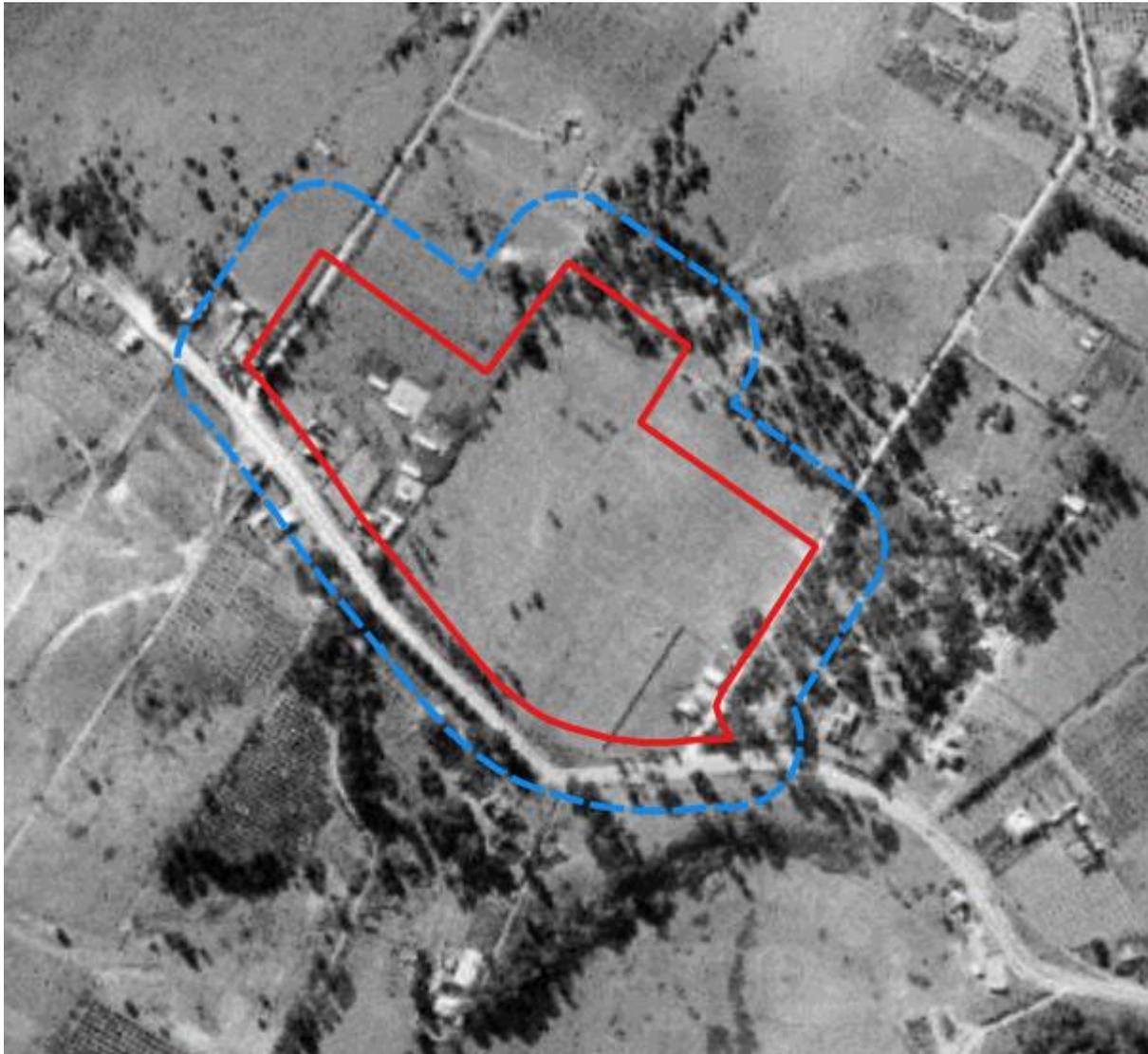


Figure 8. Cherrybrook area, 1943. Study area in red, 50m zone in blue. Source: SixMaps



3.2.4 Modern development (1960s-present)

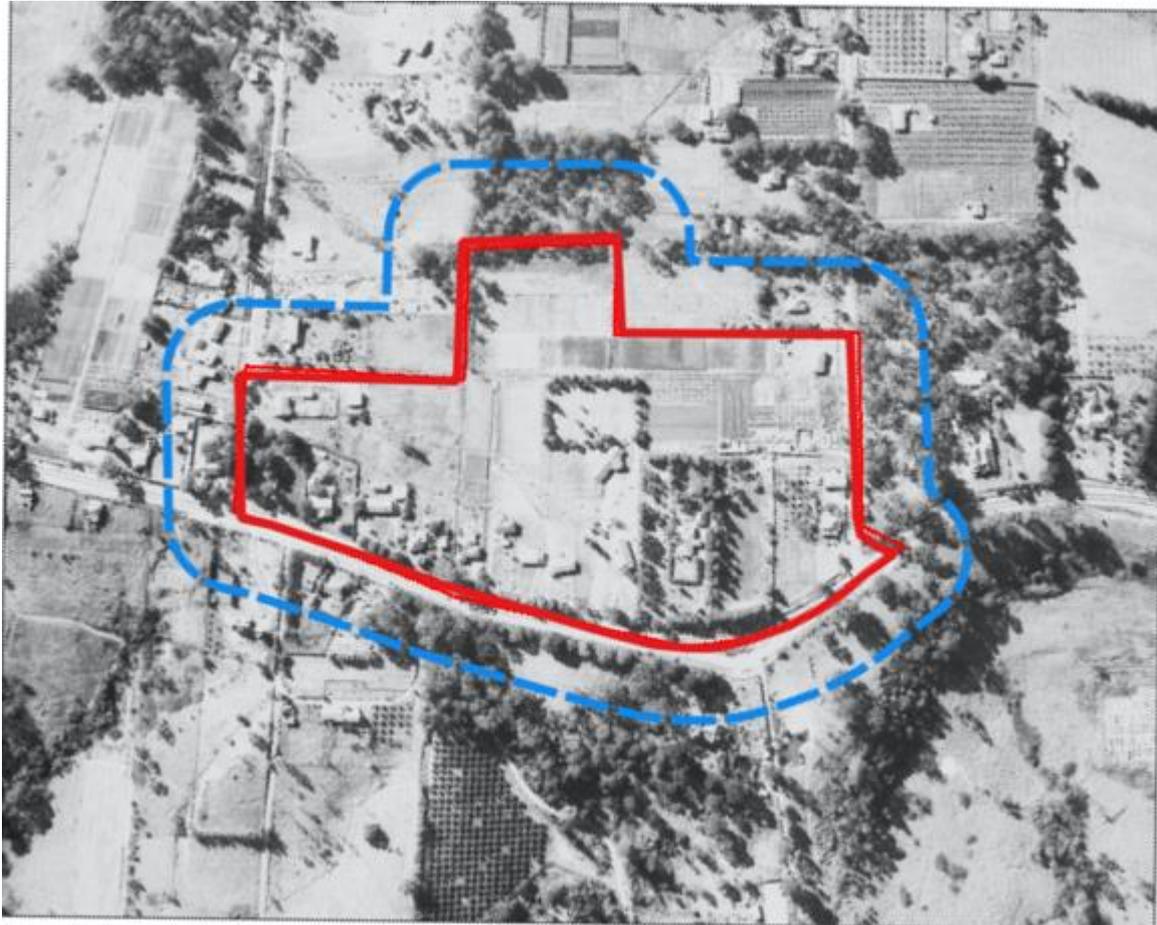
Rural land use of the study area continued throughout the 1950s and early 1960s, although many orchards had closed by this time as they were no longer financially viable. In 1959 Cherrybrook was subdivided and became the first home village in Sydney. This resulted in the clearance of large areas of bushland and the construction of exhibition homes with landscaping. The region was subsequently opened to residential and commercial growth, although the majority of urban development did not occur until the mid- to late-1970s.

In this phase further subdivision occurred within the study area and some housing development began to occur. Historical imagery from 1961 shows that houses in the area were still largely located on Castle Hill Road and Franklin Road, with much of the centre and northern portions of the study area remaining rural (Figure 9).

The Sydney Region Outline Plan was established in 1968 to plan for an increasing population, and recommended the construction of new urban developments west of the Elouera Natural Bushland Reserve. Land was reserved for the establishment of the new suburb of Cherrybrook in 1975. The first land was released in 1978 and within ten years approximately 2,400 houses had been

constructed, in addition to infrastructure such as roadways.¹⁷ Further subdivision and residential development in the study area did not occur until the 1990s. By the early 2000s, Cherrybrook had been urbanised and much of the modern suburban areas common today had been developed to accommodate the increasing population. In 2010 much of the north portion of the study area remained undeveloped.

