



## Preliminary Historical Heritage Assessment

61-79 Henry Street

Penrith

Penrith LGA



December 2019

Report prepared for the Australian Foundation for  
Disability

## Project Summary

The Australian Foundation for Disability (AFFORD) is in the process of developing a Planning Proposal for the property known as 61-79 Henry Street, Penrith (Lot 1 DP 771927). It is proposed to amend Penrith Local Environmental Plan (LEP) 2010 to allow residential use of the site, for subsequent redevelopment with a multi-storey mixed-use building with basement carparking levels.

The Planning Proposal will be submitted to Penrith City Council, as the planning proposal authority. Council has advised that they require a Heritage Impact Statement that considers the potential for impact on heritage items in the vicinity of the study area, and potential European and non-European archaeology within the study area. AFFORD has engaged Coast History and Heritage [Coast] to complete these investigations. The present report addresses historical (European or non-Indigenous) heritage. Aboriginal heritage is addressed in a separate report.<sup>1</sup>

The proposed LEP amendment will not result in any physical changes to the study area, and will not in itself result in historical heritage impact. This report provides a preliminary assessment of the potential historical heritage impact of the proposed redevelopment of the study area, based on the current concept plans. A comprehensive Statement of Heritage Impact can only be prepared once design and engineering plans for the redevelopment proposal are further advanced.

### Listed heritage items

There are no listed heritage items within the study area. There are two adjacent listed heritage items:

- Methodist Church (former)
- Penrith Infants Department (1884 Building)

In addition, there are three listed items in the immediate visual catchment (within about 100m), and another 15 in the neighbourhood (within about 200m) of the study area.

The study area is occupied by the Henry Lawson Centre, which was constructed in the late 1980s or early 1990s. It is not considered to be of historical heritage significance.

### Historical archaeological potential

The study area was part of the Lemongrove Estate that was occupied by the McHenry family from 1827. The construction of the railway line in the early 1860s cut through the estate, dividing a small southern portion, including the study area, from the remainder. Development and occupation of this southern portion began in the late nineteenth century; there was one structure within the study area by 1876, and a second by 1891. By the mid twentieth century, almost all of the lots within the

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<sup>1</sup> Coast History and Heritage 2019.

study area had been developed for residential use. The former watercourse that ran through the study area was formed into an open stormwater channel in about 1939, to accommodate this denser occupation.

By the mid-1980s, several of the houses had been demolished, and the vacant lots were in use as car parks. In the late 1980s, the remaining houses were demolished, and the stormwater channel was put into a pipe. The current shopping centre was built shortly afterwards. Although it does not have a basement, construction involved excavation to reduce the natural slope of the ground, in particular across the northern part of the study area.

The c.1990 redevelopment is likely to have resulted in the removal of most, if not all, archaeological remains relating to earlier historical occupation of the study area. There is some potential that parts of deeper features, such as wells, may remain. If so, these are likely to date to the late nineteenth or early twentieth century.

### **Preliminary assessment of potential historical heritage impact**

The proposed amendment to Penrith LEP 2010 will not result in any physical changes to the study area, and will not in itself result in historical heritage impact. Redevelopment thereafter may result in the following historical heritage impact:

- Direct impact:
  - Historical archaeological remains. It is likely that any archaeological remains have already been substantially disturbed by large-scale redevelopment in c.1990. If however remains do survive within the study area, these will be entirely removed by excavation for the basement level.
- Indirect impact:
  - Methodist Church (former). The setting of the item will be affected by the scale of the proposed development.
  - Penrith Infants Department (1884 Building). The setting of the item will be affected by the scale of the proposed development.
  - Lemongrove Heritage Conservation Area. Views to the south from some parts of the conservation area will be obstructed.
  - High Street heritage items. The setting of items on the north side of High Street, and the views from items on the south side of High Street will be altered. However, the key view corridor, running east-west along High Street, will be largely unaffected.
- No impact:
  - Thornton Hall. There will be no impact to the setting of this item, or to significant views to or from the item.
  - Penrith Railway Station Group. There will be no impact to the setting of this item, or to significant views to or from the item.

The main potential heritage impact is to the Methodist Church (former) which is located on Henry Street, opposite the study area. The concept plans for the proposed development have taken this

into account, and indicate that the potential impact may be mitigated through appropriate design and setback.

### **Recommendations**

The following recommendations are made:

#### *Distribution of the report*

1. A copy of this report should be forwarded to:
  - The Heritage Library, Department of Planning, Industry and Environment.
  - The Local Studies Collection, Penrith Library.

#### *Prior to rezoning*

2. No further historical heritage investigation or assessment is considered to be required prior to the proposed LEP amendment.

#### *Before redevelopment*

3. The potential for historical heritage impact should be adequately and directly addressed during the detailed design process (pending).
4. A Statement of Heritage Impact (SoHI) should be prepared to accompany the development application. It should contain measures to address and/or ameliorate any and all historical heritage impact that will result from the development.

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# 1 Introduction to the project

The Australian Foundation for Disability (AFFORD) is in the process of developing a Planning Proposal for the property known as 61-79 Henry Street, Penrith. The property is currently zoned B3 Commercial Core. The proposal intends to amend Schedule 1 (Additional Permitted Uses) of the Penrith Local Environmental Plan (LEP) 2010 to allow residential use of the site, for subsequent redevelopment with a complex of multi-storey, mixed-use buildings.

The Planning Proposal will be submitted to Penrith City Council, as the planning proposal authority. Council has advised that they require a Heritage Impact Statement that considers the potential for impact on heritage items in the vicinity of the study area, and potential European and non-European archaeology within the study area. AFFORD, has engaged Coast History and Heritage [Coast] to complete these investigations.

## 1.1 What the report contains

This report has been prepared to provide an initial heritage assessment of the study area, and provide an indication of the potential impact of the proposed amendment to Penrith LEP 2010 and the subsequent redevelopment on local heritage values. It is intended to provide the planning proposal authority with sufficient information to make a determination on the amendment, informed by a knowledge of the likely heritage impact of that decision. It is not a Statement of Heritage Impact, and would not be sufficient to support a development application for the proposed redevelopment, or an application for an Excavation Permit under the *Heritage Act 1977*, should either be required. A Statement of Heritage Impact proper can only be prepared once design and engineering plans for the redevelopment proposal are further advanced.

Our preliminary historical heritage assessment has been prepared following guidelines issued by Heritage, within the Department of Premier and Cabinet:

- *Assessing heritage significance* (Heritage Office 2001)
- *Assessing significance for historical archaeological sites and relics* (Heritage Branch 2009)
- *Historical archaeology code of practice* (Heritage Office 2006)
- *Statements of heritage impact* (Heritage Office 2002)

This report contains:

- a description of the study area, the proposal and the background to our study (**Section 1**);
- an overview of the historical and archaeological information we considered (**Section 2**);
- a description of the field inspection we completed (**Section 3**);
- an assessment of historical heritage values of the study area and nearby items, and the potential heritage impact of the proposed development (**Section 4**);
- our conclusions and recommendations (**Section 5**); and
- the references used in our report (**Section 6**).

## **1.2 Who contributed to the report**

### *Authorship and acknowledgements*

The report was written by Sophie Brettell and Fenella Atkinson (Heritage Consultants) and was reviewed by Dan Tuck (Archaeologist and Heritage Consultant). We would like to acknowledge the assistance of Matthew Bennett of BCM Property, Amy Sutherland of Sutherland and Associates Planning, and Felicity Barry of Heritage, Community Engagement, Department of Premier and Cabinet.

## **1.3 What we are assessing**

### *The property and proposal*

The area we are assessing is the property known as 61-79 Henry Street, Penrith (**Figure 1**). It is situated within the Penrith Local Government Area, Parish of Castlereagh County of Cumberland. It comprises Lot 1 in Deposited Plan 771927, and is about 1.6 hectares in size (**Figure 2**). The study area is presently occupied by a single-storey shopping centre, two-storey office buildings at both east and west ends of the property and a ground level carpark. The proposal is to amend Penrith LEP 2010 to allow residential use of the study area, to allow future redevelopment with a multi-storey, mixed-use building with basement car parking.

## **1.4 What we have considered**

### *Legislative and policy requirements*

In preparing this report and its recommendations, we are guided by the legal protections provided to historical heritage under the *Heritage Act 1977*. The Heritage Act is administered by Heritage within the Department of Premier and Cabinet. It gives statutory protection to items listed on the State Heritage Register and to all historical archaeological 'relics' in New South Wales. The Act defines a 'relic' as

*any deposit, artefact, object or material evidence that:*

- a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- b) is of State or local heritage significance.*

Under the Heritage Act it is an offence to harm an item that is listed on the State Heritage Register, or a relic. If a proposed activity will result in harm to a listed item, it is necessary to apply for a Permit under s60 of the Act. If a proposed activity will result in harm to a relic, it is necessary to apply for an Excavation Permit under s140 of the Act, or s60 if the relevant land is also listed on the State Heritage Register. A Permit is issued by the Heritage Council of New South Wales, based on the assessment of a valid application and an accompanying statement of heritage impact and/or historical archaeological assessment.

The *Environmental Planning and Assessment Act 1979* (EP&A Act) sets out the way the Heritage Act protection for relics is considered in relation to proposed developments. There are three main parts of the EP&A Act which outline how historical heritage is to be considered. Part 3 governs the preparation of planning instruments such as Local Environmental Plans, Part 4 relates to development assessment and consent and Part 5 considers infrastructure and environmental impact assessment.

Part 3 is of most relevance to this project, because it covers the process of making a change to a Local Environmental Plan. In order to do this, a Planning Proposal must be prepared by or in consultation with the planning proposal authority (Penrith Council in this case). The planning proposal should contain enough information to identify relevant environmental, social, economic and other site-specific considerations. It should also identify any additional studies that may be necessary. The Planning Proposal is then submitted to the DPIE for a Gateway Determination, which will decide whether or not the proposal can proceed. The Determination is generally issued with conditions requiring further information and consultation. Once these conditions have been met, the amendment to the LEP can be drafted, then published, passing into law.

Approval is still required for any subsequent redevelopment of the affected land. In general, a development proposal will be assessed by Council under Part 4 of the EP&A Act. The requirements with regard to the heritage impact assessment of a proposed development are outlined in Clause 5.10 of the Penrith Local Environmental Plan (LEP) 2010 and Part C7 of the Penrith Development Control Plan (DCP) 2014.

There are also other state and federal laws which sometimes apply to historical heritage assessment, but they do not apply to this study and are not considered here.



**Figure 1. The study area (red outline) in its local context.**

[Source: GoogleEarth, with Coast annotations]



**Figure 2. The study area (red outline).**

[Source: GoogleEarth, with Coast annotations]



## 2 Information we have considered

### *Historical and archaeological context*

#### **2.1 Heritage registers**

There are several statutory and non-statutory heritage registers that list identified heritage items in New South Wales. The following registers were searched on 16 October 2019 for items within and in the vicinity of the study area:

- Statutory:
  - State Heritage Register
  - Schedule 5 (Environmental Heritage) of Penrith Local Environmental Plan 2010
  - s170 NSW State Agency Heritage Registers (searched through the NSW Heritage Database)
  - World Heritage List (searched through the Australian Heritage Database)
  - National Heritage List (searched through the Australian Heritage Database)
  - Commonwealth Heritage List (searched through the Australian Heritage Database)
- Non-statutory:
  - Register of the National Estate (searched through the Australian Heritage Database)

There are no listed items within the study area.

There are 24 listed heritage items within 200m of the study area (**Figure 3**). These have been divided into three categories:

- Adjacent. There are two items on an adjoining property or immediately across the road from the study area (**Table 1**). The first is the Methodist Church (former), which is on Henry Street directly opposite the study area. The second is Penrith Infants Department (1884 building), to the east of the study area; although this lot is not immediately adjacent to the study area, it is grouped by use with the lots that are adjacent.
- In the vicinity. There are three items within about 100m of the study area (**Table 2**). These items are within the direct visual catchment of the study area.
- In the neighbourhood. There are 15 items further than 100m but within about 200m of the study area (**Table 3**). These comprise buildings on High Street, which runs parallel to Henry Street. Due to its bulk and scale, the proposed development may affect the setting of and/or views from these items.

**Table 1. Listed heritage items adjacent to the study area.**

Item	Address	Register	Status	ID
Methodist Church (former)	74 Henry Street (Lot 22 DP 586469)	Penrith LEP 2010	Heritage Item	179
Penrith Infants Department (1884 Building)	57 Henry Street (Lot 1 DP 724160)	Penrith LEP 2010	Heritage Item	177

**Table 2. Listed heritage items in the vicinity of the study area (within about 100m).**

Item	Address	Register	Status	ID
Thornton Hall and Surrounds	11 Mountain View Crescent, Penrith	Commonwealth Heritage List	Removed from CHL	105271
	11 Mountain View Crescent, Penrith	Commonwealth Heritage List	Removed from CHL	106210
	11 Mountain View Crescent, Penrith	Register of the National Estate	Registered	101114
Thornton Hall	Lot 11, The Crescent (Lot 1 DP 33753)	Penrith LEP 2010	Heritage Item	166
Penrith Railway Station group	Railway land, Jane Street (Lot 31 DP 1086586) <sup>2</sup>	Penrith LEP 2010 <sup>3</sup>	Heritage Item	188
Lemongrove Conservation Area		Penrith LEP 2010	Heritage conservation area	HCA2

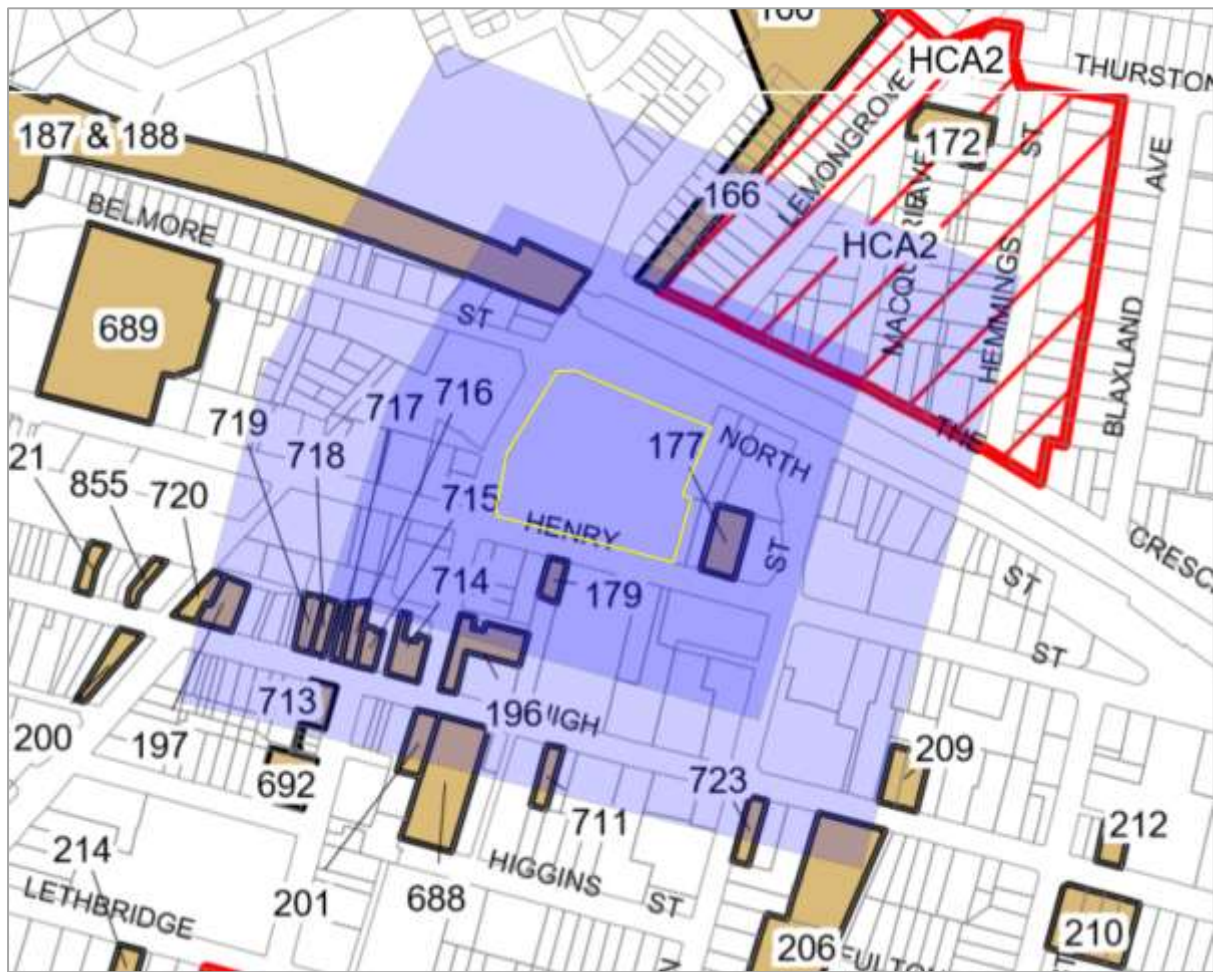
**Table 3. Listed heritage items in the neighbourhood of the study area (within about 200m).**

