



HERITAGE ASSESSMENT AND STATEMENT OF HERITAGE IMPACT

TOWNSON ROAD PRECINCT
TOWNSON ROAD
COLEBEE NSW 2761

DECEMBER 2012

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HERITAGE ASSESSMENT & IMPACT STATEMENT: Townson Place

NBRS+PARTNERS

HERITAGE ASSESSMENT AND STATEMENT OF HERITAGE IMPACT FOR THE TOWNSON ROAD PRECINCT, COLEBEE

1.0 INTRODUCTION

This Heritage Assessment and Statement of Heritage Impact report has been prepared in accordance with the standard guidelines of the NSW Heritage Council to accompany a rezoning application of the Townson Road Precinct. The subject site is located in the Blacktown local government area, in the North West Growth centre.

Procedures used in the analysis of information and organization of this report follow the established guidelines of *The Conservation Plan* by J.S.Kerr (6th Edition 2004), published by the National Trust of Australia (NSW). Evaluation of any potential heritage significance of the site has been undertaken in accordance with the relevant guidelines of the NSW Heritage Manual publications.

1.1 Definition of the Study Area

The site is located in Townson Road, Colebee as shown in Figure 1.



Figure 1 — the subject site is outlined in red

1.2 Study Objectives

This Heritage Assessment is intended to identify any heritage values associated with the site in accordance with the standard assessment criteria and to determine the potential for redevelopment of the site.

1.3 Methodology

This report generally follows the format set out in the document entitled *Assessing Heritage Significance (2001)* published by the NSW Heritage Branch. The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*,

adaptation and conservation used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

1.4 Limitations

The report is a result of analysis of available research material combined with a physical assessment of the site undertaken during several hours of inspection while walking. Access could not be gained to the interior of the cottage at 68 Townson Place, but several of its rooms could be seen from the outside.

1.5 Identification of Author

The assessment of potential heritage impact has been undertaken by Brad Vale, Senior Heritage Consultant, under the direction of Robert Staas, Director / Heritage Consultant of NBRS+PARTNERS Architects. The documentary evidence has been prepared by Léonie Masson, Historian of NBRS+PARTNERS Architects. Details of the development proposal have been managed by Mecone Urban and Environmental Planning.

1.6 Sources

The main documentary sources consulted in the research for this report are listed below:

- *Mitchell Library: State Library of NSW – Maps, Plans and Small Pictures File*
- *NSW Land & Property Information*
- *Sydney Water Plan Room*
- *Blacktown Local Studies Library*

2.0 DOCUMENTARY EVIDENCE

2.1 Pre European History

The following history is drawn from Godden Mackay Logan, *Marsden Park Industrial Precinct – Preliminary Non-Indigenous Heritage Assessment – Exhibition Draft*, July 2009.

Prior to the arrival of Europeans the area around Marsden Park was within the range of the Bediagal, Buruberongal and Warrawarry clans, all of whom were reported in early colonial journals as occupying the area northwest of Parramatta to the Hawkesbury River. The Warrawarry clan in particular was recorded around the Eastern Creek district and is likely to have been amongst those who occupied the study area. Each of the groups was part of the larger Darug language group, who inhabited the Sydney basin area from the head of Parramatta River to the foothills of the Blue Mountains.

The land was thickly forested with creeks and waterways crisscrossing the area. A number of Aboriginal sites have been identified along the banks of the Eastern Creek and nearby South Creek, Rickabys Creek and Second Pond Creek.

Initial contact with Europeans occurred within the first years of their arrival, as exploring parties moved out from Sydney Cove into the surrounding region. However, it was not until the 1810s that European settlers began to move into the area in any real numbers, as grants were made and a government stock reserve was established in Rooty Hill in 1815. Ironically, one of the early land grants in the area was jointly made out to Aboriginal men, Colebee and Nurragingy, who led a detachment of soldiers to the Hawkesbury area in 1816. Their land grant adjoins the study area, close to the junction of Rooty Hill Road and Richmond Road. Immediately to the south of the study boundary was the site of the Native Institution Centre, originally established by Governor Macquarie in Parramatta in 1814-15 and moved to Blacktown in 1821. The institution operated as a school and agricultural farm – an attempt by the colonial administration to assimilate the Aboriginal population, particularly children, into settler society. It closed in 1829 and the buildings were eventually demolished or incorporated into the farm of Lieutenant William Bell who purchased it at auction. A large Aboriginal population remained in the area throughout the nineteenth century.

2.2 Richmond Road and the First Land Grants

The following history is drawn from Godden Mackay Logan, *Marsden Park Industrial Precinct – Preliminary Non-Indigenous Heritage Assessment – Exhibition Draft*, July 2009.

Prior to 1816, Richmond Road was a largely unformed track linking Richmond town to Prospect and the settlements at Sydney and Parramatta. In 1816 Governor Macquarie had William Cox, who had recently built the road over the Blue Mountains, employ a working party on Richmond Road as part of an upgrade of the colonial road system and in conjunction with the establishment of the nearby government stock reserve. In 1822 the road was again improved utilising the new system of road-building developed in England by John L McAdam (later to be referred to as 'macadamised road'), whereby layers of broken stone were laid on a convex, well-drained earth base. In contrast to the large estates, on the eastern side of Richmond Road the land was divided into much smaller allotments of between 30 and 60 acres,

including a grant to Colebee of 30 acres and another of 60 acres to Richard Alcorn (containing the subject site).

