

Document Control Page

CLIENT: Platform Youth Services

PROJECT NAME: Lemongrove Lodge, First Floor Addition

REAL PROPERTY DESCRIPTION: Lot 1 DP 162091, 24 Lemongrove Street, Lemongrove

EXTENT PTY LTD INTERNAL REVIEW/SIGN OFF				
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EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC
Incorporating AHIMS and Futurepast

Lemongrove Lodge – First Floor Addition 24 Lemongrove Street, Lemongrove

Statement of Heritage Impact

Final

Platform Youth Services

21 October 2016



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1.5 Ownership

Lemongrove Lodge, formerly known as Lemongrove Hall and Buena Vista is owned by Platform Youth Services.

1.6 Terminology

The terminology in this report follows definitions presented in The Burra Charter. Article 1 provides the following definitions:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use that respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

1 INTRODUCTION

1.1 Project Description

EXTENT Heritage Pty Ltd has been commissioned by Platform Youth Services to prepare a Statement of Heritage Impact for a proposed first floor addition to the double storey Victorian Villa at 24 Lemongrove Street, Lemongrove.

The purpose of the report is to analyse the proposed works and the potential visual and physical impacts on the heritage significance of Lemongrove Lodge, as well as the Lemongrove Heritage Conservation area and the general heritage controls under Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014.

1.2 Approach and Methodology

The methodology used in the preparation of this Statement of Heritage Impact is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and the latest version of the Statement of Heritage Impact Guidelines (2002), produced by the NSW Office of Environment and Heritage, accessed September 2016.

This Statement of Heritage Impact (SOHI) will review the relevant statutory heritage controls, assess the impact of the proposal on the subject property and make recommendations as to the level of impact.

1.3 Limitations

The site was inspected and photographed by the author of this report on 5 August 2016. The inspection was undertaken as a visual study only.

The historical overview provides brief historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations.

1.4 Authorship

The following staff members at EXTENT Heritage Pty Ltd have prepared this Statement of Heritage Impact:

MacLaren North	NSW Director
Kylie Christian	Senior Associate
Eleanor Banaag	Heritage Advisor
Thomas Wheeler	Heritage Advisor

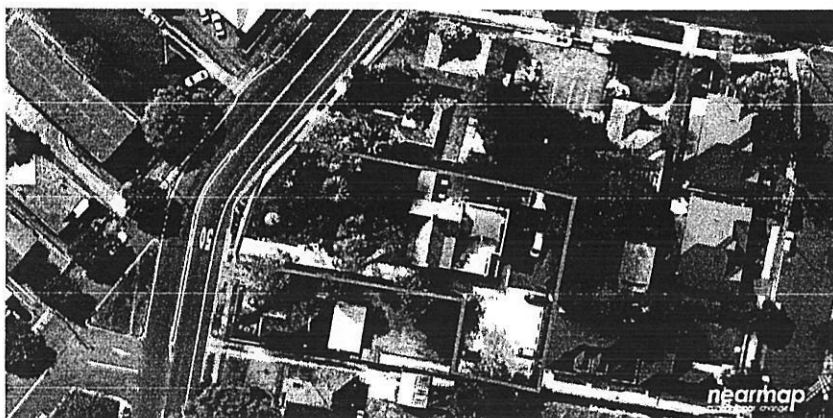


Figure 3. A close up aerial of the subject property (Source: Nearmaps, 29 September 2016)

2.2 Description of Locality

The subject building is located within the suburb of Penrith, but in an area known locally as Lemongrove. The area is northeast of the central business district and is recognised as one of the oldest subdivisions within Penrith.

The area of Lemongrove is characterised by single storey cottages dating from the Late Victorian to the Inter War period, built of timber weatherboard or brick, with tiled or corrugated steel roofing. The primary roof form is the hipped roof, however, there are a number of dwellings along Lemongrove Street which include single or double gable roofs typical of the Inter War period.

To the east of the property there are a combination of different developments, including two and three storey residential flat buildings built during the 1970s and 1980s, and modern single storey with attic style dual occupancies.

The locality has a continual landscaped streetscape which is critical to the visual presentation of the conservation area and includes a combination of native and introduced species both on public and private land.

2 SITE

2.1 Location

Lemongrove Lodge is located within the suburb of Penrith, north of the Western Railway Line, west of The Northern Road, south of Coreen Avenue and east of Urban Growth NSWs development "Thornton Estate". The subject property is located within 2km from the Penrith Civic Centre and within 2km from Nepean Hospital.

