



**Proposed carport adjacent to homestead
Perricoota Station Historic Precinct – Perricoota
Statement of Heritage Impact – 2022**

Prepared for

Barry and Jodie Clark
Owner
Loch Ness Enterprises Pty Ltd

Prepared by

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STATEMENT OF HERITAGE IMPACT

Statements of Heritage Impact for the Perricoota Station Lot 3 DP 751155. Perricoota Forest Road Womboota, Moama 2731

A brief description of the proposal

Construction of detached carport adjacent to homestead

Date

4 May 2022

Reference

Item No. 160 , Murray LEP 2011

Address & Property Description

Perricoota Station Lot 3 DP 751155.

RAN 183 Perricoota Forest Road Womboota, Moama 2731

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Introduction

The former Perricoota Station has been successively reduced in size to the current size of 134.5ha. The history of the property and its reduction in size over the years has transpired throughout different ownership dating back to the 1870's.

Physical overview of the buildings within the property has been provided within an inventory format outlined on the drawings prepared by EDG.Space Pty Ltd. A site plan is included below as well as the below referenced drawings.

Perricoota Station was first settled by James Maiden in 1843 and consisted of approx. 120,000 acres.

In 1865 the property was sold to Kirk Goldsborough who then sold the property to Alexandra William Robertson and John Wagner in the late 1860's.

The property was used for grazing cattle and sheep. Robertson's and Wagner were also part owners in Cobb & Co and utilised the property to breed their coach horses. The original Cobb & Co stables still exist on the property.

Throughout the 1870's the property was broken up and sold in portions.

After drought took hold of the region in 1899, Perricoota Station was sold to F S Falkiner & Sons who were Merino Sheep farmers. The Falkiners sold the property in 1911.

In 1911 Watson Brothers of John Watson & Co purchased the property which included 25,000 Acres.

In 1913 the first citrus trees were planted. Planting continued until 1937 and the total area of 130 acres or 13000 trees.

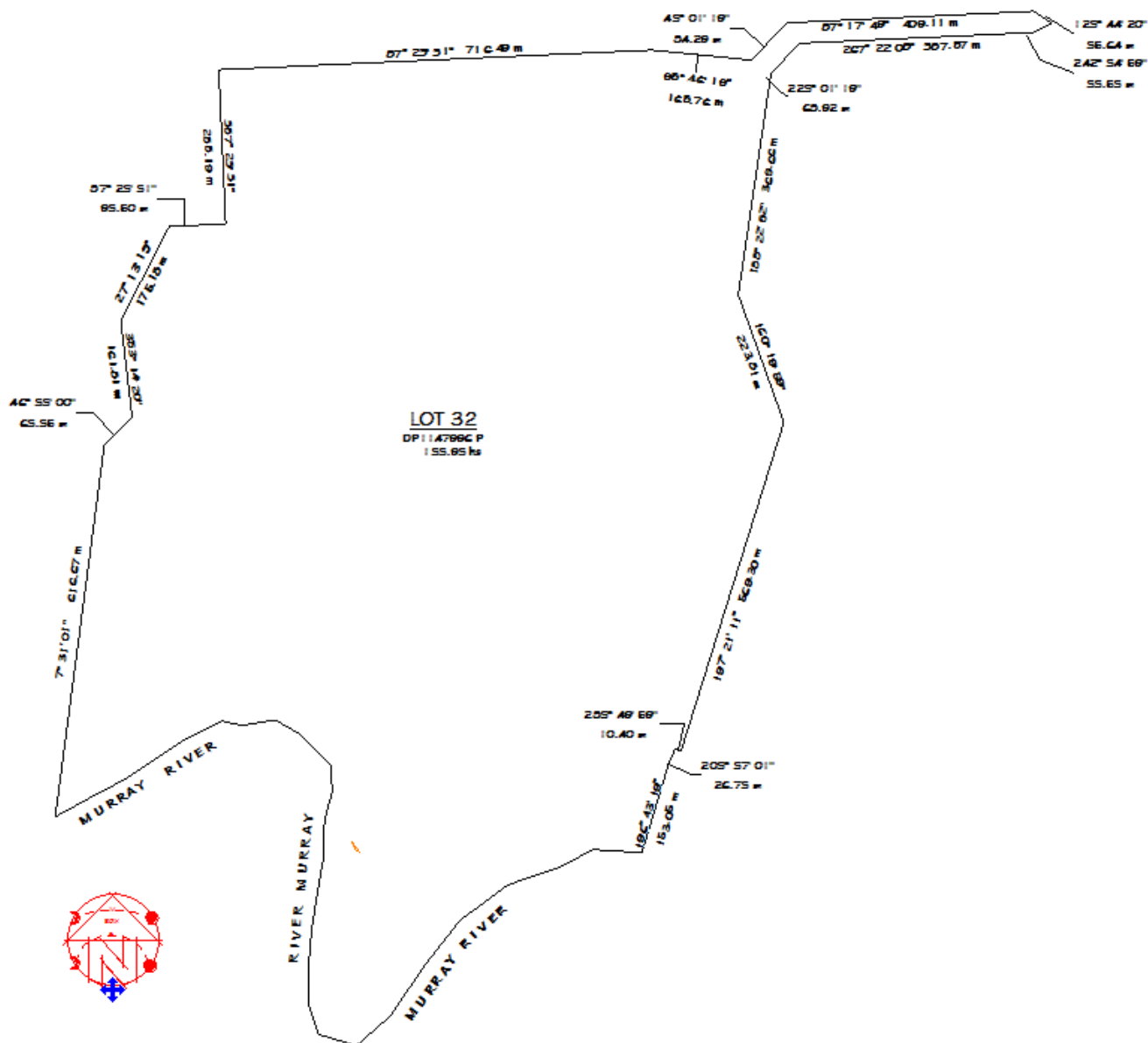
Replanting commenced in 1968 and again in 1994. In the early 1990's the citrus operation ceased large production; however the trees are still present and fruitful.