The nature of the ground in the area made farming difficult, with much of the soil being described as 'iron stone gravel'. The land was used for grazing and for the timber that grew on it, which included large ironbark and box trees used for shingles and construction in the growing settlements. A plan of the Windsor District in 1848 shows the site area with a few small acreages cleared in a wilderness of uncleared forest land. Richmond Road extends through the area providing a route between Prospect and the settlements at Windsor and Richmond in the northwest. Other farms are shown clustered along the banks of Eastern Creek, with tracks winding through the forest joining them the main roads and to each other. That plan shows that despite grants being made in the area in the 1820s, little development had occurred by the mid nineteenth century. This was partly because of the site's relative isolation from the main settlements of Parramatta and Sydney and those on the Hawkesbury. It was a midway point between the main settlement areas, without a town or roadside inns to encourage further development.

The road attracted settlers and in time a large number of land grants were made on either side of it, including to the surgeon John Harris who received over 2,000 acres in two grants; the traveller and writer John L Nicholas who was granted 700 acres straddling Richmond Road; and Richard Fitzgerald, an emancipist, landowner and superintendent of agriculture at Emu Plains from 1819. In the same year, Governor Macquarie granted Fitzgerald 1,350 acres west of Richmond Road in the Marsden Park industrial area.

2.3 Richard Alcorn's Grant

Richard Alcorn II was born ca.1799 in London, England, United Kingdom to Richard Alcorn (c1771-1812) and Sarah Stedman (c1776-1832). His father was sentenced to transportation and sailed for Sydney on HMS Glatton on 23rd September 1802; Sarah and their two children accompanied Richard. Following their arrival in Sydney on 11 March 1803, Sarah was allocated 60 acres of prime farm land in the Hawkesbury district whereupon her husband was handed into her care — to keep the peace — and as a Ticket of Leave man, carried on his trade as farrier. Richard Alcorn I died at died on 20th May 1812 and was buried at Windsor.

Richard Alcorn II was granted his 60 acre property in the District of Cumberland, parish of Gidley on 31 August 1819 (portion 24 of the Parish of Gidley). This land fronted Richmond Road opposite the extensive land grant of Richard Fitzgerald. Shortly after his marriage to Charlotte Gulledge at St Matthews Church, Windsor on 8 February 1825, he sold the 60-acre land grant to James Roberts on 23 November 1825 and left the Hawkesbury district.

