



Heritage Impact Statement

146-148 Station Street, Penrith

July 2015

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies, B Arts Dip. Ed., Dip. T&CP, Dip. Cons. Studies
Consultant	Karyn McLeod, B Arts (Honours) Archaeology, M Arts (Cultural Heritage)
Job Code	SA5828.
Report Number	01

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Executive Summary

The following Heritage Assessment was prepared to assess the heritage impacts of proposed road works and specialty dock modifications at Nepean Village centre, Station Street Penrith. The proposed works are located to the rear of 146 and 148 Station Street, Penrith which are both listed as heritage items under Schedule 5 of the Penrith Local Environmental Plan (LEP) 2010. This report is required to accompany a Development application for the proposed works.

The works do not impact on the site of the individual items and will not impact on the visual curtilage of the items.

The road works will be simple and not involve any larger spaces than required and will fit within the existing built framework. The opportunity exists for the upgrading of the visual setting of the area around the items as these have been neglected in recent years. This work is a possible future consideration to present the items in a better landscaped setting than exists at present.

1 Introduction

1.1 BACKGROUND

Urbis has been engaged by Federation Centres to prepare the following Heritage Assessment. Federation Centres propose to undertake internal road works and loading dock modifications located between the Centre and 146 and 148 Station Street, Penrith.

146 Station Street, known as 'Kentucky Villa', (Item number P31) and the Victorian house at 148 Station Street (Item number P32) are both listed as heritage items under Schedule 5 of the Penrith Local Environmental Plan (LEP) 2010. The items are not located in a Conservation Area. This report is required to accompany a Development Application to Penrith Council.

1.2 SITE LOCATION

The two listed properties are located at 146 & 148 Station Street, Penrith within the Perith Local Government area (LGA) opposite the Showground (Figure 1). 146 Station Street is Lot 80 DP 709313 and 148 Station Street is lot 11 DP 715161. Both properties are located within the carpark of the Nepean Village Shopping Centre.

FIGURE 1 – SITE LOCATION – LOTS OUTLINED IN RED.



SOURCE: SIX MAPS LPI 2015

1.3 PROPOSED WORKS

The proposed works involve:

- Realignment of the circulation roadway along the northern side of the shopping centre, including its widening at the location of the loading dock.
- Widening of kerbed islands at the end of parking aisles to accommodate pedestrians, with pram crossings. Installation of new kerbed outstands on the shopping centre side of the existing circulation roadway.

- Relocation of existing pedestrian crossings to align with the new kerbed islands.
- Removal of existing car parking spaces on the western side of the circulation roadway to accommodate its widening, and installation of new parallel car parking spaces on the shopping centre side of the circulation roadway. Inclusion of dedicated emergency vehicle parking space.
- Installation of new railings/fencing.
- Conversion of one way circulation to two way circulation in some locations.

1.4 METHODOLOGY

This Heritage Assessment has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter 1999* (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Penrith Local Environmental Plan 2010 and the Penrith Development Control Plan 2010.

1.5 AUTHOR IDENTIFICATION

The following report has been prepared by Karyn Mcleod (Heritage Consultant). Stephen Davies (Director) has inspected the site and reviewed and endorsed its content.

Unless otherwise stated all photographs are the work of Urbis.

2 Site Description

146 & 148 Station Street, Penrith, are two single storey late Victorian houses facing Station Street, Penrith. The houses were once located on the outskirts of the main town centre of Penrith and now located within the car park of the Nepean Village Shopping Centre.

The shopping centre is just over 900 metres south of Penrith Railway Station. The main shopping centre building is located to the east of the listed properties and the Penrith Showground is located to the west on the opposite side of Station Street. Station Street runs in a north easterly direction from Jamison Street in the south to the Great Western Highway and Penrith Station in the north.

Kentucky Villa, at 146 Station Street is a single storey 'L' shaped Victorian Gothic house with front and side veranda. It was 'modernised' during the interwar years with the construction of a new verandah and fence. The original part of the house features a steep gabled roof with decorative timber barge boards, contrasting brick quoins and voussoirs, and a decorative projecting window bay.¹

148 Station Street consists of a modest single storey late Victorian brick house. The façade is symmetrical with a central entry door flanked by shuttered French doors. The verandah has finished cast iron columns and trim.² Both properties postdate 1884 and are associated with pastoralism activities that characterised the development of the area. The allotments of each property also contain commercial buildings, public seating, gardens and car parking.