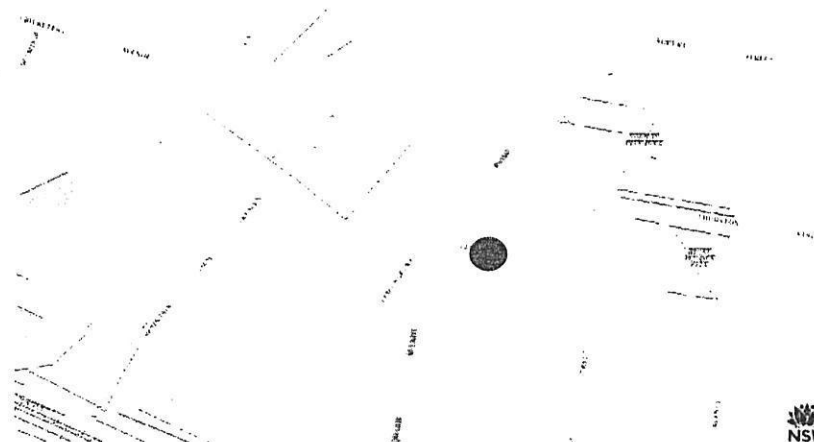


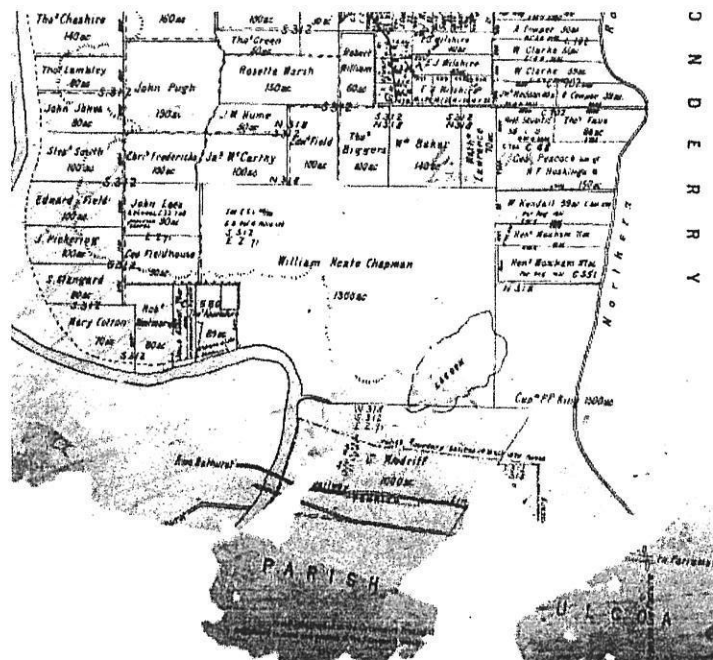
Figure 1. Map indicating location of Lemongrove Lodge (Source: NSW Land and Property Information, 29 September 2016).



Figure 2. Aerial view with subject property as marked in red (Source: Nearmap, 29 September 2016).

A detailed history of the site has not been completed, however the following brief historical overview provides a discussion as to the basic understanding of the origins of the site and building.

From the earliest period in the history of the colony of New South Wales, ex-convicts and ex-soldiers had been occupying land along the Nepean River in the hope that the Government would eventually grant the land to the unofficial occupants. By 1803, Governor King was issuing the first land grants to settlers on the Nepean and South Creek, including Daniel Woodriff (1,000 acres) and William Neate. Chapman (1,300 acres) in 1804. These land grants covered the area which is now known as Penrith and locally, Lemongrove.



Primarily a pastoral settlement, the early years of Penrith was focused on the provision of food and supplies to support the continual growth of the colony. By 1818, the settlement had expanded to become a main stop between Port Jackson and Bathurst, with travellers stopping at Penrith prior to heading over the Blue Mountains on the track completed by William Cox in 1815. The settlement continued its growth with a shift towards the Nepean River, with increased building construction on the Penrith side and a new ferry service connecting both banks of the river.

3.1 Statutory Listings

The site is not included on the National Heritage List under the *Environmental Protection and Biodiversity Conservation Act 1999*.

The subject building is not listed on the State Heritage Register.

The subject building is listed under *Penrith Local Environmental Plan 2010*

Penrith	Lemongrove Lodge	22-24 Lemongrove Avenue	Lot C1 DP 162091	Local	172
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The subject property is also identified within the Lemongrove Conservation Area.

Lemongrove Heritage Conservation Area

The variety of houses within the Estate illustrate the building styles and forms of the late 19th to early 20th Century. (Fox & Associates 1987: P-7).

Provides an interesting contrast with the simple workingmen's cottages opposite. (Fox * Associates 1987: P-7a).

By 1886, Arthur Judges had constructed Buena Vista in Lemon Grove. The house is a two storey Victoria villa with prominent gables and front verandah and appears to have been a part of a larger allotment, which was subsequently subdivided further as the area of Lemongrove grew and the number of houses within the area increased.

