

STATEMENT OF HERITAGE IMPACT

New Development



29-31 Castlereagh Street, Penrith
FINAL 05 MAY 2017

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ISSUED	REVIEW	ISSUED BY
05 April 2017	Draft	Abigail Cohen
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STATEMENT OF HERITAGE IMPACT FOR 29-31 CASTLEREAGH STREET, PENRITH

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed development at 29-31 Castlereagh Street, Penrith. It is proposed to redevelop the site for residential accommodation, comprising six storeys and below ground parking amenities. The earlier buildings on the site have been demolished and the site remains undeveloped.

1.1 REQUIREMENTS FOR THIS REPORT

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by the Penrith City Council and by the NSW Office of Environment and Heritage, Heritage Division guidelines.

1.2 METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The site is located at 29-31 Castlereagh Street, Penrith. The subject site is described by NSW Land & Property Information as Lot 2 in DP 1190616. Refer to Figure 1 and Figure 2.

1.4 HERITAGE LISTINGS

29-31 Castlereagh Street, Penrith, is not listed as an individual heritage item; however, the subject site is partially located in the *Hornseywood Avenue Conservation Area*, which is in the vicinity of the *Warwick Street Conservation Area*. The conservation areas are included on Schedule 5 of the *Penrith Local Environmental Plan (LEP) 2010*. Refer to Figure 25.

1.5 AUTHORSHIP

This report was prepared by, Abigail Cohen, Heritage Consultant and reviewed by Samantha Polkinghorne, Associate, using research and a history written by Léonie Masson, Historian, all of NBRSARCHITECTURE. All images in this report have been taken by NBRSArchitecture, unless otherwise stated.



Figure 1 – Location of the subject site at 29 – 31 Castlereagh Street, Penrith coloured yellow. A portion of the site is included in the Hornseywood Avenue Conservation Area and is identified by the green dashed line. The subject site is located adjacent to recent large scale development at 207 Derby Street, Penrith, identified by the blue dashed line (Source: NSW Land & Property Information, SIX Maps, January 2017).



Figure 2 - Aerial view of the subject site outlined in red (Source: NSW Land and Property Information, SIX Maps, January 2017).

2.0 DOCUMENTARY EVIDENCE

2.1 HORNSEYWOOD ESTATE

The subject site is located on part of 470 acres granted to John Tindale on 24 January 1917. Tindale erected "Hornsey Wood" on the Western Road (High Street) at Penrith in the 1830s (Figure 3). By 1892, Dr Alexander and Sarah Barber had converted the house into an Irish castle called "Tullaghmurry", but locals referred to it as The Towers (Figure 4).



Figure 3 – Hornseywood, High Street, Penrith, ca1880s. (Source: Penrith City Library, 5275)



Figure 4 – The Towers, High Street, Penrith, ca1920. (Source: Penrith City Library, LH206)

Following Tindale's death in 1857, in accordance with his will, Hornseywood was subdivided. In 1882, Anthony Tindale, Trustee for the estate of the late John Tindale, lodged an application to convert 397 acres 2 roods and 23 perches of land to Torrens title. The auction sale of the Great Hornsey Wood Estate took place on 10 October 1885 comprising "business allotments fronting High-Street, in the very heart of the town, villa and cottage sites on the gently riding slopes forming the backbone of the estate [and] orchards are of good soil and dairy farm, the latter of various sized, extending to an area of 15 acres, entirely free from intersection by roads or streets".¹

The subject site was then located within Section 8 of the Estate, which block was bounded by Derby, Castlereagh, Woodriffe and Lethbridge Streets (Figure 5).



Figure 5 – Detail from Plan of the First Subdivision Hornsey Wood Estate Penrith, 1885. Subject site outlined in red thereon. (Source: NSW Land & Property Information, DP 1582)

¹ "Day of sale, 10th October, 1855". *Sydney Morning Herald*, 1 October 1885, p15



Figure 6 – Detail from 1943 aerial survey showing development on the subject site shaded yellow. (Source: NSW Land & Property Information, SIX Maps)

In 2014, both allotments were consolidated on a single title as Lot 2 in DP1190616; 29-31 Castlereagh Street were demolished about this date or earlier.