Figure 9. Cherrybrook, 1961 aerial imagery with study area (red) and buffer (blue). Source: LPI



¹⁷ Rowland, 2008.

4.0 HERITAGE SIGNIFICANCE

4.1 Introduction

There are no listed built heritage items within the study area.

This section identifies the built heritage items within or in the vicinity of the study area. It identifies listed and unlisted heritage items, assesses their significance and identifies their heritage curtilage.

There are two listed items within 50m of the study area and two listed items within the vicinity of the study area but further than 50m.

4.2 House (Hornsby LEP 2013 I302)

4.2.1 Listing information

'House' is listed on the Hornsby LEP 2013 as Item 302. 'House' is located within the vicinity of the study area, approximately 150m west of the study area.

4.2.2 Description

Little information regarding the history of this structure is available. It was likely built c1930 with aerial photos suggesting that the original owners grew orchards on the property. The land was originally part of the 45 acres belonging to Charles Franks, and the house was likely constructed following subdivision of the land into smaller lots of farmland and orchards. Following further subdivisions after the 1960s, the orchards around the building were cleared and used for housing space.

The item consists of a single Inter-War Georgian Revival designed house (Figure 10, Figure 11). The house is well proportioned with simple massing. The brick walls are laid in stretcher bond. It features a symmetrical facade with hipped terracotta tiled roof, a veranda across the most of the front which is recessed under the main roof, and slender rounded columns which are in pairs. The detailing of the house is generally restrained and is in keeping with the style.

A garage like structure has been added to the eastern side of the house, however it features the same design and stretcher bond bricks (Figure 12). There are gardens at the front of the house and along the western fence, and there is a row of pine trees along the eastern fence (Figure 13, Figure 14). The original walkway entrance still appears to be present at the entrance to the property.

The house is located towards the back of the property, which drops away from Castle Hill Road. Views to the east, west and partially to the north are obscured by a screen of vegetation (Figure 15).

Figure 10: North view of the House from Castle Hill Road.



Figure 11: North view of the front of the House.



Figure 12: North view of the eastern add on.



Figure 13: View of the garden along the west fence.



Figure 14: View of the pine trees along the east fence.



Figure 15: South view towards the road from the front of the house.



4.2.3 Significance assessment

The significance assessment for 'House' is compiled in Table 5.

Table 5. Significance assessment for House

Criterion	Description
A – Historical Significance	<p>The house was built in c1930 following a phase of subdivision of earlier larger estates. Improved transport links and motor transport facilitated subdivision sales. The house was built during the inter-war years and is associated with the early-mid twentieth century historical development of orcharding which the area became known for.</p> <p>The item has local significance under this criterion.</p>
B – Associative Significance	<p>There are no known associations with prominent members of the local community.</p> <p>The item does not have significance under this criterion.</p>
C – Aesthetic or Technical Significance	<p>The house is a good example of an Inter-War Georgian Revival residential architectural design. The house is also in excellent condition (external inspection only).</p> <p>The item has local significance under this criterion.</p>
D – Social Significance	<p>Community consultation has not been undertaken for this assessment. It is not considered likely that the item holds any particular social significance.</p> <p>The item does not have significance under this criterion.</p>
E – Research Potential	<p>The physical attributes and building techniques of the house are not considered to have any research potential. Information about this architectural style and building techniques and materials are readily available in other historical or documentary sources. The item is unlikely to include archaeological resources with research potential.</p> <p>The item does not have significance under this criterion.</p>
F - Rarity	<p>Houses dating to the Inter-War period and of this architectural style are uncommon in the local area. It is a rare surviving example.</p> <p>The item has local significance under this criterion.</p>
G - Representative	<p>The house is not part of a particular group of houses in the local area.</p> <p>The item does not have significance under this criterion.</p>

4.2.4 Statement of significance

The following statement of significance for 'House' has been extracted from the State Heritage Inventory entry for the item:

Good example of an Inter-War Georgian Revival design, uncommon in the Shire. One of the few pre-War houses built in this area. In excellent condition. Local significance.

4.2.5 Views

The setting a context of the item has been previously impacted by the presence of a major road, Castle Hill Road, and modern residential development in close proximity to the item. The house is visible from Castle Hill Road, enabling the public to view the item. There are no identified significant

views to or from the item, however views from the public accessible areas on Castle Hill Road to the House should be preserved.

4.2.6 Significance grading of elements

The original house is the primary element of the item and is of high significance.

The brick garage structure is not an original element, however, was constructed in a sympathetic style and is consistent with the style of the original house. The garage is of medium significance.

The front lawn and gardens have likely been altered over time, however the landscaping retains elements reflective of the original setting, including the original entryway. The landscaping is of medium significance.

The gravel driveway is a modern element and does not reflect the original setting of the item. The driveway is of low significance. The significance gradings of elements are illustrated in Figure 16.

Figure 16. Significance grading of elements at 'House'



4.3 Inala School (Original House)

4.3.1 Listing information

Inala School is listed on the Hornsby LEP 2013 as Item 303. Inala School is located within the vicinity of the study area, approximately 7m east of the study area.

4.3.2 Description

In 1891, a fruit merchant named Joseph Hopkins purchased some lands along the west side of Franklin Road. He later acquired land on the east side of Franklin Road. It was on eastern land that Hopkins built a brick cottage called Ridlington in 1895. The cottage was recorded to have featured nine rooms, through passage, kitchen, bathroom, laundry, pantries, a basement cellar, veranda (back and front) and outbuildings at the rear. Following Hopkins death in 1911 his estate and the cottage were transferred to his wife Rosa. In 1958, Ridlington was reopened by Dr Hans Joachim Pohl and his wife Kyra as Inala School, to be used for special education. Operating under the teachings of Rudolf Steiner, Inala provided the first school and home for children in need of special care in Australia. It continued in this capacity until 2005.

The site features a group of buildings including the original house. The original main building fronting Castle Hill Road is an example of a Federation Bungalow and is constructed with Flemish bond walls (Figure 17). The original house features a complex hipped roof with two gables to the main façade, tall rendered chimneys with decorative pots, and a roof which continues over the veranda and which returns to side. The windows feature timber shutters with brick arches above them.

The original house features a number of modifications. Minor modifications consist of features such as air conditioning, drainpipes and modern lighting. More significant modifications include the installation of an access ramp to the front entrance of the building, and the modification of part of the eastern wall to form a door and window (Figure 18). A substantial brick service wing has been added to the north end of original house (Figure 19). The service wing has been coated with a white render, and features castellations along the roof. The centre of the service wing features a raised tiled veranda, covered by a corrugated iron and glass gabled roof with curved sides. A brick and weatherboard extension has been added to the northeast and southeast corners of the original house (Figure 20, Figure 21). Although they feature some sympathetic elements, the weatherboard, non-shuttered windows and stretcher bond walls do not match. They do match the main office building however, suggesting that it was likely built around the same time. Historical aerials suggest that the service wing was added to the original house prior to 1928, while the two eastern extensions and the main office building were constructed after 1961. An 1895 well is located at the north eastern corner of the building, however it has been sealed shut and the visible section is a reconstruction (Figure 22).

To the west of the original house is the partially bituminised carpark, which features several large old growth eucalyptus trees. Views of Franklin Road are fairly obscured by the trees and vegetation. The north of the original house looks out onto a wooded area with a section of lawn and a group of modern buildings (Figure 23). The east of the house looks towards the main office building, with a screen of trees past this. The south of the house (the front of the building) looks onto Castle Hill Road, with a small amount of vegetation and trees along the fence (Figure 24).

Figure 17: North view of the front of the original house.



Figure 18: View of the modified wall (right side) on the east side of the original house.



Figure 19: South view of the service wing extension.



Figure 20: Northeast brick and weatherboard extension.



Figure 21: North view of the southeast brick and weatherboard extension.



Figure 22: East view of the reconstructed 1895 well.



Figure 23: West view towards Franklin Road.



Figure 24: South view towards Castle Hill Road.



4.3.3 Significance assessment

The significance assessment for Inala School is provided in Table 6.

