

PROPOSED REDEVELOPMENT

AT

EDINGLASSIE VILLAGE

EMERALD STREET, EMU PLAINS. NSW

HERITAGE IMPACT STATEMENT



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FINAL

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TABLE OF CONTENTS

1.0	INTRODUCTION	4
1.1	THE BRIEF	4
1.2	COUNCIL COMMENTS	4
1.3	THE STUDY AREA	4
1.4	LIMITATIONS AND TERMS	5
1.5	METHODOLOGY	5
1.6	AUTHORS AND ACKNOWLEDGMENTS	5
2.0	HISTORICAL DEVELOPMENT	6
2.1	SUMMARY	6
2.2	BACKGROUND: THE EMU PLAINS FARMING DISTRICT	7
2.3	EMU PLAINS METHODIST CHURCH	13
2.3.1	METHODIST CHURCH	ERROR! BOOKMARK NOT DEFINED.
2.4	METHODISM IN NSW	14
2.4.1	LATER DEVELOPMENT	14
3.0	PHYSICAL DESCRIPTION	16
3.1	EDINGLASSIE VILLAGE	16
3.2	FORMER METHODIST CHURCH	16
3.3	ENVIRONS	16
4.0	HERITAGE CONTROLS	20
4.1	NATIONAL TRUST	20
4.2	HERITAGE DIVISION OF THE NSW OFFICE OF ENVIRONMENT AND HERITAGE	20
4.2.1	STATE HERITAGE REGISTER	20
4.2.2	STATE HERITAGE INVENTORY	20
4.3	LOCAL AUTHORITY	20
5.0	ASSESSMENT OF SIGNIFICANCE	22
5.1	EMU PLAINS FORMER METHODIST CHURCH	22
5.1.1	CRITERIA FOR ASSESSMENT	22
5.1.2	STATEMENT OF SIGNIFICANCE	23
5.2	EDINGLASSIE VILLAGE	24
5.2.1	HISTORIC SIGNIFICANCE	24
5.2.1.1	Historical Development	24
5.2.1.2	Historical Associations	24
5.2.2	AESTHETIC SIGNIFICANCE	24
5.2.3	SOCIAL SIGNIFICANCE	24
5.2.4	TECHNICAL/SCIENTIFIC	24
5.2.5	SUMMARY OF SIGNIFICANCE	24
6.0	THE CURRENT PROPOSALS	25
6.1	CURRENT PROPOSALS	25
6.1.1	AGED CARE	25
6.1.2	FORMER CHURCH	25
6.1.3	EXTERNAL WORKS AND LANDSCAPING	25

7.0	IMPACT OF THE CURRENT PROPOSALS	27
7.1	GENERALLY	27
7.2	DEMOLITIONS.....	27
7.3	USE	27
7.4	PROPOSED DEVELOPMENT	27
7.5	PENRITH LOCAL ENVIRONMENTAL PLAN 2010 (LEP)	29
7.5.1	IMPACT ON THE HERITAGE ITEM	29
7.5.1.1	Curtilage.....	29
7.5.1.2	Impact the Proposed Building Works	30
7.5.1.3	Views.....	30
7.6	PENRITH DEVELOPMENT CONTROL PLAN 2014 (DCP)	31
7.7	COUNCIL COMMENTS.....	32
7.7.1	SCALE	32
7.7.2	HEIGHT	33
7.7.3	PERSPECTIVES	33
8.0	SUMMARY	34
8.1	SUMMARY	34
8.2	RECOMMENDATIONS.....	34
8.2.1	INTERPRETATION	34
9.0	APPENDIX A –HERITAGE LISTING	35
10.0	APPENDIX B EMU PLAINS METHODIST CHURCH.....	37

Frontispiece Northern elevation of Emu Plains former Methodist Church, c1920

Source: courtesy Penrith City Library

1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for a redevelopment of the aged care facility of Edinglassie Village located on Emerald Street, Emu Plains. The property contains a locally listed heritage item (the former Methodist Church) and the heritage issues relate mainly to the potential impact of the development on the item.

The report has been prepared on behalf of Uniting, the owners and operators of the facility.

1.2 COUNCIL COMMENTS

Following a pre DA meeting, Penrith Council has provided some heritage comments on the design proposal that are addressed in Section 7.7 of this report.

1.3 THE STUDY AREA

The study area is the Uniting Aged Care Facility, Edinglassie Village, at the corner of Emerald Street and the Great Western Highway, Emu Plains, NSW (Figures 1.1 & 1.2).

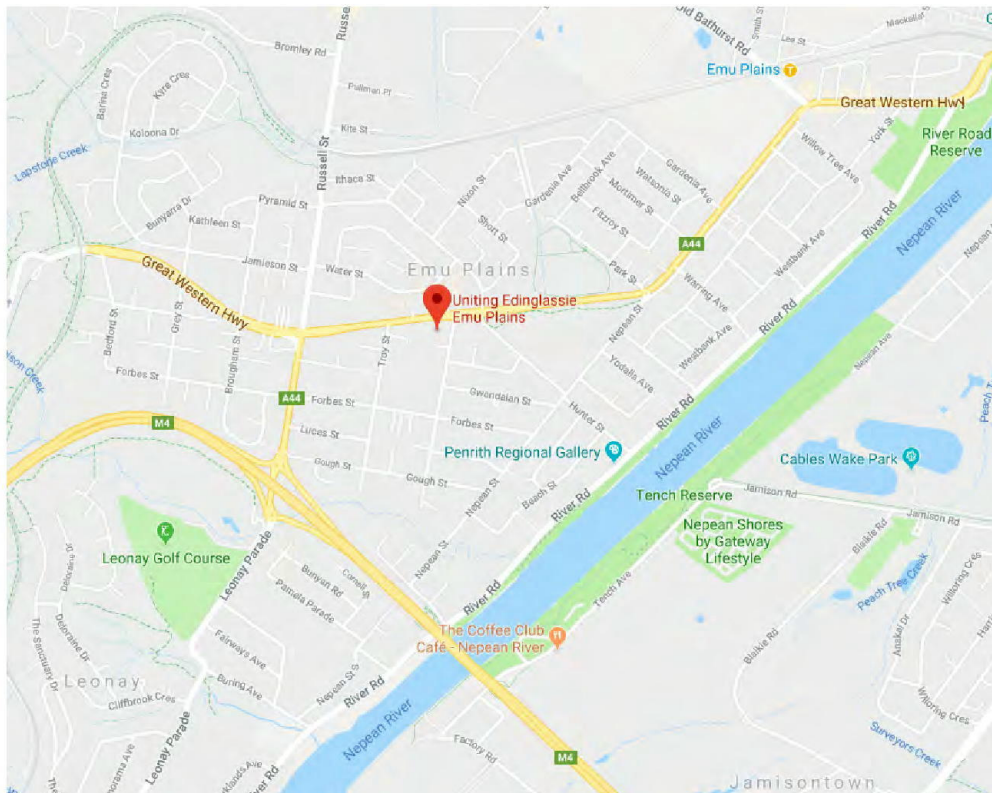


Figure 1.1 Location Plan

Source: Google Maps



Figure 1.1 The Study Area

Source: Six Maps

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.5 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Penrith City Council guidelines for the preparation of Heritage Impact Statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.6 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL DEVELOPMENT

2.1 SUMMARY¹

The 1860s church is located within the suburb of Emu Plains, some 58 km west of the city of Sydney at the foot of the Blue Mountains. Once located within an important farming community of orchards and pastures, this church formed part of a collection of small community buildings distributed across this farming community.

Now described as a 'chapel', the church was integrated with Edinglassie Village when the site was redeveloped as a retirement and nursing home by the Uniting Church in 1979.