2.1.1 FORMER 29 CASTLREAGH STREET

In 1887, Tindale sold Lot 14 of Section 8 of the Hornsey Wood Estate to Michael Duncan of Penrith, fireman. The property changed hands in 1895 to railway employee Thomas Player. Four years later, Player sold the site to John Harvey. In the 1901 Census, a “J Harvey” is listed as the principal householder in Castlereagh Street; the residence was occupied by two males and two females. The former house at 29 Castlereagh Street was most likely erected between 1887 and 1901.

Harvey sold the property in 1905 to Thomas Barlow. He remained owner of same until 1923 when it was conveyed to William Graham of Penrith. Following his death, the property passed by transmission in 1926 to Robert Graham and Arthur Graham, farmers of Wallacia. In 1931, the Grahams conveyed same to Vera Belle O’Meagher, wife of Lancelot Campbell O’Meagher of Penrith, traveller.

John Henry Sutton became the registered proprietor of 29 Castlereagh Street in 1942. He sold part of the land in 1944 to Cyril George Bellingham and this portion is now comprised in the study area. According to the 1949 electoral roll, Cyril George Bellingham, “storekeeper” Catherine Mary Bellingham and Kenneth George Bellingham are listed at 73 Castlereagh Street. Following a change of street numbering this became 29 Castlereagh Street, and Cyril and Catherine Bellingham are listed at this address in 1968. That same year, 29 Castlereagh Street was conveyed to Kenneth George Bellingham and Cedric Lawrence Bellingham. Vincent Gerald O’Farrell and Kathleen Mary O’Farrell purchased the site in 1971.



Figure 7 – 29 Castlereagh Street, June 1991. (Source: Penrith City Library, 2233)

A shop was erected on part of the land after 1943. It is visible in the 1991 photograph shown at Figure 8 wherein it is called “The Handy Shop”.

2.1.2 FORMER 31 CASTLEREAGH STREET

In 1886, Anthony Tindale sold Lots 15 and 16 in Section 8 of the Hornseywood Estate to Christopher Hollier of Penrith, fireman.² He sold the land in 1889 to Charles John Kirkby Welch of Penrith, estate agent. Two houses were the allotments after this date, 33 Castlereagh Street and the former 31 Castlereagh Street. It is presumed that Welch leased the respective houses to a succession of tenants. He retained ownership of both allotments until 1944 when they were subdivided into four parcels and Lots 15A and 15B were sold to Enid Mary Hand of Penrith, wife of Alfred Henry Hand, radio engineer.³ The house is visible in the 1943 aerial survey (Figure 6).

In 1946, Lot 15A was separated on a new certificate title in the name of Enid Mary Hand.⁴ She leased the house at this date and until her death in October 1995. The house is shown in a 1991 photograph at Figure 8.

The residence passed by transmission in 1996. It subsequently changed hands in 1999 and 2005. The property was sold by the mortgagee under power of sale in late 2011. It was consolidated on a single title with 29 Castlereagh Street in 2014. It is likely the house was demolished in this three-year period.

² Certificate of Title Vol 789 Fol 127, NSW Land & Property Information

³ Certificate of Title Vol 5534 Fol 185, NSW Land & Property Information

⁴ Certificate of Title Vol 5570 Fol 99, NSW Land & Property Information



Figure 8 – 29, 31 and 33 Castlereagh Street, Penrith, June 1991. (Source: Penrith City Library, 2234)

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT

The subject site is situated along the northern side of Castlereagh Street, within a residential neighbourhood. The Penrith City Centre is located further east of the site. The *Hornseywood Avenue Conservation Area* is situated to the south and comprises single storey Victorian dwellings. The recent four-storey residential development at 207 Derby Street, Penrith, which sits adjacent to the subject site along the northern (rear) site boundary, is also partially included in the conservation area. The subject site is also in the general vicinity of the *Warwick Street Conservation Area* which sits further southwest along Derby Street.



Figure 9 – View from the corner of Derby Street and Castlereagh Street looking east from the Hornseywood Avenue Conservation Area. The subject site sits behind the dwelling identified by the red dashed lines.



Figure 10 – View of the Penrith City Centre looking east from Castlereagh Street. The subject site is located west of the City Centre.



Figure 11 – View looking east along Castlereagh Street. The extent of the subject site is identified by the solid red line. Four – storey residential development is seen further south and sits adjacent to the conservation area.



Figure 12 - View looking east towards 207 Derby Street, a recent four-storey residential development.



Figure 13 – View from Derby Street looking east. 207 Derby Street is seen to the left. The new development will be seen from this point. The approximate area is outlined in red.