Table 6. Significance assessment of Inala School

Criterion	Description
A – Historical Significance	<p>Ridlington (later to become Inala School) was one of the first residences built in the area. It was part of the historical development of this area into large estates in the later nineteenth century. The additions, modifications and change of use of the property also reflect the changes brought about by subdivision and residential development in the surrounding area. The Inala School phase is also important in the historical development of special needs care and Steiner education.</p> <p>Inala School (original house) has local significance under this criterion.</p>
B – Associative Significance	<p>The original Ridlington house is associated with the Hopkins family who built the house in 1895. Joseph Hopkins was a well-known fruit grower within the local community who owned a sizeable portion of land in the region.</p> <p>Inala School (original house) has local significance under this criterion.</p>
C – Aesthetic or Technical Significance	<p>Inala School (original house) is a good example of a large, early Federation style house, with some elegant features such as the chimney and gablets. However, some unsympathetic modifications and additions within the property grounds impact the setting and partially detract from its significance.</p> <p>Inala School (original house) has local significance under this criterion.</p>
D – Social Significance	<p>The original Ridlington house became Inala School in the late 1950s. This is the first school and home for children in need of special care in Australia based on the insights of Rudolf Steiner.</p> <p>Inala School (original house) has local significance under this criterion.</p>
E – Research Potential	<p>Inala School (original house) is considered to have low research potential.</p> <p>The item does not have significance under this criterion.</p>
F - Rarity	<p>The original Ridlington house is an uncommon surviving example in the local area of a late nineteenth – early twentieth century rural house.</p>

Criterion	Description
	Inala School (original house) has local significance under this criterion.
G - Representative	The house is not part of a particular group of houses in the local area. The item does not have significance under this criterion.

4.3.4 Statement of significance

The following statement of significance for Inala School (Original House) is extracted from the State Heritage Inventory for the item:

Original main building is a good example of a large, early Federation style house. Elegant design with distinctive tall chimneys and pair of gablets. Integrity undermined by some unsympathetic modifications. Local significance.

4.3.5 Views

The setting and context of the item has been previously impacted by its location next to the major road of Castle Hill Road, and due to modern development adjacent to the item. Views to Inala are obstructed by mature native screening vegetation from both Franklin Road and Castle Hill Road. High voltage electricity wires carried on lattice steel transmission towers run along the western side of Franklin Road, in the study area and facing Inala. This represents a significant existing impact on the viewlines from Inala towards the study area.

4.3.6 Significance grading of elements

The original house is the primary element of the item and is of high significance. The gardens are associated with the original establishment of the property and continue to reflect the original landscaping and setting. The western and preserved elements of the gardens are also of high significance. A well is located on the grounds and originally dates to 1895, however the current above-ground fabric has been replaced and is modern. The well is of medium significance.

The original house features several later additions, including a service wing on the north, and brick and weatherboard wings on the east. The design of the service wing is not sympathetic with the design of the original house; however it is a relatively early addition to the property predating 1928. As a result, it reflects the development of the site and holds its own significance. The service wing is of medium significance.

The brick and weatherboard east wings are not sympathetic in design however is not visually intrusive and does not detract from the original house. These sections are associated with the transition of the house into its function as a school and therefore reflects the changing history of the building. The brick and weatherboard wings are of medium significance.

Modern elements, including modern buildings, the carpark, and remainder of the grounds, do not add to the value or significance of the item. These are elements of low significance. The significance gradings of elements are illustrated in Figure 25.

Figure 25. Significance gradings of elements at Inala School



4.4 Glenhope (The Hills LEP I197)

4.4.1 Listing information

Glenhope is listed on The Hills LEP 2019 as Item 197. Glenhope is located within the vicinity of the study area and is approximately 30m south of the study area.

4.4.2 Description

The following description is primarily taken from the RNE. A more comprehensive history and description of site can be found in the *Glenhope Conservation Management Plan* (July 2000).

Originally built c. 1895-96 for E. P. Heron, the house was purchased in 1912 by F Salisbury, a citrus orchardist. Following its construction, it remained in the Salisbury family for many years. The land to the south of the Glenhope was covered with orchards well into the 1970s.

Glenhope is a large two storey early Federation Queen Anne mansion, typically asymmetrical and constructed of tuck pointed red Flemish bond brick, with timber trim to the balcony, gables and joinery generally (Figure 26, Figure 27, Figure 28). It has a hipped and gabled terracotta tiled roof with half-timbered gable facades, tall chimneys and an octagonal turret. Coloured glass is used extensively in doors and windows. Internally many original features are intact, including wallpaper, matching frieze, paint finishes and carpet in the drawing room and stencilled paint frieze in the entry and stair lobby. Extensive efforts have been undertaken to ensure that the item is maintained as close to its original fabric as possible (Figure 29). Where necessary this has involved the removal of negative additions which have been added to the building over time.

While the grounds have been much reduced since 1895, many original landscaping features remain including a number of mature trees (firs, pines and palms). The house is surrounded by extensive lawns and gardens which are well kept (Figure 30, Figure 31). A sizeable pond is located to the southeast of the house.

Located on the crest of a ridge, the house commands extensive views from the south to the north-west (Figure 32). The north view towards Castle Hill Road is partially obscured by a screen of trees and vegetation (Figure 33). Views to the east and west of the house are obscured by a screen of trees and vegetation.

Figure 26: South view of the front of Glenhope.



Figure 27: North view of the back of Glenhope.



Figure 28: West view of Glenhope.



Figure 29: Maintenance work to the west side of the building.



Figure 30: Trees located along northern boundary of the property.



Figure 31: Extensive gardens found at the back of Glenhope.



Figure 32: View to the south from the back of the property.



Figure 33: North view towards Castle Hill Road.



4.4.3 Significance assessment

The following significance assessment for Glenhope, provided in Table 7, is adapted from the State Heritage Inventory and has been supplemented with additional discussion.

Table 7. Significance assessment for Glenhope

Criterion	Description
A – Historical Significance	<p>Glenhope was one of the first residences built in the area. It was part of the historical development of this area into large estates in the later nineteenth century. It is also associated with the development of the large ‘country retreats’ that were established along the Castle Hill Road ridgeline following the introduction of the tramway. The transition of the property away from orcharding reflects the changes brought about by mid twentieth century subdivision and residential development in the surrounding area.</p> <p>Glenhope has local significance under this criterion.</p>
B – Associative Significance	<p>The House is associated with the Heron family, who were well known within the local community. J. P. Heron built the House for his mother c1895-96. E. P. Heron lived in the house until her son built her a new house just down the hill.</p> <p>Glenhope has local significance under this criterion.</p>
C – Aesthetic or Technical Significance	<p>Glenhope is an excellent example of an intact early Federation Queen Anne mansion, which is rare in the area. Its retained internal finishes and details are representative of new interior decorating trends in the late nineteenth century. The outstanding setting of Glenhope is a rare survival in the area.</p> <p>Glenhope has local significance under this criterion.</p>
D – Social Significance	<p>Community consultation has not been undertaken for this assessment. It is not considered likely that the item holds any particular social significance.</p> <p>The item does not have significance under this criterion.</p>
E – Research Potential	<p>Further architectural analysis of Glenhope has the potential to provide information on emerging and changing decorating trends in the late nineteenth and early twentieth century.</p> <p>Glenhope has local significance under this criterion.</p>
F - Rarity	<p>Glenhope is an uncommon surviving example in the local area of the large ‘country retreats’ that were established along the Castle Hill Road ridgeline following the introduction of the tramway. This is enhanced by the site’s retention of much of its original grounds and setting.</p> <p>Glenhope has local significance under this criterion.</p>
G - Representative	<p>Glenhope is a representative example of the large ‘country retreats’ that were established along the Castle Hill Road ridgeline following the introduction of the tramway.</p> <p>Glenhope has local significance under this criterion.</p>

4.4.4 Statement of significance

The following statement of significance for Glenhope has been extracted from the Register of the National Estate:

Glenhope is an excellent, intact early Federation Queen Anne mansion which is characteristic of its type. It is particularly important for its retained internal finishes and details, which exhibit new trends in late nineteenth century interior decorating. Its prominent location, remnant garden features and mature trees give Glenhope an outstanding setting which is a rare survival in the area.