FIGURE 2 – THE HERITAGE ITEMS AT 146-148 STATION STREET (OUTLINED WHITE) AND THE LOCATION OF THE PROPOSED WORKS (SHADED)



SOURCE: SIX MAPS LPI 2015

¹ SHI listing from Fox Associates 1987, p. P-31.

² SHI listing from Fox Associates 1987, p. P-32

FIGURE 3 – VIEW OF THE SHOPPING CENTRE ON THE LEFT AND THE LOCATION OF THE ROAD WORKS



FIGURE 4 – VIEW OF THE LOADING DOCK AND CAR PARK



FIGURE 5 – THE HERITAGE LISTED ITEMS



PICTURE 1 – KENTUCKY VILLA, 146 STATION STREET



PICTURE 2 – EASTERN FAÇADE OF 146 STATION STREET



PICTURE 3 – VICTORIAN HOUSE 148 STATION STREET



PICTURE 4 – VERANDAH AT 148 STATION STREET



PICTURE 5 – GLORIA JEAN COFFEE OUTLET AT THE REAR OF 148 STATION STREET



PICTURE 6 – NANDO'S CHICKEN OUTLET AT THE REAR OF 146 STATION STREET

FIGURE 6 – GENERAL SITE PHOTOGRAPHS



PICTURE 7 – GENERATOR LOCATED BETWEEN THE TWO HERITAGE LISTED PROPERTIES



PICTURE 8 – WASTE BIN AND OUTDOOR SEATING AT REAR OF 148 STATION STREET



PICTURE 9 – PEDESTRIAN AREA AND OUTDOOR SEATING AT REAR OF 146 STATION STREET



PICTURE 10 – NEPEAN SHOPPING CENTRE ON THE RIGHT AND AREA OF ROAD WORKS

3 Historical Overview

3.1 AREA HISTORY

Prior to the establishment of European settlement, the Penrith area was home to the Mulgoa tribe of the Darug people. They lived in bark and grass huts called *gunyahs*, fished and hunted native animals and gathered local fruits, nuts and vegetables. Most of the Mulgoa were killed by smallpox and influenza shortly after the arrival of the First Fleet in 1788. Numerous Aboriginal sites have been recorded in the Penrith LGA.

In 1789 Watkin Tench and a small group of explorers visited the area and named the Nepean River after Lord Evan Nepean, under-secretary to the home department. By 1804, Governor King had granted land in the area to settlers, with Captain Daniel Woodriff's 1,000 acres on the banks of the river the first land grant in the area. The road across the Blue Mountains was surveyed by George Evans in 1813 and constructed by William Cox in 1815, passed through Woodriff's land at Penrith. With the discovery of the river, good farming land and a way over the mountains, settlers made their way into the region³. Initial settlement in the area was unplanned but substantial enough for a courthouse to be established in 1817.

The landowner, physician and constitutional reformer Sir John Jamison erected the colony's finest Georgian mansion on a ridge overlooking the Nepean River in 1824, which he named Regentville House. Sir John was the son of Thomas Jamison, a member of the First Fleet and surgeon-general of New South Wales. Sir John Jamison established an impressive agricultural estate at Regentville, became a Member of the New South Wales Legislative Council and lent his name to Jamisontown.⁴ Regentville House burned down in 1868 but most of its stonework was salvaged and used for building projects in and around Penrith.

The post office was established in 1828, the Anglican Church, St Stephens, was opened and consecrated in July 1839 followed by the Catholic Church, St Nicholas of Myra, in 1850. The first bridge was opened over the Nepean in 1856 and was washed away the following year in a flood. In 1867 the Victoria Bridge was constructed, designed to carry both road and rail traffic. The railway line was extended to Penrith in 1863, a school was established in 1865 and in 1871 the area became a municipality.⁵

Once the rail was extended over the mountains and wheat lands became established on the western slopes the rural industries within the study area changed from wool, wheat and beef production to those with more emphasis on vegetable and fruit growing and dairying. Vineyards and orchards were also established as city markets became available through the rail link. Timber yards, sawmills, tanning yards and gravel pits were established at other railway stops along the line such as Werrington, Kingswood and St Marys. Penrith served as a major railway town until the First World War. The town experienced major expansion during the Second World War with the establishment of several military depots in the area. It officially became a city in 1959.⁶

3.2 SITE HISTORY

The study area forms part of a grant of 1,000 acres made out to Daniel Woodriff on 1 February 1804. There were problems with the original grant measurements and the grant was resurveyed and re-granted on 18 December 1805. The land remained in the Woodriff family for many years.