Figure 2.1 Aerial photograph of Emu Plains, 1943. The Methodist Church (1862) that was one of many buildings that contributed to an old farming community. This image verifies that the site for the church was set back from the Great Western Highway behind a small orchard

Source: www.maps.six.nsw.gov.au

¹ The historical information is largely taken from a previous heritage study of the site, PTW Architects, *Statement of Heritage Impact for Emu Plains former Methodist Church (1862)* Revision C dated September 2017 with some additional research by the author

2.2 BACKGROUND: THE EMU PLAINS FARMING DISTRICT

Emu Plains, located west of the Nepean River and at the foot of the Blue Mountains, is now a suburb of Sydney. This once fertile farming landscape was geographically defined by the sand bars of the Nepean River to the north and Jamison Creek with Tunnel Gully to the south.

Once containing a government convict farm from 1819-1832, the area became established after William Cox commenced building the Great Western Road from here in 1814. During the 19th century and early 20th century Emu Plains became an important pastoral and orchard centre for Sydney, with the farming community being served by many community buildings including the Emu Plains former Methodist Church (1862).

The Methodist Church positioned just south of the Great Western Highway, was located on higher ground opposite marshland, (now the site of Lennox Village) and east of the former hamlet called 'Emu', which extended between Russell and Broughton Streets (see Figure 2.2).

This hamlet not only served the local community but was an important stopover for travellers accessing Mitchell Pass (1834), an early road up the Lapstone Monocline. With the arrival of the Great Western Railway, the hamlet shifted northeast, being located adjacent to the railway station and the Old Bathurst Road (1826) intersection.

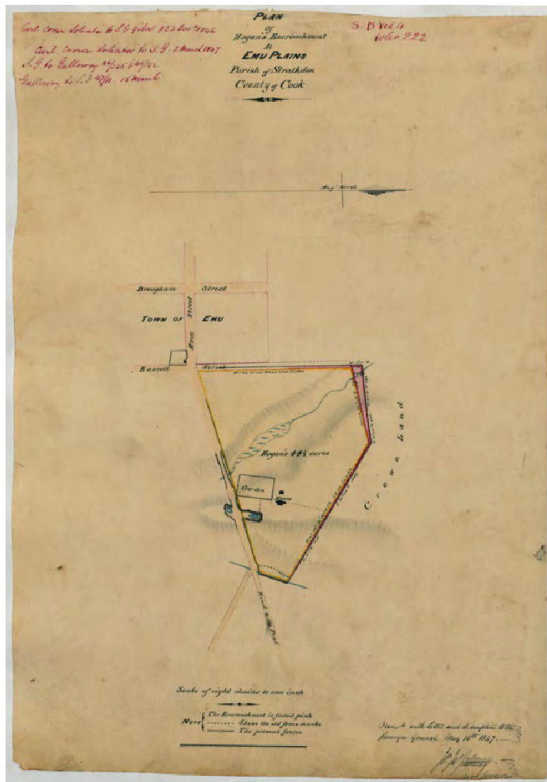


Figure 2.2 Plan identifying 'Hogan's Encroachment', 1847 (now the site of Lennox Village). This farming property, including a garden plot, was located on marshland just east of the former hamlet of 'Emu' – located between Broughton and Russell Streets. The location of Emu Plains former Methodist Church, shown approximately in orange, was built some 20 years later to serve a vibrant farming community well before the arrival of the railway

Source: State Archives

As an important community building, the former Methodist Church predates the public school (1877) and the arrival of the Main Western Railway Line, including Emu Plains Railway Station (1883). By the late 19th century Emu Plains had been set out as a grid of farming plots roughly 'one furlong' in length. These plots were progressively subdivided to include smaller farming sites, some of which included other uses, such as the former Methodist Church (Figure 2.3). Interestingly the alignment of the Great Western Highway cut across this grid of farming plots; and this pattern of development remained largely unchanged well into the 1950s.

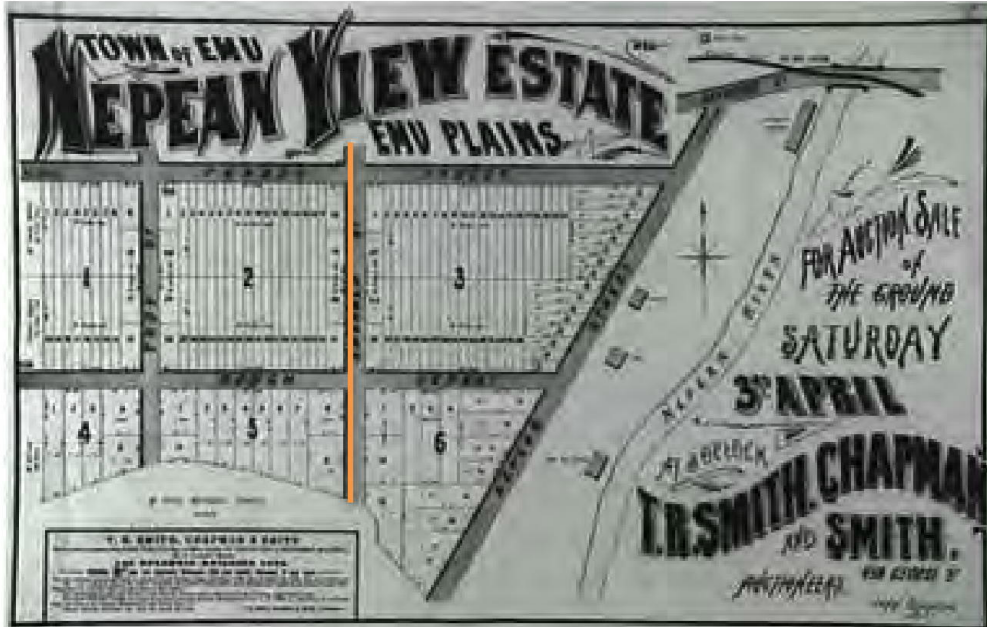


Figure 2.3 Poster advertising subdivision of the Emu Plains 'furlong' blocks south of Forbes Street, 1886. While there was little take up of this pattern of subdivision at this stage, Emerald Street, south of Emu Plains former Methodist Church, is identified in orange

Source: Penrith City Library

The Church is sited on a 1 acre parcel of land that was granted to the Church in 1872 (post dating its construction) by the then Governor Earl of Belmore, Somerset Richards. In 1862 the *Sydney Morning Herald* reported²:

The following churches have been completed during the past year, or are now in progress:—in the Windsor Circuit: Wilberforce, at a cost of £280; M'Donald, £180; Wiseman's, £90; Wattle Flat (Turon), £150; Mudgee, £3000; Orange, £1200; Blaney, £360; and Forbes, £300; **Emu Plains (Castlereagh), £350**; and Lower Castlereagh, £40; Patterson (Maitland), £120; Newcastle, £4287; Mount Keira (Wollongong), £130; Kiama, £1350; Muncroon (Yass), £300; Ipswich enlarged, £700; Wall's End (Newcastle), £55; and Waratah, £800; Muswellbrook (Singleton), £500; Armidale, £1000. A gallery has been