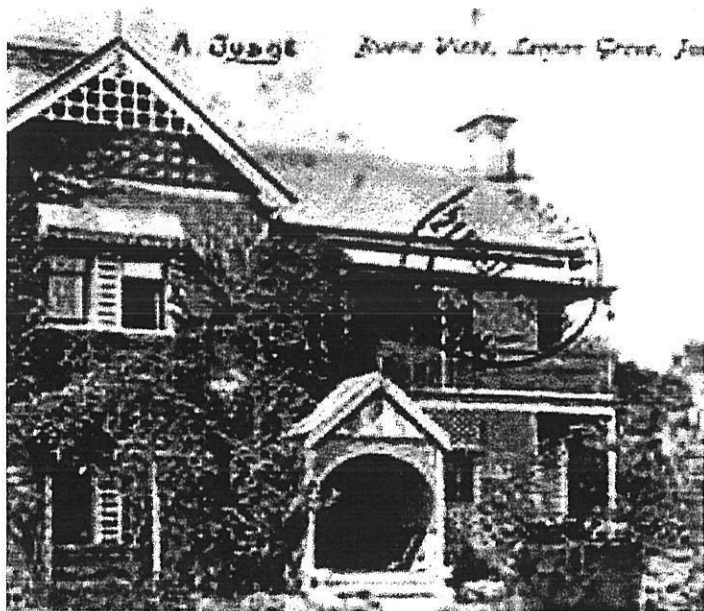


Figure 6. Postcard of Buena Vista house at Lemon Grove, built for A Judges. (Source: Penrith City Library)

Arthur Judges was a prominent local resident and local chemist. Judges was first elected to Council as an Alderman in 1887 and served on Council until 1896, serving as Mayor from 1891 to 1894. It appears Judges has a connection to the Penrith Historical Society, as a founding member.

The 1943 aerials of the Lemon Grove area show that there were only a few minor changes at Buena Vista since its construction. The layout of buildings and vegetation within the site, indicates that the building may have been once on a larger allotment which by 1943 had begun being subdivided for new development. Furthermore, while the original t-shaped form of the building remains, there appears to be a small single storey rear extension. The house appears to have been quite prominent within the streetscape, with a large open yard to the north and west providing a clear visual relationship between the building and the street.

In comparison to the cottages surrounding the property, it Buena Vista was potentially the grandest in the area, except for Thornton Hall which sits outside the following aerial photo, towards the west. The double storey villa is the only double storey house within the streetscape, and one of only a small number within the area of Lemongrove itself. The other being the rectory building located near Governor Phillip Hospital.

The court house was the primary focus of development within the settlement, with several hotels, a temporary hospital, blacksmith shop and other buildings including a post office appearing within the area surrounding the key civic building.

By 1830, the settlement of Penrith was still pretty much a collection of buildings, with the development of the area slower than Windsor and Parramatta. In the early years, there was no need for a major settlement at Penrith, each major estate had its own facilities and services. It was also unlikely that the land owners within the area could support a major centre, as many survived off their agricultural produce, rather than money.

By 1844, Penrith was still an important pastoral centre, but the area was in decline. Pastoralists were starting to move out over the mountains to the Central West, where they were able to farm on larger parcels of land. This decline in agriculture however, was offset by the growth in other industries within Penrith, which saw the once frontier settlement transition to formal and functioning town.

Between 1840 and 1860, the establishment of critical facilities and services for the young town of Penrith continued with the establishment of permanent stone churches, a school, a court house and a hospital. In conjunction with these developments, a number of the original grant holders began to divide up their land holdings into 1 acre plots, with Daniel Woodriff being one particular land holder.

By 1870, the area of Lemongrove (then known as Lemon Grove) was starting to take form with Lemongrove Street and the associated side streets appearing. The following extract from a 1950s Parish map, based on an 1870s map, shows the initial sketching of the initial street layout of the area.

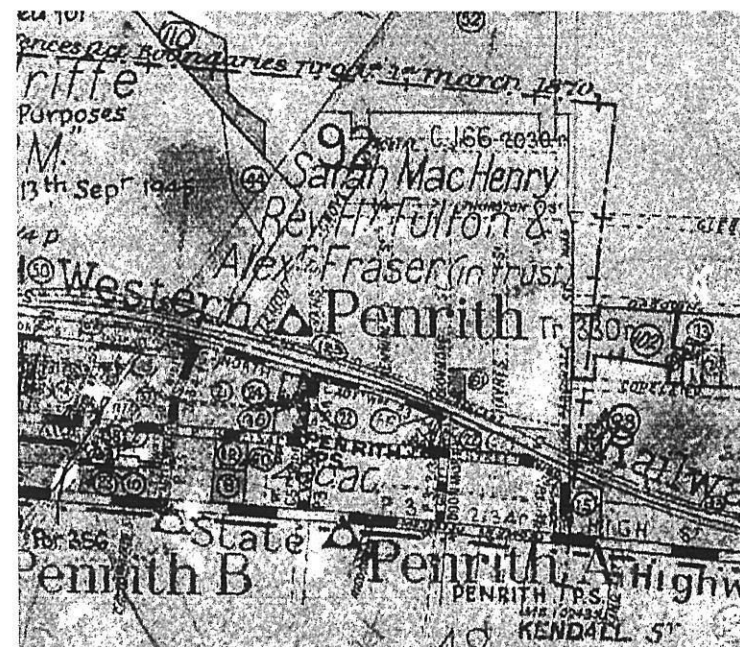


Figure 5. Extract from the 1950 parish map, based on an 1870s map showing highlights of the subdivision within the Lemongrove area (Source: NSW Land and Property Information)

5 PHYSICAL DESCRIPTION

EXTENT Heritage Pty Ltd carried out a physical assessment of Lemongrove Lodge on 5 August 2015. The analysis involved an investigation into the built form and landscape setting. It does not provide a detailed investigation of all fabric but an overview of the elements of the place to assist in determining significance.

