

PLANNING PROPOSAL REF	PP-2026-XXXX
PLANNING PROPOSAL DESCRIPTION	Jamisontown Uniting Church – 185 Mulgoa Road, Jamisontown
DATE OF LPP MEETING	24 June 2026
PANEL MEMBERS	Graham Brown (Chair) Helen Mansfield (Expert) Juliet Suich (Expert) Vanessa Howe (Community Representative)
APOLOGY	None Listed
DECLARATIONS OF INTEREST	None Listed

Executive Summary

This report seeks advice from the Local Planning Panel regarding a Council initiated Planning Proposal for Jamisontown Uniting Church at 185 Mulgoa Road, Jamisontown.

The Planning Proposal seeks to amend the Penrith Local Environmental Plan 2010 (PLEP 2010) to heritage list Jamisontown Uniting Church at 185 Mulgoa Road, Jamisontown.

The objective of the Planning Proposal is to amend PLEP 2010 to:

- add the “United School Church Building” at 185 Mulgoa Road, Jamisontown (Lot 1 DP 910915, Lot 25 DP 456311, and Lot 26 DP 456311) to the Schedule 5 Environmental Heritage Part 1 Heritage items list, and
- amend the Heritage Map (HER_006) to include 185 Mulgoa Road, Jamisontown.

The proposed amendment will enable the preservation and protection of the cultural and heritage significance of the site.

The Planning Proposal (supported by a Heritage Assessment) demonstrates site-specific and strategic merit. It is intended to report it to Council with a recommendation to forward the Planning Proposal to the Minister for Planning and Public Spaces to seek a Gateway Determination. A Gateway Determination will allow public exhibition and community and agency consultation to occur once any Gateway conditions are met.

Background

The Planning Proposal relates to 185 Mulgoa Road, Jamisontown, as shown in the table below:

Address	Legal Description	Area	Existing zoning
185 Mulgoa Road, Jamisontown	Lot 1 DP 910915, Lot 25 DP 456311, Lot 26 DP 456311	130m2 384m2 517m2	R3 Medium Density Residential

Currently, the subject site is zoned R3 Medium Density Residential under the Penrith Local Environmental Plan 2010. The subject site was not identified in Council's 1987 or 2007 Heritage Studies, however, although the site was not identified in either study, this does not preclude it from having heritage value.

In 2026, further investigation as to the heritage significance of the building was initiated by Council, due to community concerns regarding the future of the site. Council engaged Vanessa Holtham Heritage & Architecture to assess the site's heritage significance.

After analysing available historical and physical evidence, and conducting a comparative analysis of similar properties in the vicinity, the report states that "it is evident that the United School Church Building at 185 Mulgoa Road, Jamisontown does meet the threshold for heritage listing at a local level and should be recognised for its significance to the Penrith Local Government Area (LGA)." The report emphasises that conservation of the site through a heritage listing would add character and value to any future development of the site.

It is noted that while the community refers to the building as Jamisontown Uniting Church, it is referred to within the Heritage Assessment as the 'United School Church Building'. For the purposes of this report the building will be referred to as Jamisontown Uniting Church. The proposed PLEP 2010 amendment to Schedule 5 Part 1 will align with the description provided in the Heritage Assessment.

The matter was reported to Council's Heritage Advisory Committee (HAC) on the 29 April 2026. The HAC was informed that a Heritage Assessment was underway and discussions were had regarding the future of the site. Overall, the HAC supported the steps that Council are taking to investigate the significance of the site, including the preparation of a Heritage Assessment.

History of the site

Jamisontown Uniting Church was established and constructed in 1889. William Sykes, a prominent 19th century architect in the Penrith and Western Sydney area, designed the building. It has historically been used as a school and has more recently been used as a traditional church facility, hosting weekly congregational meetings.

Three development applications have been lodged in relation to the address in the past. The rear additions including classrooms, a kitchen, a hall and a patio, and new fencing and gates have all been added to the site over time through DAs. A DA was also lodged to construct a childcare at the site, however, this proposal did not proceed.

The site has not been used for weekly congregational purposes since May 2025. The site was listed for sale in January 2026, however, the listing has since been withdrawn.

Current Situation

A Planning Proposal (provided as Attachment 1) will be submitted to Council which seeks to amend the PLEP 2010 to heritage list Jamisontown Uniting Church at 185 Mulgoa Road, Jamisontown. The Planning Proposal seeks an amendment to the Schedule 5 Part 1 Heritage items list, as well as an amendment to the LEP Heritage Map.

The proposed amendments are identified in the tables below.

Suburb	Item Name	Address	Property Description	Significance	Item No.
Jamisontown	United School Church Building	185 Mulgoa Road	Lot 25 and Lot 26 DP 456311, Lot 1 DP 910925	Local	Item No. TBA

Current Heritage Map



Proposed Heritage Map



Heritage Assessment

A Heritage Assessment was carried out for the site by Vanessa Holtham Heritage and Architecture in May 2026. The report assessed the site's heritage significance against the standard criteria established in the NSW Heritage Office guidelines, considered the site's cultural, historical and religious significance, and compared it to similar sites in the vicinity.