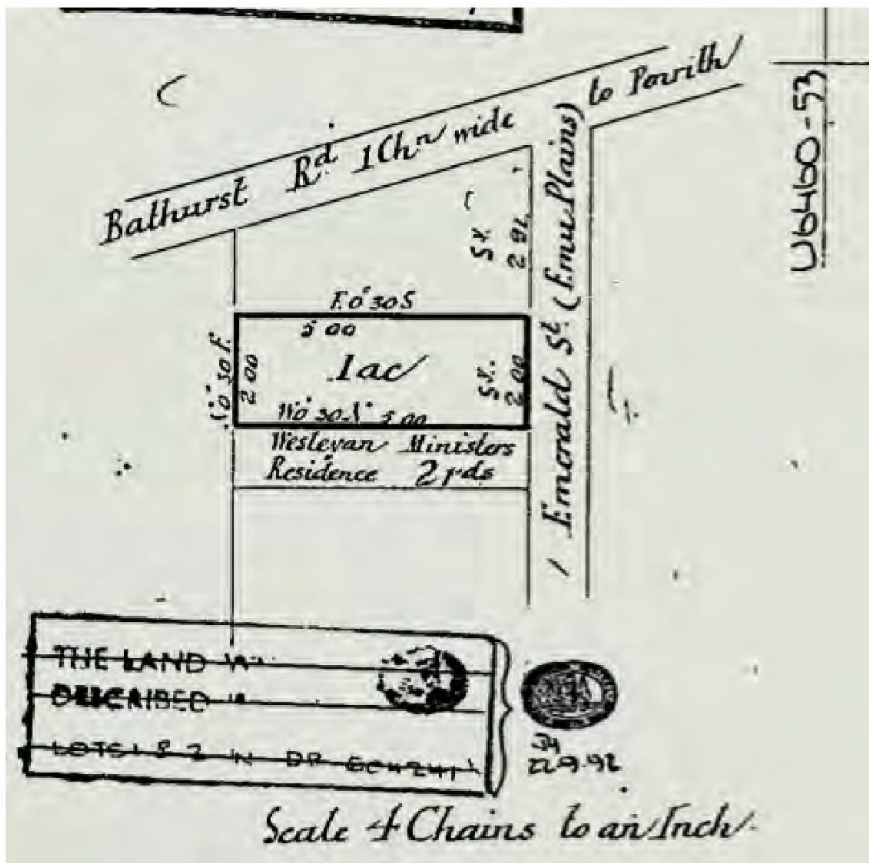


Figure 2.4 Land granted for a Wesleyan Methodist Chapel – No. 1 dated February 1872

Source: NSW Land Registry Services, Vol. 111, Fol. 192

There were two other grants to the Church; a 2 rood parcel to the south of the Church site also granted in 1872 for a minister's residence (*Land granted for a Wesleyan Methodist Minister's Residence – No. 2*³) and a 2 rood parcel that was Lot 4 in Section 21 of DP 758387 granted in 1931 for a Methodist School. It is not clear if these were built.

² *Sydney Morning Herald*, Wesleyan Methodist Church Sustenance Society, 20 November 1862

³ Source: NSW Land Registry Services, Vol. 111, Fol. 193

The other sections of the aged care development were various lots of Section 21 fronting the Great Western Highway and (then called Bathurst Road) that were sold by auction in 1876.

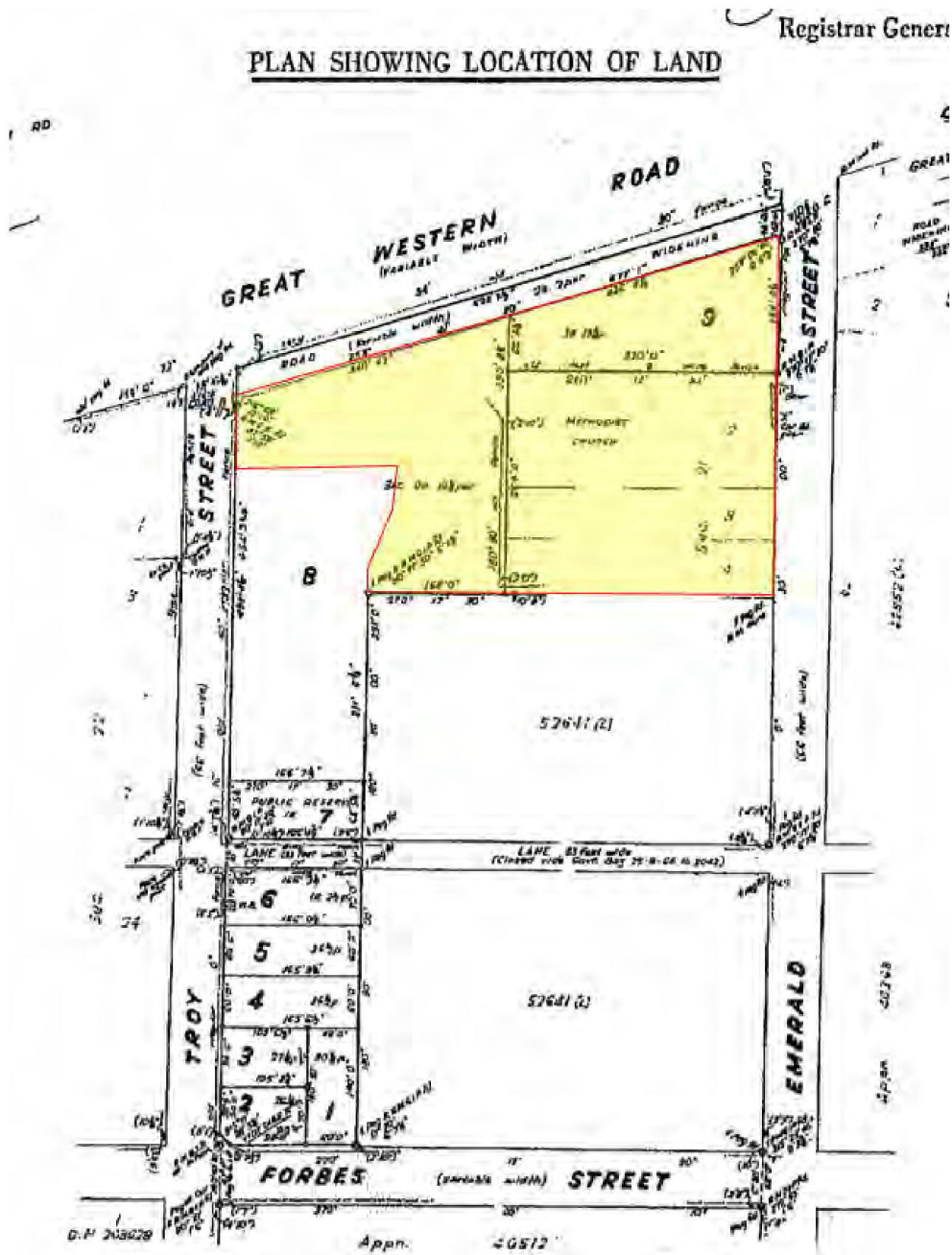


Figure 2.5 The land subdivision pattern in 1966 with the aged care site overlaid. Parts of Lot 8 were later subdivided for residential development along Troy Street. The Methodist grants were Lots 2, 3 and 4 to the east