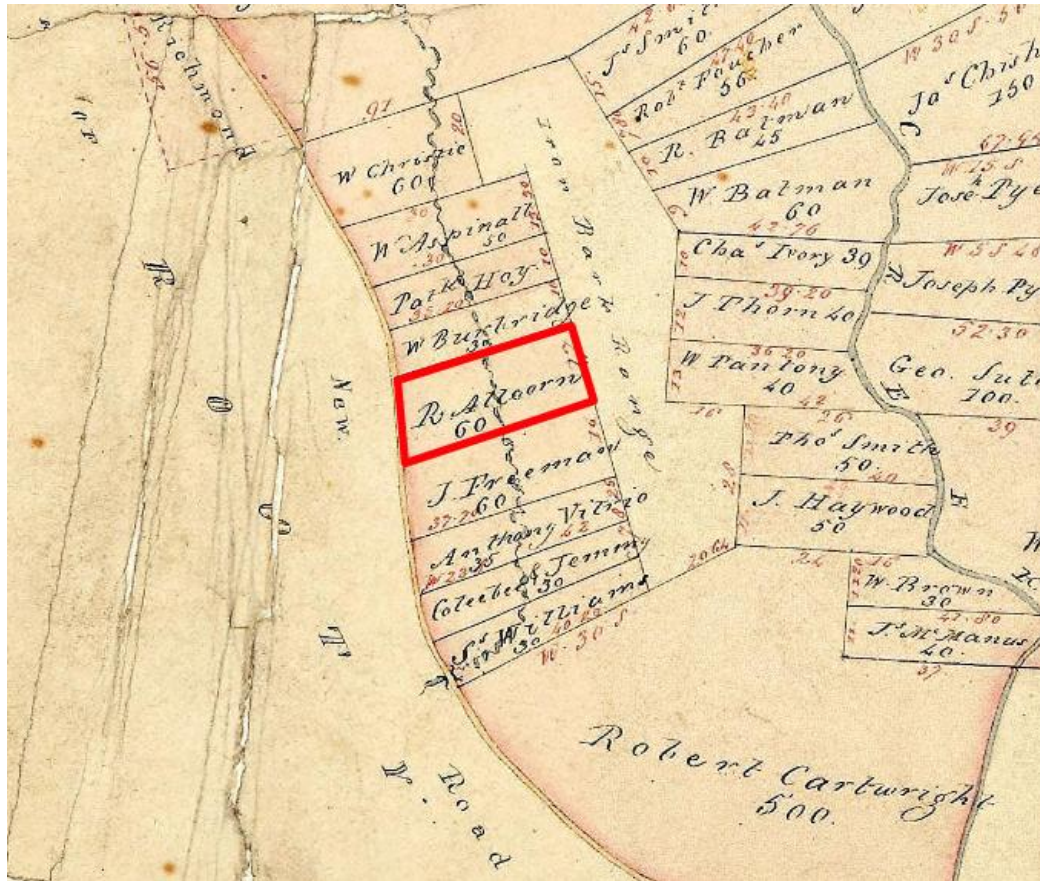


Figure 2 – Extract from Parish of Gidley, undated, showing Richard Alcorn's 60 acre land grant outlined in red. (Source: NSW Land & Property Information, PMap MN03 14075501jo2)

James Roberts was in occupation of the property shortly after, as he was appointed a Constable on the Richmond Road, "vice Barsden" in January 1826. The following year he is described in advertisements as "pound keeper"¹. In 1829 Roberts' appointment as Constable was re-confirmed and his address noted as "Bulls-Head, Richmond Road". This would tend to show that Roberts was operating an inn on his land, conveniently placed for travellers on the Richmond Road between Richmond and Blacktown.

¹ : "Impounded...", *The Monitor*, 24 July 1827, p3.

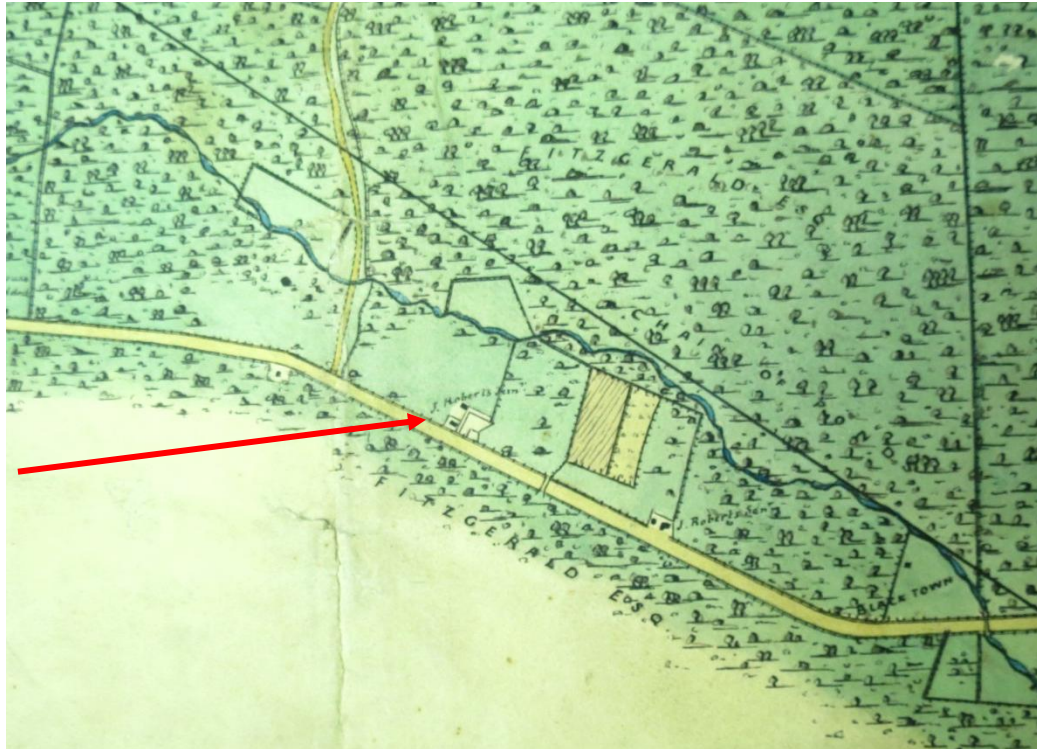


Figure 3 – Extract from map of District of Windsor, 1842, showing portion of Alcorn's land partly cleared and in the occupation of a building occupied by J. Roberts Junior fronting Richmond Road. (Source: State Library of New South Wales, Z/M4 811.1822/1842/1)

By 1842, Townson Road was formed from Richmond Road along the boundary of the land grants to Richard Alcorn, W. Burbridge J. Roberts and Charles Ivory. A plan of the district in that year shows J. Roberts junior in possession of a building and cleared land and paddocks fronting Richmond Road and backing onto the Creek at the rear (Figure 3). This building is likely to be the Macquarie Arms which is named as the hotel for which James Roberts was granted a license on the Richmond Road, Blacktown.² Roberts acquired additional land adjoining Alcorn's land grant comprising 56 acres on land formerly described as iron bark ridge.

Following James Roberts I death about 1851, his son continued to live in the property on the Richmond Road. It is not known how long he operated the inn at this location however there is an 1856 reference to his being granted a confectioner's license "for a house on the Blacktown-road at which the Richmond Coach stops en route to and from Parramatta, being the half-way house. This will be a convenience to passengers requiring that kind of refreshment which 'cheers and not inebriates'".³ Two years earlier Roberts had described himself as "toll keeper, Blacktown" implying that he operated the Blacktown toll gates at or near this location.