5.1 Exterior

The subject building is a two storey Victorian Villa, built originally in a t-shape configuration with a north-south and east-west gable ended roof form. At the rear of the building there is a single storey addition with a high parapet wall and a small second storey infill addition. To the northern side of the original building there is another ground floor addition which is separate from the rear additions and connects directly to the original building.

Original Building

The original Late Victorian building is of load-bearing brick construction with a high pitched gable, corrugated steel roof. The form of the original section of the building is t-shaped with north-south and east-west facing gables. Each gable features timber barge boards and timber lined soffits, and there are decorative vents in each gable, which have been created through the brick pattern. The roof has been slightly altered with the inclusion of roof vents, but the basic form and design of the original building can still be clearly defined.

The original building in a front double storey verandah with timber posts and balustrades, and a corrugated steel roof. The windows and doors within this section are timber, with the building retaining a proportion of its original timber double hung windows. In addition, the building has retained its two original chimneys which can be seen in the postcard image in the previous section

Rear Addition – Ground Floor

The ground floor addition (Fig 9 and 10) is a simple rectangular extension to the rear of the original building and features rectangular aluminium windows with simple rectangular openings, a concrete roof and high brick parapet. The addition appears to be located within the position of an addition which was identified in the 1943 aerial. It is difficult, however to determine whether this addition is the same structure as currently found on site. Judging by the aerial photo, the 1940s addition did not extend below the eastern facing gable, however the current addition encompasses the entire rear ground floor elevation, including the eastern gable.

There is a small extension to the ground floor addition, which is of brick construction, with aluminium windows and a skillion corrugated steel roof. This addition sits on the southeastern corner of the building, below the high parapet of the main addition (Fig 10).

Rear Addition – First Floor

There is a small brick addition (Fig 11 and 12) on the second floor of the building adjacent to the east facing gable. The addition is a simple rectangular brick addition with no window openings and a skillion roof which slopes away from the rear facing gable and sits below the eave line.

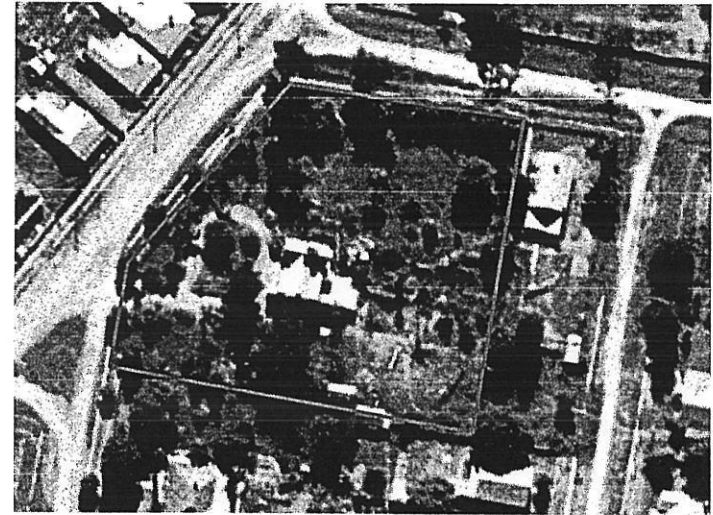


Figure 7. 1943 aerial of 24 Lemongrove Road, Penrith (Source: NSW Land and Property Information)



Figure 8. Current day aerial of 24 Lemongrove Road, Penrith (Source: NSW Land and Property Information)

The current day building has been significantly expanded on since its original construction with a new wing to the north and a significant extension to the east. The northern and eastern extensions are single storey allowing the double storey original building to remain prominent, while the eastern extension features a flat roof with a parapet allowing for a roof top use.