Source: NSW Land Registry Services, Vol. 10424, Fol. 143

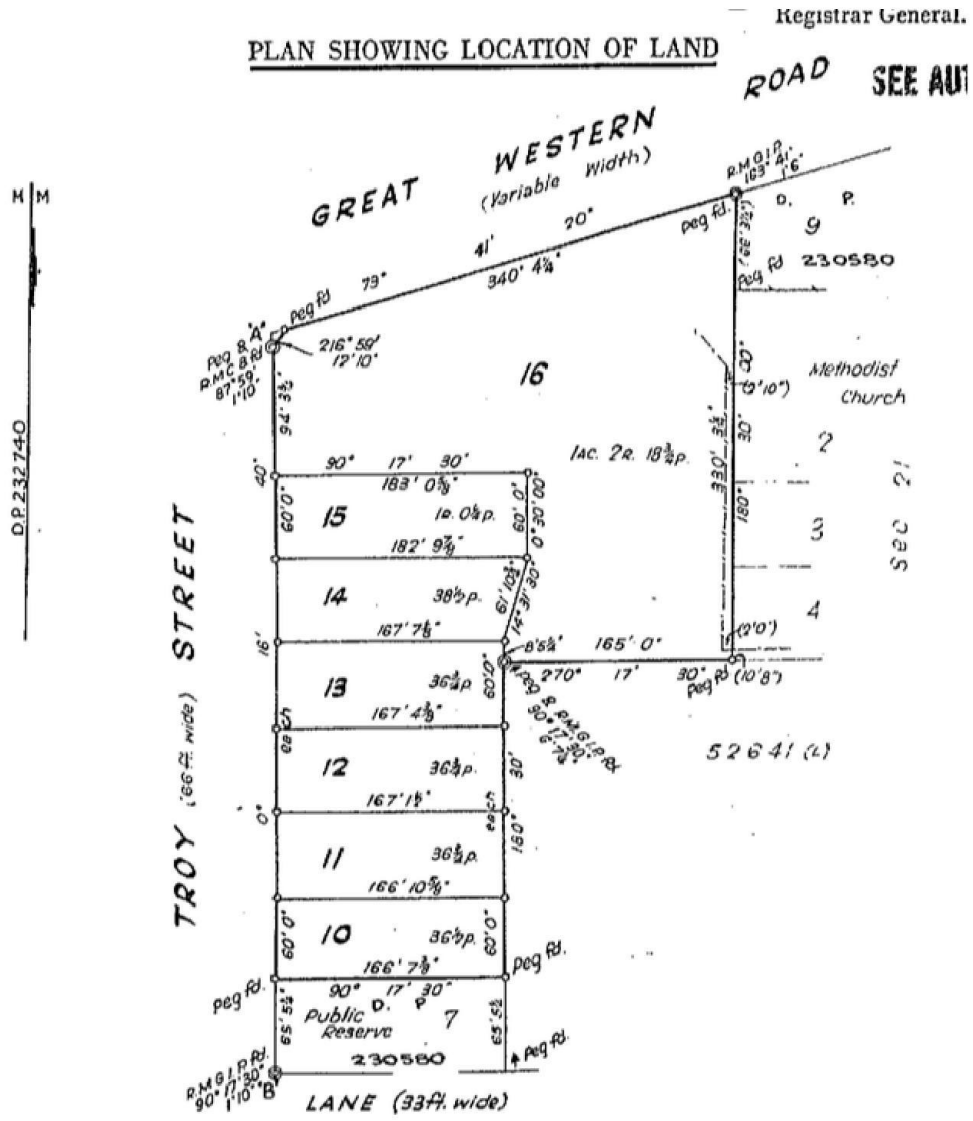


Figure 2.6 The land subdivision pattern in 1967 showing the later subdivision along Troy Street

Source: NSW Land Registry Services, Vol. 10544, Fol. 55

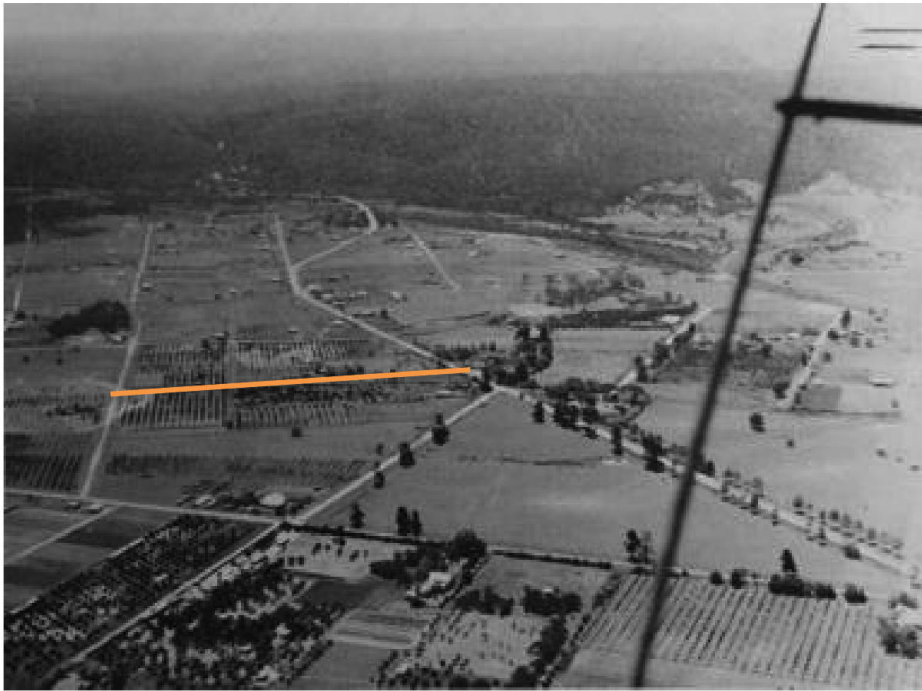


Figure 2.7 Aerial photograph of Emu Plains looking west, c1950. Emerald Street (between the Great Western Highway and Forbes Street) is identified in orange

Source: Hutchinson Collection, Penrith City Library



Figure 2.8 An aerial photograph of Emu Plains looking southwest, c1950. Emerald Street (between the Great Western Highway and Forbes Street) is identified in orange.

Source: Hutchinson Collection, Penrith City Library

2.3 EMU PLAINS METHODIST CHURCH

The Emu Plains former Methodist Church was built in 1862.



Figure 2.9 Northern elevation of Emu Plains former Methodist Church, c1930s

View taken from Emerald Street showing the horizontal mullion division, a brick palisade fence, metal gates and exotic tree planting. These elements provide a distinguished town centre setting for the church. The fence was in concrete and was dedicated in June 1934⁴

Source: courtesy Penrith City Library)

By the 1930s the urban setting for the church now included a palisade concrete fence and painted metal gates. Importantly the setting for the church included a mixture of exotic and native trees planted in close proximity to the western edge of the church within a landscape that contained views of the Blue Mountains. The plantings will be retained in the proposed development.

These elements gave the church a distinguished town centre presence, and it seems that this arrangement continued well into the 1970s until the site was redeveloped by the Uniting Church.



Figure 2.10 Northern elevation of Emu Plains former Methodist Church, date unknown. This elevation shows the small porch with two entrances and a blind arch. This arrangement has not changed

Source: courtesy Penrith City Library

⁴ Nepean Times, 9 June 1934 p. 5

2.4 METHODISM IN NSW

Methodism is a Christian denomination that was founded in England by John Wesley (1703-1791). It is a religion that stresses fellowship, morality, social concern, and evangelism. Methodism (or Wesleyan Methodism prior to union of the various sects in 1902) was established in Australia in 1812 with the arrival of Thomas Bowden and a handful of other Methodist laymen. The first ordained Methodist preacher, the Rev Samuel Leigh, arrived in 1815. The Church grew rapidly and by the end of the nineteenth century about ten per cent of the population of New South Wales was Wesleyan Methodist.

Methodism in Sydney was founded in the mid-nineteenth century by worshipers meeting in the homes of fellow believers. Administration of the Methodist Church was divided into circuits (comparable to parishes) under ministers and Emu Plains was in the Castlereagh Circuit. The decades at the turn of the century were particularly fruitful for the Methodist Church with growing congregations and generous benefactors that resulted in the completion of new churches throughout Sydney.

The Uniting Church of Australia was formed in June 1977 when most of the congregations of the Methodist Church, sections of the Presbyterian Church and almost all of the Churches of the Congregation Union of Australia came together under a single umbrella.

2.5 LATER DEVELOPMENT

In the redevelopment of the site for Edinglassie Village the church became an 'urban set piece' within the entrance sequence of the village. With pedestrian entry off Emerald Street and giving access to a front office and sequence of residences, a covered walkway was provided to give additional access between the church and an adjacent multipurpose fellowship centre.

This arrangement of new buildings were set back from Emerald Street ensuring that the northern entry of the church could be seen from the Great Western Highway. By the time of redevelopment the fence along Emerald Street had been removed.