Below is a description of how the site meets the criteria for local heritage significance established by the NSW Heritage Office laid out within the Heritage Assessment:

Criterion	Description
<i>Criterion (a) – Historic Significance – A place or object is important in the course, or pattern, of the local area's cultural or natural history.</i>	The Heritage Assessment states that the site has local historical significance for its association with the early development of religion and education within Jamisontown.
<i>Criterion (b) – Historical Association – A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.</i>	The site is cited as having historic associations as it is an example of the work of prominent architect William Sykes who also designed other significant buildings in Western Sydney such as the Governor Phillip Special Hospital and the Rooty Hill School of Arts.
<i>Criterion (c) – Aesthetic/Creative/Technical Achievement - A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	The site makes a positive contribution to the Stuart Streetscape. The church building is largely externally intact, and while the hall and classroom do not add any architectural merit to the site, they are also significant as a natural extension of the original building.
<i>Criterion (d) – Social, Cultural and Spiritual Significance - A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	The site has retained direct link to the Jamisontown community for over 130 years and is socially and spiritually significant as it has been used as a place of worship since its construction.
<i>Criterion (e) – Research Potential - A place or object has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	It is not known whether the site retains any research potential.
<i>Criterion (f) – Rarity - A place or object possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The site is unique due to its association with the early historical and religious development of Jamisontown during the 19 th century.
<i>Criterion (g) – Representative - A place or object is important in demonstrating the principal characteristics of a class of the local area's: cultural or natural places OR cultural or natural environments.</i>	The site represents a typical, modest scale ecclesiastical and education building from the 19 th century. The site is representative of the symbiotic operation of religion and education as the site operated as a religious and education institute for many years. The site still represents the importance of education

	informed by religion, which is an historic concept that continues today in modern society and in the Penrith LGA through religious based schools.
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The Assessment also explains the significance of the curtilage of the site and recommends that 3 of the 4 lots surrounding the physical building be included in the heritage listing. The Assessment defines the curtilage of the proposed heritage item by three existing allotments, Lot 1 DP 910915, Lot 25 DP 456311, Lot 26 DP 456311, excluding the northernmost parcel of land being Lot 24 DP 456311. This is to ensure future development of the site takes into consideration the setting of the heritage item.

Based on the available historical and physical evidence, the Heritage Assessment states that the United School Church Building site does meet the threshold for heritage listing at a local level due to its significance to the Penrith LGA. The Heritage Assessment justifies this recommendation stating that the retention and conservation of the United School Church Building would add character and value to any development that occurs on the site.

Strategic Merit

The Planning Proposal supports and promotes the conservation and preservation of local heritage, which aligns with priorities within State and Local Plans.

Greater Sydney Region Plan: A Metropolis of Three Cities

The Planning Proposal is consistent with the Greater Sydney Region Plan as it will promote culturally and socially diverse communities, celebrates the character of the Penrith LGA within a Sydney context and directly identifies, conserves and enhances a site which is historically important and significant within the community.

Local Strategic Planning Statement (LSPS)

The relevant Planning Priorities in the LSPS are:

- Planning Priority 7: Enrich our places
- Planning Priority 8: Recognise and celebrate our heritage

This Proposal is consistent with Planning Priority 7 and 8 of the LSPS:

- Planning Priority 7: This proposal identifies local character within Jamisontown and the wider community of the Penrith LGA. The LSPS states that local character is shaped by local people, history, built form, public places and natural features. Therefore, the heritage listing of Jamisontown Uniting Church will enhance local character as it is celebrating the history of the site.
- Planning Priority 8: This proposal directly recognises and celebrates the heritage of Penrith. In preserving the site, the historical significance of the area is emphasised, creating a source of pride for residents and helping to attract visitors. The formal heritage listing of this site helps to mitigate any future negative impacts to the site, such as demolition, and helps achieve the best possible outcome for the community.

NSW Heritage Strategy

The relevant objectives within NSW's Heritage Strategy are

- Objective 3: Community voices are critical to understanding heritage significance
 - This objective resonates with this proposal due to initial community concerns regarding the future of the site which triggered the commissioning of the Heritage Assessment.
- Objective 4: Heritage is conserved for everyone
 - Through formal heritage listing, the site and historical buildings will be preserved and respectfully utilised for generations to come.

Conclusion

This report seeks advice from the LPP regarding a Planning Proposal for the heritage listing of Jamisontown Uniting Church at 185 Mulgoa Road, Jamisontown. The Planning Proposal seeks to amend PLEP 2010 to add the site to the Schedule 5 Part 1 list of Heritage Items. The proposed amendment facilitates the preservation of local history and the celebration of local character in the Penrith LGA. The Planning Proposal is consistent with all relevant strategic plans, including Council's Local Strategic Planning Statement and NSW's Greater Sydney Region Plan and Heritage Strategy.

The Planning Proposal will also be reported to Council with a recommendation to progress the Planning Proposal to the Minister for Planning and Public Spaces to seek a Gateway Determination. The Local Planning Panel's advice will be included in this report.

ATTACHMENTS

- Attachment 1: Planning Proposal and appendices

Panel Advice provided pursuant to Section 2.19 of the EP&A Act 1979

The Panel has considered the Planning Proposal and the preliminary assessment prepared by Council officers and provides the following advice:

1. The Planning Proposal is generally supported for the following reasons:
 - a. The Planning Proposal is consistent with Greater Sydney Region Plan and the NSW Heritage Strategy.
 - b. The Planning Proposal is consistent with Penrith Local Strategic Planning Statement.
 - c. The Planning Proposal is supported by a Heritage Assessment prepared by Vanessa Holtham Heritage and Architecture that recommends the site (Lot 1 DP 910925, Lot 25 DP 456311 & Lot 26 DP 456311) be included in Schedule 5 Part 1 of the Penrith LEP 2010 to formally heritage list the site.
 - d. The Planning Proposal supports an amendment to Penrith LEP 2010 to identify the site and building in Schedule 5 Part 1, enabling the preservation and protection of Jamisontown Uniting Church's cultural and heritage significance.
 - e. The site demonstrates both site specific and strategic merit.
2. It is recommended that the Planning Proposal be progressed through the Gateway process.

Graham Brown (Chair) 	Helen Mansfield (Expert) <i>Helen Mansfield</i>
Juliet Suich (Expert) 	Vanessa Howe (Community Representative) <i>Vanessa Howe</i>