



Appendix G

Non Indigenous Heritage Assessment

HERITAGE IMPACT STATEMENT
PART 5 PROJECT APPLICATION
FOR
NEW TRANSGRID FACILITIES
AT
POTTS HILL RESERVOIRS SITE

Prepared for
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by

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EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) is to accompany the Project Application under Part 5 of the Environmental and Assessment Act to establish new facilities for TransGrid at the Potts Hill Reservoirs Site.

A Concept Plan Application under Part 3A of the Environmental and Assessment Act lodged by the Sydney Water Corporation and Landcom for the revision (reduction) to the State Heritage Register (SHR) curtilage and the rezoning of the "surplus" lands of the Potts Hill Reservoirs Site for redevelopment for residential, employment and recreational uses was approved in 2008.

The Part 5 Project Application is for a new TransGrid Facility at Potts Hill Reservoir Site. The site proposed for the new TransGrid Facility is in the eastern precinct of the Potts Hill Reservoirs Site on "surplus" land outside the revised SHR curtilage boundary. The site will principally address William Holmes Street, which is accessible from Rookwood Road.

The main construction activities associated with the new TransGrid Facility are proposed to be undertaken between March 2011 and November 2013.

The proposal has been assessed against the model questions in the NSW Heritage Office's publication 'Statements of Heritage Impacts' and the policies and objectives of the:

- Endorsed Conservation Management Plan for the Potts Hill Reservoirs Site 2005;
- Heritage Parameters for Development of the "surplus" land outside the revised SHR Boundary; and
- Bankstown Local Environment Plan 2005.

This report concludes that the proposed new TransGrid Facility will have is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.

CONTENTS

1	INTRODUCTION.....	1
1.1	BACKGROUND.....	1
1.2	METHODOLOGY AND TERMINOLOGY	1
1.3	SITE LOCATION.....	1
1.4	SUMMARY HISTORY AND DESCRIPTION OF THE POTTS HILL RESERVOIRS SITE... 1	1
1.5	CULTURAL SIGNIFICANCE OF THE POTTS HILL RESERVOIRS SITE.....	1
1.6	STATUTORY LISTINGS.....	4
1.7	CONSERVATION MANAGEMENT PLAN	4
1.8	HERITAGE DESIGN PARAMETERS	5
1.9	HERITAGE SIGNIFICANCE OF THE SITE FOR THE TRANSGRID FACILITY	6
1.10	ARCHAEOLOGICAL POTENTIAL OF THE SITE FOR THE PROPOSED TRANSGRID FACILITY	8
2	THE PROPOSAL.....	9
2.1	PROJECT DESCRIPTION	9
3	ASSESSMENT OF HERITAGE IMPACTS	15
3.1	CONSERVATION MANAGEMENT PLAN REQUIREMENTS	15
3.2	HERITAGE PARAMETERS FOR DEVELOPMENT OF THE “SURPLUS” LAND OUTSIDE THE REVISED SHR BOUNDARY	17
3.3	NSW HERITAGE OFFICE MODEL QUESTIONS	18
3.4	BANKSTOWN LOCAL ENVIRONMENT PLAN 2005	20
4	CONCLUSION.....	22

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1 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement (HIS) is to accompany the Project Application under Part 5 of the Environmental and Assessment Act for new facilities for TransGrid at the Potts Hill Reservoirs Site. The report has been prepared by Tanner Architects.

Under Part 3A of the Environmental and Assessment Act an application was recently approved by the NSW Department of Planning – Heritage Branch for the revision (reduction) to the State Heritage Register (SHR) curtilage and the rezoning of the “surplus” lands of the Potts Hill Reservoirs Site for redevelopment for residential, employment and recreational uses. The site proposed for the new TransGrid Facility is in the eastern precinct of the Potts Hill Reservoirs Site on “surplus” land outside the proposed revised SHR curtilage boundary.

1.2 METHODOLOGY AND TERMINOLOGY

This report has been prepared in accordance with the methodology set out in the *NSW Heritage Manual* for the preparation of Statements of Heritage Impact. The report is also consistent with the methodology set out in J.S. Kerr's *The Conservation Plan*, Sydney, National Trust of Australia (NSW) (5th edition 2000), and *the Australian ICOMOS Burra Charter, 1999*.

The terminology used in this report is consistent with the aforementioned *NSW Heritage Manual* and the *Burra Charter*.

1.3 SITE LOCATION

The Potts Hill Reservoirs Site is located in Bankstown Municipality near Regents Park and Bankstown. It is situated upon the highpoint of the area and is bounded by Rookwood Road, Bruncker Road, Cooper Road and the Sydney Water Supply Pipelines.

1.4 SUMMARY HISTORY AND DESCRIPTION OF THE POTTS HILL RESERVOIRS SITE

The first stage of development of the Potts Hill Reservoirs Site came in 1888 with the completion of Reservoir No. 1 as part of the Upper Nepean Scheme. From this time until 1907 the Potts Hill Reservoir was the main service or balance reservoir for the Sydney metropolitan system and until 1913 provided the only screening of water in the distribution system. The Reservoir No. 1 was supplied with water from the main storage reservoir at Prospect through a five-mile wrought-iron pipeline from Pipe Head basin at Guildford which in turn was fed from Prospect by a five-mile canal (the Lower Canal). The Prospect water was sourced from the weirs at Pheasants Nest and Broughtons Pass which tapped the Nepean River and its tributaries. Reservoir No. 1 supplied water through a single line cast iron pipe (duplicated in 1893) to the reservoir at Petersham, and continued on to the Crown Street reservoir.

To meet the increasing demand for water, the metropolitan system was upgraded in 1908 in the completion of Cataract Dam (the other dams in this system were completed later at Cordeaux (1926), Avon (1928) and Nepean (1935)). In 1910 Parliamentary approval was granted for the construction of a second reservoir (Reservoir No. 2) at Potts Hill. Actual construction commenced in 1913 and completion came in 1923. The means of delivering water from Guildford was also improved, initially in 1900 and again in 1926 and 1927. The latter improvement was a woodstave pipeline which was replaced by a steel pipeline in 1937. In the delivery of the water from Potts Hill a steam powered pumping station was initially developed from 1912 to increase the pressure of water in the distribution network. The Pressure Tunnel was completed in 1930, but failure in the tunnel's lining postponed operational use until 1935. The Pressure Tunnel was augmented in the 1950s with the construction of the City Tunnel. Reservoir No. 1 was dewatered in 2000 and Reservoir No. 2 was partly covered over to reduce loss of water through evaporation. The Carrier Canal was also covered over for security reasons and to reduce loss of water through evaporation.

1.5 CULTURAL SIGNIFICANCE OF THE POTTS HILL RESERVOIRS SITE

1.5.1 SUMMARY STATEMENT OF SIGNIFICANCE

The following information has been reproduced from the NSW Heritage Office database entry for the Potts Hill Reservoirs Site:

The Potts Hill Water Supply Reservoirs were an integral part of the Upper Nepean Water Supply Scheme, which was crucial to the development and growth of Sydney from the late nineteenth century. The expansion of the complex, including the construction of Reservoir No. 2, demonstrates the growth of the City of Sydney and surrounding suburbs for more than a century. The construction of the Reservoirs was a major achievement in hydraulic technology and associated construction methods for the time and today, the site continues to feature substantial physical evidence of these achievements, including extensive areas of subsurface water reticulation. The complex includes the inlet for an early twentieth-century high pressure tunnel, which was an outstanding

engineering feat and was the third largest water supply tunnel in the world for its time. The Reservoirs continue in an important functional role as a distribution centre for Sydney's water supply.

