



Report Register

The following report register documents the development and issue of the report entitled Showground Station Precinct—Non-Indigenous Heritage Assessment, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

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Cover Image: Plan of the Subdivision of the Suttor Estate, 1898. (Source: Department of Lands)

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Executive Summary

This preliminary draft Non-Aboriginal Heritage Assessment provides an overview of the known non-Indigenous heritage context of the Showground Station Urban Activation Precinct (the Precinct) to inform the development of the precinct plan and new Development Control Plan (DCP).

Key Findings

- The area including the Precinct was used predominantly for agriculture until the 1960s. Much of the overall layout of Precinct is the result of the 1898 subdivision of the Suttor Estate. The early road layout, Castle Hill Showground and the heritage items within the Precinct provide the last remaining physical links in the Precinct to the late nineteenth century and early–mid twentieth century rural history of the area.
- The Precinct contains two heritage items of local significance listed on *The Hills Local Environmental Plan 2012* (LEP 2012)—a house at 107 Showground Road, Castle Hill (item no. 168) and a house (former farm cottage) at 128–132 Showground Road.
- Windsor Road, part of which forms the western boundary of the Precinct, is listed as a heritage item of local significance in the LEP 2012.
- Castle Hill Showground has been identified as a potential heritage item of local significance, but it is not listed on any statutory registers.
- The Precinct does not include any items listed on the State Heritage Register.
- The Precinct has been found in this report as having generally low potential to contain intact archaeological remains from the early nineteenth century to the early twentieth century. The research potential of this evidence would vary in accordance with its date of origin, integrity and ability to provide meaningful information about significant phases of the development of the history of Baulkham Hills. Baulkham Hills was an area known to be developed by orchardists and has a long history of mixed agriculture, which is demonstrated through the showground that remains. Archaeological remains related to the theme of agriculture and economy would be significant at a local level.

Key Issues/Considerations

The findings of this report give rise to the following key issues and considerations for the Precinct:

- The heritage items in the Precinct should be retained and conserved.
- Consideration should be given to retaining or interpreting the cultural heritage values of the Castle Hill Showground in the new precinct plan.
- Appropriate management and development controls should be included in the precinct plan and proposed DCP to protect the heritage items and potential heritage items in the Precinct and their setting.
- Controls for management of the potential historical archaeological resource should be included in the proposed DCP controls for the Precinct.

Glossary of Terms and Acronyms

Full Name	Abbreviated Name and Acronyms
Showground Station Precinct	the Precinct
Showground Station Precinct Structure Plan	the Structure Plan
The Department of Planning and Environment	the Department
The Hills Shire Council	the Council
The Hills Local Government Area	The Hills LGA
North West Rail Link (now Sydney Metro Northwest)	NWRL
North West Rail Link Corridor Strategy	NWRL Corridor Strategy
The Hills Local Environmental Plan 2012	The Hills LEP 2012
The Hills Development Control Plan 2012	The Hills DCP 2012

1.0 Introduction

1.1 Background

This report has been prepared by GML Heritage Pty Ltd (GML) and provides an assessment of non-Aboriginal heritage values relating to the proposed rezoning of the Showground Station Precinct.

The Showground Station Precinct was announced by the NSW Government in August 2014. The precinct is one of number of Priority Precincts which aim to provide for more homes, jobs and improved public spaces close to transport and services. One of the key goals for Priority Precincts is to increase housing choice and affordability by delivering increased housing supply in an environmentally, socially and economically sustainable manner.

The Showground Station Precinct is located in The Hills Shire Local Government Area (LGA) and covers approximately 271 hectares. The boundary of the precinct is generally based on the road boundary within a radius of 800 metres from the proposed Showground Station, which is normally considered to reflect a 10 minute walk. The boundary also takes in to account predominant land uses, built form and natural features.

The vision for the Showground Station Precinct is for a vibrant, mixed use centre comprising a mixture of offices, shops, community facilities, recreational, cultural and leisure activities, education, and a mix of housing types within walking distance of the new station.

The Showground Station Precinct is a long term project that will be delivered over the next 25 years.

1.2 Site Location

The Precinct is located in the suburb of Castle Hill, in The Hills LGA, approximately 26 km northwest of Sydney CBD. The Precinct is defined by Showground Road to the north and east and Windsor Road to the west. It is bisected by Carrington Road and Victoria Avenue. A plan of the Precinct is shown as Figure 1.1.

1.3 Heritage Statutory Context

1.3.1 Heritage Act 1977

Non-Aboriginal archaeology and places listed on the State Heritage Register (SHR) are protected and managed under the *Heritage Act 1977* (NSW) (Heritage Act). The Heritage Act is a statutory tool designed to conserve the environmental heritage of New South Wales. It is used to regulate development impacts on the State's heritage assets. The Heritage Act defines a heritage item as 'a place, building, work, relic, movable object or precinct'.

There are no items listed on the SHR within the Precinct; however, parts of the Precinct have potential to contain historical archaeological relics that are protected under the Heritage Act, as per the relics provisions noted below.

Relics Provisions

The Heritage Act affords automatic statutory protection to relics which form part of archaeological deposits. The Heritage Act defines a relic as any deposit, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance

Sections 139–145 of the Heritage Act prevent the excavation of a relic, except in accordance with an excavation permit (or an exception from the need for a permit) issued by the Heritage Council of New South Wales. Section 139 of the Heritage Act states that:

A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

1.3.2 The Hills Local Environmental Plan 2012

Non-Aboriginal heritage in the Precinct is protected and managed primarily under *The Hills Local Environmental Plan 2012* (LEP 2012) and the heritage provisions of *The Hills Development Control Plan 2012* (DCP 2012).

1.4 Methodology and Terminology

In preparing this Non-Aboriginal HA, GML has reviewed existing relevant studies to identify known heritage items and places and archaeological sites within and in the vicinity of the Precinct. Documents that have been reviewed include:

- GML, North West Rail Link Environmental Impact Statement 1—Major Civil Construction Works European Heritage Report, prepared for AECOM on behalf of Transport for NSW, March 2012 (NWRL EIS European Heritage);
- EMM, Archaeological Assessment and Research Design Showground Station, North West Rail Link, prepared for Boulderstone Pty Ltd, July 2013;
- LEP 2012 and DCP 2012;
- Mayne-Wilson & Associates, Draft Heritage and Cultural Landscape Study of Castle Hill Showground, prepared for Baulkham Hills Shire Council, April 1996;
- statutory heritage registers including the State Heritage Inventory and the Australian Heritage Database; and
- non-statutory heritage registers including the National Trust Register.

Limited historical research has been undertaken to inform the preliminary archaeological assessment. This research has included review of readily available historical plans and aerials and their relationship with the current condition of the study area.

An indicative Archaeological Zoning Plan, showing areas of historical archaeological potential ranging from nil and low to moderate and high, has also been prepared.

This Non-Aboriginal HA has been prepared with regard to the *NSW Heritage Manual* (Department of Urban Affairs and Planning and the Heritage Council of NSW, 1996). It applies the principles contained in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter) as well as the *Assessing Significance for Historical Archaeological Sites and 'Relics'* Guidelines (Heritage Branch, NSW Department of Planning, 2009).

1.5 Limitations

This report identifies and assesses known heritage items and previously identified potential heritage items only. New potential heritage items have not been identified.

1.6 Authors and Acknowledgements

This Non-Aboriginal HA has been prepared by Julia Dowling, Associate, and Anita Yousif, Senior Associate, GML. It has been reviewed by Sharon Veale, GML Partner. Peter Romey, GML Partner, reviewed the recommended DCP controls.



Figure 1.1 Precinct aerial, showing the Precinct boundary. (Source: Transport for NSW and NSW Department of Planning, Showground Road Station Structure Plan, with GML overlay)

2.0 Historical Archaeology

2.1 Preamble

The following analysis focuses on the assessment of the Precinct's potential to contain historical archaeological resources. This assessment is based on consideration of the current site condition and examination of historical information related to the development and occupation of the area, including evidence of demolition and construction that may have disturbed archaeological remains associated with former phases of occupation.

The Precinct comprises several discernible areas that include the industrial zone occupying the western half of the Precinct and the low density residential area in the eastern half of the Precinct with the Castle Hill Showground complex located in the northeast. The residential and industrial zones are separated by the north–south running creek known as Cockayne Reserve (Figure 1.1).

2.2 Archaeological Potential

The term 'archaeological potential' is defined as the likelihood that a site may contain physical evidence related to an earlier phase of occupation, activity or development. This term is differentiated from 'archaeological significance' and 'archaeological research potential', which are more subjective statements on the value of the archaeological resource in terms of State or local significance, and discussed in more detail in the text below.

2.2.1 Previous Archaeological Assessments and Investigations

Archaeological Assessment and Research Design Showground Station, North West Rail Link—EMM EMGA Mitchel McLennan (EMM) July 2013

In 2013 EMM was engaged to prepare a more detailed archaeological assessment of the potential archaeological resource that may be preserved in situ in the area of the Showground Station and an Archaeological Research Design to guide the management of such resources through physical investigation and recording. The report concluded that the area had the potential to contain remains of a locally significant house site associated with early twentieth century farming and fruit growing in the area. The report recommended a program of archaeological testing and excavation in conjunction with the Early Works phase of the project.

The results of the archaeological program were not available at the time of the preparation of this report. These results would have the potential to benefit the current assessment by providing additional information on the extent, nature and level of preservation of any potential historical archaeological remains in the area.

