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URBIS

HERITAGE IMPACT STATEMENT

TAFE Nepean Kingswood,
2-44 O'Connell Street,
Kingswood NSW 2747

Prepared for
TAFE NSW
4 March 2021

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Project Code	P0029153		
Report Number	01	04.12.2020	Draft
	02	08.12.2020	Final draft
	03	04.03.2021	Final

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EXECUTIVE SUMMARY

This report has been prepared to accompany a detailed State Significant Development Application (SSDA) SSD_8571481 for the development of an educational facility at the TAFE Nepean Kingswood Campus, located at 2-44 O'Connell Street, Kingswood (the site). The legal description of the site is Lot 1 in DP 866081. The site comprises a rectangular lot with an area of approximately 23 hectares.

Specifically, the SSDA seeks development consent for the construction and operation of the TAFE NSW Construction Centre of Excellence (TAFE CCoE) a multi-level, integrated educational facility designed to accommodate specialised training and education for construction-related TAFE NSW courses (the project). The TAFE CCoE will be a new learning environment with an emphasis on flexibility and adaptability, to encourage cross-disciplinary collaboration, industry engagement and educational excellence. On 27 February 2019, the NSW Government announced the delivery and associated funding for the CCoE.

The subject site is not a listed heritage item and is not located within a heritage conservation area under either the *Penrith Local Environmental Plan 2010 (PLEP 2010)* or the NSW State Heritage Register. However, there is a listed heritage item located on the northern periphery of the TAFE Nepean Kingswood site on Great Western Highway (Item 860 under Schedule 5 of the *PLEP 2010*) described as 'Milestone', fronting Lot 1 DP 866081. The subject site is also located within the broader vicinity of other heritage items.

This HIS has been prepared to determine the potential heritage impact of the proposed works on the vicinity heritage items in accordance with the Planning Secretary's Environmental Assessment Requirements (SEARs) for the SSD. The SEARs for this project are listed below.

Table 1 – SEARs (SSD-8571481)

SEARS #	Requirement	Urbis response
9. Heritage	<ul style="list-style-type: none"> Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) 	<p>An assessment of significance and statements of significance for the subject site and vicinity items are located at Section 4.</p> <p>An assessment of the potential heritage impacts of the proposal are outlined at Section 6.</p>

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have no potential adverse heritage impact on the significance of the heritage items in the broader vicinity of the site. Key aspects of the proposal assessment are listed below:

- The proposed works are located on a site which is not a listed heritage item and is not located in a conservation area. There are a small number of heritage items located in the broader vicinity of the subject site and proposed works, but no heritage items are located in such proximity that would have a critical visual or physical interface with the subject site.
- The closest heritage item is the 'Milestone' heritage item located to the immediate north of the subject site on the Great Western Highway. This heritage item is a small stone mile marker and its significance is tied to its location on the Great Western Highway arterial road. Development within the subject site will have no adverse impact on the significance of this Milestone heritage item which will retain its relationship with the Great Western Highway and will not be visually or physically dominated by the proposal.
- The broader vicinity heritage items are located at such a distance from the subject site and the location of the proposed works, that there will be no visual or physical adverse heritage impacts on these items as a result of the proposal.

- The proposed works will not result in any adverse physical impacts to any heritage items in the vicinity of the subject site. There are no overshadowing impacts on any vicinity heritage items. The setting, curtilage and landscaping of all vicinity heritage items will be retained.
- The proposed new building has been designed to sit down within the existing landscape of the subject site to minimise visual impacts on the campus and rural setting of the place more generally. The building will be of contemporary design and utilise contemporary materials including steel framing, glazing, and off-form concrete. The contemporary design of the building is appropriate given the context of the TFAE Nepean Kingswood site and the lack of heritage constraints on the site. The scale of the proposed building and its siting is consistent with the broader design and urban context of the TAFE site.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

1. INTRODUCTION

1.1. BACKGROUND

This report has been prepared to accompany a detailed State Significant Development Application (SSDA) SSD_ 8571481 for the development of an educational facility at the TAFE Nepean Kingswood Campus, located at 2-44 O'Connell Street, Kingswood (the site). The legal description of the site is Lot 1 in DP 866081. The site comprises a rectangular lot with an area of approximately 23 hectares.

Specifically, the SSDA seeks development consent for the construction and operation of the TAFE NSW Construction Centre of Excellence (TAFE CCoE) a multi-level, integrated educational facility designed to accommodate specialised training and education for construction-related TAFE NSW courses (the project). The TAFE CCoE will be a new learning environment with an emphasis on flexibility and adaptability, to encourage cross-disciplinary collaboration, industry engagement and educational excellence. On 27 February 2019, the NSW Government announced the delivery and associated funding for the CCoE.

The subject site is not a listed heritage item and is not located within a heritage conservation area under either the *Penrith Local Environmental Plan 2010 (PLEP 2010)* or the NSW State Heritage Register. However, there is a listed heritage item located on the northern periphery of the TAFE Nepean Kingswood site on Great Western Highway (Item 860 under Schedule 5 of the *PLEP 2010*) described as 'Milestone', fronting Lot 1 DP 866081. The subject site is also located within the broader vicinity of other heritage items.

This HIS has been prepared to determine the potential heritage impact of the proposed works on the vicinity heritage items in accordance with the Planning Secretary's Environmental Assessment Requirements (SEARs) for the SSD. The SEARs for this project are listed below.

Table 2 – SEARs (SSD-8571481)

SEARS #	Requirement	Urbis response
9. Heritage	<ul style="list-style-type: none">Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996	<p>An assessment of significance and statements of significance for the subject site and vicinity items are located at Section 4.</p> <p>An assessment of the potential heritage impacts of the proposal are outlined at Section 6.</p>

1.2. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Penrith Local Environmental Plan (LEP) 2010 and the Penrith Development Control Plan (DCP) 2014.

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian (Senior Heritage Consultant). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.4. SITE LOCATION

The subject site is located at 2-44 O'Connell Street, Penrith within the local government area (LGA) of Penrith. The site is legally described as Lot 1 of Deposited Plan 866081.



Figure 1 – Locality map with the subject site outlined in red.

Source: SIX Maps 2020

1.5. HERITAGE LISTING

The subject site is not a listed heritage item and is not located within a heritage conservation area under either the *Penrith Local Environmental Plan 2010 (PLEP 2010)* or the NSW State Heritage Register. However, there is a listed heritage item located on the northern periphery of the TAFE Nepean Kingswood site on Great Western Highway (Item 860 under Schedule 5 of the *PLEP 2010*) described as ‘Milestone’, fronting Lot 1 DP 866081.

The subject site is also located within the broader vicinity of the following heritage items:

- Item 315 under Schedule 5 of the *PLEP 2010*, described as “Werrington Park House”, garden and poplar avenue at 653–729 Great Western Highway. Building AA at Werrington is also listed as a heritage item on the University of Western Sydney’s Section 170 State Agency Heritage & Conservation Register.
- Item 670 under Schedule 5 of the *PLEP 2010*, described as Teacher’s residence (former) at 56 Second Avenue.

The NSW State Archives located at 143 O’Connell Street in the vicinity of the subject site, has two ‘Moveable Heritage’ listings under the Department of Commerce’s Section 170 State Agency Heritage & Conservation Register.

We were unable to check the NSW TAFE Section 170 Heritage and Conservation Register to confirm if the whole or part of the TAFE Nepean Kingswood site was listed. We understand that the TAFE NSW site is in the process of being comprehensively updated and is not readily available to the public.



