



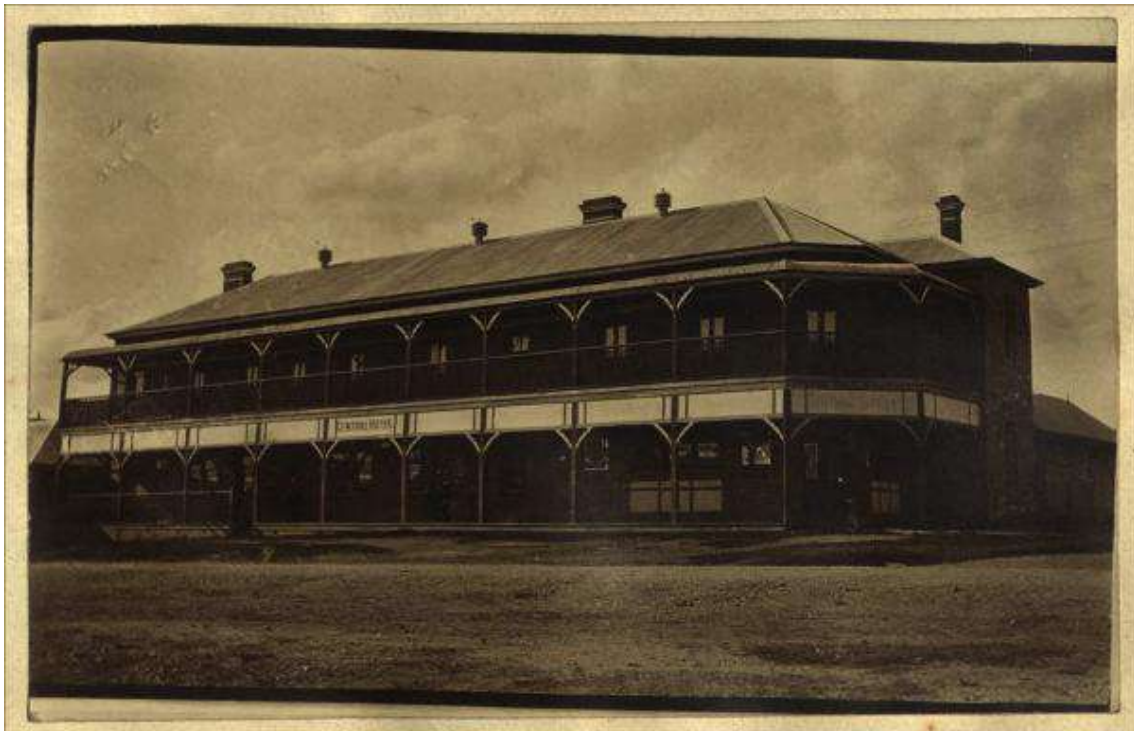
CONTEMPORARY HERITAGE

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STATEMENT OF HERITAGE IMPACT

52 Cowper Street, Stroud

Proposed Tourist Accommodation



October 2021

Prepared by:

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Architect Reg.11285

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Cover Image:
source:

Central Hotel, Stroud - 1885
Australian National University

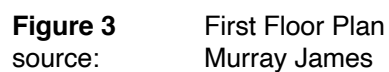
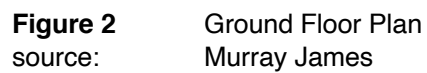


1. INTRODUCTION

- a. Jason Penhall, Heritage Consultant for Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 52 Cowper Street, Stroud, Lot/Section/Plan no: 1/-/DP1106136
- b. This report adopts the methodology outlined in the *Heritage Assessments and Statements of Heritage Impact* (prepared by the Heritage Office and the Department of Urban Affairs and Planning, 1996.) It has been undertaken in accordance with the principles of the *Burra Charter, 2013*.
- c. The site is a Heritage Item of Local significance known as Central Hotel (I54), located in the Karuah Valley in the Stroud Heritage Conservation Area, listed as Local significance in the Great Lakes Local Environmental Plan 2014.
- d. This report was prepared by Jason Penhall.



Figure 1 Site Location with Heritage Overlay
source: NSW Planning Portal



2. HISTORICAL CONTEXT

Stroud is a historic village located in the Karuah Valley and founded by the Australian Agricultural Company. Due to the Napoleonic wars Britain realised control of their own wool source was important and in 1824 the A.A.Co. was incorporated and 1,000,000 acres of Crown Land was granted from the north shore of Port Stephens, south of the Manning River and to the west including the Karuah River.

Robert Dawson, first chief agent, Company Commissioner, was given the task of selecting suitable workers and stock to take to Australia thereafter to set up a site for the new settlement. Once he arrived in Sydney he was advised that Port Stephens was possible and he set up the main settlement at Carrington, Port Stephens in January 1826. After a number of months exploring the area to the north of Carrington he chose the valley where two water courses converged, the Karuah River and Mill Creek. He named the new town "Stroud" after the town of Stroud in Gloucestershire, England as the majority of wool grown was destined for the mills there.

Booral, to the south, was chosen for farming and sheep stations were formed in the valleys stretching north to Gloucester. Carrington remained the main site with No.1 farm at Booral and No. 2 at Stroud.

Sir Edward Parry was appointed in 1829 as the settlement hadn't prospered well enough under Mr Dawson and he began building, clearing and road construction.

Sir Parry lived at Stroud House, believed to be designed by Thomas Laman in 1828 of convict-made bricks and lime cement.