Figure 2.11 Eastern elevation of Emu Plains former Methodist Church taken from Emerald Street and integrated with the design of Edinglassie Retirement Village in the late 1970s

Source: taken c1986 by Fox and Associates, courtesy Penrith City Library

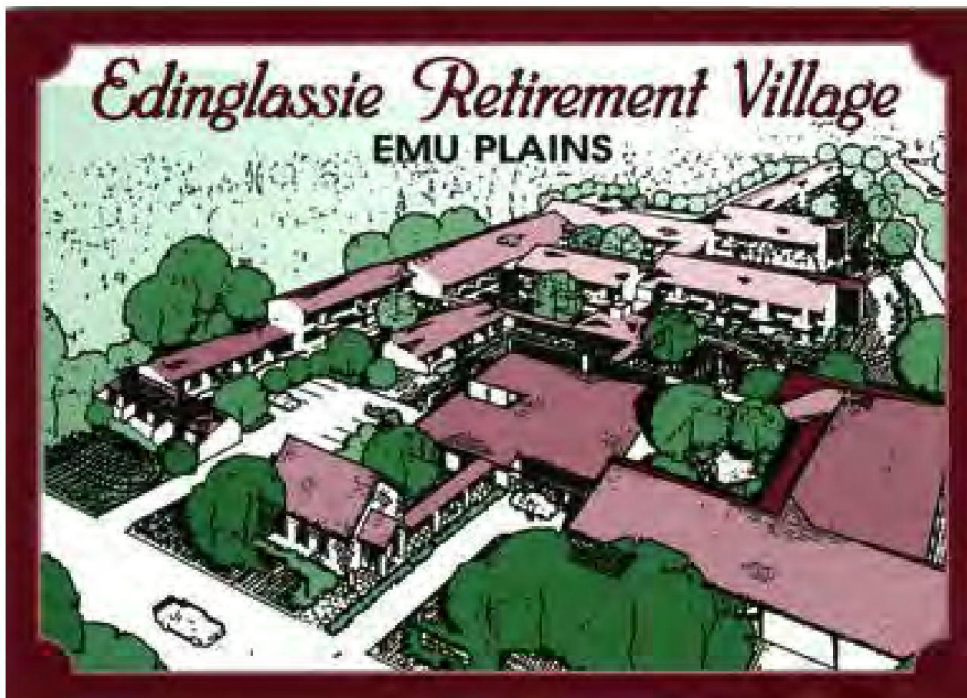


Figure 2.12 Poster celebrating Edinglassie Retirement Village, 2000. Established in 1979 a series of low roofed elements integrated the Church into a new urban 'village of retirement'

Source: Penrith City Library

3.0 PHYSICAL DESCRIPTION

An inspection of the site was carried out by John Oultram in March 2018. The current site plan is shown in in Figure 3.1

3.1 EDINGLASSIE VILLAGE

Edinglassie Village comprises of high and low care accommodation and 45 independent living units (ILUs) set on a large site bounded by Emerald Street, the Great Western Highway and Troy Street. The access to the high and low care units and some of the ILUs is off Emerald Street while the majority of the ILUs are accessed off Troy Street.

The buildings are of late Twentieth Century design and are largely single storey with some two storey elements to the centre of the site. The buildings are set around a series of gardens and courtyards with fenced landscaping along the major roads. There is an administration block to Emerald Street and various common areas scattered through the site. There are also parking areas and service areas off the main access roads.

The buildings are in face brick with a variety of roof forms in concrete tiles and corrugated metal.

To the east of the site is the former Methodist Church, a single storey building set in part of the access court to the administration block.

3.2 FORMER METHODIST CHURCH

The former Methodist Church is in coursed, undressed sandstone with a gabled, fibro slate roof. There is a small entrance porch to the north with Gothic arched openings each side and a lancet, blind window to the front. There are lancet windows each side with multi-paned windows to the east and modern stained glass windows to the west. The windows have dressed stone cills and voussoirs. There are small, three pointed arched windows to the gables with leadlights.

The entrance porch is stone flagged and has a V jointed timber soffit partly on the rake. The main entrance is via a pair of timber sheeted doors.

Internally the church has single space with a raised dais to the south. The floors are carpeted and walls are in coursed render. The ceiling is in polished, V jointed timber boards with exposed, boxed out purlins supported on Queen Post trusses with arched, bottom chords.

The church has polished timber pews and a small, polished timber lectern to the dais. There are various other joinery elements and commemorative plaques.

3.3 ENVIRONS

Edinglassie Village is set in a largely residential area to the south of the Great Western Highway with largely single storey, post war dwellings of various styles. To the south of the Village is the Emu Plains Public School, a collection of single storey buildings in face brick set in extensive, landscaped grounds. To the north across the highway is the Lennox Village shopping centre, a large, modern shopping mall and retail outlets.

Figures 3.2 - 3.9



Figure 3.1 Edinglassie Village, Emu Plains
Site Plan as existing

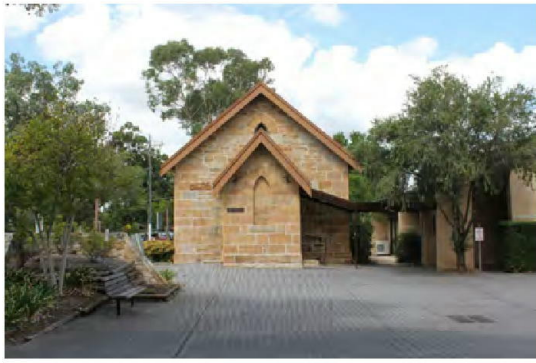


Figure 3.2 Edinglassie Village, Emu Plains Church – north elevation



Figure 3.3 Edinglassie Village, Emu Plains Church – east elevation



Figure 3.4 Edinglassie Village, Emu Plains Church – south elevation



Figure 3.5 Edinglassie Village, Emu Plains Entrance forecourt to Emerald Street



Figure 3.6 Edinglassie Village, Emu Plains
View to units along Emerald Street



Figure 3.7 Edinglassie Village, Emu Plains
View to the chapel and units along Emerald Street looking southwest



Figure 3.8 Edinglassie Village, Emu Plains
View looking southwest from the Greater Western Highway



Figure 3.9 Edinglassie Village, Emu Plains
View looking southwest to the ILUs fronting the Greater Western Highway

4.0 HERITAGE CONTROLS

4.1 NATIONAL TRUST

The property is classified on the Register of the National Trust of Australia (NSW). Classification on the Register has no statutory implications for development but is widely regarded as an authoritative indication of significance.

4.2 HERITAGE DIVISION OF THE NSW OFFICE OF ENVIRONMENT AND HERITAGE

4.2.1 State Heritage Register

Under the Heritage Act 1977 the NSW Heritage Council, administered by the Heritage Division of the NSW Office of Environment and Heritage, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is listed on the Inventory (SHI 2260082) and the listing sheet is attached as Appendix A.

Listing on the Inventory has no statutory implications for development at the place but reflects the listing of the property on the LEP.

4.3 LOCAL AUTHORITY

The local authority for the area is the City of Penrith Council. The property is listed as a heritage item in Schedule 5 Part 1 of the *Penrith Local Environmental Plan 2010* (as amended) (LEP)

REF	ITEM	ADDRESS	RANKING
82	Uniting Church	5-7 Emerald Street	Local

Development at the place would be the subject of the heritage provisions of the LEP relating to development of a heritage item and in the vicinity of a heritage item.

Development would also be the subject of the heritage provisions of the *Penrith Development Control Plan 2014* (DCP) and particularly *Section C7 Culture and Heritage*.