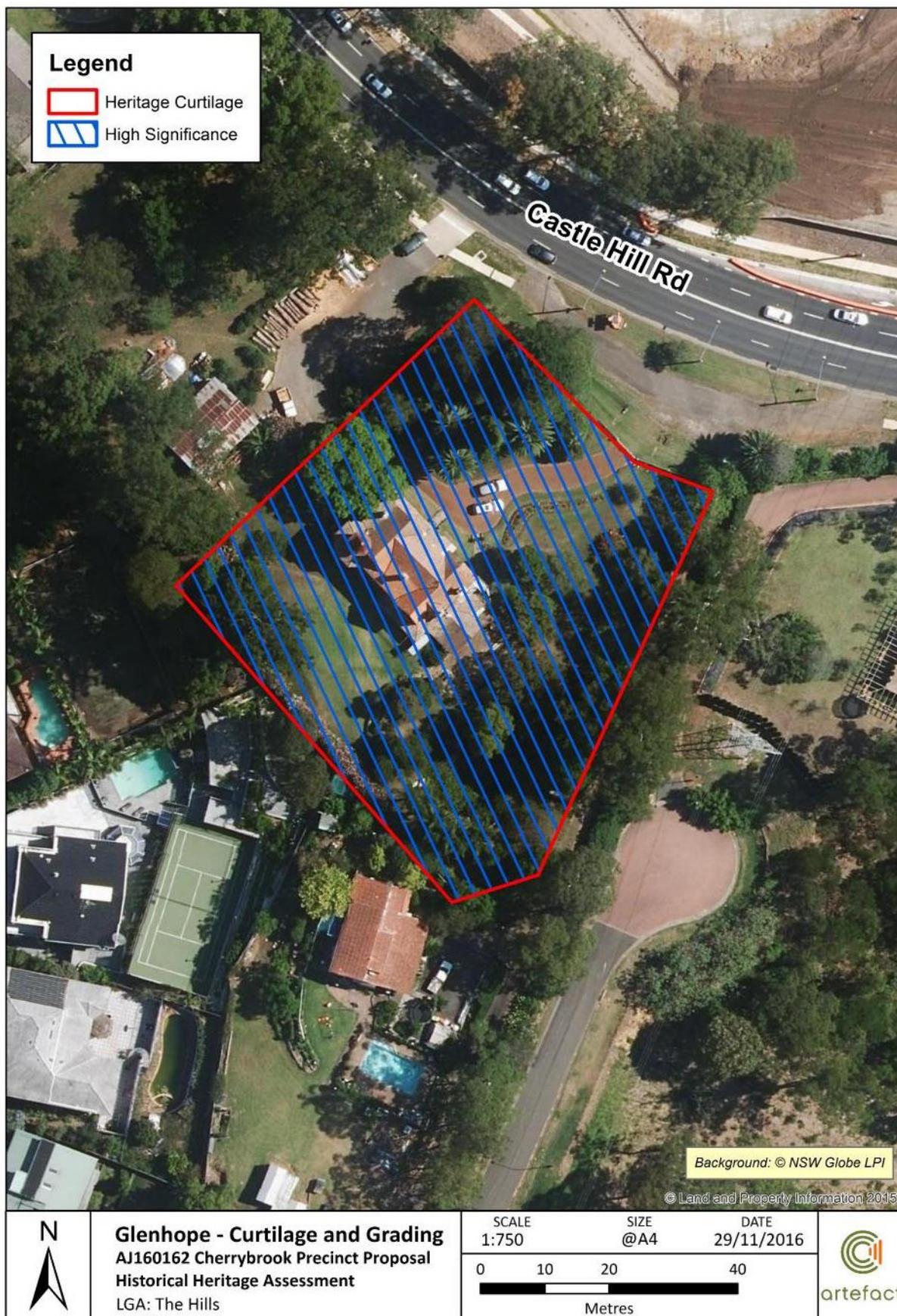
4.4.5 Views

The gardens surrounding Glenhope largely obscure views to and from the surrounding streets and residential development to the main house. There are significant views to the south which should be retained. The setting and context of the item is significant and should be retained. Building heights adjacent to the item should consider visual impacts and screening vegetation should be maintained.

4.4.6 Significance grading of elements

The main house of Glenhope is the primary feature of the heritage item and is of high significance. The setting of Glenhope, notably the visual relationship between the house and grounds, is an important element of high significance. The significance grading of elements at Glenhope are illustrated in Figure 34.

Figure 34. Significance grading of elements at Glenhope



4.5 Dunrath (The Hills LEP 2019 I198)

4.5.1 Listing information

Dunrath is listed on The Hills LEP 2019 as Item 198. Dunrath is located within the vicinity of the study area, approximately 150m east of the study area.

4.5.2 Description

The following description is primarily taken from The Hills Heritage Inventory Sheet (Sheet I197).

In 1939, Captain Francis de Groot purchased Bellevue Hill, which had been constructed c1850. Following the purchase, de Groot, the New Guard member who upstaged Premier Jack Lang at the opening of the Sydney Harbour Bridge, had the building dismantled and the materials transported to West Pennant Hills where they were used to build Dunrath in the late 1930s. Dunrath was named after his birthplace in Ireland. In 1963 the house was purchased by Sir William Dobell who lived there for only a single year, but continued to own the house until 1970. As the building was rarely occupied during this time it fell into a state of disrepair and was also subjected to vandalism. Following Dobell's death, the property was purchased by Barry and Bruce Spicer who had the building renovated and returned to its former grandeur.

Dunrath is a large single storey stone residence with Victorian style gables (Figure 35 and Figure 36). It features unusual windows and doors of generous proportions but small panes, which are possibly remnants from an earlier residence, and a U-shaped attic in the projecting wings at the front.

The building is positioned below the level of the road surface, with steps leading down from Castle Hill Road (Figure 37). The house is fronted by an extensive terraced garden, with a path way through the garden along one of the higher levels (Figure 38 and Figure 39). The footpath along the road features cobbled stones instead of the normal concrete pavers (Figure 40).

The building features later additions to the rear of the house, as well as a stone pool cabana and a 3-car stone garage to the west.

Figure 35: South view towards the front of Dunrath from Castle Hill Road.



Figure 36: South view of the front west side.



Figure 37: East view of the terraced garden fronting the house.



Figure 38: West view of the walkway through the upper level of the garden.



Figure 39: East view of the cobblestone footpath along the road.



Figure 40: Stone garage to the west of the main house.



4.5.3 Significance assessment

The significance assessment for Dunrath, provided in Table 8, has been adapted from the State Heritage Inventory and has been supplemented with additional discussion.

Table 8. Significance assessment of Dunrath

Criterion	Description
A – Historical Significance	<p>Dunrath was built in the late 1930s from materials dismantled from a c.1850s sandstone residence in Bellevue Hill. It was built during a phase of large estate house development along Castle Hill Road.</p> <p>Dunrath has local significance under this criterion.</p>
B – Associative Significance	<p>Dunrath is associated with the lives of Francis de Groot, who had the house transported to its current location, and Dobell, who purchased the property after him.</p> <p>Dunrath has local significance under this criterion.</p>
C – Aesthetic or Technical Significance	<p>Dunrath is a rare example of large scale dismantling of an older sandstone residence and reuse to build a large residence during war time when building materials were scarce. The outstanding setting of Dunrath contributes to the aesthetic significance.</p>

Criterion	Description
	Dunrath has local significance under this criterion.
D – Social Significance	Community consultation has not been undertaken for this assessment. However, the property may be held in high esteem with the local community as various newspaper reports from 2014 when the property was last sold. The item does not have significance under this criterion.
E – Research Potential	The physical attributes and architectural details do not hold any particular research potential. The item does not have significance under this criterion.
F - Rarity	Dunrath is an uncommon surviving example in the local area of the large ‘country retreats’ that were established along the Castle Hill Road ridgeline in the early-mid twentieth century. The site is enhanced by its retention of much of its original grounds and setting, which is rare in the area. Dunrath has local significance under this criterion.
G - Representative	Dunrath is not a representative example of this type of house in the area. The item does not have significance under this criterion.

4.5.4 Statement of significance

The State Heritage Inventory provides the following statement of significance for Dunrath:

Of historic significance for its association with de Groot and Dobell and for its demonstration of reuse of valuable building materials at a time when building materials were scarce.

4.5.5 Views

Views to and from the item are screened by the mature gardens and residential development around the item. Views to the south are significant and should be retained, in addition to the overall garden setting of the item. Building heights for any future development in the area should consider the potential visual impacts that may affect Dunrath.

4.5.6 Significance grading of elements

The Dunrath building is the primary element within the overall item and is of high significance. The setting, including the visual relationship between the house and grounds, is also of high significance.

A modern stone garage has been constructed west of the main house and does not contribute to the significance of the item. A pool cabana is located at the rear of the house and is not a contributing element. Each of these elements are of low significance. The significance gradings of elements at Dunrath are illustrated in Figure 41.

Figure 41. Significance grading of elements at Dunrath



5.0 ARCHAEOLOGICAL ASSESSMENT

5.1 Introduction

This section provides a preliminary assessment of the study areas potential to contain historical archaeological resources. The assessment is based on the following:

- Historical background of the area
- An analysis of available historical plans and aerial photographs
- A review of existing heritage listings and previous reports
- A site inspection undertaken 9 May 2015

A search of the relevant statutory and non-statutory heritage listings identified no listed archaeological sites within the study area.

5.2 Previous archaeological studies

5.2.1 Hornsby Shire Heritage Study, 1993

In 1993 as part of the Hornsby Shire Heritage Study,¹⁸ Perumal Murphy Wu Pty Ltd and Consultant Archaeological Services prepared a specialist report on the historical archaeology of the Hornsby Shire. Through research and archaeological surveys, the report provided a general overview of the historical development of the Hornsby Shire. The study identified 95 significant archaeological sites within the Hornsby Shire. The report provided recommendations for the conservation and heritage listing of the identified sites.