5.3 Photographic Survey

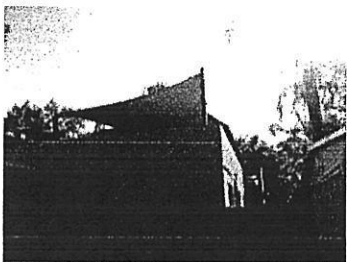


Figure 9. View of the ground floor additions



Figure 10. View of the ground floor additions, with the gable in the background



Figure 11. Second floor addition



Figure 12. Second floor addition with roof access

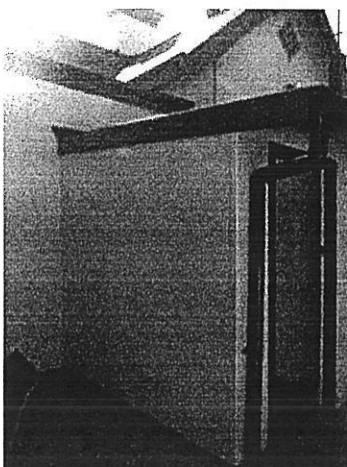


Figure 13. Roof access – second floor

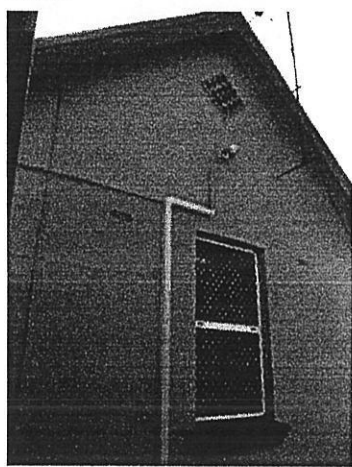


Figure 14. East facing gable.

Side Addition

To the north of the Late Victorian building is a later high pitched roof addition, built from brick with a corrugated steel roof. The high pitched roof draws comparisons with the original building, while the spacing and shape of the window openings are similar to the protruding section gable section of the western façade of the original building.

5.2 Interior

There are no works proposed to the interior of the existing building, as a result, no assessment of the internal fabric was undertaken.

6 SETTINGS AND VIEWS

6.1 Landscape Setting

The subject building is located within an existing residential suburb surrounded by single storey and double storey dwellings, as well as a number of older residential flat buildings. The surrounding sites feature significant amounts of vegetation, but in most cases are fairly vacant towards the rear of their respective sites.

In relation to the subject site, continual use as a community facility has seen the rear of the site which was once open and landscaped, as shown in the 1940s aerial, developed for car parking and storage. Small sections of landscaping remain mostly in the front yards however, the suburb has a continual line of dense vegetation which contributes to the streetscape and blends the houses within the landscape.

6.2 Views

Current views into the property are restricted by the existing landscaping. The northern elevation of the house is largely screened by adjacent development and landscaping, while the western elevation or front façade is also heavily screened by existing trees. To the rear, the site is largely open and as such there are clear views to and from the rear additions from adjacent sites. There are visual connections with two storey and attic style developments located behind the site, which provide a consistent in built form within the area.

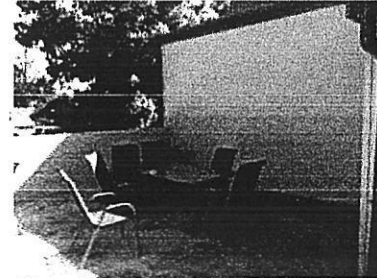


Figure 15. Roof deck – area proposed for the new works.

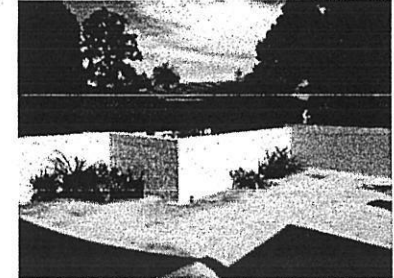


Figure 16. Roof deck – area proposed for the new works.

8 ASSESSMENT OF HERITAGE IMPACT

8.1 Built Heritage

8.1.1 Demolition

The proposed development will involve only the demolition of the roof access hut which was a later addition to the building, and an open shade structure on the roof of the ground floor addition. There will be no demolition to original fabric and as such the impact of the proposed development works is considered to be minimal.

8.1.2 Exterior

The proposed external alterations primarily relate to modified fabric at the rear of the building. The first floor addition will be constructed on top of an existing ground floor extension, with the internal access to the rear addition provided through an existing opening. The proposed works will be attached directly to the existing gable, with the ridge of the new addition sitting lower than the existing gable. In terms of the skillion section of the side of the gable, this will sit lower than the eaves of the gable and as such in line with the existing skillion roof on the first floor.

The works have been designed to retain the rear wall of the original gable end. The window and sill will remain intact, but will be internal. This ensures that the original fabric is retained. The new gable as noted will sit lower than the existing gable, both in the ridge and the eaves. As a result, the new roof will have a different roof line than the original, therefore ensuring the form of the original roof is maintained.

The new addition has not been stepped in on the sides, which is normally required for additions to heritage items so as to provide a clear break between old and new, but it maintains the alignment of the existing ground floor additions. To provide this separation, the proposal includes two aspects:

1. The roof form of the addition sits lower and runs off the existing roof, therefore enabling the roof forms to be clearly separated.
2. The new build is of lightweight timber frame and plasterboard, which will be rendered to colour match the existing. From a distance the colour will match, but on close scrutiny there will be differences in the texture and the appearance, with the original maintain the lines of brickwork.

The proposed addition is of similar bulk and scale to the original building, and it sits in behind the original building. This ensures the new work is not clearly visible from the streetscape, and as such the original building maintains dominance within the landscape and is not overpowered by the new works.

The new works to the rear of the building impact primarily on altered fabric. The rear ground floor and first floor addition have modified the rear appearance of the building with only the gable clearly visible. The proposed works, will provide an addition which is more consistent with the form, appearance and design of the original villa, and will improve the visual appearance of the existing additions which currently detract from the building.