Figure 14 – View looking south towards the mixed scale development along Castlereagh Street southwest of the subject site.



Figure 15 – Larger residential development at 38 Castlereagh Street, seen south of the subject site and sits adjacent to the Hornseywood Avenue Conservation Area.



Figure 16 – View looking west towards development included in the Hornseywood Avenue Conservation Area further west of the subject site.



Figure 17 – The Victorian dwelling at 33 Castlereagh Street, Penrith sits west of the subject site, and is included in the Hornseywood Avenue Conservation Area.



Figure 18 – View looking northeast from the Victorian dwelling at 33 Castlereagh Street, Penrith towards the subject site identified by the red dashed line.

3.2 VIEWS

Primary views of the subject site at 29-31 Castlereagh Street, Penrith, are from Castlereagh Street looking west with clear views to the surrounding development along the site boundaries. Views from the site to the *Hornseywood Conservation Area* are available looking south along Castlereagh Street with partial views of the *Warwick Street Conservation Area* southeast of the *Hornseywood Conservation Area*.

3.3 EXTERIOR DESCRIPTION

The subject site at 29-31 Castlereagh Street, Penrith, is currently devoid of any development as the previous buildings have been demolished, and the site amalgamated. There are no trees on the site and minimal vegetation along the eastern site boundary. Primary access is from Castlereagh Street with no access from the north (rear) due to adjacent development. The large rectangular site retains a flat level topography and is surrounded by mixed scale development along the north and east site boundaries.



Figure 19 – View looking north towards the subject site from the corner of Castlereagh Street and Derby Street. A portion of the site is included in the Hornseywood Avenue Conservation Area, identified by the red dashed line.



Figure 20 – View looking northwest towards the subject site from Castlereagh Street. The subject site is outlined in red. The new development at 207 Derby Street, is located to the rear of the subject site and is partially included in the conservation area.



Figure 21 – View looking west from Castlereagh Street towards the subject site. The four-storey residential development along the north site boundary is identified by the red arrow.

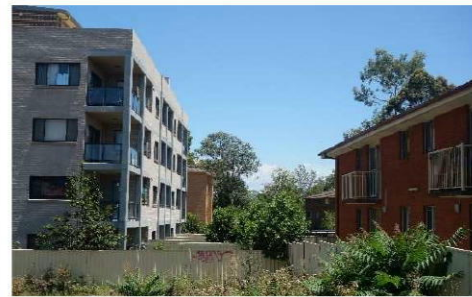


Figure 22 – View looking north from Castlereagh Street towards the rear of the subject site with the existing vegetation seen along the east boundary. The proposed building will be setback from the two-storey face brick development to the east. The recent development at 207 Derby Street is seen to the left.



Figure 23 – View looking east towards the subject site from the Hornseywood Avenue Conservation Area. The adjacent building at 207 Derby Street identified by the red arrow is only partially visible from the conservation area.



Figure 24 – View from the Hornseywood Avenue Conservation Area looking northeast towards the subject site. The height and location of the proposed development is outlined in red. The new development will be read in the context of the residential development at 207 Derby Street to the north.

4.0 HERITAGE SIGNIFICANCE

29-31 Castlereagh Street, Penrith, is not listed as an individual heritage item; however, the subject site is partially located in the *Hornseywood Avenue Conservation Area (HCA1)*, and is in the vicinity of the *Warwick Street Conservation Area (HCA3)*. The conservation areas are included on Schedule 5 of the *Penrith Local Environmental Plan (LEP) 2010*.