North West Rail Link Environmental Impact Statement 1—Major Civil Construction Works European Heritage Report—GML 2012

In March 2012 GML prepared an assessment of potential impacts on European heritage of the proposed NRWL (now Sydney Metro Northwest) to support the Environmental Impact Statement (EIS) for the Major Civil Construction Works component of the NWRL project. The report assessed impacts on heritage values at 17 construction sites including the Hills Shire Station (now the Showground Station) of the Precinct and recommended measures for mitigation of such impacts.

Castle Hill Heritage Park Conservation Management Plan (CMP)—GML and Archaeological & Heritage Management Solutions Pty Ltd (AHMS) 2007

The Castle Hill Heritage Park is a SHR listed site outside the Precinct that contains archaeological and landscape remains of the Third Convict Farm (which are associated with the Castle Hill Rebellion) and the later Lunatic Asylum established on the site in the early 1800s. The remains associated with the Convict Barracks of the Third Convict Farm were revealed during the AHMS archaeological excavations in late 2005. The site also retains landscape and later archaeological elements that embody and represent the history of European settlement and development in the wider Castle Hill area. The CMP provides a comprehensive assessment of the site's heritage values, recommendations for management of the significant landscape and historical attributes of the site and a consideration of adaptive re-use/new development and interpretation of the archaeological remains.

Heritage Review: North West Rail Link—Epping to Rouse Hill—Casey and Lowe Pty Ltd 2006

During the preliminary stages of the NWRL project, Casey & Lowe Pty Ltd prepared a Heritage Review report as part of the Environmental Assessment for the Concept Plan application in 2006. The report represents a preliminary study that identifies potential heritage items and European archaeological sites, in addition to listed sites. The report does not include detailed assessment of potential items or sites.

2.2.2 Phases of Historical Development

In order to assess the nature and extent of historical archaeological evidence that may have survived at the Precinct, readily available historical records including historical plans and photographs have been analysed to determine how the Precinct was used during the nineteenth and twentieth centuries. The following discussion focuses on the potential subsurface archaeological remains such as remnant structural elements and depositional evidence (soils, features) relevant to the historic phases of development within the Precinct.

The following main phases of historical development have been identified:

- Phase 1: Government Grounds (1799–1815);
- Phase 2: Original Land Grants (1802–1831);
- Phase 3: Orchards/Market Gardens and the Castle Hill Showground (1880s–1920s);
- Phase 4: Second Phase of Small Farm Development (1920s–1960s) and
- Phase 5: Residential and Commercial Subdivision (from 1970s–present).
- Phase 1: Government Grounds (1799–1815)

An area of 34,539 acres (14,000 hectares) covering much of the later parish of Castle Hill was set aside for Government purposes by Governor King in 1803. Governor Phillip, in his travels through the area in 1791, had intended this area to be a stock farm. An extensive common of 5,830 acres was also set aside along the track to Castle Hill which led up to the government farm (now part of Old Northern Road). King had established this farm in 1801 as part of a plan to revitalise public farming and provide food for the colony. It is likely that the subject area was cleared and used for cattle grazing and crops growing during this phase. Access to the area was also provided by Windsor Road

laid out from 1794. The west boundary of the Precinct is outlined by Windsor Road; however, it remains outside the boundary of the Precinct.

Subsequent development is likely to have significantly disturbed or totally removed most of the material evidence associated with this phase of development.

Phase 2: Original Land Grants (1802–1831)

The first land grants within the Precinct occurred in this period of the development when one of the earliest grants (Portion 126) of 100 acres was granted to Michael Hancey on 31 March 1802. A number of portions were recorded on the 1835 parish plan of the area. Although the plan does not indicate any structures it is possible that some structures existed on some portions at this early period of the subdivision. These structures would most likely have been of timber construction, and therefore ephemeral in nature. Subsequent development of the area is likely to have significantly disturbed or removed most material evidence associated with this phase of development.

Phase 3: Orchards, Market Gardens and the Castle Hill Showground (1880s–1920s);

This period of development is characterised by intensification and expansion and included the establishment of the 338 acre Suttor Estate following Suttor's purchase of three original grants (Portions 55, 125 and 126), construction of Victoria Road and Carrington Road and further subdivisions. By the 1890s the Castle Hill District boasted splendid orchards, model farms and numerous houses.¹ The 1898 Suttor Estate Subdivision advertisement for the sale of orchard and residential blocks promotes the value of the land as 'the best spot for citrus fruits' and 'rich orchard land'. Citrus growing continued into the early part of the twentieth century and for many years, most of Sydney's citrus products were grown in the Hills District. A rail-link from Parramatta to Baulkham Hills was established in 1902.

The Castle Hill Show developed in the 1880s from earlier sports and ploughing contests. It opened on its present site beside Showground Road in 1891 on land granted to the show society for the site of a permanent showground (Figure 2.1). It was furnished with amenities such as a timber pavilion, stables and tracks. Fencing and tree plantings soon followed. Permanent pavilions began to be built at the showground from 1925, with the opening of the Taylor Pavilion. During World War II the showground was occupied by the Victorian Ambulance Brigade. From the 1940s the Castle Hill Show had the reputation of being second only to the Royal Easter Show.

Apart from some modifications regarding upgrade of amenities and the size and shape of the oval with tracks, the Showground has not been exposed to any major disturbance.

Phase 4: Second Phase of Small Farm Development (1920s–1960s)

Further subdivision of existing lots into smaller farms and land clearing for market gardens and orchards in this period is recorded in a number of early twentieth century aerials. A topographic map obtained from the former University of Sydney Geography Department and dated to 1920s in the 2006 Heritage Review report by Casey and Lowe shows the Precinct dotted with structures among numerous fruit-growing blocks of land. The main road system had been formalised and two bridges are clearly marked where Carrington Road and Showground Road cross over the creek.² A 1930s aerial shows that the areas west and east of the creek had been cleared for agriculture with land parcels containing neatly planted fruit trees and those that have been cleared for farming (Figure 2.2). The majority of the structures showed on the c1920s generally correspond to those captured on the later aerials of 1930, 1947 and 1956. Progressive land clearing is also evident. With the exception of

the Castle Hill Showground complex, the potential archaeological evidence associated with the farms and roadways would have been significantly impacted by the later twentieth century development.

Phase 5: Residential and Commercial Subdivision (from 1970s–present)

From the 1960s, the study area became the focal point of the NSW Government's plan to make residential land available in the expanding Sydney area. Old orchards, rough roads and timber-framed cottages gave way to suburban blocks, and sealed roads with kerbs and gutters. Baulkham Hills saw much red-brick residential development during the 1960s and 1970s (Figure 2.3). This initial phase was followed by further period of accelerated development during the 1980s where a number of large warehouses and industrial sheds were erected in the area west of the Cockayne Reserve creek. The area southeast of the Showground was redeveloped by the Baulkham Hills Shire Council (now the Hills Shire Council) to include the Council Depot and the Council Chambers. The Hills Entertainment Centre constructed in the early 1990s has now been demolished to make way for the construction of the Showground Station.

2.2.3 Site Formation Processes

Historical records indicate that the development of the Precinct was slow during most of the nineteenth century. The development intensified from the last two decades of the nineteenth century, and was mainly driven by sub-division for orcharding, which started to decline in the late 1950s and early 1960s.

The major ground disturbance was caused by the red brick development during the 1960s and 1970s, which also marks the beginning of rapid urbanisation and significant levels of demolition and earth moving activities. The construction of the residential area east of the Cockayne Reserve and the industrial zone to its west would have resulted in the removal of or significant levels of disturbance to the majority of archaeological features and deposits associated with the earlier subdivision periods and mixed agriculture, dominated by orcharding. Extensive excavations for associated infrastructure (roads and underground services) and individual properties' swimming pools are likely to have caused major impacts to the potential archaeological resource in the residential area. It is possible however that some archaeological remains still exist in situ within the industrial area of the Precinct, which still contains less disturbed spaces between the warehouses, as well as those underneath the large structures that did not require substantial footings and deep excavation for basements.

2.2.4 Summary of Historical Archaeological Potential

The development history of the Precinct is characterised by the late nineteenth and early twentieth development of individual small farms used for fruit growing and other related agricultural activities. The expansion of the larger scale development in the second half of the twentieth century required that many, if not all of the previous farmhouses and orchards be demolished. The main disturbance of the potential archaeological resource within the Precinct is characterised by the excavations and levelling for the construction of the industrial structures and residential lots with associated infrastructure that occurred in the late twentieth and early twenty first centuries.

In summary, based on the high level of the twentieth century development that resulted in the creation of the two distinctive areas (industrial in the western half and residential in the eastern half), there is limited potential for the archaeological remains from the earlier phase of the historical development to survive in situ. The exception is the Castle Hill Showground complex, which has moderate potential to

yield archaeological relics associated with the original buildings constructed at the site. The level of the survival for potential archaeological remains survival is shown in Figure 2.5.

Table 2.1 below outlines the potential archaeological remains of the study area from all historical phases and considers the site formation processes that may have affected the survival of those relics. It assesses the potential for survival of those remains as low, moderate or high as follows:

- Low—it is unlikely that archaeological evidence associated with a historical phase or feature survives.
- Moderate—it is possible that some archaeological evidence associated with a historical phase or feature survives. If archaeological remains survive they may have been subject to some disturbance.
- High—it is likely that archaeological evidence associated with a historical phase or feature survives intact.