Item	Address	Register	Status	ID
Australian Arms Hotel	359 High Street (Lot 2 DP 513015)	Penrith LEP 2010	Heritage Item	196
Fulton's Store (Former)	413-423 High Street (Lot B DP 322318)	Penrith LEP 2010	Heritage Item	197
'Cram Place', coach house, well, pump and cast iron fence	338-340 High Street (Lot 11 DP 1013730)	Penrith LEP 2010	Heritage Item	201
St Stephen's Anglican Church Hall and Cemetery	258-280 High Street (Lots 101 & 102 DP 597910)	Penrith LEP 2010	Heritage Item	206
Memorials and lamp stand, St Nicholas of Myra Catholic Church	332-338 High Street (Lot 1 DP 782278)	Penrith LEP 2010	Heritage Item	688

<sup>2</sup> A second heritage item is listed within this lot in the Penrith LEP 2010; Item 187, Station Master's House (former). However, this item is located about 420m from the study area, and is not considered to be within the immediate visual catchment of the study area.

<sup>3</sup> Penrith Railway Station Group is also listed as a heritage item on the State Heritage Register, and on the RailCorp Section 170 Heritage and Conservation Register. However, the curtilage for the item as listed in these two registers is much smaller than in the Penrith LEP 2010, is over 300m from the study area, and is not considered to extend into the immediate visual catchment of the study area.

Item	Address	Register	Status	ID
Brick villa	318-320 High Street (Lot 4 Section 2 DP 1582)	Penrith LEP 2010	Heritage Item	711
Bank of NSW (former)	354-360 High Street (Lot 10 SP 51611)	Penrith LEP 2010	Heritage Item	713
High Street shops	361-365 High Street (Lots 2 & 4 SP13804)	Penrith LEP 2010	Heritage Item	714
High Street shop	371-375 High Street (Lot 13 DP 616937)	Penrith LEP 2010	Heritage Item	715
High Street shop	377-381 High Street (Lot 12 DP 616937)	Penrith LEP 2010	Heritage Item	716
High Street shop	383 High Street (Lot 11 DP 616937)	Penrith LEP 2010	Heritage Item	717
High Street shop	387-389 High Street (Lot 1 DP 774671)	Penrith LEP 2010	Heritage Item	718
High Street shop	391-393 High Street (Lots 23 & 24 DP 236390)	Penrith LEP 2010	Heritage Item	719
High Street shop	425-427 High Street (Lot A DP 322318)	Penrith LEP 2010	Heritage Item	720
Cottage	288 High Street (Lot 1 Section 3 DP 1582)	Penrith LEP 2010	Heritage Item	723



**Figure 3. Listed heritage items surrounding the study area (yellow outline).**

The 100m and 200m buffers are shaded blue. Source: Penrith LEP 2010 Heritage Map Sheets 12 & 13.

## 2.2 Historical context

The following sections provide a brief overview of the historical development of Penrith, and in particular the locality surrounding the study area, and of the study area itself. The historical context is important in establishing the significance of the listed heritage items surrounding the study area, and the historical archaeological potential of the study area.

### 2.2.1 Penrith

Non-Indigenous occupation of the locality now known as Penrith began in the 1790s, when squatters moved onto land on the eastern banks of the Nepean River.<sup>4</sup> Settlement of the area was officially sanctioned in 1803, and early grants in 1804 and 1805 included Daniel Woodriff's Rodley Farm,

<sup>4</sup> Paul Davies 2007 v.1: 11.



Thomas Jamison's Jamisontown, and William Neate Chapman's Lambridge. The grants ranged in size from 40 to 1000 acres, and the recipients included free settlers, members of the military and officials.<sup>5</sup>

Woodriff's Rodley Farm comprised 1,000 acres, and was located on the eastern bank of the river, covering the main part of the present city. Following the European crossing of the Blue Mountains in 1813, the Western Road from Parramatta to the mountains was laid out, passing through the present location of Penrith, and dividing Rodley Farm into two halves. Through Penrith, the road followed the present alignment of High Street and Memorial Avenue, leading to a ferry crossing over the Nepean River.

A guard house and military depot were established on the Western Road in 1815, and a court house and lock up in 1817.<sup>6</sup> Although travellers accounts from the 1820s and early 1830s do not mention a town in the location of Penrith, a settlement then began to develop, with a focus on High Street.<sup>7</sup> The settlement was a transit stop for travellers on the western road, but was also a centre for the local population.<sup>8</sup> In the late 1830s, both an Anglican Church, St Stephen's, and a Catholic Church, St Nicholas of Myra, were built on High Street.

It has been suggested that the growth of the town was initially constrained by the surrounding large estates, and in particular the Hornseywood Estate; 470 acres on the south side of the Western Road that had been granted to John Best in 1814.<sup>9</sup> But the population grew from the 1840s onwards, and the town became more established. In 1843, a district council was appointed for Penrith.<sup>10</sup> By 1848, the town had 291 inhabitants and 63 houses, and by 1861, 710 people and 126 houses.<sup>11</sup>

The development of Penrith as an urban centre was supported by the construction of the railway line through the town and the opening of Penrith Railway Station in 1863. The railway and High Street formed the basis of the growing town of Penrith, with the earliest subdivisions of town allotments being sold in the 1860s. Woodriff's estate was divided in multiple stages, although many of these blocks remained undeveloped until 1900.<sup>12</sup> The nature of the town changed from an agricultural centre to a railway town, with large railway yards and other industries.<sup>13</sup> The population of the area grew substantially between 1861 and 1881. Development in the 1860s included the first telegraph office (1860), and the Wesleyan Methodist Chapel on Henry Street (1861). The local Methodist congregation had met in private homes prior to construction of the chapel.

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<sup>5</sup> Thorp 1987: 12.

<sup>6</sup> Paul Davies 2007 v.1: 11.

<sup>7</sup> Paul Davies 2007 v.2: 52; Thorp 1987: 13.

<sup>8</sup> Thorp 1987: 17.

<sup>9</sup> Thorp 1987: 15; Paul Davies 2007 v.1: 11.

<sup>10</sup> Thorp 1987: 35.

<sup>11</sup> Thorp 1987: 36.

<sup>12</sup> Casey 2007.

<sup>13</sup> Thorp 1987: 17.

In the later nineteenth century, some of the big estates in the area were subdivided, including Regentville, the Hornseywood Estate, Jamisontown and the Luddenham Estate.<sup>14</sup> Along with residential lots, these subdivisions created smaller scale agricultural lots, supplying produce to the Sydney market. To the north of the study area, construction of Thornton Hall in the 1870s and the subdivision of the Lemongrove Estate in the mid-1880s were part of this period of population growth, although development of the latter continued well into the twentieth century.

By 1891, Penrith had a population of 3,797.<sup>15</sup> High Street remained the commercial centre of the town. Images from the late nineteenth and early twentieth centuries show the development of the strip (**Figure 6 to Figure 10**). The images show a flourishing and vibrant High Street with shops, public houses, churches and banks. From 1878, a branch of the Commercial Bank Co. was located on High Street.<sup>16</sup> This was at first the only bank in the region, but was later followed by a branch of the Bank of NSW in 1885, and the Commonwealth Bank in 1912. The 1943 aerial photograph shows particularly dense development along High Street between the Station Street and Lawson Street intersections (**Figure 11**).

A new period of growth was associated with the Second World War and the post-war period.<sup>17</sup> Defence development in Penrith included a Military Base for the Royal Army Engineers, several airstrips, RAAF accommodation.<sup>18</sup> From the 1950s, a strong impetus for growth was tied to the general expansion of the functions of the metropolitan area of Sydney.<sup>19</sup> New Council offices were built in the 1950s, and a TAFE and a new courthouse in the 1960s. Penrith Plaza opened in the 1970s, and was renovated in the 1990s; the location of the shopping centre off the main street has meant that High Street has retained a high proportion of pre-1940s buildings and unconsolidated town blocks.<sup>20</sup>

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<sup>14</sup> Thorp 1987: 18.

<sup>15</sup> Paul Davies 2007 v.2: 12.

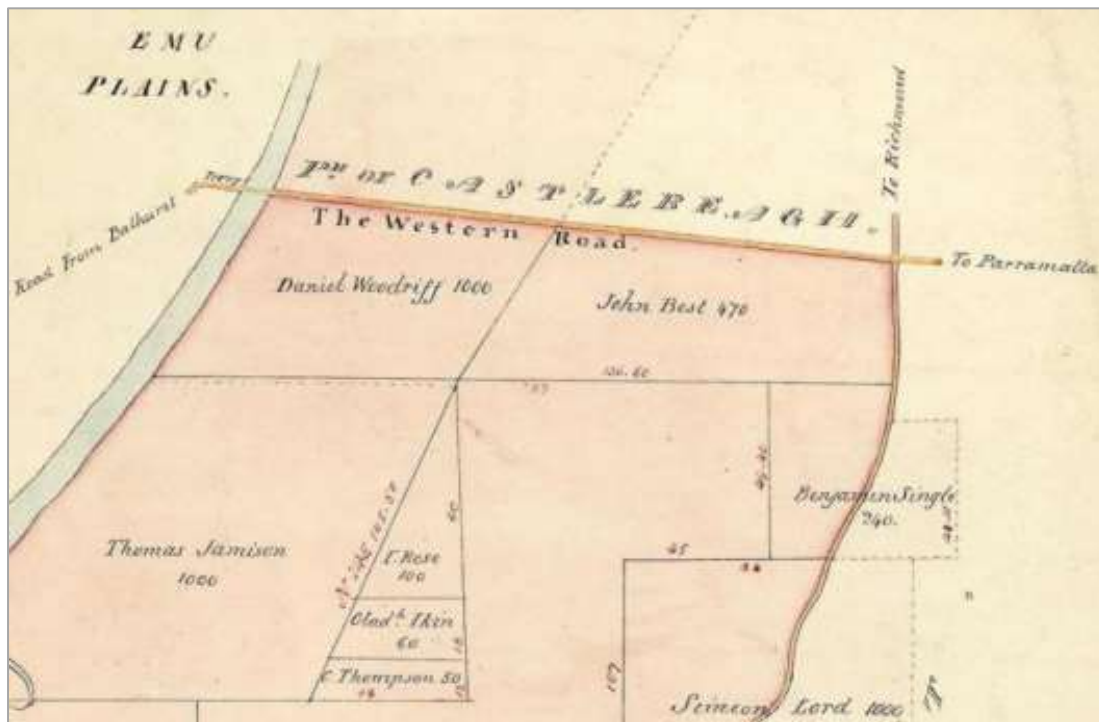
<sup>16</sup> Paul Davies 2007 v.2: 36.

<sup>17</sup> Thorp 1987: 22.

<sup>18</sup> Thorp 1987: 44.

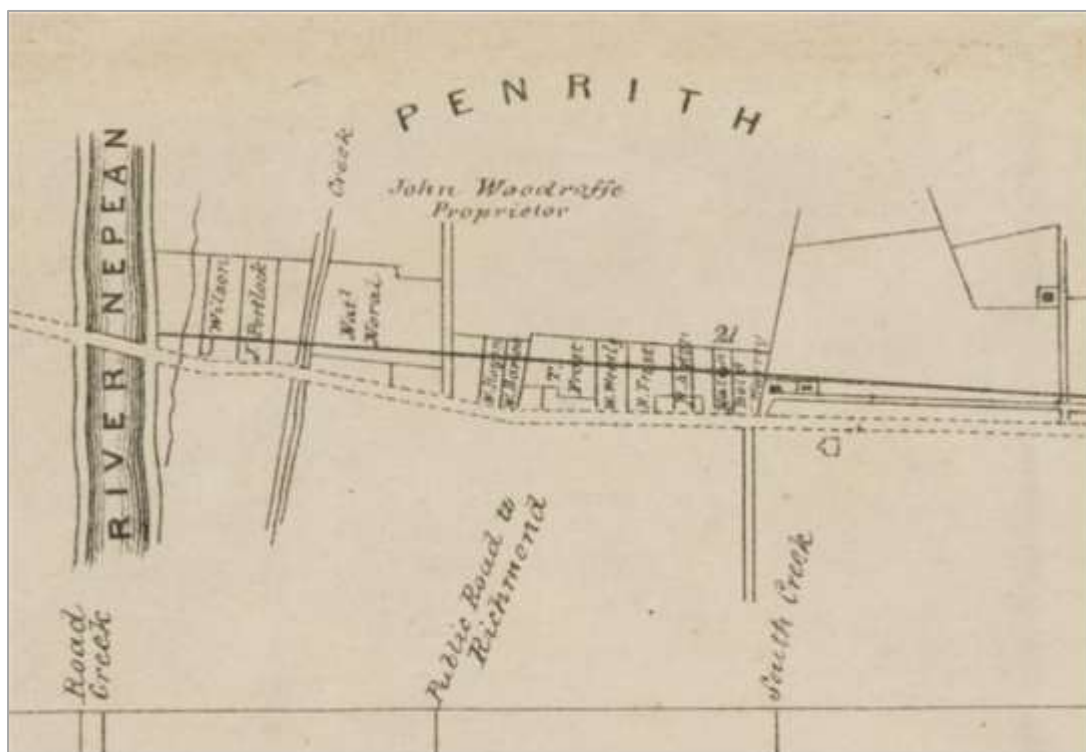
<sup>19</sup> Paul Davies 2007 v.1: 13.

<sup>20</sup> 'Australian Arms Hotel', State Heritage Inventory.