The report however did not directly discuss or identify any archaeological sites within the study area, however identified the area surrounding the study area as containing potential for the survival of former road remains.

5.2.2 Heritage Review: North West Rail Link – Epping to Rouse Hill, 2006

In 2006 Casey & Lowe prepared a Heritage Review¹⁹ report for the proposed rail link, which formed part of the Environmental Assessment for the Concept Plan application. The report was a preliminary study which aimed at identifying potential heritage items and historical archaeological sites, in addition to assessing listed sites, present in the vicinity of the rail route. The report did not include detailed assessment of the potential items or sites. The report identified two potential pre-1920s sites within the study area, however, did not provide a detailed assessment or description of the potential archaeology.

5.2.3 North West Rail Link Environmental Impact Statement 1, 2012

In 2012 GML Heritage²⁰ prepared the North West Rail Link Environmental Impact Statement 1 non-Aboriginal heritage technical paper for the major civil construction works. This technical paper

¹⁸ Perumal Murphy Wu Pty Ltd 1993. *Hornsby Shire Heritage Study: Final Report*. Report to Hornsby Shire Council.

¹⁹ Casey and Lowe 2006. *Heritage Review: North West Rail Link – Epping to Rouse Hill*. Report to GHD Pty Ltd on behalf of Transport for Infrastructure Development Corporation.

²⁰ GML 2012. *North West Rail Link, EIS 1. Major Civil Construction Works: European Heritage Report*. Report to NWRL Planning Approvals Team.

provided an assessment of potential impacts that the project would have on non-Aboriginal heritage. The report assessed the impacts to significant heritage values at 17 construction sites, including the Cherrybrook Station site, within the study area. It provided recommendations to help mitigate impacts to heritage items in the area.

The assessment identified two potential archaeological sites within the study area, both of which were previously identified by Casey & Lowe in 2006. The report provided a summary of the sites and potential archaeological resources which they may contain.

5.2.4 Archaeological assessment and research design, Cherrybrook Station, 2013

In 2013 EMM Consulting prepared a detailed archaeological assessment of potential archaeological resources within the Cherrybrook Station construction site.²¹ The report determined that there was moderate potential for remains of a late-nineteenth/early-twentieth century weatherboard house. The remains were assessed as having potential local significance for the association with early farming and fruit growing in the area. The report recommended a program of archaeological test excavation during the Early Works phase of the project.

The results of the test excavation were published in the Test Excavation Report, also by EMM.²² The Test excavation was undertaken over two days in 2013 and included excavation of four open area trenches in the areas determined to contain the highest archaeological potential. Three of four trenches did not contain archaeological remains, and instead contained sterile clay profiles which had been levelled for housing, clearing all potential archaeological remains. Open Area 2 (OA2) was established in the location of the potential weatherboard cottage and several features were excavated, including:

- A concrete septic tank measuring 1.5m in diameter (c.1970s)
 - Walls were 50mm in thickness
 - Concrete included blue metal aggregate inclusions
 - Two terracotta pipes were attached to the septic tank
 - The tank was filled with clay, brick and brick and sandstone fragments
- Brick footings (19th century)
 - North-south alignment
 - Two courses thick
 - Machine made with cement mortar
- Brick path (19th century)
 - Aligned parallel to the brick footings
 - Six courses wide
 - Cut by terracotta piping
- Brick rubble dump, potentially from demolition of a former feature such as a fire place

Overall, the archaeological remains had experienced some disturbance associated with utility upgrades in the 20th century. Relics were not identified and it was interpreted that the remains

²¹ EMM 2013. *Archaeological Assessment and Research Design Cherrybrook Station, North West Rail Link*. Report to Baulderstone Pty Ltd.

²² EMM 2016. *Sydney Metro Northwest Cherrybrook Station Archaeological test excavation report Late nineteenth century cottage*. Prepared for Transport for NSW.

represented the weatherboard cottage and that it had undergone sanitation upgrades in the mid-20th century.

5.3 Historic land use

The following section summarises the potential subsurface archaeological remains, such as remnant structural elements and depositional evidence (soils, features), relevant to the historic phases of the study area. The following phases have been identified:

- Phase 1: Government Grounds (1788-1815)
- Phase 2: Original land grants (1815-1831)
- Phase 3: Subdivision and orcharding (1831-1890s)
- Phase 4: Early residential development (1890s-1960s)
- Phase 5: Modern residential development (1960s-present)

5.3.1 Phase 1: Government grounds (1788-1815)

An area of 34,539 acres covering much of the region was reserved by the colonial Government for use as a stock farm. A 5,830 acre common was also set aside along the track to Castle Hill which led up to the government farm (now part of the Old Northern Road). The farm was established by Governor King in an effort to revitalise public farming and to aid the new colony in becoming self-supporting. It is likely that the study area was cleared and used for cattle grazing and crop growing during this phase.

Early development during this period would have been very limited and subsequent developments are likely to have removed archaeological remains associated with this phase.

5.3.2 Phase 2: Original land grants (1815-1831)

This period saw the first land grants in the area given to settlers in 1818 following the closure of the Government Grounds in 1815. Multiple land grants were recorded on the early parish maps, with grants typically ranged in size from 50 acres to 150 acres.

There are no documentary records of buildings in the study area dating from this period. As the land grants were likely used as farm land or for grazing it is possible dwellings or farm buildings were constructed in the area. Early buildings in rural areas tended to be timber as this was a readily available material. Archaeological remains of these type of structures and occupation are unlikely to have survived subsequent development in the area.

5.3.3 Phase 3: Subdivision and orchards (1831-1890s)

This period saw the transitioning to and development of orcharding in the area. Subdivided lots during this time were still fairly substantial and typically were between family members. Towards the end of this period lots started to get smaller as more lands were subdivided and sold off for orcharding. Better roads throughout the area facilitated subdivision and orcharding enterprises. Castle Hill Road is recorded on maps from the 1830s. It is likely to have started out as an informal track and by the end of this period been formalised and surfaced, potentially including sandstone or brick kerbs and gutters. By the end of the period the area consisted of orchards and model farms, though while there were more houses present, the area was still sparsely populated.

Though records indicate a number of houses in the general area during this period, there were none recorded on maps in the study area. Potentially there were farm buildings or other buildings constructed as part of orcharding operations. Locations of archaeological remains of such structures cannot be predicted and their archaeological remains are unlikely to have survived subsequent development. Modern road development and improvement is also likely to have removed archaeological remains of earlier nineteenth century surfaces and drainage features.

5.3.4 Phase 4: Early development (1890s-1960s)

Throughout this period orcharding continued to be the main agricultural activity for the area, though it had substantially declined by the end of the period. To further facilitate subdivision and citrus growing in the area new roads and a tramway were constructed. This greater access to the land saw more people investing in the area, with subdivision reducing the size of lots and more houses being developed. With new roads, housing began to slowly spread away from Castle Hill Road. The views offered by the ridgeline along Castle Hill Road saw the construction of a number of 'country retreats', large houses set amongst substantial gardens, along the road. Despite the increased development the area remained primarily rural, dominated by orchards and paddocks with no urban centres.

There are several examples of later nineteenth century large houses along Castle Hill Road within the study area. Some of these are still extant, such as Inala School (original house – Ridlington), Glenhope and the unlisted item at 16-24 Glenhope Road survive and there may be archaeological remains associated with the late nineteenth and early twentieth century occupation of these properties. In particular, there is potential for wells, cisterns and cesspits as municipal sewerage and reticulated water were not provided during the late nineteenth and early twentieth centuries. Historical aerials identify other buildings from this period which have since been removed, but which have not been built over. As a result, these areas could also retain *in situ* remains.

5.3.5 Phase 5: Modern development (1960s-present)

From the 1960s, the study area underwent significant development as part of the NSW Government's plan to provide more residential land for the expanding Sydney population. Growth was slow to start with but rapidly increased following the establishment of the Cherrybrook suburban development. Old orchards and lands were cleared and houses or other buildings demolished to make room for new suburban blocks with red-brick houses and sealed roads.

The extensive suburban development of this period is likely to have significantly disturbed or removed archaeological remains of earlier phases in the area. Inala School (original house – Ridlington), Glenhope and the unlisted item at 16-24 Glenhope Road have partly retained original land sizes and have been subject to less later twentieth century development and retain some potential for archaeological remains associated with their initial construction and occupation.