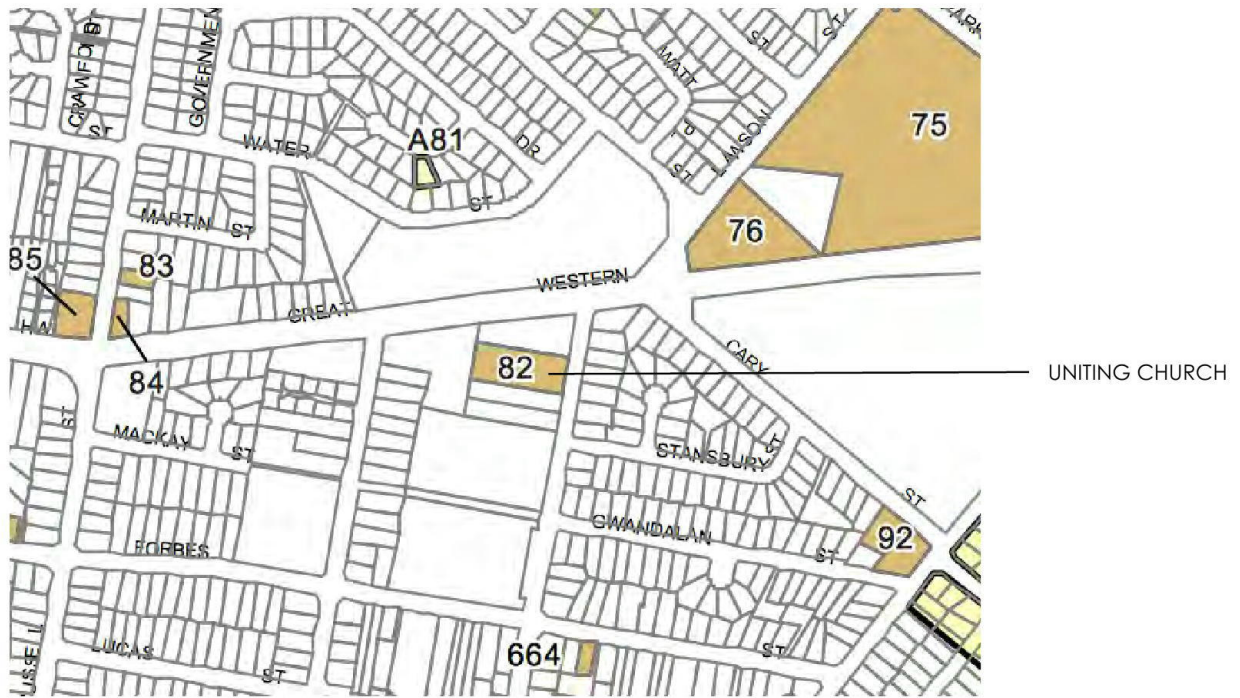


Figure 4.1 Extract from the Penrith LEP 2010 – Heritage Map Sheet HER_006

Heritage items are coloured brown

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 EMU PLAINS FORMER METHODIST CHURCH

5.1.1 Criteria for Assessment

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The former Emu Plains Methodist Church is an example of a mid Victorian Church that was built in 1862 and is an important part of the early establishment of the township of Emu Plains
	Local Significance
Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The place has associations with the Methodist Church and later the Uniting Church
	Local Significance
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The Church is a modest though well detailed example of a mid Victorian, vernacular Gothic style church with handsome stone elevations
	Local Significance
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The place has associations with the local Methodist congregation and the Uniting Church
	Local Significance
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The of the site has no archaeological potential
	Does not meet the criterion
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	This building type is likely rare locally
	Rare Locally.
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The building is an example of a single storey, mid Victorian, stone Church
	Does not meet the criterion at a State level
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>
	The building is an example of a single storey, mid Victorian, stone Church
	Local Significance

5.1.2 Statement of Significance

The listing sheet for the property (SHI 2260082) contains statement of significance:

Significant as an early Church associated with the development of this area as a roadside village in the mid 19th Century.

We would add:

The former Emu Plains Methodist Church is a good example of a mid Victorian church built in 1862 for the Methodist congregation at Emu Plains that has provided a religious focus for the local community for over 150 years. The church is a simple but well detailed, mid Victorian, vernacular Gothic style, sandstone structure that retains its external form and much of its original fabric. The church is a relatively rare example of its type locally.

5.2 EDINGLASSIE VILLAGE

5.2.1 Historic Significance

5.2.1.1 Historical Development

Edinglassie Village is an example of a late Twentieth Century retirement village established in 1979 by the Uniting Church to serve the needs of their ageing congregation and the wider community.

5.2.1.2 Historical Associations

The place is most closely associated with the Uniting Church that was established in 1977 as an amalgamation of three, separate church organisations.

5.2.2 Aesthetic Significance

The Village is a modest development of aged care residences and facilities in the late Twentieth Century style with some overtones of the Sydney School style. The architect for the development is not known but the Village has no features of note apart from the early Church.

5.2.3 Social Significance

Like any aged care facility the place would have some special associations for residents, their families and staff and has provided aged care services to the local and wider community for nearly forty years.

5.2.4 Technical/Scientific

There do not appear to have been previous structures on the site and the place has no archaeological potential apart from the possible remains of the street wall to the Church (see Figure 2.9).

The current buildings are of no technical significance.

5.2.5 Summary of Significance

Based on the above we consider that Edinglassie Village would not meet any of the Heritage Manual criteria for identification as a place of local significance.

6.0 THE CURRENT PROPOSALS

6.1 CURRENT PROPOSALS

Uniting would like to redevelop part of the aged facility to improve its amenity and function.

The proposals are shown on Drawing Nos. 3030 DA 001, DA050, DA060, DA061, DA062, DA070, DA071, DA072, DA100, DA101, DA102, DA103, DA104, DA105, DA106, DA112, DA150, DA201, DA202, DA203, DA203 DA204, DA205, DA206, DA207, DA208, DA250, DA251, DA252, DA500, DA500a, DA501, DA501a, DA502, DA502a, DA503, DA503a, DA504, DA504a, DA504b, DA505, DA700, DA701, DA702 DA703, DA704, DA705 and DA706 (all revision A) dated March 2018 and prepared by Morrison Design Partnership.

The proposals include:

6.1.1 Aged Care

- Demolition of the current nursing home (Block H), most of the dining room (Block G), the community hall (Fellowship Centre - Block J) and part of the hostel building (Block D)
- Construction of a 3 storey Residential Aged Care (RAC) building in the NE corner of the site
- Retention of 50 beds in the hostel building during RAC construction
- Construction of 2 car parking areas: the main one south of the building and a smaller one north of the chapel

The two ILU buildings to the west of the site (noted on the plans and Block A and Block B) along with Block F to the south will be retained. The main access for parking will be from Emerald Street to the south of the former Church with a secondary access off Emerald Street to the north of the former Church.

The new RAC building has four wings off a central core with the northern wings on the splay set around landscaped courts. The building has a narrow frontage to Emerald Street with the rear alignment set to the north of the former Church.

The new RAC building is in several materials with face brick in a variety of colours, render, metal and timber cladding with a largely, flat metal roof over the whole. There are balconies off common sitting areas that will have glazed balustrades.

The works will be carried out in stages to allow decanting of residents while the new works are being constructed.

6.1.2 Former Church

- Retention of the former Methodist Church
- Removal of the hardstand to the front
- New landscaping to the front, sides and rear

6.1.3 External Works and Landscaping

- New car parking areas to the south of the new aged care facility
- Associated landscaping

Existing trees along the Emerald Street and the Great Western Highway will be retained.

The proposed landscape proposals are shown shown on Drawings Nos. 00 to 08 dated March 2018 and prepared by Taylor Brammer Landscape Architects Pty Limited.

For the area around the former Church (Drawing 05) the proposal include:

- Removal of the hardstand to the front
- New pathway and central, circular feature
- New landscaped garden to the front
- New hedging and trees to the side
- Landscaping to the rear (see recommendation below)

The new trees will be deciduous, species and the Jacaranda to the front will be retained. The new trees are set to the west to allow full views of the former Church from Emerald Street.

7.0 IMPACT OF THE CURRENT PROPOSALS

7.1 GENERALLY

The current Edinglassie Village is largely a collection of modern aged care units with a domestic scale to the individual sections. Like many aged care facilities of this period the facility is spread over the site and the current trend is for more concentrated development to achieve efficient staffing and a centralisation of cores and other service elements. To achieve this, the proposal aims to replace the sprawling aged care facilities with a new, three storey building.

The demand for aged care is growing and the works will allow the facility to be upgraded to meet current State and National requirements for aged care facilities. The intent is not to increase bed numbers and there is a net decrease in the Residential Aged Care Facility (RACF) population.