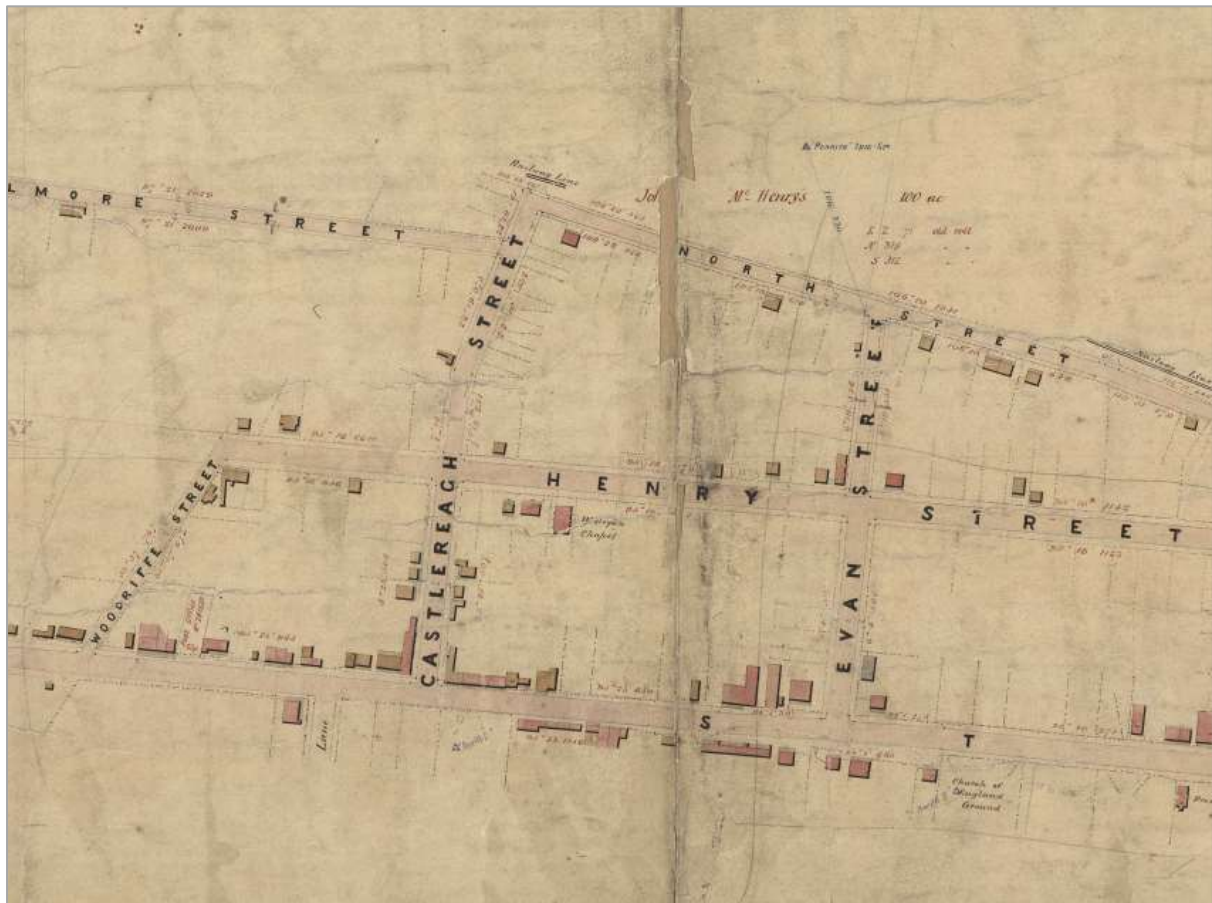
**Figure 4. Detail of a c.1820 map of the Parish of Mulgoa, showing the southern part of Woodriff's grant and John Best's grant, in relation to the Western Road, later the Great Western Highway.**

Source: NSW Spatial Services, Historical Maps Viewer.



**Figure 5. Detail of an 1858 plan showing small leasehold lots along the Western Road (High Street).**

Source: State Library NSW, Z / M3 811.112gme/1858/1.



**Figure 6. Detail of Penrith township in 1876.**

Development is concentrated along High Street, but has also spread to Henry and North Streets, and the cross streets. Source: Alignment Plan of the Town of Penrith, NSW Spatial Services, Crown Plan 3.2134.



**Figure 7. View west along High Street in 1906.**

The intersection with Lawson Street is in front of Railway House, visible on the right-hand side of the image. Source: Penrith City Council Library, Reference 452.





**Figure 8. View east along High Street in 1919.**

The Australian Arms Hotel is visible on the left, and the front fence of St Nicholas of Myra Catholic Church is on the right. Source: Penrith City Council Library, Reference 8411.



**Figure 9. View north along Lawson Street in 1919.**

At the intersection with High Street, showing the second Australian Arms Hotel on the corner. Source: Penrith City Council Library, Reference 8410.



**Figure 10. View west along High Street in 1920.**

Showing the Australian Arms Hotel on the right and the front fence of St Nicholas of Myra Catholic Church on the left. Source: Penrith City Council Library, Albert Evans Collection, Reference AE30.



**Figure 11. Detail of the 1943 aerial photograph, showing the central part of Penrith.**

Source: NSW Spatial Services, SIX Maps.



**Figure 12. View north east along High Street from the intersection with Lawson Street, in 1983.**

This is a similar view to that shown in Figure 9. Source: Penrith City Council Library, Neil Billington (Photographer) Reference 8418.



**Figure 13. View north-east along High Street from the intersection with Lawson Street, in 2008.**

Showing modern infill development to the east of the Australian Arms Hotel, replacing the service station and earlier buildings shown in Figure 12. Source: Penrith City Council Library, Neil Billington (Photographer) Reference 8428.



**Figure 14. View north along Lawson Street in 2008.**

From the intersection with High Streets. Source: Penrith City Council Library, Neil Billington (Photographer) Reference 8427.

## 2.2.2 Study area

The study area is within a grant of 100 acres that was made to Sarah McHenry in 1834, although she and her husband John had occupied the land from 1827 (see **Figure 15**).<sup>21</sup> The McHenrys built Lemon Grove House in the northern part of the property. They were substantial landholders in the district. They had leased Woodriff's Rodley Farm from 1821, and in 1829 had bought the adjoining Lambridge estate to the north.<sup>22</sup> McHenry continued the lease of the northern part of Rodley Farm (to the north of the Western Road) from 1830, and his widow Sarah continued the lease after his death in 1832, until 1851.

<sup>21</sup> 'Lemongrove Conservation Area', State Heritage Inventory.

<sup>22</sup> Stacker 2011.

The Lemongrove estate was bought by Robert and Margaret Thurston, and in 1885 was subdivided and sold on behalf of their children. Historical plans indicate that development of the southern part of the Lemongrove Estate, including the study area, began prior to the Thurston subdivision in 1885. An 1876 plan shows one structure within the study area, in the south-west corner, and a number of others on surrounding lots (**Figure 16**). The lots into which the study area was divided are shown in a plan from the 1880s (**Figure 17**). The 1880s plan also shows a small creek running through part of the study area.

A schematic plan from 1891 indicates two structures within the study area, one of which may be the building shown in 1876 (**Figure 18**). A 1939 plan shows the proposed channelization of the creek through the study area, and gives the names of the owners of the lots along the Henry Street frontage (**Figure 19**). By 1943, all of the lots fronting Henry and Lawson Streets had been developed, but one of the lots fronting North Street was vacant (**Figure 20**). A schematic plan produced by Penrith Council in 1959 shows the same level of development across the study area (**Figure 21**).

Images from the mid-1980s show that many of the houses had been demolished by this time, and the vacant lots were in use for carparking (**Figure 22**). In the mid-1980s, four houses remained along the Henry Street frontage, and three houses along the Lawson Street frontage (**Figure 23 to Figure 39**). There were also some outbuildings associated with these houses, and with houses fronting North Street. The study area was for sale for redevelopment at this time. In 1987, the remaining structures were demolished, and the open stormwater channel running through the study area was replaced with a pipe (**Figure 41**).

A photograph from about 1992 shows the study area occupied by the Henry Lawson Centre, which has remained standing to the present (**Figure 43**).





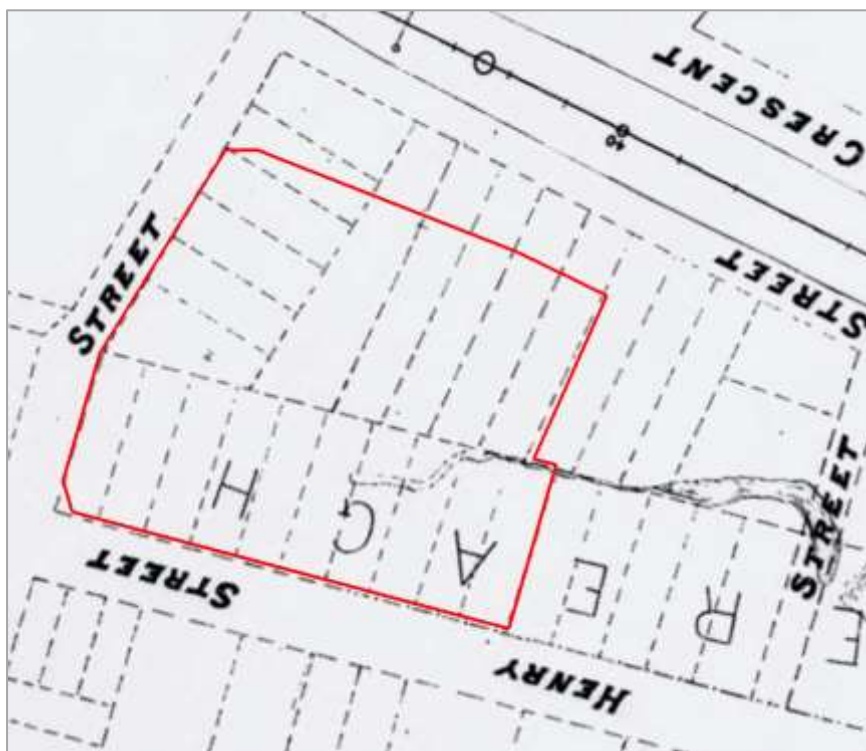
**Figure 15. The location of the study area in relation to an 1876 plan of the McHenry Lemongrove estate.**

Later additions to the plan are shown in pink. Source: NSW Spatial Services, Crown Plan 166.2030.



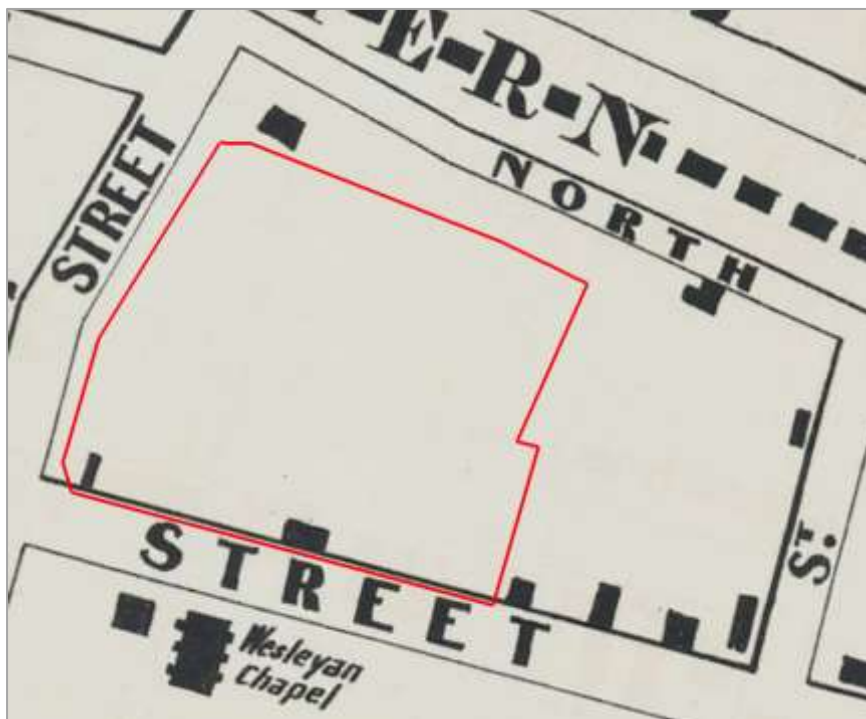
**Figure 16. The study area in 1876.**

Source: Alignment Plan of the Town of Penrith, NSW Spatial Services, Crown Plan 3.2134.



**Figure 17.** Detail of an undated plan, probably from the early 1880s, showing the lots comprising the study area.

Source: NSW Spatial Services, Crown Plan 1539.3000.



**Figure 18.** The study area in 1891.

Source: Subdivision Plan: Town of Penrith extension, Hornsey Wood estate. State Library of NSW, Z/SP/P10/38.





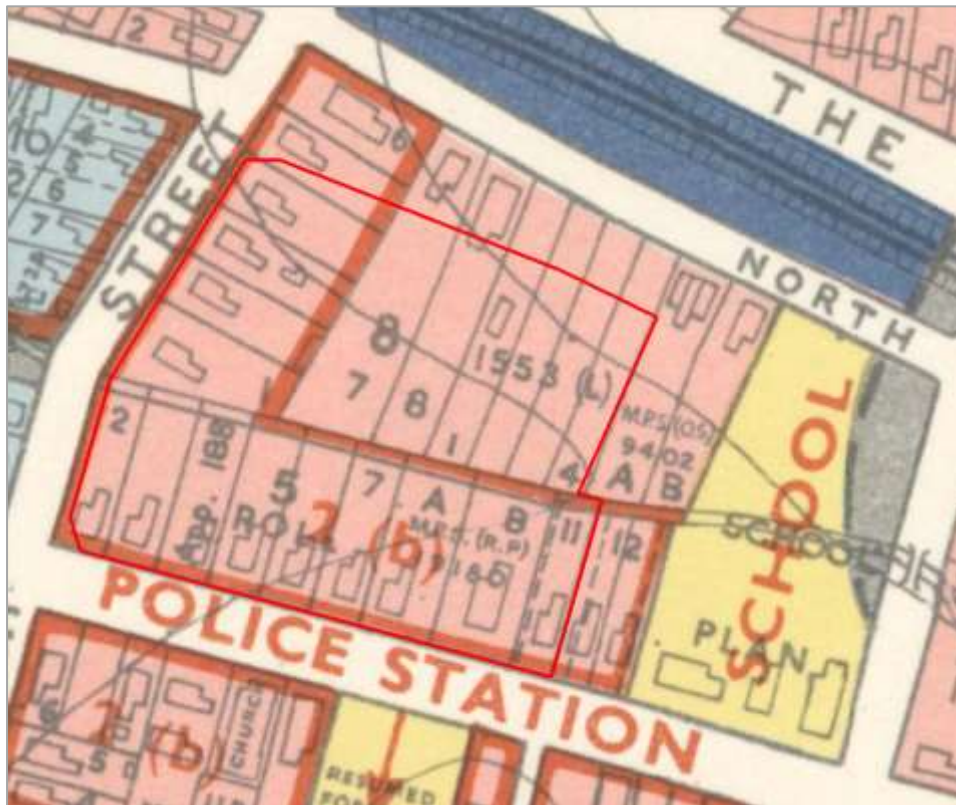
**Figure 19. Detail of a 1939 plan showing part of the study area.**

Source: Penrith Stormwater Drainage, Peach Tree Ck to Haynes St Stormwater Channel, NSW Spatial Services, Crown Plan 10277.3000.



**Figure 20. The study area in 1943.**

Source: NSW Spatial Services, SIX Maps.



**Figure 21. The study area in 1959.**

Source: NSW Department of Local Government, 1959, City of Penrith Planning Scheme, National Library of Australia, MAP G8974.P4G46 s6.



**Figure 22. Aerial view of the study area in the 1980s, facing north.**

Source: Penrith City Council Library Reference 9552.





**Figure 23. Streetscape, Henry Street in c.1980s.**

Facing north east, prior to demolition of houses on the subject site, 75 Henry Street on left, the terraces at 73 Henry Street behind the blue ute. Source: Penrith City Council Library Reference 9612-9623



**Figure 24. 61 Henry Street, c.1980s.**

Source: Penrith City Council Library Reference 9606-9608.



**Figure 25. 61 Henry Street, in 1985.**

Source: Penrith City Council Library, Sue Sewter Collection, Reference SS0050.



**Figure 26. 61 Henry Street in 1985.**

Source: Penrith City Council Library, Sue Sewter Collection, Reference SS0056.



**Figure 27. 71 Henry Street, c.1980s.**

Source: Penrith City Council Library Reference 9603-9605.