8.1.3 Interior

There will be no internal alterations to the proposed building.

7 PROPOSED WORKS

7.1 Outline

The proposal as shown on drawings prepared by David Walker, and dated 19 May 2016 includes:

- Construction of a new first floor addition on the existing concrete roof of the ground floor rear addition.
- Construction of a gable roof, rear facing, below the ridge line of the existing rear facing gable roof.
- Construction of a skillion roof to the side of the proposed gable.
- Demolition of the second asbestos lined floor roof access.

Plans used for the purposes of the assessment have been included in Appendix A

7.2 Rationale

The existing premises is used by Platform Youth Services to provide specialist counselling and support programs to local youths and the homeless. This regularly involves the running of training programs, workshops and conferences. The current building lacks a large open area to enable these types of functions to occur, which subsequently limits the services which the organisation can provide. The proposed works are seen to be the best approach to providing these functions, which will assist the organisation in expanding its operation and providing improved services to the youth and homeless of the area.

9 STATUTORY CONTROLS

9.1 Heritage Act 1977

The subject site is not listed on the State Heritage Register and is not within the vicinity of a State heritage item. As such the requirements of the *Heritage Act* do not apply for the extent of built heritage. In terms of archaeology, there are no works proposed on the ground, and as excavation is not proposed, the potential for identification and disruption of historic archaeological is minimal.

9.2 Environmental Planning and Assessment Act 1979

The proposal has been assessed in relation to the following environment planning instruments in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*.

9.3 Penrith Local Environmental Plan 2010

The subject development has been lodged for determination in accordance with the requirements of the Act and Clause 5 of the LEP. This Statement of Heritage Impact has been provided as a supporting document, assessing the heritage impacts of the proposal to the item and to the heritage conservation area.

9.4 Penrith Development Control Plan 2014

C7 Culture and Heritage

7.1.2 Heritage Items

C. Controls

1) Development Application

a) Any Heritage Impact Statement for development that may impact on a heritage item must address the following (at a minimum):

- a) The heritage significance of the item as part of the environmental heritage of Penrith;**
- b) The impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features;**
- c) The measures proposed to conserve the heritage significance of the item and its setting;**
- d) Whether any archaeological site would be adversely affected by the proposed development;**
- e) The extent to which the carrying out of the proposed development would affect the form of any significant subdivision pattern; and**
- f) The issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.**

A statement of heritage impact has been prepared addressing the issues raised in the DCP and others identified during the inspection of the site. This SoHI fulfils this controls.

8.2 Curtilage and Subdivision

8.2.1 Curtilage

The curtilage of the heritage item is set by its property boundary. By comparison to the 1940s image, it is recognised that this is a reduced curtilage as per the NSW Heritage Divisions definitions. Works generally within the curtilage of a heritage item should not detract from the item, crowd the item, overpower the item, demolition historical fabric and reduce the extent of the curtilage.

The proposed works as discussed previously have been designed to sit in behind the heritage item and respect the details and appearance of the item. The works sit lower than the ridge and eave line of the item and have been designed to fit within an area already impacted on by previous additions and alterations.

The proposed works will not reduce the openness of the curtilage and will not limit the understanding of the heritage item and the ability to clearly define the full extent of the heritage item. From a distance the works will be similar in colour and form, while on close scrutiny there will be slight variations in texture and appearance which enables the new to be distinguished from old. This meets the fundamental requirements of the Burra Charter and ensures the works have a minimal impact on the cultural significance of the item and the conservation area.

8.2.2 Subdivision Pattern

The proposed works will have no impact on the subject sites curtilage or subdivision pattern.

8.3 Views and Settings

The key view of the subject site is determined to be the streetview. This view highlights the significant elevation of the item, but also contributes to the heritage conservation area. The proposed works are located behind the heritage item, sitting below the existing eave and ridgeline, and will not be visible from the street. As a result, the works will have a minimal impact on the heritage conservation area and on the primary view corridor of the heritage item.

8.4 Heritage Items in the Vicinity

The subject site is not within the immediate vicinity of any heritage items.

c) Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernible and can be interpreted.

There are no changes to the room layout of the heritage item. The additional spaces provided will be accessed off an existing hallway which was added in the late 20th century.

d) If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics.

The extension involves no ground works and as a result no impact on potentially significant archaeological relics or works.

7.1.3 Heritage Conservation Areas

C. Controls

1) Any Heritage Impact Statement for development that may impact on a heritage conservation area must address the following (at a minimum):

a) The heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance;

b) The impact that the proposed development would have on the heritage significance of the heritage conservation area;

c) The compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development;

d) The measures proposed to conserve the significance to the heritage conservation area and its setting;

e) Whether any landscape or horticultural features would be affected by the proposed development;

f) Whether any archaeological site would be adversely affected by the proposed development;

g) The extent to which carrying out of the proposed development would affect any historic subdivision pattern; and

h) The issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.