5.4 Previous impacts

Significant ground disturbance would have occurred during the substantial development that occurred in the 1960s and 1970s. This period marked the start of rapid urbanisation in the area and involved significant levels of demolition and earth moving activities. The construction of the residential areas and associated infrastructure would likely have resulted in the removal of any archaeological remains associated with earlier settlement and occupation across the majority of the study area. The study area has now subsequently been heavily disturbed by the construction of the Cherrybrook Metro Station and it is expected that all archaeological remains within the construction site were managed during the construction phases.

There are some areas surrounding the study area which have not been subject to the same level of mid to late twentieth century development and disturbance. For example, within the grounds of Inala School (original house – Ridlington), Glenhope and the unlisted item at 16-24 Glenhope Road. There are also open park or local amenity areas which were not built on. Though there are no recorded previous structures in these areas, there is potential for subsurface archaeological remains of unrecorded items, including wells and cesspits, or former sheds.

5.5 Archaeological potential

The archaeological potential of the study area is presented in terms of the likelihood for archaeological remains to be present considering the land use history and previous impacts. This is presented using the following grades:

- Low – research indicates very little historical development and/or there have been substantial previous impacts and it is unlikely that archaeological remains survive.
- Moderate – analysis demonstrates known historical development and some previous impacts but it is possible or likely that some archaeological remains but have been subject to some disturbance.
- High – evidence of historical development and structures with minimal subsequent development impacts and it is likely archaeological remains survive intact.

Once the potential archaeological features have been identified, the value or significance of the remains is considered. Archaeological research potential and historical significance are often the good criteria to provide a preliminary significance assessment and determine if the potential remains could be defined as a 'relic' under the Heritage Act.

The archaeological potential of the overall study area is summarised in the table below. This table outlines the type of potential archaeological features associated with each development phase and the likelihood of their presence.

Archaeological remains within the study area which relate to residential development and occupation of the study area following WW1 (c1920-1930s onwards) are not considered to have research potential and would not reach the threshold of local significance (relics). This is based on the predicted lack of artefact deposits (municipal water and waste services in place) and many other documentary sources available. Such sites have not been included in the detailed discussion of potential archaeological sites. Only potential sites developed prior to c1930 are included.

Table 9. Summary of general archaeological potential

Phase	Location	Potential Remains	Archaeological Potential
Phase 1 1788-1815 Government Grounds	Study area	There are no potential remains in the study area due to the heavy ground disturbance.	Nil
	Vicinity of study area	Evidence of land clearance and delineation such as tree boles, burnt soils, fence postholes. Evidence of informal camps such as postholes and artefact scatters.	Nil-low
Phase 2 1815-1831	Study area	There are no potential remains in the study area due to the heavy ground disturbance.	Nil

Phase	Location	Potential Remains	Archaeological Potential
Early land grants	Vicinity of study area	Evidence of land clearance and delineation such as tree boles, burnt soils, fence postholes. Evidence of former road surfaces, kerbs and gutters of Castle Hill Road. Evidence of unrecorded farm buildings such as postholes and artefact scatters.	Nil-low
	Study Area	There are no potential remains in the study area due to the heavy ground disturbance.	Nil
Phase 3 1831-1890s Subdivision and orchards	Vicinity of study area	Evidence of unrecorded farm buildings and other structures such as postholes, stone or brick footings, yard surfaces, occupation-related deposits and rubbish dumps. Evidence of earlier informal road surfaces and associated features such as drainage and kerbing.	Low
	Study area	There are no potential remains in the study area due to the heavy ground disturbance.	Nil
	Vicinity of study area	Evidence of garden sheds, outbuildings, wells/cisterns, cesspits, artefact-rich backfills and occupation deposits within the grounds of late nineteenth / early twentieth century houses. Evidence of field boundaries and orcharding activity such as fence postholes, tree boles, paleobotanical evidence, irrigation / drainage channels. Evidence of more formal road surfaces, potential drainage and kerb features.	Low
Phase 4 1890s-1960s Early residential development	A2-5 (Lot 1 DP 14282)	Original house (pre-dating 1928) extant. Potential for subsurface deposits and features such as rubbish pits or yard scatters in open areas. Some minor disturbance anticipated from subsequent development, landscaping, and utilities.	Low-moderate
	A3-2 – Glenhope (Lot 4-7 DP 1012463)	Glenhope (1895) is extant. Two smaller structures have been demolished however structural remains may be present, such as footings. Potential for subsurface deposits within the original house. Potential for features such as wells or cesspits in the grounds. Potential for artefact rich-backfills in rubbish dumps or former yard surfaces. Subsurface remains of the former structures may be present.	Moderate-high
	A3-5 (Lot P DP 378655 and Lot 1001 DP 800162)	Potential for structural remains of two former buildings (pre-dating 1928) that have been demolished. Potential for subsurface deposits and features in open areas.	Moderate

Phase	Location	Potential Remains	Archaeological Potential
Phase 5 1960s-present Modern residential development	Vicinity of study area	Mostly the 1960s buildings are extant, however there may be archaeological remains of former sheds, garden layouts and other similar items.	Low

Following the test excavation of the 19th century weatherboard cottage and yard by EMM and management of the archaeological remains, no potential archaeological remains are predicted within the study area.

5.6 Archaeological significance

An assessment of archaeological significance, for potential remains only, is compiled in Table 10. An illustration of the areas of archaeological significance is provided in Figure 42.

Table 10. Assessment of archaeological significance

Phase	Location	Potential Remains	Significance
Phase 1: 1788-1814	Vicinity of study area	<p>Nil-low potential for: Evidence of land clearance and delineation such as tree boles, burnt soils, fence postholes. Evidence of informal camps such as postholes and artefact scatters.</p>	<p>These remains would be associated with early settlement in the area, reflecting a significant historical period and the Government Grounds. However, the potential remains – notably postholes and tree boles, would not hold research potential nor demonstrate rarity, aesthetic significance and would not likely be representative or of social significance to the community. Potential artefact scatters may hold research potential and reflect the significant historical development of the Government Grounds.</p> <p>Structural remains would not reach the threshold of local significance, however relics may reach the threshold of local significance.</p>

Phase	Location	Potential Remains	Significance
Phase 2: 1815-1830	Vicinity of study area	<p>Nil-low potential for: Evidence of land clearance and delineation such as tree boles, burnt soils, fence postholes. Evidence of unrecorded farm buildings such as postholes and artefact scatters.</p>	<p>These remains would be associated with early settlement in the area, reflecting a significant historical period and the early land grants. However, the potential remains – notably postholes and tree boles, would not hold research potential nor demonstrate rarity, aesthetic significance and would not likely be representative or of social significance to the community. Potential artefact scatters may hold research potential and reflect the significant historical development of early land grants and estates.</p> <p>Structural remains would not reach the threshold of local significance, however relics may reach the threshold of local significance.</p>
Phase 3: 1830-1890	Vicinity of study area	<p>Low potential for: Evidence of unrecorded farm buildings and other structures such as postholes, stone or brick footings, yard surfaces, occupation-related deposits and rubbish dumps. Evidence of earlier informal road surfaces and associated features such as drainage and kerbing.</p>	<p>Structural remains such as building footings and yard surfaces, or evidence of early informal roads would reflect the historical growth of the area during the Victorian period, particularly associated with the development of orcharding. Occupation deposits and rubbish dumps containing artefacts would hold historical significance and research potential, providing information about the lives of inhabitants. These remains may be rare in the area, and would likely hold social significance amongst the local community.</p> <p>Former road surfaces and sandstone or brick kerbs and gutters would likely demonstrate historical significance if found intact, for their ability to reflect the historical alignment of Castle Hill Road which enabled greater connectivity and development.</p> <p>These remains would meet the threshold of local significance.</p>
Phase 4; 1890-1960	Vicinity of study area	<p>Low potential for: Evidence of garden sheds, outbuildings, wells/cisterns, cesspits, artefact-rich backfills and occupation deposits within the grounds of late nineteenth / early twentieth century houses. Evidence of field boundaries and orcharding activity such as fence postholes, tree boles, paleobotanical evidence, irrigation / drainage channels. Evidence of more formal road surfaces, potential drainage and kerb features.</p>	<p>Structural remains such as building footings and yard surfaces, or evidence of early informal roads would reflect the historical growth of the area, particularly associated with subdivisions. Occupation deposits and rubbish dumps containing artefacts would hold historical significance and research potential, providing information about the lives of inhabitants. These remains may be rare in the area, and would likely hold social significance amongst the local community. Palaeobotanical remains and irrigation channels would also hold research potential.</p>