**Figure 28. 71 Henry Street, in 1985.**

Source: Penrith City Council Library, Sue Sewter Collection, Reference SS0054.





**Figure 29. 73 Henry Street, c.1980s.**

Opposite the Methodist Church.  
Source: Penrith City Council  
Library Reference 9595-9602.



**Figure 30. 73 Henry Street in 1986.**

Source: Penrith City Council  
Library, Fox and Associates Pty  
Ltd, Heritage Study Collection  
Reference HS P14E.



**Figure 31. 75 Henry Street, c.1980s.**

Source: Penrith City Council Library Reference 9582-9594.



**Figure 32. 75 Henry Street in 1985.**

Source: Penrith City Council Library, Sue Sewter Collection, Reference SS0052.



**Figure 33. 75 Henry Street in 1986.**

Source: Penrith City Council Library, Fox and Associates Pty Ltd, Heritage Study Collection Reference HS P14D.





**Figure 34. Huts, c.1980s.**

These structures may be those visible in the centre of Figure 22 above the middle carpark, in the trees. Source: Penrith City Council Library Reference 9609-9611.



**Figure 35. Henry Street Penrith in the early 1980s, prior to construction of the existing shopping centre.**

Source: Penrith City Council Library Reference 001337.



**Figure 36. Lawson Street, 1980s.**

Facing northeast towards Lemongrove Conservation Area. Source: Penrith City Council Library, Sue Sewter Collection, Reference SS0067.



**Figure 37. Cottage, Lawson Street, in 1984.**

Source: Penrith City Council Library, Sue Sewter Collection, Reference SS069 and SS0070



**Figure 38. Cottage, Lawson Street, in 1984.**

Source: Penrith City Council Library, Sue Sewter Collection, Reference SS069 and SS0070.



**Figure 39. Lawson Street in 1984.**

View south from the corner with North Street. Source: Penrith City Council Library, Sue Sewter Collection, Reference SS0062.





**Figure 40. The study area in 1987.**

Source: Penrith City Council Library, Sue Sewter Collection, Reference SS0075.



**Figure 41. The study area in 1987.**

View towards North Street, showing the clearance of the study area. Source: Penrith City Council Library, Sue Sewter Collection, Reference SS0077.



**Figure 42. The study area in 1987.**

View across the study area towards Lawson Street, showing clearance of all structures. Source: Penrith City Council Library, Sue Sewter Collection, Reference SS74.



**Figure 43. Aerial view over Penrith CBD in c. 1992, facing west.**

The study area is outlined in red. Source: Penrith City Council Library, Reference NC67.

## 3 What we have observed

### *Site survey*

An inspection of the study area was undertaken on 14 November 2019 by Sophie Brettell, Rebecca Bryant and Fenella Atkinson.

### **3.1 Survey methods**

The site was surveyed on foot, with notes and photographs taken during the inspection. After an initial inspection of the subject site, noting details of the extant buildings and any obvious site formation processes, a wider survey of the streets surrounding the subject site was undertaken. The broader survey focussed on identifying listed heritage items within the 100m and 200m zones outlined in Section 2.1 and assessing the existing views to, from and across the subject site and its curtilage.

### **3.2 Survey observations**

#### **3.2.1 Study area**

The study area comprises a large urban block bounded by Henry Street to the south, Lawson Street to the west, a broad grassed verge between the study area and North Street to the north, and the former Penrith Infants School to the east.

The majority of the study area is currently occupied by a street level carpark (**Figure 44**). The north of the study area is filled by a single storey building which houses a number of retail shops (**Figure 45** to **Figure 47**). The western end of the site, along the Lawson Street frontage, is occupied by a two-storey office building. The eastern end of the study area also holds a two-storey office building.

Construction of the shopping centre does not include basement levels either for storage or parking. However, the property has been cut down along the northern boundary to create a level pad for construction of the single storey section of the shopping centre (**Figure 48**).

The shopping centre is located directly opposite the former Methodist Church.





**Figure 44. Henry Lawson Centre, looking north.**

Panorama image from the opposite side of Henry Street. Source: S. Brettell 2019.



**Figure 45. Henry Lawson Centre.**

Panorama image from the north-east corner of the carpark. Source: S. Brettell 2019.



**Figure 46. Henry Lawson Centre.**

View south-east of the two storey office building on the eastern end of the study area. Source: S. Brettell 2019.



**Figure 47. Western end of the Henry Lawson Centre.**

View east from the corner of Lawson Street. Source: S. Brettell 2019.



**Figure 48. View south west along the northern boundary of the study area, showing cutting down of site for construction.**

Source: S. Brettell 2019.

### 3.2.2 Adjacent items

There are two items adjacent to the study area (**Figure 49**). These are:

- Methodist Church (Former), 74 Henry Street, Penrith.
- Penrith Infants Department (1884 Building), 57 Henry Street, Penrith.

#### **Methodist Church (former)**

The former Methodist Church is located directly opposite the study area. The Church now operates as the Village Café, but was closed for business on the day of the survey due to a fire in its kitchen, and the interior could not be accessed. Comparison of historical images (**Figure 50** to **Figure 53**) with current views shows that both the building itself and its context within the streetscape have been altered.

The building has been altered from its original appearance with the addition of porches to its façade, and of timber gate panels on both sides of the façade. Its setting within the streetscape has also changed significantly over its history. As illustrated in the historic images below, Henry Street has gradually developed and the setting of the church has changed from semi-rural countryside to its current iteration, flanked by three and two storey developments from the 1980s. The church is clearly visible from most vantage points in and around the study area (**Figure 54 to Figure 56**). However, views of the church from the eastern and western extremes of the study area are obscured by street plantings and modern infill development.

#### **Penrith Infants Department (1884 Building)**

The 1884 Penrith Infants School building is located to the east of the study area. It comprises a single storey brick building with sandstone string courses and windowsills (**Figure 57**). It is a good representative example of a school building of this era. It is located in a prominent position close to the intersection of Henry and Evan Streets but its contribution to the streetscape character of this section of Henry Street is hampered by modern infill development (**Figure 58 and Figure 59**). It is not visible from any vantage points within the study area due to the bulk and scale of the two-storey commercial building that occupies the eastern boundary of the site. Views to the school building looking east along Henry Street are limited by street plantings. Looking back down Henry Street from the Evan Street intersection, the school building is obscured by street plantings and slightly overshadowed by the bulk of the commercial building on the eastern end of the study area.





**Figure 49. The study area (red outline) in relation to the Methodist Church (former) and the Penrith Infants Department (1884 Building).**

[Source: Google Earth with Coast annotations]



**Figure 50. The Methodist Church in c. 1887.**

Source: Penrith City Council Library, Reference AS36.



**Figure 51. The Methodist Church in c. 1905-1919.**

Source: Penrith City Council Library, Joyce Cole Collection, Reference JC10



**Figure 52. The Methodist Church in 1936.**

Source: Penrith City Council Library, Reference 02755.



**Figure 53. Former Methodist Church, Henry Street, Penrith 1986**

Source: Penrith City Council Library, Fox and Associates, Heritage Studies Collection, Reference HS P13.



**Figure 54. The Methodist Church, looking south across Henry Street from the study area.**

Source: S. Brettell 2019.



**Figure 55. The Methodist Church, looking west along Henry Street.**

Source: S. Brettell 2019.



**Figure 56. The Methodist Church, looking south from within the study area.**

Source: S. Brettell 2019.





**Figure 57. The 1884 Penrith Infants School building, looking north.**

Source: S. Brettell 2019.



**Figure 58. View north-west along Henry Street from the Evan Street intersection.**

The 1884 school building is currently obscured by street plantings. The eastern end of the study area is indicated by the red arrow. Source: S. Brettell 2019.



**Figure 59. View east along Henry Street from the former Methodist Church.**

The 1884 school building is indicated by the red arrow [Source: S. Brettell 2019].

### 3.2.3 Items in the vicinity of the study area (100m zone)

There are three Heritage items located within 100m of the study area. These are:

- Thornton Hall, Lot 11 The Crescent
- Penrith Railway Station Group
- Lemongrove Conservation Area.

Inspection of these items during the site survey focussed on views to and from the items, in relation to the study area.

#### **Thornton Hall**

The survey team walked The Crescent, on the northern side of the railway line, from Evan Street to level with Lawson Street, on the southern side of the rail corridor. Thornton Hall itself is located about 330m to the north of the study area, and there are no views between the two locations due to the topography of the area and the row of new houses along the eastern side of Mountain View Crescent (**Figure 60** and **Figure 61**). The curtilage of Thornton Hall, as listed in Penrith LEP 2010, extends along this row of houses, and the study area is visible from the southern end of the row.

#### **Penrith Railway Station Group**

The curtilage of the Penrith Railway Station Group, as listed in the Penrith LEP 2010, extends into the vicinity of the study area, as the curtilage has been defined according to the current cadastral boundary. The listing details indicate that the identified heritage significance of this item is associated with a group of structures located about 400m to the north-west of the study area; including the station buildings, former station master's residence, signal box, turntable, and water tank, filler spout and water column. The results of the survey confirmed that the key built and visual elements of the Penrith Railway Station group are located outside the visual catchment of the study area (**Figure 62**).

#### **Lemongrove Conservation Area**

The study area was originally part of the Lemongrove Estate, however the southern part of the estate was divided from the remainder by the construction of the railway in the early 1860s, and the history of occupation and development of the two areas has since been distinct (see **Section 2.2.2**).

The site survey concentrated on inspection of the built heritage of and views from the Conservation Area, along The Crescent between the Evan Street intersection and the western end of The Crescent. This part of the Conservation Area features a number of early residences interspersed with later (1970s and 1980s) infill residential development.

The elevated position of the Conservation Area affords distant views across Penrith town centre towards the Blue Mountains. The listing details indicate that views to the south from the



Conservation Area, and the associated feeling of spaciousness, contribute to the significance of the Area. These views have already been somewhat curtailed by the high metal fence along the rail corridor and medium level density development within Penrith Town Centre (**Figure 63** and **Figure 64**). However, it is still possible to see across the study area to distinctive structures on Henry Street and High Street.



**Figure 60.**View south west from Thornton Hall, down Mountain View Crescent.

View from the recently restored Thornton Hall, showing the urban infill development between the heritage item and the rail corridor. The subject site is located behind the houses on the left hand side of the image. Source: <https://www.nepeancommunity.org.au/thornton-hall-launch/>



**Figure 61.**Mountain View Crescent.

View north across the railway corridor to the rear of the study area. Source: S. Brettell 2019.



**Figure 62. View north-west along the railway line, from the Evan Street overpass.**

Source: S. Brettell 2019.



**Figure 63. View from The Crescent, Lemongrove Conservation Area.**

The white spire of St Nicholas of Myra Catholic Church on High street is visible in the centre of the image, and the tip of the brown and white gabled façade of the former Methodist Church at 74 Henry Street is visible immediately below and to the right of the white spire. Source: S. Brettell 2019.



**Figure 64. View from The Crescent, Lemongrove Conservation Area.**

The view from the corner of Lemongrove Road and The Crescent. Multi level development is already beginning to encroach on the views from this Conservation Area, visible at the far right of the image. Source: S. Brettell 2019.

### 3.2.4 Items in the neighbourhood of the study area (200m zone)

There are 15 listed heritage items along the stretch of High Street that is within 200m of the study area; nine on the north side of the street and six on the south, between Woodriff Street to the west and St Stephen's Church to the east. The site survey focussed on the streetscape of this section of High Street, and the relationship between it and the study area.

The High Street streetscape is made up of a mixture of single and two storey commercial premises in a wide variety of architectural styles (**Figure 65**). Many of the shop fronts have been modified or altered over their history. The scale of the street is low and busy with signage and variety in awnings and facades creating a vibrant commercial precinct.

There are several structures that form distinctive components of the overall streetscape. One of these is the 1940s Australian Arms Hotel, which is a dominant visual feature of this section of the High Street landscape. The results of the survey indicated that despite modern infill development to its east, in the form of low scale, multi-storey commercial buildings, the parapet and façade of the hotel retain their visual impact. However, within the broader streetscape, particularly when looking north east along High Street, the dominant visual element of the art deco parapet that tops The Australian Arms Hotel is obscured by the visual dominance of the four-storey commercial premises behind it (**Figure 65**).

The termination of Lawson Street with High Street is punctuated by Cram Place, the former CBC Bank Building. This heritage item is a dominant visual feature along the length of Lawson Street, from as far away as the Soper Place railway commuter carpark (**Figure 67**). The spire of St Nicholas of Myra Catholic Church is a recognisable visual element within the broader Penrith skyline, although the church itself is not a listed heritage item. St Stephen's Anglican Church has a clear and defined curtilage and is also a feature of the Penrith skyline.



**Figure 65. View north-east along High Street, with the Australian Arms in the background.**

Source: S. Brettell 2019.



**Figure 66. View north-east across High Street to the Australian Arms Hotel.**

Source: S. Brettell 2019.



**Figure 67. Cram Place in the background, view south along Lawson Street from the Soper Place carpark opposite the study area.**

Source: S. Brettell 2019.

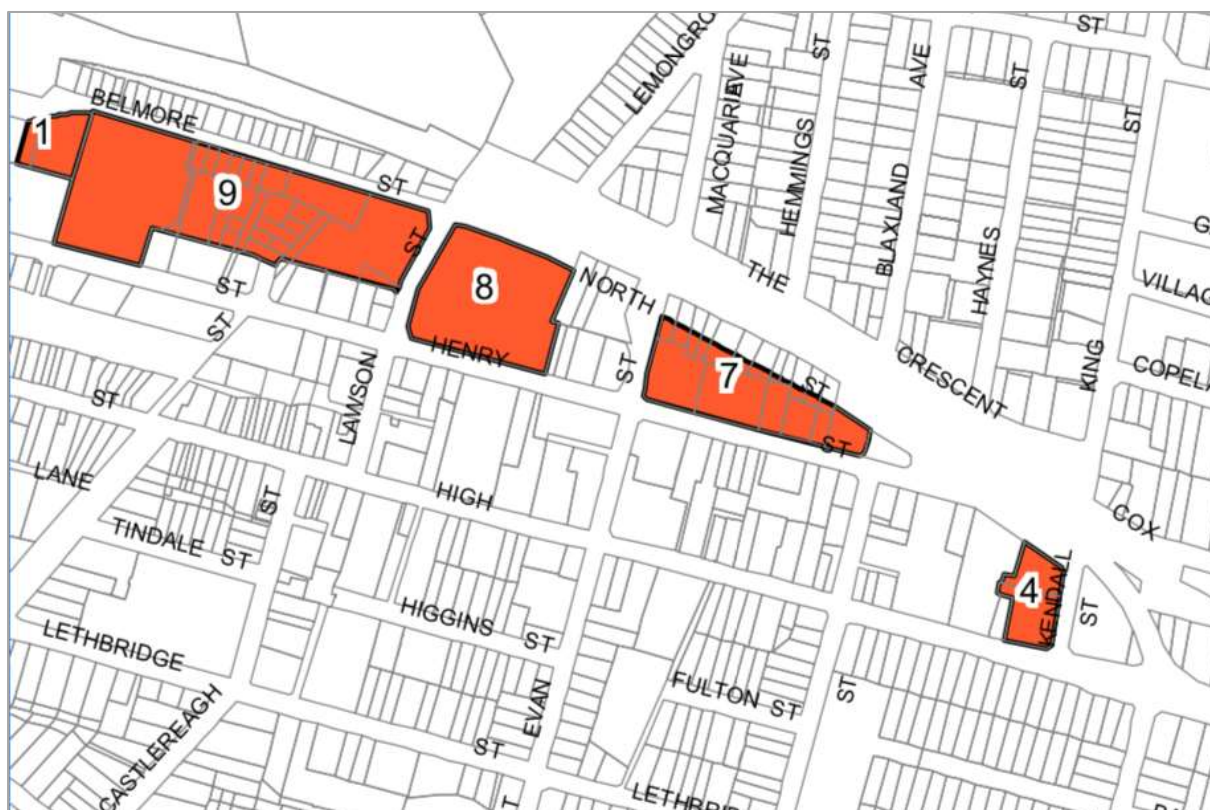


## 4 Our assessment

### 4.1 What work is proposed in the study area?

The Australian Foundation for Disability (AFFORD) proposes to amend Penrith LEP 2010 to allow residential use of the study area. The property is currently zoned B3 Commercial Core. The current controls allow a maximum building height of 56m across the northern third of the study area, and 24m across the remainder. In addition, the study area has been identified as Key Site No.8 in the Penrith LEP 2010 (**Figure 68**). Clause 8.7 of the LEP allows the consent authority to consent to development that exceeds the maximum height or floor space ratio, so long as the proposal includes community infrastructure.