A statement of heritage impact has been prepared addressing the issues raised in the DCP and others identified during the inspection of the site. This SoHI fulfils these controls.

2) New development within a heritage conservation area is to be sited and designed so as not to adversely impact upon the existing or original landscape and spatial qualities of the area.

The proposed works have been sited behind the heritage item and will not be clearly seen from the street and subsequently the primary area of the heritage conservation area. The works are also located on top of an existing addition and as such will not reduce the existing open space within the site. As

b) Development of a heritage item must:

a) Be consistent with an appropriate Heritage Impact Statement or Conservation Management Plan;

This heritage impact assessment has been prepared in accordance with the relevant policies, methodologies and guidelines. The findings of this assessment have been based on a consideration of all factors including the existing context of the site, the proposal and the nature of the works.

b) Be consistent with the information on the State Heritage Inventory for that heritage item;

There is no specific information on the state heritage inventory in terms of management principles and policies for the subject item.

c) Protect the setting of the heritage item;

The proposed works are being undertaken on an area already disturbed from previous alterations and additions. The works have been designed to sit in behind the heritage item, with a ridge and eave height lower than the item and the external walls in line with those of the item. The materiality and colour of the new works have been considered to ensure the new works are consistent with the item from a distance and there are minor variations on close inspection. It is considered that the combination of these factors protects the heritage item and the views to the street which are critical to the item's significance and the heritage conservation area as a whole.

d) Retain significant internal and external fabric and building elements;

There are no significant internal or external fabric or building elements being modified as a result of this proposal. The proposal seeks to retain the original window on the rear which will be covered and the gable and roof form will be retained.

e) Retain significant internal and external spaces;

There are no significant internal or external spaces being altered or modified as a result of this proposal.

f) Remove unsympathetic alterations and additions;

Limited demolition works are involved and the majority of additions will remain. It is considered though, as the proposed works involve a roof form which is consistent with the item, and sits lower than the item, the new works will go towards improving the visual appearance of the existing alterations and provide a more sympathetic response to the item.

g) Reinstate missing details and building elements; and

Not applicable

h) Use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item.

The proposed works make use of natural and earthy tones which are compatible with the heritage item in its current state and will use corrugated steel and wall lining which will present a compatible appearance with the building.

2) Alterations and Additions

This section includes general provisions for alterations and additions to heritage items.

a) Single storey additions may comprise the following forms:

- i) Linked pavilions;*
- ii) Attached wings;*
- iii) Detached pavilions; and*
- iv) Attached L-shaped wings.*

The proposed works are a first floor addition to an existing double storey villa. The works are located on top of an area which appears to have been added in the mid to late 20th century and is of a lower significance than the heritage item.

The proposed addition is a wing extension to the rear of the building. The extension features a gable ended roof, which sits lower than the existing gable, and a skillion to the side which lines up with the edge of the north/south running gable.

The extension is designed to ensure the new works sit behind and below the heritage item, ensuring the heritage item remains prominent.

b) Additions should not extend beyond side boundary setbacks.

The works sit in line with the outer walls of the heritage item and will be compatible with the existing side setbacks.

c) Attached additions shall have wall indentations to clearly separate the old from the new and articulate wall length.

The new addition has not been stepped in on the sides, which is normally required for additions to heritage items so as to provide a clear break between old and new, but it maintains the alignment of the existing ground floor additions. To provide this separation, the proposal includes two aspects:

1. The roof form of the addition sits lower and runs off the existing roof, therefore enabling the roof forms to be clearly separated.
2. The new build is of lightweight timber frame and plasterboard, which will be rendered to colour match the existing. From a distance the colour will match, but on close scrutiny there will be differences in the texture and the appearance, with the original maintain the lines of brickwork.

such, it is considered that the proposed works will have only a minor impact on the heritage conservation area.

3) New buildings are to complement existing buildings of significance with respect to bulk, scale and façade geometry, and be of a simple, contemporary design that avoids 'heritage style' replication of architectural or decorative detail.

The proposed works are being undertaken on an area already disturb from previous alterations and additions. The works have been designed to sit in behind the heritage item, with a ridge and eave height lower than the item and the external walls in line with those of the item. The materiality and colour appearance has been designed to ensure it sits compatible with the item from a distance and there are minor variations on close inspection. It is considered that the combination of these factors protects the heritage item and the views to the street which are critical to the items significance and the heritage conservation area as a whole.

7.1.4 Design Guidelines

C. Controls

1) Site Planning

Any new development should be positioned to ensure that the visual prominence, context and significance of the existing heritage item and its setting are maintained. Front and side boundary setbacks are a major contributor to the character and significance of a heritage item or heritage conservation area. Existing patterns should be maintained in new development to continue the established rhythm of buildings and spaces.

a) Development should conform to the predominant front setbacks in the streetscape.

The proposed works will not impact on the existing front setbacks of the villa.

b) Development should respect side setbacks and rear alignments or setbacks of surrounding development.