During 1880s the Woodriff Family began subdividing parts of the property which was primarily used for pastoral activities and parts of it rented out.⁷ A c1884 subdivision plan (Figure 7) survives for the sale of the land to the north-east of the subject site and shows that the subject site was vacant. The Penrith racecourse was present across the road from the subject site but on a different alignment.

³ <http://www.penrithaustralia.com.au/info/history>

⁴ Kennedy 1982 Sydney and Suburbs - Penrith

⁵ <http://www.penrithaustralia.com.au/info/history>

⁶ Thorp 1986 Penrith Archaeological heritage Study p.17

⁷ Casey & Lowe Pty Ltd Archaeological Assessment – 164 Station Street, Penrith p:7

In 1904 Woodriff's properties were valued by Ernest King Waldron, auctioneer and valuator of High Street, Penrith. He described the area in which the subject site is located as;

*Containing about 16 Acres, three Acres suitable for Cultivation, part enclosed about ten acres, other land being bush land with only undergrowth, unsuitable for anything but pasture lands of a very poor description. Frontage to Station and Woodriff Streets and Jamison Road.*⁸

FIGURE 7 – C1884 AUCTION PLAN – SUBJECT SITE INDICATED.



SOURCE: PENRITH SUBDIVISION PLANS ML ZSP P10/66

The valuator did not make special mention of any buildings on the site and a 1908 parish map shows the streets and subdivision pattern but does not indicate the buildings on the allotments. It is likely that the subject properties had been constructed at this time and were part of an earlier subdivision.

The construction of the railway over the Blue Mountains resulted in an influx of population as huge teams of workers were employed to build the railway. Penrith moved in the 1880s from a small roadside hamlet servicing the surrounding agricultural district into a major urban growth centre and railroad town. Major

⁸ Casey & Lowe Pty Ltd Archaeological Assessment – 164 Station Street, Penrith p:8

subdivision at this time of the surrounding Estates lead to a dramatic oversupply of surveyed allotments, all un-serviced.

Mary Ann Woodriff agreed to sell various parcels of land to Harley Reuben Croome Eaton, carrier of Penrith for £432 in August 1923, however she died before the sale could be completed. Harley Reuben Croome Eaton eventually purchased the property in the following year. The property consisted of five parcels of land bounded by Station, Park and Woodriff, Streets and Jamison Road. The land remained in Eaton's hands for a number of years. He used it primarily as grazing land.

According to the Heritage Study Inventory⁹, 'Kentucky' and the house at 148 Station Street were constructed in 1885 and 'are another example of the style of residences built in Penrith by prominent businessmen of the area'. There is no further information concerning the builder, build date or residents of the property.

FIGURE 8 – 1943 AERIAL PHOTOGRAPH OF THE SUBJECT SITES



SOURCE: SIX MAPS LPI 2015

The image above (Figure 8) shows there were a few properties constructed facing Station Street south of Park Street which appear to be associated with surrounding agricultural land. The adjoining land to the south and east of the subject site remained vacant until the 1960s¹⁰. All the established buildings to the north and south of the subject site on Station Street have been progressively demolished to make way for modern developments. Park Street no longer exists.

3.3 ALTERATIONS AND ADDITIONS

Both properties have undergone some alterations and additions to modify them for change of use. 148 Station Street functions as offices and was last sold in 2000. 146 Station Street was last sold in 1996 and was renovated in 2006 to accommodate the current restaurant 'Sensational Thai'.

⁹ Fox and Associates 1987

¹⁰ Casey & Lowe Pty Ltd Archaeological Assessment – 164 Station Street, Penrith p:11

4 Heritage Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 SIGNIFICANCE ASSESSMENT 146 STATION STREET

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared for 146 Station Street in accordance with the 'Assessing Heritage Significance' (2001) guides.