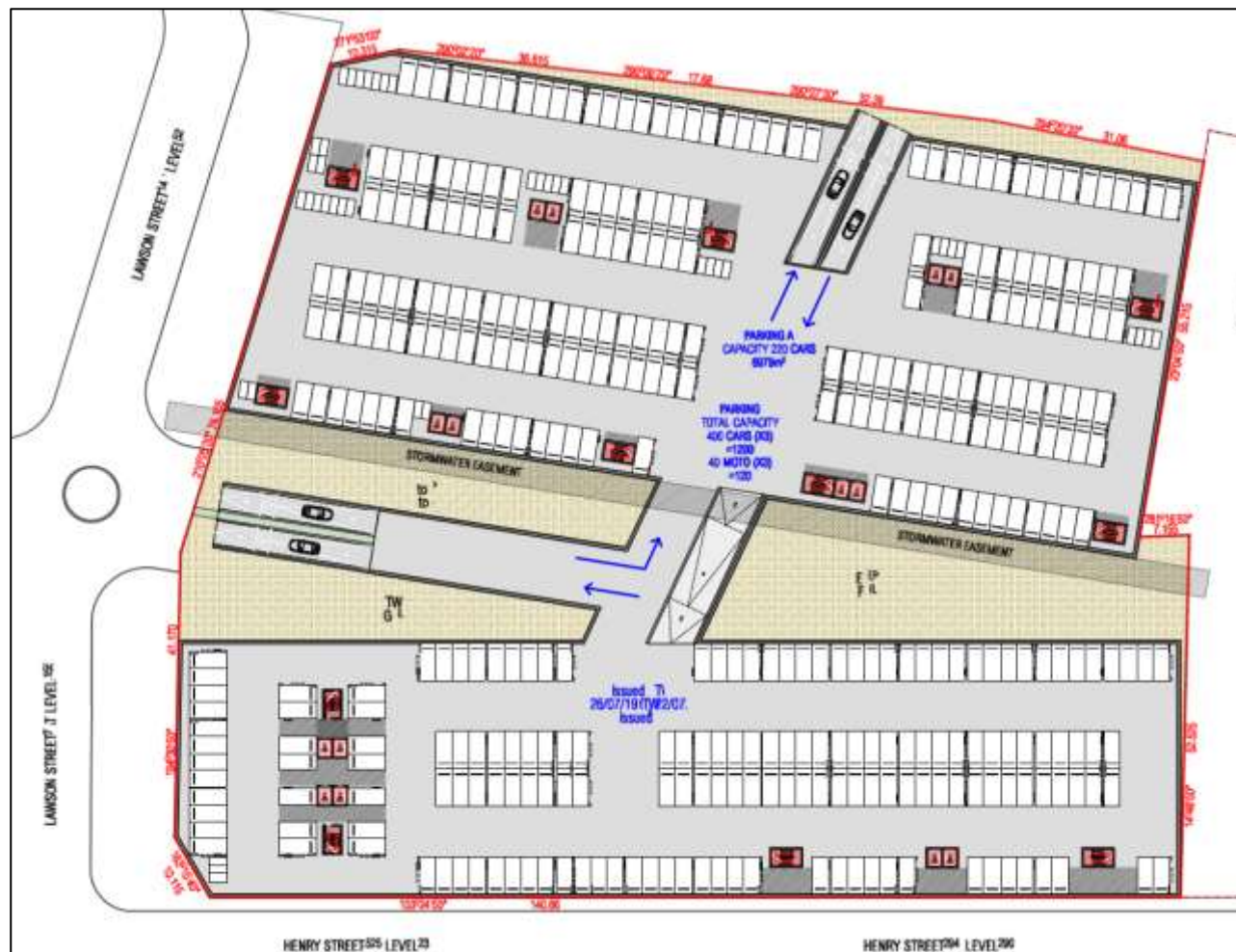
Following amendment of the Penrith LEP 2010, AFFORD proposes to redevelop the study area, with a multi-storey mixed use building. Concept plans have been prepared to illustrate a potential scheme for the proposed development (**Figure 69** to **Figure 71**).



**Figure 68. Identified Key Sites in the vicinity of the study area (Key Site No.8).**

Source: Penrith LEP 2010, Key Sites Map – Sheet KYS\_013.





**Figure 69. Concept Plan showing basement level of the proposed development.**

Source: Enviro Studio, 11/11/19, 61-79 Henry Street, Penrith.



**Figure 70. Concept plan showing ground floor level of the proposed development.**

This plan also shows the proposed development to the east of the study area. Source: EnviroStudio, 16/12/19, Preferred Scheme: Level 1.



**Figure 71. Concept drawing indicating the scale of the proposed development.**

Source: Enviro Studio, 18/12/19.



## 4.2 What historical heritage impacts are possible?

The proposed amendment to the Penrith LEP 2010 will not involve any physical works to the study area, and will not in itself result in any historical heritage impact.

The following section contains a preliminary assessment of the potential heritage impact of the redevelopment that is proposed following the LEP amendment. Guidelines for the assessment of heritage impact are provided in Part C7 of the Penrith DCP 2014, and in the *Guidelines for the preparation of Statements of Heritage Impact* issued by Heritage in the Department of Premier and Cabinet. For works in the vicinity of a heritage item or heritage conservation area, the following issues should be considered:

- The visual curtilage of the item, including significant views to or from the item.
- The setting and heritage curtilage of the item, including the historical subdivision pattern and issues of scale, form, proportion and siting.
- Allowing the public, and users of the item, to view and appreciate its significance.
- The possibility of impact to any known or potentially significant archaeological deposits.

The potential heritage impact of the proposed redevelopment is summarised in **Table 4**, and outlined in the following section.

**Table 4. Summary of potential historical heritage impact.**

Item	Type of impact	Description
Historical archaeological remains	Direct	Low potential for impact to any archaeological remains that may have survived the c.1990 redevelopment.
Penrith Infants Department (1884 Building)	Indirect	May overshadow the item, if the proposed redevelopment on the former school site does not proceed.
Methodist Church (former)	Indirect	The scale of the development will affect the setting of the item, and overshadow the northern aspect.
Thornton Hall	None	No impact on setting or views to or from the item.
Penrith Railway Station Group	None	No impact on setting or views to or from the item.
Lemongrove Conservation Area	Indirect	Significant views to the south from parts of the Conservation Area will be obscured.
High Street heritage items	Indirect	No impact to significant views east-west along High Street, or south to High Street along Lawson Street. Will alter the setting of the heritage items on the north side of High Street, and views from the heritage items on the south side of High Street.



#### 4.2.1 Historical archaeological potential

The historical documentation reviewed in **Section 2.2.2** indicates that development and occupation of the study area, largely for residential purposes, had commenced by 1876, and that construction of houses continued to the mid-twentieth century. In c.1990, the study area was redeveloped for the construction of the present Henry Lawson Centre. This work involved demolition of all previous structures, installation of a stormwater pipe to replace the earlier open channel, and excavation to reduce the natural slope of the ground. These works are likely to have entirely, or almost entirely, removed any archaeological evidence of previous historical occupation, with the possible exception of the lower part of deeper features, such as wells or cesspits. In the event that any such remains are present, they will be entirely removed by excavation for the basement level of the new development.

#### 4.2.2 Heritage items

There are no listed heritage items within the study area, and the present Henry Lawson Centre is not considered to be of heritage significance. The proposed development will therefore not result in direct impact to a heritage item. The potential indirect impact to the listed heritage items nearby is outlined below.

##### **Methodist Church (former)**

Views to and from the former Methodist Church have already been impacted by urban development and street plantings. The proposed development will not impact on existing sight lines to the heritage item. The development will create new opportunities to view the item at elevation from the new complex itself.

However, the large scale of the development will affect the broader setting of the former church, and has the potential to overshadow its current sunny northerly aspect. The concept plans indicate that this potential impact may be mitigated by appropriate design and setback, as shown in the plans by aligning the open space through the proposed complex with the former church frontage on Henry Street (**Figure 72**).

##### **Penrith Infants Department (1884 Building)**

Views between the school building and its broader context are presently hampered by the two-storey building that occupies the eastern end of the study area, and by street plantings. The proposed development is unlikely to further impact sightlines to or from the school building, but has the potential to overshadow the heritage item (**Figure 72**). However, a rezoning application for the former school site is currently being assessed, and if approved will allow a development application for a multi-storey building on this site (**Figure 70**). If this proceeds, the impact of the redevelopment of the study area will be negligible. Depending on the nature of the neighbouring building, the proposed development within the study area may create new opportunities to view the heritage item at elevation from the new complex itself.

### **Penrith Railway Station Group**

The study area is not within the immediate visual catchment of the significant components of the Penrith Railway Station Group, being located at a distance of about 400m with sight lines already compromised by intervening commercial buildings. The proposed development of the study area will not affect significant aspects of the visual curtilage or setting of the item.

### **Lemongrove Conservation Area**

The historical association of the study area with the Lemongrove Estate is no longer apparent, due to the construction of the railway line and the previous commercial redevelopment of the study area. The proposed redevelopment will therefore not result in any further impact to this association.

The proposed redevelopment will not directly impact the streetscape character of the Lemongrove Conservation Area (**Figure 72**). However, the scale of the development will create a visual impediment to the remaining views currently afforded the houses along The Crescent. The heritage listing for the Conservation Area describes proximity to the traditional judicial, religious and educational centre of Penrith as part of the character of the area, and makes special mention of the view of St Stephen's Anglican Church from The Crescent. The proposed development will not affect the view of St Stephen's but will obscure views of the former Methodist Church and of St Nicholas of Myra Catholic Church from parts of the Conservation Area.

As the current zoning allows a maximum building height of 56m across the northern third of the study area, and 24m across the remainder, it is likely that any redevelopment proposed for the study area would result in similar impacts to significant views.

### **Thornton Hall**

The study area is not within the immediate visual catchment of Thornton Hall, being located at a distance of about 330m with sight lines blocked by residential development along Mountain View Crescent (**Figure 72**). The proposed development of the study area will not affect significant aspects of the visual curtilage or setting of the item. The heritage listing for Thornton Hall identified expansive views from the house, from the north to the south west, as contributing to the heritage significance of the item. As the study area is located to the south-east, and views in this direction have been obscured, the proposed development will not impact this aspect of the heritage significance of Thornton Hall.

### **High Street heritage items**

The heritage significance of the listed heritage items along High Street is related to their setting. The northern side of High Street, on the western side of its intersection with Lawson Street, is currently characterised by a mixture of one- and two-storey commercial buildings in a range of styles. The significance of the High Street streetscape is associated with a high proportion of pre-c.1940

buildings, unconsolidated town blocks and the scale of a nineteenth century commercial streetscape.<sup>23</sup>

The proposed redevelopment will not directly impact this streetscape character, or the visual prominence within the streetscape of individual heritage items including the Australian Arms, Cram House and St Stephens Church. It will not affect the significant east-west views along the length of High Street.

However, the bulk and scale of the proposed development has the potential to overshadow and impinge on the current relatively low-rise streetscape character (see **Figure 73** and **Figure 74**). It will affect the setting of the heritage items on the northern side of High Street, and the views from the items on the southern side of the street, although these have already been affected to a degree by more recent commercial developments along the north side of High Street.

A planning document prepared for Penrith City Council in 2018 indicates that development of a similar height development (up to 24m) is currently proposed for the northern part of the Australian Arms Hotel property. If this is approved and constructed, this medium level of development may act as a bridge or buffer between the low rise of High Street and the significantly higher levels being proposed for the study area.

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<sup>23</sup> 'Australian Arms Hotel,' State Heritage Inventory.



**Figure 72. Concept plan of the proposed ground floor in relation to the heritage items adjacent to and in the vicinity of the study area.**

Source: Google Earth with Coast annotations.





**Figure 73. View north east along High Street from the Castlereagh Street intersection.**

The Australian Arms Hotel and Lawson Street intersection are indicated by the red arrow. Four to five storey development along High Street is visible behind the red arrow. The proposed development on the study area would dominate the majority of the streetscape in this image. Source: S. Brettell 2019.



**Figure 74. Australian Arms Hotel, corner of Lawson and High Streets.**

View north from Cram Place at the head of the Lawson and High Street intersection. The Australian Arms is currently being considered for development to a height of 24m, the proposed development at the study area would be to a height of 30 storeys. Source: S. Brettell 2019.

## 5 Our conclusions and recommendations

### 5.1 Conclusions

The proposed rezoning will not result in any physical changes to the study area, and will not in itself result in historical heritage impact. Redevelopment thereafter may result in the following historical heritage impact:

- Direct impact:
  - Historical archaeological remains. It is likely that any archaeological remains have already been substantially disturbed by large-scale redevelopment in c.1990. If however remains do survive within the study area, these will be entirely removed by excavation for the basement level.
- Indirect impact:
  - Methodist Church (former). The setting of the item will be affected by the scale of the proposed development.
  - Penrith Infants Department (1884 Building). The setting of the item will be affected by the scale of the proposed development.
  - Lemongrove Heritage Conservation Area. Views to the south from some parts of the conservation area will be obstructed.
  - High Street heritage items. The setting of items on the north side of High Street, and the views from items on the south side of High Street will be altered. However, the key view corridor, running east-west along High Street, will be largely unaffected.
- No impact:
  - Thornton Hall. There will be no impact to the setting of this item, or to significant views to or from the item.
  - Penrith Railway Station Group. There will be no impact to the setting of this item, or to significant views to or from the item.

The main potential heritage impact is to the former and somewhat modified Methodist Church which is located on Henry Street, opposite the study area. Visual encroachment has however been tentatively addressed in the concept design of the proposed redevelopment, which includes an area of open space on the Henry Street frontage opposite the heritage item. A design feature of this nature may function to create space between the heritage item and the new structures opposite and thus partially mitigate potential heritage impact.

## **5.2 Recommendations**

We have based our recommendations on:

- the research and conclusions of our preliminary assessment as outlined in this report;
- the legal protections provided to historical heritage under the *Heritage Act 1977* and Penrith Local Environmental Plan 2010;
- current policy and regulatory requirements relating to the assessment of historical heritage, and in particular the guidelines *Statements of Heritage Impact*, and Part C7 of the Penrith Development Control Plan 2014.

The following recommendations are made:

### *Distribution of the report*

1. A copy of this report should be forwarded to:
  - The Heritage Library, Department of Planning, Industry and Environment.
  - The Local Studies Collection, Penrith Library.

### *Prior to rezoning*

2. No further historical heritage investigation or assessment is considered to be required prior to the proposed LEP amendment.

### *Before redevelopment*

3. The potential for historical heritage impacts should be adequately and directly addressed during the detailed design process (pending).
4. A Statement of Heritage Impact (SoHI) should be prepared to accompany the development application. It should contain measures to address and/or ameliorate any and all historical heritage impact that will result from the development.

## 6 References

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<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2260818>

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Thorp, Wendy. 1986. 'The Penrith heritage study: The historical archaeology component.' Report to Fox and Associates.