According to Grevilles Official Post Office Directory of NSW 1872, "James Roberts, farmer", is listed at Blacktown Road which was an earlier/alternative name for Richmond Road. He died the following year in September and

² *Publicans Licenses Index 1830-61*, State Records, www.records.nsw.gov.au. According to the online index there are references in 1831-1835 respectively under James Roberts from 1831-1835 and under James Roberts Senior 1836-1839.

³ "Windsor", *Sydney Morning Herald*, 10 December 1856, p3.

devised the property to his daughter Elizabeth, who had recently married Richard Cullen of Blacktown, farmer. They sold the property to John and Catherine Murphy in July 1883 for the sum of £350.⁴ The Murphy's mortgagees (English Scottish and Australian Bank Ltd) sold the subject property (Alcorn's land grant) in 1910 to the NSW Realty Co Ltd for the sum of £110.⁵



Figure 4 — Extract from Parish of Gidley County of Cumberland, undated. Shows Richard Alcorn's 60 acre land grant and James Roberts 56 acre grant adjoining. (Source: HLRV, NSW Land & Property Information)

George Henry Cooper of Redfern, gentleman, purchased the property in May 1911 for the sum of £200.⁶ He immediately converted the property, described as "unoccupied", to Torrens title by Primary Application 20958 when the whole of the 60 acres was valued at £400. This may suggest that the earlier inn and farm structures fronting the Richmond Road portion of Alcorn's grant were either not extant at this date or there were no tenants presently leasing the property.

⁴ Old System Deed No 98 Bk 272, NSW Land & Property Information.

⁵ Old System Deed No 490 Bk 912, NSW Land & Property Information.

⁶ Old System Deed No 734 Bk 934, NSW Land & Property Information.

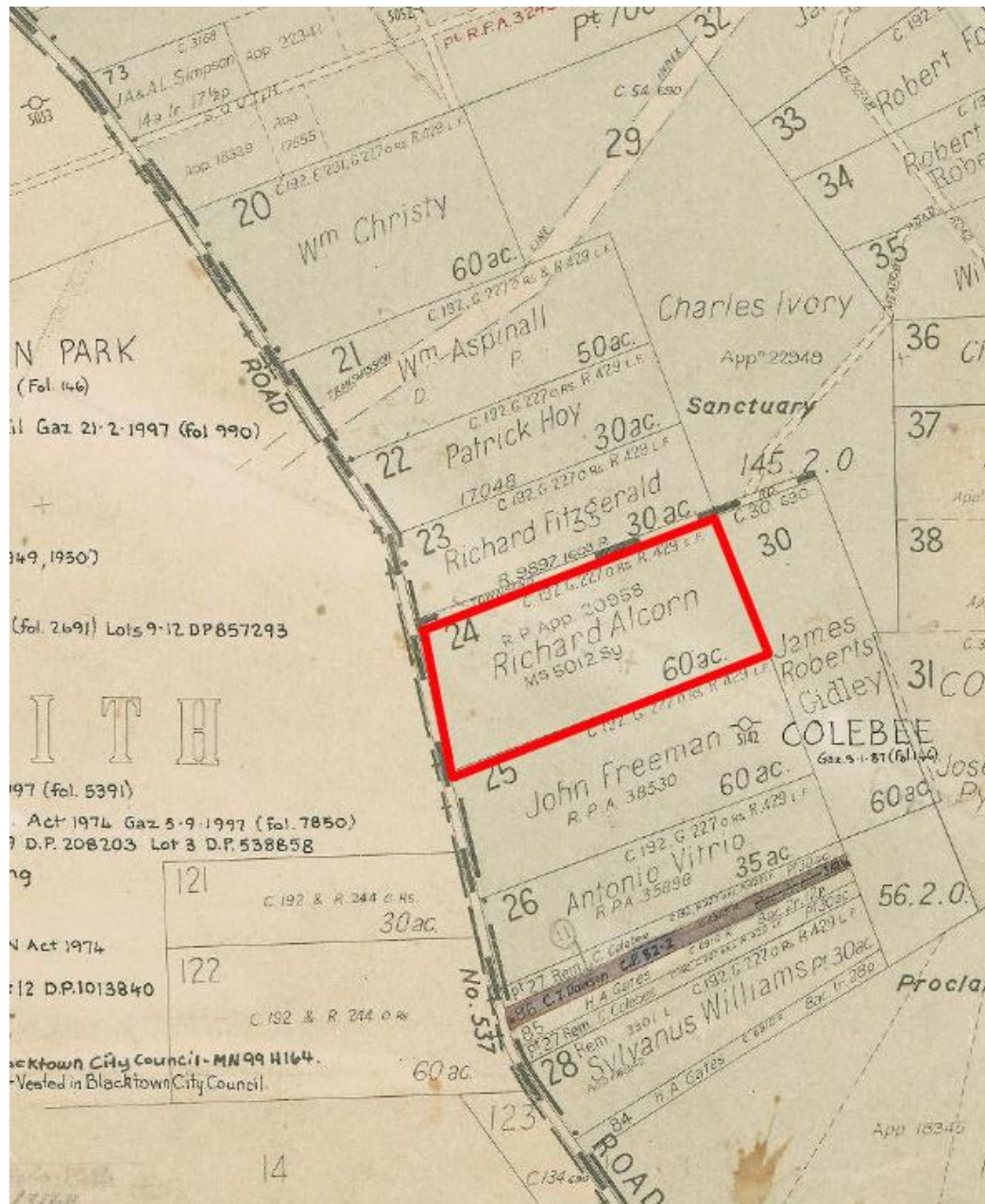


Figure 5 — Extract from Parish of Gidley showing Richard Alcorn's 60 acre land grant at Colebee. (Source: NSW Land & Property Information)