Table 2.1 Summary of Historical Archaeological Potential.

Activity	Phase/Year	Potential Remains	Integrity of Remains	Archaeological Potential
Early land clearing	Phase 1	Tree roots, charcoal deposits, artefact scatters, soil deposits, evidence of camp sites etc.	Likely to have been removed/disturbed by subsequent activities.	Nil–low
Early land grants	Phase 2	Fences (postholes and remnant timber posts).	Likely to have been removed/disturbed by subsequent activities	Nil–low
Subdivision	Phase 3	Structural evidence of the former farm houses and associated buildings (footings, underfloor deposits, yard surfaces); Fences (postholes and remnant timber posts); light timber/makeshift outbuildings (postholes, stone or brick footings, timber base plates).	Likely to have been removed/disturbed by subsequent activities.	Low–moderate
Subdivision	Phase 3	Garden enclosures, animal enclosures and/or shelters.	Likely to have been removed/disturbed by subsequent activities due to being light structures; some remains may survive in the isolated areas of limited disturbance such as isolated pockets of less disturbed carparks, yards and beneath large warehouses that do not rest on substantial footings, across the industrial areas of the site.	Low
Orcharding and market gardening	Phases 3 and 4	Tree bowls, garden beds, furrows and tracks of cultivated areas, palaeobotanical evidence.	Some ephemeral remains may be preserved in the areas of limited disturbance, such as isolated pockets of less disturbed carparks, yards and beneath large warehouses that do not rest on substantial footings, across the industrial areas of the site.	Low

Activity	Phase/Year	Potential Remains	Integrity of Remains	Archaeological Potential
Establishment of the Showground	Phase 3–until present	Material evidence of former late nineteenth century structures (brick or stone footings, postholes, timber base plates, associated deposits and artefacts.	Likely to have been preserved beneath the extant structures or other portions of the site.	Moderate
Early Precinct roads	Phase 3	Road alignments, original road fabric including associated drains and kerbs, as well as the creek crossings.	Could be preserved beneath extant road surfaces.	Low–moderate

2.3 Archaeological Significance

Archaeological significance refers to the heritage significance of known or potential archaeological remains. While subsurface archaeological remains often form an integral component of the overall significance of a heritage place, it is necessary to assess them independently from above ground, as well as other historic elements. Assessing the heritage value of these subsurface archaeological remains is made more difficult by the fact that their extent and nature is often unknown. It becomes necessary for judgements to be made on the basis of expected or potential attributes.

The heritage significance of archaeological relics will vary according to their ability to contribute to our understanding of the culture and the history of the nation, state and local area, and the site itself.

As with other types of heritage items, archaeological remains should be managed in accordance with their significance. In situations where development is proposed, this can influence the degree of impact that may be acceptable or the level of investigation and recording that may be required.

2.3.1 Assessment Framework

The assessment of significance of historical archaeological sites requires a specialised framework for consideration of their research potential. Heritage specialists/archaeologists Bickford and Sullivan³ developed three key questions that form a framework for assessing the research potential of the historical archaeological sites. Generally, relics with a greater research potential will be of higher heritage significance. They are:

1. Can the site contribute knowledge that no other resource can?
2. Can the site contribute knowledge that no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

With consideration of multiple values of archaeological sites including their research potential, a set of guidelines for assessing the significance of archaeological sites and relics have been prepared by the then Heritage Branch and expressed in the publication *Assessing Significance for Historical Archaeological Sites and Relics*, (Heritage Branch, NSW Department of Planning, 2009).

2.3.2 Bickford and Sullivan's Questions

Can the site contribute knowledge that no other resource can?

The research undertaken for the preparation of this report included an evaluation of readily available documentary evidence. While the general historical development of the site and the land use over time is already known, there is additional information associated with the individuals who lived and worked in the area that can be revealed through archaeology. Nevertheless, the potential for the site to contribute knowledge that is not available from the historical resources is limited due to the generally low archaeological potential. The significant level of disturbance required for the construction of the twentieth century residential development and the industrial zone would have left very little intact archaeological evidence that would be able to provide meaningful interpretive information. The evidence would be fragmented at best, with limited ability to supplement what is already known about the site.

Can the site contribute knowledge that no other site can?

The information retrieved from the potential archaeological resource, no matter how minuscule, would contribute knowledge about the phases of development and the Precinct's character that is specific to the Precinct only. Any tangible information dating from Phase 1: Government Grounds (1799–1815) and Phase 2: Original Land Grants (1802–1831) would be regarded as highly valuable on the basis of its rarity. In terms of a more meaningful contribution to the interpretation of this phase of the site's development, the significance of information would depend on the level of integrity of the potential archaeological resource.

Archaeological remains associated with Phase 3: Orchards/Market Gardens and the development of Castle Hill Showground (1880s–1920s) would generally be better understood, however they would be considered valuable for the interpretation of the local history.

Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

The potential knowledge that the archaeological resources of the subject site may yield for Phase 1 Government Grounds (1799–1815) would be significant for answering questions about the beginnings of the colonial life. However, the information that might be derived from this phase of the historical development would be rather limited due to the assessed low potential, where more specific research questions about the development of this Precinct could not be answered. This refers to broader research questions regarding the archaeology of colonialism. Information derived from archaeological remains associated with orcharding/mixed agriculture, as well as the establishment of the Showground would be relevant to the development of the local area only.

Given the limited potential for the Precinct to contain archaeological remains—owing to the high level of disturbance by the twentieth century development—the Precinct is unlikely to be able to contribute to major research questions relevant for the Australian history.

2.3.3 NSW Heritage Criteria for Assessing Significance related to Archaeological Sites and Relics

Archaeological Research Potential (Current NSW Heritage Criterion E)

The historical archaeological resource of the Precinct has the limited potential to yield information that would contribute to better understanding of nineteenth century practices associated with the rural way

of life, mainly because of its low potential to survive in situ or in the extent that could provide enough substrate for detailed analysis. However, if more substantial archaeological remains from the first two phases of historical development were to be identified, they would be regarded highly valuable as they could provide information relevant for the history of colonial life in NSW and beyond. Any archaeological evidence related to the first showground buildings would have the potential to shed more light on the establishment of early showgrounds in Sydney.

Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B & D)

Archaeological remains associated with the Castle Hill Showground would be significant for the local community as they would have the ability to provide tangible evidence of the beginning of the agriculture in Baulkham Hills. The potential archaeological remains from the Precinct could be associated with the pioneers of the local orchard growing including George Suttor and William Mobb. Equally, any association with the first grantors in the area, ie Michael Hancey, Samuel Gilbert etc would be significant at a local level.

Given the high level of significance to the local community, creative interpretation of significant and well preserved remains should be considered through various interpretive avenues that may include interpretation in the public spaces of the complete development or through virtual or digital mediums.

Aesthetic or Technical Significance (NSW Heritage Criterion C)

The assessment of archaeological potential against these criteria during the pre-excavation phase is very difficult. The assessed potential archaeological remains at the Precinct are unlikely to demonstrate a significant technical achievement based on their expected fragmentary and highly disturbed nature.

Unusual or distinctive individual items and/or well preserved structural remains and representative of a particular technique or building style would meet this criterion.

Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G)

Based on the assessed low potential, the archaeological resource at the Precinct would have limited ability to demonstrate how the area was used over two hundred years of occupation. The area, being located within the highly modified and developed environment has been assessed as having generally limited potential to contain substantial archaeological remains.

The exception to this is the area of the showground itself. Any substantial remains associated with the original structures or early use of the show would have representative value at a local level.

2.3.4 Statement of Significance

The Precinct is located in the area of Government Grounds selected by Governor King in 1803. While this historical association is rare and significant, it is highly unlikely that any physical evidence of this association survives due to loss of such evidence by the significant level of modern disturbance.

The Precinct has been assessed as having generally low potential to contain intact archaeological remains from the early nineteenth century to the early twentieth century. The research potential of this evidence would vary in accordance with its date of origin, integrity and ability to provide meaningful information about significant phases of the development of the history of Baulkham Hills. Baulkham Hills was an area known to be developed by orchardists and has a long history of mixed agriculture,

which is demonstrated through the showground that is still in existence. Archaeological remains related to the theme of agriculture and economy would be significant at a local level.