Figure 2 – Extract of heritage map showing the TAFE Nepean Kingswood site outlined in red and the approximate location of the proposal site in red dashed lines.
 Source: NSW Planning Portal 2020

2. SITE DESCRIPTION

2.1. SURROUNDING DEVELOPMENT

Kingswood is located on the edge of Penrith, within an evolving context that is currently transition from a predominately rural-residential land use to a suburban character with a mix of residential, institutional and commercial uses. This is fostered by the direct interface to the Great Western Highway, an SP2 classified road that provides east-west access to the Sydney CBD.

Specifically, the site is in proximity to the following land uses:

- **North:** To the immediate north of the site is the Great Western Highway.
- **East:** Immediately east of the site is the WSU Werrington campus. Further east of the WSU campus is the residential suburb of Claremont Meadows, which accommodates low density master planned housing.
- **South:** Immediately south of the site is a large lot held under single ownership. The site currently does not accommodate any development, however a development application has been lodged with Penrith Council for a Torrens title subdivision to create 160 new residential allotments, 2 residue lots and road, stormwater and other associated civil infrastructure. At the time of preparation of this EIS, the application was under assessment.

Further south of the residential lot is a large commercial centre known as Caddens Corner. Caddens Corner is owned by WSU and opened in late 2020. The centre accommodates approximately 9,000sqm of retail floor space, car parking and open space.

- **West:** O'Connell Street is located on the site's western boundary. Vehicular access is provided from this interface. Further west of O'Connell Street is residential development, open space and local community facilities.

To the south-west of the site is the WSU Werrington campus.

2.2. SUBJECT SITE DESCRIPTION

The land to which this SSDA relates to is the TAFE Kingswood Campus, located at 2-44 O'Connell Street, Kingswood. The legal description of the site is Lot 1 in DP 866081. The site comprises a rectangular lot with an area of approximately 23 hectares, with an interface to Great Western Highway to the north, O'Connell Street to the west, adjoining residential property to the south and the Western Sydney University (WSU) Werrington campus to the east.

The site comprises two distinct characters – a built up institutional character along the western frontage and open fields and landscaping along the eastern frontage. The central and eastern frontage remain as open fields and accommodate a sports field, parking and landscaping. A pond is located on the northern site boundary, which acts as a drainage function.

Development on the western frontage of the site was established in the early 1980s and features a number of buildings that have been constructed through the 1980s and 1990s, with the most recent building on site completed in 2015. The built form are largely one-two storeys comprising of double brick or brick veneer construction with an institutional character. The earlier building stock are of varying stages of quality and structural condition and are generally aligned to step perpendicular to the slope.

The area in which the development is proposed is located on the eastern boundary of the site. This area comprises of clear grassed fields with no site improvements and is currently utilised by TAFE NSW.



Figure 3 Aerial view of the subject site

Source: SIX Maps



Figure 4 The site looking south towards block T with the UWS building on the left

Source: Gray Puksand



Figure 5 The site looking west towards the TAFE NSW buildings

Source: Gray Puksand



Figure 6 The site looking north towards the UWS building

Source: Gray Puksand



Figure 7 Looking east towards O'Connell Street

Source: Gray Puksand



Figure 8 Block D looking south-east

Source: Gray Puksand



Figure 9 Block C looking north

Source: Gray Puksand



Figure 10 Looking east towards Block E

Source: Gray Puksand



Figure 11 Looking east towards Building T and UWS

Source: Gray Puksand



Figure 12 Looking east towards Block N

Source: Gray Puksand

2.3. VICINITY HERITAGE ITEMS

The following table includes a summary description of the heritage items in the vicinity of the subject site.

Table 3 – Vicinity heritage item description

Heritage Item	Description
<p>Item 860 under Schedule 5 of the PLEP 2010) described as 'Milestone', fronting Lot 1 DP 866081.</p> 	<p>A small, rectangular sandstone block with the words 'Penrith' and 'Sydney' and their respective distances in miles inscribed below on face of two adjoining faces.¹</p>
<p>Item 315 under Schedule 5 of the PLEP 2010, described as "Werrington Park House", garden and poplar avenue at 653–729 Great Western Highway.</p> 	<p>The item is Werrington Park set within the northern campus of the University of Western Sydney. Werrington Park is a former farmhouse which has evolved over the nineteenth century and twentieth century. The earliest part of the house is reputed to have been completed prior to 1840. This section of the house, the ground floor, has a deep stone-flagged (post 1950) front and side verandahs with a bullnose profiled roof, and symmetrical brick elevations with multi-paned windows and stone sills and lined cement rendered walls and an elaborate Georgian style front door with fanlight. Much of this, perhaps all, is the result of the 1950s alterations as is the second storey with twin steeply pitched gabled roofs and other additions. The government architect of this era was Cobden Parkes and alterations would seem to reflect a conscious remodelling of the complex in the Georgian Revival style – the rain heads for example are embossed 'GR' (George V as opposed to George III). The house is set on the hillside lying between the railway and highway and, with its garden setting of stands of trees, is a local landmark. The area around the house has been developed from the 1950s and includes new roads, administration buildings and former dormitories and workshops dating from the 1950s. These sites are not included in the listing. The expansive undulating grounds provide an important parklike element which is visible from both the railway and road. These grounds serve to demarcate the South Creek basin from the Nepean Valley system.²</p>

¹ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2260860>

² <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2260315>

Heritage Item	Description
<p data-bbox="165 232 600 336">Item 670 under Schedule 5 of the PLEP 2010, described as Teacher's residence (former) at 56 Second Avenue.</p> 	<p data-bbox="651 232 1426 448">A modest brick freestanding former teacher's cottage with a gabled roof. The symmetrical front elevation has a verandah with timber open balustrade and posts. There is a later addition in weatherboard to one side, and a fibro freestanding garage not included in the listing. Prominently sited on a main road and set in cleared rising ground the cottage is highly visible from the public domain.³</p>

³ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2260670>

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

The following area history of Kingswood has been directly sourced from a short history of the suburb prepared by Lorraine Stacker at Penrith City Library and available online from the Penrith Local History website at <https://penrithhistory.com/kingswood-history/>.

Kingswood is one of the oldest settled areas within the City of Penrith. Its boundaries sweep from Parker Street to the University of Western Sydney site, and from Kananga Reserve in the north to Caddens Road in the south. Kingswood has changed from bushland to rural and industrial, with tanning, wood carting and sawmilling prominent activities. In the twentieth century, Kingswood developed into the city's chief educational district with private and public schooling, a major TAFE facility for Western Sydney and the University of Western Sydney. Kingswood is also the centre of leading regional medical facilities in and around the Nepean District Hospital. This suburb is of not only local, but also regional importance for its educational and medical assets.

Several land grants span the current suburb of Kingswood. John Best received a land grant of 470 acres in 1814, south of the Great Western Road. In the same year, Samuel Foster received 400 acres, east of Best's grant. Phillip Parker King received 1500 acres, north of Foster and Best's grants.

Samuel Foster had arrived as a free settler on the Sydney Cove in 1807. In the colony, Foster and Ann Single formed a relationship and had a daughter Mary. Foster had thought of returning to England, but remained in the colony, becoming a baker and publican in O'Connell Street Sydney. In 1815, he received two grants, one of 100 acres, north of the Great Western Road, later known as Lautly Farm, and, 300 acres south of the Great Western Road, known as Santly. In 1815, Foster purchased William Tunks Castlereagh grant. Two years later, Ann Single's son, John arrived in the colony. He received a grant of 240 acres south of Hornsey Wood shortly after his arrival in the colony. Foster and Ann Single appeared to have left the colony in 1818 and he died in Birmingham in July 1819. Upon his death, the Tunks grant was left to John Single.