Figure 4
source

Stroud House
livinghistories.newcastle.edu.au/nodes/view/14571

It started as a single-storey building in 1828 and was constructed by convict labour with convict-made bricks and lime cement. This formed the basis of the present cement-rendered two-storey building which was completed in 1832. It became the permanent home of Superintendent Blane in 1851. Further additions were made in 1873. The last AAC employee to live in the house was Company Surveyor Ogden in 1873. From 1873 it was used by the Bank of Australia.¹



During the 1830s and 40s many buildings were constructed and improved and most of the officers, mechanics, blacksmiths, etc and convict labour were based in Stroud, which became the A.A.Co.'s main storage location.

Figure 5
source

Stroud House by Conrad Martens
Mitchell Library
State Library of New South Wales

Many buildings were constructed or improved in Stroud during the 1830- 40's, - slab school house (1831), the Store (1831), renovations to the superintendents house-Stroud House (1832) a cottage for superintendent of the flocks (1832), slaughterhouse (1832), Booral House (1831 completed in 1833), mill house (1833), St Johns Anglican church (1833), Mill (1834), the Woolshed at Telegherry (1835), the rectory(1836), Booral Wharf (1837) and "Quambi" school house.²



Figure 6
source

Stroud Court House - 1876
<http://greatlakes.org.au/to-do/art-history/heritage/stroud/stroud-courthouse>

In 1841 eight silos were constructed at Silo Hill and the first courthouse was built in the 1840s and later replaced in 1877 and used as such until 1977 when it was replaced. The courthouse is now used for the historical museum. The Colonisation Scheme in London provided emigration certificates but only 15 were issued with a further 17 issued in NSW. They offered unimproved land at £1 per acre and cleared land, houses and farm buildings at 25 times the yearly rent but the Gold Rush of 1851 put a halt to local demand.

By 1851 Commissioner Blane was in charge and he officially relocated the Company headquarters from Carrington to Stroud and permanently lived at Booral House until his death. Thereafter Commissioner Hodgson took over and made further improvements. He made application to the NSW government proclaim Stroud a venue for the Court of Petty Sessions and the Towns Police Act applied on 17 October 1853 making Stroud a "public" town.

¹ Aussie Towns

² Stroud Historical Society

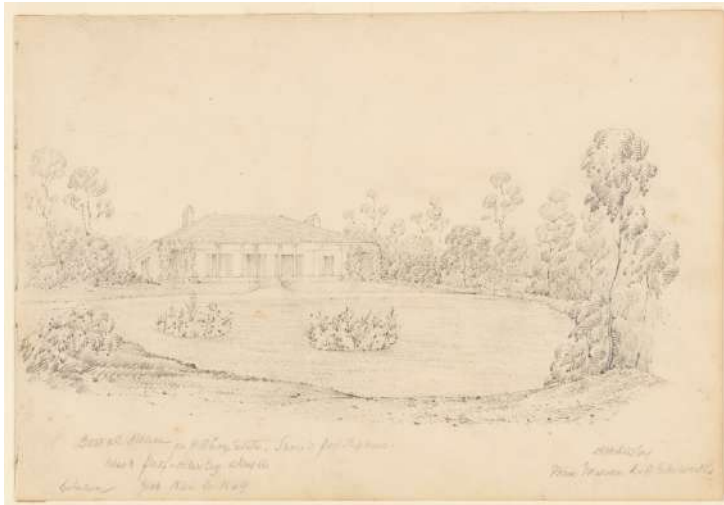


Figure 7 Booral House, sketched by Miss Marion LA Ebsworth (1846 to 1849)
source Mitchell Library, State Library of New South Wales

The hope was that settlers would be encouraged to move to Stroud because it was difficult to purchase land from the A.A.Co. but by 1856, due to the humid coastal climate and in-breeding the wool venture failed and all flocks were moved toward Tamworth. By 1858 all Company houses were advertised for sale and by 1864 virtually all the land in the surrounds had been leased or sold.



Coal was discovered in 1855 to the north and four pits were established by 1858. There is still open-cut mining between Stroud and Gloucester but although Stroud has prospered it has remained a quiet country village.

Stroud has remained Australia's oldest surviving "Company" town and has many significant historic buildings.

The Coat of Arms is the original Company seal, the "hung sheep", which is the traditional symbol for wool, from the Spanish Order of the Golden Fleece.

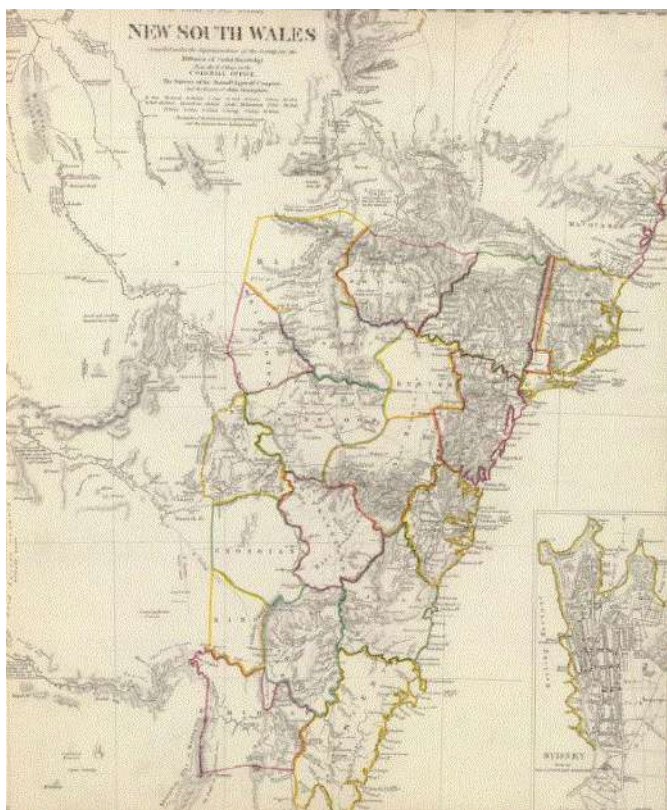


Figure 8 New South Wales - 1833
source David Rumsey Map Collection

The Section below shows the extent of the land owned by the A.A.Co. and Stroud is shown with the green arrow:

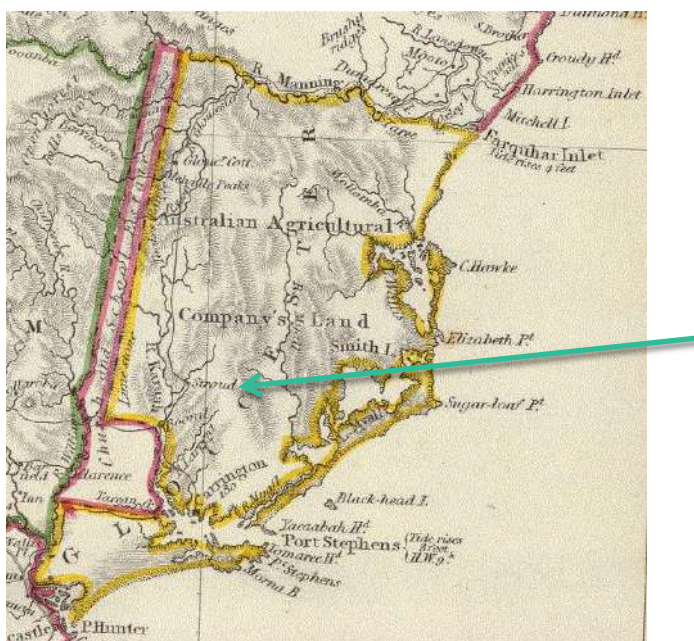


Figure 9 New South Wales – 1833
source David Rumsey Map Collection

Summary History of Stroud Conservation Area:

Extracted from the State Heritage Inventory:

The Australian Agricultural Company was incorporated by an Imperial Act passed in June 1824. The initial grant of 1,000,000 acres of Crown Land extended from the north Shore of Port Stephens the south bank of the Manning River and westward to include the Karuah River - Gloucester Syncline valley. The first settlement at Carrington on the northern shore of Port Stephens was established in 1826. Despite the vigour and accomplishment of the establishment years, the Port Stephens venture was not successful. The soils were poor and agricultural efforts were quickly moved north to the Booral and Stroud areas in the Karuah River valley. By 1834, 530 acres were under cultivation in that area.

Stroud was laid out in 1827 and became the centre of the Company's activities during the 1830s.

The original main intention of the A.A. Company was to produce fine wool to meet the ever increasing production of Britain's woollen mills. However, the humid coastal climate and in-breeding brought the industry to an end after thirty years. In 1856 the entire flocks were moved to Warrah and Goonoo Goonoo Station near Tamworth and the administration functions of the Company were moved to Sydney and Newcastle. The Australian Agricultural Company's estates never fully recovered from the failure of the fine wool venture.

Further subdivision for private purchase began about this time. The Stroud town boundaries were extended to allow for new allotment sales and the sale of small rural holdings began shortly after 1860. The estates were seen as being mismanaged by the late nineteenth century and the introduction of a land tax act by the NSW government in 1895 was the death knell for the Australian Agricultural Company's occupation of the Port Stephens estates. The Company offered the estates to the NSW government in 1899 but were refused because the Closer Settlement Act of 1901 was being considered at that time. The estates were eventually sold in 1903, heralding in a new period of growth for the Karuah - Gloucester Valley. Stroud was originally created as a Company town and initially prospered because of that. However, it had stagnated by the end of the century and the subdivision of the Port Stephens Estates into small holdings stimulated growth.

Stroud changed in character from an administrative town to a dairying and timber milling town with a heritage of timber buildings. However, its administrative functions partly returned when it became the shire's headquarters in 1907. The first meeting of the new Stroud Shire Council was held at Bulahdelah in 1906 but relocated to Stroud the following year. The name was changed to Great Lakes Shire in 1970 and Council headquarters were relocated to Forster in 1980.

Central Hotel, Stroud

The present day Central Hotel was completed on the 3rd September 1913, it was designed by Mr Ernest G. Yeomans, a well-known Newcastle Architect who also designed the third stage of the Hunter Street School of Arts building. Messers J. Cook and Son of East Maitland constructed the building which replaced an earlier small wooden structure, known first as the "Cottage of Content Hotel" and later and more popularly for 18 years as Le Mottee's "Central Hotel".

Mr and Mrs LeMottee relocated to Newcastle in 1912 after selling the hotel to Mr Reichert.

In a newspaper article of the time (Figure 11), an owner later than "Lamottes" by the name of Walter Reichert confirms this later ownership. Mr Reichert would later arrange for the demolition of the wooden hotel and construction of the present day Central Hotel.