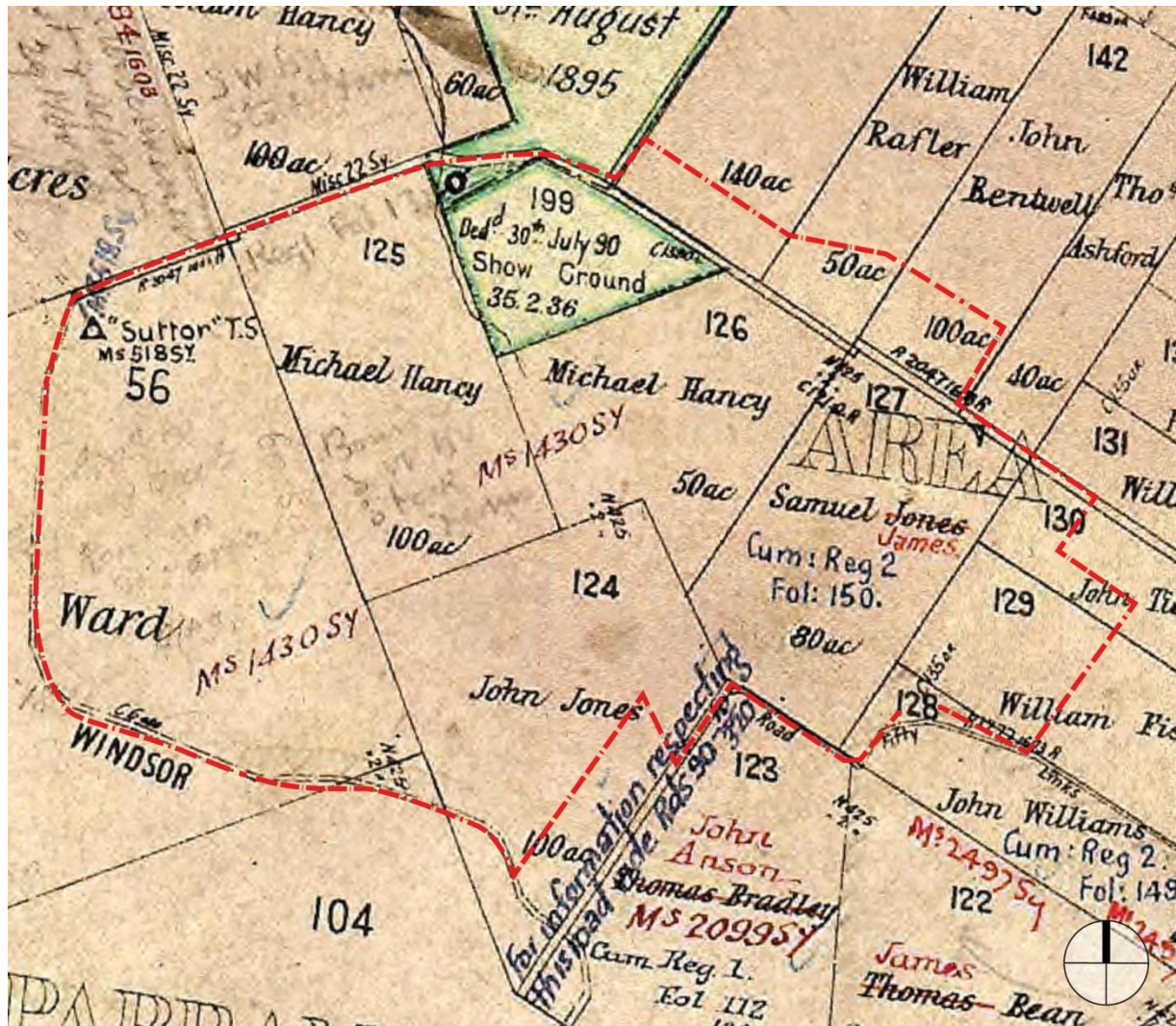


Figure 2.1 Parish Map from 1896 showing the Precinct overlaid. The Castle Hill Showground is outlined in green and clearly marked.
(Source: Department of Lands)



Figure 2.2 1930 aerial showing the percentage of land cleared for sub-division for orcharding and the extent of the showground complex. (Source: NearMap and Department of Lands with GML overlay)

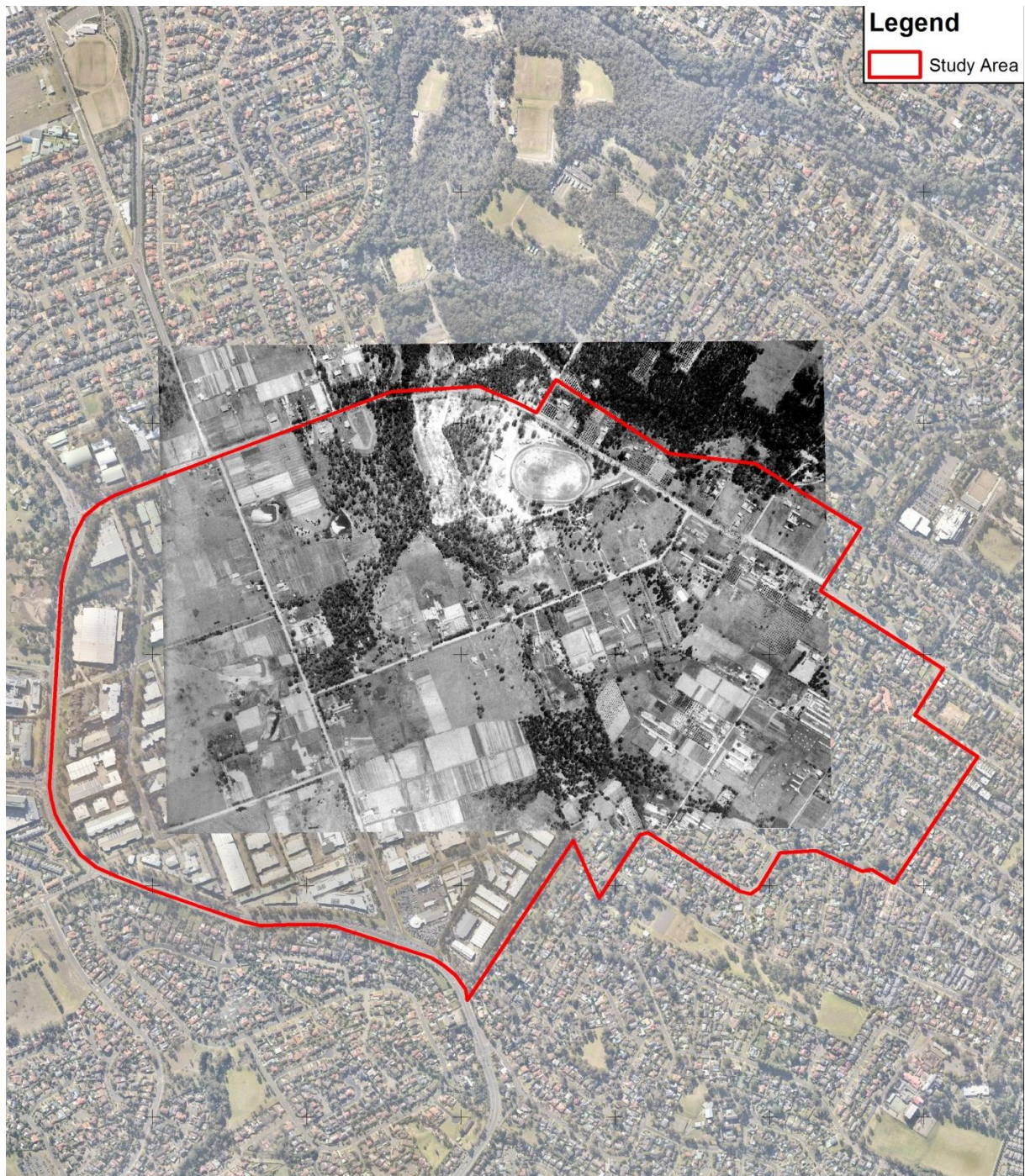


Figure 2.3 1956 aerial showing the extent of land clearing and the remaining orchards in the area and the extent and shape of the showground and its oval. (Source: NearMap and Department of Lands with GML overlay)