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>146 Station Street was constructed around 1885 and along with the adjoining property at 148 Station Street is the only property constructed prior to the 1940s that has survived demolition.</p> <p>The property was located on Woodriffs 1000 acre grant, the first in the Penrith LGA. The land was associated with the Woodriff Family for 120 years.</p> <p>The house demonstrates associations with subdivision of the land in the 1880s and the shift from wool, wheat and beef production to an emphasis on vegetable and fruit growing and dairying on smaller properties serviced by the newly established rail line.</p> <p>The subject site therefore has historic significance at a local level under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human activity <input type="checkbox"/> ▪ is associated with a significant activity or historical phase <input type="checkbox"/> ▪ maintains or shows the continuity of a historical process or activity <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> ▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>While the land was owned by the Woodriff family for a long period of time there does not appear to be a direct association with them.</p> <p>The subject site does not meet the requisite threshold of significance under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human occupation <input type="checkbox"/> ▪ is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/> ▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide

CRITERIA	SIGNIFICANCE ASSESSMENT
	evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>Kentucky Villa, at 146 Station Street is a single storey 'L' shaped Victorian Gothic house with front and side veranda. The house features a steep gabled roof with highly decorative timber barge boards, contrasting brick quoins and voussoirs, and a decorative projecting window bay.</p> <p>The subject site therefore has aesthetic significance at a local level under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> ▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> ▪ is aesthetically distinctive <input checked="" type="checkbox"/> ▪ has landmark qualities <input type="checkbox"/> ▪ exemplifies a particular taste, style or technology <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not a major work by an important designer or artist <input type="checkbox"/> ▪ has lost its design or technical integrity <input type="checkbox"/> ▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> ▪ has only a loose association with a creative or technical achievement <input type="checkbox"/>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>There were a number of houses built in this part of Penrith in the late 1880s and early 1900s however these are the only two houses that have survived large scale development in the area.</p> <p>It is likely that the buildings are esteemed by the community despite the encroachment of the surrounding modern development.</p> <p>The subject site therefore has social significance at a local level under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is important for its associations with an identifiable group <input type="checkbox"/> ▪ is important to a community's sense of place <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is only important to the community for amenity reasons <input type="checkbox"/> ▪ is retained only in preference to a proposed alternative <input type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The property appears to have been constructed in the mid 1880s and was associated with farming and residential uses. It is unlikely that the site has the ability to reveal valuable archaeological, technical, or scientific information that is not readily available from other resources or archaeological sites.</p> <p>The subject site does not meet the requisite threshold of significance under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> ▪ is an important benchmark or reference site or type <input type="checkbox"/> ▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> ▪ has little archaeological or research potential <input type="checkbox"/> ▪ only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>There are numerous Victorian Cottages in the Penrith LGA.</p> <p>The subject site does not meet the requisite threshold of significance under this criterion.</p>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/> ▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> ▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/> ▪ is the only example of its type ▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/> ▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not rare <input checked="" type="checkbox"/> ▪ is numerous but under threat <input type="checkbox"/>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> ▪ cultural or natural places; or ▪ cultural or natural environments. 	<p>These modest houses and properties would have been characteristic of the spread of settlement through the central, south-western and to some extent south-eastern portion of the study area for much of the later nineteenth century and early twentieth century.</p> <p>The property is representative of the period in which the large pastoral estates were subdivided to form small farms concerned with vegetable and fruit growing and dairying.</p> <p>The subject site therefore has representative values at a local level under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is a fine example of its type <input type="checkbox"/> ▪ has the principal characteristics of an important class or group of items <input type="checkbox"/> ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input checked="" type="checkbox"/> ▪ is a significant variation to a class of items <input type="checkbox"/> ▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/> ▪ is outstanding because of its setting, condition or size <input type="checkbox"/> ▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is a poor example of its type <input type="checkbox"/> ▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/> ▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

4.3 STATEMENT OF SIGNIFICANCE 146 STATION STREET

Kentucky, 146 Station Street, has historic significance for its associations with the earliest land grant in the region. It has aesthetic significance as an example of a highly decorative Victorian residence that, along with the adjoining property at 148 Station Street, is the only property constructed prior to the 1940s that has survived demolition on Station Street south of Reserve Street. The property is representative of the period in which the large pastoral estates were subdivided to form small farms concerned with vegetable and fruit growing and dairying for the Sydney Market serviced by the new rail line.

4.4 SIGNIFICANCE ASSESSMENT 148 STATION STREET

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared for 148 Station Street in accordance with the 'Assessing Heritage Significance' (2001) guides.