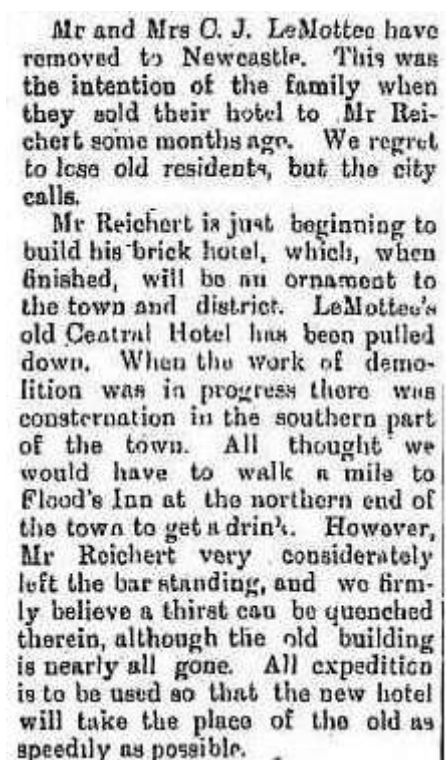


Figure 10 Stroud
29 November 1912
source Daily Telegraph



Figure 11 A Stroud Hotel
29 November 1912
source Dungog Chronicle

As with all hotel and pub buildings, the above articles confirm their importance to the communities in which they served.

Thorough inspection of the Hotel did not form part of the scope of this report however it appears to be reasonable well intact, maintaining its original form and street presentation albeit with some minor changes. The knee braces and smaller signage band noted in the 1885 image provided at Figure 12 are no longer present, neither are the roof vents likely following reroofing of the building. Windows and doors appear to have been retained in their original positions though the security screens protecting them detract somewhat from the presentation of the building to the streetscape.

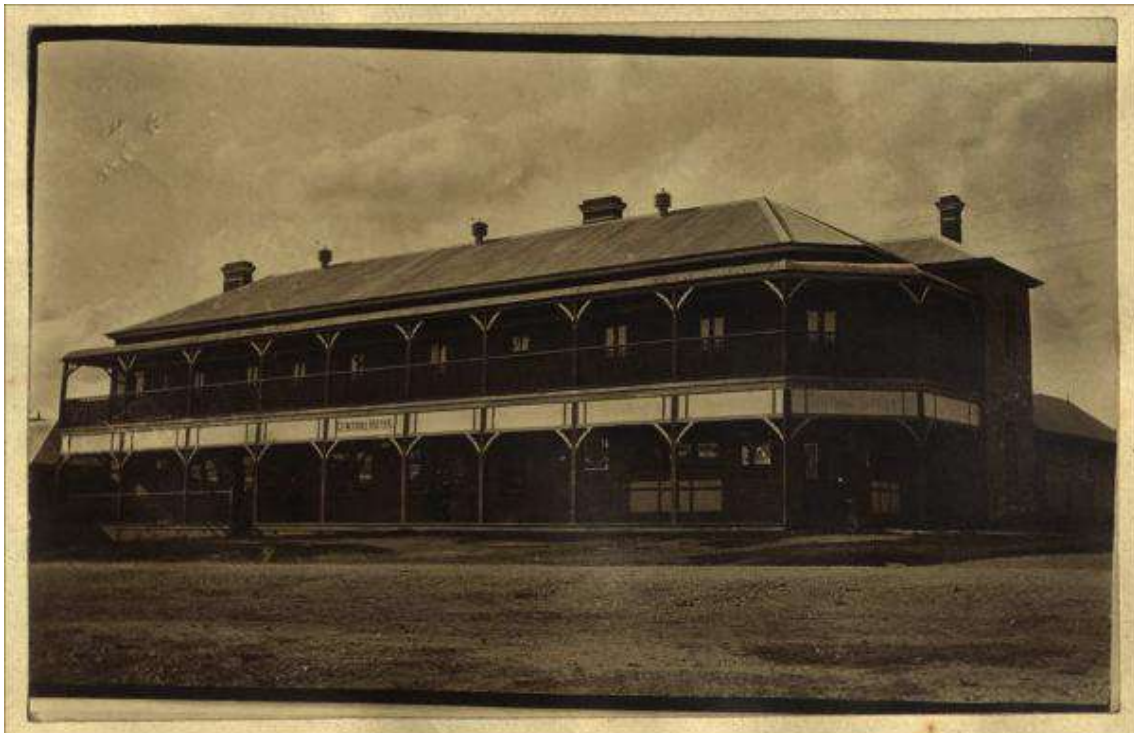


Figure 12 Central Hotel, Stroud - 1885
source: Australian National University



Figure 13 Central Hotel, Stroud – 2021
source: commercialrealestate.com

The New "Central" Hotel

Travellers and others who remember the little old wooden building named the "Cottage of Content Hotel" in Stroud, kept first by Mr. Dee, and for 18 years or so by Mr. Le Motte as the "Central Hotel," will now see it no more, as the old land mark was demolished a short time ago to make room for a new building.

Mr. W. P. Reichert of Gloucester, having purchased the place and license, determined to have a first class hotel erected, and by permission of the licensing bench was granted only six months in all to erect finish and complete a new building for the Hotel in order that the license might be continued.

Time was thus the great obstacle to overcome—luckily Mr. Reichert had a good number of bricks on the ground sufficient for inside walls.

Mr. Ernest G. Yoomans, the well-known Newcastle architect was engaged, and in a short time had plans and specifications prepared, tenders called, and a stringent contract let to Messrs. J. Cook and Son, of East Maitland—to complete by the 3rd September, 1912, and strange to say, after 2 months wet weather, floods, railway delays, and other difficulties and labour trouble, the complete brick hotel of over 80 rooms was handed over to the owner on the exact date the contract expired (5 months).

The building has reinforced concrete foundations, brick walls, iron roof, plastered walls inside, steel ceilings, and 3 staircases, besides a fire escape on the balcony.

The frontage of the building to the main road is 103ft. 6in. by a depth of 28ft, with a wing at the rear 43ft by 16ft, all two storeys, and has verandahs and balconies 6ft. wide practically all round the place.

The cellar is 28ft by 13ft 6in. by 6ft deep, lighted by prismal floor lights, and 18 x 14 iron ventilators, and should be very cool in the summer time.