During construction of the Great Western Road by Cox, Major Druitt inspected the work in 1817 at the intersection of the Northern Road (later known as Bringelly Road) with the Great Western Road. The Northern Road was an important transport route from Richmond to the Cowpastures, near Camden. Druitt named the area The Cross Roads, a name that the area would retain for several decades.

Few houses were built at the Cross Roads for the next 50 years. A general store, which later served as a post office, served the sparsely populated district. In 1885, local storekeeper William Ireland requested the government provide a postal service for the district. In his letter he stated that 'There is a railway siding with two sawmills, a blacksmith's shop, my store, two fruit stalls and about 25 dwellings about the crossroads, together with a number of farms and orchards'.

Locals named King's grant, King's Bush or King's Wood as the area was not cleared until it was subdivided in the late nineteenth century as Cambridge Park. The area was heavily timbered and attracted associated industries like timber getting, sawmilling and tanning. In 1882, 175 lots of land on either side of the railway line were sold as Penrith Park estate. It included the area of Joseph and Walter Streets on the north side and George and French Streets on the south side.

The roads were virtually dirt tracks between districts and in wet weather the large drays carting wood from Mulgoa, Greendale and Luddenham to Kingswood sawmills would make deep furrows into the Northern Road, making it impassable for general traffic.

Drovers herded their cattle through Kingswood from Camden and Campbelltown to Singleton and Maitland in the Hunter district. An amusing incident occurred in 1936 when a wayward cow broke away from a herd and rampaged through the hospital (now Governor Phillip Hospital). It climbed the step of the main hospital block and entered the men's medical ward. The animal broke a window and finally became wedged between a bed and the wall. The drover herded the animal out of the hospital while the nurses guarded the patients.

On 7 July 1862, the railway line from St Marys (South Creek) to Cross Roads was completed and a temporary platform, Cross Road Siding, was set up for Penrith residents, about half way between Kingswood and Penrith. It was removed when the line was completed to Penrith and the station opened in January 1863. In March 1887, a wooden railway platform was constructed at the intersection of Bringelly Road with the Great Western Road and was named Kingswood Siding, in recognition of the name given to the area by

locals. Local residents had been campaigning to have the district's name changed from Cross Roads. At a public meeting they preferred the name Penrithville, but the name was changed to Kingswood, and a year later the name of the platform was shortened to Kingswood. A wooden bridge crossed over the railway line at Kingswood Station, where Bringelly Road changed to Richmond Road. Gates closed the road when the trains passed through.

William Millen, the last Kingswood tanner, established his tannery in 1895, while Fred Jones established his in 1897, north of the railway line. Millen closed his business in 1958.

Local businessman Fred Jones owned an area known as King's Bush, bounded by Parker Street, Jamison and Bringelly Road and the Great Western Road, where the Nepean Hospital now stands. He used the area as a trotting track for his racehorses. In the 1930s, he divided this land up and gave twenty blocks away for homes for the unemployed. Parker Street was just a bush track for many years until the early 1960s when Kingswood railway crossing was closed and the Parker Street overpass built. Houses along the street were moved about 30 feet back and Parker Street developed into a six-lane main road.

In 1938, the Jones site was purchased for £500 by the State government for a new hospital. Some wrangling over the site, and the war, intervened and it was not until May 1952 that the foundation stone was laid for the new Nepean District Hospital, completed in 1956 at a cost of £650 000. The government soon realised that the 100-bed hospital would be insufficient for the growing district. In 1993, the hospital was redeveloped and upgraded at a cost of \$92 million.

In September 1903, a new 15-acre cemetery was gazetted in Copeland Avenue. It was expected to be sufficient for 100 years. The first burial was on 16 August 1910 for Doris Vivian, the five-year-old daughter of Kingswood Public School's head master. In 1914, the northern section of the St Stephens estate was subdivided.

Along the Great Western Highway at Kingswood a large park known as Chapman Gardens provided recreational and open space for the people of Kingswood. The park was dedicated in 1976 to William Chapman, a community leader, who was Mayor of Penrith from 1949 to 1956 and again from 1961 to 1968.

In 1960, St Dominic's College was officially opened followed in 1963 by St Joseph's School Church. The Nepean College of Advanced Education was established in 1973 and the administrators lived in a homestead on the property in Second Avenue, which had once been a vineyard. The College was granted university status and in 1988 became the University of Western Sydney.

Kingswood was designated a suburb of Penrith in 1970.

3.2. SUBJECT SITE HISTORY

The subject site was originally part of the original land grant of 1,055 acres to Mary O’Connell to the immediate south the Great Western Highway (“The Western Road”).



Figure 13 Extract of historical Parish of Claremont Map unknown date, showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
Source: NSW Land Registry Services AO Map No. 206

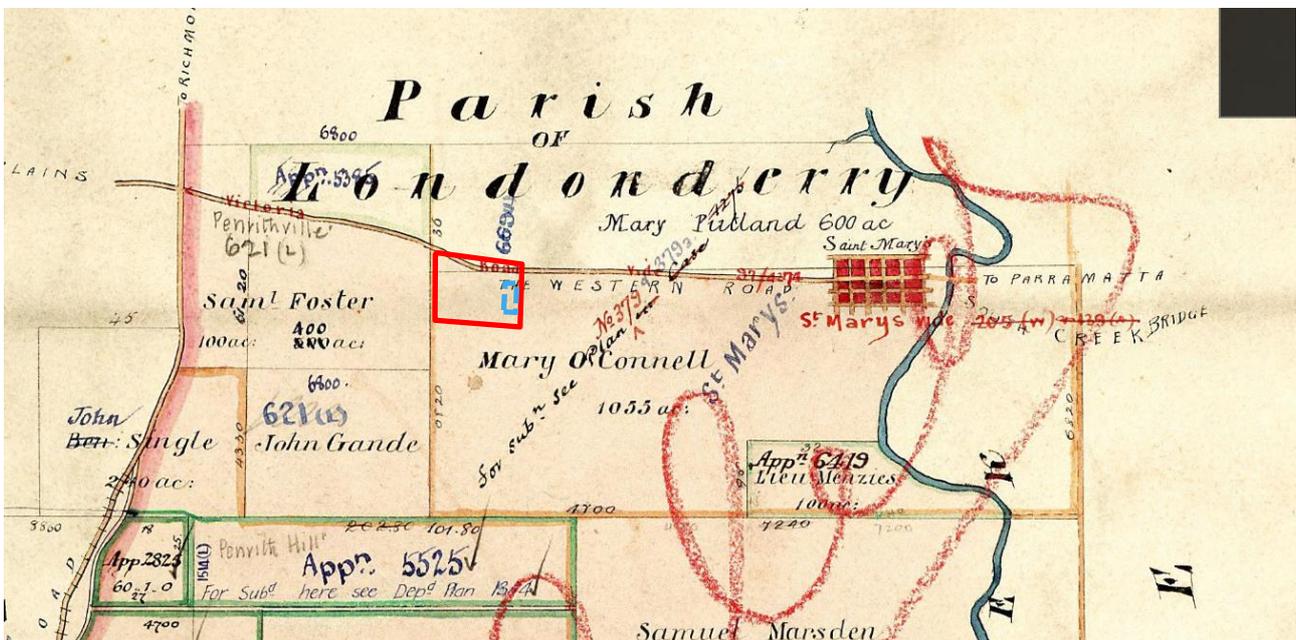


Figure 14 Extract of historical Parish of Claremont Map unknown date, showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
Source: NSW Land Registry Services AO Map No. 207

In 1865, Andrew McCulloch a local land speculator, purchased Mary O'Connell's Coallee land grant which contained the subject TAFE NSW Nepean Kingswood site. O'Connell Street is names for this original land grantee. McCulloch subdivided the estate into farming lots.