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area’s cultural or natural history.</i></p>	<p>148 Station Street was constructed around 1885 and along with the adjoining property at 146 Station Street is the only property constructed prior to the 1940s that has survived demolition in this section of Station Street.</p> <p>The property was located on Woodriffs 1000 acre grant, the first in the Penrith LGA. The land was associated with the Woodriff Family for 120 years.</p> <p>The house demonstrates associations with subdivision of the land in the 1880s and the shift from wool, wheat and beef production to an emphasis on vegetable and fruit growing and dairying on smaller properties serviced by the newly established rail line.</p> <p>The subject site therefore has historic significance at a local level under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human activity <input type="checkbox"/> ▪ is associated with a significant activity or historical phase <input type="checkbox"/> ▪ maintains or shows the continuity of a historical process or activity <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> ▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.</i></p>	<p>While the land was owned by the Woodriff family for a long period of time there does not appear to be a direct association with them.</p> <p>The subject site does not meet the requisite threshold of significance under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human occupation <input type="checkbox"/> ▪ is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/> ▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>148 Station Street consists of a modest single storey late Victorian brick house. The façade is symmetrical with a central entry door flanked by shuttered French doors. The verandah has distinctive finished cast iron columns and trim. In association with the adjacent property at 146 Station Street it creates a distinctive aesthetic attribute to the street scape.</p> <p>The subject site has aesthetic significance at a local level under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> ▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> ▪ is aesthetically distinctive <input type="checkbox"/> ▪ has landmark qualities <input type="checkbox"/> ▪ exemplifies a particular taste, style or technology <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not a major work by an important designer or artist <input type="checkbox"/> ▪ has lost its design or technical integrity <input type="checkbox"/> ▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> ▪ has only a loose association with a creative or technical achievement <input type="checkbox"/>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>There were a number of houses built in this part of Penrith in the late 1880s and early 1900s however these are the only two houses that have survived large scale development in the area.</p> <p>It is likely that the buildings are esteemed by the community despite the encroachment of the surrounding modern development.</p> <p>The subject site therefore has social significance at a local level under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is important for its associations with an identifiable group <input type="checkbox"/> ▪ is important to a community's sense of place <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is only important to the community for amenity reasons <input type="checkbox"/> ▪ is retained only in preference to a proposed alternative <input type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The property appears to have been constructed in the mid-1880s and was associated with farming and residential uses. It is unlikely that the site has the ability to reveal valuable archaeological, technical, or scientific information that is not readily available from other resources or archaeological sites.</p> <p>The subject site does not meet the requisite threshold of significance under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> ▪ is an important benchmark or reference site or type <input type="checkbox"/> ▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> ▪ has little archaeological or research potential <input type="checkbox"/> ▪ only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>There are numerous Victorian Cottages in the Penrith LGA. The subject site does not meet the requisite threshold of significance under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/> ▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> ▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/> ▪ is the only example of its type <input type="checkbox"/> ▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/> ▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not rare <input checked="" type="checkbox"/> ▪ is numerous but under threat <input type="checkbox"/>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local</i></p>	<p>These modest houses and properties would have been characteristic of the spread of settlement through the central, south-western and to some extent south-eastern portion of the study area for much of the later nineteenth century and early twentieth century.</p>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>area's):</p> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	<p>The property is representative of the period in which the large pastoral estates were subdivided to form small farms concerned with vegetable and fruit growing and dairying.</p> <p>The subject site therefore has representative values at a local level under this criterion.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is a fine example of its type <input type="checkbox"/> ▪ has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> ▪ is a significant variation to a class of items <input type="checkbox"/> ▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/> ▪ is outstanding because of its setting, condition or size <input type="checkbox"/> ▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is a poor example of its type <input type="checkbox"/> ▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/> ▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