Weir Phillips. 2016. 'Heritage impact statement: Penrith Infants Department (1884 Building), 51 Henry Street, Penrith.' Report.



# Appendix 1

## *Heritage Inventory Sheets*

# Methodist Church (Former)

## Item details

Name of item:	Methodist Church (Former)
Type of item:	Built
Group/Collection:	Religion
Category:	Church
Primary address:	74 Henry Street, Penrith, NSW 2750
County:	Cumberland
Local govt. area:	Penrith

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
74 Henry Street	Penrith	Penrith		Cumberland	Primary Address

## Statement of significance:

The building, completed in 1861, is a rare example of an extant mid nineteenth century former Wesleyan Methodist Church in Penrith City which demonstrates the emergence of a town at Penrith and commencement of provision of community services with the opening of the railway link with Sydney. The building is designed in the Gothick Revival style and displays a high level of intactness of original detail.

**Date significance updated:** 13 Mar 06

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).*

## Description

Physical description:	The external walls are face brick relieved in cement rendered quoins, window and door reveals, parapet string course and pinnacles. The windows have pointed arch reliefs. The north elevation has a pair of porches each with side doors and lancet windows. The side elevations have buttresses and timber framed lancet windows. The gabled roof has a low parapet. The commercial use has brought a number of alterations to the street façade including signage, forecourt terrace and small timber additions to each side.
Physical condition and/or Archaeological potential:	Good
<b>Date condition updated:</b> 02 Mar 05	

**Modifications and dates:**

Additions in 1886 including the pair of front porches.

Internal alterations for use as café.

**Current use:**

Restaurant

**Former use:**

Church

## History

**Historical notes:**

By the early 1840s a congregation of Methodists had formed at Penrith. Initially meeting in private homes, in 1845 John Tindale donated land in Henry Street to build a chapel, which was not completed until 1861. The first minister was the Rev. John Vercoe. Alterations and additions were completed in 1886 which included the pair of front porches.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement- Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Towns-
8. Culture- Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Towns-
8. Culture- Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Towns-

## Assessment of significance

**SHR Criteria a)**

[Historical significance]

The building demonstrates the development of a town at Penrith in the mid-nineteenth century with the opening of the railway and commencement of provision of community services.

**SHR Criteria b)**

[Associative significance]

The building was associated with the Wesleyan and Methodist Churches, their congregations and ministers.

**SHR Criteria c)**

[Aesthetic significance]


The building is an excellent example of a suburban church of the mid nineteenth century retaining a form and detailing which provides insight into this type of building of the era.

**SHR Criteria f)**

[Rarity]

The building is a rare example of a mid nineteenth century Wesleyan Methodist Church in Penrith City.

Assessment  
criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Former Methodist Church	P-13	20 Dec 91	180	
Local Environmental Plan	Penrith LEP 2010	179	22 Sep 10		
Heritage study	Former Methodist Church	P-13	01 Apr 87		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
	0	P-13			N o
Penrith Heritage Study Review	2005	P-13	Paul Davies Pty. Ltd.	Paul Davies Pty Ltd	Y e s

References, internet links & images

Type	Author	Year	Title	Internet Links
Writt en		1991	Penrith Local Environmental Plan 1991 (Environmental Heritage Conservation).	
Writt en	Stickley, C.	1984	The old Charm of Penrith	
Writt en	Trask, M.	1961	Penrith Methodist Circuit, 1861-1961	

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



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# Penrith Infants Department (1884 Building)

## Item details

<b>Name of item:</b>	Penrith Infants Department (1884 Building)
<b>Other name/s:</b>	Penrith Public School
<b>Type of item:</b>	Built
<b>Group/Collection:</b>	Education
<b>Category:</b>	School - State (public)
<b>Primary address:</b>	57 Henry Street, Penrith, NSW 2750
<b>County:</b>	Cumberland
<b>Local govt. area:</b>	Penrith

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
57 Henry Street	Penrith	Penrith		Cumberland	Primary Address

## Statement of significance:

Completed in 1884, the historic classroom provides the focus for appreciating the development of a town centre at Penrith over the late nineteenth century with the construction of public buildings to serve the suburban community. The building is a good representative example of a model suburban school building of its era. The complex demonstrates the consolidation of public education within the LGA following the Public Instruction Act of 1880.

**Date significance updated:** 13 Mar 06

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## Description

**Designer/Maker:** William Kemp

**Physical description:** The item is a brick classroom block on Henry Street. The classroom block is representative of a standard suburban type school of the era. It is constructed of brick masonry with sandstone stringcourses, windows sills, and a corrugated steel gabled roof with ventilators and decorative bargeboards. The large timber windows are double hung and have multiple-paned upper sashes. The building is prominently sited on Henry Street.

**Date condition updated:** 20 Dec 91

**Current use:** School

**Former use:** School

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
6. Educating-Educating	Education-Activities associated with teaching and learning by children and adults, formally and informally.	(none)-

## Assessment of significance

### SHR Criteria a)

[Historical significance]

The school complex demonstrates the consolidation of public education within the LGA over the latter decades of the nineteenth century following the Public Instruction Act of 1880 which set statutory minimum periods of pupil attendance.

The school complex demonstrates the development of a suburban community at Penrith over the late nineteenth century and the development of government services to cater for the needs of this community, which had previously been provided by the churches.

### SHR Criteria c)

[Aesthetic significance]

The classroom block is a good example of standard suburban school building design developed by William Kemp, the architect of the Department of Public Education. The buildings illustrate the Department's model for suburban schools in the choice of materials, roof form, building scale and disposition, window sizing and door location.

### SHR Criteria f)

[Rarity]

The school building is rare in the town in its continued use for education and type and age of construction.

### SHR Criteria g)


[Representativeness]

The complex of buildings is representative of a model design of suburban classroom block developed by the Department of Public Instruction.

### Integrity/Intactness:

High externally

### Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Penrith Infants Department 1884 Building	P-12	20 Dec 91	180	
Local Environmental Plan	Penrith LEP 2010	177	22 Sep 10		
Heritage study	Penrith Infants Department	P-12	01 Apr 87		

## Study details

Title	Year	Number	Author	Inspected by	Guidelines
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					<b>used</b>
	0	P-12			N o
Penrith Heritage Study Review	2005	P-12	Paul Davies Pty. Ltd.	Paul Davies Pty Ltd	Y e s

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Partridge, J. D.	1972	The History of Public Education in the Penrith Area to 1900	

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



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# Thornton Hall

## Item details

Name of item:	Thornton Hall
Type of item:	Built
Group/Collection:	Residential buildings (private)
Category:	Homestead building
Primary address:	Lot 11 The Crescent, Penrith, NSW 2750
County:	Cumberland
Local govt. area:	Penrith

Northern end, Mountain View Crescent. The property has an area of approximately 1.98 hectares (4 acres 3 roods 21 and 3/4 perches) and includes an 1870s residence and remnant early trees.

## Boundary:

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Lot 11 The Crescent	Penrith	Penrith		Cumberland	Primary Address

## Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Landcom	State Government	

## Statement of significance:

Thornton Hall, including residence and associated landscape elements, has local significance for its role in the development of the township of Penrith during the mid to late 19th Century. It has local significance for its association with Thomas Smith, early leaseholder and later owner of the property from 1862, for whom the residence was constructed sometime during the 1870s, and his son the Hon. Sydney Smith, local parliamentary representative, who inherited the property in 1892.

Thornton Hall has local and State significance for its association with the many community and sporting activities to be held at Belmore Park, the flat section of land to the west of the residence, during the late 19th and early 20th Centuries. These included an early cricket match against a touring English side, which is associated with the establishment of the Sheffield Shield in Australia; early feats in aviation by William Hart, and cycle, motor cycle,

can and air races on a purpose constructed speedway. It has local significance for its association with Thomas Smith and his son the Hon. Sydney Smith with whose support and encouragement these activities took place.

Thornton Hall, including residence and surviving landscape elements, has local significance in the Penrith and Nepean district, as an early residence in the Victorian style. It is significant for its unusual design and construction, however this significance has been somewhat compromised by later alterations to and demolition of original fabric. Thornton Hall has aesthetic significance for its prominent location on the rising ground to the east of the former Penrith Engineers Stores Depot, with views spanning almost 180 degrees from the north to the south west.

Thornton Hall has local significance for its association with the Royal Australian Engineers, who have occupied the large area of land to the west of Thornton Hall, known as the Penrith Engineers Stores Depot, since 1942. The depot has significance as part of the massive expansion of military facilities during World War II, and as the main engineering depot for the Eastern Command from 1943 through to the Vietnam War. Thornton Hall has significance for its use as the residence of the Commanding Officer from 1952 to about 1994.

Thornton Hall local significance for the community of Penrith, for its historical associations with the early development of the district, and the descendants of the Smith family (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

**Date significance updated:** 20 Oct 04

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Description

Designer/Maker:	Unknown
Builder/Maker:	Constructed for Thomas Smith (1819-1896)
Construction years:	1870-
Physical description:	The property known as Thornton Hall occupies the eastern corner of the property held by Thomas Smith during the 1870s, north of the railway line and railway station in Penrith. The immediate surrounding areas are generally industrial. The eastern boundary is contiguous with the 1890s Lemongrove sub-division to the east of the property which is identified as a conservation area in the Penrith LEP. To the west are the extensive grounds of the former Penrith Engineers Store Depot. Thornton Hall is located at the end of the cul-de-sac Mountainview Crescent.

The Thornton Hall property comprises Thornton Hall and a corrugated iron garage adjacent to Thornton Hall associated with eight prefabricated Defence residences along the eastern boundary and sections of the original roadway from Mountainview Crescent. Located on a slight rise the main house has views to the west. The landscape setting includes a mix of established trees and other plantings; key elements in the landscape setting of Thornton Hall include a pepper tree, silky oak trees and a camphor laurel tree illustrate a the variety of plantings. A single Bunya pine at the entrance to the Royal Australian Engineers Store Depot marks the former entrance to the Thornton Hall driveway. The probable alignment of part of the original driveway is defined by rows of later plantings; the exact alignment of the driveway has not been confirmed. There does not appear to be any evidence of the former carriage circle adjacent to the house.

Thornton Hall is a Victorian single storey brick villa. The brick upper walls in English garden bond are supported on sub-floor foundation walls of river stones and ashlar sandstone

blocks which may have come from Regentville, a nearby property, which was demolished. Window sills are similarly of well cut sandstone below elliptical soldier arch upper lintels. The essentially symmetrical house features a hipped, corrugated iron main roof with hip roofed projections to either side at the rear. The hip roofed projections feature as pavilions at either end of an encircling verandah on the eastern, southern and western sides which have been enclosed. The enclosure utilises a brick base with casement windows. A separate verandah with tubular steel posts has been formed at the rear on the northern facade, with a weatherboard (Hardiplank) skillion at the north western corner. The verandah base for this rear verandah is formed in concrete at ground level. Roof verges are detailed with narrow boxed eaves and galvanised iron guttering and downpipes. A single brick chimney remains at the north eastern corner of the roof with simple brick mouldings, string courses and cappings. A later brick chimney at the rear identifies the kitchen.

The front, southern, doorway consists of a very tall pair of French doors with raised bottom panels, bolection mouldings and curved glazed top panels behind a 1930s extension. The newer, later entrance features Spanish revival type rendered columns and base walls, brick pillars, entrance posts and stairs.

The main building originally featured seven rooms and open verandahs.

Internally the building features an atypical layout with an unusually large central room entered from the front door, with two rooms to either side. Minor i.e. service rooms are located at the rear. Fine joinery, mostly Victorian. Six panelled internal doors, largely French doors with fine margin bars in the Regency manner. Other notable features include original rendered skirtings and finely detailed Art Deco pressed metal ceilings probably installed during the period 1910-1920.

Elements of high value include:

- the speedway remnant
- the cricket pitch and oval;
- Thornton Hall, driveway alignment and associated remnant plantings; and
- visual links between Thornton Hall, the driveway alignment and the cricket pitch over a 180 degree vista. (Register of the National Estate)

#### Exterior

Thornton Hall is a single storey brick 'rural' residence in a Victorian style. The house has a hipped roof of corrugated steel with a broken-back extension at the base. Hip roofed projections extend to either side at the rear, and over the central main entrance portico to the south. An enclosed verandah extends from the central entrance porch around the eastern and western sides to the rear projections. The verandah has a skillion roof, which is non-original. The roof has modern galvanised iron roof sheeting, gutters and boxed eaves, and two painted brick chimneys, one featuring a decorative brick top.

External walls are laid in a garden wall bond, comprising three or five stretcher courses to one header course, and have been painted. The house features a rough cut and pick-axed sandstone base, which has been painted. River rocks are also present to the foundations of the rear projections.

The entrance porch has been modified from the original, and retains its original brick columns with rounded corners. Rough rendered masonry sections form the balustrade. A timber framed parapet at the front has a pebble finish fibre cement cladding, which has been painted and is in a poor condition, with sections of the cladding having fallen away. The porch has a painted concrete floor and fibre cement ceiling. The front entrance has been boarded up with plywood sheeting.

The original open verandah retains some of its rounded brick columns, although has been enclosed with painted brick to approximately 1200mm high, laid in a stretcher bond with timber framed windows above. These windows have been boarded over with plywood. Fibre cement infill and external operable metal awnings are fixed above. The original sandstone base to the verandah remains. The sandstone has rounded ends, and features a decorative stucco render below.

The skillion verandah extending along the rear façade has tubular steel posts and opaque

PVC sheeting. Two single doors at either end of the façade and window openings have been boarded up with plywood. A former recessed entrance at the western end has been enclosed with fibre cement cladding, and a bathroom added.

A weatherboard addition at the north west corner has a skillion roof and a single door opening on the east. Above this are the markings of a former gable extension to the masonry wall.

Window openings to the rear and sides have segmental arched heads protruding sandstone sills. The openings have been partially infilled with brick, and new heads formed. Terra cotta floor vents are visible to the rear protrusions.

#### Interior

The present building is approximately 228 square metres, including the enclosed verandah and excluding the rear verandah. The house contains a large central living hall running on a north-south axis through the centre of the house, and two other principal rooms, one on either side of the living hall, with three smaller rooms arranged along the rear. Internal walls are rendered, and the original timber floor boards have been replaced throughout.

On the whole the three principle rooms have non-original pressed metal ceilings, and the smaller rooms have modern plasterboard ceilings. The three principle rooms originally had fireplaces, which have been either rebuilt or infilled. Much of the original joinery remains, including skirtings, architraves and doors. The front entrance has timber double doors, with a glazed top panel which has an arched head. There are four sets of timber framed multi-paned glazed French doors opening from the principle rooms to the encircling verandah, which are original, although either slightly modified or damaged.

The enclosed verandah has a concrete floor over the original verandah floor. The enclosing walls have been lined with plasterboard, and the ceiling is also plasterboard. A bathroom has been added to a former recessed entrance at the rear, with new plasterboard lining to the walls and a lowered plasterboard ceiling. The original high timber boarded ceiling remains above, as does evidence of the former ladder stair to the attic on the brickwork wall.

Within the roof space is evidence of a former attic space, which lead to the observatory over the front porch. This space has painted brick walls and timber floor boards.

#### The Property

The landscaping to Thornton Hall does not appear to have any particular design to it. There are a number of early well-established trees within the immediate curtilage, including silky oak, peppercorn tree, camphor laurel, cypress pine and jacaranda. A hoop pine tree marks the entrance to the former carriageway to Thornton Hall from The Crescent. Garden beds around the perimeter of the building, particularly on the sothern and eastern sides, obscure the house from view.

The property slopes away to the wet, and has views spanning nearly 180 degrees from the north to the south west.