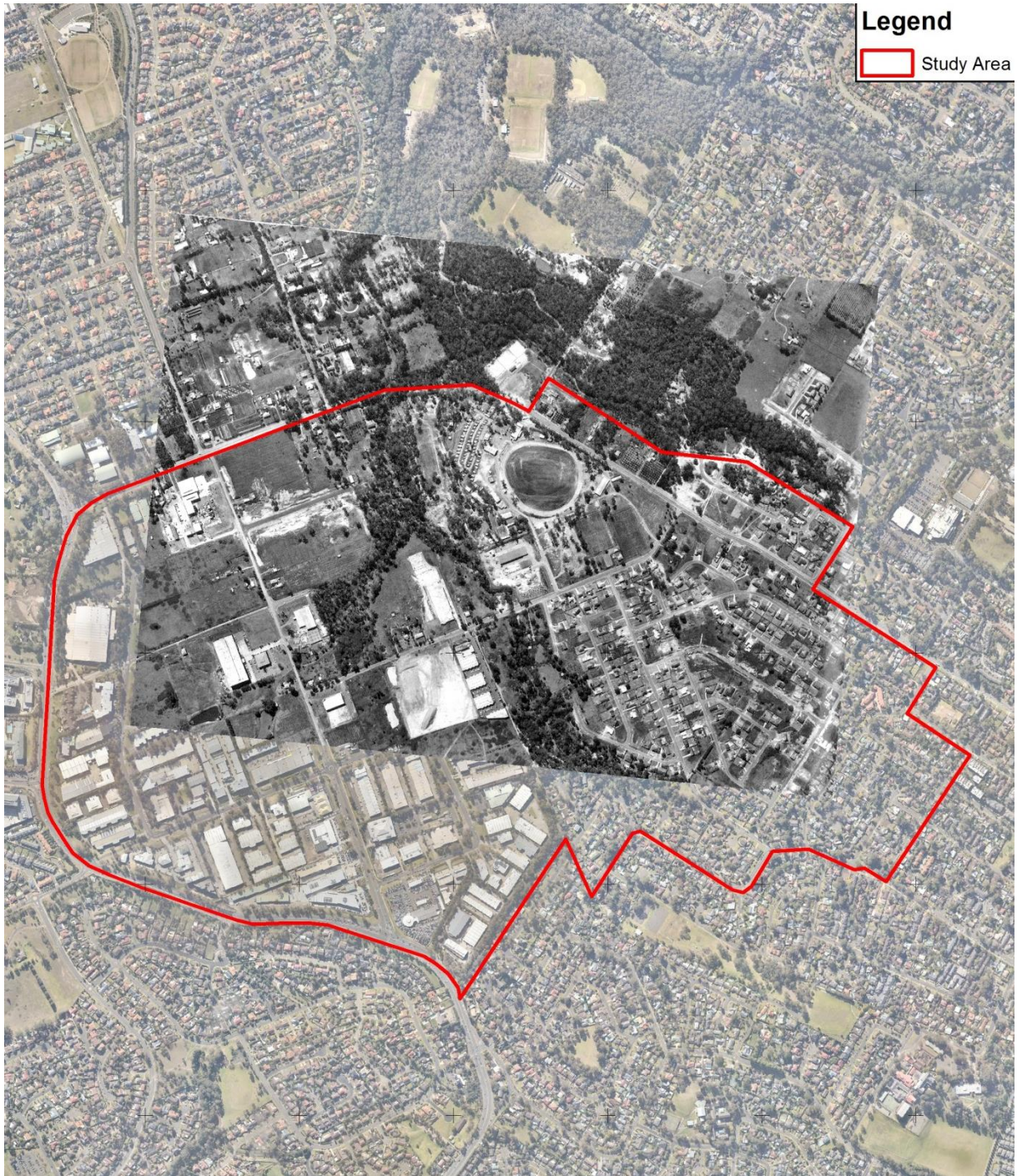


Figure 2.4 1978 aerial showing the red brick residential development in the east portion of the Precinct. (Source: NearMap and Department of Lands with GML overlay)

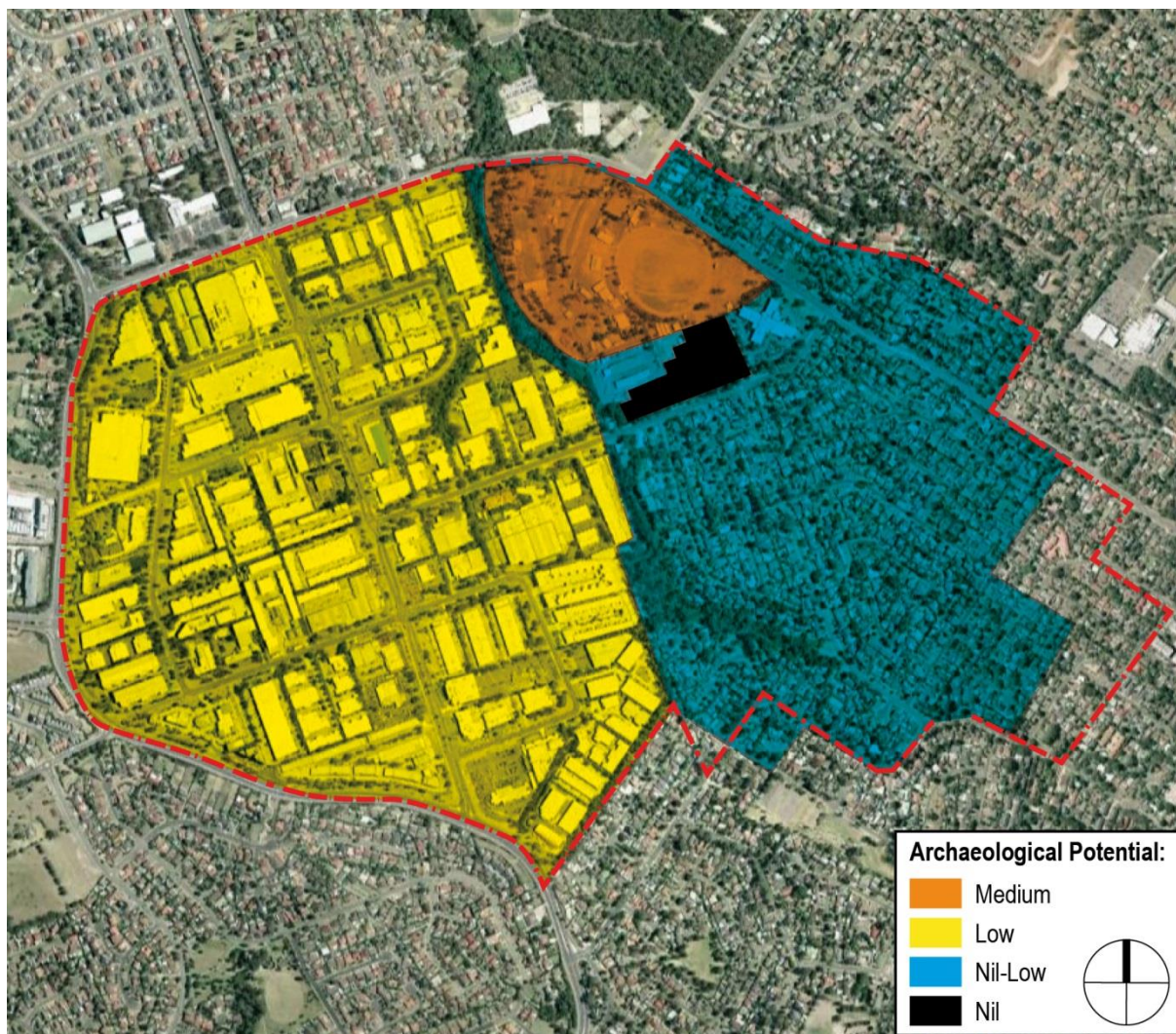


Figure 2.5 Indicative plan of areas of archaeological potential. Due to a change in the Precinct boundary, the unshaded areas have not been assessed. (Source: Google Earth Pro with GML overlay)

2.4 Endnotes

- ¹ Jeans D, *An Historical Geography of NSW to 1901*, p 209.
- ² Casey and Lowe Pty Ltd 2006, Heritage Review: North West Rail Line—Epping to Rouse Hill, prepared for GHD Ltd on behalf of Transport Infrastructure Development Corporation. The c1920s topography map is used on the cover page and throughout the report. The section of the map relevant to the Castle Hill Precinct was reproduced in EMM EMGA Mitchell McLennan 2013, Archaeological Assessment and Research Design, prepared for Boulderstone Pty Ltd, Figure 2.7.
- ³ Bickford, A and S Sullivan 1984, 'Assessing the Research Significance of Historic Sites', in Sullivan S and S Bowdler (eds), *Site Surveys and Significance Assessment in Australian Archaeology* (proceedings of the 1981 Springwood Conference on Australian Prehistory), Department of Prehistory, Research School of Pacific Studies, the Australian National University, Canberra.

3.0 Built Heritage

3.1 Preamble

This section provides an overview of the listed and previously identified heritage items in the Precinct. It identifies the items, provides a brief description and statement of significance for the items and provides a discussion of heritage significance for Precinct.

The Castle Hill area was, until the 1970s, an area of citrus orchards and small farms. From the 1970s, these farms and orchards were gradually subdivided and sold for low-density residential development and, in the western half of the Precinct, for light industrial and commercial uses. However, some evidence of the recent rural history of the area remains in the landscape and in the underlying structure of the area.

3.2 Heritage Items and Conservation Areas

3.2.1 Identification of Heritage Items and Conservation Areas

Listed and previously identified potential heritage items are listed in the table below. There are no heritage conservation areas within Precinct. A search of the Australian Heritage Database revealed that there are no heritage items within the Precinct listed on Commonwealth statutory registers.

Table 3.1 Heritage Items in the Precinct.

Item No.	Item Name	Address	Significance	Listing
I68	House	107 Showground Road, Castle Hill	Local	LEP 2012
I69	House (former farm cottage)	128–132 Showground Road, Castle Hill	Local	LEP 2012
N/A	Castle Hill Showground	Corner Showground Road and Carrington Road, Castle Hill	Local	Not listed—identified as a heritage item in NWRL EIS 2012

The following heritage items are located adjacent to Precinct.

Table 3.2 Heritage Items in the Vicinity of Precinct.

Item No.	Item Name	Address	Significance	Listing
I67	'Dogwoods'	74 Showground Road, Castle Hill	Local	LEP 2012
I28	Windsor Road from Baulkham Hills to Box Hill	Windsor Road	Local	LEP 2012

Old Windsor Road and Windsor Road Heritage Precincts are listed on the Roads and Maritime Heritage Services Section 170 Heritage and Conservation Register as an item of State significance. There are 11 precincts listed, but none of them are located within or adjacent to the Precinct.

There are no places listed on the National Trust Register in the Precinct. There are also no places listed on the AIA Register of Significant Architecture in NSW in the Precinct.

The heritage items are shown in Figure 3.1, below.



Figure 3.1 Heritage items within and adjacent to the Precinct, shown outlined in orange. The potential heritage item is outlined in blue.
(Source: Google Earth Pro with GML overlay)

3.2.2 Heritage Significance of Heritage Items

House, 107 Showground Road (I68)

The house at 107 Showground Road is a single-storey Federation style residence on the southern side of the road. The Heritage Inventory Sheet for the item provides the following brief statement of significance:

Externally intact early 20th Century rural cottage probably indicative of small rural lot subdivision around the township of Castle Hill.¹

It also provides the following description:

Asymmetrical cottage of rusticated weatherboard with hipped roof and gabled projection. Bullnose verandah on two sides. Double casement windows with small pane coloured glass, window hood and gable decoration with finial. Brick Chimney. Original timber privy to backyard. Double timber garage to west.²

The house at 107 Showground Road provides evidence of the relatively recent rural history of the Castle Hill area.