4.5 STATEMENT OF SIGNIFICANCE 148 STATION STREET

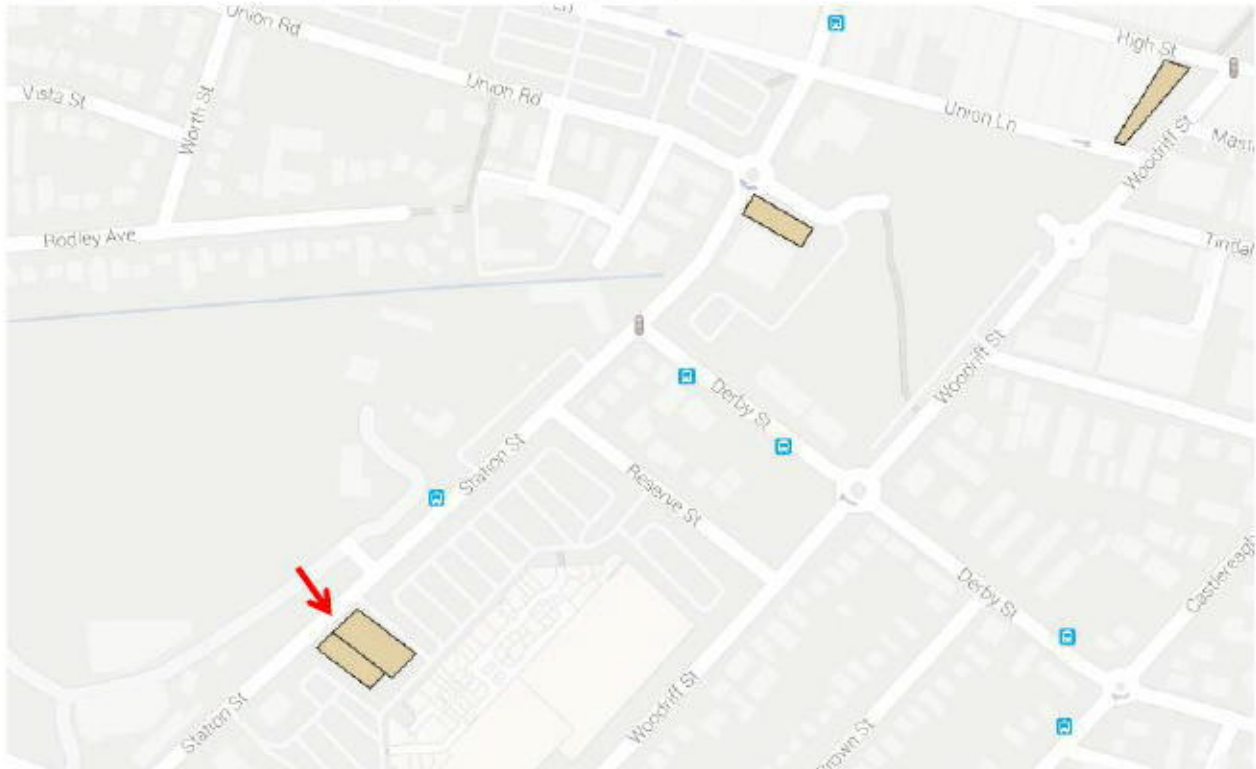
The Victorian house at 148 Station Street, has historic significance for its associations with the earliest land grant in the region. It provides an interesting contrast with the more elaborate Victorian Gothic house on the adjoining site (146 Station Street) and along with the adjoining property, is the only property constructed prior to the 1940s that has survived demolition on Station Street south of Reserve Street. The property is representative of the period in which the large pastoral estates were subdivided to form small farms concerned with vegetable and fruit growing and dairying for the Sydney Market serviced by the new rail line.

5 Impact Assessment

5.1 HERITAGE LISTING

The subject properties are heritage listed under the Penrith Local Environmental Plan 2010, as shown on the heritage map below. The subject properties are not located in a Conservation Area.

FIGURE 9 – DETAIL - HERITAGE MAP, PENRITH LEP AND SUBJECT SITES INDICATED.



SOURCE: PENRITH LEP 2010 HERITAGE MAP [HTTPS://MAPS.PLANNINGPORTAL.NSW.GOV.AU/MAP](https://maps.planningportal.nsw.gov.au/map)

5.2 STATUTORY CONTROLS

5.2.1 LOCAL ENVIRONMENTAL PLAN

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

TABLE 1 – RELEVANT LEP CLAUSES

CLAUSE	DISCUSSION
<p>5.5.10 Heritage conservation</p> <p>Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.</p> <p>(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Penrith,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places</p>	<p>The proposal has been designed to have no impact on the heritage items on the site and their immediate setting.</p>

