

24 May 2013

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Nepean Green, 164 Station Street, Penrith: Preferred Project Concept Plans:

Heritage Statement

Urbis originally prepared a Heritage Impact statement for the subject site in July 2012.

The Statement assessed the original proposal under the relevant Penrith LEP and DCP and concluded that there will be no detrimental impact on the heritage items in terms of fabric or views.

The subject revised proposal as shown on the Preferred Project Concept Plans by Leffler Simes Architects and Turner + Associates provides for the reversal of the residential and retail areas so that the residential component moves to the site to the south and the retail is to be located on the northern site.

The subject site, granted in 1804, has some historical association with Daniel Woodfriff and his descendants however there are no extant buildings on the site of historic, social, associative, research, rare or representative significance for the local area.

The subject site is not considered to have built heritage significance, however there is some potential for archaeological significance.

There are two heritage items in the vicinity, known as Items 13 and 14 on Schedule 5 of the Penrith City Centre LEP 2008. These items, being 146 and 148 Station Street, respectively, are representative examples of late Victorian cottages, however are not common in the immediate area.

The setting of the cottages has been significantly diminished by the development surrounding them. This includes the adjacent car parks, Centro, Hungry Jacks, the Jax Tyre centre and entrance drive to the shopping centre.

The proposed development will be significantly separated from the subject items and the associated landscaping and street trees will ensure that the new development will not impact in terms of height or bulk on the appreciation of these buildings. These buildings now have their own setting, albeit degraded, and the ability to appreciate them or view them in their setting will not be impacted upon by the subject proposal.

The reversal of the type of activity on the subject site does not impact on the items. The location of the residential development further south will lessen the impact of higher development closer to the items and the car park and retail building will not be visible from the items nor change their relationship in heritage terms.

The buildings have been able to be used and appreciated in the context of the Centro development plus being opposite the large stadium complex and their significance is such that all this development

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has not resulted in a change of their status. The subject proposal will have no negative impact on the manner in which they are viewed and appreciated.

A Non- Aboriginal Archaeological Assessment has been prepared by Casey + Lowe to examine the land use history of the site and the potential for non-indigenous archaeological remains. This assessment indicates that:

- The site is unimproved farmland without evidence for buildings except for those extant in the northern half of the site and the site of a grandstand fronting Station Street.
- The 1880s grandstand and an adjacent kiosk or toilet block is the only potential archaeological site identified. Remains are likely to be restricted to the bases of brick piers or timber posts and probably a toilet block. The area is considered to have a low level of archaeological potential.
- The potential archaeological remains on the property are of little heritage significance.

Based on these results, no additional historic research or archaeological monitoring is regarded as being necessary.

The design and scale of the proposal with regard to the heritage items is not an issue for the reasons outlined above and there will be no heritage impacts. The public and users of the heritage items will still be able to view and appreciate them and they are not the responsibility of the applicant

Yours sincerely,



Stephen Davies
Director