The portion of the Coallee estate containing the subject site was purchased by Henry Nash and later sold to Bernard Molloy. Bernard Molloy purchased this land in 1869 and named his farm, Claremont. After his death in 1885, the farm was divided between his children and in 1903, it was again divided into smaller blocks.⁴

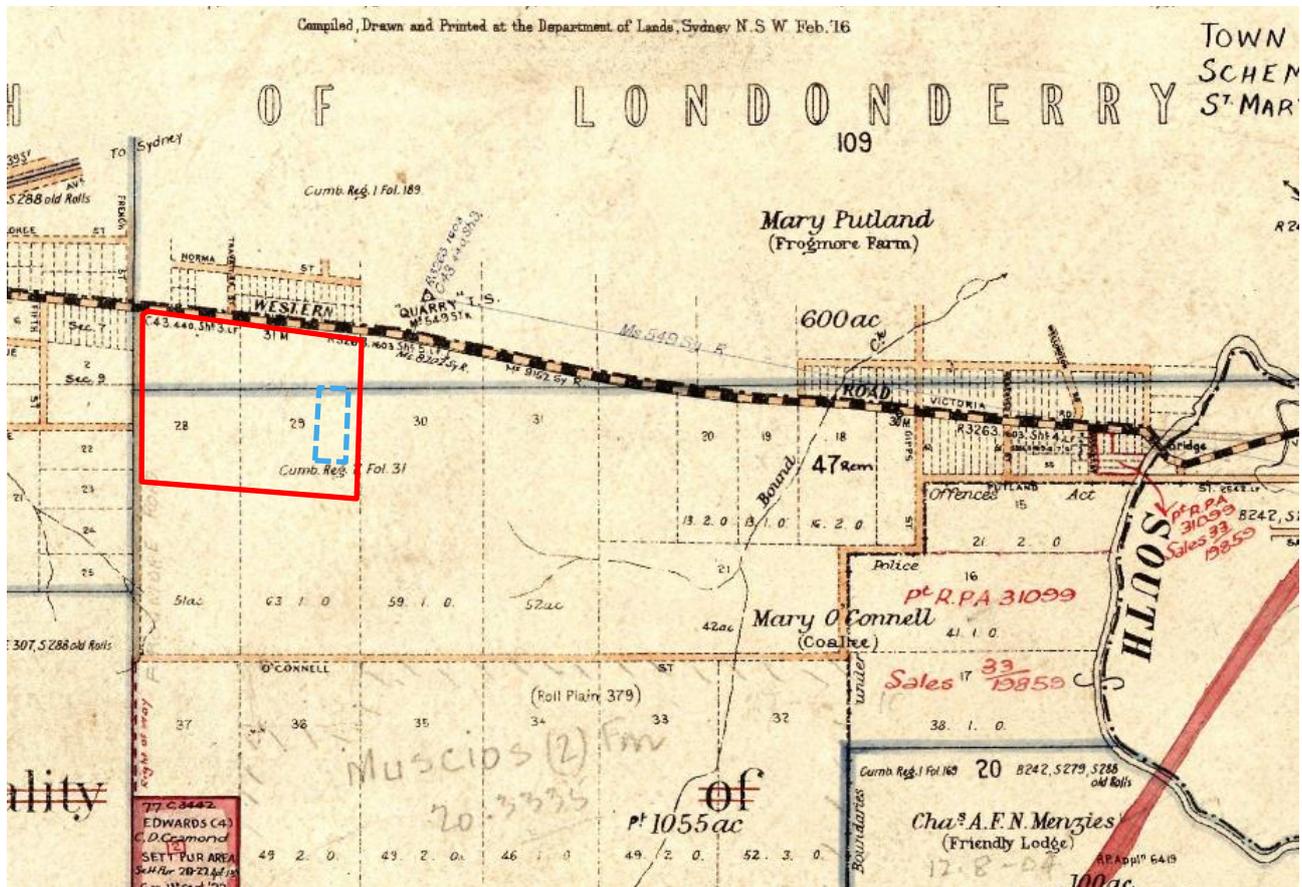


Figure 15 Extract of historical Parish of Claremont Map 1916, showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
Source: NSW Land Registry Services AO Map No. 25723

The TAFE NSW Nepean Kingswood site was used for agricultural purposes throughout the twentieth century and was improved with a small number of farmhouses and outbuildings. The site of the proposed works remained generally vacant throughout the twentieth century and was used for agricultural purposes.

The following diagrams show the context of the site between 1965 and 1975.

⁴ Lorraine Stacker, Penrith Local History website, <https://penrithhistory.com/kingswood-history/>.



Figure 16 Extract of historical aerial from 1965 showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
 Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/>

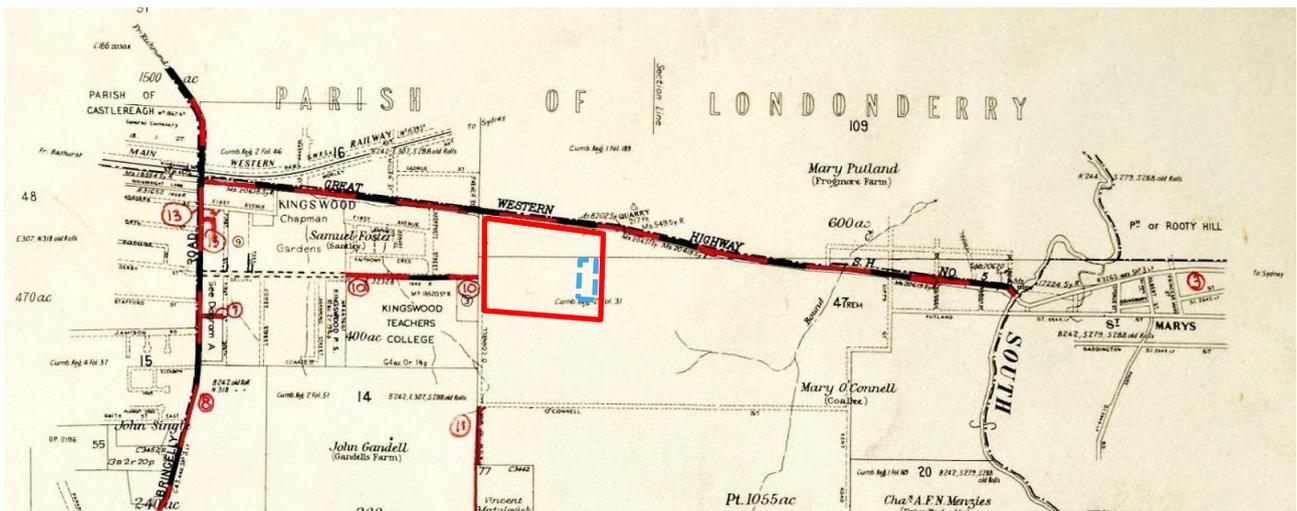


Figure 17 Extract of historical Parish of Claremont Map 1972, showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
 Source: NSW Land Registry Services AO Map No. 34503



Figure 18 Extract of historical aerial from 1975 showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/>

From the late 1970s onwards, the TAFE NSW Nepean Kingswood campus was developed. The area of the proposed works remained vacant.