CLAUSE	DISCUSSION
<p>other vegetation that the Council is satisfied is a risk to human life or property, or</p> <p>(d) the development is exempt development.</p> <p>(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p> <p>(5) Heritage assessment The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> <p>(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p> <p>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>(8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p> <p>(9) Demolition of nominated State heritage items</p> <p>(10) Conservation incentives</p>	<p>The proposed works are predominantly at road level and consist of the alteration of kerbs, car parking and pedestrian crossing. There will be no effect on the significance of the heritage items or their immediate curtilage.</p> <p>This report fulfils this requirement</p> <p>A Conservation Management Plan is not required in this case.</p> <p>The location of the proposed road works have already undergone significant disturbance and development in the past and there is no likelihood of the area being an archaeological site.</p> <p>The proposed development area is not an Aboriginal place of heritage significance.</p> <p>Not applicable</p> <p>Not applicable</p>

5.2.2 DEVELOPMENT CONTROL PLAN

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

TABLE 2 – DEVELOPMENT CONTROL PLAN

PROVISION	DISCUSSION
<p>7.1.5. Development in the Vicinity of a Heritage Item or Conservation Area</p> <p>A. Background A development in the vicinity of a heritage item or a heritage conservation area must be assessed to determine whether it will have any impact on the significance and visual setting of that item or conservation area.</p> <p>B. Objectives To ensure that the development of land or a building in the vicinity of a heritage item or heritage conservation area is undertaken in a manner that complements the heritage significance of the site or area.</p> <p>C. Controls 1) A Heritage Impact Statement shall be lodged with a development application for buildings or works in the vicinity of a heritage item or heritage conservation area. This clause extends to development that: a) May have an impact on the setting of a heritage item or conservation area, for example, by affecting a significant view to or from the item or by overshadowing; or b) May undermine or otherwise cause physical damage to a heritage item; or c) Will otherwise have any adverse impact on the heritage significance of a heritage item or any heritage conservation area within which it is situated. 2) The following issues must be addressed in the Heritage Impact Statement: a) The impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item; b) Details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works; and c) Details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.</p>	<p>This report fulfils this requirement. No significant views will be affected by the proposal as the works will be predominantly at street level. There will be no physical impact to the heritage items as the works will be outside the curtilage of the heritage items. The setting of the heritage item will not be changed.</p>

5.3 HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

TABLE 3 – RELEVANT QUESTIONS

QUESTION	DISCUSSION
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The proposed works are confined to road works and modifications to the loading dock in the vicinity of the heritage item and not the heritage items themselves. No significant views will be affected by the proposal as the works will be predominantly at street level. There will be no physical impact to the heritage items as the works will be outside the curtilage of the heritage items.</p>

QUESTION	DISCUSSION
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The road works do not affect the subject dwellings as new buildings have been erected to the rear of the dwellings, now commercial premises, and these buildings provide a buffer between the items and the proposed works.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>The area surrounding the heritage items is currently in a poorly presented condition and the sites would benefit from landscaping works to improve the setting of the items in their compromised location adjacent to the Centre and its car parks.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The changed road conditions and modifications to the loading dock will involve the realignment of parking places, kerbing, the pedestrian crossing however will not impact on the manner in which the items are viewed and appreciated.</p> <p>The roadworks and improvements are to improve the efficiency and safety of the Centre and the location of the works will not impact on the presentation of the items nor the visual relationship of the items to the site.</p> <p>They will not be visually prominent in relation to the items.</p>
<p>New landscape works (including car parking and fences)</p> <p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	<p>As stated above there are no archaeological implications for the proposed works. The road works will be simple and not involve any larger spaces than required and will fit within the existing built framework. The opportunity exists for the upgrading of the visual setting of the area around the items as these have been neglected in recent years. This work is a possible future consideration to present the items in a better landscaped setting than exists at present.</p>

6 Conclusion and Recommendations

The subject road works and changes to the loading dock has no detrimental impact the setting of the subject heritage items. It is recommended that as part of the works that the area around the items is considered in a landscaping plan to improve the overall presentation of the precinct.

7 Bibliography and References

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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Sydney

Tower 2, Level 23, Darling Park
201 Sussex Street Sydney, NSW 2000
t +02 8233 9900
f +02 8233 9966

Brisbane

Level 7, 123 Albert Street
Brisbane, QLD 4000
t +07 3007 3800
f +07 3007 3811

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
t +03 8663 4888
f +03 8663 4999

Perth

Level 1, 55 St Georges Terrace
Perth, WA 6000
t +08 9346 0500
f +08 9221 1779

Australia • Asia • Middle East
w urbis.com.au e info@urbis.com.au