The current use for the property is an eco tourist facility which shall include a short term accommodation in the homestead and associated function centre at the former packing shed to cater for weddings/reception which is ancillary to the rural use.

The original use of the packing shed was to sort and pack citrus fruit from the orchards and load them to the paddle steamers via a landing with assistance of a metal slide.

The remainder of the property will continue as farm use for the grazing of cattle and cereal cropping.

The owner proposed to erect a detached car port adjacent to the homestead, install a third pontoon to permit tourists to visit the property by paddle steamer and erect temporary glamping tents for overnight stay for guests who attend events on the property.



The Perricoota Station precinct in its current size

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Building Group

- **Homestead**

Was built in two stages. Stage 1 was the single storey west wing which is now referred to as the caretaker's residence. This was built in 1861. Stage 2 was completed in 1867 which consisted of the 2 storey portion of the building as well as the single storey east wing making up the larger portion of the homestead.

- **Cob & Co Stables**

The Cobb & Co stables were built in the late 1800's under the ownership of Robert's and Wagner during the period of 1875 and 1890.

- **Former Packing Shed. Now Function Centre**

Asbestos clad shed with part concrete floor and part raised timber floor. The shed is supported by large timber columns cast into the dirt with exposed timber trusses. The roof is a corrugated iron dutch gable. The shed was built approximately in 1929.

- **Art Deco Home**

The Art Deco Home sited west of the precinct was built approximately in 1930. It is a solid brick home painted white externally.

- **Staff quarters**

Built adjacent to the Packing Shed, was erected during the 1930's to accommodate the staff working in the citrus orchards. The staff quarters are solid red brick with corrugated iron roof and timber floors. These buildings appear to be still in their original state both internally and externally. Currently used for short term accommodation.

- **Weather Board House**

The weatherboard house north of the homestead and packing shed was built off site in 1950's and transported to Perricoota Homestead in 1974.