Figure 19 Extract of historical aerial from 1986 showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/>



Figure 20 Extract of historical aerial from 1991 showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/>



Figure 21 Extract of historical aerial from 2004 showing the TAFE NSW Nepean Kingswood site outlined in red and the approximate location of the subject proposal location outlined in blue
Source: NSW Government, Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/>

3.3. TAFE NSW KINGSWOOD CAMPUS BUILDINGS

The existing campus has a range of buildings of varying ages and condition. All buildings on campus are used for TAFE NSW purposes. The Health Services Building “U” presents as the front door to the campus, acting as the gateway to the inner sanctums from the main carparking areas on the north west corner of the site. The dates of construction and descriptions of the existing buildings on the TAFE NSW site are listed below and shown on the following site plan.



Figure 22 Site map showing existing buildings on the TAFE NSW Nepean Kingswood site

Source: Gray Puksand 2020, Concept Design Report

- Building A dates from the late 80s to early 90s and is currently utilised as the TAFE NSW Western Sydney Regional Office
- Building B dates from the late 70s to mid 80s and contains aged care teaching facilities.
- Building C dates from a similar period to Building B and houses teaching accommodation for Ceramics and Drawings
- Building D is a utility building
- Building E also dates from the late 70s to early 80s period and is currently unused
- Building G contains the campus canteen and shower facilities and dates from the late 70s to early 80s
- Building H Contains Tourism and Hospitality teaching facilities incorporating a simulated restaurant. The building structure date from the late 80s to mid 90s period.
- Building I accommodates Early Childhood Education and was constructed in the late 80s to mid-90s period
- Building J houses Barbering, Hairdressing and Beauty skills training facilities. The building dates from the late 80s to mid-90s period

- Building K accommodates Career Pathways, Educational Pathways and Employability skills and was constructed in the late 80s to mid-90s period
- Building L contains the teaching gymnasium, sport and fitness facilities and was constructed in the late 1970s to mid-80's
- Building M was constructed in late 1970s to mid-80's and is currently unused
- Building N provides teaching accommodation for Business studies, Finance and Accounting and Information Technology and was built in the late 1980s to mid-1990 period
- Building P to the south east corner of the site accommodates Design, Nepean Arts and Design Centre, Photography, Screen & Media and Visual Arts teaching facilities and was built in the late 1980s to mid-1990 period
- Building T contains an auditorium and printmaking workshop and was constructed in the late 80s to mid-90s period
- Lastly, Building U, the most recent addition to the site, having been constructed in 2015, accommodates Allied Health, Café U, Campus Services, Library, Counselling and Careers Development Services, Dental, Disability Services, Nursing and a Service Centre.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 4 – Assessment of Heritage Significance

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The subject site formed part of Mary O'Connell's original land grant, and was subsequently subdivided and used for agricultural purposes consistent with the surrounding Kingswood and Penrith localities.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human activity <input type="checkbox"/> ▪ is associated with a significant activity or historical phase <input type="checkbox"/> ▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> ▪ provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The site has no known significant historical associations. Early associations with early grantees are not obvious nor associated with the existing context and development on the site. The site is associated with TAFE NSW as an educational establishment dating to the late twentieth century.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human occupation <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> ▪ is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<ul style="list-style-type: none"> ▪ provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p> <p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> ▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> ▪ is aesthetically distinctive <input type="checkbox"/> ▪ has landmark qualities <input type="checkbox"/> ▪ exemplifies a particular taste, style or technology <input type="checkbox"/> 	<p>The subject TAFE Nepean Kingswood site contains a variety of contemporary and late twentieth century buildings which were constructed for educational purposes.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p> <p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ is not a major work by an important designer or artist <input checked="" type="checkbox"/> ▪ has lost its design or technical integrity <input type="checkbox"/> ▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> ▪ has only a loose association with a creative or technical achievement <input type="checkbox"/>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p> <p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ is important for its associations with an identifiable group <input type="checkbox"/> ▪ is important to a community's sense of place <input type="checkbox"/> 	<p>While the site may hold some degree of significance for the people who work and learn there, we have not undertaken any analysis to quantify this social significance.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p> <p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ is only important to the community for amenity reasons <input checked="" type="checkbox"/> ▪ is retained only in preference to a proposed alternative <input type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>It is beyond the scope of this report to assess the archaeological potential of the subject site. We note that the historical overview provided in this report suggests that the area of the proposed works has not been previously developed with any improvements during the twentieth century.</p>

Criteria	Significance Assessment
	The subject site does not meet the requisite threshold for heritage listing under this criterion.
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> ▪ is an important benchmark or reference site or type <input type="checkbox"/> ▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> ▪ has little archaeological or research potential <input type="checkbox"/> ▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i></p>	<p>The subject site is an educational institution containing late twentieth century and contemporary buildings. The site is not rare.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> ▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/> ▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> ▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/> ▪ is the only example of its type <input type="checkbox"/> ▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/> ▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ is not rare <input checked="" type="checkbox"/> ▪ is numerous but under threat <input type="checkbox"/>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area’s):</i></p> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	<p>The subject site is an educational institution containing late twentieth century and contemporary buildings. The site is generally representative of these facilities but is not a particularly fine or rare example of the typology.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p data-bbox="165 235 443 264">Guidelines for Inclusion</p> <ul style="list-style-type: none"> <li data-bbox="165 297 702 327">▪ is a fine example of its type <input type="checkbox"/> <li data-bbox="165 365 721 427">▪ has the principal characteristics of an important class or group of items <input type="checkbox"/> <li data-bbox="165 465 724 566">▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> <li data-bbox="165 604 702 633">▪ is a significant variation to a class of items <input type="checkbox"/> <li data-bbox="165 672 718 734">▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/> <li data-bbox="165 772 702 835">▪ is outstanding because of its setting, condition or size <input type="checkbox"/> <li data-bbox="165 873 702 936">▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p data-bbox="810 235 1072 264"><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li data-bbox="810 297 1347 327">▪ is a poor example of its type <input type="checkbox"/> <li data-bbox="810 365 1347 427">▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/> <li data-bbox="810 465 1359 528">▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

4.3. STATEMENTS OF SIGNIFICANCE

4.3.1. Subject Site

The subject site is not a listed heritage item and does not contain elements of heritage significance from a built heritage perspective. An assessment of significance against the criteria set out by the Heritage Council of NSW has been undertaken. The subject site does not meet the requisite threshold for individual heritage listing under the criteria.

4.3.2. Vicinity Heritage Items

The following table includes the established statements of significance for the heritage items in the vicinity of the subject site.