Fothergill Simpson.⁷ The documentary evidence uncovered to date does not mention the construction of the house in the north-east of the site, apparently in the 1920s. The property was subsequently subdivided in 1956 into nine allotments (DP27536) as shown in Figure 7. Part of Lots 1-4 (east of the creek) and Lots 5 – 9 fronting Townson Road form the subject site. Gordon Luke of Schofields, farmer, purchased Lot 9 and presumably established the farm on this portion of the study site. Lots 5–8 were purchased in 1964 by Alan Leslie Carthew of Cremorne, but sold less than one year later to David Scheinberg of Edgecliff, company directory. Luke sold Lot 9 to Thomas and Coralie Margaret McNamara in November 1984.

⁷ Certificate of Title Vol 2940 Fol 237, NSW Land & Property Information.

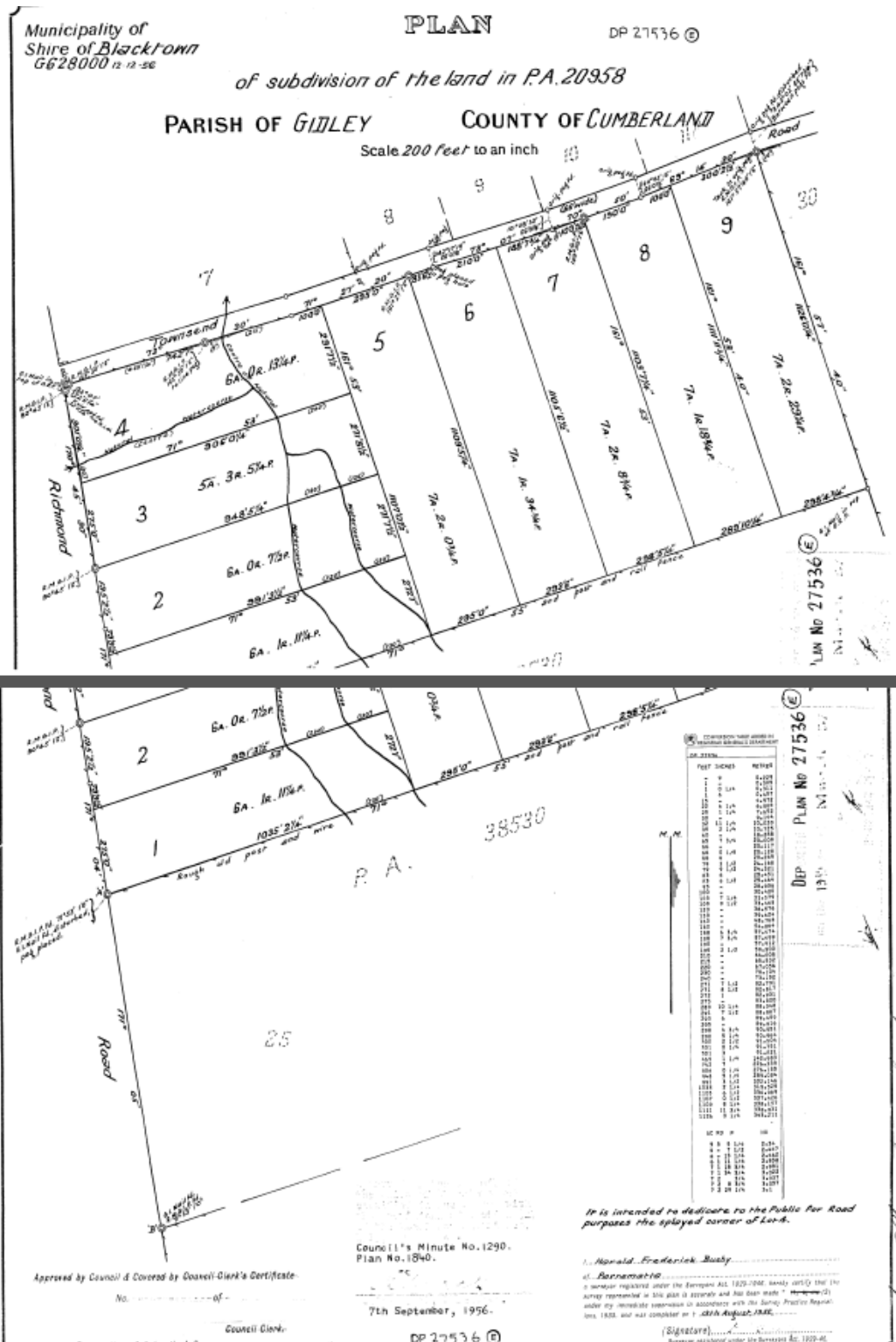


Figure 7 — DP 27536, Plan of subdivision of land in PA 20958 Parish of Gidley County of Cumberland, 1956. The subject site is comprised in Lots 5-9 thereon. (Source: NSW Land & Property Information)