House, 128–132 Showground Road (I69)

The house at 128–132 Showground Road is a single-storey Federation style residence on the southern side of the road. The Heritage Inventory Sheet for the item provides the following brief statement of significance:

Externally intact early 20th Century rural cottage probably indicative of small rural lot subdivision around the township of Castle Hill.³

It also provides the following description:

Two room form cottage with skillion room to rear, new bullnose verandah to front, old posts and brackets. Beaded weatherboards to front elevation. Two French doors to front elevation, no front door. Part of orchard remains.⁴

The house and its grounds at 128–132 Showground Road provide evidence of the relatively recent rural history of the Castle Hill area.

Dogwoods, 74 Showground Road (I67)

Dogwoods is a Federation style single-storey residence on the northern side of Showground Road, in the eastern area of Precinct. The Heritage Inventory Sheet for the item provides the following brief statement of significance:

Of historical significance for its association with and importance in the life of Patrick White.⁵

It also provides the following description:

A symmetrical planned house, constructed of masonry covered with rough cast render. Unglazed terra cotta tiled roof. It has bay windows onto a federation verandah. The hipped roof has a pair of gables which crown the bay windows, facing the street. Projecting gable to east of brick (recently sandblasted). Two rendered brick chimneys with terra cotta pots. The house, stylistically, is unusual for the area.⁶

The inventory sheet provides some historical information about the site, primarily in relation to the years it was occupied by Patrick White, one of Australia's most well-known authors. He lived at Dogwoods from 1948–1967 and wrote the novels *The Tree of Man* and *Voss* while there. The inventory sheet claims that his partner believed Dogwoods and its farm (now gone) was an 'important stimulant to his creativity.'⁷

Windsor Road from Baulkham Hills to Box Hill (I28)

Windsor Road was first laid out under the orders of Governor Macquarie in 1812–1813 as a turnpike road from Sydney to the Hawkesbury. The portion that forms the western side of Precinct was laid out at that time. The Heritage Inventory Sheet for the item provides the following brief statement of significance:

The best example of a Macquarie period toll road partly in the 1794 line of the earliest track to the Hawkesbury granaries. The inns and inn-sites. The suburban growth at Baulkham Hills, the village development at Kellyville in the late Victorian period and the larger properties at Rouse Hill and Box Hill evoke historical realities, just as the post and rail fencing at Glenmore evokes the colonial rural scene.⁸

The original character of the road (an earthen carriageway) is no longer evident, but the alignment endures.

3.2.3 Heritage Significance of Potential Heritage Items

Castle Hill Showground

Castle Hill Showground is not listed as a heritage item on any heritage registers. However, it was identified as a potential heritage item in the NWRL Environmental Impact Statement (EIS) 1 European Heritage Report (2012). Its heritage values were also identified by Mayne-Wilson & Associates in a Draft Heritage and Cultural Landscape Study of Castle Hill Showground, prepared for Baulkham Hills Shire Council in April 1996.

The NWRL EIS European Heritage Report (2012) provides the following statement of significance for Castle Hill Showground:

Castle Hill Showground has significance at the local level for its historic, rarity and representative values. The showground has been the home of the Castle Hill Show since 1890, which by the 1950s was the second largest show in Sydney region, after the Royal Agricultural Society's show at Moore Park. It provides evidence of the historical importance of agriculture to the Baulkham Hills district and is a reminder of the vital role the area once played in providing produce for Sydney.

Castle Hill Showground is a representative example of rural showgrounds in NSW, with a large show ring and pavilions arranged around it. It is a rare example of a rural-style showground within the Sydney metropolitan area. While the shape of the show ring has changed over time, the essential layout of the showground, with the pavilions arranged around the north and western edges of the show ring, remains unchanged since at least 1930.

The Showground is an important and much used cultural and recreational facility in The Hills Shire.⁹

The showground has been the home of the annual Castle Hill Show since 1890, and is regularly used by a number of local community groups. The showground has retained its rural character which is reinforced by the vernacular nature of the majority of the sheds and pavilions located to the north and west of the large show ring. The shape and size of the fenced arena with its perimeter racetrack has been modified a number of times during the past 120 years. The existing showground site covers an extensive area and includes the fenced oval and show ring on the eastern side of Doran Drive (and to the immediate north of The Hills Centre), as well as a number of associated buildings and structures including several showground pavilions (the oldest, the Taylor Pavilion—home of a local theatre group since 1964—was built in 1925).

The Draft Heritage and Cultural Landscape Study of Castle Hill Showground prepared by Mayne-Wilson & Associates for Baulkham Hills Shire Council in April 1996 provides a detailed history of the showground's development and an assessment of significance of the showground as a whole, as well as of individual areas and structures within it. It emphasises that the heritage significance of the showground arises from its historical and social values—associated with its ongoing use for the Castle Hill Show since 1890. The report did not assess the rarity and representative values of the showground.

The following assessment of significance for the showground is quoted from the Mayne-Wilson report:

The Show Ground has historical significance because it has been formally dedicated as a Show Ground and continuously used for that purpose since 1890. That dedicated use has been reaffirmed several times over the last century, and most of it remains Crown Land.

The Show Ground has a high degree of social significance because of its role in providing a venue since 1890 for:

- a. *the display of agricultural and horticultural products, skills and crafts of residents (including children) of Castle Hill and the Hills District regions;*
- b. *displays of skills in horsemanship of various kinds, and a range of sporting activities;*
- c. *a spectrum of social events, functions and activities, and the mixing of a wide cross-section of the community during showtime; and*
- d. *accommodating the Victorian Ambulance Corps and other Australian Army elements during World War II.*

The Show Ground has very little aesthetic significance, although its location on an elevated ridge, with good views out to the surrounding countryside, provides a pleasant setting and an open, spacious quality.

The Show Ground has no technical or scientific value, and little educational value other than that which local historians might provide through collecting oral histories about the displays of agricultural products, skills, events, and showtime activities that were once demonstrated there.¹⁰

Figure 3.2 shows the degrees (gradings) of significance for each of the areas within the showground from the Draft Heritage and Cultural Landscape Study. An explanation of the degrees of heritage significance is set out below:

- *High: the 'core' area comprising the Show Arena and the built elements and particular use spaces surrounding it that have continuously supported Shows since the original dedication of the land in 1890;*
- *Some [Moderate]: the areas where Show-related facilities such as the former three small dog arenas and the horse stabling areas were located for some years, together with the access route across former Lot 38 from Carrington Road;*
- *Low: those parts of the Show Ground precinct which, while having been continuously part of the original Lot 199 and Pt 219, were not traditionally used for Show activities (principally the far north-western, wester, south-western, southern, and south-eastern sectors);*
- *No significance: those areas of land that were never part of the original land grant for Show Ground purposes, and which were never used for show purposes. This includes most of the land abutting Carrington Road that was purchased by Council from private residents between 1960 and 1971.¹¹*

Of the existing structures on the site, only the Taylor Pavilion (now the Pavilion Theatre) was assessed as being of Moderate significance, as the only remaining pre-World War II structure at the showground. All other structures were assessed as having a significance degree (grading) of Low or None.¹² Figure 3.3 shows the degrees (gradings) of significance for each of the structures within the showground from the Draft Heritage and Cultural Landscape Study.

Works for the Sydney Metro Northwest Showground Station have involved demolition of buildings between the showground and Carrington Road, but no works within the showground itself.