Table 5 – Vicinity heritage item description

Heritage Item	Description
<p>Item 860 under Schedule 5 of the PLEP 2010) described as 'Milestone', fronting Lot 1 DP 866081.</p> 	<p>The milestone is an interesting remnant of the early establishment of the Western Road as an important link between Sydney and the western districts, and reflects the importance of Penrith along this route.⁵</p>
<p>Item 315 under Schedule 5 of the PLEP 2010, described as "Werrington Park House", garden and poplar avenue at 653–729 Great Western Highway.</p> 	<p>Reputedly completed by 1840, the early section of Werrington Park may be a unique extant example of a farmhouse associated with tenant farms of the O'Connell's Frogmore and later freehold farmstead of this estate subdivision. The house is a good, but much altered, example of a substantial farmstead of the mid nineteenth century, enhanced by its magnificent landscaped hilltop setting offering views to the Blue Mountains and South Creek basin. The later uses demonstrate the evolving role of the region for government related uses, initially institutional and now educational. The 1950s alteration demonstrate the work of the Government Architect and represent an interesting example of post war Georgian Revival architecture.⁶</p>

⁵ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2260860>

⁶ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2260315>

Heritage Item	Description
<p data-bbox="165 232 600 336">Item 670 under Schedule 5 of the PLEP 2010, described as Teacher's residence (former) at 56 Second Avenue.</p> 	<p data-bbox="651 232 1426 412">Associated with the public school and thus is integral to that item's demonstration of the role of public education in Kingswood, the item unique in the suburb as a former teacher's residence. The quality of build and accommodation demonstrating the status of the teacher in the rural community.⁷</p>

⁷ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2260670>

5. THE PROPOSAL

It is proposed to construct a new Construction Hub Centre of Excellence on the eastern portion of the subject site. The proposed Construction Hub will be TAFE NSW's signature training facility for digital infrastructure and smart cities at the heart of the TAFE NSW Western Sydney Region. It will accommodate 3,500 students and will facilitate an active learning environment collocating building, construction, plumbing and electrical disciplines. The proposed scope of works comprises: site preparation works, including tree removal and excavation; construction of a 2-3 storey Construction Centre of Excellence accommodating approximately 9,200m² of GFA and including learning and workshop spaces, workspaces and areas for industry engagement; provision of additional car parking; and landscaping works.

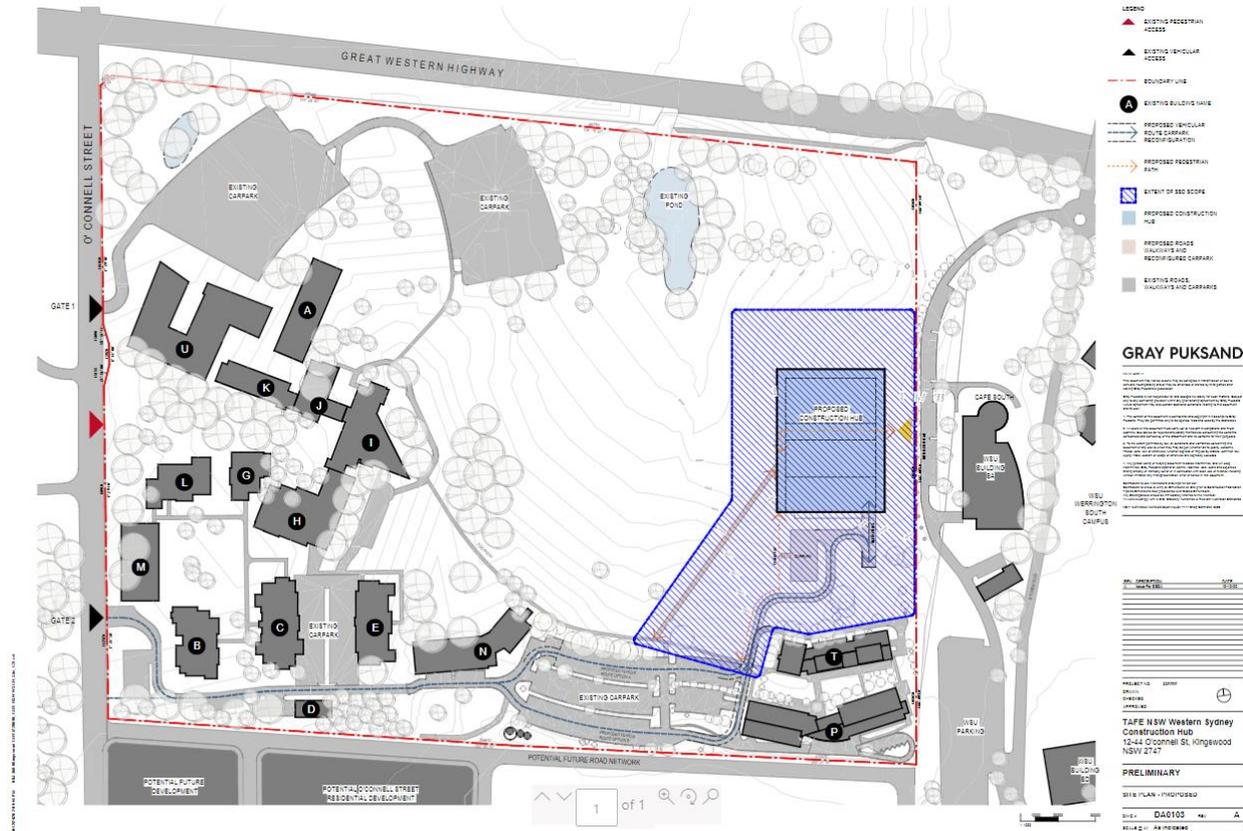


Figure 23 Proposed site plan showing location of works to the eastern portion of the site

Source: Gray Puksand 2020

The Design Response from Gray Puksand for the development is outlined below.

The design of the new Construction Centre of Excellence will provide a venue for learning that points to the future of skills training in the building and construction industry. The built form will both passively and actively contribute to the teaching and learning experience.

Functional programs at WSCH can evolve over time. This will require a structure and service configuration that allows for seamless reconfigurability. Driven by the need to re imagine jobs of the future, the design will ensure that current and future training programs will be supported as continual advancements in construction skills, technology and methodologies emerge. Functionally this will be achieved by organised educational spaces around a series of exhibition areas and social space.

This combined with the logistics required for multi-disciplinary operations, the building will showcase the future of skills training and be prototype for tertiary education, a demonstration to industry within its educational precinct.

To achieve this the design will display a refined and contextually relevant aesthetic. The design is a direct response to place and function. With a prominent entry to the west serving as the TAFE NSW/compass

entry, civic presence will be established on the east facade that faces the university precinct. A dual address resulting in legible and welcoming arrival points for students, visitors, industry and the community.

This is a true 'building in the round' with all sides being activated with a variety of visible education opportunities, exhibition spaces and settings for student amenity. This is further augmented with prominent event space for industry engagement and civic presence. A facility that is an invitation to students and industry for learning, re- skilling and industry collaboration.

Driven by a desire to create a rational and adaptable program of educational spaces the design is underpinned with the notion of 'pavilion in the landscape'. A building that will be seen 'in the round' within a backdrop of gently undulating grasslands sloping from a high point to the east, westward towards the centre of the campus. A variety of mature trees and an existing dam further augment the natural beauty of the site and opportunities for student amenity, health and wellbeing.

This notion of 'pavilion in the landscape' is developed with a simple composition of parts that form a unified aesthetic. Starting with a simple rectangular form, two ground plane levels are split via a north/south delivery and storage axis. A student or campus entry is established on the lower ground floor to the west and a civic/educational precinct entry on upper ground is provided on the east of the building. These main entry points set up a cross axis (east/west) that transverse all levels of building. With this simple circulation planning students, educators and visitors are kept completely separate to loading and logistics. The natural fall of the land has been utilised to provide a variety of double and triple height internal workshops, all visually connect via an internal spine, an atrium activated with passive collaboration settings and social spaces.