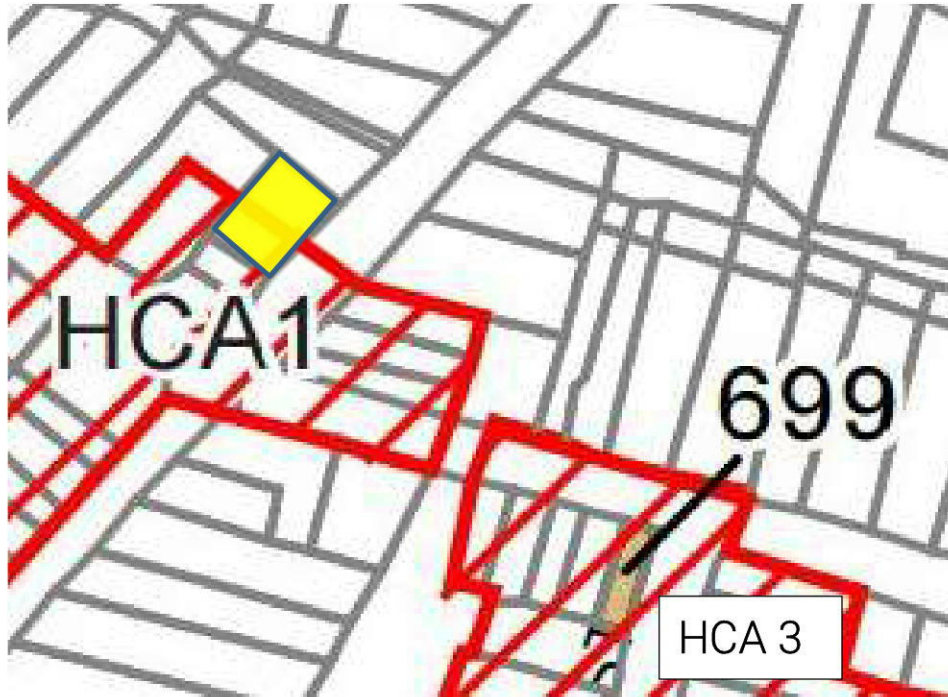


Figure 25 - Excerpt from the Penrith LEP 2010 Heritage Map. Heritage items are coloured brown. The subject site is shaded in yellow and outlined in blue (Source: Penrith LEP 2010 Her_013).

4.1 HERITAGE CONSERVATION AREA

The subject site is partially included in the *Hornseywood Avenue Conservation Area*, which is in the vicinity of the *Warwick Street Conservation Area*. There are no Statements of Significance available for these conservation areas.

5.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on a review of a design prepared by Winton Architects. This Statement of Heritage Impact forms part of the development application for redevelopment of the site for residential accommodation, comprising six storeys and below ground parking amenities. The earlier buildings on the site have been demolished and the site remains undeveloped.

The proposal includes:

- Excavation of the site for basement parking, with entry provided from Castlereagh Street to the south;
- Construction of a six-storey residential building and outdoor recreational area set back from the north (rear) boundary, adjacent to the single storey building in the conservation area.
- Building setbacks along the site boundaries, with the second, third, fourth and fifth levels sufficiently set back from the site boundary to the west;

Drawing name	Drawing number	Issue	Date
Site Context	DA01	A	June 2016
Site Plan	DA02	A	June 2016
Basement Plan Lvl - 1	DA03	A	June 2016
Basement Plan Lvl – 2	DA04	A	June 2016
Ground Floor Plan	DA05	A	June 2016
Level 1	DA06	A	June 2016
Level 2	DA07	A	June 2016
Level 3	DA08	A	June 2016
Level 4	DA09	A	June 2016
Level 5	DA10	A	June 2016
Roof Plan	DA11	A	June 2016
Elevations	DA12	A	June 2016
Elevations	DA13	A	June 2016
Sections	DA14	A	June 2016
Shadow Diagrams	DA15	A	June 2016
Streetscape Elevation	DA16	A	June 2016
Streetscape Perspectives	DA17	A	June 2016
Photomontage	DA18	A	June 2016



Figure 26 – Streetscape elevation as seen from Castlereagh Street (Source: CAD Plans Design Solutions, Elevations, DA16, Issue A, June 2016).



Figure 27 – View of the proposed development from Castlereagh Street (Source: CAD Plans Design Solutions, Elevations, DA17, Issue A, June 2016).