Castle Hill Show Ground

Degrees of Heritage Significance

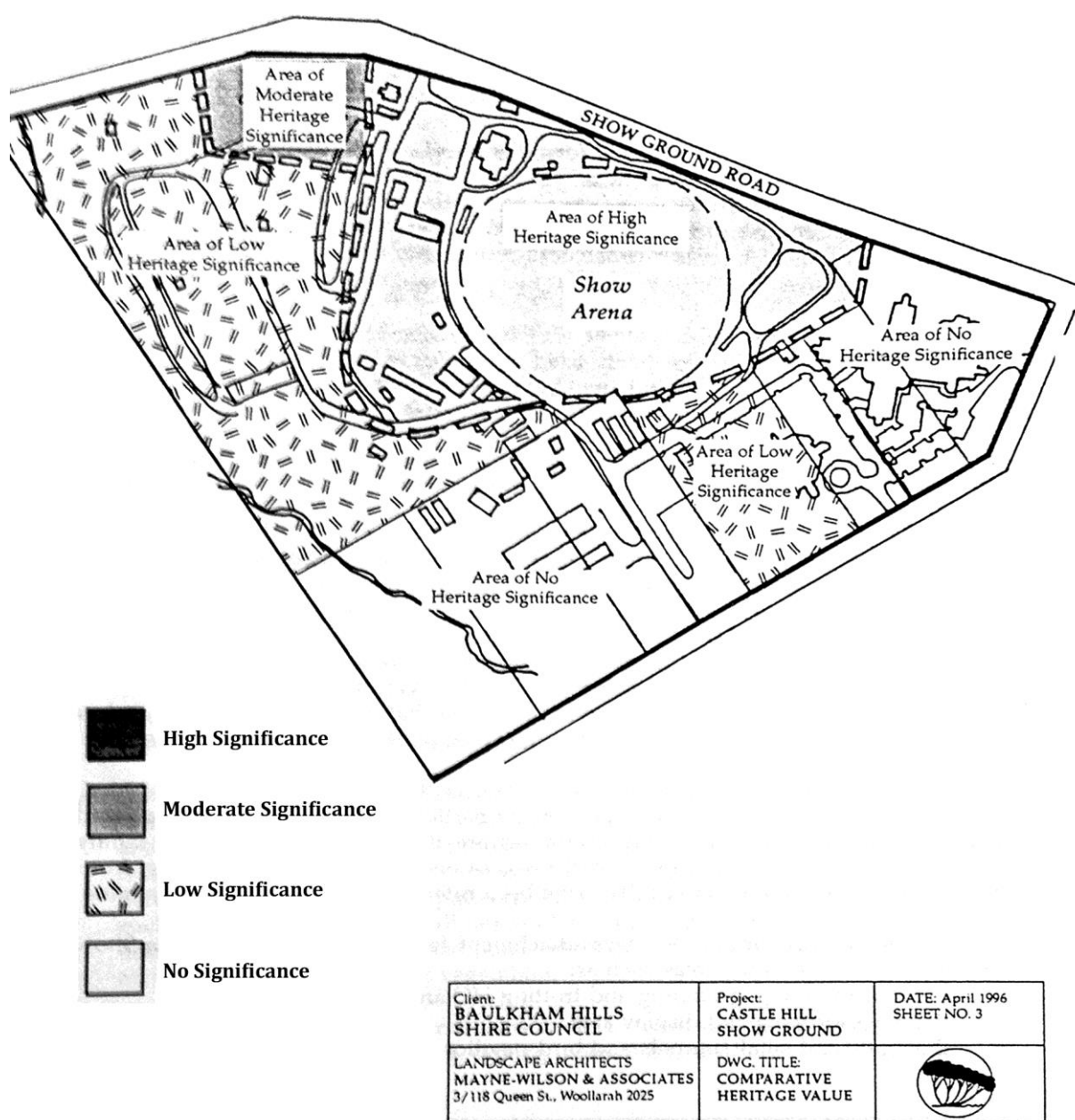


Figure 3.2 Degrees of Heritage Significance, Castle Hill Showground. (Source: Mayne-Wilson and Associates, Draft Heritage and Cultural Landscape Study of Castle Hill Show Ground, prepared for Baulkham Hills Shire Council, April 1996, Figure 15)

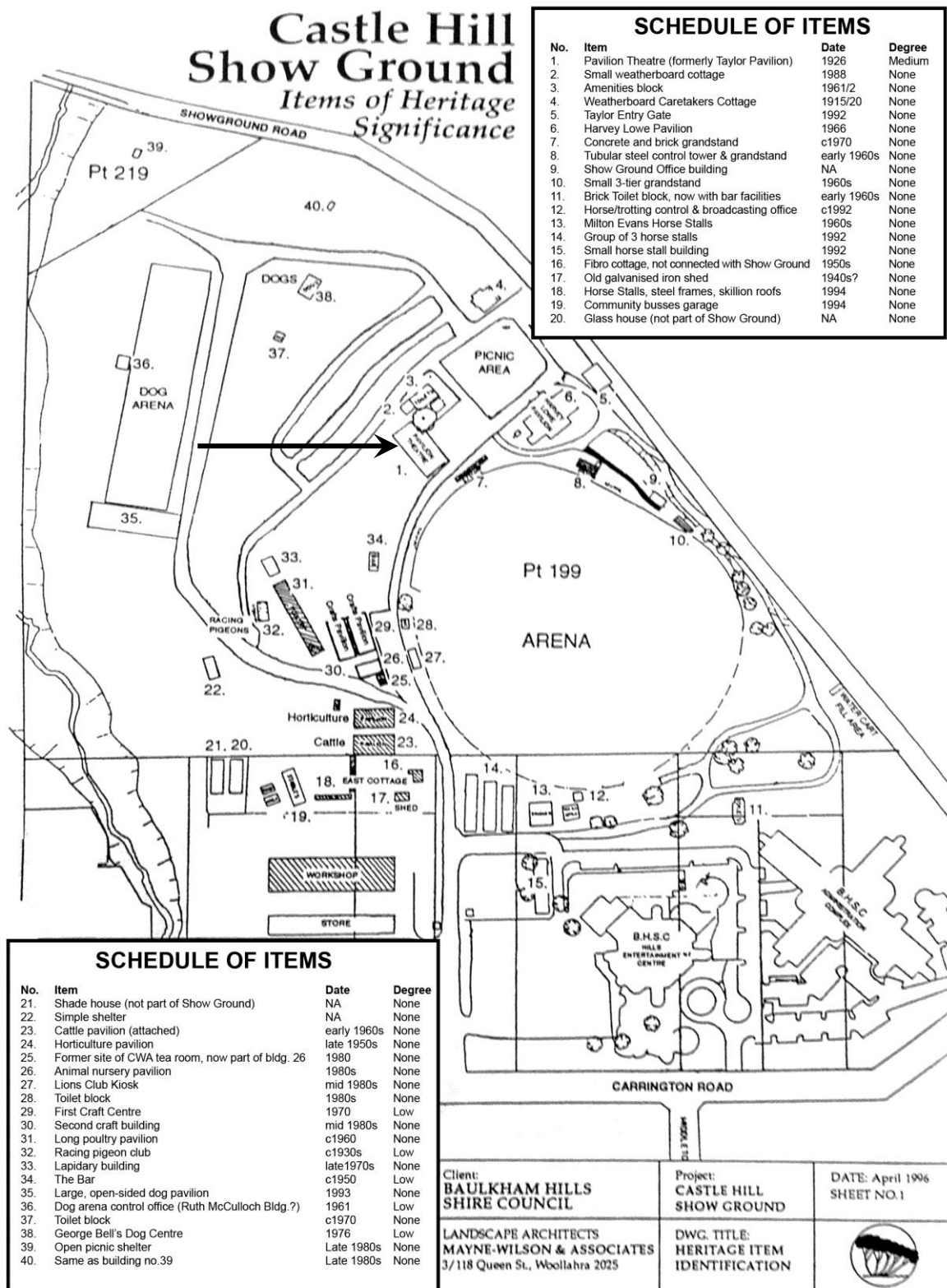


Figure 3.3 Items of Heritage Significance, Castle Hill Showground, from the Draft Heritage and Cultural Landscape Study. The Taylor Pavilion is indicated with an arrow. (Source: Mayne-Wilson and Associates, Draft Heritage and Cultural Landscape Study of Castle Hill Show Ground, prepared for Baulkham Hills Shire Council, April 1996, Figure 6)

3.3 Discussion of Heritage Significance

The Precinct contains two listed heritage items of local significance (the houses at 107 and 128–132 Showground Road) and one previously identified potential heritage item of local significance (Castle Hill Showground). Part of Windsor Road, an item of local significance, forms the western boundary of the Precinct. There is heritage item of local significance in the immediate vicinity of the Precinct—Dogwoods (formerly the home of Patrick White).

The historical plans provided in Section 2.0 indicate that much of the overall layout of the Precinct was established in 1898 with the subdivision of the Suttor Estate, which resulted in large areas of farmland being subdivided and sold as small acre farms. The bisecting roads Carrington Road and Victoria Avenue, and Gladstone and Salisbury Roads were established in this subdivision. Windsor Road formed the western boundary of the Suttor Estate, and was laid out in 1812–1813. The early roads, showground and the heritage items within the Precinct provide the last remaining tangible links to the late nineteenth century and early–mid twentieth century rural history of the Castle Hill area. The showground in particular demonstrates the significance of Castle Hill as a centre for agriculture in the region, which was important for its citrus production and horse breeding. The showground retains many features typical of a rural showground, including the show ring and surrounding pavilions, and provides the only palpable evidence of Castle Hill's significant rural past in the Precinct.

It is clear from the 1996 Draft Heritage and Cultural Landscape Study of the Castle Hill Showground that the showground is held in considerable esteem by the local community and that its heritage value arises from its historical and social significance related to its use for the Castle Hill Show. These values should be an important consideration for any masterplans or proposals to use the showground site for other functions.

3.4 Endnotes

- ¹ The Hills Shire Council, Heritage Inventory Sheet I68.
- ² The Hills Shire Council, Heritage Inventory Sheet I68.
- ³ The Hills Shire Council, Heritage Inventory Sheet I69.
- ⁴ The Hills Shire Council, Heritage Inventory Sheet I69.
- ⁵ The Hills Shire Council, Heritage Inventory Sheet I67.
- ⁶ The Hills Shire Council, Heritage Inventory Sheet I67.
- ⁷ The Hills Shire Council, Heritage Inventory Sheet I67.
- ⁸ The Hills Shire Council, Heritage Inventory Sheet I28.
- ⁹ Godden Mackay Logan, North West Rail Link Environmental Impact Statement 1—Major Civil Construction Works European Heritage Report, prepared for AECOM on behalf of Transport for NSW, March 2012, p 29.
- ¹⁰ Mayne-Wilson & Associates, Draft Heritage and Cultural Landscape Study of Castle Hill Show Ground, prepared for Baulkham Hills Shire Council, April 1996, not paginated.
- ¹¹ Mayne-Wilson & Associates, Draft Heritage and Cultural Landscape Study of Castle Hill Show Ground, prepared for Baulkham Hills Shire Council, April 1996, not paginated.
- ¹² Mayne-Wilson & Associates, Draft Heritage and Cultural Landscape Study of Castle Hill Show Ground, prepared for Baulkham Hills Shire Council, April 1996, Figure 6.