There are three raised galvanised iron tanks, supplying shower and plunge to three bath rooms, besides 8000 gallon underground tank.

Acetylene gas is at present used for lighting purposes but in future most likely electric light plant will be installed.

The scenery around Stroud, which is very pretty, can be seen advantageously from the balcony of the hotel.

In a short while, the hotels, one at Beeral, and the other in Stroud, are according to the licensing court, to be discontinued as license houses—if so, the new "Central Hotel" at Stroud, will be the only one on the North Coast Road between Raymond Terrace and Gloucester.

The district is a good one for holidays, shooting and fishing, and has a splendid climate for 9 months of the year.

The travelling public will we feel

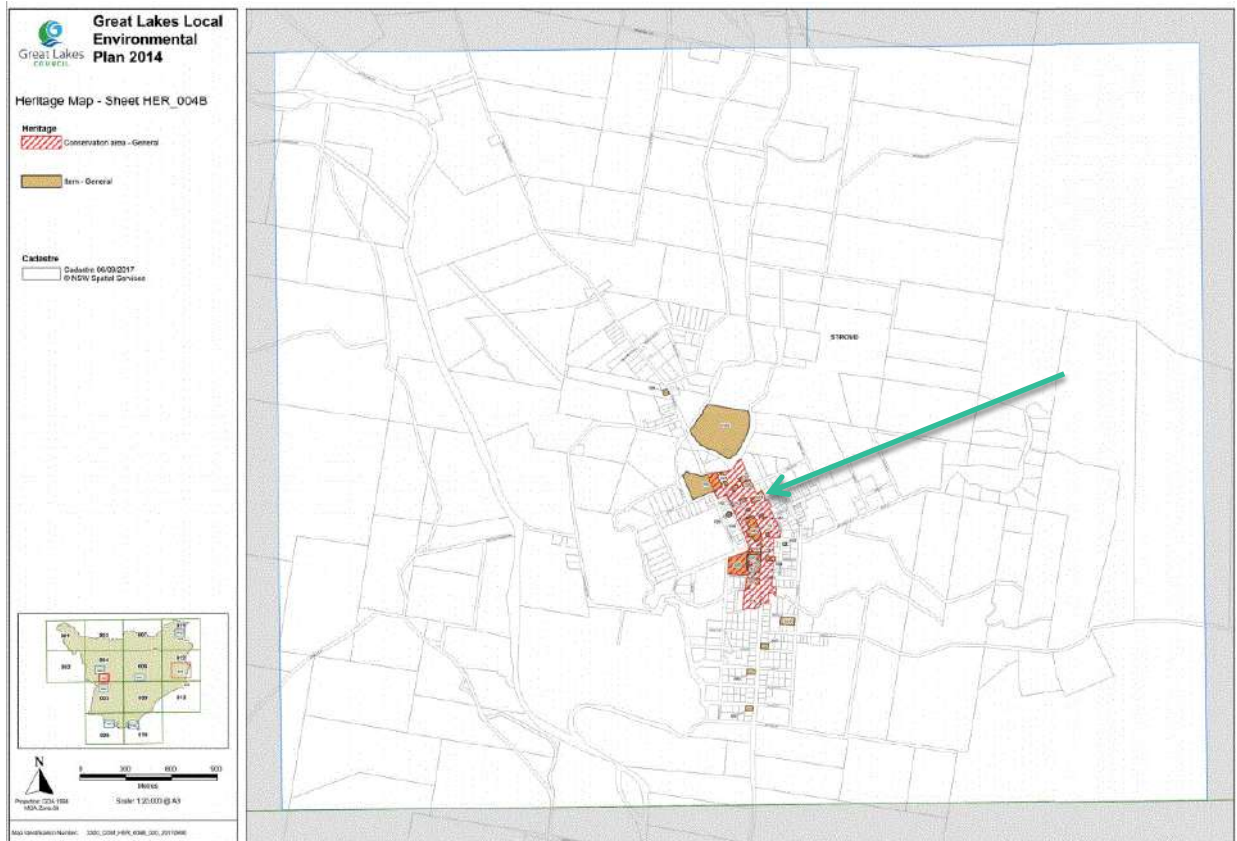
The travelling public will, we feel sure, appreciate the new "Central Hotel."

Figure 14 The New "Central Hotel" – 10 September 1913
source Gloucester Advocate

3. PLANNING AND HERITAGE CONTEXT

3.1. Great Lakes Local Environmental Plan 2014

Legislative Clause 1.3 applies. See Land Application Map below, green arrow shows approximate location of the subject property:



3.2 Schedule 5 Environmental Heritage:

The properties below are in the vicinity of the subject site including several nearby items of Local significance and two of State significance.

Locality	Item name	Address	Property description	Significance	Item no
Stroud	Former Bank of NSW (ANZ)	44 Cowper Street	Lot 1, DP 150877	Local	I39
Stroud	Uniting Church	62 Cowper Street	Lot 1, DP 770116	Local	I40
Stroud	Post office	59 Cowper Street	Lot 1, DP 753193	Local	I42
Stroud	Former courthouse	67 Cowper Street	Lot 613, DP 709600	Local	I43
Stroud	Bowen Chambers (former Council Chambers)	73 Cowper Street	Lot 1, DP 718388	Local	I44
Stroud	St John the Evangelist Anglican Church Group (including Quambi House)	83–87 Cowper Street	Lots 6 and 7, DP 1134158; Lots 91 and 92, DP 584892	State	I45
Stroud	Stroud House	42 Cowper Street	Lot 75, DP 1063954	State	I52

4. Development Control Plans

4.1 Great Lakes Region DCP - Section 8:

Both Great Lakes and Manning Region DCP's have been referred to as the development controls are considered relevant.