Landscape Elements

- **Perricoota Homestead formal garden**
- **Palm trees within the formal homestead garden**
- **The river bank**
- **Large native river red gum trees along the bank of the river**



Perricoota Station precinct, plan of buildings & landscape

Statement of Cultural Significance

The Perricoota Precinct evidences many NSW State and historic themes. The themes of explorations, pastoralisation land settlement and tenure are well evidenced in the Perricoota Station Precinct. The precinct has close connection with the Murray River exploration, settlement and transport with the strongest themes of communications and transport. The south boundary of Perricoota Station was defined by the Murray River. The river formed the principal form of transport and a mode of communication for many of the early years of settlement.

The Perricoota Homestead is a grand building of its time, however it is not unique. The homestead and surrounds are significant to the area and over the years been a landmark within

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the region. The grand driveway and gates, lavish garden surrounds and prominent 2 storey building to the river, sets it apart from the humble single storey homes throughout the region.

The property is listed in the Murray Shire LEP as an item of local environmental heritage.

The former packing shed is a large asbestos clad building supported by large timber columns and exposed timber trusses. In respect to the rest of the buildings in the precinct, the packing shed was built cheaply to serve a purpose. Other than the enclosed tank stand adjacent to the packing shed and the transported weatherboard home, the remainder of the buildings are solid masonry or similar construction to the homestead, stable and staff quarters.

The staff quarters or pickers quarters is a solid red masonry building with galvanized roof. The style of construction is federations style consistent with early 1900's.

The following aspects of the proposal respect or enhance heritage significance of the item or conservation area for the following reasons

- Construction of simple hipped roof open carport sympathetic to the federation style solid masonry building
- Retaining all existing vegetation and native trees
- Materials used shall be steel painted with a gray black anti rust paint that will be in keeping with the surrounding natural vegetation
- Galvanized iron roofing
- Circular steel posts

The following aspects of the proposal could detrimentally impact on the heritage significance. The reasons are explained as well as measures to be taken to minimize

Possible Impact

Visual impact due to bulky, unsympathetic design.

How to minimize negative impacts

To ensure that the carport does not create negative impact we have designed the structure to be located between buildings, screened from the river by existing native vegetation and other buildings. All existing native vegetation and trees shall remain, minimizing impact on the river, habitat and environment.

The following sympathetic solutions have been considered and discounted for the following reasons.

We believe that all sympathetic solutions have been adopted. We believe any impact that may be caused by the proposed works has been minimized.

Attachments

Drawings prepared by EDG.space Pty Ltd

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- 20220020 DA01 - Site Plan
- 20220020 DA02 - Part Site Plan
- 20220020 DA03 - Floor plan of carport and homestead
- 20220020 DA04 - Elevations of carport. Pontoon

The NSW Heritage office SoHI Guidelines requires a series of questions to be answered in respect of intended interventions to the precinct. Note that the property significance is at local level and Conservation Management Plan is not required.

Demolition of building or structure

No demolition is proposed

Q Have all options for retention and adaptive re-use been explored

A Not Applicable

Q Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on site

A Yes

Q Is demolition essential at this time or can it postponed in case future circumstances make its retention and conservation more feasible

A Not Applicable

Q Has advice of a heritage consultant/ specialist been implemented? If no why not?

A No, the work has been minimal and will not impact on the existing building

Minor Partial Demolition

Q Is the demolition essential for the heritage item to function

A Not Applicable

Q Are important features of the item affected by the demolition (eg fireplaces in the building)

A Not Applicable

Q Is the resolution to partially demolish sympathetic to the heritage significance of the item?

A Not Applicable

Q If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

A Not applicable

Major partial demolition (including internal elements)

Not applicable

Change of Use

Q Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?

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A No the property only is of local significance only. A heritage consultant or a Conservation Management plan is not required

Q Does the existing use contribute to the significance of the heritage item?

A Yes,

Q Why does the use need to be changed?

A Not Applicable, the building's current use is for short term accommodation will continue, no change of use required.

Q What changes to the fabric are required as a result of the change of use?