The proposed works are in line with the existing villas side setbacks and is tucked in behind the villa maintaining the existing rear setbacks.

c) Front and rear setbacks should be adequate to ensure the retention of the existing landscape character of the heritage item or conservation area and important landscape features.

The location of the proposed works being in line with the existing front and rear setbacks ensures that the existing landscaping (as current on site) is retained and there are no reductions in the available open spaces.

d) Any significant historical pattern of subdivision and lot sizes is to be retained. Subdivision or site amalgamation involving heritage items or contributory buildings should not compromise the setting or curtilage of buildings on or adjoining the site.

The proposed works will not impact on the subdivision layout of the area or the lot size. These aspects will remain as current.

Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? •

No

Is the resolution to partially demolish sympathetic to the heritage significance of the item? •

Yes

If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

Asbestos, not considered appropriate to repair and retain.

Major Addition

How is the impact of the addition on the heritage significance of the item to be minimised? •

The impact of the works on the heritage significance of the item, as discussed throughout this report, will be minimised through a combination of measures including:

1. Isolating the works to an already impacted area;
2. Ensures the ridge and eaves of the new works sit lower than the ridge and eaves of the item providing for structural differentiation.
3. Designing the building to be compatibility but with slight variations on closer inspection in terms of materiality and finish.
4. Ensuring the works cannot be seen from the street.
5. Ensuring the works do not distort key elements of the heritage items form and construction.

Can the additional area be located within an existing structure? If not, why not? •

No, the building is already at its maximum capacity and additional space is required to ensure the building remains useable.

Will the additions tend to visually dominate the heritage item? •

No, from the west the works will not be visible and as such will not impact on the visual appearance of the building. To the north, the works will be visible but will sit lower and as a result the item will remain prominent. This will be the same visual appearance to the south. In terms of the western appearance, this view corridor has already been distorted and the item is already screened. The proposed works will not change this, but will present a more harmonious rear appearance which is compatible in form and scale to that of the item.

10 NON-STATUTORY CONTROLS

10.1 Australian ICOMOS The Burra Charter

Article 8. Setting

Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

The key view which the subject site has been determined to be the street elevation. This is primarily due to it being predominantly unaltered, but also due to its visual impact on the heritage conservation area. The proposed works are located behind the heritage item and will not be visible from the street. As a result, the works will have a minimal impact on the heritage conservation area and on the primary view corridor of the heritage item.

While the views to the rear and the side have already been compromised due to previous work. It is considered that as the proposed works sit lower than the existing eave and ridge line and are located on a previous ground floor addition, the works should not distort the remaining elements and form of the original building and as such should not impact significantly on the heritage significance of the item.

Article 15. Change

15.1 Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.

The proposed change is not essentially to retain the culture significance of the item, but is to ensure the item remains useable. The works as discussed provide a complimentary element which is consistent in form, colour, texture and materiality and as such would have only a minimal impact on the heritage conservation area.

15.2 Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.

The works are not seen to reduce the cultural significance of the item, but regardless, as the construction is of timber frame and lining, the potential for removal is still possible in the future.

15.3 Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.

The proposal does not involve the demolition of existing significant fabric.

11 CONCLUSION

The proposed works have been assessed in accordance with *The Burra Charter*, the Heritage Council of NSW guidelines and the relevant controls and provisions within the Local Environmental Plan and Development Control Plan of Penrith City Council.

Consideration has been given to the impact of the proposal on the cultural heritage significance of the heritage item, as well as the heritage conservation area to which the item is located within.

There was a potential for the proposal to impact on the heritage item in terms of the physical alteration to the rear of the building and the visual impact of the proposed works. Any alterations have the potential to visually dominant and alter the appearance of an item, distorting the views and impacting on the cultural significance of the item.

The proposed works however have been designed to limit the potential of these impacts through ensuring that the proposed works are located behind the heritage item, sit lower than the ridge and eave line of the heritage item and the use of materials which ensure the building is compatible and consistency visually but on closer inspection has distinct variations which ensures the old can be distinguished from new. In addition, the works are isolated primarily to an area which has already been altered with a number of additions and alterations which have been undertaken since the building was first constructed.

Based on this, it is considered that the proposed works will have only a minor impact on the heritage significance of the conservation area and the item and as such can be supported.

12 RECOMMENDATIONS

Based on the above assessment of impact, the following is recommended:

1. A photographic archival recording be prepared for the rear façade of the building with particular reference to the east facing gable.
2. The materials and colours are to match the existing building.
3. The window, sill and opening within the eastern gable is to be retained.
4. The external wall of the eastern facing gable on the first floor is not to be plastered or altered. If necessary, a timber frame and plasterboard lined wall is to be constructed in front of the wall and window to protect the original external façade.

Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? •

No

Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?

The proposed works are considered to be sympathetic as they have been designed to sit in behind the heritage item, with a ridge and eave height lower than the item and the external walls in line with those of the item; the materiality and colour appearance has been designed to ensure it sits compatible with the item from a distance and there are minor variations on close inspection and the works will not distort the form, bulk and scale of the item.