4.0 Recommended Management and Development Controls

4.1 Recommended Management

This Non-Aboriginal HA has found that there are two listed heritage items of Local significance (the houses at 107 and 128–132 Showground Road) and one previously identified potential heritage item of Local significance (Castle Hill Showground) in the Precinct. Part of Windsor Road, an item of Local significance, forms the western boundary of the Precinct. There is also a heritage item of Local significance in the immediate vicinity of the Precinct—Dogwoods (formerly the home of Patrick White).

Management of the listed heritage items should follow the principles contained in *the Australia ICOMOS Burra Charter, 2013* (the Burra Charter). The Hills LEP 2012 and DCP 2012 provides appropriate provisions and controls for managing development within and adjacent to heritage items in The Hills LGA.

Management and future development of the Castle Hill Showground will require particular attention. While not listed as a heritage item, previous reports (Mayne Wilson & Associates 1996 Draft Heritage and Cultural Landscape Study of the Castle Hill Showground, April 1996; and the NWRL European HIA) have assessed the showground as having heritage value, for its historical, social, rarity and representative values at the Local level. It is clear from the findings of the 1996 Draft Heritage and Cultural Landscape Study that the showground is held in considerable esteem by the local community. Future management and development of the showground should recognise the heritage significance of the place and its value to the local community. Community consultation should be integral to any new proposals for the showground.

In terms of conservation of the showground, the 1996 Draft Heritage and Cultural Landscape Study assessed the arena/show ring and pavilions area as being of High significance. Within this area, the Taylor Pavilion was assessed as being of Moderate significance. All other buildings were assessed as having Low or No significance. Future development of the showground should reflect the historic layout of the showground as a series of pavilions arrayed around the show ring. Access to the showground from Carrington Road should also be retained.

More broadly across the Precinct, consideration should be given to retaining Windsor Road and the bisecting roads—Carrington Road and Victoria Avenue, and Gladstone and Salisbury Roads—which were established in the 1898 subdivision of the Suttor Estate, as the primary roads within the Precinct. While these roads (with the exception of Windsor Road) are not listed as heritage items, they do demonstrate to some extent the historical development of the area.

The Precinct has been assessed as having generally low potential to contain intact archaeological remains from the early nineteenth century to the early twentieth century. The archaeological resource should be managed in accordance with the requirements of the Heritage Act and relevant Heritage Council guidelines.

Management of the Precinct's heritage character should be reinforced with appropriate objectives and development controls in the Precinct-specific DCP.

4.2 Draft LEP Maps

SJB has prepared two draft LEP maps for the Precinct—Height of Buildings and Land Zoning, as well as a land use proposal for the Precinct which has informed the LEP maps. SJB has also prepared a

Showground Concept Illustrative Master Plan for the Castle Hill Showground (Figure 4.1). Future planning for the site will be subject to a masterplan to be developed by The Hills Shire Council.

The Illustrative Master Plan indicates a remodelled show ring and stands in the location of the existing show ring, and individual buildings arranged around it set within extensive areas of open space. It presents a good balance between retaining those qualities which contribute to the showground's heritage significance and providing modern facilities.

The Height of Buildings map proposes a maximum building height of 20 storeys along the southern side of the showground around the new station on Carrington Road, and 16 storeys to the east; heights of eight storeys on the southwestern edge of the showground (divided from it by a 'greenlink' along the existing creekline); and heights of four storeys to the northwest, near Showground Road (again divided from the showground by the 'greenlink'). These heights will clearly change the setting of the showground—the current height control for these areas in LEP 2012 is 20m, with a 12m height control for a block on the southern edge of the showground—but due to their location would not impact its heritage values.

The heights proposed for the land around the heritage item at 128–132 Showground Road is 2–3 storeys, and four storeys are proposed around the heritage item at 107 Showground Road.



Figure 4.1 Showground Concept Illustrative Master Plan. (Source: SJB 2015)

4.3 Development Controls

4.3.1 Review of Current DCP Provisions

A review has been undertaken of the Part C Section 4 heritage provisions of *The Hills Development Control Plan 2012* (DCP 2012) to determine whether the existing provisions are sufficient to manage the heritage values of the Precinct, or whether new/additional DCP provisions would be required.

Generally the DCP 2012 heritage provisions provide a sound basis for managing the heritage values of The Hills Shire and the individual built heritage items in Precinct. It provides objectives and development controls for:

- site planning
- subdivision;
- alterations;
- extensions and additions;
- development in the vicinity of a heritage site;
- new buildings;
- gardens, landscaping and fencing;
- development in heritage conservation areas;
- conservation incentives;
- signage;
- protection of heritage items during construction;
- demolition; and
- development of archaeological sites.

The DCP 2012 also provides guidance for the type of documentation to be submitted with a development application and an overview that includes a reference to the principles of the Burra Charter, which should be updated with reference to the most recent version issued in 2013.

It is also recommended that Section 3—Objectives and Development Controls includes the following publication: NSW Heritage Manual, *Archaeological Assessments* (NSW Heritage Office 1996).

4.3.2 Proposed DCP Provisions for Showground Precinct

It is recommended that site-specific DCP controls that address the heritage values of the Showground Precinct be provided, under the heading 'Cultural Heritage'. Proposed DCP objectives and controls are set out below.

Existing Character

Much of the overall layout of the Precinct was established in 1898 with the subdivision of the Suttor Estate, which resulted in large areas of farmland being subdivided and sold as small acre farms. The

bisecting roads Carrington Road and Victoria Avenue, and Gladstone and Salisbury Roads were established in this subdivision. Windsor Road formed the western boundary of the Suttor Estate, and was laid out in 1812–1813. The early roads, showground and the heritage items within the Precinct provide the last remaining tangible links to the late nineteenth century and early–mid twentieth century rural history of the Castle Hill area. The showground in particular demonstrates the significance of Castle Hill as a centre for agriculture in the region, which was important for its citrus production and horse breeding. The showground retains many features typical of a rural showground, including the show ring and surrounding pavilions, and is held in high esteem by the local community. It has historical, rarity, representative and social significance at the Local level.

Objectives

- To ensure that the cultural heritage significance of the Castle Hill Showground and the heritage items in the Precinct are conserved, and appropriately managed and respected by new development.
- To celebrate and interpret the cultural heritage significance of the Showground and the heritage elements of the Precinct.
- To provide opportunities for public access and use of the Castle Hill Showground.
- To provide for the continuing use of the Castle Hill Showground for the Castle Hill Show.
- To ensure that future development of the Castle Hill Showground reflects the historic arrangement of the site, with a show ring as the organising element and standalone buildings arrayed around it.
- To create opportunities for the adaptive re-use of heritage items and significant buildings associated with the showground in such a way that respects their heritage significance, where practical.
- To retain the underlying road pattern of the Precinct as provided by Carrington Road, Victoria Avenue, Gladstone Road, Salisbury Road and Windsor Road.

Development Controls

Heritage—Castle Hill Showground

- The show ring is to remain as the organising element of the Castle Hill Showground and the 'core' area of heritage significance in any future development, which is to reflect the pattern of the pavilions arrayed around it.
- Community access to the showground is to be retained and, if feasible, enhanced in any future development.
- The use of the showground for the Castle Hill Show and associated activities is to be retained in any future development.
- Any future development is to be compatible with and respond positively to the structure and historic character of the showground as a central show ring with pavilions arrayed around it to the north and west, retention of areas of open space, and access from Carrington Road.

- Individual features of the Castle Hill Showground to be retained are the round, open show ring and the 1925 Taylor Pavilion, access to the showground from Carrington Road and significant views across the showground, including from and across the show ring to the surrounding pavilions (current or future) and from the pavilions (current or future) to the show ring.
- Planting is to be restricted to areas outside the show ring.
- Development in the immediate vicinity of the Castle Hill Showground is to be compatible with and respond positively to the historic character of the showground, while at the same time providing a high quality, contemporary design setting to the showground.
- A Heritage Impact Statement is to be submitted with applications for any new development within and in the vicinity of the Castle Hill Showground.
- An Interpretation Strategy is to be prepared and implemented with any new development of the Castle Hill Showground.
- Interpretation and public art is to be implemented in the public domain in any future development.

Historical Archaeology

- Showground Station Precinct, Non-Aboriginal Heritage Assessment, GML 2015 will serve as a guiding document for any future site-specific archaeological assessments and management of archaeological impacts within the boundaries of the precinct.
- An Archaeological Assessment and Impact Statement is to be submitted for development within the precinct, especially those areas assessed to have archaeological potential of Local and/or State significance.
- If the management of the potential archaeological resource requires physical investigations these works will be undertaken in accordance with an Excavation Permit or an Exception Notification issued by the NSW Heritage Council under the relevant Sections of the Heritage Act.
- The result of archaeological investigative works will be presented in an excavation report including a specialist analysis of artefacts (should any be discovered) and illustrated with archaeological photo records and measured site drawings. A copy of the report will be kept by the council as part of public dissemination.
- Following the completion of archaeological investigative works, it is recommended that highly intact archaeological remains of either Local or State significance within the site be protected and left in situ, where possible.
- Should the development project require the removal of archaeological relics, opportunities to interpret significant evidence discovered during the proposed works will be considered as part of a holistic approach to interpreting the site, and for the benefit of the local community and education.