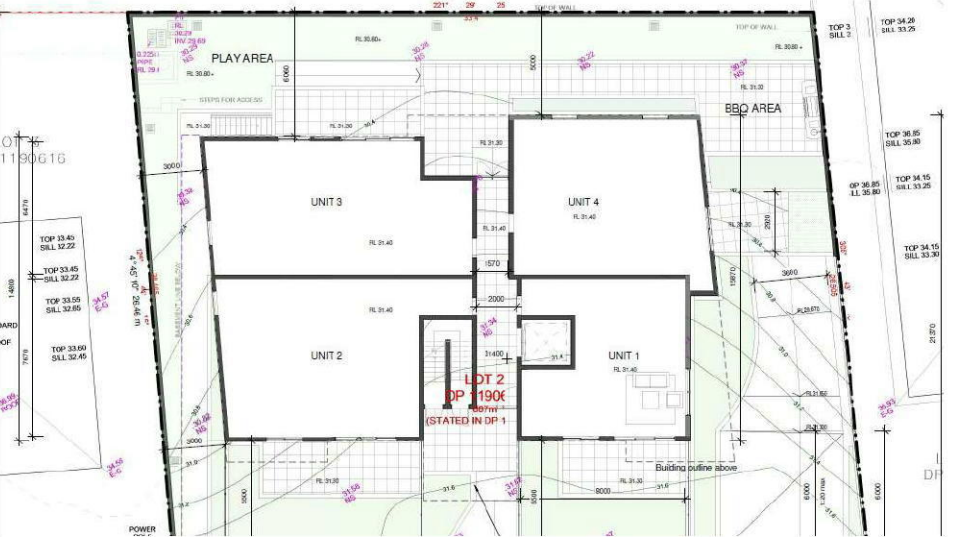


Figure 28 – Site Plan (Source: CAD Design Solutions, DA02, Issue A, June 2016).

6.0 HERITAGE IMPACT ASSESSMENT

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Penrith Local Environmental Plan (LEP) 2010*, the *Penrith Development Control Plan (DCP) 2014* and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

6.1 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

The following overview identifies the proposed works to the site at 29 – 31 Castlereagh Street, Penrith, and assesses the potential heritage impacts on the significance of the *Hornseywood Avenue Conservation Area*.

Proposed Works	Heritage Impact
<ul style="list-style-type: none"> Excavation of the site for basement parking, with entry provided from Castlereagh Street; 	<ul style="list-style-type: none"> Neutral heritage impact <p>Excavation of the site is to facilitate the new basement parking which provides building setbacks from the site boundaries. Excavation of the site is acceptable as the previous building has been demolished; hence the ground has already been disturbed.</p>
<ul style="list-style-type: none"> Construction of a six-storey residential building and outdoor recreational area setback from the north (rear) site boundary; Building setbacks along the site boundaries, with the upper level set back from the western site boundary; 	<ul style="list-style-type: none"> Acceptable heritage impact <p>The proposed development is clearly contemporary in architectural character and form. The impact of the bulk of the new development adjacent to the conservation area will be mitigated by the stepped form on the western portion of the building.</p> <p>The new development is sympathetic to the single scale Victorian dwellings included in the <i>Hornseywood Avenue Conservation Area</i> in terms of its proportion and relationship to the site boundary along the west.</p> <p>The stepping of the western elevation of the upper levels provides a transition between the single scale Victorian dwelling at 33 Castlereagh Street, and the larger residential development. This transition allows for retention of the visual setting of the conservation area.</p> <p>The new development will also be setback from the residential development to the east and will be read in the context of the four-storey development at 207 Derby Street to the north (rear).</p>
<ul style="list-style-type: none"> Construction of the six-storey residential development includes the following materials and finishes: Brahman Granite Face Bricks (F01); Rendered finish – Antique White (F02); Rendered finish – Hot Ginger (F03); 	<ul style="list-style-type: none"> Neutral heritage impact <p>Appreciation of the character of the conservation area will be retained from the public domain. The selected materials for the construction of the new development will be detailed in a contemporary way, complementary to the adjacent conservation area.</p> <p>The contemporary colour scheme will have a neutral impact on the architectural character of development included in the adjacent <i>Hornseywood Avenue</i></p>

- | | |
|--|---|
| <ul style="list-style-type: none"> • Wall Planter Box – Rendered finish Woodland Grey (F04); • Glass balustrades (F05); • Woodland Grey powder coated finish (F06) door and window frames and fence; • Balcony Ceiling – Green Buoy (F07); • Balcony Ceiling – Zatar Leaf; • Main Roof Trimdek Profile Windspray – Colourbond (F09); | <p><i>Conservation Area</i> as it clearly reads as part of the new development.</p> |
|--|---|

6.2 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The transition in scale from the adjacent single storey, Victorian dwelling to the larger residential development allows for continued appreciation of the conservation area from the public domain.
- The proposed development is sympathetic to the single scale Victorian dwellings included in the conservation area as the stepping of the western elevation provides a transition of scale;
- Views from Castlereagh Street to the *Hornseywood Avenue Conservation Area* will not be impacted as the upper levels of the new development, specifically the second, third, fourth and fifth floors are set back from the site boundary along the west;
- The proposal is clearly contemporary and in keeping with the large scale and character of the residential development north of the subject site.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The bulk and scale of the new development differs from the character of the conservation area and could potentially impact on views further west. However, this will be mitigated by the building setbacks from the site boundaries and the transition in form of the upper levels from the western site boundary, providing clear views to the conservation area from the public domain;
- The new development will be read in the context of the large-scale development at 207 Derby Street located north of the subject site, which is also partially included in the conservation area.