A Not Applicable

Q What changes to the site are required as a result of the change of use?

A There are no changes to the site required

Minor additions

(see also minor partial demolition)

Q How is the impact of the addition on the heritage significance of the item to be minimised?

A separation of the proposed and existing buildings. Proposed building positioned to reduce interruption of views to and from the building of heritage significance.

Q Can the additional area be located within an existing structure? If no, why not?.

A No, vehicles cannot be park within the existing structure without significant structural change to the building.

Q Will the additions visually dominate the heritage item?

A No

Q Is the addition sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

A No, no works to be completed on undisturbed ground.

Q Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design

A Yes, the open carport will have traditional roof forms and is sympathetic in design to the original building. The openness will allow views through the proposed building.

The building shall be screened from the river by the existing vegetation and landscaping and existing buildings that have been retained.

New development Adjacent to a heritage item

Not Applicable

Subdivision

Not Applicable

Repainting

using new colour schemes

Q Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?

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A all timber facias, post etc shall be painted the same color as the homestead verandah. The roof shall be finished in prefinished galvanized corrugated iron.

Q Will the repainting effect the conservation of the fabric of the heritage item?

A No, only previously painted surfaces shall be painted to match existing

Re-roofing/re-cladding

Q Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?

A The original roofing shall be maintained

Q Is a previous material being reinstated?

A Yes, the existing roofing shall be maintained

Q Will the re-cladding effect the conservation of the fabric of the heritage item?

A Not Applicable

Q Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?

A Yes where guttering has been replaced, new galvanized guttering of similar profile of the existing shall be used.

Q Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?

A Not applicable – existing roofing is painted galvanized corrugated iron

New services

(e.g. air conditioning, plumbing)

Q How has the impact of the new services on the heritage significance of the item been minimised?

A No air-conditioning or plumbing as part of these works

Q Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

A Not applicable

Q Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?

A No, as the heritage item is of local significance only, conservation management plan is not required

Q Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?

A No

Fire upgrading

Note: Where agreement cannot be reached between the local council and your consultants on suitable fire-upgrading you may seek the advice of the Fire, Access & Services Panel, a subcommittee of the Heritage Council of NSW. Contact the Heritage Office for further information on (02) 9391 2115.

Q How has the impact of the upgrading on the heritage significance of the item been minimised?

A Not Applicable. Due to fire rating between sole occupancy units, minimal fire services are required

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Q Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

A Not Applicable

Q Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented?

A No, as the heritage item is at a local significance, conservation management plan is not required

Q Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?

A No

Q Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?

A Not Applicable

New landscape works and features (including car parks and fences)

Q How has the impact of the new work on the heritage significance of the existing landscape been minimised?

A There is no new landscape proposed. The existing lawn areas shall be retained, extended and continually maintained.

Q Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

A No

Q Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

A No, as the heritage item is at a local significance, conservation management plan is not required

Q Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

A No

Q How does the work impact on views to, and from, adjacent heritage items?

A There is no impact due to the landscaping. Please refer to photos and drawings prepared by EDG.Space Pty Ltd.

Tree removal or replacement

Note: Always check the tree preservation provisions of your local council when proposing removal of trees

Q Does the tree contribute to the heritage significance of the item or landscape?

A There are no native trees to be removed.

Q Why is the tree being removed?

A Not Applicable

Q Has the advice of a tree surgeon or horticultural specialist been obtained?

A No

Q Is the tree being replaced? Why? With the same or a different species?

A No, there is an abundance of native trees growing on the property as well as the citrus orchards that are part of the property's heritage.

New signage

Note: Check whether the local council has a signage policy or design guidelines

Q How has the impact of the new signage on the heritage significance of the item been minimised?

A No new signage is proposed

Q Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?

A No

Q Is the signage in accordance with section 6 , 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach?(1) How?

A Not applicable

Q Will the signage visually dominates the heritage item/heritage conservation area or heritage streetscape?

A Not Applicable

Q Can the sign be remotely illuminated rather than internally illuminated?

A Not applicable