8.1 Development Applications

Heritage Impact Statement

A Heritage Impact Statement is to be submitted with a development application for any proposed works including alternations and demolition:

- within a Heritage Conservation Area*
- affecting a heritage item; and*
- for a property in the vicinity of a heritage item (by reference to two lots in any direction)*

In accordance with the above a Heritage Impact Statement has been prepared due to the subject site being located within the vicinity of a heritage item.

4.2 Manning Region DCP – Part F:

Both Great Lakes and Manning Region DCP's have been referred to as the development controls are considered relevant.

F2.1 Site requirements

F2.1.1 Siting and setbacks

Explanation

Front and side boundary setbacks are a major contribution to the character and significance of a heritage item or heritage conservation area. Existing patterns should be maintained where new development occurs to continue the established rhythm of buildings and spaces. This section suggests ways in which new buildings can be designed and located in harmony with existing development in historic areas. It aims to encourage an appreciation of the special character, features and setting of an area, then to reflect this understanding in the design of the new building.

This section relates to new development on the site of a heritage item, on vacant land in a Conservation Area, or land, which is in the vicinity of heritage items or Conservation Areas.

Objectives

- Ensure that new buildings provide a setting for adjoining heritage item/s so that historical context and heritage significance are maintained;*
- Maintain and enhance the existing character of the street and the surrounding area;*
- Ensure that new alterations or additions respect established patterns of settlement (i.e. pattern of subdivision and allotment layout, landscaped settings, car parking and fencing);*
- Provide an appropriate visual setting for heritage items and heritage Conservation Areas; and*
- Ensure that the relationship between buildings and their sites that contribute to the character of the area are not disturbed or devalued.*

Performance criteria

1. *Generally alterations or additions should occur at the rear of the existing building to minimise visual impact on the street frontage of the building, particularly where the additions and alterations involve a listed heritage item or a building that contributes to the heritage character of the Conservation Area.*
2. *Side additions should not comprise the ability for driveway access to the rear of the block.*
3. *An adequate curtilage including landscaping, fencing, and any significant trees should be retained.*
4. *Larger additions can be successful when treated as a separate entity to retain the character of the original building in its own right.*
5. *Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development.*
6. *The orientation pattern of buildings existing in the area should be maintained.*
7. *Rear additions are generally best stepped back from side building lines.*
8. *Extensions to the side elevation will not be appropriate if they alter established patterns of building and garden.*
9. *Additions to the side of a building should not remove or sever car access to the rear, where it is not sympathetically provided elsewhere.*
10. *Archaeological evidence should not be disturbed without Council approval.*
11. *Where there has been known building sections which have been removed, and the building fabric has been substantially altered such that only its position on the site maintains its original context, further alterations which remove footprint evidence may not be appropriate.*

For New Development:

1. *Development in the vicinity of listed heritage or within heritage Conservation Areas items should respect and complement the built form character of those items in terms of scale, setback, siting, external materials, finishes and colour.*
2. *New development should have regard to the established siting patterns of the locality.*
3. *New development should generally be set back from the building line of the adjoining or adjacent heritage item.*
4. *The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items.*
5. *Height and scale of new buildings should not obscure or dominate an adjoining or adjacent heritage item.*
6. *Development in the vicinity of a heritage item may be contemporary in design.*

5. PHYSICAL DESCRIPTION

5.1 Context

- a. The subject site is located at 52 Cowper Street, Stroud and is accessed to the rear of the Central Hotel through a carpark from Memorial Avenue.
- b. The site is within a predominantly rural residential which is zoned RU5 being a rural village. The proposal site is surrounded by a mixture of single dwellings but due to its proximity to the centre of the village is also in the vicinity of commercial and public buildings to the west. The block is L-shaped with the Central Hotel occupying the western end and a modern shed and carparking area near the centre, the eastern end of the site and extending to the north is mostly open land accommodating a small, corrugated metal shed structure.
- c. The proposal is for demolition of this small corrugated shed structure and construction of 8 modest tourist cabins **owned and operated as part of the pub itself.**
- d. The site itself is a Heritage Item however the proposed work is considerably well detached from the building itself and on the perimeter of the Conservation Area. The relevant area of the site is not considered to be in the vicinity of any nearby heritage items due to separation from them behind the pub building.

6. THE PROPOSAL

6.1 Documents

This statement was prepared in conjunction with the DA drawings. It is our professional practice to review all design work before finalising the Statement of Heritage Impact and to recommend changes if required in order to make the proposal more appropriate in the heritage context.

Documents reviewed in preparation of this Statement of Heritage Impact were prepared by Murray James:

Drawing No.	Title	Issue	Date
01	COVER SHEET		AUGUST 2020

7. STATEMENT OF SIGNIFICANCE

7.1 Statement of Significance – Stroud Conservation Area

The Stroud Heritage Conservation Area is historically significant as a record of the Australian Agricultural Company's initial settlement in the Port Stephens Estates during the period 1826 to 1856 and of Stroud's subsequent growth during the later nineteenth century and early twentieth century.

Although the A. A. Company's Port Stephens Estates were ultimately a failure in their purpose to produce fine wool for the British market, the Company played an important role in establishing the Australian wool industry and developing the export of Australian agricultural produce. It shaped the settlement pattern and land use of the western part of the Great Lakes area and the adjoining Gloucester Shire during its occupation.