The majority of the buildings on the site have no heritage significance being representative of the post war provision of aged care services by the Uniting Church. The site contains a good example of a single storey, stone Church that was built for the Methodist congregation in Emu Plains that was later amalgamated into the Uniting Church.

It is clear from the historical development of the site that a larger Methodist presence was anticipated on the site by the issuing of land grants for a Methodist minister's house and school but these later elements were not built. The site was originally isolated in a remote, rural community but is now heavily developed for residential, institutional and commercial development.

The potential impact on of the development is largely the impact on the setting of the Church and this is assessed below.

7.2 DEMOLITIONS

Sections of the aged care facility will be demolished to make way for the new building. None of the later buildings on the site have heritage significance and there are no earlier structures related to the original Church, though the aged care was an expansion and continuation of the Methodist, and later, the Uniting Church's presence on the site. There are no heritage considerations that would preclude the demolition of the buildings.

7.3 USE

The site is strongly associated with the Methodist and later the Uniting Church and the current, aged care facility has been operating at the site since 1979. These uses will continue with the former Church continuing its role as a chapel to the facility.

7.4 PROPOSED DEVELOPMENT

The proposed development is as could be expected for a reduction of the building footprint at the site and the concentration of the facility into a taller building to a smaller footprint has many benefits in terms of the efficient use of the buildings and for the staff who will operate the facility.

The concentration into a taller building also frees up areas for car parking and landscaping that is currently provided through the central courts between the units. The demolition of the extensive range of buildings will allow improvements to the setting of the former Church by removing buildings to the west and allow for landscape areas around the Church and the new building and an open car park to the south.

The proposal is relatively low scale being only three storeys in height and has a well articulated plan and elevations with the extensive use of brick to provide a material connection to the sections being retained and assist in the reduction in the apparent bulk and scale of the development. This is amplified by the layout that has narrow frontages to the major streets (and to the former Church) with the longest elevation facing south into the site.

The main entrance points to the site will be as per the existing with the main entry point to the building located to the centre of the southern block off the new southern car park.

7.5 PENRITH LOCAL ENVIRONMENTAL PLAN 2010 (LEP)

7.5.1 Impact on the Heritage Item

Clause 5.10 (5) of the LEP notes:

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (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

The heritage management document is this report.

The controls generally relate to the impact on the setting of the item. The term "setting" is not defined in the LEP but has been defined by the NSW Heritage Division as:

The area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its significance

The Heritage Office has also applied a definition of heritage curtilage for common heritage items:

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item. The property may also contain associated buildings, gardens and other significant features, including walls, fences and driveways or tennis courts, which may contribute to the heritage significance of the property

7.5.1.1 Curtilage

The heritage map (see Figure 4.1) shows the heritage item including its original grant boundaries (see Figure 2.4). This area could be considered to be the historic curtilage though it now contains parts of the aged care facilities that are single and two storey in height. The current visual curtilage is much truncated (and is unlikely to revert to its former rural setting).

The church was sited close to Emerald Street and the Great Western Highway and was orientated on a north south axis anticipating the development of the township. As the area grew, the setting of the Church was formalised by the erection of the distinctive boundary wall seen in early photographs (see Figure 2.9) and the former Church is now surrounded by low level, residential development.

The proposals retains the Church and aim to improve its setting by:

- Removing the hardstand/entrance forecourt to the front
- Providing an entry path to the front
- Providing a new landscaped garden to the front
- Providing new landscaping and trees to the side and rear

The aim of the proposal is to provide a low key and coherent treatment and tight knit setting to the area around the former Church to provide a domestic setting reflective of the early photographs while emphasising the north-south orientation.

7.5.1.2 Impact the Proposed Building Works

The works will remove all of the buildings to the west and south west of the church and, though this area will be given over to car parking, the works will open out views to the west and provide an open, partly landscaped area behind the church facades when viewed from Emerald Street to reflect the more open nature of the original site.

The new development is set to the northwest of the church and separated from it by the new landscaped garden. The new building is three storeys at this point and the lower section contains a loading dock that forms part of the building and is not visible from the street. It will have a roller shutter at either end that will only be opened when the dock is being used.

The building is set forward of the porch to the Church allowing the Church to be read in the round with no built elements to its immediate backdrop in direct views from the east. The new building has its own language and detail as the small scale of the Chapel and its stone elevations provide no design cues as to the treatment of the new, larger, building.

The proposal are a distinct improvement of the current setting of the Church and will provide an appropriate garden setting with a strong axial relationship emphasising the historic entry point at the porch. The proposal will also maintain the partly screened views to the Church from the Great Western Highway,

The proposal has a very narrow frontage to Emerald Street and the impact of the change of scale is very limited as the majority of the new building is set away from the Church is set in the north facing section of the site.

Recommendation: Consideration be given to including the car parking spaces at the rear of the church into the landscape proposals to allow landscape setting to the rear.

This recommendation has been incorporated into the landscaping proposals.

7.5.1.3 Views

The Church can be seen from Emerald Street and in limited views from the Great Western Highway where the extensive tree plantings limit long views from the north. These views will be unaffected by the proposals. There are no significant internal views from inside of the site.

Currently the Church is seen against the backdrop of the one and two storey buildings to the aged care facility. Those buildings to the east and northeast of the Church will be demolished and the new development is set to the north of the Church porch allowing a much more open setting to the Church from Emerald Street. The Church will be seen against open sky in views from Emerald Street giving some appreciation of its former setting that can be seen in the early photographs.

7.6 PENRITH DEVELOPMENT CONTROL PLAN 2014 (DCP)

The heritage provisions of the DCP are contained in Section C7 Culture and Heritage though there are provisions in Section 6.1.4 (5) relating to landscape.

	Objective/Control	Comment
C6	Landscape Design	
6.1.4	Site Amenity	
(5)	Heritage	
	<i>The landscape design is to retain any natural, cultural or architectural features that are essential to the conservation of the heritage significance of the place. The landscape design should respect the importance of these heritage features, be of a sympathetic style and form, and should be influenced by any relevant heritage landscape evidence</i>	The Church will be retained along with the major trees along the Emerald Street frontage
C7	Culture and Heritage	
7.1	European Heritage	
7.1.2	Heritage Items	
C1	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	See Section 5.0 above
(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	See Section 7.5.1.1 and 7.5.1.2 above
(c)	The measures proposed to conserve the heritage significance of the item and its setting	See Section 7.5.1.1 and 7.5.1.2 above
(d)	Whether any archaeological site would be adversely affected by the proposed development	The place has no archaeological potential
(e)	The extent to which the carrying out of the proposed development would affect the form of any significant subdivision pattern; and	There is no change to the perimeter lot boundaries and the internal boundaries of the original grants are no longer apparent
(b)	Development of a heritage item must	
(a)	Be consistent with an appropriate Heritage Impact Statement or Conservation Management Plan	This report
(b)	Be consistent with the information on the State Heritage Inventory for that heritage item;	The works will retain the heritage listed element and the listing sheet has no management guidelines
(c)	Protect the setting of the heritage item;	Complies. The setting will be improved
(d)	Retain significant internal and external fabric and building elements;	Complies
(e)	Retain significant internal and external spaces;	Complies
(f)	Remove unsympathetic alterations and additions;	N/A
(g)	Reinstate missing details and building elements; and	There is the potential to reinstate the boundary fence
(h)	Use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item	There is no alteration or extension of the item and the new building has its own language and materials palette

	Objective/Control	Comment
(c)	Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernible and can be interpreted	N/A
(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.	N/A

We consider that the proposals are in line with relevant heritage provisions of the DCP.

7.7 COUNCIL COMMENTS

The following comments have been received from Council's heritage advisor that are outlined in Council's pre lodgement advice dated 1 March 2018. The issues raised are addressed below.

7.7.1 Scale

The proposed development is three storeys at the junction with the historic church. The scale of three storeys overpowers the heritage church's small scale.