The Potts Hill Reservoirs are situated within a distinctive and attractive cultural landscape, combining functional industrial design, typical turn-of-the-century built features and both natural and exotic plantings. The two reservoirs in combination are rare because of their size, method of construction and proximity. The Potts Hill Reservoirs are an important element in the history of Sydney Water and the site continues to be held in affection and esteem by many generations of Water Board workers. The components of the site which are the most important in terms of the heritage values of the site are:

- The Carrier Canal and Associated items;
- Reservoir No. 1 and associated items;
- The telescopic valve tower on the 1200mm Eastern Crossover; Pressure Tunnel Inlet;
- Pressure Tunnel Access Shaft Building;
- Suction Well; Surge Tank and Reflux Valve on No.1 Main;
- No.1 Supply Main Pipeline;
- No.2 Supply Main pipeline;
- the Pressure Tunnel; and
- Landscape Elements.

1.5.2 STATE HERITAGE REGISTER SIGNIFICANCE CRITERIA

SHR Criteria a)

[Historical Significance]

Potts Hill Reservoirs Site is important in the course, or pattern, of NSW's cultural or natural history because:

- Reservoir No. 1 was the main component of the original Potts Hill site;
- Reservoir No. 1 is a relic of an earlier technological period of Sydney water resource management;
- it has essential links with the function and development of Sydney for over 100 years; -the site displays changes in usage through different periods of Sydney water resources management;
- Reservoir No. 1 was a major engineering project of its time and a major public work;
- it is an important component of the Upper Nepean Water Supply Scheme, one of the largest public works undertaken in Australia;
- the walls of Reservoir No. 1 are lined using sandstone block construction, a method which is no longer practised in Australia;
- the site still contains remnants of its former pumping station, an element which was essential to the early function of the site;

NEW TRANSGRID FACILITIES, POTTS HILL

- SHR Criteria a)**
[Historical Significance]
- Cont.
- the position of the Reservoir No. 1 on the highest point in the region displays its original function as a gravity-fed water system;
 - the site still contains the original pipe head of the Pressure Tunnel, once the most important water pipeline in Sydney;
 - the site contains many penstocks displaying a range of valve designs which have now been superseded;
 - it contains an early employee residence which shows the standard of accommodation for water management staff in the early years of the site; the changing economics and attitudes of the Water Board are represented in the different building styles and standards around the site;
 - the design of Reservoir No. 1, including its individual parts, demonstrates the attitudes towards water safety current at the time;
 - the layout of Reservoir No. 1, its surrounds and its security features display the early attitudes towards drinking water quality;
 - the former pumping station is an example of a functional industrial building of its period; and
 - Reservoir No. 1 contains the original intake to the Pressure Tunnel leading to Waterloo, which was and still is a major water supply line of Sydney.

The site has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history because:

- Reservoir No. 2 was the first substantial undertaking by the Metropolitan Board of Water Supply and Sewerage as an independent construction authority; and
- Reservoir No. 1 and its associated original features are associated with Edward Orpen Moriarty, the Engineer-in-Chief for Harbours and Rivers responsible for the design and execution of the Upper Nepean Scheme, a person highly significant in the development of the state in terms of public works.

- SHR Criteria c)**
[Aesthetic Significance]
- Potts Hill Reservoir site is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement because:

- Reservoir No. 1 and its parts demonstrate a past aesthetic style of public works;
- through its materials and use of stylistic motifs in its structural features, Reservoir No. 1 links with other elements of the site and helps to display the original functional arrangements and the changes made to that arrangement;
- Reservoir No. 1 is a handsome, well-proportioned structure with landscaped surrounds which together create a very scenic space;
- The site is well proportioned with a clearly evident relationship between function, aesthetics and historical layers;
- there are several pine and palm tree line plantations which show the importance of landscaping design to the early designers of the site; and
- the carrier canal is a well-proportioned feature which relates to palm tree plantings spaced evenly on its sides creating a space of high scenic quality.

- SHR Criteria d)**
[Social Significance]
- Potts Hill Reservoir Site has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons because:

- it is considered important by the National Trust of Australia (NSW), which is evidenced by its listing on the National Trust Register; and
- is held in high esteem by many generations of Water Board workers.

- SHR Criteria e)**
[Research Potential]
- Potts Hill Reservoir site has potential to yield information that will contribute to an understanding of NSW's cultural or natural history because:

- the site has the potential to demonstrate the past technologies of water management and how these have evolved over time; and
- Reservoir No. 1 is a good example of a clay core earth embankment stone faced reservoir.

SHR Criteria f)
[Rarity]

The Potts Hill Reservoirs site is a unique part of the Upper Nepean Scheme and was one of the original components of the Upper Nepean Water Supply Scheme. It contains unique features, including the remains of the steam pumping station, the termini of the Pressure Tunnel and City Tunnel and the former screening chamber.

SHR Criteria g)
[Representativeness]

The Potts Hill Reservoirs Site is representative of the process of water supply for metropolitan Sydney and contains structures and equipment dating from various periods of the site's history which are themselves representative examples of the structures and equipment utilised for water supply throughout the system. The site has historical, functional and aesthetic correlations to water supply facilities at Prospect Reservoir and at Pipe Head and the historical use and development of Potts Hill is representative of the overall growth and operation of the system over 120 years.

1.6 STATUTORY LISTINGS

The Potts Hill Reservoirs Site and its various components are affected by the following statutory listings:

ITEM	STATE HERITAGE REGISTER	BANKSTOWN LEP 2001	S.170 REGISTER
Potts Hill Reservoirs 1 & 2 and Site	Item 01333 Gazetted 18 November 1999	Bankstown LEP 2001, Schedule 6 - Item No. 146, Gazetted 17th May 2002	Item 4573701, Gazetted 1st January 2000
Pipe Head to Potts Hill Pipelines (part)			Item 4570097, Gazetted 1st January 2000
Potts Hill - Crown St 48"/42" Mains (part)			Item 4570083, Gazetted 1st January 2000
Potts Hill Booster Station (WP0004)			4570101 Gazetted 1st January 2000
Potts Hill Pumping Station (remains)			Item 4570950 Gazetted 1st January 2000

1.7 CONSERVATION MANAGEMENT PLAN

The Conservation Management Plan for the Potts Hill Reservoirs Site prepared by Sydney Water Corporation was endorsed by the Heritage Council of NSW in April 2005.

The revision of the SHR boundary is generally in accordance with the recommendations of the endorsed Conservation Management Plan.

CMP Section 6.7 Curtilage supports the reduction of the site area for the SHR:

It is considered that part of the current site area is surplus to Sydney Water's operational requirements, having no use in the current site layout and little potential for use in the foreseeable future. There is currently no defined proposal for this area however it is anticipated that a proposal may eventually arise.

The existing site boundaries are of little significance and do not have to be maintained in their current form. There is thus no particular reason from the heritage point of view to indefinitely retain ownership over the areas of little significance. A future subdivision of the site is generally considered possible, subject however to a further detailed assessment of the particular proposal.