There is a small timber framed garage located to the east of the house, which has a gable roof and is entirely clad with corrugated steel sheeting. The garage is presently unsecured (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

#### Physical condition and/or Archaeological potential:

Structurally Thornton Hall appears to be in a stable condition. External brick walls are generally in good condition, although dirty, and there is some cracking above window and door openings which is typical with age. The roof cladding has been recently replaced, and gutters and downpipes appear in working order. Some of the metal sheeting to the front porch has corroded or fallen away.



The building has been badly vandalised over the recent years, which has resulted in the boarding up of all opening. Many of the glass windows and doors, and light fittings have been smashed through vandalism. There is some damage to the rendered wall finish due to the removal of former fixings. Plasterboard wall lining has been installed to some of the rear rooms. Sections of the early joinery have been badly treated. Water damage to the pressed metal ceiling would indicate roof leakage.

The present site and landscaped grounds are maintained. Garden beds to the perimeter of the building appear to be causing minor dampness or cracking to exterior walls, the dampness intensified by excessive shading (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

**Date condition updated:** 17 Mar 06

**Modifications and dates:**

c. 1870: A sketch of Thornton Hall shows the house as single storey, with a hipped roof, central porch and encircling verandah. The three bay attic observatory is shown centrally on the roof. The apex of the dormer appears curved. The roof protecting the central porch has curved sides. The house features three openings on the front façade, corresponding to those existing, with double doors to the central entrance. The two storey wings at the rear are absent, indicating that these were a later addition.

C. 1880: An early photograph shows the addition of the two storey wings. That these two wings were a later addition is evidenced by the extension of the eastern chimney. These wings appear to be face brick with either stone or rendered trim to the crenellated parapet and window surrounds. There is no roof over the parapet wings. The windows are vertical sliding sashes and the heads are curved. The rear form and access to it is not shown. There was a bedroom located within each wing. This photo provides good evidence of the original appearance of the house including curved front entrance and open verandahs. A curved drive appears in front of the building.

C. 1905-1910: Storm damage to the kitchen wing which extended from the rear north western corner of the house. The kitchen wing is a single storey, with brick walls, a hipped roof of corrugated iron and chimney at the rear. This photograph shows the second storey at the rear.

1918: An aerial photograph shows the kitchen and the laundry wing can be discerned also with the stable buildings.

1933-1942: Enclosing of the verandah during this period, including the removal of the brick columns and the built up of a brick wall to sill height and insertion of timber windows.

1945-1950: Demolition of the two storey bedroom wings and attic observatory for either Read or Strong.

1950: A description of the building by the federal taxation office describes the demolition of the first floor and re-pitching of the roof, indicating that these works had been undertaken prior to 1950. A photograph of the same year shows the existing porch. The corrugated steel garage had been constructed, and the window heads have been lowered by this time. New concrete had been laid to the enclosed verandah, and new timber floors laid to the main house by this time. The walls had been repapered, pressed metal ceilings added, and new fireplaces constructed by this time. A detached building known as the brick stables, was still remaining, although in poor condition.

Demolition of the rear kitchen wing (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

**Current use:** Empty

**Former use:** Residence, Army housing

## History

**Historical notes:** In 1804 Portion 90 was granted to Captain Daniel Woodriff. In 1814 the Great Western Road was established with Penrith developing along the road alignment. The arrival of the railway at Penrith in 1863 led to increased development in the area. The Woodriff estate was subdivided into two sections by the transport routes, inherited by the grandsons of the grantee in the 1880s. Thornton Hall was built as the residence of Mr Thomas Smith sometime in the 1870s. Thomas Smith was a Penrith publican responsible for the construction of the "Red Cow Inn" in 1860 which still survives opposite the Penrith Railway Station. Smith initially leased land to the north of the Great Western Highway from Daniel Woodriff from 1862, but in 1866 he purchased approximately 216 acres of the Woodriff estate where he bred horses, cattle and sheep. In 1871 Smith was voted an Alderman of the first Penrith Council; Smith died of heart failure at Thornton Hall in 1896. Thomas Smith and his wife, Jane Laimbeer, had eleven children.

Thomas Richard Smith, the eldest son, was the Member for Nepean in the Legislative Assembly from 1877-87, 1895-98, and 1901-1904. He was elected an Alderman for Penrith Municipality from 1888 to 1893, and elected Mayor of Penrith in 1889. Another son, Sydney Smith was elected to the Assembly in 1882 for the seat of East Macquarie. He held the seat until 1894 when he won Bathurst. He was also an Alderman on Leichhardt Municipal Council from 1886 - 1892 and Mayor in 1888-89. Sydney Smith served in Parke's last ministry as Secretary for Mines (1889-1891) and was also First Secretary for Agriculture from 1890. He resumed the Mines portfolio under Sir George Reid in 1894 and in objecting to the Constitution Bill was defeated in the elections of June 1898. Smith was gazetted Honourable in 1899. In 1901 he was elected to the House of Representatives for Macquarie, and was Opposition whip in the first Parliament. He was awarded the Postmaster-Generalship having engineered the Reid- McClaren coalition of 1904-1905 and served on royal commissions on old-age pensions and the ocean shipping service. Defeated in 1906, Sydney Smith retired to his inherited estate, Thornton Hall at Penrith. Sydney Smith died at Croydon on 21 February 1934

There was a cleared meadow directly down from Thornton Hall which was referred to locally as Smith's Paddock but was later officially named Belmore Park. Several historical sporting events took place in Belmore Park with the encouragement and support of Mr Thomas Smith and, later, Mr Sydney Smith. Lord Sheffield's English Cricket Team played a Nepean District side at Smith's Paddock on 17 February 1892. The then Mayor of Penrith was TR Smith who was reported to have paid each English player an inducement of 100 pounds. The venue also appears to have been a Smith suggestion. The first Hot Air Balloon flight in Australia took off from the Smith's Paddock in 1892. An airfield at Belmore Park, the first in Australia, was established in 1910 by George Taylor. The first successful crosscountry aeroplane flight in Australia was made from Belmore Park to Moore Park (47 miles) on 18 November 1911. The pilot was Will Hart who was subsequently issued with the first Australian pilot's licence (No. 1) in December 1911. Motor racing at Belmore Park, later to be known as the Penrith Speedway, took place from 1923 until about 1941. The land around Thornton Hall became Penrith's official golf course in 1938 and continued as such until the Army took over the land in the 1940s. It is thought that the golf course included the centre of the speedway. The speedway meetings ceased in 1941 after a section of the track and property adjacent to the railway was taken over by the army for a proposed siding. Defence activity appears to have obliterated much of the speedway embankment and track.

Thomas Smith's descendants owned the house and property until 1947, when it was purchased by Hugh Read, a grazier from Canberra, and in 1949 the property was sold to Joseph Hamilton Strong, a dairy farmer from Penrith. In 1951 the property was compulsorily acquired by the Commonwealth of Australia for use by the Australian Army. The Army occupied the house as the residence of the Commanding Officer for the Penrith area and built a number of prefabricated houses and a range of functional buildings east of Mountainview Crescent, the access road to Thornton Hall, which dates to the 1950s. The former Belmore Park area lies to the west of Thornton Hall. It has little evidence of the former aerodrome, airfield or Golf Course. The former Cricket Oval is approximately central in the Belmore park area with the pitch still just visible. The boundary is defined in part by boundary trees and bench seating. The remains of the speedway are limited to the curve of the road, in use, towards the eastern boundary, extending from a point adjacent to the parade ground and tennis court, to near the railway platform and siding. The land at the base of the speedway is heavily wooded. There is little evidence of the 1941 and 1943 railway sidings installed by Defence, except for evidence of the side and end loading platforms to the 1943 siding. The curved entrance roadway at the south eastern corner dates from the 1943 military use of the site. To the north east are the former parade grounds and tennis court and the remains of the military messes. (Register of the National Estate)

1804: 1000 acres granted to Captain Daniel Woodriff by Governor King. Property named Rodley Farm.

1834: 100 acres granted to Sarah MacHenry, Reverend Henry Fulton and Alexander Fraser as executors of the estate of John MacHenry by Governor Bourke.

1862: Thomas Smith, Penrith publican, leased acres of the land to the north of the Great Western Railway, on which Thornton Hall and the adjacent Penrith Engineers Stores Depot stand, from Daniel Woodriff.

1866: Smith purchases parts of Woodriff's estate, including approximately 88 ha (217 acres 2 roods) from the north east corner, and 2.5 ha (6 acres 1 rood 12 perches) on the south side of the railway. Total cost was 750 pounds.

C. 1870s: Thornton Hall constructed for Thomas Smith, exact date unknown. Smith sold small parts of his estate throughout the 1870s. In 1879 the estate comprised 86.7 ha (214 acres 1 rood 207 perches).

Feb 1892: The Nepean District cricket team reputedly played against a touring English team sponsored by Lord Sheffield on the flat paddock to the west of Thornton Hall, later to become known as Belmore Park. Professor Bass and Signor Fernandez conducted aerial displays in hot-air balloons at Belmore Park.

Sep. 1896: Thomas Smith died at Thornton Hall.

1896: Subdivision of Thornton Hall Estate. Easements granted for railway and electricity transmission lines, and government resumptions reduced the size of the property.

C. 1900: Hon. Sydney Smith took up residence at Thornton Hall. Smith inherited a life estate in the property from his father's will.

1910: The Aerial League of Australia selected Belmore Park as a flying ground for its members.

1911-1912: William E. Hart flew his Bristol Box-kite solo from Belmore Park, and undertook flying tests to receive the first flying licence in Australia issued by the Royal Aero Club.

1923-1928: Motor Cycle and motor car racing began at Belmore Park, to become known as Penrith Speedway, under the Western Suburbs Motor Cycle Club and Penrith Speedway Limited. These were held with the support of the Hon. Sydney Smith.

1933: Thornton Hall Golf Club formed, including a nine hole golf course at the centre of the disused speedway.

Feb. 1934: Hon. Sydney Smith dies at Croydon, and ownership of Thornton Hall passes to his five children.

1934: Thornton Hall Estate broken up for sale, subdivision and government resumption.

1936-1941: Motor car and motor cycle racing resumes at Penrith Speedway, under the Empire Speedways Limited.

1940: Resumption of part of the land by the Commissioner of Railways.

1945-1969: Commonwealth of Australia acquired sections of the Thornton Hall property (Belmore Park) for use by the Royal Australian Engineers. The RAE had already occupied part of the site from 1942.

1947: Thornton Hall purchased by Hugh Read, grazier, from the Trustees of the Smith Estate.

1949: Thornton Hall purchased by Joseph Strong

Feb. 1951: Commonwealth of Australia acquired Thornton Hall for use by the Army.

1952-1994: Thornton Hall used as the residence of the Commanding Officer.

1955: Construction of eight prefabricated houses by the Commonwealth, as permanent quarters for married defence personnel.

1989: Defence Housing Authority assumed management and control of Thornton Hall.

Mid-1994: 176th Squadron vacated Thornton Hall.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	(none)-
3. Economy- Developing local, regional and national economies	Transport-Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	(none)-
7. Governing- Governing	Defence-Activities associated with defending places from hostile takeover and occupation	(none)-
8. Culture- Developing cultural institutions	Sport-Activities associated with organised recreational and	Tourism and



and ways of life	health promotional activities	recreation-
9. Phases of Life- Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	(none)-

## Assessment of significance

### SHR Criteria a)

[Historical significance]

Thornton Hall, including residence, surviving curtilage and landscaping elements, has significance at a local level as a surviving early brick residence in the Victorian style in the Penrith and Nepean River area

Thornton Hall has significance for its role in the development of the Penrith township on the northern side of the Great Western Railway during the mid to late 19th Century. It is associated with the early leasing occupation of the land in 1862 by Thomas Smith, local Penrith publican and early landowner, who utilised the land to breed horses, cattle and sheep. Thornton Hall is associated with the development and construction of the Great Western Railway and Penrith Railway Station, which was a key factor in the property's subsequent occupation by Defence.

Thornton Hall has significance for its association with community and cultural sporting activities during the late 19th and early 20th Centuries, including cricket, horse racing, motor car and motor cycle racing and early aviation. These were to occur on the flatter part of the land to the west of Thornton Hall, and were conducted with Thomas Smith's and the Hon. Sydney Smith's full encouragement and support. These events are significant at local and State level (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

The Victorian villa of Thornton Hall, erected in the 1870s, and its landscape setting, including the former driveway and associated planting, the remains of the former speedway and the cricket oval, are important for their close association with entrepreneur Thomas Smith and his son, politician Sydney Smith, who inherited the property in 1896. Smith's Paddock witnessed several firsts: a cricket match, forerunner to the Sheffield Cricket Matches, between England and a Nepean team in February 1892 on the cricket oval located within the site; the first Hot Air balloon flight in Australia also in 1892 and the first successful cross country aeroplane flight in Australia in September 1911 by William Hart. The visual links between Thornton Hall, the cricket oval and the remains of the former speedway track are important in maintaining the historical associations of the place. Smith's Paddock was later renamed Belmore Park when it became the Penrith International Speedway in 1928.

### SHR Criteria b)

[Associative significance]

Thornton Hall, was closely associated with entrepreneur Thomas Smith and his son, politician Sydney Smith, who served in Parke's last Ministry as Secretary for Mines and helped to establish Hawkesbury Agricultural College. Under Sir George Reid, Sydney Smith introduced the Coal Mines Regulations of 1896, Water Rights in 1896 and the Artesian Wells Act in 1897. As Opposition Whip in the first parliament he helped engineer the Reid-McClaren coalition of 1904-1905.

Thornton Hall has significance for its association with the prominent local identities Thomas Smith and his son the Hon. Sydney Smith. Thomas Smith, a former Penrith Publican was also responsible for the construction of the Red Cow Inn, located opposite the Penrith Railway Station. Thomas constructed Thornton hall upon his retirement as publican sometime during the 1870s, and established an orchard at the property.

Thornton Hall has significance for its association with the Hon. Sydney Smith, who most likely occupied the property as his country retreat, from the early 20th Century until his death in 1934. Sydney Smith was notable as the local parliamentary representative, as the Secretary for Mines and the Minister for Agriculture in the NSW government. Thus it is significant at regional and State level in the theme of Persons.

Bob Thomas Smith and the Hon. Sydney Smith encouraged and supported the many

supporting and cultural activities to take place on the flatter paddock to the west of Thornton Hall. These included a number of sporting achievements in the local area and State during the late 19th and early 20th centuries, in aviation, speedway, golf and cricket.

Thornton Hall is important for its association with the Royal Australian Engineers, who have occupied the large site to the west of Thornton Hall from 1942, known as the Penrith Engineers Store Depot. The RAE had been associated with the site as early as 1917 however, using the rifle range at the northern end of the site. Thornton Hall was used as the Commanding Officer's Quarters from 1952 to about 1994. The depot has significance for its role in the massive expansion of military facilities during World War II, which operated as the main engineering depot for the Eastern Command from 1943 through to the Vietnam War (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

#### SHR Criteria c)

[Aesthetic significance]

Thornton Hall has local aesthetic significance for its prominent location on the rising ground to the east of the former Penrith Engineer Stores Depot. It enjoys views spanning almost 180 degrees, from the north to the south west, over the North Penrith Army Land, the City of Penrith, the flood plains of the Nepean River, and towards the Blue Mountains beyond.

Thornton Hall has local aesthetic significance as a surviving Victorian residence, albeit with some later alterations. Its aesthetic significance has been compromised with the destruction of the former rear bedrooms, alterations to the attic roof formation and the complete enclosure of the verandah and other external openings to deter vandalism.

Surviving landscaping elements have local aesthetic significance, as elements of the early entrance, approach and landscape setting of Thornton Hall.