3.0 PHYSICAL DESCRIPTION

3.1 The Landform

The site has an undulating form with a low ridge near the eastern boundary running approximately north-south, and generally draining towards the west into Bells Creek, which flows northwards to the Hawkesbury River. Many indigenous trees of a moderate scale remain, giving the site a rural character. The soil is not particularly fertile. The trees have been thinned and very little under-storey remains. The land has been modified with excavation for several dams, clearings, tracks and a residential yard in the north-east corner.

Surrounding properties vary from large-lot residential use, outdoor recreation, grazing, market garden, large-scale extractive industries and light manufacturing.

3.2 House at 68 Townson Road

The subject site contains one house in the north-east corner, built within sight of Townson Road. It is a single-storey with the form of a 1920s bungalow, having a gable roof over the main section, a secondary gable of the projecting section, and a near-flat roof over the entry. The original windows are timber-framed with smaller panes across the top of many of the casements. One of the rear windows is a pair of casements with three equal divisions with transoms in a 1930s style. The likely original timber fly screens have been left on the rear veranda. The interior has timber floors, likely to be made of white cypress boards. The joinery such as skirtings and architraves has simple profiles, typical of the late Arts and Crafts approach to fitting out a small bungalow. The original ceilings are cast plaster with some decorative mouldings.

The house appears to have been altered and extend c1980s. The original wall cladding was removed and replaced with a mottled brick. This suggests that the original wall cladding was a light-weight material such as asbestos sheet and/or timber weatherboards. The likely original chimney would have been removed, the entry porch is filled in; and the roof cladding has been replaced with grey cement tiles. The roof drains to a concrete water tank on the western side of the house. There appear to be at least two concrete septic tanks near the house. A lean-to extension was built to the rear on the south with fibre-cement boarding and aluminium fenestration and metal deck roofing. Perhaps a little later this lean-to roof had a parallel veranda roof added on timber posts and beams. A skillion-roofed extension on the east side is constructed from the same materials.

The yard space around the house is fenced with rough timber and wire fencing, typical of grazing property. A rough gravel driveway connects the house to Townson Road. Several post-war mass produced sheds made of fibre-cement and/or metal sheeting are located in the yard space. The yard space has mown grass and a scattering of domestic exotic trees such as citrus, a loquat, a mulberry, a black plum (*Prunus nigra*), various cypress and callistemon hybrids. An early element in the grounds is a curved, welded steel gate to which wire mesh has been added, possibly taken from a mattress. The gate pivots on brackets that may have been hammered into a tree. The tree is now dead. The materials of this gate may be from the inter-war period.

There are several rubbish dumps within 100m of the house. All of the elements that could be seen in the dumps appeared to be a post-war object with no heritage significance. The one object found on the site that comes nearest to being an archaeological relic is a shard from a brown glass bottle possibly manufactured in the first half of the Twentieth Century. This element does not meet the threshold for cultural significance.

3.3 Agricultural Land-use — Grazing

The northern and western quarters of the site are used for grazing. This land has been divided into several paddocks with split timber posts supporting barbed wire in the traditional manner for grazing lands. There are two large dams on the north-east quarter of the site and recent plumbing equipment to direct drinking water to other paddocks not accessing the dams. Several small animal shelters dot the landscape; they are roofed with steel sheeting and supported on a range of likely found elements such as logs, steel poles and packing cases. These materials appear to be post-war in origin.

3.4 Paintball Outdoor Recreation Land-use

The south-western quarter is used for paintball recreation. A series of precincts have been created in recent decades, each precinct has a different character with a series of repeated elements used as shielding structures. Examples of such structures under a tree canopy include logs fixed into humpies, wrecked vehicles (cars, trucks and mining equipment) and fibre-glass hemispheres. Two precincts have been cleared of trees and each contains an array of repeated structures — cruciform-based pyramids made of steel pipe and fibre panels in one precinct and mock gravestones made from timber pallets and plywood in the southern clearing. A timber-framed shade house serves as a meeting place. All of the structures associated with paintball reached the site in recent decades. The only such element made before World War II is a wrecked truck of unknown make, but having a 'Made in England' sign plate fixed to the engine.

3.5 Industrial Processes

Three clearings on the east side of Bells Creek have been made for auxiliary uses associated with industrial purposes located on the western side of the creek, accessed. Recent concrete pipes have been used as channels for the creek with earth piled over for the use of vehicles. The northern clearing is accessible from Townson Road and has been used for storing large vehicles. The two southern clearings have been used for the storage of vehicles, sand, clay and other like bulk materials.



Figure 8 — north facade of the house at 68 Townson Road



Figure 9 — east facade of the house at 68 Townson Road, showing the original form of the house, clad with newer bricks leaving the original windows.