6.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

How is the impact of the new development of the heritage significance of the item or area to be minimised?

- The subject site is only partially included in the *Hornseywood Avenue Conservation Area*. The upper levels will be sufficiently set back from the western site boundary, maintaining the proportion of smaller scale dwellings included in the conservation area.
- The new development will be of a contemporary architectural character with the selected materials appropriate and sympathetic to the conservation area.
- The new development will be read in the context of the four-storey development at 207 Derby Street, north of the subject site, retaining the existing setting from the public domain to the conservation area.

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

- The subject site for the proposed development is partially included in the *Hornseywood Avenue Conservation Area*.

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

- The setting of the conservation area will be maintained due to the building setbacks along the western site boundary which is partially included in the conservation area.

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

- The new development is set back from the western site boundary included in the conservation area. Building setbacks ensure views from the public domain to the conservation area will be retained.

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

- No, no alternative sites have been considered for the proposed development.
- An archaeological assessment was not undertaken for this project. The previous buildings located on the site were demolished, hence, it is unlikely that the development will be sited on any potentially significant archaeological deposits as the ground has already been disturbed.

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

- Yes, the architectural form, bulk and scale of the proposed building is sympathetic to the conservation area due to the transition of form which steps back from the upper levels along the western elevation;
- Views to the conservation area will not be adversely impacted due to the stepping of the building form retaining views from the public domain to the conservation area;
- The proposed building form is clearly contemporary and is sympathetic to the single scale Victorian dwellings included in the conservation area due to its contemporary manner, setbacks and materials.

Will the additions visually dominate the heritage item? How has this been minimised?

- No, the new development will not dominate the conservation area as the upper levels of the building steps back along the western elevation to the east. The building setbacks from

Castlereagh Street and the western site boundary ensures that the proposed development will not dominate development included in the conservation area;

- The relationship between the scale of the single storey Victorian dwelling and the proposed development ensures uninterrupted views from the public domain to the conservation area.
- The new development will be read in the context of the four-storey residential development north of the subject site and will not visually dominate the conservation area.

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

- Yes, the setting and relationship to the conservation area will be maintained due to the building setbacks, allowing for continued appreciation of the conservation area from the public domain.

6.4 HERITAGE OBJECTIVES OF THE PENRITH LEP 2010

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The new development is in keeping with the adjacent larger scale development partially included in the *Hornseywood Avenue Conservation*;
- The new development respects the conservation area due to the proposed setbacks of the architectural form;
- Impact on the visual setting of the conservation area is minimised, as the building setbacks will maintain views to the *Hornseywood Avenue Conservation Area* from the public domain;
- The contemporary colour scheme and use of materials are sympathetic to the character of the conservation area as it clearly reads as part of the new development.

The proposal is therefore, considered to be consistent with the relevant heritage objectives of the *Penrith LEP 2010*, which are:

5.10 Heritage Conservation

(1) Objectives

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Penrith,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

6.5 HERITAGE OBJECTIVES OF THE PENRITH DCP 2014

The *Penrith DCP 2014*, supports the *Penrith LEP 2010* by providing additional objectives and development standards for properties within the vicinity of heritage items/conservation areas. following reasons:

- The new development maintains views from the public domain to and from the conservation area;
- The new development is compatible with the height, bulk and scale of recent residential development partially included in the conservation area.

The proposed development is generally consistent with the guidelines of the *Penrith DCP 2014* set out in the following sections;

- Part C7 Culture and Heritage;
- Section 7.1.5 Development in the Vicinity of a Heritage Item or Conservation Area;

7.0 CONCLUSION

Based on the analysis contained in this report, the proposed development of the site at 29-31 Castlereagh Street, Penrith, will have an acceptable impact on the heritage significance of the *Hornseywood Avenue Conservation Area*. The new development is sympathetic to the conservation area in terms of its stepped form. It will not detract from the visual setting of the conservation area due to the setbacks along the west boundary.

It is our recommendation in heritage terms that the proposal is approved.



Samantha Polkinghorne
Associate
NBRSARCHITECTURE

May 2017