It is considered however that the following areas are of importance for retention of the heritage significance of the site:

- Reservoir No. 1 and its operational grounds
- Reservoir No. 2 and its operational grounds
- Cultural plantings area adjacent the two reservoirs

1.9 HERITAGE SIGNIFICANCE OF THE SITE FOR THE TRANSGRID FACILITY

The site for the proposed TransGrid Facility is to the east of Reservoir No. 2 and south of Reservoir No. 1. It occupies part of the Eastern Surplus Lands outside of the revised SHR Boundary and addressing Rookwood Road.

This area of the site has been used for a variety of industrial-type uses by Sydney Water since the 1940s. (Refer Figs 2-72, 2-77, 2-84, 2-88 - 2-97 Aerial photos of the site from 1930-2002)

The following table identifies the Built Items within the revised SHR Boundary in the vicinity of the site of the proposed TransGrid Facility. It also indicates the level of cultural significance and conservation actions for these items determined by the endorsed CMP:

REF NO.	ELEMENT	SIGNIFICANCE LEVEL	CONSERVATION POLICY
5	Reservoir No. 2 and associated infrastructure	Exceptional	Retain in operational use and preserve significant original fabric
6	Storage Shed	Medium	Retain in use and maintain fabric as long as technologically feasible. Should the item deteriorate beyond repair, it may be demolished further to archival recording.
7	Office	Low	Retain in use, modify or remove as required.
8	House 1	High	Structural issues may make ongoing retention unfeasible in the longer term. Should the item deteriorate beyond repair, it may be demolished further to archival recording.
12	Reservoir No. 1 and associated infrastructure	Exceptional	Retain in operational use and preserve significant original fabric
15	3000 mm Distribution Chamber	Low	Retain in operational use and preserve significant original fabric
16	Screening Chamber	Low	Retain in operational use and preserve significant original fabric
17	Chlorination Plant and Chlorine Drum Room (City Tunnel)	Low	Retain in operational use and preserve significant original fabric
19	Brick Venturi Building	Low to Medium	Retain in use and maintain fabric as long as technologically feasible. Should the item deteriorate beyond repair, it may be demolished further to archival recording.
41	Northern Small Storage Shed near Reservoir No. 2	Medium	Retain in use, maintain and repair deteriorated fabric to match the original as required. If disused, the surviving fabric should be preserved in situ.
42	Southern Small Storage Shed near Reservoir No. 2	Medium	Retain in use, maintain and repair deteriorated fabric to match the original as required. If disused, the surviving fabric should be preserved in situ.
45	City Tunnel (Underground)	High	This element is a separate listed heritage item and should be managed separately.

NEW TRANSGRID FACILITIES, POTTS HILL

The following table identifies the Built Items outside of the revised SHR Boundary in the vicinity of the site of the proposed TransGrid Facility. It also indicates the level of cultural significance and conservation actions for these items determined by the endorsed CMP:

REF NO.	ELEMENT	SIGNIFICANCE LEVEL	CONSERVATION POLICY
40	Storage Shed	Low	Retain in use, modify or remove as required.
59	Hydrographics Office	Low	Retain in use, modify or remove as required.
65	Former Metallising Depot Group	Low	Retain in use or remove as required.

The following table identifies the natural and landscape elements within the revised SHR Boundary in the vicinity of the site of the proposed TransGrid Facility. It also indicates the level of cultural significance for these items determined by the endorsed CMP:

ELEMENT	SIGNIFICANCE LEVEL
Avenue of Canary Island Date Palms to the East of Reservoir No. 2	High
Landscaped Area surrounding Reservoir No. 1	Medium
Landscaped Area in South East corner of Site adjacent to Brunner Road	Medium

(Refer Pages 118-133, 206-210 and 227-247 of the Endorsed CMP 2005).

The endorsed CMP Policies for the Vegetation on the site are as follows:

Landscape/Setting

Policy Statement

The cultural landscape of the site will be actively managed to retain the amenity and landscaped character of the place. Significant views to the complex, particularly from the direction of Rockwood Road, should be conserved and retained.

Guidelines

- 1. Retain and conserve cultural plantings and remnant vegetation of significance.*
- 2. New plantings shall not obscure significant views to the historic and modern water pumping stations area in the northeast portion of the site.*
- 3. The landscape shall be regularly maintained.*

Cultural Plantings - Policy Statement

The cultural plantings on site should be conserved as an important part of the landscape setting, as an example of 1920s landscaping and gardening works.

Guidelines

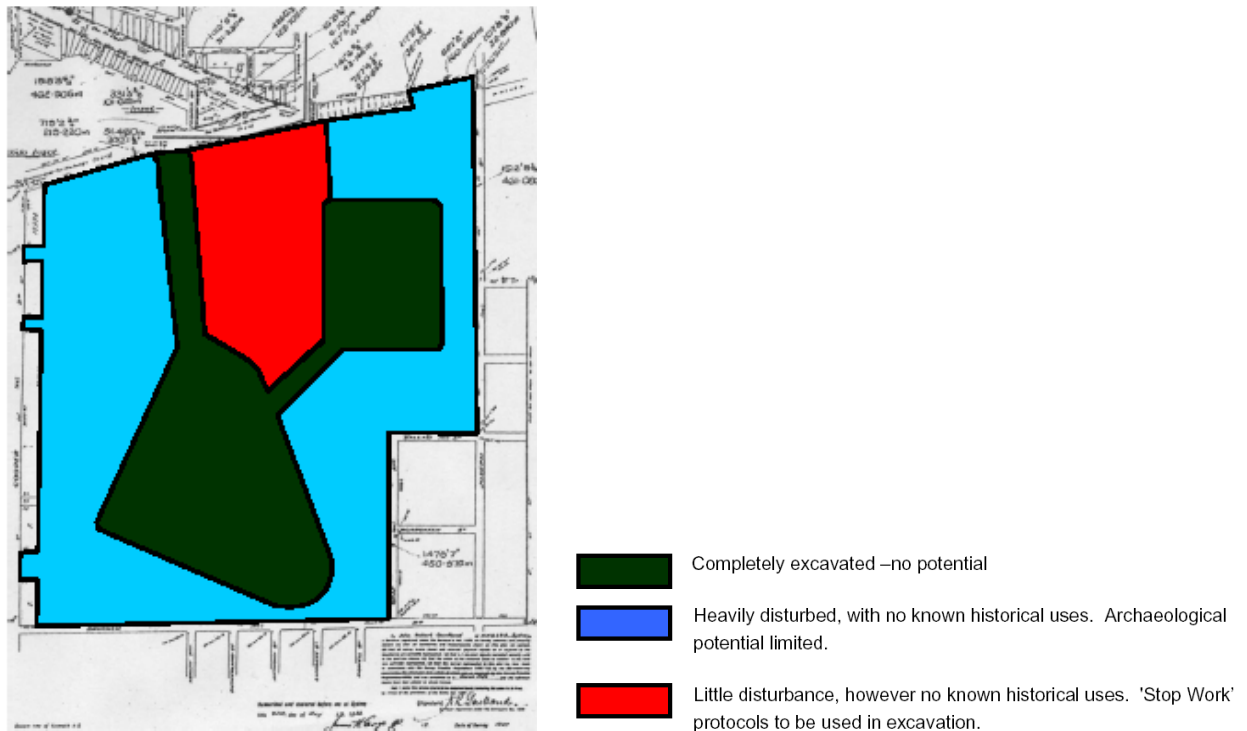
- 1. Maintain plantings to ensure they remain healthy. Contact a specialist if tree looks to be in decline.*
- 2. No new development and avoid parking vehicles/machinery within the drip zone of the trees to avoid soil compaction.*
- 3. Should individual plantings die or need to be removed for safety purposes, these should be replaced with the same species (of similar size, if available) in the original location or nearest appropriate location.*
- 4. Avoid damaging trunks of trees by not trimming grass around the immediate vicinity of the trunk.*
- 5. Avoid transfer of plant diseases by ensuring all cutting/pruning equipment is clean prior to use.*
- 6. Significant trees should only be removed if they pose a safety hazard or if all other options have been exhausted.*