FUNCTIONAL PLANNING DIAGRAMS

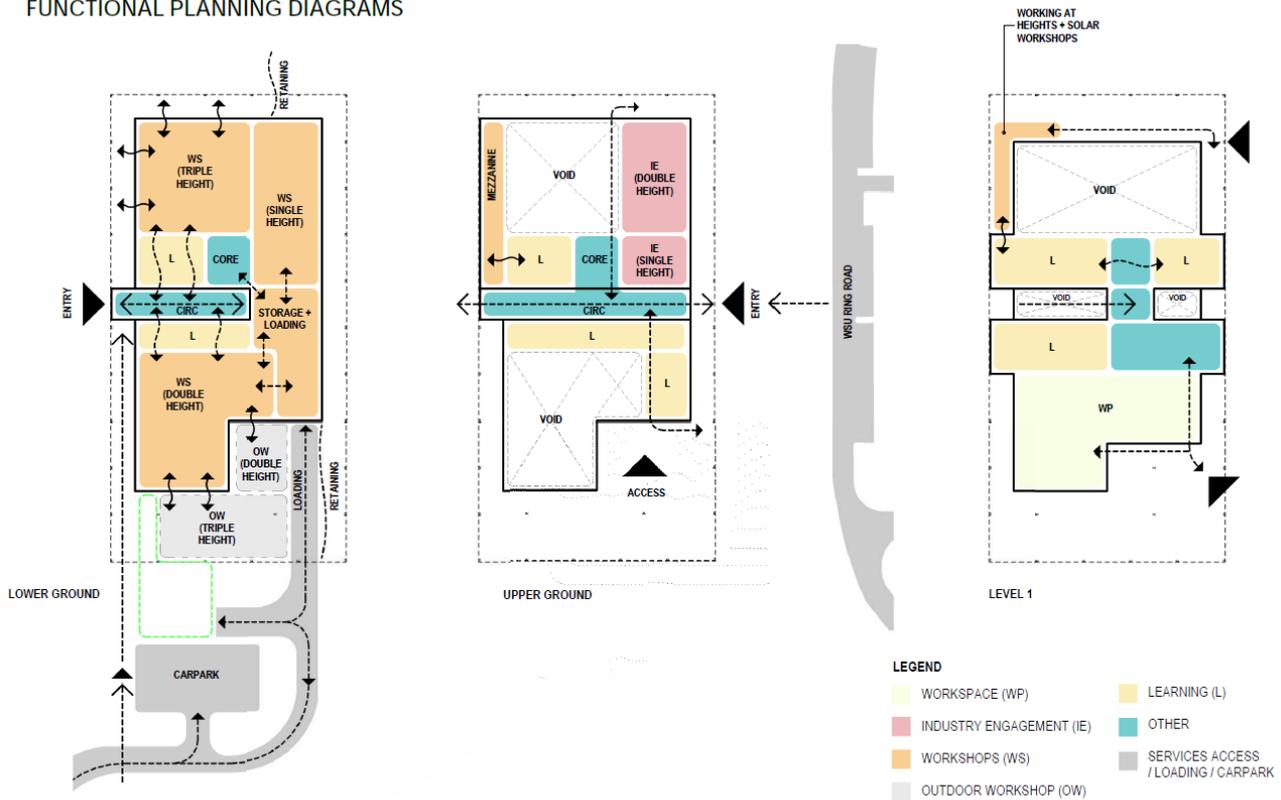


Figure 24 Proposed site plan showing functional planning of the spaces

Source: Gray Puksand 2020



Figure 25 Proposed render – external

Source: Gray Puksand 2020

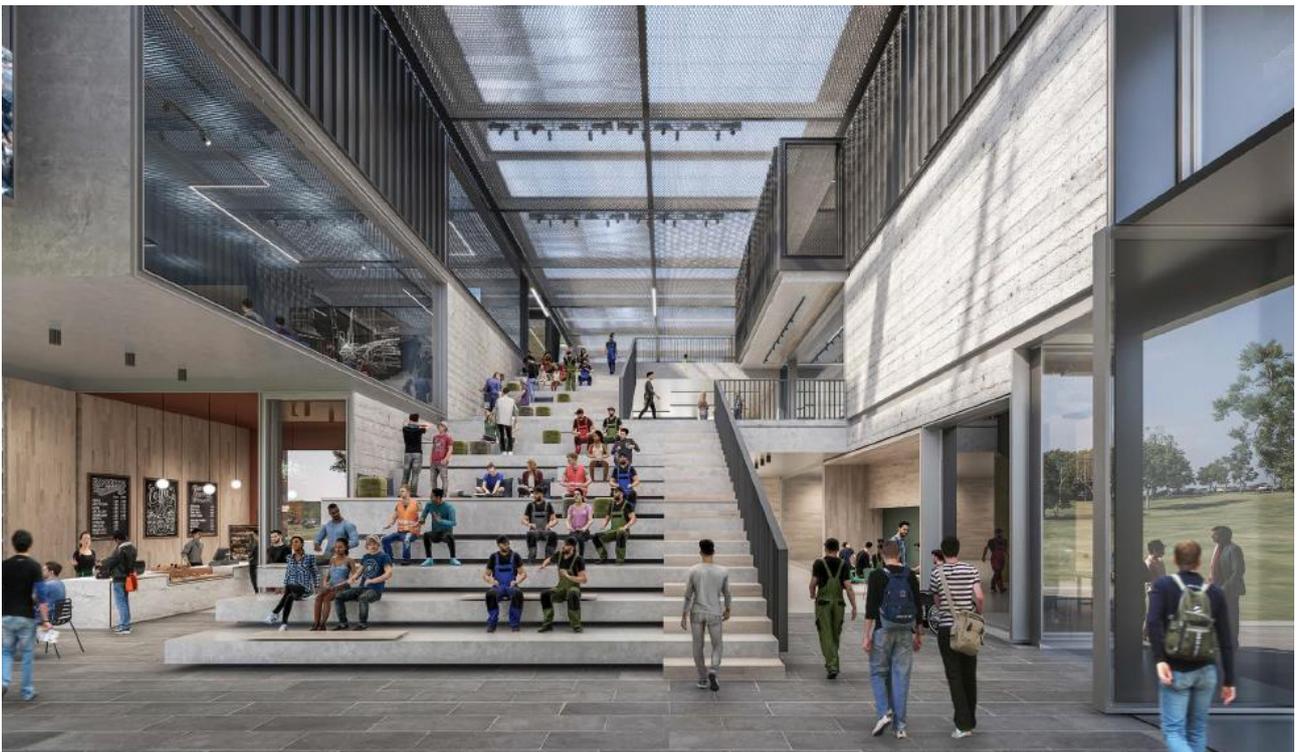


Figure 26 Proposed render – internal

Source: Gray Puksand 2020

6. IMPACT ASSESSMENT

Below, the potential impact of the proposal is assessed against the applicable heritage-related statutory and non-statutory planning controls which relate to the site and the proposed development.

6.1. PENRITH LOCAL ENVIRONMENTAL PLAN 2010

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the *Penrith LEP 2010*.

Table 6 – Assessment against the Penrith Local Environmental Plan 2010

Clause	Response
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance ...</i></p>	<p>The subject site is not a listed heritage item and is not located within a heritage conservation area under either the Penrith Local Environmental Plan 2010 (PLEP 2010) or the NSW State Heritage Register. However, there is a listed heritage item located on the northern periphery of the TAFE Nepean Kingswood site on Great Western Highway (Item 860 under Schedule 5 of the PLEP 2010) described as 'Milestone', fronting Lot 1 DP 866081. The subject site is also located within the broader vicinity of other heritage items.</p> <p>Accordingly, consent is required under this clause.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>A detailed heritage impact assessment is included hereunder.</p>
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This HIS has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposal.</p>

6.2. PENRITH DEVELOPMENT CONTROL PLAN 2014

The table below assesses the proposal against the relevant objective and provisions for heritage conservation as found in the Penrith DCP 2014.