Figure 10 — south facade of the house at 68 Townson Road, showing rear and side extensions



Figure 11 — the front yard of 68 Townson Road, showing a loquat tree on the right, a cypress and several callistemon hybrids among indigenous trees.



Figure 12 — a gate made of likely found objects, south of the house, likely to have been fixed into a tree that was alive at the time.



Figure 13 — view of the larger dam on the site with typical fencing, located south of the house.



Figure 14 — view of one of the animal shelters on the site made from apparently found objects.



Figure 15 — one rivet was seen on the site, likely to have been made in the early decades of the Twentieth Century. This object has no related context and is not a relic.



Figure 16 — a shard of glass from a bottle made by industrial processes, possibly in the first half of the Twentieth Century. It has no context where it was found on the site or heritage value.



Figure 17 — one of several rubbish dumps on the site made up of objects made in recent decades.



Figure 18 — a precinct in the paintball area. The totem poles may have been imported and do not have a historical context. They are affected by termites and wet rot.



Figure 19 — a precinct in the paintball area featuring shields made from steel pipe and fibre-glass



Figure 20 — remains of an inter-war period truck in the paintball area, possibly a Bedford type OL.



Figure 21 — view of the northern clearing adjacent to Bells Creek, seen from Townsend Road.

4.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

4.1 Basis of Cultural Heritage Assessment

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Council and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

Evaluation Criteria

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance permits informed decisions or future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The *NSW Heritage Manual* has produced standard evaluation criteria that are compatible with the *Burra Charter*.

4.2 Assessment of Cultural Significance

4.2.1 Criterion (a) Historical Evolution

An item is important in the course, or pattern, of the local area's cultural or natural history.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Shows evidence of a significant human activity. - Is associated with a significant activity or historical phase. - Maintains or shows continuity of a historical process or activity.	- Has incidental or unsubstantiated connections with historically important activities or processes. - Provides evidence of activities or processes that are of dubious historical importance. - Has been so altered that it can no longer provide evidence of a particular association.

The site has been used as grazing land for an extensive period. During this time, the forest has been thinned, fences and tracks constructed and several dams have been excavated. The construction of a small house in the 1920s demonstrates a decision for permanent settlement on the site. The remaining fruit trees demonstrate an intention for a degree of self sufficiency on its semi-rural allotment.

Types of items that would meet criterion (a) include:

- *Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;*

The site does not retain any strong associations to past customs or cultural practices.

- *Items associated with significant historical events, regardless of the intactness of the item or any structure on the place;*

The site is not connected to any significant historical event.

- *Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and /or*

The site does not contain a significant cultural landscape.

- *Items where the physical fabric (above or below ground) demonstrates any of the points described above;*

The site does not contain any fabric of European cultural significance.

4.2.2 Criterion (b) Historical Associations

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

Guidelines for INCLUSION	Guidelines for EXCLUSION
• Shows evidence of a significant human occupation. • Is associated with a significant event, person, or group of persons.	• Has incidental or unsubstantiated connections with historically important people or events. • Provides evidence of people or events that are of dubious historical importance. • Has been so altered that it can no longer provide evidence of a particular association.

The site does not retain evidence of a significant occupation in the post-Contact period, nor is the site associated with a significant event, person, or group of persons.

Types of items that would meet this criterion include:

- *Items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the item or any of its structures;*

The site does not retain evidence of any significant event, historical theme, people or philosophies.

- *Items where the physical fabric (above or below ground) demonstrates any of the points described above.*

The site is not associated with any person or community of significance.

4.2.3 Criterion (c) Aesthetic Values

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Shows or is associated with, creative or technical innovation or achievement. - Is the inspiration for a creative or technical innovation or achievement. - Is aesthetically distinctive. - Has landmark qualities. - Exemplifies a particular taste, style or technology.	- Is not a major work by an important designer or artist. - Has lost its design or technical integrity. - Its positive visual or sensory appeal or landmark or scenic qualities have been more than temporarily degraded. - Has only a loose association with a creative or technical achievement.

The site contains a 1920s house that was likely constructed as a small, cheap simplified California Bungalow. It has been extensively altered and extended so that the modest heritage value that the house might have had originally has been lost. The site contains various other elements of bricolage — structures made from found objects.

Types of items which meet this criterion include:

- Items which demonstrate creative or technical excellence, innovation or achievement;*

The site contains no elements that demonstrate creative or technical excellence, innovation or achievement.

- Items which have been the inspiration for creative or technical achievement;*

The site has not been the inspiration for any wider achievement.

- Items which demonstrate distinctive aesthetic attributes in form or composition; and/or*

The site has no distinctive culturally significant aesthetic attributes.

- Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect.*
- Items which demonstrate the culmination of a particular architectural style (known as climactic).*

The site contains no original designed object.

4.2.4 Criterion (d) Social Value

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Is important for its associations with an identifiable group. - Is important to a community's sense of place.	- Is only important to the community for amenity reasons. - Is retained only in preference to a proposed alternative.

The site has not been associated with any known community or social group.

Types of items which meet this criterion include:

- Items which are esteemed by the community for their cultural values;*

The site is not esteemed by any known community.