1.10 ARCHAEOLOGICAL POTENTIAL OF THE SITE FOR THE PROPOSED TRANSGRID FACILITY

The archaeological potential of the whole of the Potts Hill Reservoirs Site is discussed in CMP Section 3.4.2. The section concludes with the statement:

Figure 3-64 indicates the areas of archaeological sensitivity within the Potts Hill site. Only the central area of the site is sufficiently undisturbed to warrant archaeological consideration and, in the absence of any specific likelihood of archaeological materials in this area, 'stop work' protocols in the event of unexpected discovery are adequate to safeguard any potential archaeological heritage in this area.

The site for the proposed TransGrid Facility is located within the area designated *Heavily disturbed, with no known historical uses. Archaeological potential limited.*



Areas of Archaeological Sensitivity (Source: CMP)

The endorsed CMP Policy for the Historical Archaeological Resources is as follows:

Policy

Given the high level of disturbance to the site, (disposal of machinery and moveable heritage, demolition and construction of new buildings) the archaeological potential associated with the former operations and technology of the place is limited and may not provide new or substantial information into the historic operations and technology of the place.

Guidelines

1. *Wherever technically feasible, works to this site should avoid areas of archaeological potential or significance as identified in Section 3.4.2 of this CMP – Surviving Aboriginal and Historical Archaeological Evidence.*
2. *Should disturbance be required to areas of archaeological potential or significance as identified in Section 3.4.2 of this CMP, an application under section 60 of the Heritage Act will be required for this disturbance.*
3. *Any archaeological resources must be managed in accordance with the recommendations arising from the Archaeological Research Design and any approval issued by the NSW Heritage Council.*
4. *In the event that archaeological material is unexpectedly discovered during any works to this site, work shall immediately cease in the affected area and the Heritage Office contacted for advice.*

2 THE PROPOSAL

2.1 PROJECT DESCRIPTION

The proposal involves the construction of a new TransGrid Facility at Lot 101 Potts Hill Business Park, Rookwood Road, which is on "surplus" land outside the revised boundary for SHR boundary of the Potts Hill Reservoir Site. TransGrid is the owner, operator and manager of the New South Wales high voltage transmission network. It is TransGrid's job to ensure the safe and reliable delivery of electricity around New South Wales. An important part of this proposal is the construction of a new 330,000 volt substation at Rookwood Road, Potts Hill. The new substation is critical in supplying electricity to Energy Australia who then distribute to homes and businesses. The substation will be purpose built and contain state of the art equipment and transformers. The substation will be built to the highest environmental standards.

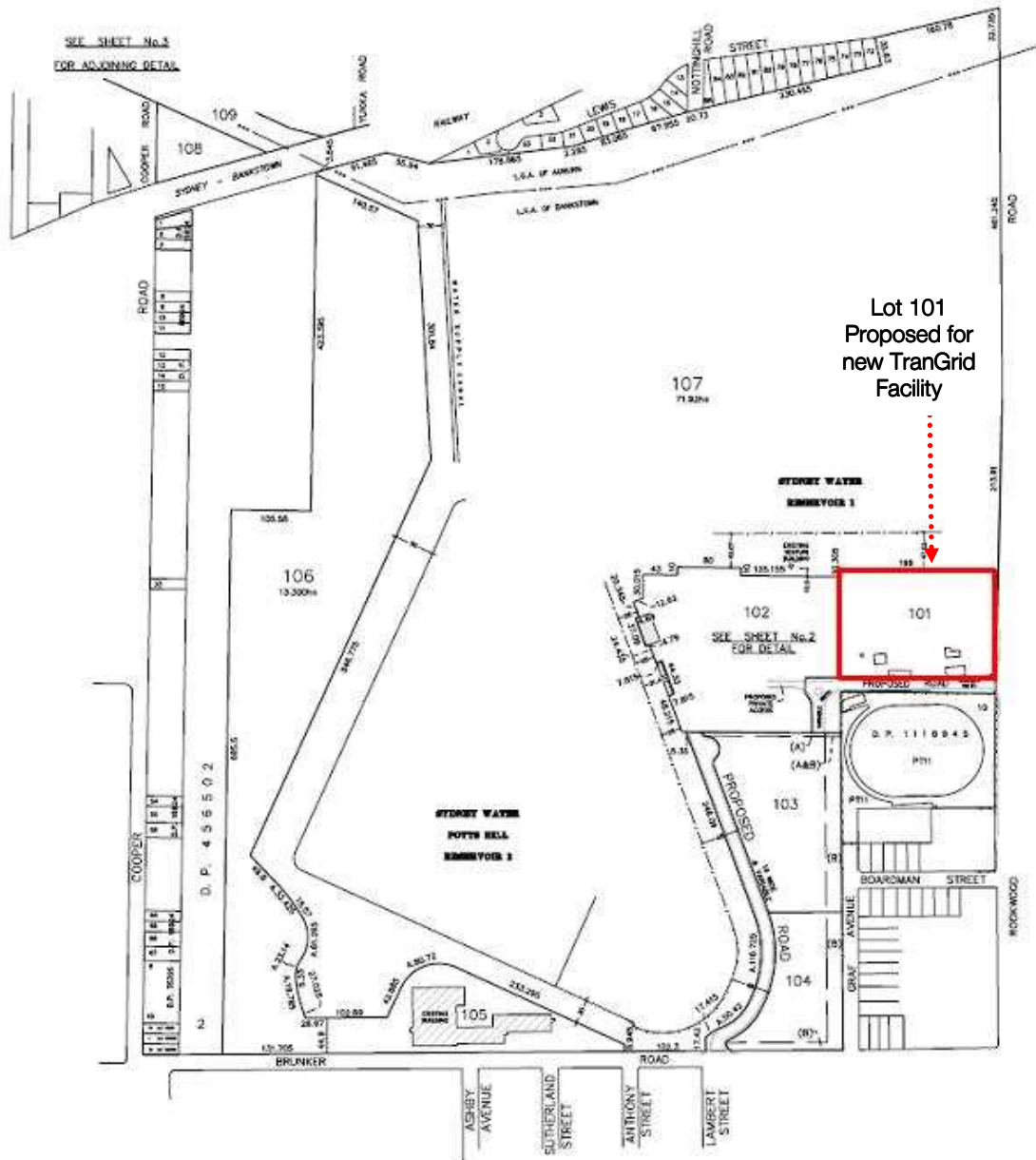
Specifically, the Facility will involve the design, construction, supply and installation, by a design and construct contractor of:

- *A 330 kV and 132 kV GIS building.*
- *A 330 kV GIS installation including three double breaker line bays, three single breaker transformer bays, one single breaker reactor bay and two bus section bays in a double bus arrangement.*
- *A 132 kV installation including three double breaker transformer bays, one single breaker shunt reactor, four single line bays and four bus section breakers in a double bus arrangement.*
- *Three 330/132 kV 375 MVA transformers.*
- *One 330 kV shunt reactor.*
- *One 132 kV shunt reactor.*
- *Three 132 kV air cored series reactors.*
- *330 kV and 132 kV gantry structures and 132 kV poles suitable for connecting the incoming lines; and*
- *Associated civil works*

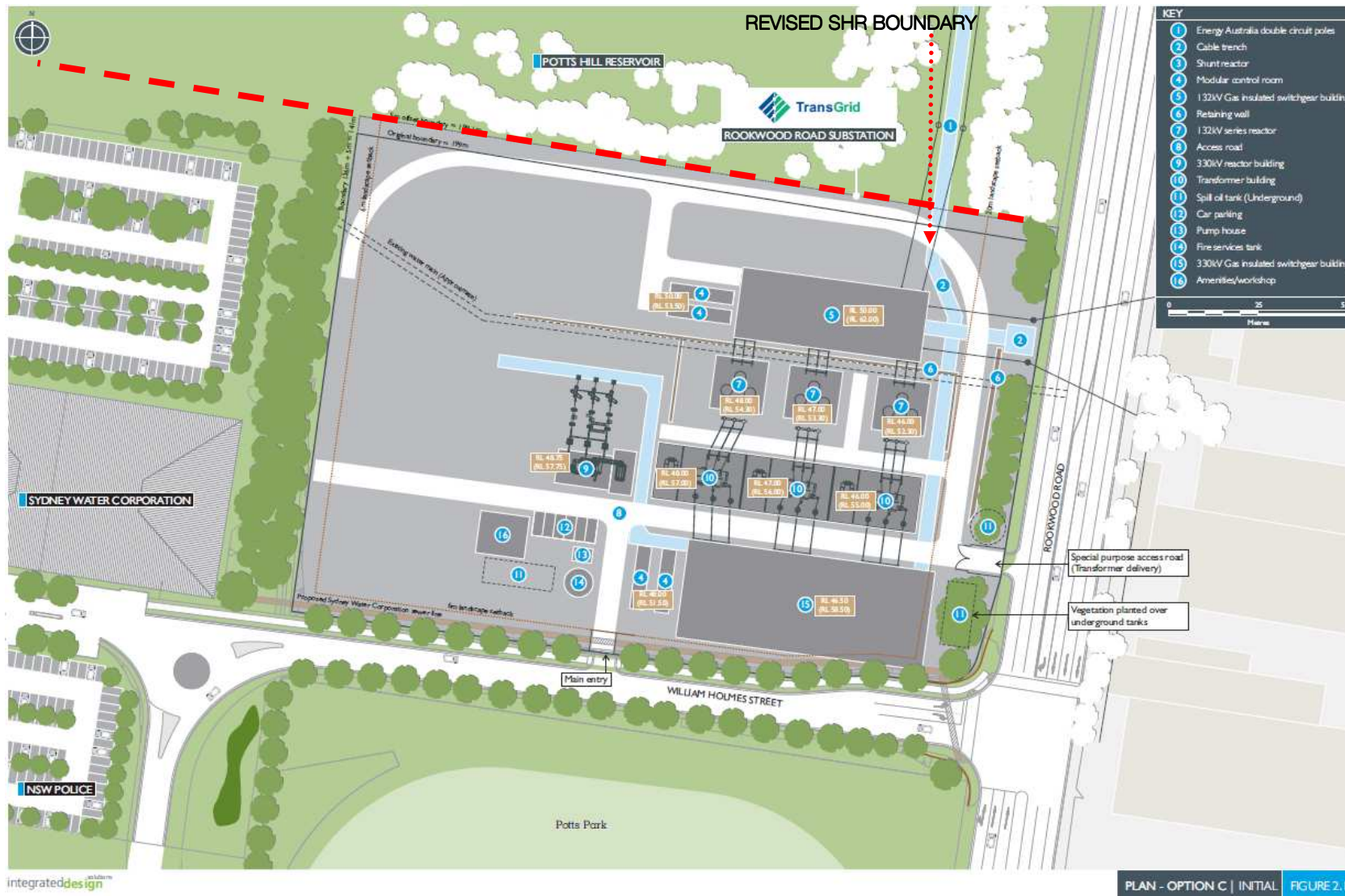
The main construction activities to complete the initial design are proposed to be undertaken between March 2011 and November 2013.

The arrangement of the Facility has been designed and documented by Integrated Design and the landscape plans have been provided by Taylor Brammer Landscape Architects.