Table 7 – Assessment against the Penrith Development Control Plan 2014

Provision	Response
C7 CULTURE & HERITAGE	
<p>7.1.5. Development in the Vicinity of a Heritage Item or Conservation Area</p> <p>1) A Heritage Impact Statement shall be lodged with a development application for buildings or works in the vicinity of a heritage item or heritage conservation area. This clause extends to development that:</p> <p>a) May have an impact on the setting of a heritage item or conservation area, for example, by affecting a significant view to or from the item or by overshadowing; or</p> <p>b) May undermine or otherwise cause physical damage to a heritage item; or</p> <p>c) Will otherwise have any adverse impact on the heritage significance of a heritage item or any heritage conservation area within which it is situated.</p>	<p>The proposed works are located on a site which is not a listed heritage item and is not located in a conservation area. There are a small number of heritage items located in the broader vicinity of the subject site and proposed works, but no heritage items are located in such proximity that would have a critical visual or physical interface with the subject site.</p> <p>The closest heritage item is the 'Milestone' heritage item located to the immediate north of the subject site on the Great Western Highway. This heritage item is a small stone mile marker and its significance is tied to its location on the Great Western Highway arterial road. Development within the subject site will have no adverse impact on the significance of this Milestone heritage item which will retain its relationship with the Great Western Highway and will not be visually or physically dominated by the proposal.</p> <p>The broader vicinity heritage items are located at such a distance from the subject site and the location of the proposed works, that there will be no visual or physical adverse heritage impacts on these items as a result of the proposal.</p> <p>The proposed works will not result in any adverse physical impacts to any heritage items in the vicinity of the subject site. There are no overshadowing impacts on any vicinity heritage items. The setting, curtilage and landscaping of all vicinity heritage items will be retained.</p> <p>Overall the proposal will not have an adverse heritage impact on any of the heritage items in the vicinity of the site.</p>
<p>2) The following issues must be addressed in the Heritage Impact Statement:</p> <p>a) The impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item;</p>	<p>The proposed new building has been designed to sit down within the existing landscape of the subject site to minimise visual impacts on the campus and rural setting of the place more generally. The building will be of contemporary design and utilise contemporary materials including steel framing, glazing, and off-form concrete. The contemporary design of the building is appropriate</p>

Provision	Response
<p>b) Details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works; and</p> <p>c) Details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.</p>	<p>given the context of the TFAE Nepean Kingswood site and the lack of heritage constraints on the site. The scale of the proposed building and its siting is consistent with the broader design and urban context of the TAFE site.</p> <p>There are no potential adverse heritage implications as a result of the proposal.</p>

6.3. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 8 – Heritage NSW Guidelines

Clause	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The proposed works are located on a site which is not a listed heritage item and is not located in a conservation area. There are a small number of heritage items located in the broader vicinity of the subject site and proposed works, but no heritage items are located in such proximity that would have a critical visual or physical interface with the subject site.</p> <p>The closest heritage item is the 'Milestone' heritage item located to the immediate north of the subject site on the Great Western Highway. This heritage item is a small stone mile marker and its significance is tied to its location on the Great Western Highway arterial road. Development within the subject site will have no adverse impact on the significance of this Milestone heritage item which will retain its relationship with the Great Western Highway and will not be visually or physically dominated by the proposal.</p> <p>The broader vicinity heritage items are located at such a distance from the subject site and the location of the proposed works, that there will be no visual or physical adverse heritage impacts on these items as a result of the proposal.</p> <p>The proposed works will not result in any adverse physical impacts to any heritage items in the vicinity of the subject site. There are no overshadowing impacts on any vicinity heritage items. The setting, curtilage and landscaping of all vicinity heritage items will be retained.</p> <p>The proposed new building has been designed to sit down within the existing landscape of the subject site to minimise visual impacts on the campus and rural setting of the place more generally. The building will be of contemporary design and utilise contemporary materials including steel framing, glazing, and off-form concrete. The contemporary design of the building is appropriate given the context of the TFAE Nepean Kingswood site and the lack of heritage constraints on the site. The scale of the proposed building and its siting is consistent with the broader design and urban context of the TAFE site.</p>

Clause	Discussion
	Overall the proposal will not have an adverse heritage impact on any of the heritage items in the vicinity of the site.
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	There are no aspects of the proposal which will have an adverse heritage impact on any the items in the vicinity of the site.
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The proposed works are located on a site which is not a listed heritage item and is not located in a conservation area. There are a small number of heritage items located in the broader vicinity of the subject site and proposed works, but no heritage items are located in such proximity that would have a critical visual or physical interface with the subject site.</p> <p>The closest heritage item is the 'Milestone' heritage item located to the immediate north of the subject site on the Great Western Highway. This heritage item is a small stone mile marker and its significance is tied to its location on the Great Western Highway arterial road. Development within the subject site will have no adverse impact on the significance of this Milestone heritage item which will retain its relationship with the Great Western Highway and will not be visually or physically dominated by the proposal.</p> <p>The broader vicinity heritage items are located at such a distance from the subject site and the location of the proposed works, that there will be no visual or physical adverse heritage impacts on these items as a result of the proposal.</p> <p>The proposed works will not result in any adverse physical impacts to any heritage items in the vicinity of the subject site. There are no overshadowing impacts on any vicinity heritage items. The setting, curtilage and landscaping of all vicinity heritage items will be retained.</p> <p>Overall the proposal will not have an adverse heritage impact on any of the heritage items in the vicinity of the site.</p>

7. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have no potential adverse heritage impact on the significance of the heritage items in the broader vicinity of the site. Key aspects of the proposal assessment are listed below:

- The proposed works are located on a site which is not a listed heritage item and is not located in a conservation area. There are a small number of heritage items located in the broader vicinity of the subject site and proposed works, but no heritage items are located in such proximity that would have a critical visual or physical interface with the subject site.
- The closest heritage item is the 'Milestone' heritage item located to the immediate north of the subject site on the Great Western Highway. This heritage item is a small stone mile marker and its significance is tied to its location on the Great Western Highway arterial road. Development within the subject site will have no adverse impact on the significance of this Milestone heritage item which will retain its relationship with the Great Western Highway and will not be visually or physically dominated by the proposal.
- The broader vicinity heritage items are located at such a distance from the subject site and the location of the proposed works, that there will be no visual or physical adverse heritage impacts on these items as a result of the proposal.
- The proposed works will not result in any adverse physical impacts to any heritage items in the vicinity of the subject site. There are no overshadowing impacts on any vicinity heritage items. The setting, curtilage and landscaping of all vicinity heritage items will be retained.
- The proposed new building has been designed to sit down within the existing landscape of the subject site to minimise visual impacts on the campus and rural setting of the place more generally. The building will be of contemporary design and utilise contemporary materials including steel framing, glazing, and off-form concrete. The contemporary design of the building is appropriate given the context of the TFAE Nepean Kingswood site and the lack of heritage constraints on the site. The scale of the proposed building and its siting is consistent with the broader design and urban context of the TAFE site.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

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8.1. BIBLIOGRAPHY

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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