- Items which if damaged or destroyed would cause the community a sense of loss; and/or*

The site has no known value to any identifiable community.

- Items which contribute to a community's sense of identity.*

The site does not contribute to the identity of any known community or group.

4.2.5 Criterion (e) Technical / Research Value

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Has the potential to yield new or further substantial scientific and/or archaeological information. - Is an important benchmark or reference site or type. - Provides evidence of past human cultures that is unavailable.	- Has little archaeological potential. - Only contains information that is readily available from other resources or archaeological sites. - The knowledge gained would be irrelevant to research on science, human history or culture.

The documentary and physical evidence about the site suggests that it has no identifiable archaeological potential to answer significant questions about the use of the land since the Contact period, or to answer significant questions about the development of the Blacktown area.

4.2.6 Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history

Guidelines for INCLUSION	Guidelines for EXCLUSION
• Provides evidence of a defunct custom, way of life or process, • Demonstrates a process, custom or other human activity that is in danger of being lost. • Shows unusually accurate evidence of a significant human activity. • Is the only example of its type. • Demonstrates designs or techniques of exceptional interest. • Shows rare evidence of a significant human activity important to a community.	• Is not rare. • Is numerous but under threat.

The site does not contain evidence of any defunct custom, rare or significant activity, or designs or techniques of exceptional interest.

4.2.7 Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of the area's

- - *cultural or natural places; or*
- - *cultural or natural environments.*

Guidelines for INCLUSION	Guidelines for EXCLUSION
• Is a fine example of its type. • Has the principal characteristics of an important class or group • Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity. • Is a significant variation to a class of items. • Is part of a group which collectively illustrates a representative type. • Is representative because of its setting, condition or type. • Is outstanding because of its integrity or the esteem in which it is held.	• Is a poor example of its type. • Does not include or has lost the range of characteristics of a type. • Does not represent well the characteristics that make up a significant variation of a type.

The site is a cultural landscape marked by thinning of the forest types, and construction of fencing and dams for grazing purposes. It contains a house built in the 1920s that has since been altered extensively for apparently non-residential purposes. Part of the site has been used as paint ball outdoor recreation venue. The site is not a fine example of any designed object or land-use. The site does not contain all the key characteristics of any important class of objects, nor the attributes typical of a particular way of life,

philosophy, custom, significant process, design, technique or activity. The site is not a significant variant to a class of items.

4.3 Statement of Cultural Heritage Significance

The subject site demonstrates the property divisions dating to the Nineteenth Century and has been used as grazing land since that time with little further development. The dams, tracks and fencing are standard agricultural infrastructure, commonly found across New South Wales and are not of cultural significance. The only building on the site, the house at 68 Townson Road, is a 1920s bungalow that has been so extensively altered that it does not cross the threshold for cultural significance as a local heritage item. The structures and moveable items in the paintball recreation area are relatively recent common elements or de-contextualised relocated items and they do not have cultural significance.

5.0 THE PROPOSAL

The proposal is to demolish and remove all the structures on the site to make way for a residential subdivision of the site. Earthworks would change the landscape, likely to remove evidence of the agricultural uses of the site and the particular clearings that exist among the trees.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

The following assessment is based on the guidelines set out by the NSW Heritage Council publication 'Statements of Heritage Impact', 2002.

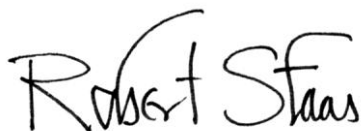
The site has been found to contain no buildings, works or relics that would meet the threshold of being a local heritage item. The site is underutilised considering its proximity to a railway station (2.8km as the crow flies, or just over 5km by road). As such, change to the site is expected.

The demolition of the house at 68 Townson Road would not cause an adverse heritage impact on the heritage resources of Blacktown because this house was a humble, non-original instance of a California Bungalow when constructed, and is now in a highly degraded state from a heritage point of view. It is far from intact, having lost all of its external original fabric apart from its windows. The house does not contain any materials with sufficient heritage value that there would be a cultural value in having them on-sold for recycling into other buildings of their period. Blacktown Council retains several c1920s late Arts and crafts houses as local heritage items within its local government area. Examples include the following properties, which record the taste, materials and technologies available to home builders in the 1920s or close to this period.

- 122 Regent Street, Riverstone, a 1920s bungalow with a symmetrical form;
- 369 Seven Hills Road, Seven Hills a late Arts and Drafts house;
- 45 Rooty Hill Road South, Rooty Hill a late Arts and Drafts house with a symmetrical form;
- 2 Sarsfield Street, Blacktown a late Arts and Drafts house; and
- Richards Avenue, Riverstone a small bungalow with a symmetrical form.

7.0 CONCLUSION

This Heritage Assessment has found that the subject site does not contain any item of heritage significance that would meet the threshold for listing as a local heritage item. The proposed redevelopment of the site could remove all constructed elements from the site. Such works would not have an adverse heritage impact on the cultural heritage inventory of Blacktown. No mitigation measures are essential. A brief archival recording of the house at 68 Townson Road using digital capture could be contemplated.



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NBRS+PARTNERS ARCHITECTS

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