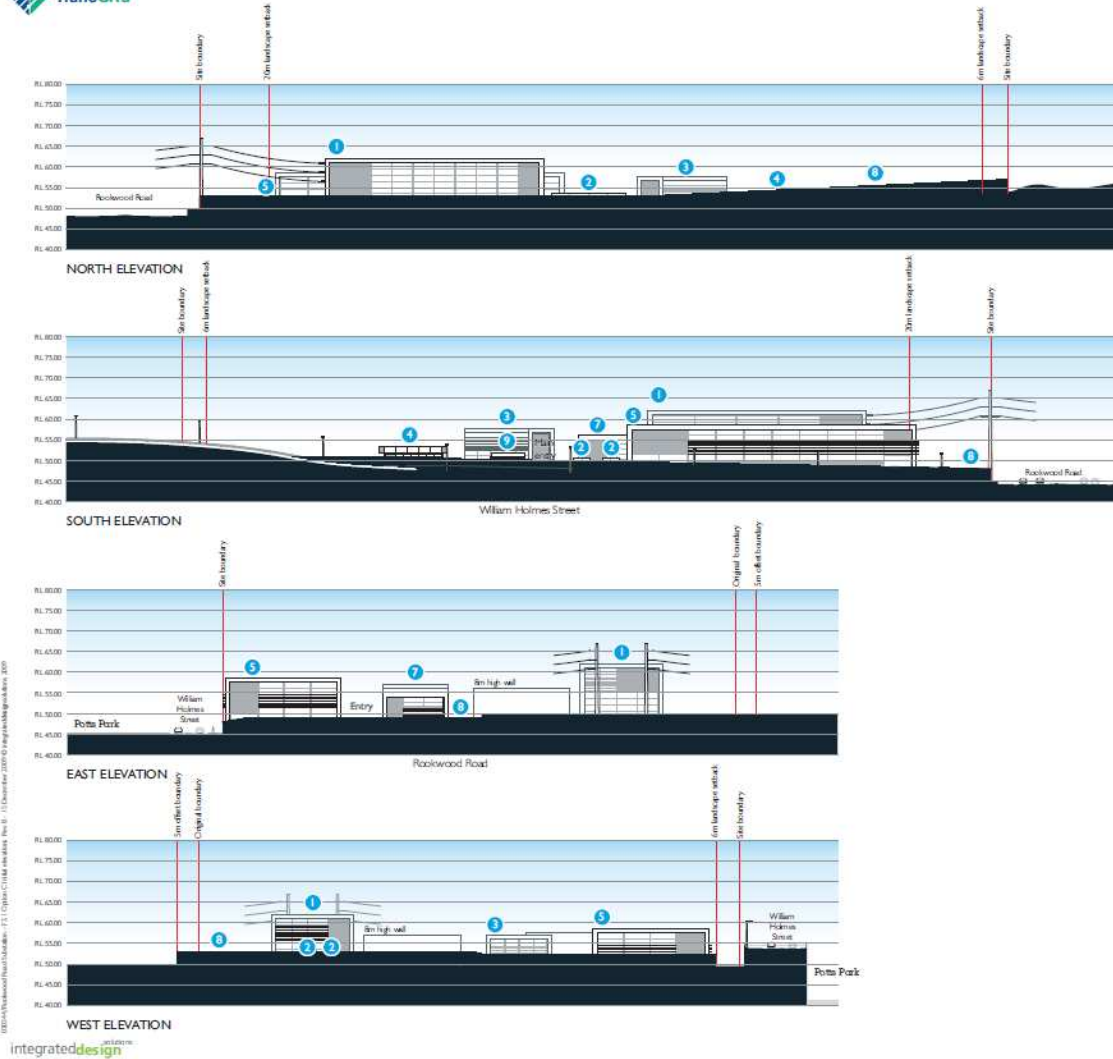
HERITAGE IMPACT STATEMENT
NEW TRANSGRID FACILITIES, POTTS HILL



Proposed location of TransGrid Facility in relation to the Potts Hill Site (Source: YSCO Geomatics)



Proposed concept plan of the new TransGrid Facility (Source: Integrated Design)



ROOKWOOD ROAD SUBSTATION VISUALISATION

KEY	
1	132kV Gas Insulated switchgear building
2	Modular control room
3	330kV reactor building
4	Amenities/Workshop
5	330kV gas insulated switchgear building
6	Pump house
7	Transformer building
8	Palisade fencing
9	Fire service tank

0 25 50
Metres

Proposed elevations of the new TransGrid Facility
 (Source: Integrated Design)

OPTION C INITIAL - ELEVATIONS FIGURE 3.1



Viewpoint 2 - Existing view looking north east from William Holmes Street roundabout towards substation



Viewpoint 2 - Artists impression of initial substation arrangement

(Left above) Existing and proposed view of the site looking from William Holmes Street (Source: Integrated Design)

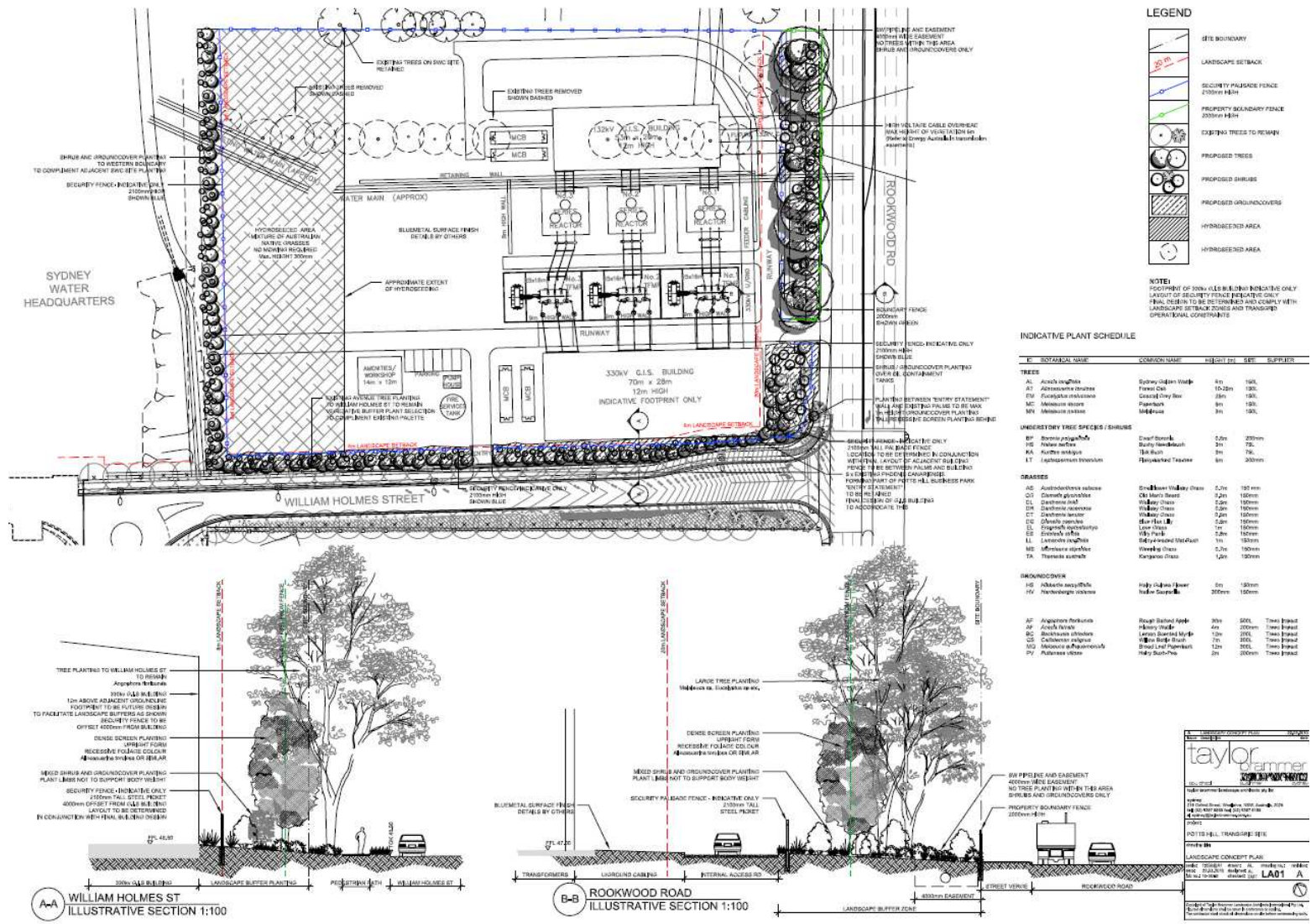


Viewpoint 1 - Existing view looking north east from level 1 of Sydney Water building. Finished floor level = RL 59.85 > Eye level = RL 61.50



Viewpoint 1 - Artists impression of initial substation arrangement

(Left below) Existing and proposed view of the site looking north east (Source: Integrated Design)



Proposed landscape plan for new TransGrid Facility (Source: Taylor Brammer Landscape Architects)

3 ASSESSMENT OF HERITAGE IMPACTS

3.1 CONSERVATION MANAGEMENT PLAN REQUIREMENTS

The proposal has been assessed against the 2005 Conservation Management Plan policies:

CMP POLICY	COMPLIANCE COMMENTS
<p>Curtilage</p> <p><i>Policy</i></p> <p><i>Development of the site, including further subdivision and land/asset disposals may be considered within the curtilage of the site (but outside the minimum lot curtilage required to conserve the significance of the place) where there has been no historic development or use and/or where early sites have been destroyed (as supported by evidence)</i></p> <p><i>Guidelines</i></p> <ol style="list-style-type: none"> 1. <i>The site curtilage shown in Figure 6-5 of this CMP is adopted for the protection of the State significant elements of the site.</i> 2. <i>New development within the minimum lot curtilage should only be considered if required for the essential water pumping operation of Potts Hill Reservoirs Site. Any such development should be sympathetic and comply with archaeological and natural heritage recommendations.</i> 3. <i>Land/asset disposal proposal require notification to the Heritage Council under section 170(A) of the Heritage Act 1977.</i> 	<p><i>The site proposed for the new TransGrid Facility is in the eastern precinct of the Potts Hill Reservoirs Site on "surplus" land outside the revised SHR curtilage boundary.</i></p> <p><i>Appropriate landscape setbacks have been proposed as part of the works to ensure that any impacts on the curtilage of the heritage item are minimised.</i></p> <p><i>The proposed new TransGrid Facility will provide necessary infrastructure for the facilitation of energy to the site.</i></p>
<p>Historical Archaeological Resources</p> <p><i>Policy</i></p> <p><i>Given the high level of disturbance to the site, (disposal of machinery and moveable heritage, demolition and construction of new buildings) the archaeological potential associated with the former operations and technology of the place is limited and may not provide new or substantial information into the historic operations and technology of the place.</i></p> <p><i>Guidelines</i></p> <ol style="list-style-type: none"> 1. <i>Wherever technically feasible, works to this site should avoid areas of archaeological potential or significance as identified in Section 3.4.2 of this CMP – Surviving Aboriginal and Historical Archaeological Evidence.</i> 2. <i>Should disturbance be required to areas of archaeological potential or significance as identified in Section 3.4.2 of this CMP, an application under section 60 of the Heritage Act will be required for this disturbance.</i> 3. <i>Any archaeological resources must be managed in accordance with the recommendations arising from the Archaeological Research Design and any approval issued by the NSW Heritage Council.</i> 4. <i>In the event that archaeological material is unexpectedly discovered during any works to this site, work shall immediately cease in the affected area and the Heritage Office contacted for advice.</i> 	<p><i>The proposed location of the TransGrid Facility is identified as an area that has been "Heavily disturbed, with no known historical uses. Archaeological potential is limited in this area and hence any potential impacts are minimised.</i></p> <p><i>In accordance with the NSW Heritage Act 1977 appropriate procedures will be followed if any potential relics are uncovered during works on the site.</i></p>

<p>Landscape/Setting</p> <p><i>Policy</i></p> <p>The cultural landscape of the site will be actively managed to retain the amenity and landscaped character of the place. Significant views to the complex, particularly from the direction of Rockwood Road, should be conserved and retained.</p> <p><i>Guidelines</i></p> <ol style="list-style-type: none"> 1. Retain and conserve cultural plantings and remnant vegetation of significance. 2. New plantings shall not obscure significant views to the historic and modern water pumping stations area in the northeast portion of the site. 3. The landscape shall be regularly maintained. 	<p><i>The works are located outside of the SHR curtilage of the item and hence the proposal has no direct impact on the existing cultural plantings on the site.</i></p> <p><i>The new plantings have been designed to compliment the existing cultural plantings and to provide an appropriate buffer between the curtilage of the heritage item and the proposed Facility.</i></p>
<p>Cultural Plantings</p> <p><i>Policy</i></p> <p>The cultural plantings on site should be conserved as an important part of the landscape setting, as an example of 1920s landscaping and gardening works.</p> <p><i>Guidelines</i></p> <ol style="list-style-type: none"> 1. Maintain plantings to ensure they remain healthy. Contact a specialist if tree looks to be in decline. 2. No new development and avoid parking vehicles/machinery within the drip zone of the trees to avoid soil compaction. 3. Should individual plantings die or need to be removed for safety purposes, these should be replaced with the same species (of similar size, if available) in the original location or nearest appropriate location. 4. Avoid damaging trunks of trees by not trimming grass around the immediate vicinity of the trunk. 5. Avoid transfer of plant diseases by ensuring all cutting/pruning equipment is clean prior to use. 6. Significant trees should only be removed if they pose a safety hazard or if all other options have been exhausted. 	<p><i>This proposal has no direct impact on the existing cultural plantings on the site.</i></p> <p><i>The revised SHR boundary ensures that the canopies of the existing cultural plantings are protected and the new Facility will be located outside of this boundary.</i></p>

3.2 HERITAGE PARAMETERS FOR DEVELOPMENT OF THE "SURPLUS" LAND OUTSIDE THE REVISED SHR BOUNDARY

The proposal has been assessed against the heritage parameters in the Part 3A Concept Plan Application:

HERITAGE PARAMETER	COMPLIANCE COMMENTS
Provide or enhance the vegetative buffers along the revised SHR boundary beside the two Reservoirs.	<i>The proposal involves a 6m landscape setback between the curtilage boundary of the heritage item and the new Facility in accordance with this parameter, which will provide an appropriate buffer between the two sites.</i>
Respect the visual connections through the site and the views across the whole site.	<i>The new development does not impact on important views to and from the heritage items.</i>
Maintain 20 metre buffer to SHR boundary to western side of Reservoir No. 2	<i>20 metre buffer to SHR boundary to western side of Reservoir No. 2 is maintained.</i>
Remove Storage Shed No. 40	<i>The storage shed has been removed as part of a previous proposal and hence, this is not applicable to the subject application.</i>
Maintain vegetative belt to southern edge of Reservoir No. 1	<i>Vegetative belt to southern edge of Reservoir No. 1 is maintained.</i>
Reinforce natural edge and maintain the visual connection and sight lines at the revised SHR boundary between the two Reservoirs at the southern edge of Potts Hill.	<i>The proposed Facility will be located adjacent to the revised southern SHR boundary; however the Facility will be substantially distanced from the eastern boundary to ensure visual connections and sight lines between the Reservoirs are maintained.</i>
Maintain buffer to eastern boundary – vegetation to soften edge	<i>The existing buffer to the eastern boundary of the SHR curtilage will be enhanced through the intensification of the vegetation along this boundary.</i>
Conserve Storage Shed No. 6	<i>The proposal will not involve any works to Shed No.6 within the revised SHR boundary and hence the shed will be conserved.</i>

3.3 NSW HERITAGE OFFICE MODEL QUESTIONS

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication 'Statements of Heritage Impacts'.

The relevance of the model questions to the proposed development is assessed in the following table:

Model Questions

Demolition of a building or structure	X
Minor partial demolition	X
Major partial demolition	X
Change of use	X
Minor additions	X
Major Additions	X
New development adjacent to a heritage item	✓
Subdivision	X
Repainting	X
Re-roofing/re-cladding	X
New services	X
Fire upgrading	X
New landscape works and features	✓
Tree removal or replacement	X
New signage	X

New development adjacent to a heritage item

The proposed works involves the development of Lot 101 within the Potts Hill Reservoir Site for use as a TransGrid Facility. The Facility will be within the vicinity of the southern revised SHR boundary of the site but will be substantially distanced from the eastern revised SHR boundary, addressing Rookwood Road and from Reservoir No.1.

Q. How is the impact of the new development on the heritage significance of the item to be minimised?

A. The new development is located on the "Surplus" land outside the revised SHR boundary and will have a frontage to Rookwood Road. The closest heritage items are the two Reservoirs Nos. 1 & 2 and their adjacent cultural plantings. The new Facility has been sited at substantial distance from the revised SHR boundary, which in turn provides a reasonable curtilage to the heritage items.

Q. Why is the new development required to be adjacent to a heritage item?

A. The new development is located on the "Surplus" land outside the revised SHR boundary and is considered to be critical in supplying electricity to Energy Australia who then distribute to homes and businesses.