The Conservation Area contains range of building types, methods of construction and styles spanning the period from about 1830 to about 1940 and includes civic, religious, commercial and residential buildings. Early colonial building is represented by St Johns Anglican Church and Quambi House, later Victorian styles by the post office and the former courthouse. Twentieth century buildings include the former council chambers and the former Bank of New South Wales. Dwellings include the early 'Stroud House' and a range of cottages from early AA Co brick cottages to later weatherboard and 'plank' houses. The A. A. Co silos are rare survivors of earlier times.

Stroud has survived relatively unchanged over the years, with later development adding to rather than replacing earlier phases of development. This characteristic enhances its significance.

7.1 Description – Stroud Conservation Area

The Stroud urban area was laid out initially in 1827, became established as The A. A. Company's main centre during the 1830s and was enlarged by further subdivision about 1851. The township is situated along the original main road from Raymond Terrace through Stroud to Gloucester and beyond. That road became the Pacific Highway in the early twentieth century and then the Bucketts Way following the progressive rerouting of the Pacific Highway eastward through Bulahdelah and Nabiac in the 1950s. The commercial centre is aligned in a n/nw - s/se direction along that part of the Bucketts Way known as Cowper Street. The southern part of the town is aligned in a north-south direction along that part of the Buckets Way known as Berkeley Street. The town is basically laid out in a typical grid pattern along these streets but with the beak in alignment caused by the change in direction between Cowper and Berkeley Streets. There is also considerable variation in the proportions and sizes of the allotments.

Early and later buildings are not strictly confined to particular parts of the town with the exception that pre 1850 buildings are situated along Cowper and Berkeley Streets. These form the basis of the conservation area but are complemented by post 1850 civic and commercial buildings and a number of timber dwellings of varying level of significance. Surviving early buildings as well as major commercial and civic buildings are of brick construction but dwellings include brick, weatherboard and 'plank' construction. There are a few later buildings through the area but most of the post 1950 buildings are situated outside the conservation area.

Key Period: 1788-1850

8. ASSESSMENT OF IMPACTS

8.1. Introduction

- a. The proposal is for demolition of this small corrugated shed structure and construction of 8 modest tourist cabins **owned and operated as part of the pub itself.**
- b. The proposal includes 4 single storey cabins and 4 double storey cabins, loosely arranged around the open portion to the east and northern portions of the site.
- c. All cabins are of a simple, well-proportioned gabled form, running northwest – southeast along the site with 2 single storey and 2 double storey cabins facing to Memorial Avenue. All cabins are located at existing ground level, somewhat below street level and are accessed via the existing informal pub carpark. No cabins have direct access from Memorial Avenue.
- d. All are single bedroom though the two storey cabins incorporate a small ground floor living space.

8.2. Identification of Impacts

- a. Potential impacts arising from the proposed development include:
 - impact of proposed new work on the Heritage Item itself
 - impact of the proposed new work on the Conservation Area
 - impact of the proposed new work on Heritage Items in the vicinity
- b. This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts. The assessment of impact is based on the known heritage significance of the Conservation Area and the policies and guidelines of the relevant planning instruments.

8.3. Assessment of Impacts

Demolition

- a. The proposal includes demolition of the small corrugated shed structure to the rear of the subject site and adjacent the more modern larger shed.
- b. The structure is relatively old however is in poor overall condition with a structural deflection in the roof in excess of 500mm. The cladding, timber gates and hardware have all been replaced in a piecemeal fashion over time and the majority of the central portion of the roof has been more recently replaced.
- c. The shed structure does not make any significant contribution to the streetscape or Stroud Conservation Area, nor are small, shed structures of this nature rare within these rural village area.
- d. The structure is not considered to be significant and its removal shall not diminish the significance of the Central Hotel heritage item and as such demolition of this element is supported.

Use

- e. The proposed use as tourist and visitor accommodation associated with the pub building itself is considered compatible and a positive outcome for infill development of this part of the site.
- f. The modest size and scattered nature of these little pavilions is facilitated by the proposed tourist accommodation function and allows the presentation of the site to remain rural rather than requiring any larger structures that may be required for permanent residential use.
- g. The proposal requires no change to any culturally significant fabric and their presentation as detached elements from the pub itself allows clear legibility between existing and proposed which is supported.

Siting

- h. The cabins present to Memorial Avenue whilst the pub itself presents to Cowper Street and on the corner with Memorial Avenue. This detached nature is positive and ensures that the historical context and heritage significance are maintained.
- i. The cabins are setback 3.7m and 6.3m from the southern boundary of the property which is behind the building line of the pub itself. Any impacts of these setbacks are mitigated by the substantial reduction in level from the street and the particularly wide verge, providing setbacks to the street in excess of 10m. 3 of the 5 properties opposite the site include structures built to the front boundary and as such the proposal is considerate and appropriate within the context of the area, maintaining the established visual setting as well as sight lines from the northeast along Memorial Avenue and to the pub.
- j. Views of the existing modern shed building to the rear of the pub will be obscured by the proposed cabins which should be considered positively.
- k. Side setbacks of 3m and 1.5m and rear setbacks in excess of 6m maintain the rural village nature of the site.
- l. The height and scale of the new buildings will not obscure or dominate the Central Hotel building itself, being substantially smaller and sited at a substantial distance.

Garden Elements

- m. The open rural nature of the site, including all rural boundary fencing shall be retained. The carpark shall remain and be rearranged in order to better accommodate parking for the site as a whole.
- n. Existing internal fencing between the pub and the carpark shall be retained.
- o. Hard surfaces shall be kept to a minimum, the carpark is gravel and the only additional hardscaping shall be pedestrian pathways to each of the cabins which again has been kept to a minimum and within predominantly green landscaped areas.