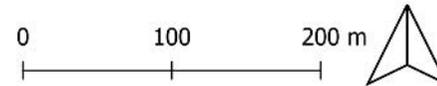
Phase	Location	Potential Remains	Significance
			<p>Early surfaces of Castle Hill Road (the former Pennant Hills Road) from this stage may include locally significant drainage and kerbs in situ as the road alignment is consistent with its original layout.</p> <p>These remains would reach the threshold of local significance.</p>
	A2-5 (Lot 1 DP 14282)	<p>Low-moderate potential for: Original house (pre-dating 1928) extant.</p> <p>Potential for subsurface deposits and features such as rubbish pits or yard scatters in open areas. Some minor disturbance anticipated from subsequent development, landscaping, and utilities.</p>	<p>Structural remains are not predicted, however subsurface deposits dating to the late Victorian era may hold research potential for their ability to provide information regarding the lives of residents. Subsurface deposits may reflect the historical land use of the site.</p> <p>These remains would potentially reach the threshold of local significance.</p>
	A3-2 – Glenhope (Lot 4-7 DP 1012463)	<p>Moderate-high potential for: Glenhope (1895) is extant. Two smaller structures have been demolished however structural remains may be present, such as footings.</p> <p>Potential for subsurface deposits within the original house. Potential for features such as wells or cesspits in the grounds. Potential for artefact rich-backfills in rubbish dumps or former yard surfaces. Subsurface remains of the former structures may be present.</p>	<p>The extant house of Glenhope is of local significance. Structural remains of former structures may hold research potential for their ability to provide information regarding the use of these former structures and their former relationship to the main house. Subsurface features would likely have in wells or cesspits would also hold research potential, historical significance, and may be able to be associated with known owners of Glenhope through typological analysis.</p> <p>These remains would potentially reach the threshold of local significance.</p>
	A3-5 (Lot P DP 378655 and Lot 1001 DP 800162)	<p>Moderate potential for: Potential for structural remains of two former buildings (pre-dating 1928) that have been demolished. Potential for subsurface deposits and features in open areas.</p>	<p>Structural remains associated with the former buildings may hold research potential regarding the use of the buildings, their relationship with nearby buildings, and if subsurface archaeological deposits containing artefacts are remnant, these would likely contain research potential and historical significance for their ability to reflect the development and use of the area.</p> <p>These remains would potentially reach the threshold of local significance.</p>
Phase 5 1960s-present Modern residential development	Vicinity of study area	<p>Low potential for: Mostly the 1960s buildings are extant, however there may be archaeological remains of former sheds, garden layouts and other similar items.</p>	<p>Archaeological remains associated with the late 20th century would not hold historical significance or research potential on account of their modernity.</p> <p>These remains would not reach the threshold of significance.</p>

Figure 42. Areas of archaeological significance



Archaeological Significance
1911 Cherrybrook Precinct
LGA: Hornsby and The Hills

Scale: 1:4500
Size: A4
Date: 09-07-2020



6.0 RECOMMENDED HERITAGE MANAGEMENT

It is recommended that site-specific Design Guide controls that address the heritage values of the study area be provided. Proposed Design Guide objectives and controls have been outlined in this section of the report.

6.1 The Reference Scheme

This provides guidance to the development of the SSP study area. Heritage values identified in this report are considered to be appropriately addressed in the proposed development controls and reference scheme. This has been achieved through methods including constraints on building heights along roadways adjacent to Inala and Glenhope.

6.2 Objectives

- To promote the consideration of the heritage values of the study area as a whole in the development of the Masterplan, including consideration of viewlines to and from the study area.
- To ensure that the heritage values of listed and unlisted heritage items and potential archaeological resources adjacent to the SSP study area are conserved, and appropriately managed in accordance with the Heritage Act during future development stages.
- To retain, where possible, viewlines from the ridge to the south, as an element of significance to the listed heritage items of Dunrath and Glenhope.
- To promote appropriate heritage interpretation as a consideration in the development of the Masterplan.

6.3 General Recommendations

- Development adjacent to listed heritage items should be compatible with their historic values and should utilise sympathetic architectural design, materials, and finishes.
- Building heights indicated in the proposed planning controls and Reference Scheme for development adjacent to listed heritage items are considered acceptable provided the future development responds to the context and setting of these heritage items through the use of appropriate design, materials and finishes and screening vegetation where appropriate.
- Screening vegetation within the SSP area and adjacent to heritage items should be retained or reinstated if removed, to minimise visual impacts to items and preserve context and setting.
- A detailed Statement of Heritage Impact should be prepared for any development, including for Masterplans, that may have a visual impact on listed items within the vicinity of the SSP study area. It is noted there are no listed items within the SSP study area.
- Consideration should be given to retaining the alignments of Castle Hill Roads (previously Pennant Hills Road), Franklin Road, and Robert Road. Castle Hill Road was established during the early historical development of the area, and Franklin and Robert Roads were established during the late nineteenth century and early twentieth centuries to facilitate further

subdivision and orcharding in the area. Although these roads are not listed as heritage items, they were established as the primary roads within the area and are one of the few remaining physical links to the nineteenth and twentieth century development.

- The SSP study area has been assessed as having nil-low archaeological potential so no additional assessment would be required. Areas outside the study area, in the vicinity of the study area, have been identified as having archaeological potential. Archaeological assessments should be prepared for any future development of these areas.
- If the management of an area of archaeological potential requires archaeological investigations these works will be undertaken in accordance with an s140 Excavation Permit or an s139 Exception Notification obtained from the NSW Heritage Council in accordance with the NSW Heritage Act.
- Future excavation works for the project should occur under the Sydney Metro Unexpected Finds Policy, in conjunction with a Heritage Induction for all contractors. In the event that Unexpected Finds are located, works should cease in the area and an appropriately qualified archaeologist should be contacted for advice. Works should not continue to proceed until approved by an archaeologist. Further approvals and permits may be required in the event that remains are identified to be of significance.
- Where there are opportunities for heritage interpretation to be included in the development of the Masterplan, these should reflect the historic character of the area as a whole and focus on items identified within the area as having heritage significance.

6.4 Specific Recommendations – Inala School

Development within the central portion of the SSP study area is proposed to be no greater than 5 storeys (when viewed from Bradfield Parade), with the potential for an additional lower ground floor level (when viewed from the north) . The location of this proposed development is on lower landform than Inala and sufficiently distant from Inala that it will not cause impacts to the heritage values of Inala.

The following recommendations are made with regard to future development on Franklin Road opposite Inala School. These recommendations are made both to mitigate impacts of future development on Inala School and viewlines between Inala and the study area. It is noted that the study area street frontage along Franklin Road already contains high voltage power lines carried on lattice transmission towers. Viewlines from Inala to the study area are therefore already considered significantly impacted.

6.4.1 Height

- The Reference Scheme identifies that construction adjacent to Inala would not exceed five storeys. Given that this proposed development is on land lower than Inala, this height (five storeys) is not considered to have substantial negative effect on the heritage values of Inala. Potential impacts to these heritage values by development may be further mitigated through sympathetic design considerations including use of screening vegetation, and choice of form and materials.

6.4.2 Form

- Inala is of discrete profile and traditional form. Development must utilise design forms that are sympathetic to Inala and must not utilise radical forms that would substantially detract from the heritage values of Inala.

6.4.3 Materials

- Finishes, materials and choice of colours must be sympathetic to the heritage values of Inala

6.5 Specific Recommendations – Glenhope (The Hills LEP I197)

The following recommendations are made in order to protect viewlines of the heritage item Glenhope. Current viewlines between Glenhope and the study area are largely screened by mature trees. Open viewlines exist to the north north east (NNE) between Glenhope and the Cherrybrook station multi level car park.

6.5.1 Viewlines to the NNE from Glenhope

- Any new proposed development situated opposite Glenhope must be sympathetic to the low profile design principles implemented in the construction of the existing multi storey car park.

6.5.2 Viewlines to the ENE

- Partial viewlines exist between Glenhope and the corner of Franklin Road and Castle Hill Road. These are impacted by the high voltage power lines mentioned above. Development at the corner of Franklin Road and Castle Hill Road should employ setback from Castle Hill Road and tree plantings as utilised along the adjacent street frontage of the Cherrybrook Station car park to create a continuity of vegetated streetscape as viewed from Glenhope

7.0 CONSULTATION

Item 7.4 of the Study Requirements for Cherrybrook Station Government Land State Significant Precinct stipulates consultation with the Hornsby Heritage Advisory Committee (HAC):

7.4 In preparing the European heritage study, consultation is also required with the Hornsby Heritage Advisory Committee (HAC).

This report was provided to HAC on 8 August 2020. Response was received on 14 September 2020 and is reproduced in full in Appendix 1. Results of consultation with the Hornsby Heritage Advisory Committee are provided in Table 11 below. This report was not able to respond to HAC queries which related to information not yet available to Artefact Heritage.