The cricket oval has aesthetic significance at a local level for its open character, as defined by the high level of intactness of its curtilage, which is enhanced by the bordering of eucalyptus trees (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

#### SHR Criteria d)

[Social significance]

Thornton Hall has significance at a local level for the Penrith Community, as the residence of Penrith identity Thomas Smith, and as an early residence in the Penrith district (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

#### SHR Criteria e)

[Research potential]

Thornton Hall has significance for its unusual brick construction, utilising a garden wall bond. It has significance for its sandstone and river rock foundations, which reputedly originate from the former Penrith Mansion "Regentville", which was destroyed by fire prior to the construction of Thornton Hall (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

#### SHR Criteria f)

[Rarity]

N/A

#### SHR Criteria g)

[Representativeness]


The building is representative of a 'rural' Victorian residence in the Penrith and Nepean area.

#### Integrity/Intactness:

The 'rural setting' of the property has been lost, though the gradual encroachment of residential and industrial to the east and north, and the development to the west of the Penrith Engineers Stores Depot. A stand of eucalyptus trees to the west of the house are remnant Cumberland Plain Woodland. The original carriageway from The Crescent has been lost, although its entrance is marked by a large hoop pine. The property's location on a small rise retains significant views spanning almost 180 degrees from the north to the south west.

The building does not retain a high degree of integrity, having lost many of its distinguishing architectural elements, including the attic observatory, two storey bedroom wings and encircling open verandahs. The original kitchen wing at the rear has also been demolished. The building retains much original fabric, although modified to varying degrees, including brick walls (these were originally face brick), and timber joinery. Pressed metal ceilings are a later addition, timber floors have been replaced and the fireplaces rebuilt (Graham Brooks and Associates Pty Ltd, CMP Thornton Hall).

#### Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Thornton Hall	P-6(b)	20 Dec 91	180	
Local Environmental Plan	Penrith LEP 2010	166	22 Sep 10		
Heritage study	Thornton Hall	P-6b	01 Apr 87		
Heritage study		2260166	01 Nov 07		

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
	0	P-6(b)			N o
Register of the National Estate	0		Contribution to Australian Heritage Commission		Y e s
Penrith Heritage Study Review	2005	P-6b	Paul Davies Pty. Ltd.		Y e s

## References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Graham Brooks & Associates	2000	Conservation Management Plan for Thornton Hall	
Written	Graham Brooks & Associates	1998	North Penrith Urban Investigation Area, Heritage Analysis	
Written	Graham Edds & Associates	1996	Conservation Plan for Thornton Hall	
Written	Terry Kass	2000	History of Thornton Park	

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



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# Penrith Railway Station group

## Item details

Name of item:	Penrith Railway Station group
Type of item:	Built
Group/Collection:	Transport - Rail
Category:	Railway Platform/ Station
Primary address:	Lot 31 Jane Street, Penrith, NSW 2750
Local govt. area:	Penrith

Opposite Station Street, Penrith

## Boundary:

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Lot 31 Jane Street	Penrith	Penrith			Primary Address
Railway land Jane Street	Penrith	Penrith			Alternate Address

## Statement of significance:

Completed in 1863 and subsequently upgraded, the railway station demonstrates phases in the development of Penrith associated with the coming of the railway and the need to improve facilities to satisfy increasing demand and/or regional development. The historic buildings and structures are excellent examples of Victorian railway architecture that exemplify Victorian attitudes to railway construction. The complex is unique in the LGA and western Sydney in consideration of its scale and diversity. It continues to provide the traditional rail based gateway to the town. The station group is important in the historic townscape of Penrith and is attractively set against the backdrop of the Blue Mountains and open paddock lands to the north which offer distant views to historic places such as Combewood.

**Date significance updated:** 02 Mar 05

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## Description

Construction years:	1863-
Physical description:	<p>The item is the railway station complex in Jane Street. The station complex comprises a group of buildings and associated infrastructure developed over the century following the opening of the station in 1863. All of the station buildings are constructed in brick and have hipped roofs. The earliest building was completed in 1863 and the later building was completed in 1890. The platforms and station buildings are complemented by associated infrastructure of historic and technological significance of later dates. This includes the brick elevated signal box (c.1950s), the elevated water tank and cast-iron column (1910s), the steel catenary gantries (c.1950s), turntable (c.1910s), and floodlight towers in the old marshalling yard (1950s).</p> <p>STRUCTURES</p> <p>column - up end platform 1/2, 1956</p> <p>water tank - up end platform 1/2, 1956</p> <p><b>Date condition updated:</b>20 Dec 91</p>
Current use:	Railway Station
Former use:	Railway Station

## History

Historical notes:	<p>Plans for the new station building were drawn up by Whitton and tenders were let to M. Jamison, A. Jamison, and D. Forest. Construction began to the station building, however they were not complete for the opening of the station on 19 January 1863. Penrith station included station building, crossing loop, goods sliding passing through a large goods shed (142' x 43') constructed of galvanised iron and timber framing, and a horse and carriage dock at each end of the platform. There were also two sidings with pits and a 40 foot turntable, locomotive office and various small sheds. The station building consisted of nine rooms: a booking office (with counter) located at the centre of the building flanked on either side by a refreshment room and a small ticket office/alcove, a station masters room, gents and ladies lavatories and ladies waiting room.</p> <p>The building exterior was face brick and appears to have been tuck-pointed and had sandstone detailing to sills, thresholds and chimneys. It had a slate roof with lead capping and detail, a posted verandah with iron panel roofing and a painted decorative valance on square posts with a stop chamfer. The platform, constructed of timber, was short and had a cross form rail at the rear.</p> <p>By 1875 a number of changes had been made to the complex including an extension of the goods siding, a three road engine shed, engine loop, weight bridge, water tank, coal and sand facilities, and a station master residence built adjacent to the station. In 1890 a new station building was erected to provide facilities on both platforms. The building comprised a central waiting room flanked on either side by gents and ladies waiting rooms with associated lavatories. The waiting area was open fronted and the awning extended only over the main pavilion. Extensions and alterations to both the 1863 and 1890 buildings were made in 1895. The 1890s building included the construction of a refreshment room in the former waiting and gents waiting rooms with the dividing wall being removed and the entry infilled with doors and windows. The 1863 building underwent further alteration with the refreshment room being extended to create a large single space at the Sydney end with a new kitchen wing at rear and a detached wing housing servants and managers rooms.</p>
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## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
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3. Economy- Developing local, regional and national economies	Transport-Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	Push westward-
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## Assessment of significance

### SHR Criteria a)

[Historical  
significance]

The station demonstrates a phase in the development of Penrith associated with the coming of the railway and subsequent upgrades to satisfy increasing demand and/or regional development.

The station buildings are significant for their representation of two major phases of railway growth in NSW still seen in the station buildings. The structures demonstrate the evolution of railway buildings with their constantly changing needs for accommodation, illustrating the expansion of the railway service as seen in the growth of the refreshment room in 1881, 1895 and again in 1916.

### SHR Criteria b)

[Associative  
significance]

The buildings are associated with major figures in the development and construction of railways, particularly John Whitton.

### SHR Criteria c)

[Aesthetic  
significance]

The station buildings have high aesthetic value as excellent and rare examples of Victorian railway architecture that exemplify Victorian attitudes to railway construction.

The buildings demonstrates fine quality detailing and are imposing structures indicating their importance of the railway to the district. They were designed to bring confidence in railways to the public in their strong architectural form.

### SHR Criteria d)

[Social significance]

The station has social significance for its function in both serving the local Penrith community and for providing a stopping point for trains moving between Sydney and the country as seen in the importance of the refreshment rooms to the station.

The railway complex has had a major social role in Penrith, particularly up to World War I when the railway workshops and yards would have been major employers and sustainers of the town.

### SHR Criteria e)

[Research potential]

The 1863 building clearly demonstrates construction techniques from that period that are seen in the fabric and are supported by good documentation of the building.

The group allows an understanding of the growth of the place, changing patterns of development and changes in approach over time to buildings on the railway system.

The place has archaeological value.

### SHR Criteria f)

[Rarity]

The complex is unique in the LGA in consideration of its scale and diversity.

### SHR Criteria g)


[Representativeness]

The complex includes a number of structures associated with the government railway erected over the nineteenth century and early part of the twentieth century which demonstrate an important rail centre.

### Integrity/Intactness:

Fair

### Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Penrith Railway Station	P-17	20 Dec 91	180	
Local Environmental Plan	Penrith LEP 2010	188	22 Sep 10		
Heritage study			01 Apr 87		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
	0	P-17			N o
Penrith Heritage Study Review	2005	P-17	Paul Davies Pty. Ltd.	Paul Davies Pty Ltd	Y e s

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Paul Davies Pty Ltd	1998	Penrith Station Conservation Study	

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



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# Lemongrove Conservation Area

## Item details

Name of item:	Lemongrove Conservation Area
Other name/s:	Lemongrove Estate
Type of item:	Conservation Area
Group/Collection:	Residential buildings (private)
Category:	Cottage
Primary address:	Lemongrove Road, Macquarie Avenue, Hemmings Street and The Crescent, Penrith, Penrith, NSW 2750
Local govt. area:	Penrith

The listing includes the area bounded by Hemmings Street, Thurston Street, Lemongrove Road and The Crescent, Penrith.

## Boundary:

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Lemongrove Road, Macquarie Avenue, Hemmings Street and The Crescent, Penrith	Penrith	Penrith			Primary Address

## Statement of significance:

The Lemongrove Conservation Area is distinguished by its number of brick and timber cottages of the late-Victorian and inter-war eras. The buildings were principally erected in the nineteenth century and early part of the twentieth century and demonstrate the pattern of suburban settlement at this elevated locale. These properties imbue the area with high historic and aesthetic values as well as giving a sense of place to the edge of the city.

**Date significance updated:** 26 Oct 05

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## Description

**Physical description:**

The Lemongrove Estate Conservation Area is located north of the railway line on a slight rise. The precinct is well defined and contained within a tight area with few intrusive developments. While isolated by the railway, the area is close to the traditional judicial, religious and educational centre of Penrith with the tower of St Stephen's Anglican Church visible from The Crescent. The principal road thoroughfare is Macquarie Avenue, which connects with the railway overbridge. While the area has pockets of post 1960 flat blocks it retains most of the freestanding dwellings erected prior to c.1930, all set within gardens.

The range of house types suggest diversity in the social background of the early inhabitants with modest two room weatherboard cottages contrasting with elaborate Queen Anne style brick bungalows. Set immediately to the north of the railway line, the edge of the precinct is visible from the railway with the cottages on The Crescent being particularly noticeable. The elevated and slightly undulating nature of the precinct and collection of houses, diversity of style, scale and materials present a historic residential area that is unique in the LGA. The precinct also includes buildings from the later part of the twentieth century. The buildings from the 1930s-1960s period generally contribute to the character of the area and demonstrate infill development and diversity.

**Landform**

Lemongrove straddles a ridge to the north-east of the Penrith Town Centre. At its highest point this ridge has an elevation of 17 metres above the town centre. As a result, all of the north/south roads in Lemongrove provide axial vistas to the south. The elevated nature of the site engenders a feeling of spaciousness because the streets are not enclosed on all sides.

The topography of the area is accentuated by the manner in which the houses step down the ridge. The building layout emphasises the gradual reduction in height away from the ridge.

**Vegetation**

While none of the original vegetation remains, the development of gardens and the growth of trees have assisted in the formation of the area's character. Of particular importance are the Brushbox street trees which are well developed in parts of Lemongrove Road, Macquarie Avenue and Hemmings Street.

Gardens have been established between the road boundary and the house setback. The scale of the and structure of the garden is dependent on the depth of the setback. Generally the gardens consist of low bushes and shrubs with only the occasional large tree. Larger trees and shrubs in the backyards are visible from the street and form a backdrop of houses in a suburban landscape setting. In some instances gardens have been neglected in recent years.

## History

**Historical notes:**

The Lemongrove Estate was occupied by John and Sarah MacHenry in 1827, and was granted to Sarah in 1834 by Governor Bourke. The MacHenrys erected a residence, "Lemon Grove House", on a ridge in the northern section of the land. There is documentary evidence that parts of the land was used as a lemon orchard during this period. "Lemon Grove" was later purchased by Robert and Margaret Thurston and in 1885 it was subdivided and sold on behalf of their children. The Lemongrove Estate of 1884 became a desirable suburb for the professional and business people of Penrith to live-in at the turn of the century. This resulted in a number of large Victorian residences being erected within the Estate. The subdivision also attracted working class men, and in particular, railway employees which resulted in a number of worker's cottages being erected at Lemongrove after its subdivision in the 1880s through to the 1920s. The variety of houses built are still evident today for example modest two roomed dwellings (railway employees perhaps) to two-storey villas which remain intact. These building illustrate the building styles and forms of the late 19th to early 20th Century, as well as revealing

something of the social and cultural patterns of that era. The original streets in the subdivision, Lemongrove Road, Macquarie Avenue, Hemmings Street and The Crescent (the names of the individuals who played a role in the development of the area) retain good examples of residential development from this period.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement- Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Subdivision and consolidation-
4. Settlement- Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Towns-

## Assessment of significance

### SHR Criteria a)

[Historical significance]

The houses demonstrate the range of lower and middle class cottages erected in Penrith over the late nineteenth century and early twentieth century.

### SHR Criteria c)

[Aesthetic significance]

The houses are good examples of their type and reflect evolving architectural styles and construction materials. Collectively the cottages provide streetscapes which are unique in Penrith LGA due to the consistency of scale, materials and building forms.

### SHR Criteria f)

[Rarity]

The area is distinguished by its number of brick and timber cottages of the late-Victorian and inter-war eras. The buildings are part of a collection of structures in north Penrith erected over the nineteenth century and early part of the twentieth century which collectively demonstrate the pattern of suburban settlement at this elevated locale.

### SHR Criteria g)

[Representativeness]

The Conservation Area is unique in Penrith LGA demonstrating Victorian subdivision patterns.

### Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Recommended management:

- 1) In order to avoid future loss of distinctive characteristics due to demolition of original contributory buildings and their replacement by unsympathetic structures, the area should be given statutory protection as a matter of priority (such as identification in a Draft LEP as a Conservation Area).
- 2) Zoning to allow residential flat development over the whole of Lemongrove Estate be removed and a more appropriate residential zoning be considered.
- 3) The Heritage Items and Contributory items be retained and conserved, these sites should not be subdivided for infill development.
- 4) New development should reflect the scale, massing, setbacks and form of existing buildings. New development should preferably not replicate historical styles but provide new design solutions of high quality that complement and add to the visual amenity and quality of the area.
- 5) An appropriate curtilage should be retained in relation to the streetscapes and significant building.
- 6) Garden settings and significant landscape elements are to be retained.
- 7) Owners of buildings identified as Heritage Items should be encouraged over time to recover the significant form of those buildings by removal of intrusive elements. Council should provide guidance and assistance to owners to facilitate this.
- 8) Signage to houses used for commercial purposes should relate to the historical style of building, and should not be intrusive.

9) Enclosed verandahs and minor facade changes to heritage listed or contributory buildings should be reversed with the significant form of buildings recovered where possible. Owners should be encouraged where applications for work are made to reinstate the streetscape form of the buildings.

10) Any new development which abuts the Conservation Area must provide an appropriate interface between one area to the other through its scale, form, materials and landscaping.

## Recommendations

Management Category	Description	Date Updated
Statutory Instrument	Include in a Conservation Area within an LEP	26 Oct 05

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Lemongrove	P7	20 Dec 91	180	30
Local Environmental Plan	Penrith LEP 2010	HCA2	22 Sep 10		
Heritage study	Lemongrove Estate Residential Conservation Area	P-7	04 Jan 87		
Heritage study		2260818	01 Nov 07		

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
	0	P 7			N o
Penrith Heritage Study Review	2005		Paul Davies Pty. Ltd.		Y e s

## References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Penrith City Council	1982	Lemongrove Environmental Assessment Study	

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



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