Q. How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

A. The proposed Facility has been located a substantial distance from the revised eastern revised SHR boundary. The Facility is immediately adjacent to the revised southern revised SHR boundary; however an appropriate landscaped buffer is provided around the new site to ensure impacts on the item's curtilage are minimised.

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

A. The proposed Facility is located adjacent to the southern revised SHR boundary but at the Rookwood Road edge of the site. The scale and siting of the new TransGrid Facility ensure that it does not impact on important views to and from the heritage items.

NEW TRANSGRID FACILITIES, POTTS HILL

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

A. *The site of the new TransGrid Facility is identified as having been heavily disturbed, with no known historical uses. Archaeological potential is limited.*

Q. Is the new developments sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

A. *The proposed Facility has been sited outside of the revised SHR boundary and will have a principal frontage to Rookwood Road. The Facility is low scale and will be appropriately screened with a landscape buffer and through the topography of the land.*

The new Facility is utilitarian, which is consistent with the types of development carried out on the Potts Hill Reservoir site. It will facilitate the ongoing use of the site and will ensure that the significant values are protected.

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

A. *The proposed TransGrid Facility will provide necessary infrastructure to ensure the ongoing functioning of the Potts Hill Reservoir Site. The new Facility is not considered to have any impact the public appreciation of the significant values of the Potts Hill Reservoirs Site, which continue to be enhanced as part of major works being carried out on and around the site.*

New landscape works and features

The proposed works involve construction of a number of electrical sub-stations, the construction of a new road and car park and the additional vegetation around the edge of the site. The Facility will be located on a portion of the land that has had previous approval for the vegetation to be cleared and hence, no trees will be removed as part of these works.

Q. How has the impact of the new work on the heritage significance of the existing landscape been minimised?

A. *The proposed landscape works seek to provide an appropriate setting for the new TransGrid Facility and to re-enforce the vegetation buffer along the boundaries of the revised SHR curtilage.*

The siting of the new buildings and landscaped setting respects the cultural landscapes adjacent to the Reservoirs.

Q. Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

A. *The subject allotment has been previously approved for clearance of all vegetation.*

Q. Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

A. *N/A*

Q. Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

A. *N/A*

Q. How does the work impact on views to, and from, adjacent heritage items?

A. *The proposed landscape works do not impact on important views to and from the heritage items.*

3.4 BANKSTOWN LOCAL ENVIRONMENT PLAN 2005

The proposal has been assessed against the heritage provisions in the Bankstown LEP 2005

LEP CLAUSES	COMPLIANCE COMMENTS
<p>Part 5 Heritage</p> <p>37 Heritage items</p> <p>(1) A person must not, in respect of a heritage item or relic, do any of the following except with the consent of the consent authority:</p> <p>(a) demolish, deface, damage, despoil or move the heritage item, or</p> <p>(b) alter the heritage item, or</p> <p>(c) move the relic or excavate land for the purpose of discovering, exposing or moving a relic, or</p> <p>(d) erect a building on, or subdivide, land on which the heritage item or relic is situated, or that comprises the heritage item or relic, or</p> <p>(e) damage or despoil any tree or land on which the heritage item or relic is situated, or that comprises the heritage item or relic, or</p> <p>(f) alter the interior of a building or work that is the heritage item, or</p> <p>(g) use the heritage item for a purpose that is different from its current use.</p>	<p><i>The Part 5 Project Application seeks consent for the redevelopment of this part of the site for a new Facility for TransGrid. The site not located within the revised SHR boundary for the heritage item.</i></p>
<p>(2) Nothing in this clause operates so as to require consent for development, on land to which this clause applies, that is referred to in Schedule 7 if the Council is satisfied that the development is of a minor nature and does not have an adverse impact on the heritage significance of the heritage item.</p>	<p><i>This proposal is not of a minor nature. This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i></p>
<p>(3) The consent authority must not grant consent to the carrying out of development related to heritage items unless it considers the proposal is consistent with the following aims and objectives:</p> <p>(a) to conserve the environmental heritage of the land to which this plan applies, and</p> <p>(b) to integrate heritage conservation into the planning and development control processes, and</p> <p>(c) where appropriate, to require the investigation and recording of sites which have archaeological potential, and</p> <p>(d) to provide for public involvement in matters relating to the conservation of environmental heritage, and</p> <p>(e) to ensure that any development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of heritage items and both their curtilage and setting, and</p> <p>(f) to require, when considered necessary, the consideration of a statement of heritage impact or a conservation management plan before consent is granted for development relating to a heritage item, and</p>	<p><i>The new TransGrid Facility will be located on the "Surplus" land outside the revised SHR boundary.</i></p> <p><i>The proposal is considered to present a character/aesthetic that is consistent with that of the surrounding development.</i></p> <p><i>This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i></p>
<p>(g) to ensure the sympathetic use of sites containing buildings or facades of historic or streetscape importance which contribute to the character of the locality.</p>	

LEP CLAUSES	COMPLIANCE COMMENTS
<p>(4) The consent authority must not grant consent to a development application required by subclause (1) that relates to a heritage item unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item.</p>	<p><i>The recommendations of the endorsed CMP have guided the proposed revision to the SHR boundary and the redevelopment of the site including the re-enforcement of the vegetative buffer along the revised SHR curtilage.</i></p> <p><i>This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i></p>
<p>38 Development in the vicinity of heritage items</p> <p>The consent authority must take into consideration the likely effect of the proposed development on a heritage item, archaeological site or potential archaeological site, and on its setting, when determining an application for consent to carry out development of land in its vicinity.</p>	<p><i>This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i></p>
<p>42 Development of known or potential archaeological sites</p> <p>(1) The consent authority may grant consent to the carrying out of development on an archaeological site which has Aboriginal cultural heritage significance or a potential archaeological site that is reasonably likely to have Aboriginal cultural heritage significance only if:</p> <p>(a) it has considered a statement of heritage impact of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site, and</p> <p>(b) it has notified the Director-General of National Parks and Wildlife of its intention to do so and taken into consideration any comments received from that Director-General within 28 days of the notice being sent, and</p> <p>(c) it is satisfied that any necessary consent or permission under the National Parks and Wildlife Act 1974 has been granted.</p> <p>(2) The consent authority may grant consent to the carrying out of development on any other archaeological site or a potential archaeological site only if:</p> <p>(a) it has considered a statement of heritage impact of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site, and</p> <p>(b) it has notified the Heritage Council of its intention to do so and taken into consideration any comments received from the Heritage Council within 28 days of the notice being sent.</p>	<p><i>The site for the proposed TransGrid Facility is located within the area designated: Heavily disturbed, with no known historical uses. Archaeological potential limited.</i></p>

4 CONCLUSION

The proposal has been assessed against the model questions in the NSW Heritage Office's publication 'Statements of Heritage Impacts' and the policies and objectives of the:

- Endorsed Conservation Management Plan for the Potts Hill Reservoirs Site 2005;
- Heritage Parameters for Development of the "surplus" land outside the revised SHR Boundary
- Bankstown Local Environment Plan 2005.

This report concludes that the proposed new TransGrid Facility will have no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.

In accordance with the NSW Heritage Act 1977, in the event that archaeological material is unexpectedly discovered during any works to this site, work shall immediately cease in the affected area and the NSW Heritage Branch contacted for advice.