The proposed building is set forward and to the west of the Church and the current buildings that are very close to the Church, will be demolished including the structures to the west that will be replaced with a landscaped curtilage and an open car park. The immediate frontage to the Church will be re-landscaped to provide a garden setting to the Church and this will be amplified by landscaping at the rear.

The church originally had a rural setting with no buildings close to but as the township developed and the aged care facility was established this became considerably more suburban. The rural setting will never be recovered but the concentration of the facilities in a higher building allows demolition of the structures around the Church giving it 'free air' in terms of views from the east and northeast. This can be seen in the photomontages prepared for the project.

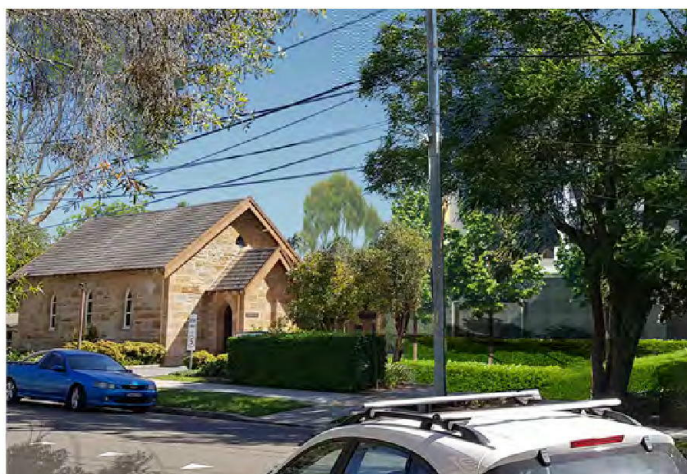


Figure 7.1 View to the Church from Emerald Street with the new building to the right.

The view demonstrates that the Church will be read against clear sky and the setting of the Church will be improved by the new landscaping works



Figure 7.2 View to the Church from the corner of the Great Western Highway

The building is heavily shielded by the current planting along Emerald Street (that will be retained) and the impact from this viewpoint is very limited

In views from the southeast the new development will be seen as a backdrop to the Church but is well separated and the introduction of landscaping to the rear to reinforce that to the front will provide an appropriate setting to the Church from all aspects.

We consider that the proposal will not overwhelm the Church and has substantial benefits in terms of its setting.

7.7.2 Height

Recommend that the corner of this building is redesigned so that it has a gradual stepping from a two-storey section nearest the church up-to the proposed three storeys

Based on the above we can see no merit in reducing the height of the development in the section closest to the Church.

7.7.3 Perspectives

As part of redesign Council requires a perspective view of the relationship of the church and new development shown from following:

In front of church from the pedestrian path in Emerald Street.

From corner of Emerald Street and Great Western Highway.

These are provided in the submission (see above) and clearly demonstrate the limited and largely positive impact of the proposals.

8.0 SUMMARY

8.1 SUMMARY

Overall we consider that the proposed development is a very well-considered approach to replacing some of the aged care facilities at the site with the new RAC buildings carefully sited and designed to minimise their impact on the significant element on the site.

The development is set sufficiently away from the heritage component on the site to allow its retention and enhance its setting while maintain its proximity to the facility that it now serves.

We consider that the development will have a limited and acceptable impact on the heritage significance of the place and will assist in the long term viability of the site and the associated heritage building by providing an ongoing use for the site and allowing an appreciation of the site by residents and visitors.

In heritage terms, we would recommend that the proposals be approved.

8.2 RECOMMENDATIONS

8.2.1 Interpretation

Prior to the works commencing, an interpretation strategy be prepared to allow the interpretation of the place based on recorded information, extant fabric and photographic evidence. The interpretation can be in the form of a plaque affixed close to the former church (or within the main entry foyer) detailing the history and development of the site.



JOHN OULTRAM

9.0 APPENDIX A –HERITAGE LISTING

State Heritage Inventory listing sheet for the Uniting Church (SHI 2260082)

Uniting Church

Item details

Name of item:	Uniting Church
Type of item:	Built
Group/Collection:	Religion
Category:	Church
Primary address:	Emerald Street, Emu Plains, NSW 2750
County:	Cumberland
Local govt. area:	Penrith

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Emerald Street	Emu Plains	Penrith		Cumberland	Primary Address

Statement of significance:

Significant as an early Church associated with the development of this area as a roadside village in the mid 19th Century. (Fox * Associates 1987: EP-27)

Date significance updated: 13 Jan 00

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description: This small, stone Church was built in 1862 and features coursed, squared stonework with simple pointed arches. (Fox * Associates 1987: EP-27)

Physical condition and/or Archaeological potential: Excellent condition.

Date condition updated: 13 Jan 00

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	(none)-

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Uniting Church	EP-27	20 Dec 91	180	
Heritage study			01 Apr 87		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Heritage Study of the City of Penrith	1987	EP-27	Fox & Associates		No

References, internet links & images

Type	Author	Year	Title	Internet Links
Written		1991	Penrith Local Environmental Plan 1991 (Environmental Heritage Conservation).	

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

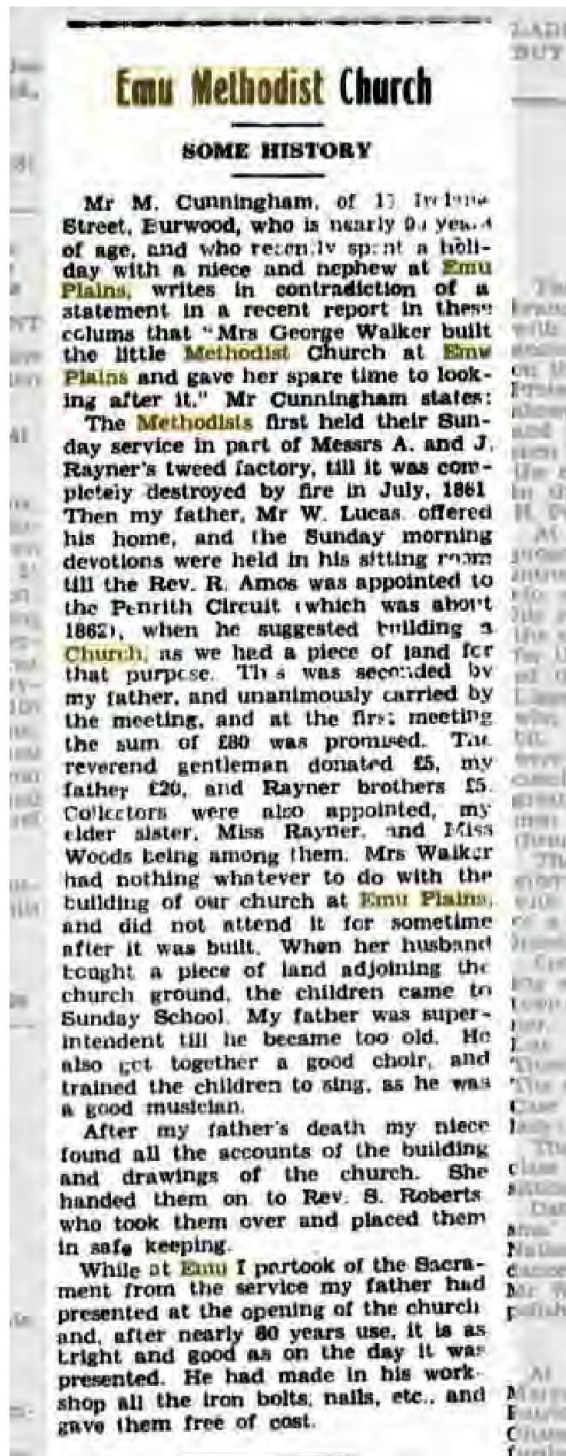
The information for this entry comes from the following source:

Name: Local Government

Database number: 2260082

10.0 APPENDIX B EMU PLAINS METHODIST CHURCH

An interesting footnote on the history of the Methodist Church from the Nepean Times of 1941



Nepean Times, 13 November 1941, p. 5