Character, Scale and Form

- p. The proposals have given due consideration to the existing and surrounding buildings, proposing, simple, pitched roof forms in several smaller volumes rather than a single large mass. This enables the hierarchy of form between the hotel and the proposed cabins to be maintained, presenting the cabins at a smaller, diminutive, residential scale more in keeping with the residential components of the sites context.

- q. The pitched, gabled roof forms create a sympathetic but contemporary and clearly legible relationship with the existing character.
- r. The smaller scale of the proposed cabins ensures that the proposal does not overwhelm the existing hotel or the residential neighbours, this is further facilitated by the lightweight nature of the proposal, reducing the apparent mass to below that of nearby masonry structures.
- s. The designers have been careful to reduce the overall height of the proposals, keeping the majority of the proposal single storey in nature, the two-storey pavilions being rather single storey with an attic storey above and resulting in a smaller overall building which is positive.
- t. The minimalist front door and window to the street facing cabins create a simple vertical proportionality consistent with the contemporary nature of the proposal whilst retaining complementary proportions with surrounding built elements.
- u. Front verandah's to street facing units was given consideration and dismissed as it confuses legibility between the proposed structures and neighbouring buildings of a residential use. It is our thought that the proposals maintain a comfortable harmony between commercial and residential, use, scale, form and presence which should be considered positively.

8.8 Materials and Colours

- a. The proposed materials are traditional however have been used in a contemporary manner and as such will distinguish clearly between the Heritage Item, the existing building stock within the vicinity and the new cabins whilst not detracting from them.
- b. Suitable colours and materials for the proposals include:

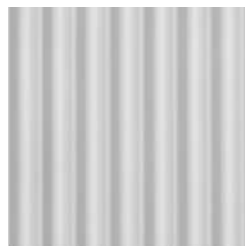
Walls:	Weatherboard, Vertically Oriented, Monument
Windows and Trims:	Monument
Roof:	Colorbond Shale Grey, Zincalume / Galvanised
Gutters and Downpipes:	Colorbond Shale Grey, Zincalume / Galvanised
Verandah Floors:	Natural Timber
Verandah Screens:	Natural Timber

The proposed colours shall ensure that the proposal does not detract from the Heritage Item by using overly bright or highly reflective selections whilst earthy tones will provide a natural warmth to the scheme.

The following or similar colours and materials shall be used throughout the proposal:



NATURAL TIMBER
VERANDAH FLOORS
VERANDAH SCREENS



COLORBOND SHALE GREY
ROOFING
RAINWATER GOODS



STABILISED GRAVEL
EXISTING DRIVEWAY
PARKING AND PATHWAYS



COLORBOND MONUMENT
WALL CLADDING

9. RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the assessment of heritage impact:

- a. The new work proposed does not detract from Heritage Items in the vicinity due to the diminutive scale and presentation within the streetscape.
- b. The design meets the objectives of the DCP, will sit well within the context and will not have any negative impact on any of the surrounding buildings.
- c. The proposal is appropriate and provides a more than reasonable and acceptable level of development of this essentially vacant lot which should be supported. The proposed use is compatible with the site itself, the hotel and the surrounding residential context.
- d. This report shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- e. The final assessment is that based on the considerations within this Statement of Heritage Impact, the proposal should be approved.









Jason Penhall
Heritage Consultant
Contemporary Heritage




9. APPENDIX

Item	Description
	<p>View from Cowper Street looking east towards Central Hotel, the site is behind these existing structures and the proposal will not be visible.</p>
	<p>View from Memorial Avenue to the west of Cowper Street and looking east. The proposal will not be visible from this position.</p>
	<p>View looking north along Cowper Street towards Central Hotel to centre image.</p>

	<p>View from the Cowper Street, Memorial Avenue street junction looking east towards the subject site. Glimpses of the proposed cabins will be visible between existing trees.</p>
	<p>View to subject site, the shed to image centre indicates the position of the site.</p>
	<p>View looking northwest towards existing shed structure and parking area to be retained.</p>

	<p>View to subject site, existing shed visible to image right and showing the distance to the existing Central Hotel to image left.</p>
	<p>View to subject site.</p>
	<p>View to subject site.</p>

	<p>View to subject site and showing eastern neighbour at some distance away.</p>
	<p>View looking west along Memorial Avenue towards Central Hotel. Existing trees will obscure views to the proposed cabins.</p>
	<p>View looking west along Memorial Avenue towards Central Hotel. Existing trees will obscure views to the proposed cabins.</p>

	<p>Existing gravel parking area and shed structure to be demolished. A substantial deflection in the ridge of the shed is evident.</p>
	<p>Existing shed structure to be demolished.</p>
	<p>View from the approximate position of Cabin 7 looking towards the hotel. This cabin shall be the closest structure to the hotel.</p>

	<p>View looking towards Memorial Avenue from within the site and showing the masonry building opposite which appears to be built to the front boundary.</p>
	<p>View looking towards Memorial Avenue from within the site and showing the masonry building opposite which appears to be built to the front boundary.</p>
	<p>View within site looking towards eastern neighbour at some distance. All existing trees shall be retained.</p>

	<p>View within the site looking north-northwest.</p>
	<p>View from the position of Cabin 6, approximately at the centre of the site and towards Central Hotel.</p>
	<p>View of existing shed to be demolished.</p>

	<p>View of existing shed to be demolished.</p>
	<p>View of existing shed to be demolished.</p>
	<p>View of existing shed to be demolished.</p>

	<p>View of existing shed to be demolished.</p>
	<p>Distant view from the Cowper Street – Gidley Street junction looking towards the subject site which will not be visible. Central Hotel is visible to image right.</p>
	<p>Distant view from Gidley Street looking south-southeast towards the site. The proposal will not be visible.</p>