Table 11. Results of consultation with Hornsby Heritage Advisory Committee

HAC Comment	Response / how implemented in this report
<p>Little information is provided in the HIA on the potential rezoning impacts or resulting changes proposed to the urban fabric of the area. It is understood that the rezoning adjacent the new railway station is to permit increased residential density, which may include high rise development and 'a variety of purposes.' High rise development has the potential to negatively impact the setting and heritage values of the heritage items in the vicinity, in particular Inala school, which is approximately 7 metres away from the study area. The controls of the study area should include specific height restrictions or similar to ensure the single storey scale of Inala school, grounds and setting is not adversely impacted by future development of the area.</p>	<p>Recommendations relating to height form and design of future development that may impact on Inala and its viewlines have been made in Section 6.4 of this report.</p> <p>Recommendations relating to form and design of future development that may impact on viewlines to Glenhope have been made in Section 6.5 of this report.</p>
<p>The Master plan mentioned in the HIA is still under development, however, this should include lower heights (for example, two storey) on the fringes of the study area, adjacent to Inala school (that is, along Franklin Road).</p>	<p>Recommendations made in Section 6.4 of this report support constraints on the height of development along Franklin Road opposite Inala, and provide design recommendations to mitigate impacts on viewlines from Inala.</p>
<p>The inclusion of gradings of significance for each listed property in the vicinity is supported. However, concern is raised that the landscaped area of Inala school is designated as having low significance.</p> <p>The large landscaped grounds of the school provides an understanding of the original rural setting of the place and this component of the site's significance should be recognised.</p>	<p>Section 4.3.6 of this report has been altered to rate the preserved (western) elements of the gardens of Inala as of high significance.</p>

HAC Comment	Response / how implemented in this report
<p>The grading of significance for the Item No.302, property No.150 Castle Hill Road, Cherrybrook includes the driveway as having low significance being a modern gravel driveway. However, the gravel driveway in itself is considered to be sympathetic material to the age of the dwelling.</p>	<p>The driveway itself, while sympathetic to the heritage item, is itself a modern structure and retains low significance.</p>
<p>A review of potential heritage items in the buffer area should be included in the assessment and recommendations made regarding any identified potential heritage items included in the HIA.</p>	<p>This is not within the scope of the HIA Study Requirements.</p>
<p>The potential for rezoning outside the study area is of concern and any plans for the remainder of the Cherrybrook Station precinct outside the government land should aim to maintain the setting and significance of items.</p>	<p>The HIA is constrained to assessment of locations within its study area and cannot make recommendations for locations outside this.</p>
<p>It is not clear how the objectives and recommendations would be included in relevant Council development controls or whether site specific controls are being proposed for the study area to ensure heritage significance of the items in the vicinity are being protected from future development pressures.</p>	<p>As a SSP the study area will have site-specific Design Guide controls independent of Council's DCP, including planning controls, design and landscaping measures to consider the setting of heritage items. Surrounding heritage items listed in this report are not currently listed on state registers and will therefore be subject to Council's DCP.</p>
<p>The HIA should include detail of the rezoning proposal to provide background information and context to the future potential development pressures on heritage that need to be managed.</p>	<p>This detail is provided in the Reference Scheme, reproduced in Section 1.2 of this report.</p>
<p>The HIA lacks an assessment of the natural heritage of the study area and should be amended to include an assessment of natural heritage significance, and potential impacts on the environmental heritage significance of the area of Blue Gum High Forest adjoining the SSP site.</p>	<p>The HIA is constrained to assessment of heritage values as defined in the Heritage Act. These do not include environmental values such as surviving native vegetation. These values will be assessed under project biodiversity reporting.</p>
<p>On page 7 of the HIA, the HLEP date should be amended to 2013.</p>	<p>This has been amended.</p>

8.0 REFERENCES

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APPENDIX 1 – HORNSBY HERITAGE ADVISORY COMMITTEE RESPONSE

HERITAGE ADVISORY COMMITTEE - SUMMARY REPORT

PROPOSAL: Cherrybrook Station Government Quarter: Non-Aboriginal Heritage Impact Assessment

DATE: 2 September 2020

HAC No: 01/2020

REPORT VERSION: 2

REFERRAL OF HERITAGE MATTER FOR COMMENT

SUBJECT

The Cherrybrook Station Government Land State Significant Precinct Rezoning is a State Government led process and the rezoning application is to be determined by the Minister for Planning and Public Spaces (not Council). As part of the study requirements Council requested that the Heritage Advisory Committee (HAC) be consulted in the preparation of the European heritage study for the Cherrybrook precinct, which has now been forwarded to the Committee

RECOMMENDATION

That the comments within this memo be provided to Council for inclusion in feedback to the State Government and Landcom on the draft Heritage Impact Assessment.

BACKGROUND

The Cherrybrook Station Government Land State Significant Precinct Rezoning is a State Government led process and the rezoning application is to be determined by the Minister for Planning and Public Spaces (not Council).

Hornsby Council is participating in a working group to set the study requirements and provide feedback to assist the assessment of the rezoning proposal. As part of the study requirements Council requested that the Heritage Advisory Committee (HAC) be consulted in the preparation of the European heritage study for the Cherrybrook precinct.

Consultants (Artefact Heritage Services) on behalf of Landcom have prepared a draft Non-Aboriginal Heritage Impact Assessment (HIA) and have forwarded a copy for review by HAC in accordance with Council's request.

HERITAGE LISTING

The Cherrybrook Station Government Land (study area) is a state significant precinct (SSP) and is in the vicinity of two heritage items located in the Hornsby Shire Local Government Area (LGA) both listed as local items in Schedule 5 (Environmental Heritage) of the *Hornsby Local Environmental Plan 2013 (HLEP)*. The items address and a link to their inventory sheets is provided below.

- Item No.302 (House) – No.150 Castle Hill Road, Cherrybrook
<http://hscenquiry.hornsby.nsw.gov.au/pages/xc.track.heritage/heritage.aspx?id=19580>
- Item No.303 (Inala School original house) – No.160-168 Castle Hill Road (No.99 Franklin Rd), Cherrybrook
<http://hscenquiry.hornsby.nsw.gov.au/pages/xc.track.heritage/heritage.aspx?id=19539>

There are also two heritage items in the vicinity both located in The Hills LGA and listed in The Hills LEP.

REVIEW OF HIA PREPARED BY ARTEFACT HERITAGE SERVICES

The historical background and statutory listing for the study area provide a good basis for the HIA. The draft HIA recommended objectives and recommendations appear appropriate. However, additional information and considerations should be included in the HIA, as follows:

- Little information is provided in the HIA on the potential rezoning impacts or resulting changes proposed to the urban fabric of the area. It is understood that the rezoning adjacent the new railway station is to permit increased residential density, which may include high rise development and 'a variety of purposes.' High rise development has the potential to negatively impact the setting and heritage values of the heritage items in the vicinity, in particular Inala school, which is approximately 7 metres away from the study area. The controls of the study area should include specific height restrictions or similar to ensure the single storey scale of Inala school, grounds and setting is not adversely impacted by future development of the area.
- The Master plan mentioned in the HIA is still under development, however, this should include lower heights (for example, two storey) on the fringes of the study area, adjacent to Inala school (that is, along Franklin Road).
- The inclusion of gradings of significance for each listed property in the vicinity is supported. However, concern is raised that the landscaped area of Inala school is designated as having low significance. The large landscaped grounds of the school provides an understanding of the original rural setting of the place and this component of the site's significance should be recognised.
- The grading of significance for the Item No.302, property No.150 Castle Hill road, Cherrybrook includes the driveway as having low significance being a modern gravel driveway. However, the gravel driveway in itself is considered to be sympathetic material to the age of the dwelling.
- A review of potential heritage items in the buffer area should be included in the assessment and recommendations made regarding any identified potential heritage items included in the HIA.
- The potential for rezoning outside the study area is of concern and any plans for the remainder of the Cherrybrook Station precinct outside the government land should aim to maintain the setting and significance of items.
- The listed items in the vicinity of the site are held in high esteem as there are not many heritage items in the area and their importance to the local community should be given due consideration.

- It is not clear how the objectives and recommendations would be included in relevant Council development controls or whether site specific controls are being proposed for the study area to ensure heritage significance of the items in the vicinity are being protected from future development pressures.
- The HIA should include detail of the rezoning proposal to provide background information and context to the future potential development pressures on heritage that need to be managed.
- The HIA lacks an assessment of the natural heritage of the study area and should be amended to include an assessment of natural heritage significance, and potential impacts on the environmental heritage significance of the area of Blue Gum High Forest adjoining the SSP site.
- On page 7 of the HIA, the HLEP date should be amended to 2013.

The Study Area (excerpt from HIA)





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